

# **MIDDLESBROUGH LOCAL DEVELOPMENT FRAMEWORK**



## **NUNTHORPE DESIGN STATEMENT SUPPLEMENTARY PLANNING DOCUMENT**

**ADOPTED SEPTEMBER 2011**

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*Nunthorpe Boundary Stone*

## 1. PURPOSE

1.1. For the residents of Nunthorpe the area is more than just a group of buildings, it is a successful community; the sum of the buildings, spaces, streets and trees where people live, work and play.

1.2. This document aims to ensure that future development within Nunthorpe will take account of the key features that characterise the area. It aims to manage, not prevent further change within Nunthorpe in order to maintain the distinctiveness that the residents of Nunthorpe have become proud of and sustain it as a thriving community. This document and the process behind it, acknowledge the inevitability of future development, which if carried out properly, will not be detrimental to the area.

1.3. The eight topics that this design statement covers have been drawn from best practice guidance and reflect common themes and aspirations of Nunthorpe.

## 2. WHO?

2.1. The Design Statement should be used by:

- Residents / Architects / Builders and Developers wishing to do anything from making minor alterations to existing properties to building new housing developments;

- Community and Parish Councils, the Greater Nunthorpe Action Group and individual residents for the purpose of commenting on planning applications within Nunthorpe; and,
- Middlesbrough Council Planning Officers and Planning Committee as a material consideration in the determination of planning applications received for Nunthorpe.

2.2. This statement does not just aim to inform potential developers, but raise general awareness of the special characteristics of Nunthorpe. It is essential that in order to add value to Nunthorpe as it exists, any proposed development should enhance the qualities and characteristics that define Nunthorpe and that are identified within this document. All applications should demonstrate that they have taken on board the appropriate *design guidelines* set out in this Design Statement.

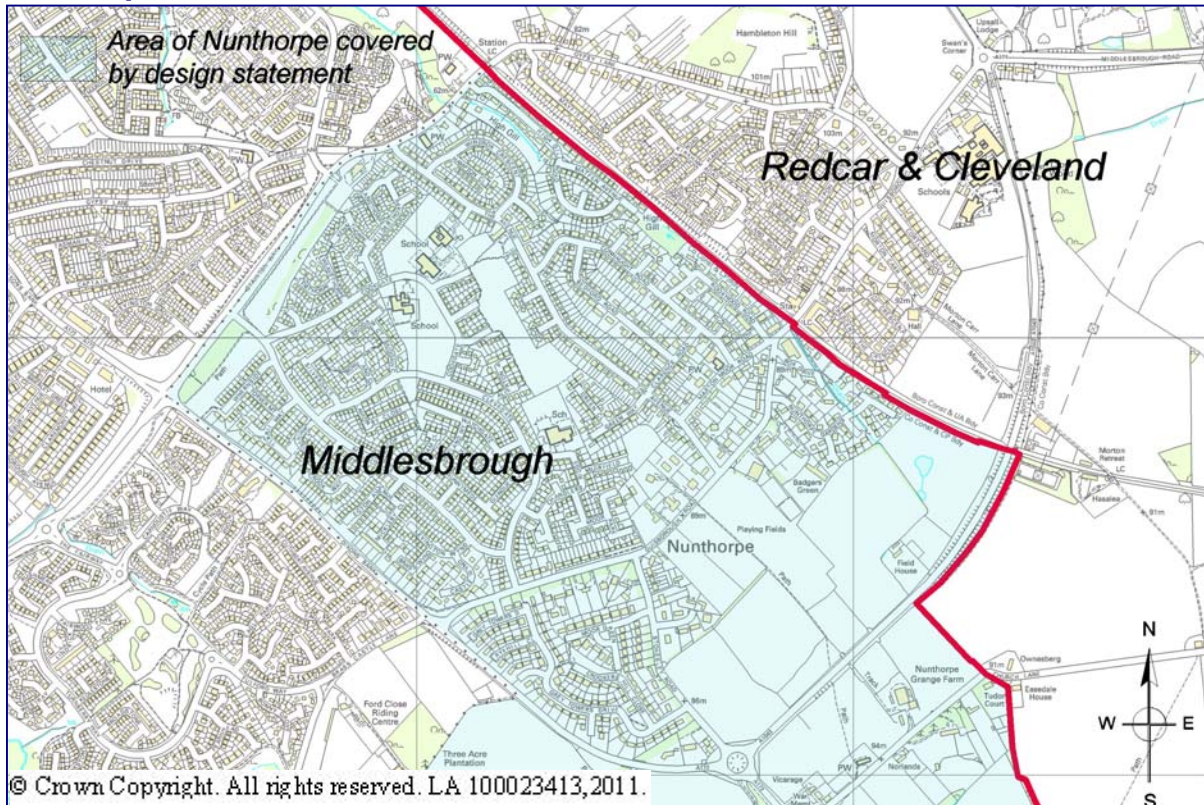
2.3. It should be noted that in many instances the guidelines stated throughout this document are concerned with the permitted development rights of property owners (works that do not require planning permission). In these cases they are advisory and should be regarded as the aspirations of Nunthorpe. This document is a Middlesbrough Council document and therefore does not apply to any development within Redcar and Cleveland (see context map).

## 3. PROCESS

3.1. Design Statements are dependent upon the unique knowledge, appreciation and understanding that local communities have of their local environment. The preparation of the Nunthorpe Design Statement was led by a steering group of nine local residents, the two Ward Councillors and supported by Planning Officers from Middlesbrough Council. The group collated material from research, public exhibitions, meetings and opinion surveys of the residents and local



## Nunthorpe context



primary school children. The Council would like to thank the members of the Steering Group for their involvement in researching and collating the evidence in order to produce this document.

3.2. Also to thank are all those residents who assisted in the delivery of leaflets for the Public Exhibition and the Public Meetings and all those who helped along the way. There were also a number of Council officers who provided their expertise and advise throughout the process. *For a full statement of process, see Appendix 2.*

## 4. POLICY CONTEXT

4.1. This Supplementary Planning Document (SPD) forms part of the suite of Middlesbrough's Local Development Framework Documents, required under the Planning and Compulsory Purchase Act 2004. It will assist the Council in delivering national and local planning policy objectives in respect of design and sustainable development in Nunthorpe. A town wide Design SPD is being prepared.

It has been prepared in accordance with the Government's Planning Policy Statement (PPS) 12 – Local Development Frameworks (2004) and the associated Town and Country (Local Development) (England) (Amendment) Regulations 2008.

4.2. The aim of the SPD is to add value to the policies in the Core Strategy, the Regeneration DPD and the subsequent Environment DPD. In doing so, it will also add value to the quality of development within the town, thereby creating a place where people will want to live, want to visit, and want to invest in.

4.3. The Government places design quality at the forefront of its agenda for planning. This is clearly demonstrated within Planning Policy Statement 1 (PPS1) – Delivering Sustainable Development, which emphasises the importance of good design; "Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development

schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted [by the Local Authority]”.

4.4. The Council's own Core Strategy design policy CS5, requires that *“all development proposals will be required to demonstrate a high quality of design in terms of layout, form and contribution to the character and appearance of the area”*. Policy CS5 further seeks the *“enhancement of the best characteristics of Middlesbrough's built environment to create a positive identity for the town and improve the quality of life of its population”*.

4.5. Documents forming part of the 'Local Development Framework' are available to view on the Council's website at [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk). Reference should also be made to the Middlesbrough Local Plan and the extant policies of the Environment and Recreation chapter. These extant policies will remain in force until the Environment DPD has been adopted.

## 5. BACKGROUND

5.1. Nunthorpe is situated approximately 4km south-east of Middlesbrough town centre at the very southern extent of Middlesbrough. The area generally known as Nunthorpe is split in to two halves by the Middlesbrough to Whitby Railway line and lies within two local authority areas (Middlesbrough Borough Council to the West and neighbouring Redcar and Cleveland Borough Council to the East). The area of this document covers only the Nunthorpe Ward of Middlesbrough (see Character Area Plan).

5.2. Approximately 30% of Nunthorpe consists of housing, predominately in the north of

the Ward. This area includes a portion of twentieth century suburban housing estate in the north and the two small settlements of Grey Towers Park (2004) and Nunthorpe Village surrounded by farmland in the south. Approximately 20% is covered by a conservation area, which includes the original Nunthorpe village, fields and new housing associated with Poole Hospital. The remaining approximately 50% comprises farms of mixed usage, with many significant and definable copses, hedges and water features. The open nature of the surrounding countryside allows for long distance views in to North Yorkshire, the Eston Hills and Roseberry Topping.



*View of Roseberry Topping from Guisborough Road*

5.3. It is not the purpose of this document to replicate the information already well documented within the Nunthorpe and Poole Conservation Area Appraisal and Management document; therefore it will primarily focus on the areas not designated.

5.4. In 2006 the Ward population of Nunthorpe stood at 4975 in just under 2000 households. Of the respondents to a survey of Middlesbrough Nunthorpe Residents and their opinions of their neighbourhood carried out in 2010, a significant proportion (45%) of the residents had lived in the area for 30 years or more. In the same survey 90% of the respondents stated that they were proud to live in Nunthorpe. A survey of local school children also showed that 88% agreed that Nunthorpe was a good place to live.



## 6. HISTORY OF NUNTHORPE

*"History never stays in the past, but engages us at every twist and turn in our contemporary search for the future" (John V Lombardi, 1998)*

- 6.1. In considering the history of Nunthorpe one can understand how Nunthorpe has become what it is today. The fascinating history of Nunthorpe can be traced back prior the Domesday Book of 1086 and is in itself worthy of a separate publication. Here is presented only a brief version of the full history.
- 6.2. Named "Thorpe", or "Torp"(words meaning settlement) in the Domesday Book and described as a thriving settlement, Nunthorpe consisted of an estimated 1,080 acres of land set in magnificent countryside with views of the Cleveland Hills.
- 6.3. Towards the end of the 12<sup>th</sup> century a group of Cistercians nuns, allegedly evicted from nearby Hutton Lowcross for rowdy behaviour, were resettled at Thorpe having been given some Thorpe land belonging to Whitby Abbey on which they built a priory and mill. The nuns only stayed at Thorpe a few years before moving on, but their short stay resulted in Thorpe being renamed Nunthorpe.
- 6.4. Throughout the ensuing centuries Nunthorpe land passed through many important families, but Nunthorpe remained an agricultural community closely linked to the market towns of Stokesley and Ayton. The Industrial Revolution having very little impact on its agricultural economy.
- 6.5. The census returns of 1811 show Nunthorpe with a recorded population of 128 persons living either in the village of Nunthorpe or on farms in the surrounding area. At this time Nunthorpe was registered in the North Riding of York in the Parish of Great Ayton. Its economy agricultural or agricultural related.
- 6.6. The rapid growth of the nearby hamlet of Middlesbrough from a population of 35 in 1811 to an astounding population of 91,302 in 1901 appeared to have had little affect on Nunthorpe which remained mainly agricultural through the 19<sup>th</sup> century, its population in comparison only reaching 198 persons by 1901.
- 6.7. Changes did occur in Nunthorpe however, during the latter part of the 19<sup>th</sup> century arguably brought about by two factors, one the opening up of the Middlesbrough to Guisborough Railway line in 1853 with a station at Nunthorpe and passenger services in 1854 and the impact of many important Middlesbrough industrialists who chose Nunthorpe as their home and used their power, wealth and influence to benefit and develop the area. These men included Isaac Wilson, ironmaster, Mayor of Middlesbrough and later Liberal MP, John Swan, ironmaster, William Hopkins, ironmaster and mayor of Middlesbrough and Sir Arthur Dorman ironmaster.
- 6.8. To firstly look at the impact of the railway; the new railway line was sited away from the village of Nunthorpe with the crossing point along the Guisborough Road. It is this area that was originally known as Nunthorpe Station, separate from Nunthorpe village. The railway line, originally built to carry ironstone from the Pease ironstone mines at Codhill, enabled workers to live in Nunthorpe and work in Middlesbrough. Initially this passenger service was little used by Nunthorpe workers who remained in agricultural related employment. By the beginning of the 20<sup>th</sup> century however, the line began to gain more passenger usage as many of the more prosperous workers of Middlesbrough, attracted by the railway offering the opportunity to live in the countryside, moved into Nunthorpe.



*Guisborough Road c.1930s, The Triangle / Tree Area*

6.9. In looking at the impact of the ironmasters it can be argued that Sir Arthur Dorman was the greatest benefactor to Nunthorpe. Sir Arthur played a significant part in the planning of urban Nunthorpe. He planned and built a new small suburb around the railway station for his workers, imposing many covenants on its building: - no shops were permitted, no public houses, only slate roofs and no house numbers. Roads were tree lined, houses were built in terraces, rooms were large and each house had a garden. These houses were unlike the small workers' houses built in Middlesbrough. By 1912 about 60 houses had been built around the station area of Nunthorpe.



*View of old crossing at Guisborough Road*

6.10. Nunthorpe continued to develop during the early 20<sup>th</sup> century. Plots of land along the main Guisborough Road were sold off and impressive houses were built alongside existing farmhouses. The village of Nunthorpe remained virtually unchanged meanwhile.

- 6.11. In 1924 Nunthorpe Parish was formed with an estimated population of 750 residents. Further developments continued to the north of Guisborough Road to keep pace with the growing population, these roads containing less affluent but still attractive smaller properties.
- 6.12. By the 1960s Nunthorpe was attracting residents from different areas of the country who came to work in the industrial northeast. As Nunthorpe expanded, new housing estates, schools and churches were built during the late 1950s, 1960s and 1970s to keep pace with the increasing population. The historical development of Nunthorpe initially started with the building of generously sized houses in generous gardens. This has given Nunthorpe its continued heritage with an open and spacious character.
- 6.13. The political background of Nunthorpe is fairly complex. From 1889 to 1968 Nunthorpe came under the control of North Riding County Council. In 1968 new boundary changes resulted in the formation of Teesside and Nunthorpe became part of Teesside and the Borough of Middlesbrough. In 1974 Teesside was enlarged and became Cleveland. In 1996 Cleveland was split into 4 unitary authorities. Nunthorpe suffered from this move becoming split between Middlesbrough Borough Council and Redcar and Cleveland Borough Council with the railway becoming the boundary.

**H1 Future development should respect the inheritance and origins of Nunthorpe.**

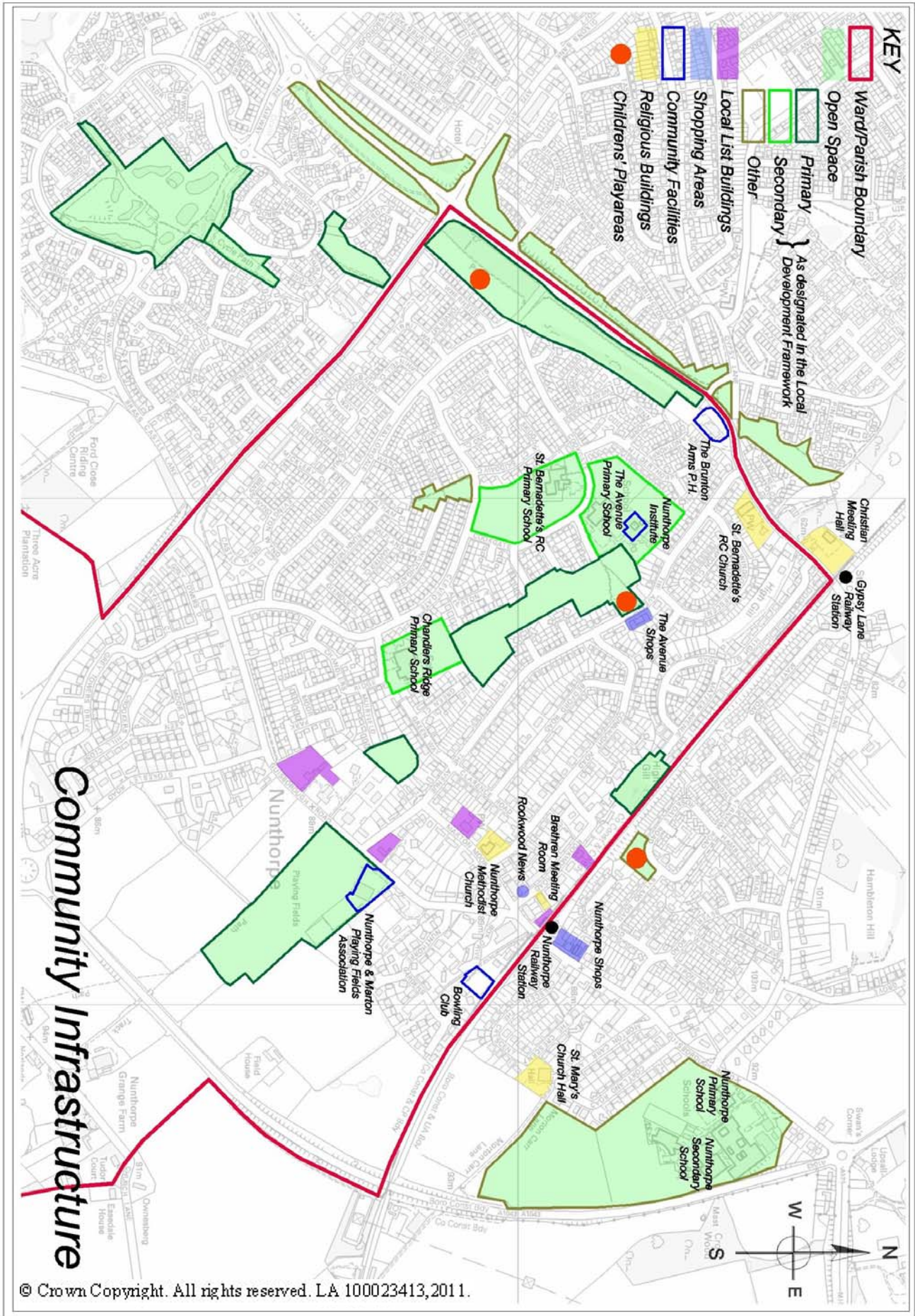
## 7. COMMUNITY FACILITIES

can present opportunities to link urban and countryside areas.

7.1. Residents see themselves as part of the whole community of Nunthorpe and do not restrict themselves only to being part of only one of the local government divisions. Other than listing their presence, any consideration of the community facilities in this study, however, reflects only the provision within Middlesbrough Borough Council's jurisdiction. The health of a community is reflected in the strength of community activities. Consultation with several of the community groups indicates strongly that while there are limitations to the physical community facilities in Nunthorpe, the most valued aspects of the area are its excellent surroundings – with open countryside to the south. There are a number of active community forums within Nunthorpe: The Parish Council, Community Council and the Greater Nunthorpe Action Group. Social groups meet at the Methodist Church Hall, The Institute, located within The Avenue School grounds, and St. Mary's Church Hall, Morton Carr Lane.

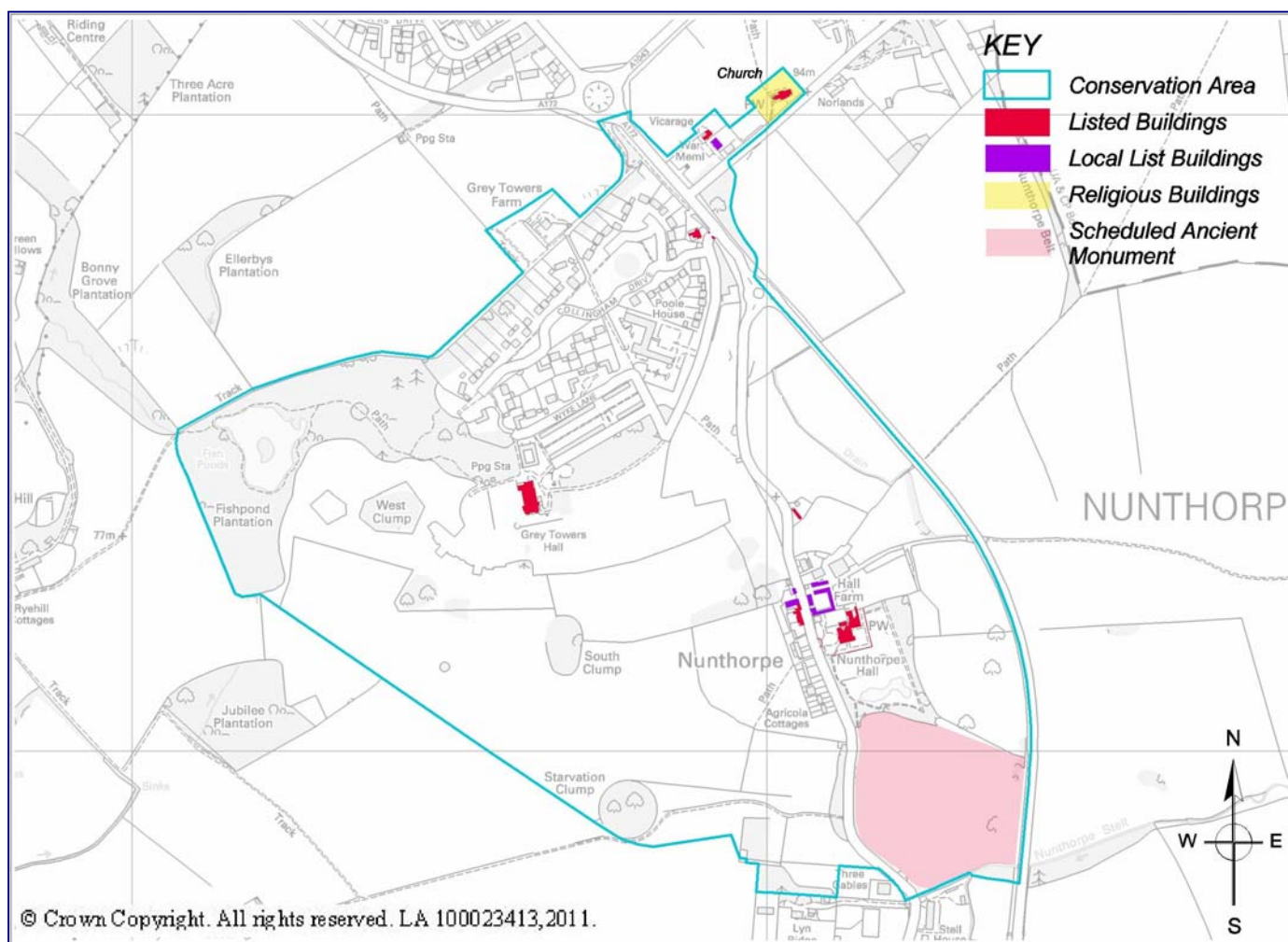
7.2. The location of the community facilities are shown on the plans overleaf. Nunthorpe has three churches, four primary schools and one secondary school. There are two parades of shops situated on The Avenue, Guisborough Road (Redcar and Cleveland) and one newsagent on Rookwood Road. There are two licensed premises: the Nunthorpe and Marton Recreation and Social Club and The Brunton Arms. As already noted a primary facility available to the whole community, with strong social and health benefits is the immediate surrounding open countryside. Most residents feel that intrusion into these areas by extensive and inappropriate built development would considerably diminish those benefits. Middlesbrough's adopted Core Strategy under policies CS4 and CS20 also highlight the health and social benefits of green infrastructure and how it







## COMMUNITY FACILITIES SOUTH



### Limitations on facilities

7.3. Following the consultations, the facilities most lacking in Nunthorpe according to those who use them are:

- Shops and associated parking - A fall in the number of local shops and inadequate parking facilities means custom is often taken elsewhere.
- The closure of the local branch library in the 1990s. The Middlesbrough mobile library does visit Marton Moor Road on a regular basis, parking at the entrance to the Methodist Church.
- The lack of an obvious centre to act as a focal point.
- While groups for young people are run by St Mary's Church and Scout and Guides Groups, there are seen to be

only limited facilities for youth generally in Nunthorpe.

**C1 It is important to retain and develop a variety of facilities in Nunthorpe for the continuation and growth of a successful community. This can be achieved through:**

- a) The continued improvement of play areas, planting and amenity areas under any planning agreements relating to enhanced community facilities.
- b) Improvements to community facilities.
- c) Socially and environmentally sustainable community buildings.

## **8. SETTLEMENT PATTERN AND CHARACTER AREAS**

- 8.1. In response to the need for locally distinctive development, PPS1 states; “It is...proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear planning policies or supplementary planning documents on design”.
- 8.2. In order to properly document and consider the local distinctiveness of Nunthorpe, the following seven character areas have been identified and are shown on the plan overleaf.
- 8.3. The character areas of this document have only covered the urban areas of Nunthorpe. The area covered by the Nunthorpe and Poole Conservation Area already has its own characterisation in the Appraisal and Management Plan document. This document identifies five character areas within the village. In the case of development within this boundary, this document should be consulted.

### **NUNTHORPE VILLAGE (17<sup>th</sup> CENTURY TO 20<sup>th</sup> CENTURY)**

- 8.4. The conservation area is founded on the village of Nunthorpe based on the 17<sup>th</sup> Century grade II listed Nunthorpe Hall and its associated farm, Hall Farm. During the 1800s cottages were built in the village together with the forge and these give an intimate small scale feel to the settlement.
- 8.5. The Poole Hospital grounds are notable for the existence of Grey Towers, built on a prominent ridge and visible from many viewpoints in south Middlesbrough. This Grade II\* listed building is an impressive isolated former country house built in the mid-late 19<sup>th</sup> century, in distinctive Victorian gothic style.
- 8.6. The Conservation Area covers an area of 89 hectares and includes large areas of

undulating open ground surrounding the village envelope. The boundary of the designated area is shown on Character Area Plan. Due to the parkland nature of much of the area, long distance views both into and out of the Conservation Area are possible.

## **OUTLYING FARMS AND DWELLINGS**

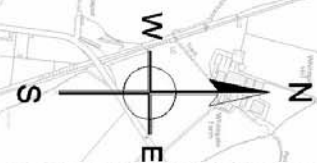
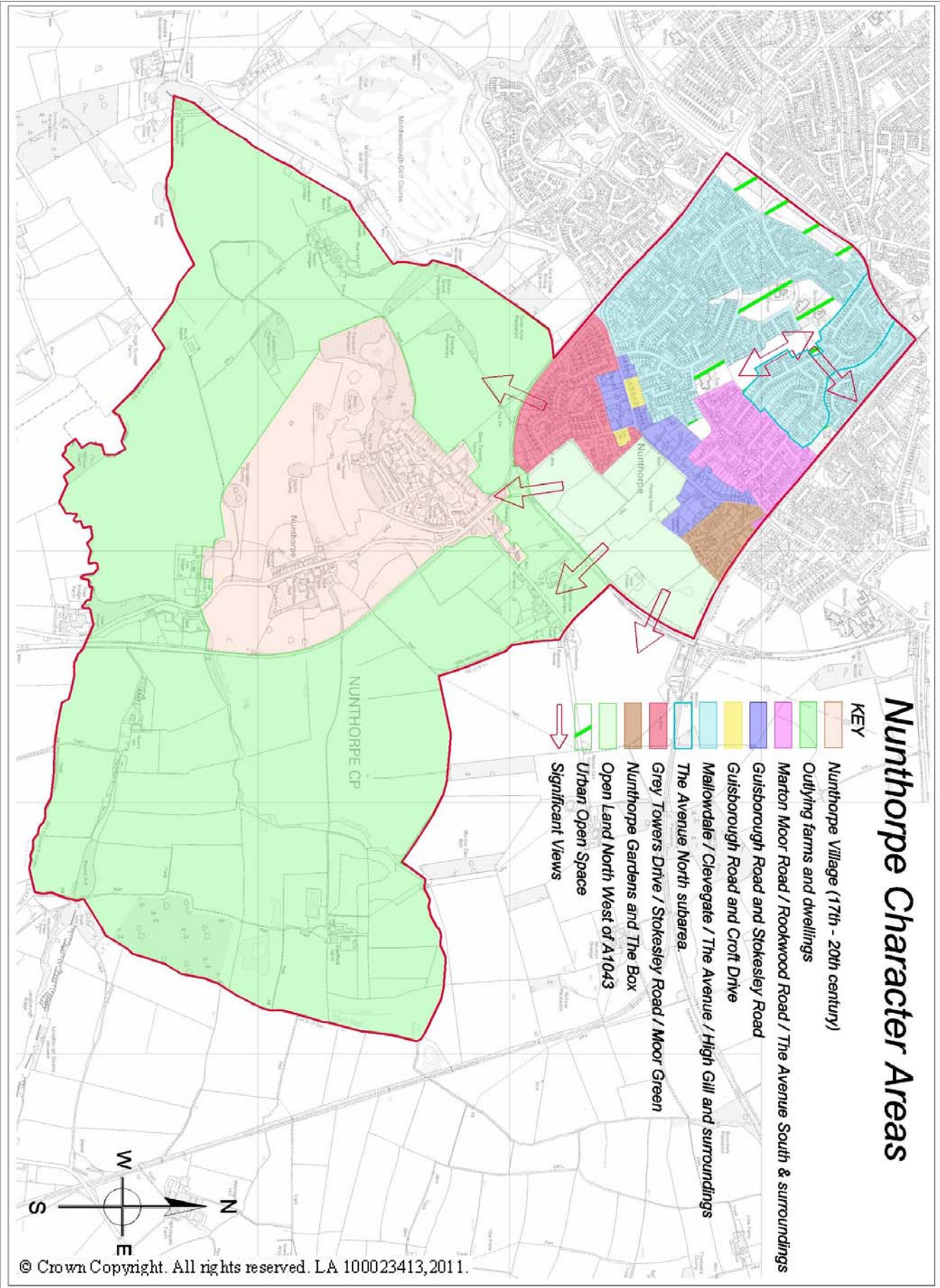
- 8.7. There are a number of outlying farms and dwellings in the open countryside surrounding Nunthorpe. Seven of these properties are outside the boundary of the Conservation Area. They do not easily fit in any other character area but it would be inappropriate to provide a collective characterisation of these remaining buildings. This is because each of these buildings were built and designed individually and therefore any collective analysis of these properties could be damaging to their uniqueness.
- 8.8. To the west, east and south the immediate setting of the Nunthorpe & Poole Conservation Area is almost exclusively pastoral or arable agricultural land. Further to the east of the designated area lies the visually distinctive hill of Roseberry Topping located within the North York Moors National Park.
- 8.9. The residences and farms take full advantage of the views to the south, including Roseberry Topping, the Cleveland Hills and the open views to the North Yorkshire Moors. Passers-by only catch glimpses of the properties with most of the landscape being open farmland.
- 8.10. In general, the residences are distinctive two storey houses on a grand scale with many period features whilst the farms are built on more functional scales and are surrounded by workplace outbuildings. Access is via metalled and gravel lanes.



# Nunthorpe Character Areas

## KEY

-  Nunthorpe Village (17th - 20th century)
-  Outlying farms and dwellings
-  Marton Moor Road / Rookwood Road / The Avenue South & surroundings
-  Guisborough Road and Stokesley Road
-  Guisborough Road and Croft Drive
-  Malwoodale / Clevegate / The Avenue / High Gill and surroundings
-  The Avenue North subarea
-  Grey Towers Drive / Stokesley Road / Moor Green
-  Nunthorpe Gardens and The Box
-  Open Land North West of A1043
-  Urban Open Space
-  Significant Views



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## MARTON MOOR ROAD, ROOKWOOD ROAD, THE AVENUE (SOUTH) AND SURROUNDINGS

- 8.11. This character area is bounded by the railway line to the northeast and includes the station where Guisborough Road forms a level crossing. The properties around the station demonstrate an eclectic mix of styles with a number of excellent examples of Edwardian architecture, mostly built pre-1914. The remaining houses were built post 1914 and are typical of the pattern book designs available but of considerable character and set relatively close to the road. There is a mix of semi-detached and detached houses, with some bungalows and even an example of 1920s modernist design. There are only small clusters of short terraces on Marton Moor and Rookwood Road.
- 8.12. **Grain** – This area developed rapidly following the opening of the railway in 1853 and Sir Arthur Dorman in particular made his mark by planning and developing the area around the railway station and enacting a number of covenants on the area, including no public houses and only slate roofs. Subsequently the typical arrangement of suburban street patterns here expanded away from the railway station and resulted in an important street scene in this area.



*Example of pattern book designs on Rookwood Road*

- 8.13. **Use** – The primary use is residential but there are two churches (Rookwood Gospel Hall and Nunthorpe Methodist church), shop and of course the railway station.
- 8.14. **The qualities of the buildings** – The station building is on Middlesbrough Council's Local List because of its special historic significance. The roofs are predominantly hipped and gabled with a few examples of sprocket eaves. Chimneys are a prominent and attractive feature. There are some distinctive features including feature glazing and porches are quite common. Although a relatively densely built up area the charm of the vernacular architecture provides a pleasant atmosphere of early 20th Century character to the visitor.
- 8.15. **Building materials and the public realm** – The walls are predominantly locally produced red brick with rendering quite common. The roofs are mainly slate with occasional concrete and clay tiles. The windows and doors are mostly wooden, in keeping with the character of the area but there are some uPVC examples. Some front gardens have low brick walls/metal fencing, with most having low hedging to the front and side with mature trees. There are small lanes to the rear of Rookwood Road, which allow access to garages, although most householders continue to park on the street.
- 8.16. **Open space and tree coverage** – Owners of the houses have the benefit of vistas of pleasant street scenes of other attractive properties and mature trees. The roads are relatively narrow with some grass verges and mature trees.
- 8.17. **Negative factors** – Within this character area there are few negative factors. These include a certain degree of loss of character of the area through the replacement of timber window and door



frames with uPVC. In addition, an increasing number of properties have been altered through the addition of poor extensions, both in material and design terms.

## GUISBOROUGH ROAD & THE CROFT

8.18. Guisborough Road is the main thoroughfare through Nunthorpe. Views are constricted in many areas due to the mature trees, although the occasional views out include the open aspect to the south and Roseberry Topping. The original houses were built for the business leaders of the town at the time to a high standard and good quality. They are characterised by large houses in large plots, with continual infill throughout the years, including a number of recent backland developments. It is difficult to identify a collective character due to the continual nature of the development, with each element reflecting the designs of the times.

8.19. **Grain** – Guisborough Road is the only place to pass over the railway line by vehicle between the southern section of the A1043 (Nunthorpe bypass) and the A174 (Parkway) to the north. It is no longer the distributor road for large and heavy loads that it was before the bypass was built, however it is still a main thoroughfare out route for cars, cycles and pedestrians. The Croft is a minor side lane also characterised by large houses set within large plots, with more recent infill development. On both roads, few houses are fully visible from the road with mature hedges and trees and formal driveways the prominent features of the streetscene.

8.20. **Use** – The only use is residential on the Middlesbrough side of Guisborough Road



*Mature boundaries and formal driveways characteristic of Guisborough Road*

8.21. **The qualities of the buildings** – There are a number of properties on Middlesbrough Council's Local List – 123 Guisborough Road and Red Cottage because of their local historic and architectural significance. There is a diverse mix ranging from detached houses in large plots to more modest semi-detached 1930s houses and recent detached infill. Chimneys are a common and prominent feature and roofs tend to be hipped and gabled with overhangs. All properties have off road parking with garages a common element. Some properties retain the original wooden multi-pane sash windows. In the case of doors, protective overhangs or porches are a common, if not universal feature.

8.22. **Building materials and the public realm** – Walls are predominantly red or buff, locally manufactured brick. Roofs are varied in the tile material and colour. Boundaries are predominantly low brick walls or fencing with medium / high hedges. A reasonable number of properties have retained their wooden windows and doors, but replacement with uPVC is not uncommon. Guisborough Road is relatively narrow for a busy road and is bounded by a single pavement on the north side and a grass verge on the south side. Croft Drive, being a side lane is narrow with a high proportion of tree coverage, and no views out from the road.



**8.23. Open space and tree coverage –**

Mature trees are characteristic of the gardens and streetscape. These allow occasional glimpses include the open aspects to the open countryside of the south from Guisborough Road. A large number of trees on Guisborough Road are protected by TPOs

- 8.24. Negative factors –** Due to the character of large properties in large plots, there has been a number of developments in the back gardens. The positioning, scale and design in relation to the parent building can have a significant impact upon the setting of the original house and the streetscape. In some cases this has not been appropriate.

### **GUISBOROUGH ROAD AND STOKESLEY ROAD SEMI'S**

- 8.25.** The two stretches of 1930's semi-detached properties on Guisborough Road and Stokesley Road form a small but relatively distinct area that does not sit with the character of the rest area. Set close to the road, these interrupt the relatively continuous street scene of mature boundary treatments that characterise Guisborough Road, and do not sit within the cul-de-sac nature of the more modern Grey Towers, Moor Drive and Woodlands.

- 8.26. Grain –** The roads are relatively straight and busy here. In direct contrast to the other properties on these roads, these properties are highly visible and it is the building themselves, rather than their boundary treatments that make the impact upon the street scene.

- 8.27. Use –** The only use is residential.



*Typical Square plan 1930s semis with side extension*

- 8.28. Qualities of buildings –** Very typical square planned 1930's semi-detached properties with full height bow windows, hipped roofs and arched openings forming porches. Originally there was sufficient space to park between properties which has led to the majority undertaking side extensions to provide integral garages / additional rooms. Chimneys are prominent and central to the pairs of dwellings. Features include decorative stone quoins, casement windows and tile hanging. Boundary treatments, whether hedges or walls are uniformly low.

- 8.29. Building material and public realm –** Red brick with some replacement uPVC windows and doors. Roofs tend to be red tiles on Stokesley Road and slate on the properties along Guisborough Road. Of those that have retained the original wooden casement windows, coloured leaded panes are features. Garage doors tend to be wooden.

- 8.30. Open space and tree coverage –** Few mature trees occur in the public elements of this character area, however the adjoining character area of Guisborough Road means this goes almost unnoticed. There are more mature trees within private curtilages and the lack of space between properties does not allow for the views

further a field, that are common in the rest of Nunthorpe.

- 8.31. **Negative Factors** – The majority of the properties have side extensions of which most are flat roofed. Almost all of the windows and doors have been replaced with uPVC.

### **MALLOWDALE, CLEVEGATE, HIGH GILL, THE AVENUE (NORTH) AND SURROUNDING ROADS**

- 8.32. The character of the area mainly reflects the popular housing styles of the times, with common architectural themes and materials. Passers through get a feel for a pleasant suburb with detached houses, mostly open plan frontages and spaces between properties. Only the occasional semi detached property interrupts this pattern. Originally development extended from the hub around the station, along The Avenue and continuing further a field. Building in this area spanned a period of over 40 years and therefore reflects subtle changes in character over time. These variations are therefore illustrated in a subdivision of this character area:

### **MALLOWDALE, CLEVEGATE, HIGH GILL AND SURROUNDING ROADS SUBAREA**

- 8.33. **Grain** – Mainly detached, and some semi-detached properties of medium density, including bungalows. Roads are reasonably wide and generally curved and branching with a number of cul-de-sacs.
- 8.34. **Use** – Predominantly residential, although there are three primary schools situated adjacent to the area: The Avenue, Chandlers Ridge, St. Bernadettes. There are three areas of open green space in the area, the most significant and well used of these is known as The Avenue Park.

- 8.35. **The qualities of the buildings** – Both bay and bow windows are common throughout the area. Roofs are in general hipped and low pitched with gable end often fronting the road. Pitched dormers are common on bungalows. Generally there are no chimneys. Overhangs and porches feature across the area and all properties have off street parking, in addition to garages.

- 8.36. **Building materials and the public realm** – Walls are mostly buff and red brick with rendering common across the area and hanging tiles / panels or boarding to the first floor common. Windows are uPVC and roofs are tiled. Gardens are open plan, with a few low boundaries having been introduced.



*Mallowdale showing wide roads, grass verges, gable ends fronting road and open plan front gardens*

- 8.37. **Open space and tree coverage**– Wide spacing of the roads, open plan nature and spaces between the buildings allow for relatively long distance views along the streets. The gradual incline of Mallowdale adds visual interest and opportunities for views out of the area. Mature trees are mostly situated in the open spaces.
- 8.38. **Negative factors** – Inappropriate extensions have resulted in a ‘terracing’ effect on some streets. Although the open plan nature of the majority of the estate does give an element of green, compared to the rest of Nunthorpe there is a deficit of trees in the street scene.



*Clevegate, illustrating low pitches, large front windows, no chimneys and porch.*

### THE AVENUE (NORTH) SUBAREA

- 8.39. **Grain** – Detached and semi-detached two-storey houses and bungalows set on relatively narrow curved roads with defined boundaries. Mature trees are a more common feature of the street scene.
- 8.40. **Use** – Predominantly residential, there is a group of shops on The Avenue and it is adjacent to The Avenue Primary School and The Institute (community facility). It is also adjacent to The Avenue Park.
- 8.41. **The qualities of the buildings** – Both bay and bow windows are common throughout the area. Roofs are in general low pitched. Prominent chimneys and integral single garages are features and all properties have off street parking. Overhangs and porches feature across the area.
- 8.42. **Building materials and the public realm** – Walls are mostly buff and red brick with rendering common across the area and hanging tiles / panels or boarding to the first floor also common. Windows were traditionally wood. Roofs of properties are tiled and low to medium boundary treatments are common, with narrow grass verges
- 8.43. **Open space and tree coverage**– The gradual incline of The Avenue adds visual interest and opportunities for views out of the area. Mature trees are

a common feature throughout the older areas, and in rear gardens

- 8.44. **Negative factors** – In the older locales of this area, the character has been diminished through the removal of timber window and doors and replacement with uPVC. Inappropriate extensions in some areas have resulted in a ‘terracing’ effect on some streets.

### GREY TOWERS DRIVE, MOOR GREEN & STOKESLEY ROAD

- 8.45. Modern houses are set within reasonable gardens with wide drives with some open space between properties allowing for views to mature trees surrounding the estate. The roads are relatively narrow and curved with a number of cul-de-sacs. The stone façade of the Grey Towers Drive estate adds an element of distinctiveness.
- 8.46. **Grain** – Built in the 1970s, the roads are slightly narrower than its more modern counterparts. The area is a mix of detached two storey houses and bungalows. Stokesley Road is dominated by mature boundaries of larger residential properties and agricultural land.



*Stone façade of Grey Towers Drive estate. Also showing flat roof attached garage*

- 8.47. **Use** – Residential is the only use in this character area.
- 8.48. **The qualities of the buildings** – The majority of properties in Grey Towers Drive estate have flat roof garages,



whilst Woodlands and Moor Green are generally integral. House roofs have relatively shallow pitches, with some gable ends fronting the road. Chimneys are present, however they are not a major feature of the buildings.

**8.49. Building materials and the public realm** – Most roads have grass verges and gradually the open plan has been replaced by a variety of low / medium boundary treatments. All the buildings in the Grey Towers Drive estate have been built with a stone façade, roofs are Hadrow concrete tiles and although originally wooden windows and doors, most have been replaced with uPVC mock Georgian windows. Most garages with uPVC coated metal doors.

**8.50. Open space and tree coverage**– There are a few mature trees within the estate, although the open nature allows for views to surrounding copses. Stokesley Road however, is characterised by mature trees. Both Moor Green and The Woodlands feel spacious, as the roads are not linear and create ad hoc open spaces.

**8.51. Negative factors** – There are no significant negative features at present in this estate. The abundance of flat roofed garages however, opens up potential for extensions that may lead to terracing in the future. The lack of mature trees within the estate may be seen as negative factor.

## NUNTHORPE GARDENS AND THE BOX

**8.52.** The most recent large scale development in Nunthorpe, this offers large modern homes on the doorstep of Middlesbrough and North York Moors. Nunthorpe Garden houses are detached 2-2 ½ storey with bungalows on Box Drive.



*Grey Towers Drive – Relatively narrow roads with boundary treatment and views of mature trees past properties.*

**8.53. Grain** – Spacious modern houses in relatively small plots, the roads are wide and curved with cul-de-sacs. This road pattern has created an irregular configuration of building footprints and views of the sides and rears of properties from the road are common.

**8.54. Use** – All residential.



*Nunthorpe Gardens – Large houses in small plots, porch and feature hipped gable to front*

**8.55. The qualities of the buildings** – Many of the properties feature hipped gables to the front. Roofs are mid-pitched and predominantly clay tiles, with a few concrete ones interspersed. Chimneys are present, although not common. Consistent features include gabled dormers all below the ridgeline. Protective overhangs or enclosed porches are a universal feature on front doors and large central panes with

some multi-pane mock Georgian windows. Multiple car garages with hard standing, some integrated while others separate with pitched roofs.

- 8.56. **Building materials and the public realm** – Majority buff red brick with uPVC windows and doors. Most garages with uPVC coated metal doors.
- 8.57. **Open space and tree coverage**– There are few grass verges or mature trees within the character area. The spacious nature however, allows views out towards mature trees and copses.
- 8.58. **Negative factors** – Negative factors in this character area include the replacement of traditional steel railings with modern, over extravagant boundary treatments. This detracts from the visual appearance of a simple streetscene. The footprint of the buildings is also one that on occasions, the rear and sides of properties are visible from the road. This means that even rear extensions can be seen from the road and are overlooked by other properties when they have not been designed to do so.

## URBAN OPEN SPACE

- 8.59. For further information on the open and green spaces within Nunthorpe please refer to the relevant section of this document.
- 8.60. There are four areas of urban open space within Nunthorpe of reasonable size and quality. These areas contribute significantly to the bio-diverse corridors allowing the free movement of wildlife through urban Nunthorpe. These comprise:
- 8.61. **Strip adjacent to Stainton Way** – This is a strip of open space running along Stainton Way from Dixons Bank (A172) to the Brunton Arms Public House at Gypsy Lane. The slope of the land down to Stainton Way means that the primary

function is aesthetic. The site is primarily open with a belt of trees along the rear of the properties of Whernside. Otherwise a number of informal groups and individual mature trees are scattered across the area.

- 8.62. **Field to rear of Green Way** – This area directly impacts upon the street scene of Muirfield as this street provides access. Otherwise the area is only visible in glimpses of mature trees through the gaps in the houses that back on to it.
- 8.63. **Area adjacent to railway** – This small, flat area is only accessible via Matfen Avenue and otherwise is bordered by the rear of surrounding properties and the railway. The heavily planted nature of the space however, means that views of the mature trees from surrounding roads serve to reiterate the feeling of a green and leafy Nunthorpe.
- 8.64. **Primary Schools and Avenue Park** – This is by far the largest element of open space within urban Nunthorpe. In the centre between the rear of properties of The Avenue and the cul-de-sacs of The Endeavour, The Resolution and Botany Way is The Avenue Park. This is narrow and slopes relatively steeply to the south. Informal groups and individual trees are spread across the park, tending to cluster on the perimeter. The Cul-de-sacs to the west open onto the open spaces, and in other cases the open views between the houses add to the streetscape. The sloping nature of the park allows views south across Nunthorpe and further a field.



*The Avenue Park, sloping to south*

8.65. Directly to the north and south of the public park are the three local primary schools. Despite the private nature of their associated open spaces, they still add to the spacious and green feel of the surrounding streets. In addition, to the south of St. Bernadettes RC Primary School is a small incidental green finger that stretches south west into the surrounding roads, contributing to green connections through the estate.

**CA1 Settlement patterns are important in distinguishing the development of Nunthorpe. This should be recognised in the design of any development through:**

- a) Layouts and designs that are sympathetic and reflect the surrounding urban grain.
- b) Recognition of the historical aspects of the locality.
- c) Taking into account the landscape and topography of the area.
- d) Respecting the shift to open countryside in the design of new development on the southern settlement periphery of Nunthorpe.
- e) Reflection of the scale (height, depth, width) of the surrounding buildings and context.
- f) Retention of significant trees, hedging and planting, with the introduction of indigenous species prioritised but not paramount.
- g) Avoiding potential impacts of development on distant views (e.g. large windows which reflect the light, prominent roofs on the skyline, isolated buildings in fields).



## 9. WELL DESIGNED BUILDINGS

*“New buildings need to take cues from their surroundings, then interpret them in contemporary language”. (Richard Simmons, CABE)*

- 9.1. Well-designed buildings bring together the principles of character, safety and inclusion, diversity, ease of movement, and sustainability to create high quality places.
- 9.2. High quality design is not just about architectural style but about creating places that work well; a well-designed neighbourhood should also be sustainable – socially, economically and environmentally. It is recognised that buildings will change over time, and that modern changes are inevitable. Such changes however, should be carried out sympathetically and pay careful regard to the quality, style and age of the property concerned.
- 9.3. The following design guidelines should be interpreted in relation to the character areas (as identified in Chapter 8) in which the development is to take place. For generic town wide design guidance please refer to Middlesbrough’s Urban Design SPD (under preparation).

### **D1. High quality contemporary architecture is encouraged by:**

- a) The design of sympathetic and well designed buildings on appropriate infill plots.
- b) Reference to locally distinctive detailing whilst avoiding mixing styles in the same design.
- c) The appointment of appropriate relevant specialists, including registered architects.
- d) Avoiding pattern book or ‘off the peg’ designs for new development
- e) Designing development that responds to the context of its particular location.

### **D2. Carefully considered renewable energy solutions will be supported where possible by:**

- a) Avoiding locating equipment on prominent facades in favour of more unobtrusive positions.
- b) The careful consideration of the introduction and design of renewable energy solutions (e.g. solar panels).

### **D3. The use of high quality sympathetic materials and details for both replacement and new build development will be encouraged by:**

- a) Preferential replacement using original materials and details.
- b) The use of matching bricks, render or appropriate materials for extensions.
- c) The use of quality materials that will remain visually acceptable in the long term.
- d) The construction of boundary walls that accord with their surroundings in terms of their size, materials and design.
- e) The replication of original patterns and styles of windows and doors for extensions.
- f) The retention, reinstatement and maintenance of timber doors and windows in the older areas to preserve the historic fabric. Likewise in these areas, avoiding the replacement with UPVC or aluminium windows and doors not in keeping with the character and traditional materials.
- g) The siting of satellite dishes in unobtrusive locations, where not visible from the street.
- h) Avoiding skylights other than traditional dormers that alter the appearance of the roofline. New dormers should generally be above the gutter line and reflect the pitch of the parent roof. The number and scale of any new dormers requires careful consideration.
- i) Resisting the removal or alteration of chimneys in areas where chimneys are present.
- j) Matching materials in terms of colour, texture and style for new roofs and avoiding modern alternatives for slate.
- k) The installation of rainwater goods that reflect the colour, shape and form of the original, and where new, respect the characteristics of the surrounding properties.

**D4. Relationships between buildings are as important as the design of the buildings themselves and are enhanced by:**

- a) Responding to typical settings and garden forms, with large areas of hard standing avoided or at least interspersed with planting.
- b) Addition of trees onto the streetscape.
- c) Ensuring that infill and backland developments and extensions between buildings respecting views out of Nunthorpe and of mature trees and gardens.
- d) Not creating further enclosure in areas where open plan front gardens are a design feature and add to the open aspect of the developments.
- e) Reflecting the setting of houses set back within their own grounds in any further surrounding development.

**D6. New development on the boundary of / outside urban Nunthorpe should, where possible, give high priority to landscape design by:**

- a) Taking adequate measures to screen ancillary facilities, such as car parks, to protect the visual impact on the countryside.
- b) Avoiding the diversion or extinguishments of public rights of way, where it would adversely affect the use and appearance of the countryside.
- c) Paying particular attention to siting, scale, design, materials and screening of any new agricultural buildings in order to protect the skyline.
- d) Controlling the introduction of new facilities to ensure that they are in sympathy with the surrounding landscape and buildings, regarding siting, design and materials.

**D5. Extensions can have a considerable effect on a building, and should reflect the scale, detailing and materials of the parent building. This can be achieved by:**

- a) Avoiding front extensions where they detract from the character of the property itself, or with neighbouring properties in order to preserve the street scene of Nunthorpe.
- b) Respecting the existing building both in detailing and character in the design of conservatories or sunrooms.
- c) Taking extra care where side or rear extensions can be seen from the highway to ensure a high quality design.
- d) The staggering of extensions in design and set back to avoid lineation or a terracing effect so that it sits sub-servient to the host property.
- e) Consideration of hipped roofs for extensions to soften the effect on the skyline and minimise the effect of visual terracing and loss of light. (However, if the original character is defined by gables then they should be used).

**D7. Changes to the streetscene should make positive impacts by:**

- a) Discouraging the removal of hedges and mature trees.
- b) Discouraging the removal of boundaries that constitute an important part of the street scene for the purpose of allowing off-street parking.
- c) Reflecting traditional boundary treatments e.g. hedgerows and railings.

**D8. Ancillary buildings and outbuildings should reflect the patterns, detailing and materials of surrounding development. This can be achieved by:**

- a) Reflecting existing materials of host dwelling and surroundings in the design of new garages and as a general rule not to build in front of the building line.
- b) The use of flat roofs for garages on the Grey Towers estate. In all other areas pitched roofs will be encouraged.

## 10. SIGNIFICANT BUILDINGS

10.1. Many residents feel Nunthorpe is a pleasant area in which to live, due to its spacious layout, a mix of old and new properties and its access to both open country to the south and west of Nunthorpe and Middlesbrough town centre to the north.

10.2. It is important to attempt to define what the word “significant” means in the Design Statement context. It is more than just the mere pleasant aesthetics of a building, but should also include consideration of the following:

- the character of the area;
- the architectural characteristics of the buildings;
- the townscape value of the building including the adjoining views; and
- the historical aspects of the buildings.

10.3. There are a number of buildings in Nunthorpe, which contribute to the, "pleasantness", of the area and have both architectural and/or historical interest; Nunthorpe Hall, Grey Towers and St Marys Church are perhaps the most recognised. However, several houses in Guisborough Road and Church Lane, some set in large plots with substantial trees, some with views of open country, are also in this category.



*Nunthorpe Hall, Nunthorpe Village*

10.4. Nunthorpe contains fifteen listed buildings and seven on the Council's draft local list. Appendix 3 contains a gazetteer of these buildings. These records, the document and the Nunthorpe and Poole Conservation Area Appraisal and Management Plan already detail significant buildings and views within the Conservation area. Therefore they will not be replicated here.

**S1. Any development within or near to significant properties (as defined in this document) should respect the existing features and character of those buildings.**

## 11. SUSTAINABILITY

11.1. Sustainability means simultaneously meeting environmental, economic and community needs without compromising needs of future generations. Where these three overlap is the area where all the main elements of quality of life come together to make 'liveable' places that have long-term durability. Sustainability is not an optional, bolt on 'extra' to the other principles in this Nunthorpe Design Statement – it is a thread that runs through them all and should be considered from the outset of any proposal.

11.2. Core Strategy policy CS4 – Sustainable Development seeks to promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Additionally, reference should be made to the Council's Sustainability Appraisal Scoping Report (2005), which was used to inform the above policy, and highlights the need to afford protection to areas of green space in the town and



encourage development that will both enhance and provide linkages between them.

11.3. Good design is only successful if it lasts. Spaces and buildings that are difficult or expensive to maintain will not achieve good, long-lasting quality in their design. Proper consideration should be given at the design stage to the effects of ageing, weather and climatic conditions, and normal wear and tear on buildings, streets and spaces and the landscape. Inadequate maintenance can lead to an environment just as poor as one that is badly designed in the first place. So good processes of maintenance are as important as designing for easy maintenance.

11.4. Streets and spaces form the 'public realm' – those parts of towns and villages that are available for use by everyone. An attractive public realm enhances people's quality of life and the perception of a place.

11.5. Development proposals should be designed to reduce the demands they make on energy. Detailed sustainability guidance is contained within the Middlesbrough Design Guide Supplementary Planning document. This document in particular covers the installation of renewable energy generators, including wind turbines and solar panels and the importance of considering the following factors: visual impact; noise; vibration; electrical interference (with TV reception); and safety.

## 12. OPEN AND GREEN SPACES

12.1. Parks and green spaces can help to make a community successful. Nationally, 91% of people say that parks and public open spaces improve their quality of life and over 40% make use of local green spaces each week (CABE,

2004). Information gained from a 2010 Nunthorpe resident's survey indicated that many residents make considerable use of the green facilities across Nunthorpe.

12.2. The Local Plan under extant policies E20 and E22 identifies areas of the town, which are outside of the limits to development and are therefore subject to strict planning controls. Additionally, the Core Strategy identifies certain areas of Nunthorpe as out of the limits to development and therefore protected from inappropriate development. Core Strategy policy CS20 – Green Infrastructure recognises the value and need for an integrated network of high quality green space, sport and recreation facilities. It is envisaged that this green network will meet local needs, enhance the 'livability' of the town, support where appropriate regeneration and bio-diversity, promoting sustainability and making the best use of land.

12.3. Additionally, Core Strategy Policy DC1 – General Development, seeks to ensure that development is of a high quality design in terms of layout, scale and materials, which contribute to improvements in the quality of the townscape. It also takes into account the effect of development upon the surrounding environment and acts to ensure that the impact upon the amenities of existing occupiers of nearby properties will be minimal, both during and after completion of the development.

12.4. The Tees Valley Green Infrastructure Strategy (2008) proposes a network of green infrastructure corridors that link existing green infrastructure resources with strategic priorities such areas of new housing and business development. There are two such corridors that run through / adjacent to

Nunthorpe – 14 (Greater Middlehaven / Middlesbrough town centre/ Marton / Nunthorpe to Guisborough) & 15 (Nunthorpe to Wilton via Eston Hills). The strategy is fronted by a vision that seeks to ensure that environmental quality and improvement is given a high priority within the aim of regeneration the economy of the Tees Valley, and creating sustainable communities. The document provides six principle aims through which to achieve this vision.

12.5. Urban green spaces encourage biodiversity and promote healthy lifestyles in popular and cohesive communities. It is important that existing open spaces, both public and private, within the urban framework should continue to maintain current areas of biodiversity for visual and physical recreation. In particular, the connectivity, accessibility and multi-functionality of green spaces are key elements in maintaining or improving their use.

12.6. Nunthorpe is widely regarded as a green and leafy area, with a range of habitats and enviable biodiversity. The rural aspect of Nunthorpe is greatly valued by the residents. The majority of the area is characterised by mature trees, hedges and views across into North Yorkshire. In particular there is a number of bio-diverse wildlife corridors that provide habitat connectivity through urban Nunthorpe, in particular along the railway line and through the open spaces.

12.7. Trees in particular make an important contribution to Nunthorpe and its setting. Within the Conservation Area, there is a blanket Tree Preservation Order (TPO), meaning that anyone proposing to cut down, top or lop a tree in a conservation area must give six weeks notice to Middlesbrough Council. There is also a number of orders across the rest of Nunthorpe on a variety of significant

trees. For further information on these, or if you have a question about a tree in a potential development area contact Development Control on 01642 729466.



*The Avenue trees (after 100 years)*



*The Resolution trees (after 35 years)*

12.8. Many of the established views from Nunthorpe have been retained over the years. These are predominantly to the South and West and include Roseberry Topping, the Cleveland Hills beyond, fields and copses. There are too many views to identify individually, but joined together they help to give Nunthorpe its distinctive character. Previously in 2001, the National Grid was instructed by a Secretary of State Inquiry to bury their overhead cables that passed through Nunthorpe to maintain the visual amenities of the hills and open countryside south of Nunthorpe due to its potential intrusion into the attractive and cherished views of the Cleveland Hills and Roseberry Topping.

12.9. The older properties in the area are set back from the road within their own grounds, with large mature gardens. This acts to reinforce the green and leafy nature of the area. Even in newer developments, the majority of houses in Nunthorpe are detached. In general, later developments to the north of Nunthorpe have been less successful in replicating this scale of green environment but, in a different way, they have sustained a green and bio diverse agenda, particularly in gardens, areas of low housing density and more obscure parcels of land.

12.10. Despite the abundance of open countryside and its leafy nature, Nunthorpe only has a limited supply of managed public green spaces. The Avenue Park, with children's play area provides the only large publicly accessible green space in Nunthorpe in Middlesbrough. There is one further children's play area in Middlesbrough Nunthorpe located on the periphery of Nunthorpe at the north end of Mallowdale. Further information is contained in the Council's Green Spaces, Public Places Strategy.

#### **G1. Maintain Nunthorpe as a green and leafy suburb through:**

- a) The development of new housing that respects the patterns of existing urban and rural areas of established copses, woodlands and avenues of trees within Nunthorpe.
- b) Landscape design that forms a key aspect in the layout, form and urban design qualities of new developments.
- c) Retaining where appropriate, existing woodland and / or including planting schemes for additional copses both outside and within residential curtilages of new housing development
- d) Resisting the removal of hedgerows.
- e) The addition of trees into the streetscape.
- f) Retaining and enhancing ditches, ponds and wetland features where possible.

However this document has insufficient reference to the perceived deficiencies in Nunthorpe, a situation that will be addressed with its revision in 2012/13.

#### **G2. Improve accessibility and appearance of open spaces by:**

- a) Resisting the removal or reduction of open space that currently makes a positive contribution to Nunthorpe.
- b) Making best use of native flora and indigenous materials in new landscaping, although appropriately sited non-indigenous species are acceptable.
- c) Making links to allow pedestrian access to the surrounding open countryside from urban Nunthorpe.
- d) Conserving and replacing if required, visually significant trees, hedgerows and wooded areas in public open spaces.
- e) Encouraging private landowners to care for any visually significant trees, hedgerows, ditches, ponds or wetland features on private land.
- f) Encouraging new design/ green space management/ creation/ enhancement to be sympathetic to the aspirations expressed for the green corridors identified in the Tees Valley Green infrastructure strategy and consider opportunities to link to new and existing communities.

#### **G3. Landscape design advice should be obtained for the planning of open spaces in order that:**

- a) New developments contribute positively to the quality of the landscape and enjoyment of the natural environment.
- b) All new landscape schemes are designed with consideration for their longer-term management, and with the aim of improving the landscape.



## 13. TRAFFIC AND TRANSPORT

13.1. The traffic in an area can considerably affect the quality of life for the local residents, and in turn new development can contribute to changes in traffic generation. The impact of new development on traffic levels must be taken into account and appropriate measures taken to attenuate its impact. In particular the location, safety, traffic flow and design of any access onto the highway are all carefully considered as part of the planning permission process.

13.2. Until the early 1960's, the roads running through Nunthorpe acted as the major distribution networks for the industries in the neighbouring areas. In the 1960's industrial expansion caused new roads to be built to bypass Nunthorpe and so heavier goods traffic no longer needed to pass through. Despite this, Nunthorpe is still the chosen route for an increasing number of private vehicles travelling to and from East Cleveland and the North Yorkshire areas into Middlesbrough and its industrial neighbours. A significant number of drivers also use Nunthorpe as a through route in an attempt to reduce their journey times. The primary purpose of the A1043 (Nunthorpe Bypass) is to alleviate traffic which would otherwise use Guisborough Road. Any future development proposals requesting access off the A1043 would require to demonstrate, to the satisfaction of the Local Highway Authority, that should there be any detrimental effects, these can be mitigated.

13.3. The Middlesbrough to Guisborough rail link closed in 1964 thus reducing the travel choice for residents and visitors travelling to and from Middlesbrough and beyond. The closure of Gypsy Lane in 1999 removed the eastern link

from Guisborough Road to Stainton Way, resulting in a significant increase (approximately 30%) in vehicles travelling along Guisborough Road between the railway crossing and Dixons Bank. The latest traffic survey carried out on Guisborough Road in January 2011 shows the average daily vehicle flow to be 8356.

13.4. As with the majority of schools throughout the area, the three primary schools within Nunthorpe and the one of each primary and secondary school in the Redcar and Cleveland side all create considerable congestion in their respective localities in the mornings and evenings. They also result in a significant increase in the number of pedestrians walking along Guisborough Road. Many cyclists using the road also use the pavements due to the volume of traffic and the carriageway width. There are no formal pedestrian crossings along Guisborough Road within the Middlesbrough Council boundary. Visibility on to Guisborough Road is reduced in many areas due to the characteristic hedges in the area, many of which are not always well maintained. In other areas parking on verges has become a problem and reduces visibility for other drivers.

13.5. For many years local residents, Ward Councillors, Community Council and Parish Council members have expressed concerns about Road Safety in the Nunthorpe area and particularly Guisborough Road. As a result of these concerns the community has expressed its wish that in any future proposals, the developer takes particular care when considering the suitability of new access entrances on to Guisborough Road, seeking early advice from the Council's traffic engineers.



*Guisborough Road with single pavement and adjacent hedging.*

13.6. In a 2010 opinion survey of residents of Nunthorpe, a significant majority (40%) stated that they travelled to work, with distance and convenience given as the reasoning against other, more sustainable forms of transport. In a survey of local school children in Nunthorpe 61% stated they went to school by car.

## Public Transport

13.7. In terms of public transport Nunthorpe is well connected by bus to East Cleveland, James Cook University Hospital, Stokesley and Middlesbrough town centre. There are also approximately 10 daily return rail services stopping at Nunthorpe, some running as far as Newcastle and Whitby.

13.8. The general area is well catered for with regards to footpaths, cycle and bridleways. The old rights of way, which have been established over the centuries, allow pedestrians and non-vehicular traffic access from the settlements, hamlets and towns in to the open countryside. Within the new housing estates, developers have built in numerous footpaths and cycle-ways that give access to other areas without the necessity of following the road network. Some of these routes, referred to locally as “cuts” would

benefit from better open visibility along the length of the footpath, to prevent any potential acts of anti social behaviour.

### **T1.Through traffic is a large part of the traffic flow in Nunthorpe, therefore :**

- a) Investigations will be undertaken as appropriate to ascertain ways of discouraging Nunthorpe as a through route.
- b) Off street parking will be supported, but not in contravention of Guideline D4a.
- c) Every endeavour should be made to encourage the use of the bus and rail services

### **T2.Roads should be designed to meet the needs of all users. This can be achieved by:**

- a) Discouraging parking on verges and footpaths to avoid damage and impeding pedestrians.
- b) Encouraging all new development to have regard to existing footpath, cycleway and bridleway connections and therefore seek to provide new provision and continue to develop the well-connected nature of Nunthorpe.
- c) Ensuring that new footpaths, where feasible, are wide enough to enable people to pass without having to step into the carriageway.

### **T3.Roads are the central element in the street scene and their design should be carefully considered by:**

- a) Designing and siting all street furniture in order to enhance the street scene and avoid clutter
- b) Encouraging developers and utility companies to place all statutory services underground, especially within the Conservation Area where possible.
- c) Designing any new road entrances to Nunthorpe to make them more distinctive as well as helping to slow traffic.
- d) Demonstrating that any proposed development with access off the principal road network will mitigate any resulting detrimental effects.

## CONSIDERATIONS

If you are considering development, be it alterations to the exterior of your own property, or larger scale housing development, there are a number of aspects you should consider. Even the small changes are significant. These seemingly inconsequential changes such as paintwork, signs, boundary walls, gates, hedges or removal of a tree can together considerably effect the character of Nunthorpe. Whether or not your proposals require planning permission you should ask your self the following questions:

- What are the distinctive features of the property and area?
- Think about the alterations / development you are considering. How does it affect the positive distinctive features of your property / the area? Does it complement the character of the local area? If not, how could you change it so that it does?
- Is there the opportunity to remove any uncharacteristic features?
- Does it impinge on the existing significant buildings and their surroundings?
- Where appropriate does it provide public spaces and routes that are attractive, safe and uncluttered?
- Where appropriate does it provide open space that is easy for everyone to use, including children, disabled and elderly people?
- Does it impede existing views or landmarks of outstanding relevance to the community?
- Does it promote biodiversity and a variety of habitats for wildlife?
- Can the new homes adapt to changing family needs including the needs of people with disabilities?
- Do new buildings comply with the higher levels of the Code for Sustainable Homes?
- Are your choices of materials durable and easy to maintain?
- Check also if there are any other restrictions on the development of your property. Is it a listed building that is subject to much stricter control? In conservation areas, amongst other restrictions, this means you will need permission to cut down or significantly reduce the size of trees. Please note that most works to a listed building will require listed building consent. Permission is also required for demolition within conservation areas.
- Check if any trees on your property are listed or protected by a Tree Protection Order (TPO) or if you are within the Conservation Area, where trees are also protected.
- If you are in doubt, employ an architect or seek professional advice on your proposals. The local planning authority is also happy to provide advice prior to the submission of an application or to check if your proposal requires planning permission (contact Development Control on 01642 729487)
- The Council's Planning Services webpage contains further information on Conservation Areas and Planning Policy and provides additional planning documentation and information ([www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)).



## USEFUL CONTACTS

If you have any further questions about this document please see the Council's website ([www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)) or contact the Urban Regeneration team at Middlesbrough Council by:

- Letter: *Urban Regeneration, Regeneration, Middlesbrough Council, Civic Centre, PO Box 504, TS1 9FY*
- Tel: 01642 729064
- Email: [urban\\_regeneration@middlesbrough.gov.uk](mailto:urban_regeneration@middlesbrough.gov.uk)

If you have an enquiry about planning policy please contact the Planning Policy Team by:

- Letter: *Planning Policy, Regeneration, Middlesbrough Council, Civic Centre, PO Box 504, TS1 9FY*
- Tel: 01642 729065
- Email: [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk)

If you are considering extending your property or developing in Nunthorpe, please contact Development Control to discuss any aspect of your application. Officers will be available Monday – Friday, 9.00am-5.00pm and can be contacted on:

- Tel: 01642 729470
- Email: [developmentcontrol@middlesbrough.gov.uk](mailto:developmentcontrol@middlesbrough.gov.uk)

If you are considering extending your property or developing within the Conservation Area, please contact the Conservation Officers to discuss any aspect of your application. Officers will be available Monday – Friday, 9.00am-5.00pm and can be contacted on:

- Tel: 01642 729058
- Email: [conservation@middlesbrough.gov.uk](mailto:conservation@middlesbrough.gov.uk)

If you live on the Redcar and Cleveland side of Nunthorpe and would like to discuss their policies please contact:

- Letter: *Strategic Planning, Redcar & Cleveland Borough Council, Belmont House, Rectory lane, Guisborough Road, TS14 7FD*
- Tel: 01287 612356
- Email: [planning\\_policy@redcar-cleveland.gov.uk](mailto:planning_policy@redcar-cleveland.gov.uk)

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## RELATED READING

A list of relevant documents and sources of information.

### **National Planning Policy Statements** (available from [www.communities.gov.uk](http://www.communities.gov.uk))

- Planning Policy Statement 1: Delivering Sustainable Development
- Supplement to PPS1: Planning for a Low carbon Future in a Changing CLimate
- Planning Policy Statement 3: Housing
- Planning Policy Statement 5: Planning for the Historic Environment
- Planning Policy Statement 7: Sustainable Development in Rural Areas
- Planning Policy Statement 9: Biodiversity and Geological Conservation
- Planning Policy Guidance 13: Transport
- Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation
- Planning Policy Statement 22: Renewable Energy

### **National Guidance Documents**

- Better Places to Live by Design (2001) DCLG
- Biodiversity by Design: A Guide for Sustainable Communities (2004) Town and Country Planning Association
- Green Infrastructure by Design (2010) CBA Associates
- Building for Life 2008 Ed., CABA
- The Code for Sustainable Homes: Setting the Standard in Sustainability for New Homes (2008) DCLG
- By Design (2000) DCLG
- Manual for Streets (2007) / Manual for Streets 2 (2010), Department for Transport
- Secured by Design New Homes 2010 (2010), Association of Chief Police Officers
- For information on Green flag Award & country Park accreditation scheme see [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

### **Regional and Local Documents**

- Tees Valley Green Infrastructure Strategy 2008
- Design, Heritage and Sustainability in Tees Valley - A guide for future housing 2011
- Middlesbrough Local Development Framework Core Strategy, adopted February 2008 (relevant policies listed in Appendix 1) available at [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)
- Green Spaces Public Places; A Strategy for Public Open Spaces in Middlesbrough 2007-2012
- Nunthorpe Design Statement: Community Evidence Portfolio (available in Tees Archives)
- Nunthorpe and Poole Conservation Area Appraisal and Management Plan
- Middlesbrough Local Development Framework, Sustainability Appraisal Scoping Report, June 2005 & Addendum May 2007.
- A town wide Middlesbrough Design Guide is currently being prepared, and is due for completion 2011/12

## Further Sources of information

- Communities and Local Government website ([www.communities.gov.uk](http://www.communities.gov.uk))
- Commission for Architecture and Built Environment (CABE) - From 1999-2011, CABE was the government's advisor on architecture, urban design and public space. Its final website (as of January 2011) still exists ([www.cabe.org.uk](http://www.cabe.org.uk))
- English Heritage Website – for guidance on the historic environment (<http://www.english-heritage.org.uk/professional>)
- Department for Environment Food and Rural Affairs Website, environment section (Green Flag Award & Country Park accreditation information) (<http://www.defra.gov.uk/environment/>)
- Natural England website. Contains detailed information on 'Accessible Natural Greenspace Standards' ([www.naturalengland.org.uk](http://www.naturalengland.org.uk))
- Building For Life ([www.buildingforlife.org](http://www.buildingforlife.org))
- BREEAM – Assessing Eco Performance ([www.breeam.org](http://www.breeam.org))
- Design for Homes ([www.designforhomes.org](http://www.designforhomes.org))
- Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk))
- Secured by Design ([www.securedbydesign.com](http://www.securedbydesign.com))
- Resource for Urban Design Information ([www.rudi.net](http://www.rudi.net))
- Department for Transport ([www.dft.gov.uk](http://www.dft.gov.uk))

## GLOSSARY

**Character** – The sense and identity of a place that comes from its unique set of features, characteristics and form, including the underlying natural features and made features such as settlements, streets and buildings, as well as the activities that go on in them.

**Core strategy** – A Development Plan Development setting out the spatial vision and objectives of the planning framework for an area

**Conservation Area** – An area designated as being of special architectural or historic interest, where the preservation and enhancement of its character and appearance is a priority. Within a conservation area the local authority has extra controls over demolition, minor development and works to trees.

**Context** – the setting or surroundings of a site, including factors such as traffic, activities and land uses, as well as landscape and existing buildings.

**Design guide** A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organisations often with a view to retaining local distinctiveness.

**Development Plan Documents (DPDs)** - DPDs are Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare, include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.



**Grain** – The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

**Design and Access Statement** – A legal requirement for the majority of planning applications. It explains the evolutionary process of the development, how the design of the proposal has taken into account its surrounding are, and how everyone, including disabled people will be able to use the building.

**Form** – The physical structure or arrangement of a settlement described variously in terms of: street pattern or layout, plot pattern, building pattern, building type, density, size (height and massing), materials and details (appearance) and landscape planting of a development.

**Green Infrastructure** – Green Infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.

**Green Spaces, Public Places Strategy** – is a key step towards protecting and improving Middlesbrough's green spaces. It provides a vision and objectives for the planning and management of greenspaces. It will help to secure attractive, safe and easily accessible spaces for all to enjoy.

**Infill Plots** - The infilling of a small gap within an otherwise built-up frontage or group of houses

**Local Development Framework (LDF)** - The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:

- Development Plan Documents (which form part of the statutory development plan)
- Supplementary Planning Documents
- the Statement of Community Involvement
- the Local Development Scheme
- the Annual Monitoring Report
- any Local Development Orders or Simplified Planning Zones that may have been added

**Local List** – identifies buildings, structures, parks, gardens and open spaces in Middlesbrough, which are thought to be of special local architectural and/or historic interest.

**Local Plan - Local Plan** is the previous development plan document. These plans continue to operate until they are replaced by the adoption of the replacement development plan system brought about by the Planning and Compulsory Purchase Act 2004.

**Open Space** - All space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation. They can also act as a visual amenity and a haven for wildlife.

**Planning Policy Statements and Guidance** - Planning Policy Guidance notes, and their replacements Planning Policy Statements, are prepared by the Government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

**Regeneration Development Plan Document** – identifies specific sites that are proposed for development and principle regeneration sites within the borough such as Greater Middlehaven.

**Scale** – In general, the impression given by a building or group of buildings when seen in relation to its surroundings, often used as a synonym for size.

**Statement of Community Involvement** – Sets down the degree of involvement that the community and other stakeholders can expect in the taking of decisions on development proposals and future planning strategy.

**Streetscape** – The overall impression given by the design, arrangement and relationship of buildings to other structures, landscaping and open space on a block or neighbourhood.

**Street Furniture** – Structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting, railings and signs.

**Supplementary Planning Document (SPD)** – A document that provides further details and / or guidance on the policies and proposals contained within the Development Plan Documents (DPDs). It cannot introduce new policies or proposals.

**Sustainable development** – Development that meets the needs of the present population with compromising the ability of future generations to meet their own needs and aspirations.

**Topography** - the "lay of the land", or the physical characteristics of land in terms of elevation, slope, and orientation

**Tree Preservation Order (TPO)** - A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.



**Urban Design** - The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes that facilitate successful development.

## APPENDIX II: STATEMENT OF PROCESS




DATE	MEETING
14/08/2009	<b>First Steering Group meeting.</b> The Parish and Community Council's and Nunthorpe Greater Action Group's were contacted for membership of a Nunthorpe Steering Group to meet with Council Members and Officers. The group met on an ad-hoc basis, when necessary.
26/10/2009	<b>First Working Group meeting.</b> This group met on a fortnightly basis and consisted of the residents of the steering group, the Council Members and other interested residents.
08/01/2010	<b>Community Exhibition Event, Nunthorpe Methodist Church.</b> The event was advertised by leaflets distributed to all of the households in Nunthorpe, as well as an article in the Evening Gazette. The event included exhibitions of all the information collected by the group to date with the opportunity for residents to comment and add to all subject areas. At least 83 residents attended the event, despite very heavy snow.
14/05/2010	<b>Evening Public Meeting, Nunthorpe Institute.</b> The group and volunteers put out 3500 leaflets in houses on both sides of Nunthorpe to advertise the event. The event took the form of a group workshop for members of the public with members of the steering group acting as facilitators. Approximately 50 people attended the event.
06/2010	<b>Schools Questionnaire</b> - 277 questionnaires were returned from the three Nunthorpe primary schools: Chandlers Ridge Primary School (115), The Avenue (82) and St. Bernadette's (80) with the children's ages ranging from 7 to 11.
06/2010	<b>Local Opinion Questionnaire</b> – Just over 2000 questionnaires were distributed to all the houses in Nunthorpe, with the additional opportunity to fill it in online. 560 questionnaires were returned, and analysed.
12/07/2010	<b>Design Statement Workshop</b> – Presentation of the resident's findings to the relevant Council Officers, with opportunity for feedback from the officers.
10/09/10	Presentation of the final portfolio of findings from the residents to the Council for formation of final document.
14/02/2011	Permission by Executive member to consult on draft document
11/04/2011	<b>Statutory Consultation</b> – Advert in gazette. Exhibition in Marton Library and Marton and Nunthorpe Recreation Club. Officers attended
-	weekly coffee mornings at Nunthorpe Methodist Church Hall. Copies of the document, consultation boards and feedback form left in Central Library, Marton Library, Civic Centre and on the Council's website.
20/05/2011	Letters sent out to statutory consultees informing them of the document. Officers also attended Parish Council and Community Council meetings.
17/06/2011	<b>Final meeting of the Steering Group</b>
19/09/2011	<b>Report to Executive and adoption as SPD</b>



## APPENDIX III: LOCAL LIST / LISTED BUILDING GAZETTEER

<p>NUNTHORPE EAST SIDE, Nunthorpe Village. <b>G.V. II</b> 3.3.76</p> <p>Pair of Cottages c.1800</p>	
<p>NUNTHORPE EAST SIDE, Nunthorpe Village, <b>Nunthorpe Hall.</b> 5.5.52 <b>G.V. II</b></p> <p>NUNTHORPE Manor house, c.1623, largely rebuilt and extended c.1800 and altered mid- C19.</p>	
<p>NUNTHORPE EAST SIDE, Nunthorpe Village <b>Garden terrace wall, stairs and steps, in grounds of Nunthorpe Hall.</b> 23.6.66 <b>G.V. II</b></p> <p>Retaining wall, stairs and steps to terraced gardens, mid/late C17, south steps renewed c.1900</p>	
<p>NUNTHORPE EAST SIDE, Nunthorpe Village <b>Gates, gate piers and crescent walls at entrance to Nunthorpe Hall.</b> <b>G.V. II</b> 28.07.1988</p> <p>Gates, gate piers, crescent walls and terminal piers, at entrance to Nunthorpe Hall, 1901.</p>	
<p>NUNTHORPE EAST SIDE, Nunthorpe Village <b>Chapel of St. Mary, in grounds of Nunthorpe Hall.</b> <b>G.V. II</b> 28.07.1988</p> <p>Chapel-of-ease, 1824 (recorded in east window), possibly on site of C14 chapel</p>	
<p>NUNTHORPE STOKESLEY ROAD, West side. <b>No 30 (The Lodge)</b> <b>G.V. II</b> 28.7.88</p> <p>Lodge, at entrance to Poole Hospital (formerly Grey Towers House), dated 1896.</p>	

<p>NUNTHORPE STOKESLEY ROAD, West side. <b>Gate piers at entrance to the Lodge and Poole hospital.</b> <b>G.V. II</b> 28.7.88</p> <p>Gate piers at entrance to Poole Hospital (formerly Grey Towers House). c, 1896</p>	
<p>NUNTHORPE STOKESLEY ROAD <b>Grey Towers House, (Poole Hospital) and attached wall - II*</b> (star)</p> <p>Country house, 1865-67 by John Ross (Darlington), for W.R.I. Hopkins</p>	
<p>NUNTHORPE WEST SIDE, Nunthorpe Village. <b>No. 4</b> <b>G.V. II</b> 28.7.88</p> <p>Pair of cottages, late C18, now one cottage.</p>	
<p>NUNTHORPE WEST SIDE, Nunthorpe Village. <b>No. 6.</b> <b>G.V. II.</b></p> <p>Cottage c.1840</p>	
<p>NUNTHORPE WEST SIDE, Nunthorpe Village. <b>Nos. 8 and 10.</b> <b>G.V. II.</b> 28.7.88</p> <p>Pair of cottages, c.1800. Late C19 end stacks.</p>	
<p>NUNTHORPE CHURCH LANE, North side. <b>Church of St. Mary.</b> <b>G.V. II</b> 23.6.66.</p> <p>Church 1924/26 by Temple Moore and Leslie T. Moore</p>	

<p>NUNTHORPE CHURCH LANE, North side. <b>Lych-gate and adjoining stile, fence and gate, c.45m south-west of Church of St Mary</b> <b>G.V. II.</b> 28.7 88</p> <p>Lych-gate (war memorial), and memorial stile, fence and gate adjoining west side, 1947 by Leslie Moore</p>	
<p>NUNTHORPE CHURCH LANE, North side. <b>The Vicarage</b> <b>G.V.II</b> 28.7.88</p> <p>Schoolmaster's house, dated 1903; front extension dated 1935 by W.E. Haslock (Middlesbrough)</p>	
<p><b>Tree Bridge</b> <b>Grade: II</b> <b>Date Listed:</b> 28/07/1988 <b>Date Delisted:</b> <b>NGR:</b> NZ5437312312</p> <p>Bridge over stream early C19.</p>	

## LOCAL LIST BUILDINGS

<p><b><u>14-16 Rookwood Road, Nunthorpe</u></b> Architect: unknown Date: c.1920 Current use: residential Conservation Area: N/A</p> <p>Semi-detached Edwardian pair of houses with rendered walls</p>	
<p><b><u>Nunthorpe Station</u></b> Architect: unknown Date: 1853 Current use: residential Conservation Area: N/A</p>	
<p><b><u>123 Guisborough Road</u></b> <b>Architect: unknown</b> <b>Date: c.1910</b> <b>Current Use: residential</b> <b>Conservation: N/A</b></p>	
<p><b><u>Red Cottage, Guisborough Road</u></b> Architect: 1910 (unknown) 1929 (Stephen H Clarke) Date: c.1910</p>	<p>Picture unavailable</p>



<p>Current use: residential Conservation Area: N/A</p> <p>Edwardian villa in the Arts and Crafts style</p>	
<p><b><u>Tudor Court, Church Lane</u></b> Architect: unknown Date: c.1930 Current use: Lightwing Barristers Conservation Area: N/A</p> <p>Mock Tudor 1920s house</p>	Picture unavailable
<p><b><u>The Old School, Church Lane, Nunthorpe</u></b> Architect: unknown Date: 1903 Current use: Health Club Conservation Area: Nunthorpe and Poole</p> <p>Sandstone building built to replace original school by Arthur John Dorman</p>	 A photograph of a two-story sandstone building with a gabled roof, a central arched entrance, and a clock tower on the roofline.
<p><b><u>The Old Smithy, West Side</u></b> Architect: unknown Date: c.1880 Current use: Commercial/storage Conservation Area: Nunthorpe and Poole</p> <p>Cobbled courtyard surrounded by a range of hand made brick buildings comprising workshop/smithy, stables and cart sheds.</p>	 A photograph of a long, single-story red brick building with a gabled roof and several windows, situated next to a cobbled courtyard.
<p><b><u>Hall Farm, Nunthorpe Village</u></b> Architect: unknown Date: c.mid-19th Century Current use: Agricultural/ residential Conservation Area: Nunthorpe and Poole</p> <p>Associated with Nunthorpe Hall. Appears to date from early 19th century and exhibits some fine architectural details</p>	 A photograph of a long, single-story red brick building with a gabled roof and several windows, situated next to a cobbled courtyard.