



South Tyneside Council

Neighbourhood Services

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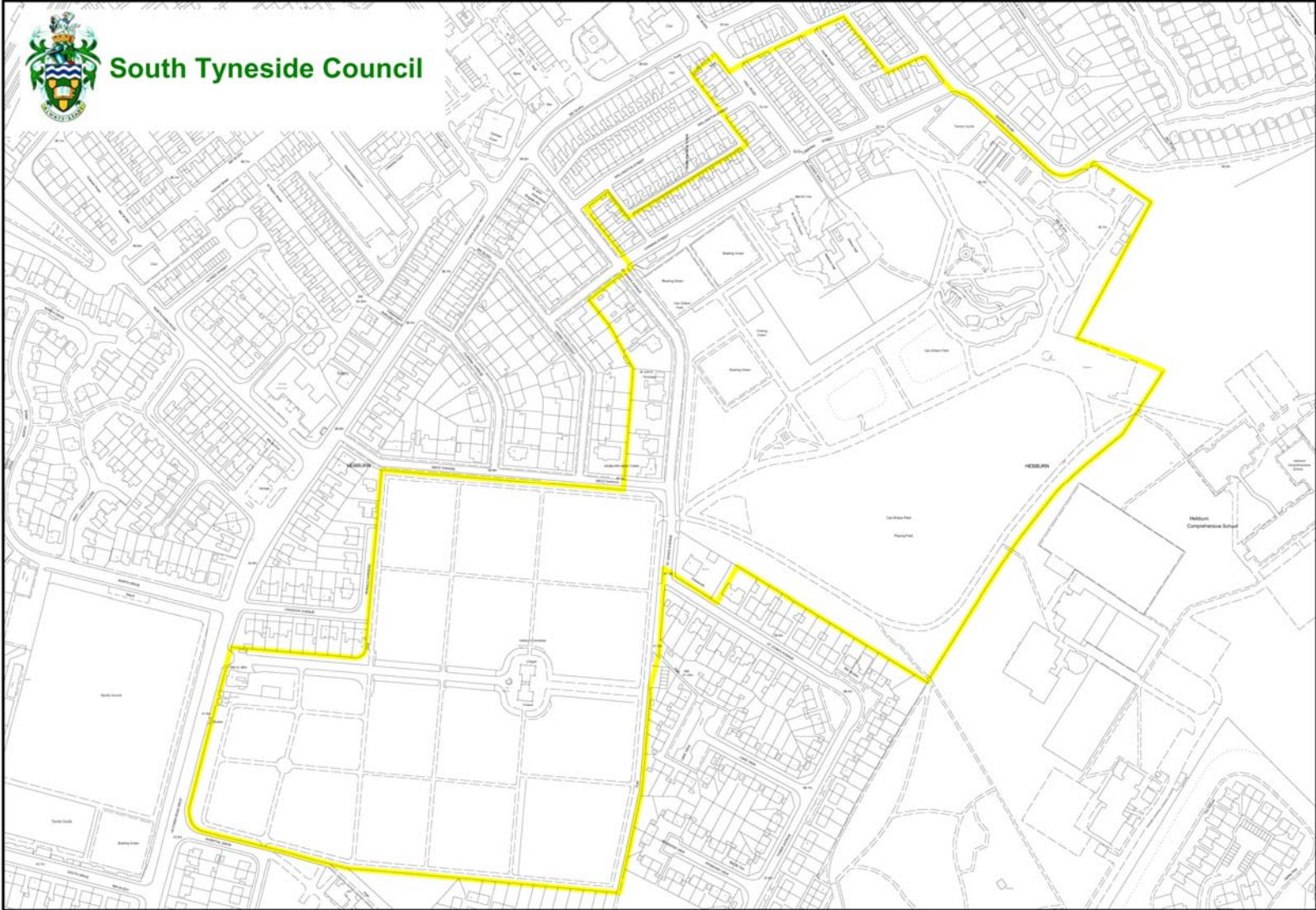
Hebburn Hall Conservation Area

Character Appraisal

Prepared by Simpson & Brown on behalf of South Tyneside Metropolitan Borough Council, August 2007

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Figure 1 Boundary of Hebburn Conservation Area. *South Tyneside Council*

Hebburn Hall Conservation Area

1.0 Introduction

1.1 Conservation Areas

Conservation areas were first introduced by the Civic Amenities Act 1967 and are defined as being:

'areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance'

The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their district area areas of special architectural or historic interest. Local authorities also have a duty in exercising planning powers to pay particular attention to the need for preserving or enhancing the character or appearance of conservation areas.

The character of a conservation area depends on much more than the quality of individual buildings. It also takes into account features such as the layout of buildings, open spaces, landscaping, boundaries, thoroughfares, the mix of uses, use of materials and street furniture. It is also

common for the conservation area to include a number of listed buildings.

The designation of a conservation area by the Council introduces additional planning procedures that are intended to ensure that any changes or alterations do not detract from the character and appearance of an area. Ultimately, the designation of a conservation area aims to guide, rather than prevent change. Permission needs to be sought from the Council for works proposed within a conservation area.

There are currently 11 conservation areas designated in South Tyneside. In the South Shields area there are: Westoe Village, Mariners' Cottages, Mill Dam and Cleadon Hills. In the Jarrow and Hebburn area there are: St. Paul's, Monkton and Hebburn Hall. In the urban fringe area there are: Cleadon, East Boldon, West Boldon and Whitburn.

In order to provide a clear and sound understanding of the special interest of these conservation areas, the Council is preparing detailed character appraisals for each of these areas.

1.2 Conservation Area Character Appraisals

A Conservation Area Character Appraisal is a detailed study of a conservation area to determine the type and scope of the special architectural or historic interest that makes that area important.

Planning policy, development control, enhancement proposals and conservation area management can only be achieved when there is a clear and sound understanding of the 'special interest' of the conservation area.

The production of a Conservation Area Character Appraisal (together with a subsequent Management Plan) will improve the understanding of the value of the built heritage, provide property owners and potential developers with clearer guidance on planning matters and the types of development which are likely to be encouraged. It will also enable South Tyneside Council to improve its strategies, policies and approach towards conservation and development opportunities and priorities within the area.

The appraisal will form a sound basis for establishing effective conservation area policies; support the effective determination of planning and listed building applications, and provide relevant evidence in planning appeals.

Guidance used to complete this appraisal includes *Planning Policy Guidance 15: Planning and the Historic Environment (PPG15)* (Dept of Communities and Local Government, September 1994) *Guidance on Conservation Area Appraisals* (English Heritage & the Planning Advisory Service, February 2006); and *Guidance on the Management of Conservation Areas* (English Heritage & the Planning Advisory Service, February 2006). Reference has also been made, during the completion of this study, to the British Standard *BS:7913, 1998 Guide to the principles of the conservation of historic buildings*.

The survey for this character appraisal was undertaken in January 2007.

1.3 Limitations

It is recognised that future archaeological and other research within the conservation area may mean that evidence will be uncovered that may alter some of the conclusions in this study. Any future research or discoveries, whether physical or documentary, should be used to update this character appraisal where appropriate.

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or space should not be taken to imply that it is of no interest.



Figure 2 St John's Church and Hebburn Hall.
South Tyneside Council



Figure 3 Entrance gates to Hebburn Cemetery.
Simpson & Brown

2.0 Hebburn Hall Conservation Area

2.1 Location and Context

The Hebburn Hall Conservation Area is located 6 km to the west of South Shields town centre, 6 km to the south east of Newcastle city centre and 0.5 km to the south of Hebburn town centre.

The Conservation Area (see figures 1 & 4) is broadly defined by two key areas, comprising Hebburn Cemetery and Hebburn Hall and its historic grounds.

Hebburn Hall Conservation Area is bordered primarily by residential development and Hebburn Comprehensive School to the east, with the exception of sports grounds to the west of the cemetery on the opposite side of the A185 (Victoria Road West).

Overall, the surrounding area is dominated by residential development, schools, sporting facilities, commercial and retail facilities. Hebburn Metro Station is located to the north of the Hebburn Hall Conservation Area along Station Road, which houses the commercial and retail core of Hebburn.

The open ground of the cemetery, gardens and parkland dominate the conservation area itself, with a concentration of housing at the northern perimeter.

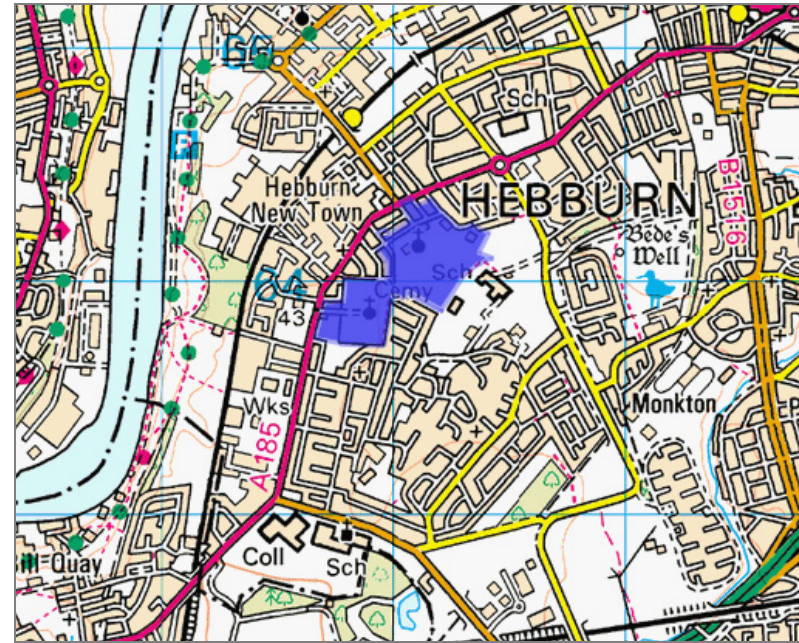


Figure 4 Location Plan showing the area of Hebburn Hall Conservation Area marked in blue. *Multimap*

2.2 Historical Development of Hebburn

2.2.1 Overview

Origins

It is thought that the name Hebburn may be derived from the Anglo-Saxon terms, *heah* meaning high, and *byrgen* meaning a burying place, though it could also mean *the high place beside the water*.¹

The earliest recorded evidence of human activity at Hebburn is a Roman coin found in 1926² and early records of Hebburn apparently identify the area as a fishing settlement in the 8th century that was raided and burnt by Vikings.³

The first documentary reference to Hebburn (also *Heabyrn*) is a grant to Aldwin of the vill⁴ of Jarrow and its appendages in a late 11th century document by Walcher, Bishop of Durham, showing that the village had been established by

this relatively early date in the medieval period. It later became the property of the prior and convent of Durham.⁵

In 1430, two parts of the vill were held freehold by one set of people, and one third by another. In 1504, when the prior and convent exchanged land with the Gray family, the 'town and fields' of Hebburn were described as lying on the boundary between the two holdings.⁶

The Lordship of the Manor of Hebburn was to pass through the hands of a number of families – Wilby, Gray and the Baxters who in 1530, conveyed North Hebburn to Richard Hodgson who was to be Lord Mayor of Newcastle on three occasions. Generations of the Hodgson family would live at Hebburn Hall until 1650, when it was acquired by Robert Ellison.⁷

18th – 21st Century Development

Hebburn became industrialised from the late 18th century, largely due to its riverside location and accessibility to sources of coal.

¹ www.hebburn.org

² sine7.ncl.ac.uk/sl/Histories/LocalhistoriesH.htm

³ www.hebburn.org

⁴'Vill' – A word of various significations in English, law; as, a manor; a tithing; a town; a township; a parish; a part of a parish; a village. The original meaning of vill, in England, seems to have been derived from the Roman sense of the term villa, a single country residence or farm; a manor. *Webster's Revised Unabridged Dictionary. MICRA, Inc. 20 Mar. 2007. (Dictionary.com http://dictionary.reference.com/browse/vill).*

⁵ sine7.ncl.ac.uk/sl/Histories/LocalhistoriesH.htm

⁶ sine7.ncl.ac.uk/sl/Histories/LocalhistoriesH.htm

⁷ www.hebburn.org

The village of Hebburn is apparently shown on the south side of the road on Gibson's map of 1788.⁸ This early road was rerouted north of the hall in the late 18th century and the site of the original village may have been covered with the extension of the park which seems to have followed.⁹ The rerouted road north of Hebburn Hall is today Victoria Road West (also known as Shields Road), and remains the core transport route through Hebburn today.

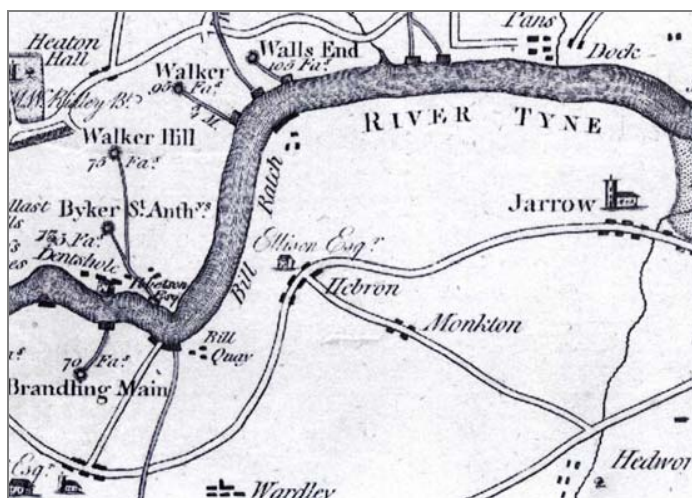


Figure 5 1788 Map by Gibson. *Durham University Library - Pictures in Print*

Land immediately surrounding Hebburn Hall was primarily in agricultural use in the 19th century, with the exception of an old sandstone quarry east of the hall and Hebburn Colliery, located to the northeast of Hebburn Hall. By 1897, the sandstone quarry appears to have been reopened and expanded into the 20th century. By the 1940s, tennis courts, a bowling green and sports ground had been developed west of the quarry.

Coal mining was the first non-agricultural industry introduced to Hebburn and although mining was relatively late to develop due to the problems associated with deep mining, it was in about 1790 that large scale exploitation of coal began and Hebburn Colliery was fully operational throughout the 19th century. The Colliery closed in 1931.¹⁰

Elsewhere in Hebburn, brick works, fireblack works, chemical works, and a foundry were all important parts of early local industry. Perhaps most important of all, however, was shipbuilding, which developed from an early date at yards such as the Hawthorn Leslie Shipyard and the

⁸ sine7.ncl.ac.uk/sl/Histories/LocalhistoriesH.htm

⁹ sine7.ncl.ac.uk/sl/Histories/LocalhistoriesH.htm

¹⁰ www.999hebburn.co.uk & sine7.ncl.ac.uk/sl/Histories/LocalhistoriesH.htm

Newcastle Shipbuilding Company Ltd, both of which opened in the mid 19th century.¹¹

By 1821, Hebburn boasted a population of 5,230.¹²

The second half of the 19th century was to be a time of substantial change in Hebburn.

The North Eastern Railway, Newcastle and South Shields branch line was constructed by 1897 north of the conservation area and there was substantial residential development occurring north of the conservation area and north of 'North Hebburn' farm (on the west side of Victoria Road West, west of the conservation area) as part of the Hebburn New Town development.

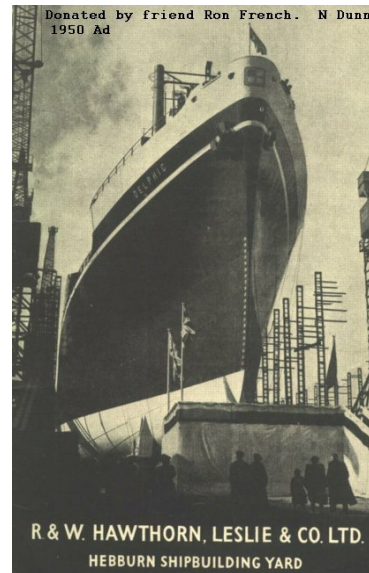


Figure 6 Hawthorn Leslie advertisement, c1950. *Courtesy of Norman Dunn.*

By 1901 the population had grown to 21,000, swollen by immigrants, initially from Scotland and later from Ireland. By this time, Hebburn had developed into three distinct areas Colliery, Quay and New Town, each with their own schools, communities and identities. The Conservation Area is located within the New Town area.¹³

This picture of a rapidly expanding industrial town based on ship-building, mining and engineering, with a community from a wide variety of cultures, would herald its new status in 1894 as an Urban District.¹⁴

Among the new industries, the following in particular would play a major part in Hebburn's development throughout the 19th century: Sir Charles Tennant's United Alkali Works; Tharsis Sulphur and Copper Company; Bede Metal and Chemical Company; and the rope and sail-cloth firm, 'Haggies'.

The period leading up to World War One saw a great increase in the industrial capacity of the town with the arrival of Reyrolles, White's Marine Engineering, Palmers and many small but important firms. Existing companies were

¹¹ sine7.ncl.ac.uk/sl/Histories/LocalhistoriesH.htm

¹² www.hebburn.org

¹³ www.hebburn.org

¹⁴ www.hebburn.org

expanding and with the arrival of war, adding munitions to their output.¹⁵

The expansion of Hebburn in the early 20th century was brought somewhat to a halt by the worldwide depression of the 1930s.

However, the lead-up and outbreak of World War Two led to a boost to heavy industry in the area, especially ship building on the Tyne. For example, the Hawthorn Leslie shipbuilding yard, based in Hebburn, was responsible for building the famous warship HMS Kelly and her captain, Lord Louis Mountbatten, was an honorary citizen of the town. 27 of the crew who were killed in the May 1940 action are buried in Hebburn Cemetery.¹⁶

A key production centre during World War Two, bombings of the area saw dock installations at Hebburn targeted, along with other prominent sites along the Tyne at Newcastle, Sunderland and South Shields.¹⁷

Residential expansion continued as part of the New Town development, with the creation of Canning Street (north of Hebburn Hall), Hall Road, Park Road, Quarry Road and

Wellington Street by 1916-17, with clear evidence of ongoing street expansion south of Victoria Road West.¹⁸

Residential development prior to World War One was predominantly terraced housing, which can be clearly seen in the streets contained within the northern part of the conservation area. Post World War One, housing was given more space, with semi-detached and detached housing dominating development, particularly to the south, west and north of Hebburn Cemetery by the 1940s and further to the south, east and west of the cemetery from about the 1950s.

In the 20th century, engineering companies such as the Reyrolles Engineering Works held important positions in the economic and social life of the area. Reyrolles, which opened in 1906, eventually spread over a large area on the west side of Victoria Road West in the immediate vicinity of the west boundary of the conservation area, and was a primary employer in Hebburn. Industrialisation led to an increasing population and subsequent construction on farm and estate lands of the large-scale housing developments

¹⁵ www.999hebburn.co.uk

¹⁶ www.999hebburn.co.uk

¹⁷ www.bpears.org.uk/NE-Diary/Inc/ISeq_17.html

¹⁸ 1916-17 OS Map – Ordnance Survey

with associated public buildings, such as schools, churches, and a service infrastructure.¹⁹

In 2001, the combined population of Hebburn Hall Conservation Area and the Hebburn Quay and Hebburn South Wards within which it is located was approximately 14,000,²⁰ and the overall current population of the Hebburn area has been given as approximately 24,000.²¹

2.2.2 Hebburn Hall and Grounds

Hebburn Hall (also known as Ellison Hall) was originally constructed in the 17th century and has been substantially altered during its lifetime. It is said to have been built on the site of an old Pele Tower, part of which was incorporated in the 17th century house, now part of St John's Church.²²

According to Surtees writing in 1820, the tower was an *'old mansion house...built with some view to defence, trenching on the Castle like the Border towers'*. It was later reported that *'the builder of the mansion took down the old tower (with the exception of one length of massive walling 4.5 feet thick), as well as the Elizabethan additions that had been made to it, and used up the materials in the new edifice.'*

Some of the mullions and sills of the narrow windows of the tower were found in the walls when the recent transformations were made'.



Figure 7 Hebburn Hall, late 19th century. *Courtesy of Norman Dunn*

The Ellisons were a prominent family in Hebburn and their influence began in the 1650s with the acquisition of the estate by Robert Ellison, who also acquired the Manor of Jarrow. He was the Parliamentary Representative for Newcastle and had been High Sheriff of Durham. Ellison was very involved in the commercial life of the area and was a member of the Company of Merchant Adventurers. In all,

¹⁹ sine7.ncl.ac.uk/sl/Histories/LocalhistoriesH.htm

²⁰ National Statistics – www.neighbourhood.statistics.gov.uk

²¹ en.wikipedia.org/wiki/Hebburn

²² www.hebburn.org & sine7.ncl.ac.uk/sl/Histories/LocalhistoriesH.htm

he had a family of fourteen and was succeeded by his son, Cuthbert.²³

The Hall²⁴ as it is today was rebuilt in 1790 using the original stones, possibly by William Newton.²⁵ It had over 80 rooms and was built in the Georgian classical style of the late 18th century. The west elevation is plainer and has windows on a different level and may well be part of the earlier building. The front door was on this side prior to 1886.²⁶ Alterations were undertaken in 1819 by John Dobson.²⁷

Under the will of Cuthbert Ellison in 1868, his cousin Ralph Carr inherited the estates and he then added the name Ellison to his own. He died in 1884.²⁸

In 1886, Colonel R.H. Carr Ellison altered the servants quarters into a vestibule for the newly converted St John's Church on the north side of the Hall and the west wing of the Hall became the rectory/vicarage for the church (known as Marley Munro Villas). St John's was consecrated in 1887.

²³ www.hebburn.org

²⁴ The house also has a historical association with Sir Humphrey Davy, who in 1815, tested his new invention the 'Safety Lamp', whilst staying with Cuthbert Ellison at Ellison Hall, with gas from Hebburn Colliery's 'B' Pit being used in the successful experiment that revolutionised safety from gas in the mines. www.hebburn.org

²⁵ Images of England listed building report

²⁶ www.hebburn.org

²⁷ Images of England listed building report

²⁸ www.hebburn.org

During this time, the tenant at the Hall was Sir Herbert Rowell of the shipbuilders Hawthorn Leslie.²⁹



Figure 8 Hebburn Hall, pre-1904 with St John's Church to the right, background. *Courtesy of Norman Dunn*

A lease of Hebburn Hall was taken in 1897 to convert it into an infirmary and it opened that year with 24 beds,³⁰ taking up the east side of the Hall, with the vicarage for St John's Church remaining in the west side of the hall. The ground floor contained the surgery, with the former drawing room being used for meetings. The fine staircase was retained and led to the wards on the upper floors.³¹ Hebburn Infirmary had been renamed 'Ellison Hall Infirmary' by the

²⁹ www.hebburn.org

³⁰ Tyne & Wear Archives Service – National Archives Catalogue entry

³¹ www.hebburn.org

1940s, with the vicarage and St John's Church remaining unchanged. It was maintained by voluntary subscriptions until 1948, when it was incorporated into the National Health Service, when beds were increased to 27 for general and ear, nose and throat surgery.³² It was also known as Hebburn Hall Infirmary and Hebburn Hall Accident Infirmary. The Infirmary closed in 1976.

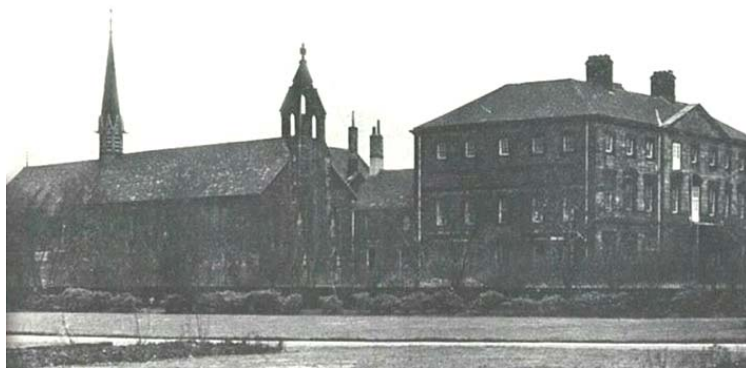


Figure 9 Hebburn Hall and St John's Church, 1940s.
Courtesy of Norman Dunn

Hebburn Hall remained vacant and became vandalised between 1976 and 1978. The building was then leased to the Freemasons who was used as a social club. The

Masonic social club closed in 1999, when the Hall was purchased for conversion to residential use.³³

In 2001, the west side of the Hall had been sympathetically converted to contain three individual private dwellings.³⁴ It was proposed at this time that a similar conversion would take place in the east side of the hall and work is ongoing in 2007.

2.2.3 Carr Ellison Park

Carr Ellison Park is located south of Hebburn Hall and is in the approximate location of the original gardens for the original Hebburn Hall shown in the Richardson plan of 1768. The original gardens were located in front of the open 'C' shape of the Hall and comprised a 'plantation, garden and nursery etc'. South Hebburn farm and a 'Calf Garth'(yard) is shown on this plan southwest of the original hall and the surrounding areas comprised divided fields 'Paddock', 'Quarry Hill', 'Quarry Ground', 'Mark's Close', 'Matthew's Close', 'Rye Grass', 'Well Close' and 'Sheep Field'.

³² Tyne & Wear Archives Service – National Archives Catalogue entry

³³ Information courtesy of Jennifer Morrison

³⁴ Shields Gazette, 24 April 2001

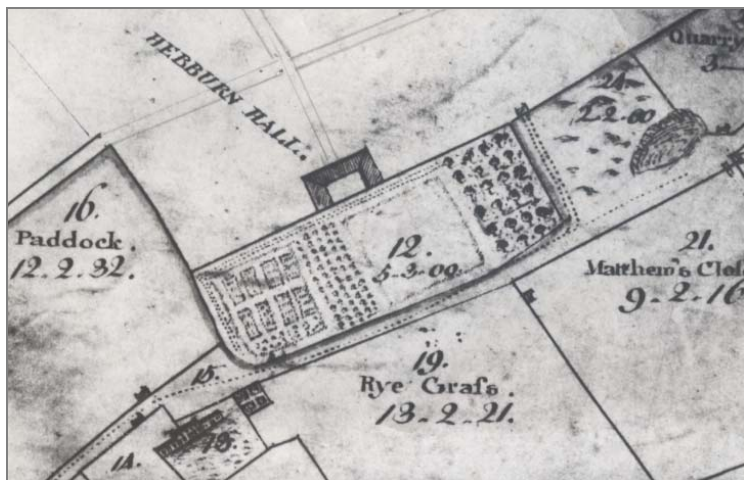


Figure 10 Extract from 1768 Richardson's Church Commissioners Plan, Durham Chapter Estates Deposit. *Durham Record Office, Courtesy of Barry Cram*

OS Maps indicate that there were substantial pleasure gardens to the south of Hebburn Hall during the mid-late 19th century. In 1897, Col. R.H. Carr Ellison allowed the residents of Hebburn the use of the surrounding lands and in 1920, Col. Ralph Henry Carr Ellison presented 25 acres to the town as a park.³⁵ Access to the grounds of Hebburn

Hall (Ellison Hall) provided the first and key recreation area for the town.



Figure 11 Bandstand and public parkland, with 'The Lakes' and boatshed in the background, late 19th century. *Courtesy of Norman Dunn*

The grounds of Hebburn Hall were further developed in the early 20th century and by about 1916, the gardens had been named 'Hebburn Park' and substantial development had been undertaken within the grounds that included a bandstand, tennis court, bowling greens, aviary, greenhouses and the Boer War Memorial.

³⁵ www.hebburn.org



Figure 12 Late 19th/early 20th century aviary northeast of Hebburn Hall, demolished by the 1940s. *National Monument Record – English Heritage*

By 1941-42, the grounds had only undergone minor changes, including a name change to ‘Carr Ellison Park’, maintaining the bowling greens, bandstand and tennis grounds, with the insertion of a War Memorial south of the Hall. The 1957-58 OS Map shows some further minor changes, including work to the sunken garden and installation of a bandstand/platform (the original Victorian bandstand is still shown within the grounds). In fact the sunken garden (known as The Dell) in the park today was a fish pond in the pleasure gardens of Hebburn Hall in the mid-late 19th century. Work by the late 1950s to the park also included a putting green.

2.2.4 Hebburn Hall Ponds

Hebburn Hall Ponds, known locally as ‘The Lakes’, were four man-made ponds established through the damming of Bede’s Burn in about the 1890s. Located on the southeast side of the conservation area boundary, they were apparently formed by the flooding of sandstone quarries³⁶ and their primary role was to provide fresh water to nearby industries.³⁷ Some of the stones from the quarries were used to form the east side of the ‘first’ lake (the eastern-most pond).³⁸

Hebburn Hall Ponds were a dominant visual and social feature of the area (used for walking, socialising and swimming) and they had a boat house on the north bank of the northernmost pond. The boat house was ruined by the mid 20th century. The ponds were drained by 1968 by Hebburn Council and Hebburn Parkview County Infants School had been constructed at the southern end of the northernmost pond. The school is now demolished and the area landscaped.

³⁶ Historic maps viewed as part of this study could not confirm the existence of quarries in this area and it is possible that the ponds were man made in a natural depression of the land – further research required as to the origins of ‘The Lakes’.

³⁷ www.newcastle.gov.uk/tlt/photo/011503.htm & www.hebburn.org

³⁸ www.999hebburn.co.uk

Today, parkland, Hebburn Comprehensive School and housing have been constructed on the site of the ponds.

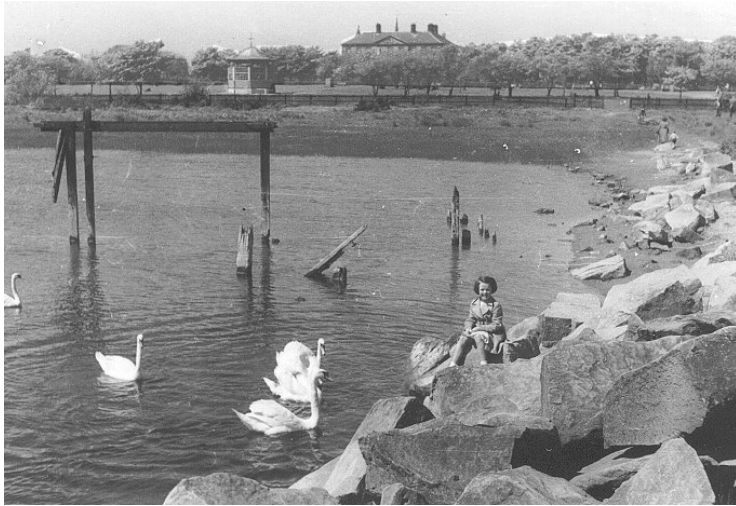


Figure 13 'The Lakes' – Hebburn Hall Ponds, c1950s, showing the ruined boathouse and Hebburn Hall and park behind. *Tommy Lake-Courtesy of Mike Ellison.*

2.2.5 Hebburn Cemetery

Hebburn Cemetery appears for the first time on the 1897 OS Map, including a gate lodge for the cemetery and the double Mortuary Chapel. The Mortuary Chapel, gate lodge and gateway were all constructed during the same campaign of works in 1890 by Frederick West of Hebburn for the

Hedworth, Monkton and Jarrow Burial Board.³⁹ It housed the Non-Conformist Chapel to the north and Church of England Chapel to the south. The main drive from Victoria Road West was aligned with the centre axis of the chapel and terminated at the building. Hebburn Cemetery further developed in the early 20th century with the extension of the main drive beyond the chapel to complete the east-west axis to both boundaries of the site.

By 1941-42, Hebburn Cemetery had expanded into what is the present southeast corner of the cemetery.

2.2.6 Other Features

There were allotment gardens off the southwest corner of the cemetery at the time of its construction in the late 1890s. Allotments expanded around the north side of the cemetery site and the west side of Victoria Road West in the early 20th century, with increased development to the existing allotments on the east side of the conservation area boundary. The allotments to the east, south and west of the cemetery were still in existence and in fact, expanded by the early 1940s, with extensive development on the east side of the cemetery. However, by the 1940s, the allotments on the

³⁹ Images of England listed building report

west side of Victoria Road West had been converted to a sports ground, tennis ground and bowling green. By the late 1950s, all of the allotment gardens had been replaced in favour of residential development.

Other key features within and in the vicinity of the conservation area at this time include 'Garden Cottage' to the south of the hall and 'North Hebburn' farm on the west side of Victoria Road West near Hebburn Cemetery. Garden Cottage remains on OS Maps until c1916 – it appears it was demolished some time between 1897 and 1916. The two-storey house on the east side of St John's Avenue, referred to as 'Overacres', just south of the intersection with West Parade, appears on the OS Map of 1941-42 and was constructed in the vicinity of the demolished 'Garden Cottage'.

'North Hebburn' farm was on the site of an earlier property, 'Howden Gate' farm, shown on Richardson's 1768 plan (see figure 52), and it remained in existence, despite encroaching residential development, until it was demolished sometime between about 1917 and 1941, when it was replaced by open ground and semi-detached housing. The Rex Cinema had been built on the site of 'North Hebburn' farm by 1957 (now also demolished).

According to 19th century OS Maps for the area, there appears to have been at least two lodges associated with Hebburn Hall – one to the north and west, and possibly one to the southwest. The north lodge is rapidly built out in the early 20th century, to disappear from the OS maps by the 1940s. It is uncertain when the east lodge disappeared.

Hebburn Fever Hospital (for infectious diseases – also known as Hebburn Isolation Hospital) was constructed to the south of the conservation area, immediately adjacent to Hebburn Cemetery by 1897. This was a temporary hutment with accommodation for 4 patients that was replaced in 1899 by a new hospital building. An additional TB sanatorium building was added in 1901.⁴⁰ Hebburn Fever Hospital had expanded by 1916-17 and a Smallpox Hospital had been constructed to the south of the Fever Hospital. By 1941-42, the dedicated Smallpox Hospital had been demolished and this land and that to the west of Hebburn Fever Hospital had been developed into predominantly semi-detached housing. It was not until April 1950 that the hospital ceased to treat all infectious diseases and functioned solely as a TB sanatorium for women until March 1956 when the hospital closed. It reopened in October 1956

⁴⁰ Tyne & Wear Archives Service – National Archives Catalogue entry

as Hebburn Hospital for the care of the chronic and long-term sick. Since then, its role gradually changed to that of an elderly care unit and the hospital closed in December 1996.⁴¹ The building currently has the name 'Alexandra Lodge' and is advertised as the Public Health Development Centre.

Today, the heavy industry of Hebburn has gone and in spite of the decline of industry and depression of the area, the sense of community in Hebburn remains strong.

The conservation area serves to protect the historic core of Hebburn, acts as a focus for urban regeneration and a starting point for a positive move forward for the area.

2.3 Significance of the Hebburn Hall Conservation Area

The importance of the Hebburn Hall Conservation Area is multi-layered. It largely rests with its association with the early development of medieval Hebburn and later, of the Hebburn Hall Estate and extensive agricultural use of the area. The growth of industry is core to the extensive development of the area and what we see today and despite

decline of the area, there is an important core of historical association, architectural landmarks and archaeological potential in Hebburn that the conservation area aims to protect.

2.4 Form and Character of the Conservation Area

Layout, Scale, Density and Massing

The Hebburn Hall Conservation Area is part of a combined suburban and former industrial landscape (for which little evidence is visible today), surrounded by residential development, sporting facilities, open parkland and a school. The overall conservation area is suburban in character. It has a large area of public parkland south of Hebburn Hall, extending beyond the boundary into the neighbouring residential area and school grounds. Hebburn Cemetery forms almost half of the conservation area and forms a large open area also accessible by the public. The open character of Hebburn Cemetery, with its formal grid layout and controlled planting and burial plots differs greatly from the layout of Carr Ellison Park, which is more organic, but controlled, with defined garden areas such as the 'sunken' garden.

⁴¹ Tyne & Wear Archives Service – National Archives Catalogue entry



Figure 14 Hebburn Cemetery with the landmark mortuary chapel. *Simpson & Brown*



Figure 15 Sunken garden within Carr Ellison Park (former fish pond). *Simpson & Brown*

Residential development from the New Town phase of expansion forms the bulk of the housing within the conservation area, concentrated on the edges to the west and north of Hebburn Hall. Housing stock comprises dense, two-storey, traditional brick terraced housing on the northern edge, on Canning Street, north St John's Avenue, Hall Road and Park Road, with a distinct back-lane character preserved to rear of these properties represented in figure 41.

Housing from the later phase of the New Town development is included within the conservation area on St John's Avenue between Canning Street and West Parade, comprising two-storey semi-detached and detached brick housing with garden areas provided for each dwelling.

The remaining buildings within the conservation area are distributed outside of the general housing area. They are the much larger and architecturally distinctive landmark buildings within the conservation area: Hebburn Hall and St John's Church in the north; and the Mortuary Chapel, Entrance Lodge and Entrance Arch, Walls, Piers, Gates and Railings within Hebburn Cemetery. Hebburn Hall is at present, physically isolated from Carr Ellison Park by private fencing.

Other key features of the conservation area include a network of pathways around and through the conservation area and essential to maintain links between the town centre and all parts of the town, especially the school on the east side, that is physically separated from it by Carr Ellison Park. Bowling greens also feature on the west side of Hebburn Hall, allowing good views to the Hall from surrounding streets. With the exception of the northern portion of the conservation area, pedestrian movement dominates the conservation area, from Hebburn Cemetery to Carr Ellison Park.



Figure 16 Typical terrace housing within Hebburn Hall Conservation Area. *South Tyneside Council*

2.5 Detailing and Materials

Sandstone and red brick, with slate roofing, are the dominant materials used throughout the conservation area and in the surrounding area. The most significant structures within the conservation area are constructed primarily in sandstone and include Hebburn Hall, St John's Church, Hebburn Cemetery Mortuary Chapel, Entrance Lodge and its associated entrance gate. It is likely that because of the proximity of the sandstone quarry to Hebburn Hall, and its expansion during the 19th century, that stone for the buildings had been quarried locally.

Red brick and painted stone dressings is the material of choice for the housing of the 19th and early 20th century New Town residential development, with the occasional use of render and with slate roofing dominant. The terrace housing design is a group of buildings forming a cohesive and attractive street frontage, with streets such as Hall Road mirrored on the opposite side.

Throughout the conservation area, it was noted that the vast majority of original windows in all of the dwelling houses have been replaced in UPVC and that there are few original doors left in any of the Victorian/Edwardian terraces.

Hebburn Cemetery itself incorporates a wide variety of materials, from the stone enclosing walls to memorials, including sandstone, granite and ceramic.

The extensive path system throughout the conservation area, including Hebburn Cemetery is generally constructed in tarmac, with decorative paving in some areas throughout Carr Ellison Park.



Figure 17 Sandstone of the Hebburn Cemetery entrance gate. *Simpson & Brown*



Figure 18 Brick and painted detailing of terrace housing. *Simpson & Brown*



Figure 19 Municipal parkland treatment of paving, plantings and gravel paths. *Simpson & Brown*



Figure 20 Tarmac paths within Carr Ellison Park.
Simpson & Brown

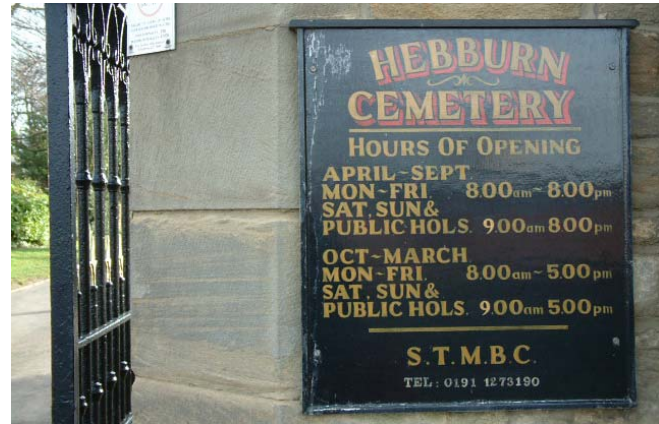


Figure 22 Entrance signs to Hebburn Cemetery
Simpson & Brown



Figure 21 Variety of materials in Hebburn Cemetery.
Simpson & Brown



Figure 23 Detailing of Hebburn Hall east elevation.
Simpson & Brown

2.6 Use

Hebburn is primarily a residential suburb which formerly served industry in the local area and has now developed into a commuter town in close proximity to Newcastle. Agriculture disappeared from Hebburn during the expansion of heavy industry and its associated residential and infrastructure development. Today, industry has disappeared from the local area and housing has taken its place.

Although the decline of industry has left the commercial area of Hebburn somewhat depressed, the town retains essential facilities and urban regeneration is being strongly encouraged to revitalise the town.

2.7 Boundary, Setting and Views

The boundary of the conservation area comprises Victoria Road West to the west side, and residential development to all sides, with the exception of the east, which contains Hebburn Comprehensive School and grounds.

The conservation area forms a large pocket of green space and historic features within a predominantly residential (and formerly industrial) area.

The overall landscape is split into two parts, centred respectively on Hebburn Hall in the north and Hebburn Cemetery Mortuary Chapel in the south. Although the two parts are separated by St John's Avenue, they remain clearly linked physically and visually.

There are a number of key views within the conservation area that are indicated on figure 29. They focus on the appreciation of the three dominant landmarks within the conservation area – Hebburn Hall, St John's Church and Hebburn Cemetery Mortuary Chapel.

Despite some screening of Hebburn Hall by vegetation within Carr Ellison Park, there are important views to and from the park to the south and east in particular. There is also a clear view of the west side of Hebburn Hall and the west elevation of St John's Church across the bowling greens from St John's Avenue. Views from Hall Road and the back lane parallel to it to the west frame the rear access to Hebburn Hall and the northern end of St John's Church.

There is a clear visual link between the spire of Hebburn Cemetery Mortuary Chapel and Hebburn Hall and there are key historical axial views along the main drive of the cemetery centred on the Mortuary Chapel.

This report established that the current boundary of the Hebburn Hall Conservation Area was satisfactory in defining the area of architectural and historical interest within Hebburn.



Figure 24 View across the bowling greens to St John's Church. *Simpson & Brown*



Figure 25 Key view along axial drive to mortuary chapel in Hebburn Cemetery. *Simpson & Brown*



Figure 26 View southeast along Hall Road to Hebburn Hall. *Simpson & Brown*

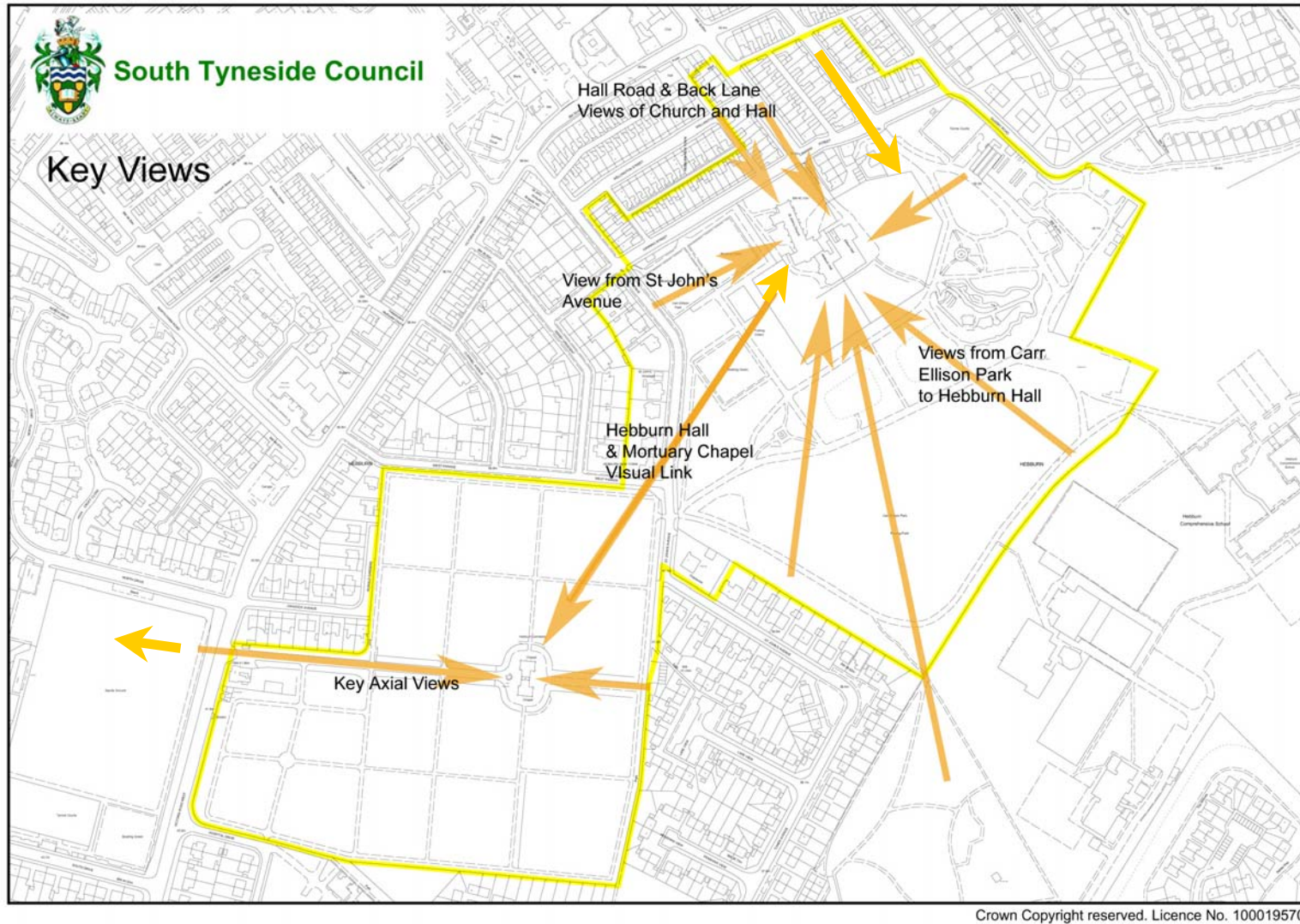


Figure 27 Study area showing key views within the conservation area. *South Tyneside Council & Simpson & Brown*

2.8 Archaeology

The area of Carr Ellison Park and Hebburn Hall is designated as an area of potential archaeological importance in the South Tyneside Council UDP (Policy ENV8/2) as this was the site of the medieval village. The site is also representative of early agricultural development and the estate of Hebburn Hall. Developments in this area will be preceded by an archaeological desk based assessment, followed by evaluation trenching to ensure the recording of any medieval or post medieval archaeological remains.

The area shown in figure 51 indicates the area of potential archaeological importance because of the site of the medieval village

2.9 Designations

The Hebburn Hall Conservation Area contains the following Listed Buildings, as shown on figure 29:

- Hebburn Hall (Grade II)
- St John's Church (Grade II)
- Entrance Lodge to Hebburn Cemetery (Grade II)
- Mortuary Gateway and Chapels in Hebburn Cemetery (Grade II)
- Arch, Walls, Piers, Gates and Railings at Entrance to Hebburn Cemetery (Grade II)

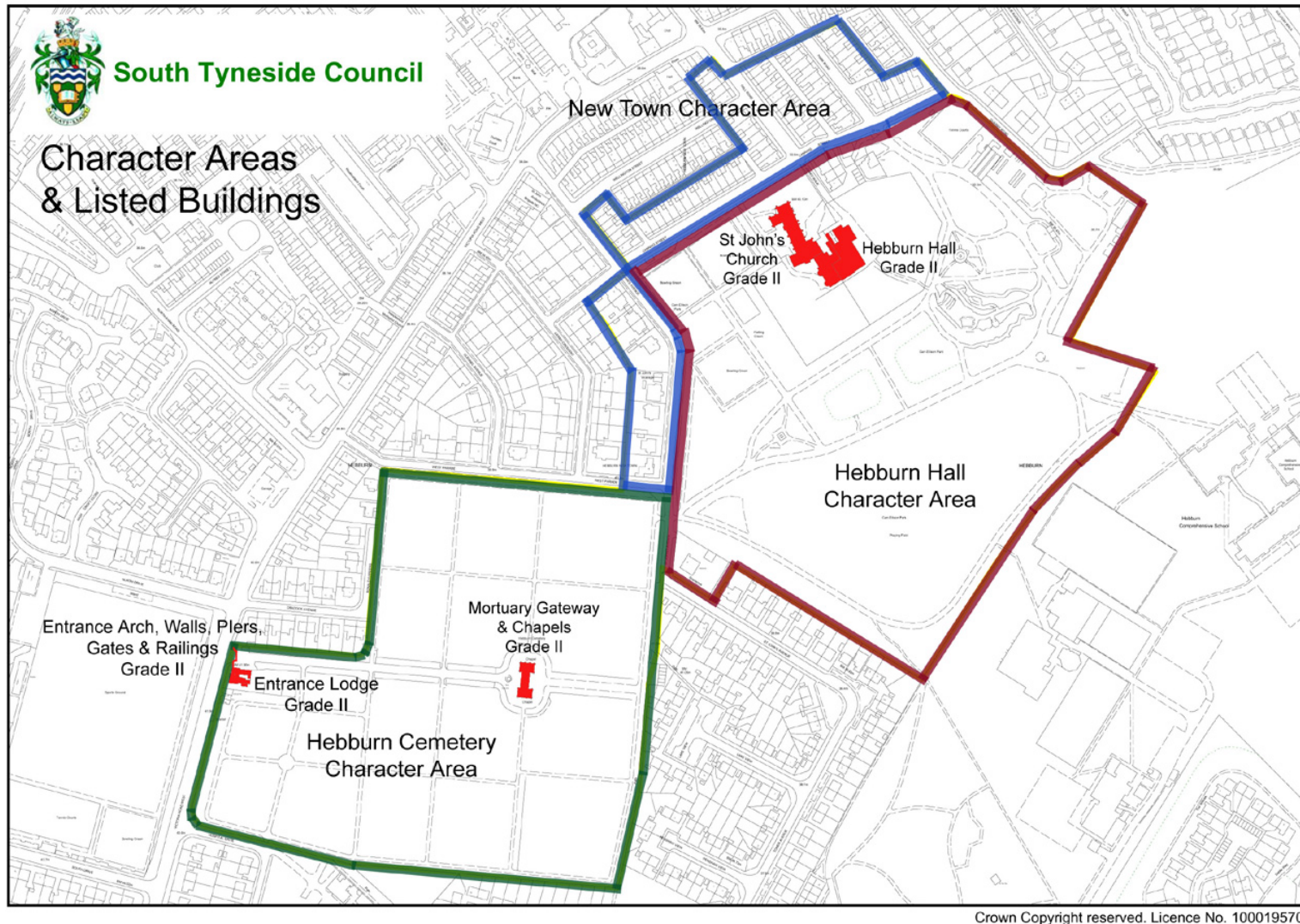


Figure 28 Study area showing character areas and listed structures. *South Tyneside Council & Simpson & Brown*

2.10 Character Areas

There are three distinct character areas within the designated conservation area. These include *Hebburn Hall Character Area*, *New Town Housing Character Area* in the northern portion of the site and *Hebburn Cemetery Character Area* in the south.

2.10.1 Hebburn Hall Character Area



Figure 29 Hebburn Hall, view looking northeast. *South Tyneside Council*

Overall Character

The Hebburn Hall Character Area is shown in figure 31. It is defined by Canning Street to the north, Quarry Road to the northeast, St John's Avenue to the west and the park boundary to the south and east. The key feature within this character area is the complex of buildings comprising Hebburn Hall and St John's Church and the open character of the their immediate setting and their wider parkland setting which originally formed the gardens of the hall.

Despite extensive changes to the surrounding town, the landscaped garden character as the setting for Hebburn Hall has been retained largely intact since at least the mid-19th century, with the garden for the original Hebburn Hall being located in generally this location as shown on an 18th century map. The area maintains an open setting for the hall and church and has continued to serve as a public park since it was made accessible by the Carr Ellison family in 1897, at the time that the hall became an infirmary. Plantings are a combination of mature trees and municipal planting throughout and there is a sunken garden section to the southeast of the hall complete with sculptural garden features. Fences within and around the perimeter of the park are generally modern metal railings. At the time of the

survey there was noticeable graffiti and some rubbish accumulation within the park.

Buildings and Structures

Hebburn Hall is a largely 18th century building today, built on the site of an earlier manor house and has reused much of the sandstone from the original building. It is presumed by the proximity of the sandstone quarry to the north of the hall that material for the building was likely to have taken from this source. The Hall is a large, classical Georgian house with different treatment to its west elevation, which today includes bay windows at ground floor level.

The south and east fronts of Hebburn Hall are a crisp, well-detailed and very well proportioned design. Hebburn Hall is a very good example of a building within the Tyneside classical tradition. At the time of writing, the building was not well served by boarding-up and long grass although it is assumed that this is a temporary result of building works. The main seven-bay front faces south. It is now no longer possible to appreciate this front as single design because a row of well established trees separates two parts of the garden and passes quite close to the front of the building.

The rear of Hebburn Hall is a characterful group of wall planes, slated pitches and ashlar stone with some brick

chimneys. The north end of the church with its large, seven-light Gothic window is the strongest architectural element in this rear view. Its assertive qualities contrast well with the less demonstrative character of the rear of the Hall.

The main focal feature of the rear of the hall is a group of three round-headed windows with their capital blocks joined to make a string course. The rear of the hall shows evidence of a number of different alteration dates. Although this generally adds to the character and interest of the building and contrasts well with the much more formal elevations on the other three sides, some recent and rather temporary looking alterations disfigure the overall appearance to the hall. These include inappropriate doors and windows, a partly cement-covered blockwork extension with felt roof, and some masonry pointed with cement mortar. An arrangement of plastic pipes and some broken glass in the windows further detracts from the overall appearance.

Interpretation panels in the park show historic views of Hebburn Hall. One photograph shows clearly that the windows of Hebburn Hall were painted darker, rather than white, and interpretation includes a suggestion of how the original peel tower might have looked.

The entrance arch at the south end of Hall Road is an elegant, three-centred arch built remarkably thin at the centre point. There have been some repairs and repointing in lime mortar, although further repairs might be required because the arch is leaning. The walls around the area to the north and east of the church are rubble sandstone, generally squared blocks laid in even courses. However, one area facing west on the east wall has been crudely rebuilt. The attempts at rubble gateposts at the entrance to the area to the East of the hall are also poor. They have been built in second-hand stone, badly tooled, built in cement and are leaning. These rubble gateposts detract from the appearance of the area and the surroundings of the Hall.



Figure 30 South elevation of Hebburn Hall.
Simpson & Brown



Figure 31 East elevation of Hebburn Hall.
Simpson & Brown

St John's Church is built off the north side of Hebburn Hall. The Victorian detailing of St John's Church is an eclectic mixture completed in sandstone and it was built on the site of the former service wing for Hebburn Hall.

The church is an unusually long building for its height. It is also a surprisingly relaxed and amateur-looking design for a Gothic Revival church. Both of these qualities are distinctive and give the building interest.

The strong horizontal profile is emphasised by a very minor difference in height between the nave and chancel. It is also highlighted by the contrast of the octagonal spire which crosses the nave ridge near its northern end. The upper part of a finial is missing from the roof ridge near the chancel gable. At the south end is a belfry wall.

The church is given character by its materials – slates laid to strongly diminishing courses; yellow rubble sandstone walls; dressed sandstone around the windows; and red-painted timber doors with decorative iron hinges painted black.



Figure 32 West elevation of St John's Church.
South Tyneside Council



Figure 33 St John's Church from St John's Walk.
South Tyneside Council

The detailing of the building is also of interest. This particularly applies to the repeated motif of sturdy buttresses which incorporate an arch passing over a gablet about level with the sills of the chancel. The detailing of the stone tracery and Gothic windows is of high quality although, unfortunately, partly hidden by the mesh guards which have been put over it to protect it from vandalism. In the north gable window there is a combination of geometric leaded glazing which is characteristic to North East England in the outer lights and stained glass in the central three lights.

The detailing of the vestry chimney is particularly idiosyncratic. It has a central gable surrounded by six smaller gables, with balls at the head of each gable, although the chimney corbels in and then advances out near its base. The quality of the masonry in this chimney suggests that it has been salvaged and reused from an earlier building. There are no bells in the southern gable belfry, and these may never have been fitted.

The character of the building as a former domestic range is most evident on the west side of the nave where an earlier string course has been cut through for the main nave windows. The rubble masonry shows evidence of former openings.

The spirelet is a particularly elegant design with a tall slated spire with a mix of fishtail and straight ended slates rising to a moulded lead covered finial. Below this is a louvered opening on each of the eight faces with a Gothic arch above covered by a timber gablet. The gablets are joined together to form an arcade wrapped around the spirelet. The base is also battered almost at the same angle as the spire above and also contains bands of fishtail slates. The character of this spirelet is marred, however, by its condition and the finial is squint and appears to have lost its terminating feature.

It is clear that both the slating and the joinery require substantial repair and overhaul to return them to good condition and appearance.



Figure 34 St John's Church and rear gates to Hebburn Hall.
Simpson & Brown

The bowling club is a single-storey, modern brick building of little architectural merit, but due to its scale, form and materials, is not intrusive in the landscape and continues to serve the surrounding bowling greens. There are several other smaller, relatively inconspicuous utilitarian buildings associated with park operations in the northeast section of the character area near the park boundary.



Figure 35 Carr Ellison Park looking towards bowling club. *South Tyneside Council.*

Modern housing built on the location of earlier outbuildings for the hall (adjacent to the rear entrance gate to the hall and fronting St John's Walk). The houses are built of light pink brick and the block is a relatively innocuous 1960s character design.

All of the windows have been replaced, as have all of the doors. Unfortunately, the different character of window and door replacements detracts slightly from the overall appearance of this block. Its appearance, but possibly not its condition, is improved by climbing plants.

They are architecturally unsympathetic towards the appreciation of Hebburn Hall and St John's Church and would ideally be replaced with more sympathetic construction if the opportunity were to arise in the future. Some screening along the eastern edge of the church area with trees would help to reduce the effect of this block has on the character area.



Figure 36 Modern housing on St John's Walk.
Simpson & Brown

There are a number of key memorials within Carr Ellison Park, including the Boer War memorial on a small hill to the east of Hebburn Hall, and the World War One and two memorial southwest of the hall. Another monument located at the entrance to Carr Ellison Park from Canning Street dedicated to those of Hebburn that died in The Great War. It appears that this monument had a lamp standard attached that has been removed. This could be reinstated pending historical research into the appearance of the original.



Figure 37 War Memorial, Boer War Memorial & Great War memorial (clockwise from top left). *Simpson & Brown*

Apart from the Grade II listed Hebburn Hall and St John's Church, there are a several other structures located within this character area. Two further distinctive, but unlisted buildings include the two-storey, red brick house named 'Overacres' on St John's Avenue, south of West Parade, and the smaller, two-storey red brick *park lodge* at the entrance gates to Carr Ellison Park at the east end of Canning Street.

'Overacres' is a curiosity. It is a one-off building, roughly square. Its stained glass appears to be original, as do the bay windows with curving lead roofs. The building has a continuous, apparently cast stone string course at the sills of the first floor windows. There are well detailed brick chimneys with recessed panels.

The replacement of the windows and doors of the park lodge is unfortunate. It seems probable that the original colour of joinery on this building would have not been white. The lodge and country house quality of the building would be improved significantly if it had timber windows and doors painted a characteristic 19th century colour, such as green or red.

Landscape

The arrangement of planting in square compartments with hedges and rows of trees to the south of Hebburn Hall is a physical memory of formal planting which previously exists to the south of the house. Its central axis, however, does not line up with the central axis of the south front of the house.

The artificial "dean" to the southwest of the house is an intriguing feature. There are many stone walls, terraces, paths and steps. However, only the large roughly laid

stones with trees growing out at the extreme western end retain an authentic 19th century garden character. The remainder of the masonry has been rebuilt quite crudely using cement mortar and including sections of stone salvaged from elsewhere and pieces of concrete. However, the dean is a pleasant wooded space and makes a deliberate and attractive contrast with the more open areas in the remainder of the park. A dean was a fashionable element in a designed landscape in the mid 19th century. Other local examples include the natural dean which was exploited for Armstrong Park in Jesmond and the dean at Saltwell Park in Gateshead. It was seen as a wild feature in deliberate contrast to the more ordered quality of other areas in the park.

In the parkland area to the east of Hebburn Hall there is a variety of tree cover which gives this area its particular quality. The trees are of various ages, colours and the planting is fairly dense. Some of these have fairly long grass growth below, including bluebells in May. These are qualities which should be understood in terms of maintenance and management, probably based on a tree report.

The mature trees along the northern edge of the churchyard are very significant in the character of the area. A strategy should be established for their care, maintenance, and long term replacement.

The area to the east of the church is not well served by the tarmac surface and concrete pavements. A bound, rolled gravel finish over the existing tarmac would be an improvement.

The southwest gates to Carr Ellison Park have been detailed in a mixture of stone and brick with iron gates. They form an attractive, contemporary detail based on historic precedent. The paving arrangement is particularly successful.

Archaeology

As previously discussed in section 2.8, the area designated in figure 51 within this character area has been identified as having potential archaeological importance for remains of medieval Hebburn.



Figure 38 'Overacres', St John's Avenue.
South Tyneside Council



Figure 39 Lodge to Carr Ellison Park. Simpson & Brown

Summary

Special Characteristics

- Hebburn Hall and St John's Church form a pair of important Grade II listed buildings that remain a landmark feature of Hebburn.
- Open landscape character of the immediate and wider parkland setting of Hebburn Hall and St John's Church.
- Historical and physical connection between Hebburn Hall and St John's Church with Carr Ellison Park that formed the original gardens for the Hall.
- Historical association with the development and decline of both agriculture and industry in Hebburn.
- Key role in the development of Hebburn with its use as an infirmary – a core facility serving the area.
- Visual link between Hebburn Hall and Hebburn Cemetery Mortuary Chapel.
- Historical associations with 'The Lakes', now drained (they were located just east of the conservation area boundary).
- Key views as identified on figure 28.

- Landscaped public parks maintained in public use since 1897.
- Mature trees make significant contribution to the character of the area.

Negative Elements

- Quality of public realm in immediate vicinity of St John's Church.
- Graffiti and vandalism with some rubbish accumulation.
- Intrusive modern dwellings on St John's Walk.



Figure 40 Graffiti on gate piers and vandalised interpretations sign. *Simpson & Brown*

Key Issues

- Maintenance and management of pedestrian routes and parkland.
- Archaeological potential.
- Prevention of the loss of historic association between Hebburn Hall and St John's Church, and Carr Ellison Park.
- Protection and enhancement of monuments and memorials.
- Prevention of the loss of parkland and gardens to development.
- Protecting key views to and from the historic core of St John's Church and Hebburn Hall.
- Protection from vandalism.

Enhancement and Protection Potential

- Improved public access, use and interpretation throughout parkland, including signs.
- Maintenance and improvement of key views to Hebburn Hall and St John's Church.

- Maintenance and improvement of physical links between Hebburn Hall Character Area and Hebburn Cemetery Character Area.
- Maintenance of pedestrian links between east side of the character area and Hebburn town centre.
- Archaeological investigation for medieval village.
- Ongoing maintenance and repair of paths, signs and vegetation management within Carr Ellison Park.
- Reversal of use of UPVC windows in historic buildings, including the lodge building at the entrance gates to Carr Ellison Park on Canning Street.
- Enhancement of monuments and memorials, including reinstatement of lamp standard to Great War memorial.
- Complete the proper restoration of buildings and grounds. Including development of public space and landscape strategy.
- Develop a tree management strategy.
- Investigate declaration of Article 4 Directions to all unlisted buildings within the area.

2.10.2 New Town Character Area



Figure 41 Park Road, looking southeast towards Carr Ellison Park. *Simpson & Brown*

Overall Character

Formerly agricultural land and part of the Hebburn Hall estate, industrial expansion saw the New Town residential development of Hebburn begin in the late 19th century with densely built two-storey terrace housing, leading into the early 20th century, when construction of large, more spaced-out detached and semi-detached housing began. The industrial boom created the demand for housing and it rapidly spread throughout Hebburn.

The New Town Character Area includes the housing built as part of this development programme on the northern and western edges of the conservation area. This includes the terraces facing Canning Street between St John's Avenue and Quarry Road; houses fronting St John's Avenue between Canning Street and West Parade; houses on the east side of St John's Avenue between Canning Street and Wellington Street; houses on Hall Road between Canning Street and the back lane immediately south and parallel to Victoria Road West; and houses on Park Road between this same lane and Canning Street.

This character area is representative of the residential development throughout Hebburn and forms a sample group of the types of housing still dominant in Hebburn today, dating back to the late 19th century.

Buildings and Structures

The terrace housing which forms part of the Hebburn New Town Development is distinctive, and forms the dominant character of this area, with a uniform, two-storey Victorian/Edwardian terrace form, relatively simple detailing and steeply pitched with gable-ended roofs. Red brick is the primary material and stone dressings are generally painted in a contrasting colour.

The terraces are given their main quality by attractive horizontal detailing and by the repetition of features such as carved mouldings of door lintels, three-sided stone bay windows with stop chamfered mouldings, and brick chimneys. Every house has received some alteration, particularly to its windows and doors but also in painting, stone masonry, repointing, removal and replacement of bay roofs.

Many of the terraces houses have bay windows and entrance porches at ground floor level. The general absence of significant alterations to the roofscape adds to the historic integrity of these terraces.

The back lanes are also important in reflecting how the houses of this era of development functioned and how this continues today. Original boundary walls with half round copings add to the character of these back lanes.

The semi-detached and detached houses along St John's Avenue are later in construction to the terraced housing type. They are of similar design and character to each other, with bay windows and a combination of steeply pitched gable-ended and hipped roofs. Some of this housing has been altered and one building has been partially rendered.



Figure 42 The form and character of back lanes remains largely intact. *Simpson & Brown*

The terrace on *Canning Street* steps up very gradually from north to south. Some chimneys have been removed at the north gable of no. 40 and between no. 26 and no. 28. No original window forms were evident. The earliest windows appear to be on no. 20, although these look like replacements and are in poor condition. It is possible that the door of no. 20 is original. It has 6 fielded panels but the brass ironmongery is a replacement. The frame of the door with its moulded transom is original and could be used as the pattern for other frames and fanlights in reinstatement. Some other doorframes survive, such as no. 22 and no. 28 but in each case the door and fanlight glass has been replaced (32, 36 and 38 all have fanlights.) Although the door of 38 has been covered by a porch, it seems probable

that the door behind the porch represents the original door form. It has a strongly moulded, 19th century quality with five fielded panels with bolection mouldings.



Figure 43 Canning Street. *South Tyneside Council.*

The arrangement of front garden walls in *Canning Street* is also a regular pattern. In its original form it appears to have been formed with 5 to 6 courses of brick and stone cope. As with the houses, almost all of these have suffered some alteration. The wall at the front of no. 34 preserves its stone copes and possibly original pointing in the brickwork. The stone copes were originally intended to have railings pass into them but these have all been removed, possibly as part

of the war effort. The evidence survives for this at no. 34. In general, where railings have been replaced above the stone copes, as at no. 26, this creates an attractive quality which could be encouraged on the other houses. The brick gate piers are later additions and the appearance of the walls at no. 12 and no. 14 is closest to the original.

At the corner of *Canning Street* and *St John's Avenue*, this later block has brick below with render above. It is clear that render was intended from the start. This is suggested by the small element of half timbering in the gable. It is unfortunate that the bargeboards have been replaced on this gable.

This block facing *St John's Avenue* has also had total replacement to its bay windows, window frames and doors, and no physical evidence remains on site for the original pattern. The most attractive remaining quality of the joinery is the curving Art Nouveau influence brackets at nos. 16 and 14. The fascia above the bay of no. 10 might provide evidence for the original moulding form over the bay windows as well as suggesting that there was some kind of decorative detail in line with the bracket which separated each pair of doors. The bay and porch at no. 2 has been removed. The east gable has lost its half timbering, if it

existed. There are numerous indications of alterations on this gable. It is not entirely clear if the curved bracket form was common on this street. The only place where they survive is at 14 and 16. The remainder of the brackets are straight but quite consistent.

The single storey houses on the opposite side of the street have a consistent bracket form which is straight but with stopped chamfers and curved projecting ends. The soffits of the porches have V-jointed boarding surviving although this seems not to have been the case for the part of this street inside the conservation area.

In *Hall Road*, nos. 21 and 23 have original doors behind later porches. The porch at 21 is a fairly early alteration with attractive diagonal V-jointed boarding and an Art Nouveau profile gutter but with a modern door and glazing. The door of no. 17 is also original and again covered by a later porch. The original lead detail over the bay window with a scalloped flashing at the front edge of the flat roof survives on 13, 19, 21 and 23. An original door also survives at nos. 6 and 9. The door at no. 6 possibly has an early letterbox.

At the northern end of the west side of *Hall Road* is a brick 1930s building in two parts. This has a particular quality influenced by brick manuals current in the 1920s and 1930s.

The building has been carefully detailed with a suggestion of rustication by setting every fifth course of brick at the corners and inlaid tile courses at the keystones and at the springing points of a pair of arches between the two parts of the building, at the sills and at the parapets and gable chimney. Roofs are red tile and the overhanging eaves have V-jointed boarding on their soffits. The original windows, window hinges, door frames and fan lights survive. The building is marked "RF 1933 WA". The original doors also survive, the shop doors apparently being a large rectangular panel below with two vertical panels above. The door to the flats have an Art Deco quality with slanting glazing bars. The original windows also survive on *Victoria Road West* apart from the two windows to the west. These windows should be replaced to match the surviving original detail. The vertical cracking in the intermediate brick pier of the Andrew Craig shop and the brick pier between the shop and no. 3 might be a cause for concern.

The lane to the east of *Hall Road* has an important view southward. It happens to be centred on the north gable of St John's Church with the spire rising behind it. A tree obscures this view slightly.

In *Park Road*, the street has a pleasantly centred southward view of the park gates. The detailing of the houses at the two sides of the street is different, with a continuous stone band on the line of the first floor sills to the west. One house breaks the pattern. This is no. 7 which has a two storey bay window. As with *Hall Road*, some of the bays windows retain their original scalloped flashing detail at the bay window flat roofs. Nos. 17 and 19 possibly have original doors although these are 6 panel, unlike the 5 panel seen in *Hall Road* and *Canning Street*. No. 17 has an attractive porch but with a replacement door. The 6 panel original door form also survives in houses 21 and 23 so it is clear that the door pattern was different between *Hall Road* and *Park Road*.

In *Park Road* the windows above the bay windows had central stone mullions with stopped chamfers. These survive in nos. 3, 4, 8, 12, 13, 16, 17, 21. The even number houses have a slightly more elaborate chamfer moulding.

The block of *Canning Street* to the east of *Park Road* starts at the western end with "Lakeside". This house is no. 10 and has a designed return facing *Park Road* with a modern porch with original 5 panel fielded, bolection-moulded door. On this block of detailing is of higher status with curved ends

to the stopped chamfers on the bays. The central block is a pair of two storey bays and the whole block has a roughly symmetrical arrangement with "Lakeside" balancing a pair of houses at the east end – "Ravenscraig" and "Rossie House". No other original doors or windows appear to survive.

The houses on the north side of St John's Avenue are included in the conservation area. This is a series of early 20th century villas, a mixture of brick render with some tile hanging. Many of the original door and window features have been altered, but no. 27 retains its original curving brackets.

No. 25 is a particularly attractive house with tile hung gables, its original joinery surviving, curving and moulded brackets and good quality brick detailing. The pair of five-sided bay windows with tile hanging between the storeys and strong moulded timber are particularly striking features. No. 25 appears to have retained its original door. The leaded tripartite window above the door and the canopy all appear to be original as well.

No. 23 – the vicarage – is a brick house with some attractive detailing, particularly at the chimneys which appear to have been altered. The front door pediment is certainly an

alteration and there may also be an alteration which has covered the arch to the window above the door.

The northward view along St Johns Avenue is an interesting urban set piece with a 19-storey tower block forming the closer view.

Nos. 13 – 19 are a group of two pairs of semi-detached houses. Again the windows have been lost, as have the doors but 13 – 15 appear to have retained their original bargeboards with chamfer detail and octagonal central hopper. All four houses have retained ceramic gable finials as well as the curving chamfered brackets to the V-jointed ceiling above the ground floor bay windows.

The core intrusive element for the housing with the New Town Character Area is the loss of original joinery and the consequent extensive use of UPVC windows and the replacement of original doors in the conservation area. There are very few remaining examples of these Victorian/Edwardian terrace features.

It is too unlikely expect that these terraces of houses will ever be restored to their original appearance by removing porches, accretions, restoring joinery, restoring chimneys and removing paint from stonework. To a certain extent, the variety of personal changes that people have made to their

houses gives the area particular life and character, although this is not the strict and orderly character that the original designer intended.

The area is still attractive and it is possible that the conservation area status is best planned to manage or avoid any further development away from the homogenous quality of these houses, for instance by covering brickwork, changing the roof material or removing front garden walls.

Archaeology

Due to the high level of development in this area, there is no archaeological potential identified within this character area.

Summary

Special Characteristics

- Historical association with the ongoing development of Hebburn, reflecting the 19th and 20th century industrial expansion of the area.
- Representative sample of housing developed for Hebburn New Town, with attractive, uniform Victorian/Edwardian terraced streetscape comprising Canning Street; Hall Road, Park Road and St John's Avenue (north).
- Views to St John's Church and Hebburn Hall along Hall Road and the back lane parallel and to the west of Hall Road.
- Views towards St John's Church and Hebburn Hall from St John's Avenue.
- Historical and ongoing links between the New Town Development and the use of Carr Ellison Park as public parkland.
- Historic characters of roofscape and rear lanes remain largely intact.

Negative Elements

- Loss of original timber sash windows and replacement with UPVC windows.
- Loss of original doors and replacement with modern doors.
- Loss of original architectural features including reduced chimneystacks, boundary walls and railings.

Key Issues

- Protection of the overall uniform, terraced streetscape.
- Protection of the scale and form of buildings which make up the streetscape.
- Prevention of the loss of any remaining original Victorian/Edwardian detailing and materials
- Prevention of the loss of connection between the New Town development and Carr Ellison Park and its use.

Enhancement and Protection Potential

- Maintain and improve access where possible between Hebburn New Town and the public parklands of Carr Ellison Park.

- Maintenance of key views along Hall Road and the back lane parallel and to the west of Hall Road, towards Hebburn Hall and St John's Church.
- Ongoing maintenance and repair of paths, signs and vegetation management to enhance streetscape character.
- Encourage reversal of the use of UPVC and replacements to match original window and door materials and detailing.
- Maintain character of back lanes through prevention of inappropriate alterations and loss of original outbuildings, walls and openings.
- Prevention of development that is unsympathetic in style, material, form and scale to the existing streetscape character.
- Investigate declaration of Article 4 Directions to buildings within the area.



Figure 44 Terrace house detailing (showing original door on left and modern replacement on right). Windows are modern upvc replacement and original cast iron downpipes replaced with plastic.

Simpson & Brown

2.10.3 Hebburn Cemetery Character Area



Figure 45 Hebburn Cemetery Character Area, view looking southwest. *Simpson & Brown*

Overall Character

The L-shaped form of Hebburn Cemetery takes up nearly half of the conservation area to the south. Purpose-built in 1890, complete with mortuary chapel, gateway, lodge building and formal layout, the Hebburn Cemetery Character area is enclosed by stone walls. The area is bounded by residential development to the east, residential development and former hospital to the south, Victoria Road West at its

westmost boundary; West Parade to the north and Ronald Gardens and residential development to the northeast. Hebburn Cemetery Character Area links to Hebburn Hall Character Area at the northeast corner.

Since its construction in 1890 in an agricultural area, the cemetery has remained constantly in use as such for the Hebburn area and had expanded to its current perimeter by the early 1940s.

There are strong local and broader historical associations of the cemetery with both people and events, such as the sinking of HMS Kelly. The ship was under the command of Lord Louis Mountbatten, and was constructed nearby at Hawthorn Leslie in Hebburn. HMS Kelly was sunk during World War Two with the loss of half her crew and many of her crew members are commemorated in Hebburn Cemetery.

The overall character of this area is of a large green and open-space enclosed within boundary walls, with specific use as a formally laid-out cemetery and place of commemoration.

Buildings and Structures

The key feature within the overall open space character of the cemetery is the Grade II listed, stone-built mortuary chapel, a double chapel arrangement with a centre gateway and prominent spire. This structure is located at the centre of the cemetery and can be seen from some distance within the surrounding area.

The double mortuary chapel is in fair condition but requires some overhauling to the slated pitches where there are a number of slates cracked or missing. Some repointing, particularly at the tower and at the east facing porch will be required. There is some vegetation in the gutters and masonry which should be raked out and repointed. The replacement of the original cast iron rainwater goods with plastic is unfortunate.



Figure 46 Grade II listed Mortuary Chapel. *Simpson & Brown*



Figure 47 Grade II listed entrance lodge to Hebburn Cemetery. *Simpson & Brown*

It is complemented by the lodge building and gateway at the entrance to the cemetery from Victoria Road West, and is visually connected with them via the axial drive – the key views being from the west and east towards the chapel along this main axis. The cemetery lodge building retains its original bargeboards, windows and external joinery. The gutters and downpipes are replacements. The building is in fair condition, although the chimney needs to be repointed. The slated roof retains bands of diagonally cut slates. The original joinery colour should be investigated and reinstated.

The north pier of the cemetery gates leans outwards slightly. The perimeter wall to the north of the gates requires packing and pointing. The Gothic gates and railing survive and are of excellent quality. The original paint scheme should be researched and reinstated. To the north and south of the gate are octagonal gate piers, all of these but one have lost their finials. These stone finials should be re-carved and reinstated. The north gate pier has severe erosion on the street side which requires consolidation, packing and pointing. The two Hebburn Cemetery notice boards are attractive and characterful survivals. They should be repaired with the black background paint touched in but otherwise left in place.

There are also the stone built, single storey toilet and electricity substation structures just south of the lodge fronting Victoria Road West.



Figure 48 Electricity substation and toilet block. *Simpson & Brown*

The electricity substation is built in random rubble. It is an oddly crude structure with some vertical cracking. The rubble is clearly recycled from an older building and some pointing is required. It has a flat felt roof.

There is one architecturally intrusive building within the character area located just inside the entrance gates to the cemetery. It is an open-sided, rendered brick shelter structure that should be removed where possible in the future.

Landscape

The character of the east cemetery is of an area which is well tended. There is a consistency to the design and size of headstones which is attractive, generally with gold letters on black stones and black letters on white stones and many of the graves have flowers. A small number of headstones have tipped over and should be set upright again.

The HMS Kelly memorials are at the southern end of the southern axis of the cemetery. The memorials are limestone, beautifully carved and have a typical war graves character. The headstones to the south west of the chapels are less well maintained, with a number of headstones pushed over. A comprehensive audit of all headstones which are damaged should be made and headstones which are pushed over should be re-erected. If necessary it would be possible to insert stainless steel dowels to ensure that they are stable.

Archaeology

There is relatively low archaeological potential for the former agricultural use of the area such as field boundaries.



Figure 49 Intrusive shelter structure inside entrance gates to Hebburn Cemetery. *Simpson & Brown*



Figure 50 Mature trees and vegetation within Hebburn Cemetery *Simpson & Brown*

Summary

Special Characteristics

- Historical development and ongoing use of this landmark feature of Hebburn.
- Formal layout and commemorative focus of the cemetery with the mortuary chapel at the centre.
- Key views towards the mortuary chapel along main east-west axis of cemetery layout.
- Visual focus of the area, centred on the mortuary chapel.
- Green/open space character of the cemetery, with ongoing use by the public.
- Historical associations with prominent local people and events, such as the sinking of HMS Kelly, constructed in Hebburn and sunk during World War Two, with many crew members commemorated in Hebburn Cemetery.
- Mature trees make significant contribution to the character of the area.
- Stone boundary wall to Cemetery makes significant contribution to the character of the area.

Negative Elements

- Shelter structure inside entrance gate off Victoria Road West.
- Damaged fence and neglected land at the rear of the entrance lodge.

Key Issues

- Maintenance and management of structures, burial areas, monuments, walls, paths, trees and vegetation.
- Protecting key views to the mortuary chapel, particularly along the key axial lines within the formal layout of the cemetery.
- Protection from vandalism

Enhancement and Preservation Potential

- Maintain and improve public access, use and interpretation, including signs.
- Removal of intrusive shelter structure inside main entrance gate to the cemetery.
- Maintenance and improvement of key views.
- Develop a tree management strategy.

- Complete the proper restoration of buildings and grounds. Including development of public space and landscape strategy
- Ongoing monitoring of condition of monuments and ongoing maintenance and repair of paths, signs and vegetation management within the cemetery.
- Maintain and improve links between Hebburn Hall Character Area and Hebburn Cemetery Character Area.



Figure 51 Axial view from the mortuary chapel to the north showing mature trees. *Simpson & Brown*

3.0 SOURCES, ACKNOWLEDGEMENTS AND HISTORIC MAPS

3.1 Summary of Relevant UDP Policies

(See Figure 51)

UDP Policy	Location
Historic Buildings: ENV6	All listed buildings and structures of historic interest
Conservation Areas: ENV7, ENV7/1, ENV7/5, ENV7/9, ENV7/10, ENV7/11	Hebburn Hall Conservation Area
Areas of Potential Archaeological Importance: ENV8, ENV8/2	Hebburn Hall Character Area – area of land shown in figure 30.
Recreation Open Space:	Hebburn Hall Character

RL5 and RL6	Area parkland and bowling greens
Linked Open Space System (LOSS): RL7, RL8, RL8/1, ENV12/2, ENV20, T6/1	Hebburn Cemetery, across southern portion of parkland in Hebburn Hall Character Area.

3.2 Sources

British Standard *BS:7913, 1998 Guide to the principles of the conservation of historic buildings*

English Heritage/Planning Advisory Service *Guidance on Conservation Area Appraisals* February 2006

English Heritage/Planning Advisory Service *Guidance on the Management of Conservation Areas* February 2006

South Tyneside Council *South Tyneside Unitary Development Plan (UDP) 1999*

Durham Record Office

Durham University Library

Tyne Wear Archives Service

National Monuments Record – English Heritage

www.hebburn.org

www.norman.dunn247.com

www.999hebburn.co.uk

www.imagesofengland.org.uk - English Heritage

3.3 Acknowledgments

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- Barry Cram
- Norman Dunn
- Mike Ellison
- Grace McCombie, Historian
- Les Milne, South Tyneside Council
- Jennifer Morrison, Tyne and Wear Archaeology Officer

3.4 UDP & Historic Maps

- South Tyneside UDP – Extract Map
- Extract from Richardson's Church Commissioners Plan, Durham Chapter Estates Deposit, dated 1768. *Durham Record Office, Copy Courtesy of Barry Cram*
- 1788 Extract of a 'Plan of the collieries on the rivers Tyne and Wear, also Blyth, Bedlington and Hartley; with the country 11 miles round Newcastle' by John Gibson. *Pictures in Print*
- OS Map – 1864
- OS Map – 1873-1895
- OS Map – 1897
- OS Map – 1916-17
- OS Map – 1941-42
- OS Map – 1957-58
- Extract from 1959 Street Map of Hebburn with conservation area boundary overlay
- OS Map – 1968-70

UDP
Unitary Development Plan
ADOPTED OCTOBER 1999
PROPOSALS MAP

- Areas of potential archaeological importance ENV8/2
- Conservation Areas ENV7, ENV7/1, ENV7/9, ENV7/10, ENV7/11
- Recreational Open Space RL5, RL6
- Proposed footpaths/cycleways*
- Linked Open Space System (LOSS) RL7, RL8, RL8/1, ENV12/2, ENV20, T6/1

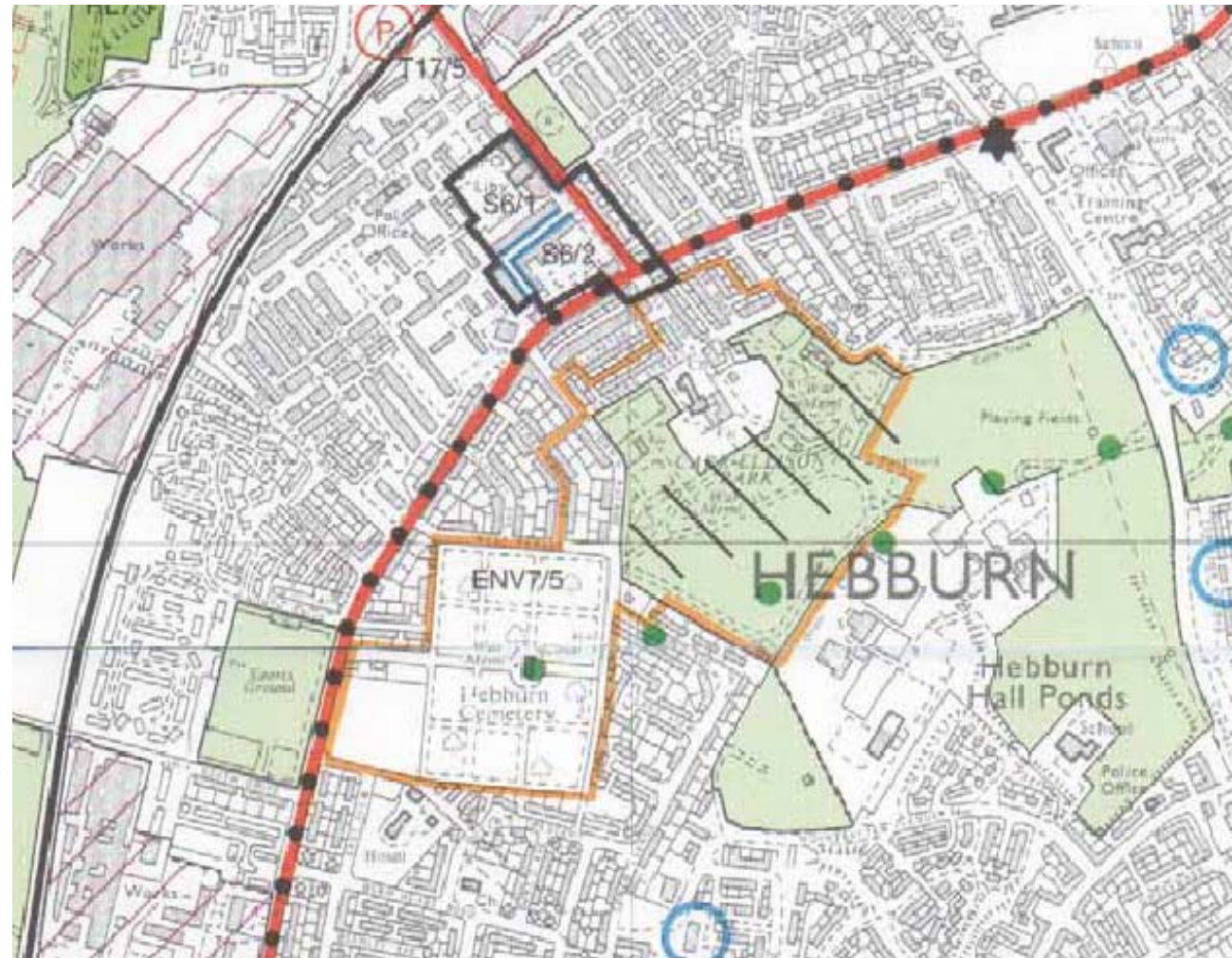


Figure 48 Extract from UDP policies map for the conservation area. *South Tyneside Council.*



Figure 49 Extract from Richardson's Church Commissioners Plan, Durham Chapter Estates Deposit, dated 1768 with later annotations and approximate conservation area boundary overlay. Copyright Durham Record Office, Courtesy of Barry Cram.

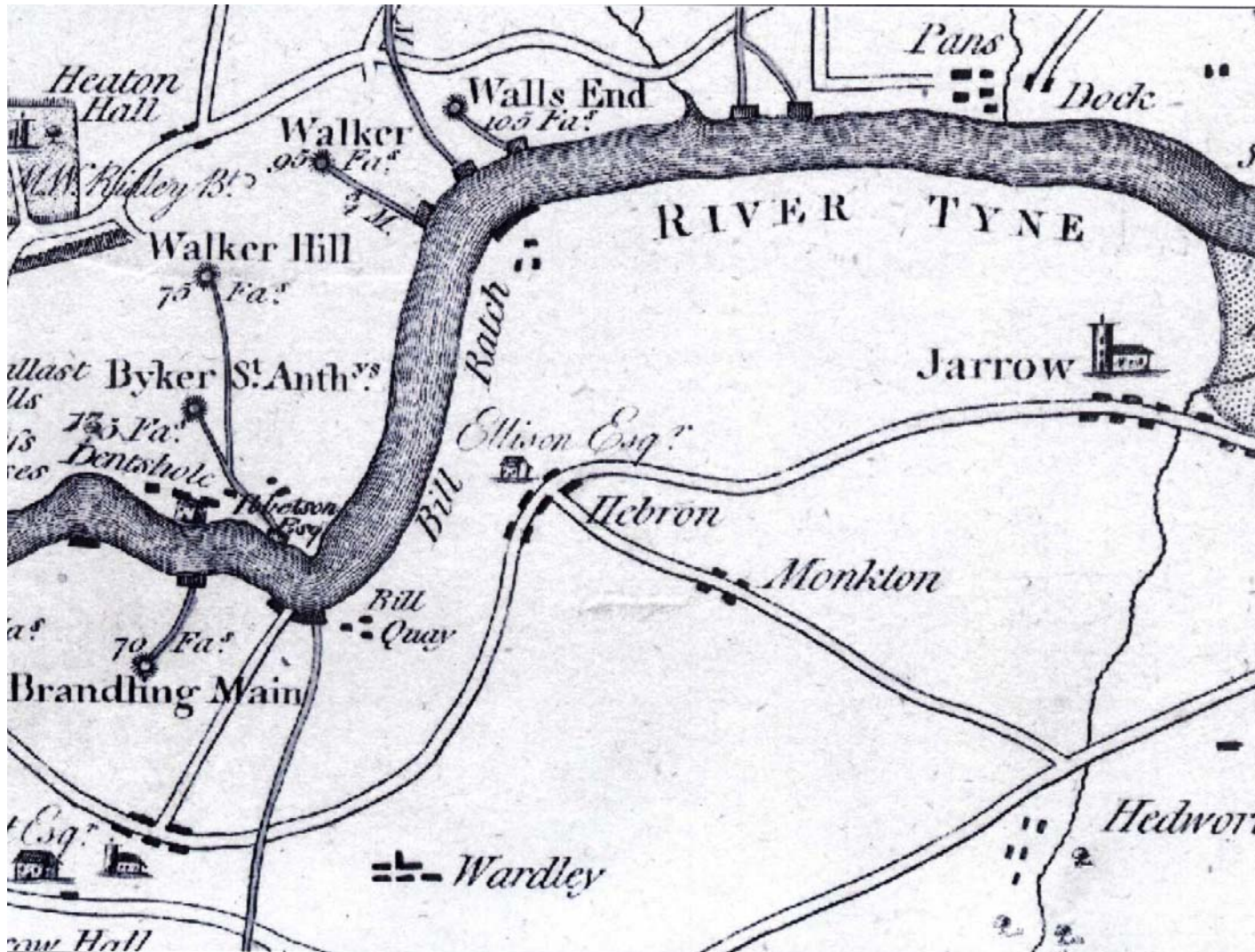


Figure 50 1788 Extract of a 'Plan of the collieries on the rivers Tyne and Wear, also Blyth, Bedlington and Hartley; with the country 11 miles round Newcastle' by John Gibson. *Durham University Library – Pictures in Print*

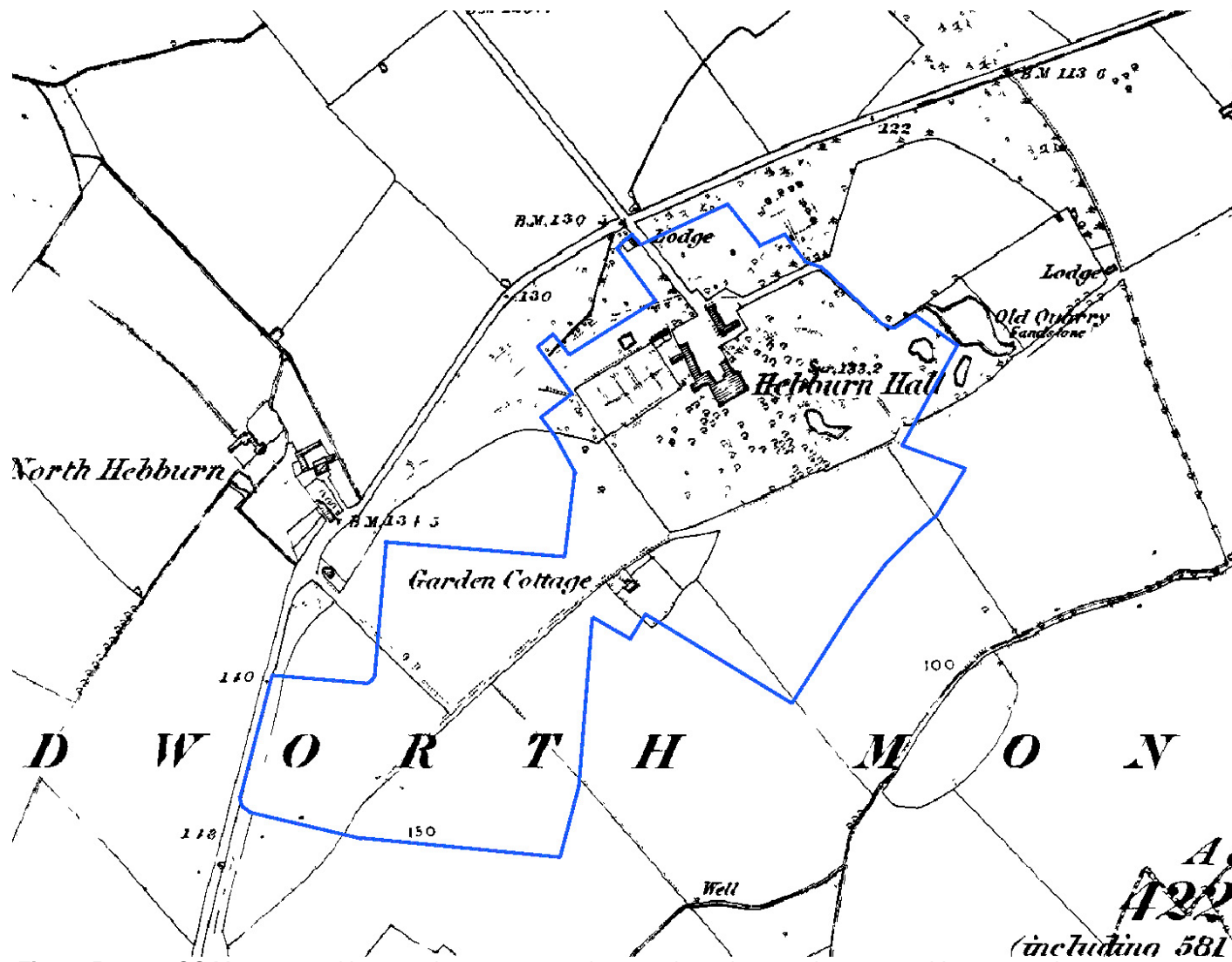


Figure 51 OS Map 1864, with approximate conservation area boundary overlay. www.old-maps.co.uk

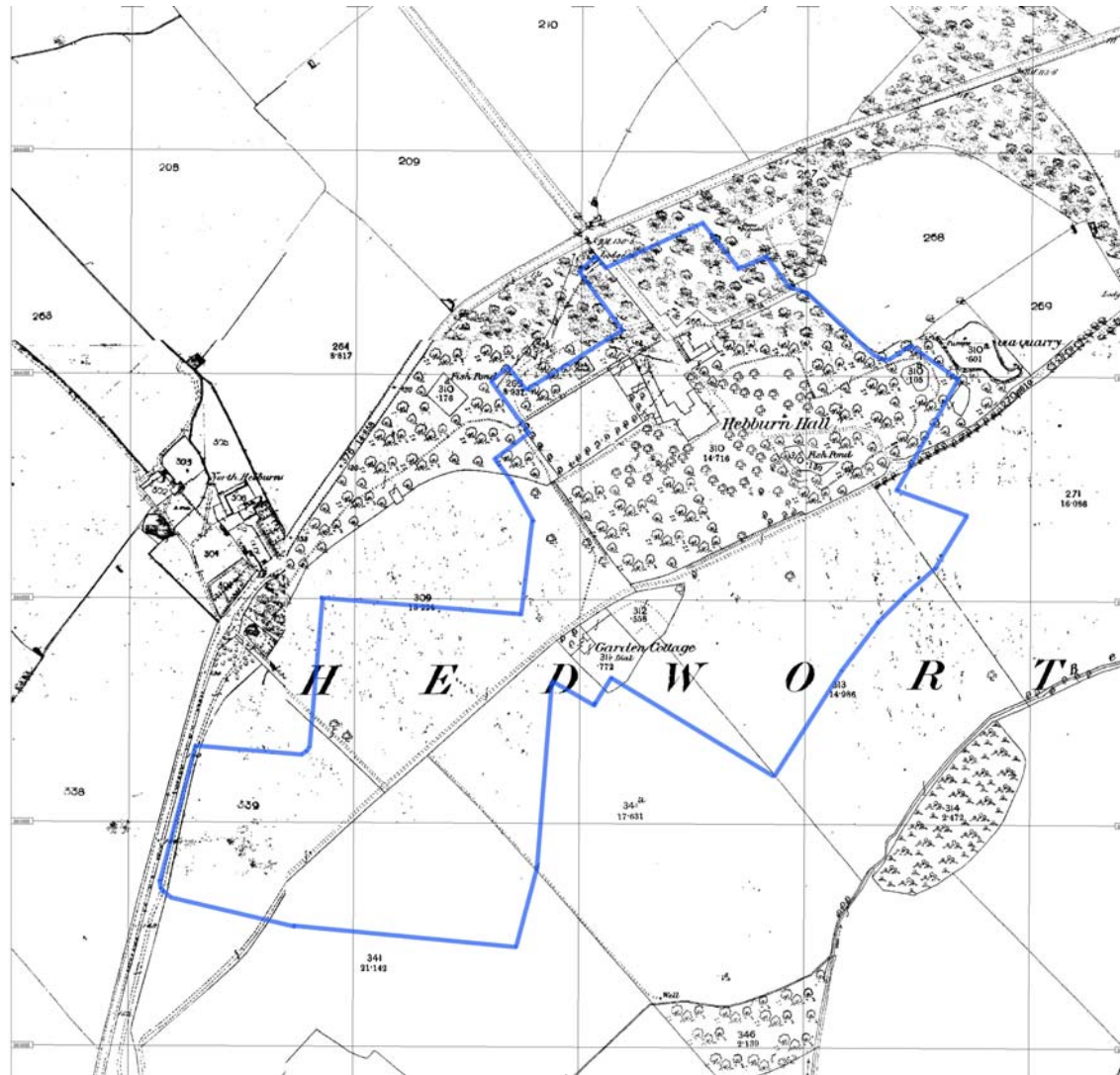


Figure 52 OS Map – 1873-1895, with conservation area boundary overlay. *Promap Historical Maps Service*

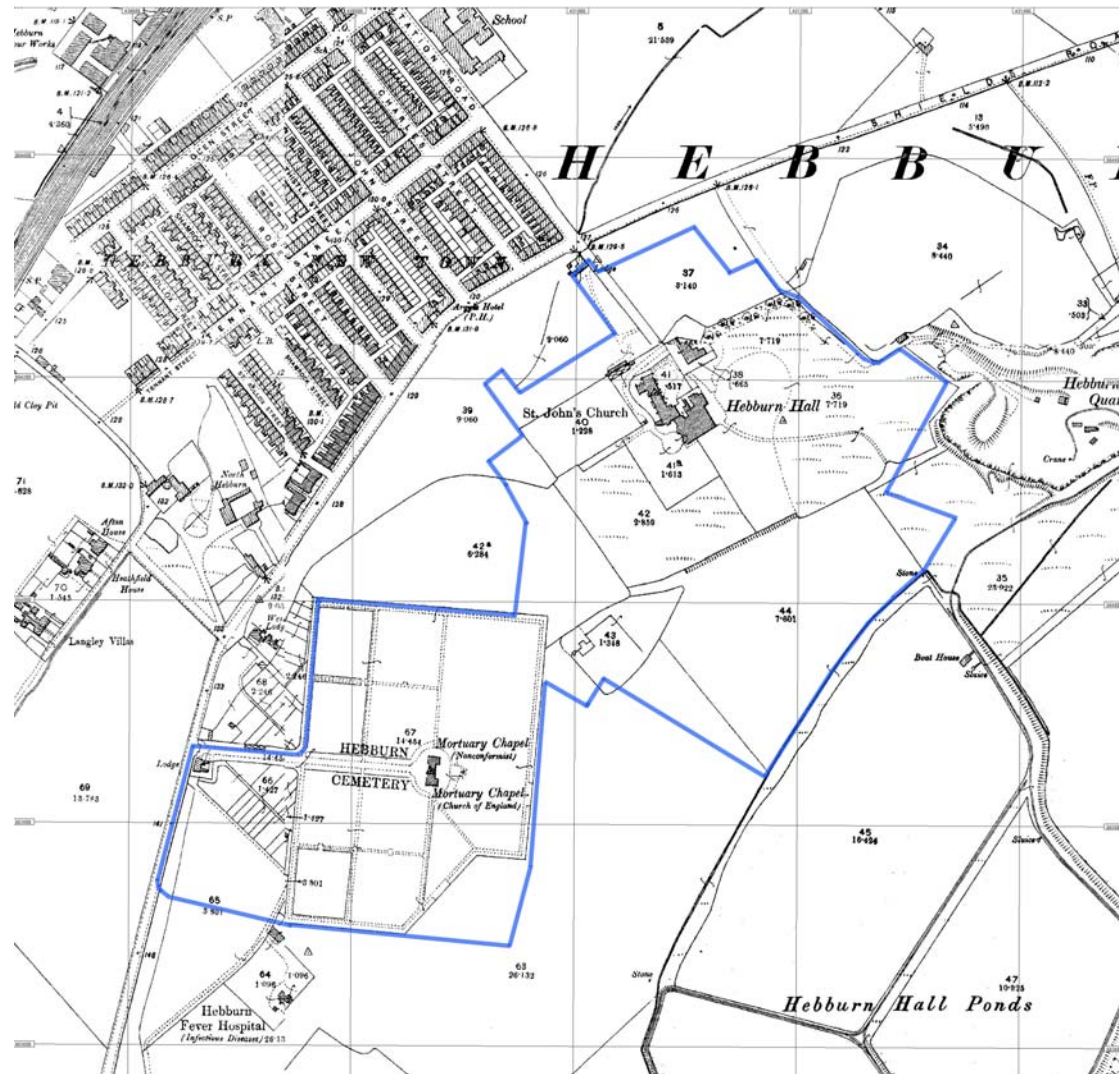


Figure 53 OS Map – 1897, with conservation area boundary overlay. Promap Historical Maps Service

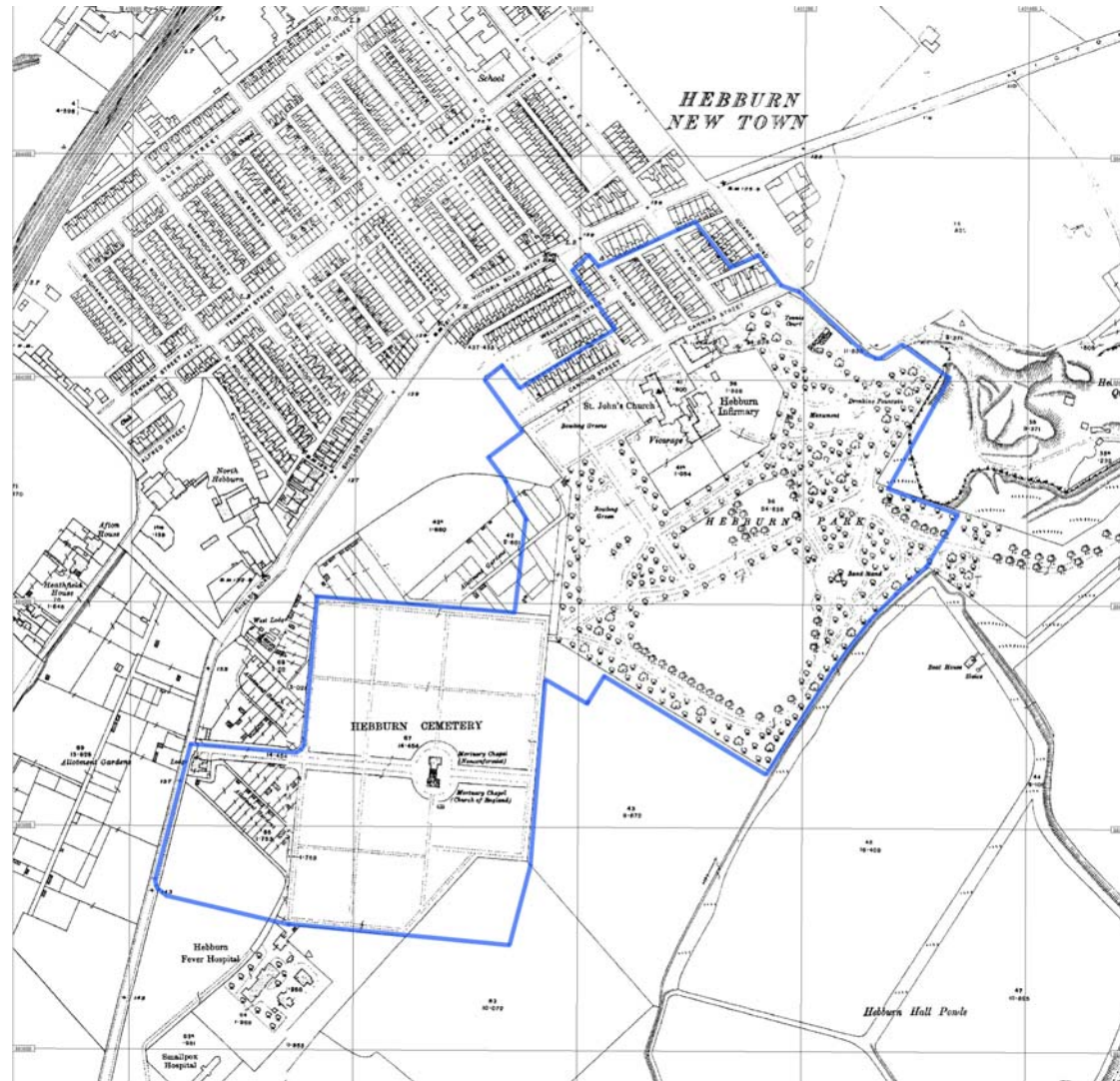


Figure 54 OS Map – 1916-17, with conservation area boundary overlay. Promap Historical Maps Service

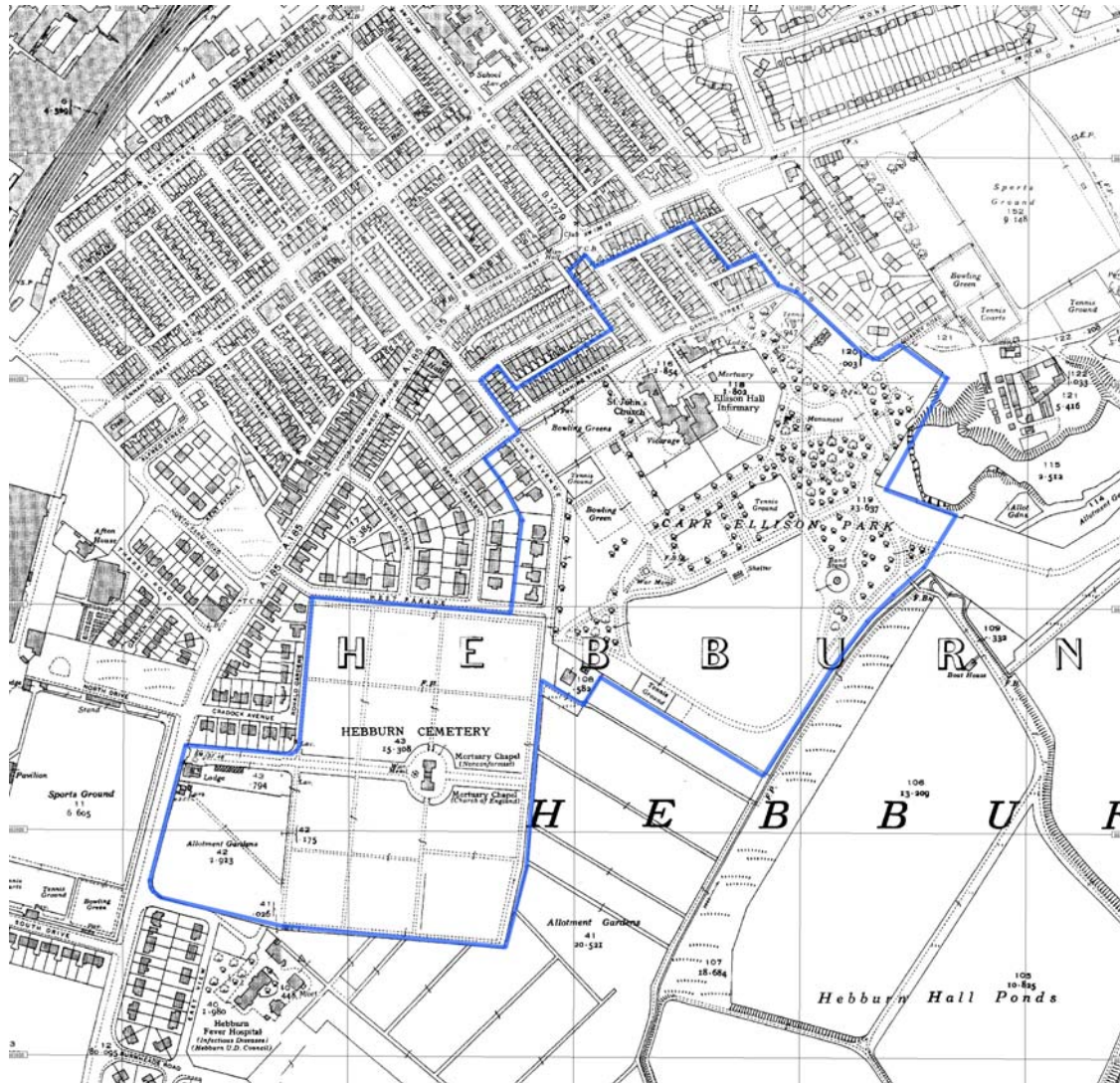


Figure 55 OS Map – 1941-42, with conservation area boundary overlay. Promap Historical Maps Service

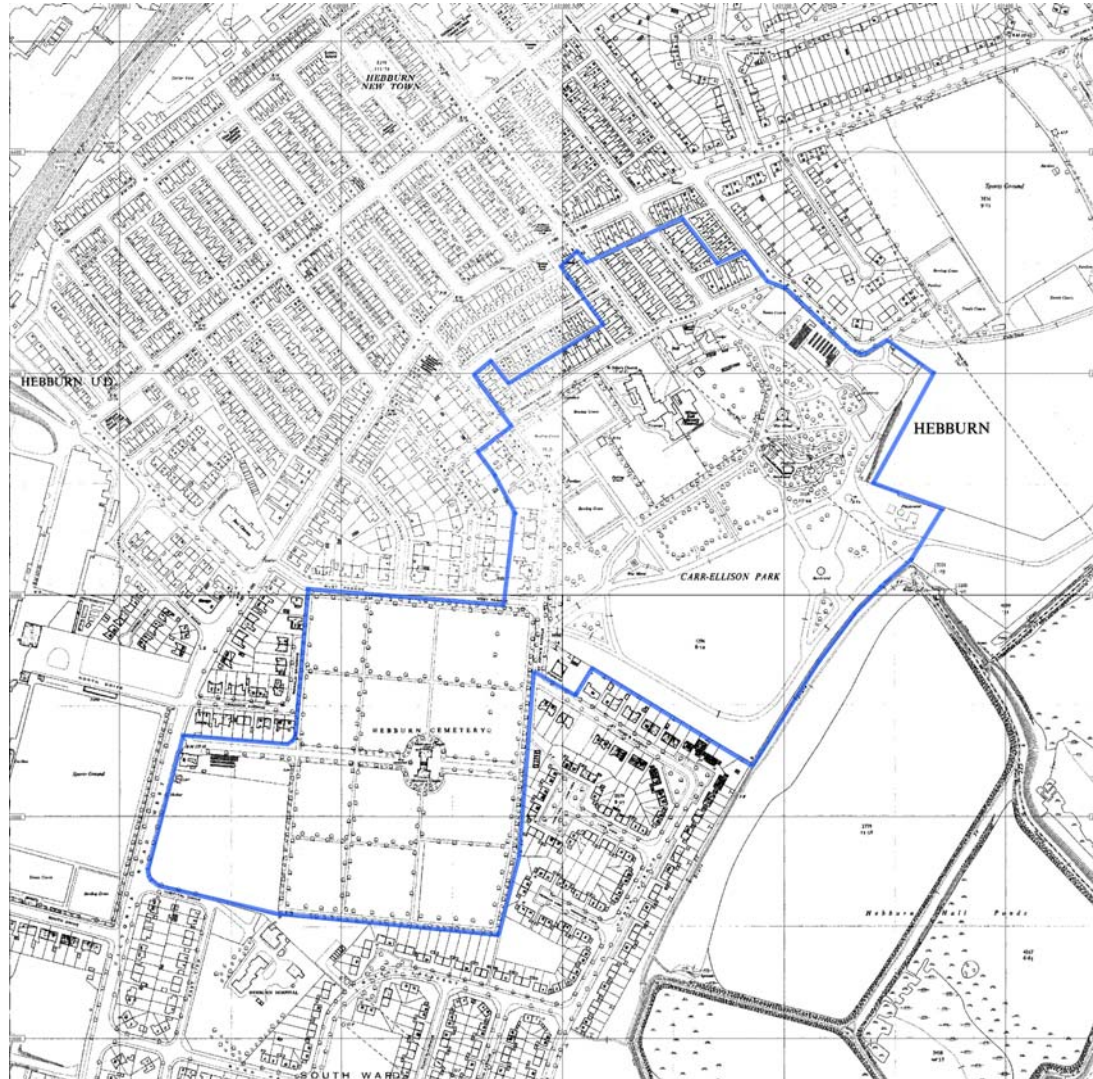


Figure 56 OS Map – 1957-58, with conservation area boundary overlay. *Promap Historical Maps Service*

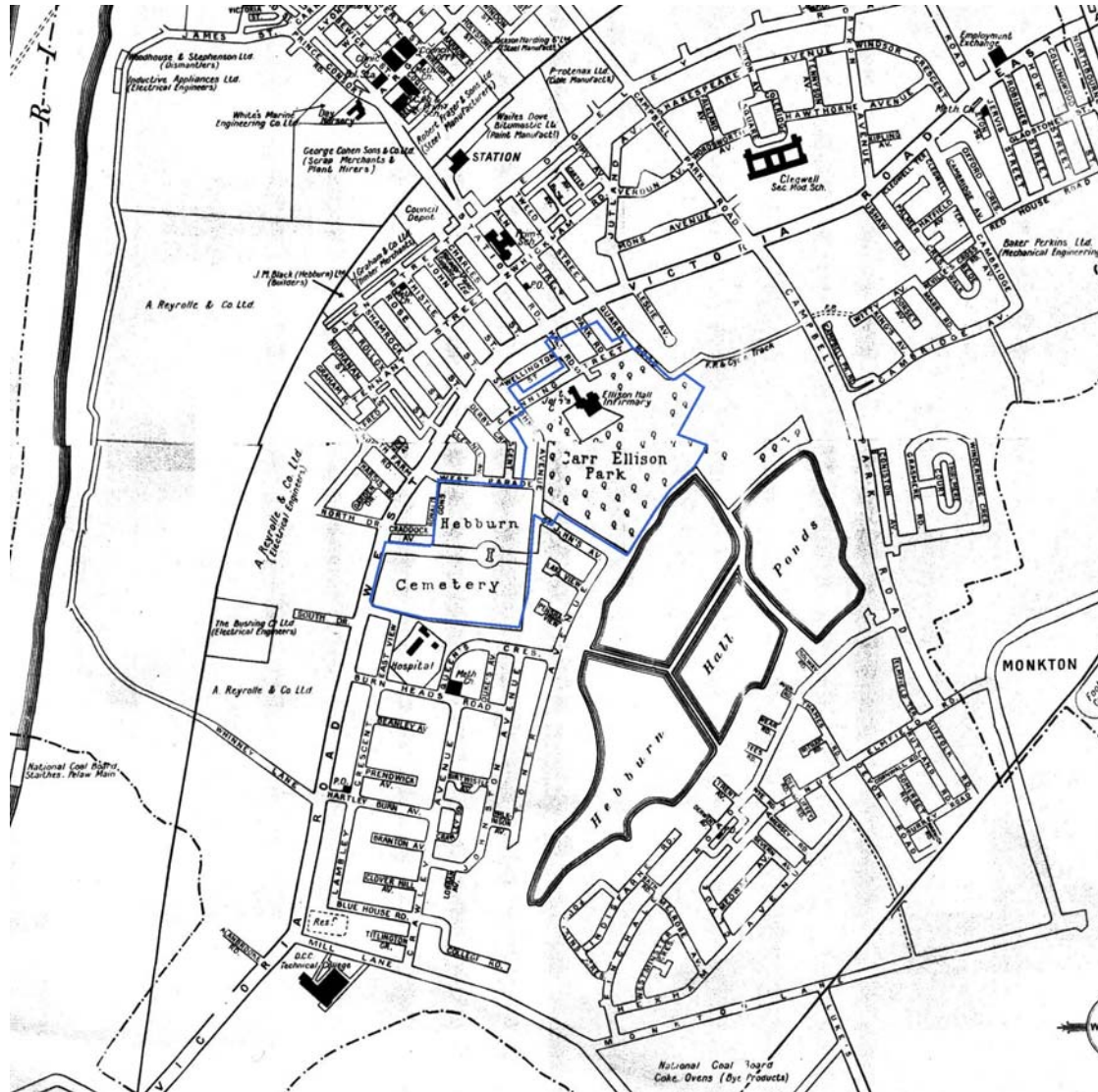


Figure 57 Extract from 1959 Street Map of Hebburn with conservation area boundary overlay. ED J Burrow & Co. Courtesy of Mike Ellison.

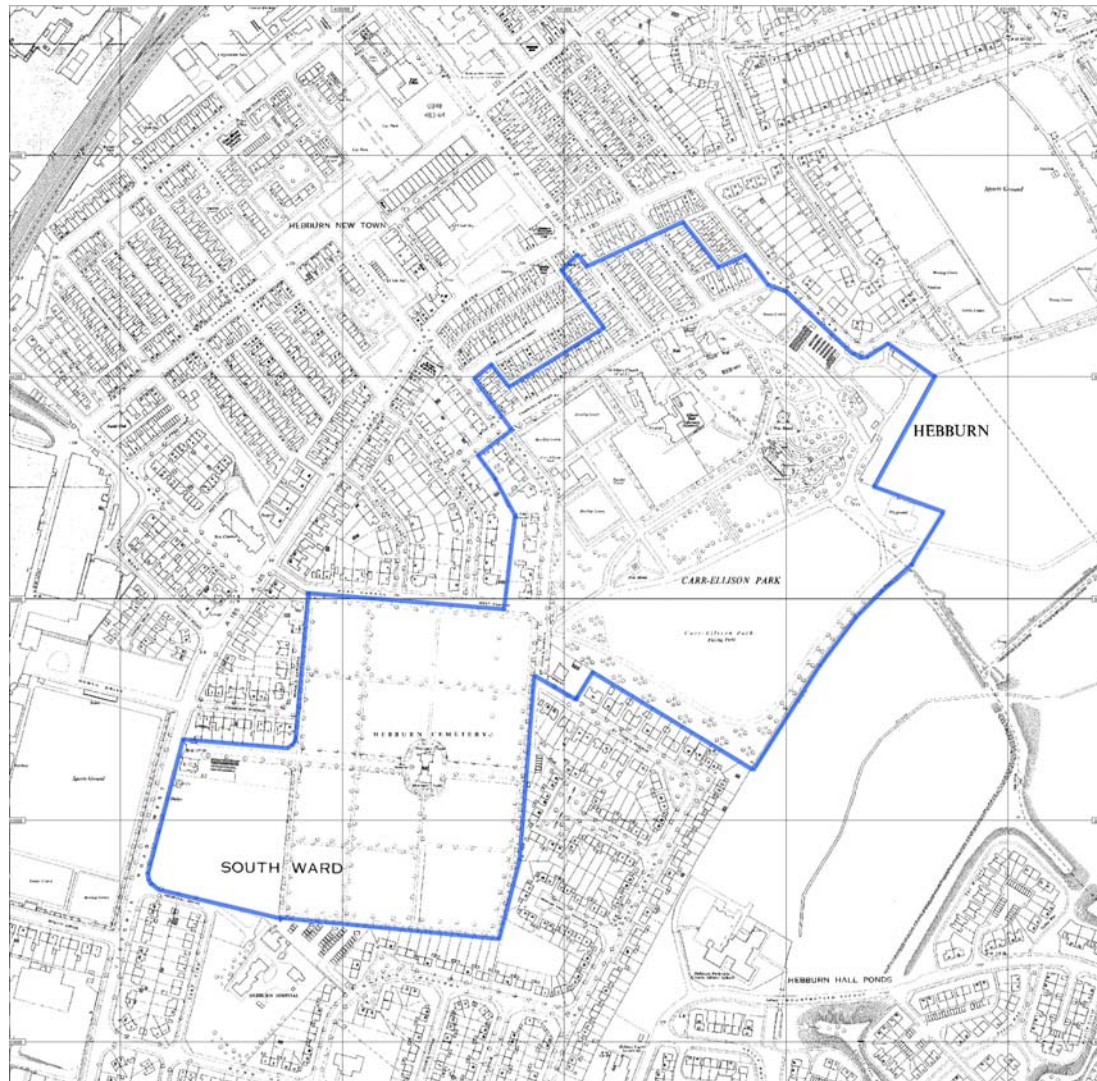


Figure 58 OS Map – 1968-70, with conservation area boundary overlay. *Promap Historical Maps Service*



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