



South Tyneside Council

Neighbourhood Services

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Monkton Conservation Area

Character Appraisal

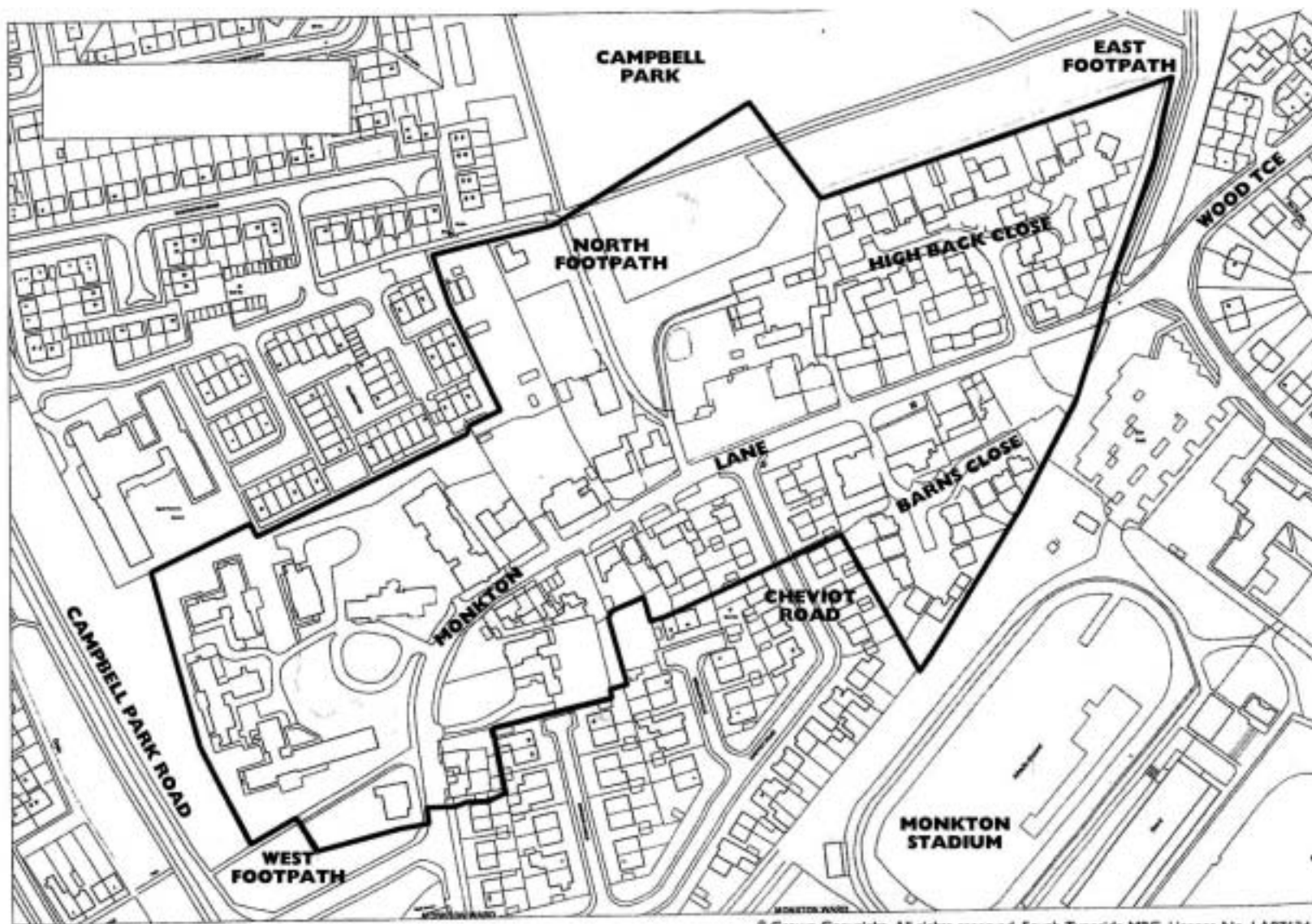
Prepared by North of England Civic Trust on behalf of South Tyneside Metropolitan Borough Council, March 2006



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Map 1: Monkton Conservation Area – Boundary



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Character Appraisal

Monkton Conservation Area

1 Introduction

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”

Local authorities have a duty in exercising planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. They depend on much more than the quality of individual buildings, and take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, materials and street furniture. It is also common for a number of Listed Buildings to be included.

The approach to conservation area character appraisals has altered in recent years. It is now recognised that planning policy, development control, enhancement proposals and conservation area management can be best achieved when there is a clear and sound understanding of the conservation area’s special interest. *PPG15: Planning and the Historic Environment* urges local authorities to prepare detailed appraisals and states:

“the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder the basis for local plan policies and development control decisions, as well as for the preservation and enhancement of the character and appearance of an area”.

The value of the appraisal is two-fold. First, its publication will improve the understanding of the value of the built heritage, providing property owners and potential developers, with clearer guidance on planning matters and the types of development which are likely to be encouraged. Secondly, it will 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 form relevant evidence in planning appeals.

Guidance used to complete this appraisal includes *PPG15* (DoE & DNH, Sept 1994), *Conservation Area Practice* (English Heritage, Oct 1995), *Conservation Area Appraisals* (English Heritage, March 1997) and *Conservation Area Management* (English Historic Towns Forum, June 1998).

2 Monkton Conservation Area

Designated in 1975, Monkton Conservation Area is a delightful collection of farms, houses and associated development from the seventeenth to twentieth centuries which line a single street, *Monkton Lane*. Surrounded by later development and a large park, Monkton retains a well-defined character of great charm and interest, with its rural origins still very clear.



New residential development and the re-use of redundant farm buildings have added to the mix, creating an intimate and highly attractive enclave amongst the wider suburban spread of Jarrow and Hebburn.

3 Location

Monkton is on the south side of the River Tyne in an area defined as the Tyne & Wear lowlands, about 1 mile south of Jarrow and Hebburn town centres, and about 2 miles north of the A194(M) and A184 spine roads through South Tyneside. The village is flanked to the east, south and west by mid to late twentieth century housing and other development. The land on which the village is built comprises carboniferous sandstones, shales and coal deposits, and is generally flat. To the north, the once huge Monkton slag heap (also known as the Crusher), has been reclaimed to create Campbell Park / Bedeswell Park, a large area of fields and amenity open space.

4 Origins of the Development Pattern

The origins of the settlement and the name date back to at least 1074 when the Bishop of Durham is recorded granting land here to monks involved with the reconstruction of St Paul's at Jarrow. Monkton grew to become a mainly agricultural village made up of a number of farmsteads, outbuildings and labourers cottages.

This is the origin of the settlement's introspective layout, with buildings lining the main street, Monkton Lane, and facing each

other across it. The settlement was based on four farms – West Farm, Monkton Farm, East Farm and Grange Farm. Tenant farmers leased the land and buildings from the Dean & Chapter of Durham. There were also several large houses including Monkton Hall.

Research findings published in *Archaeologia Aeliana*, the journal of the Society of Antiquaries of Newcastle upon Tyne (5th series, vol 12, pp181-208), illustrate the changing character of occupation at Monkton Farm and the adjoining Bede Cottage, one of the main building groups in the village. Occupiers researched from 1495 to the early seventeenth century were successive generations of tenant farmers from the Brompton family. In 1628, the tenancy passed to Thomas Cocke, a merchant from Newcastle whose inventory showed a greater emphasis on domestic comforts than agricultural equipment. Another merchant, Robert Crisson, took over the tenement in 1646, his widowed wife later marrying Jacob Blenkinsoppe who in 1651 assigned half his holding to a Thomas Davison. Davison would become an Alderman of Newcastle upon Tyne and later its Mayor, and the Davison family retained the tenancy until 1703 when it was taken over by the Forsters. By 1740, the date on the stone above the front door of the current Monkton Farmhouse, four generations of Forsters had lived there.

Much of the area's early agricultural character has managed to survive and the settlement retains its strong linear, introspective development pattern based on farmhouses and land behind. This is despite – and, in places, because of – Monkton's two subsequent significant stages of development history, nineteenth century industrialisation around the edges, and twentieth century development infilling the medieval layout.

In 1826, the first section of one of the world's first modern railways opened from Springwell Colliery to Jarrow Staithes on the Tyne. This colliery wagonway, engineered in part by George Stephenson and later known as the Bowes Railway, skirted the southern edge of Monkton, crossing Monkton Lane by level-crossings twice, once at either end of the village. When complete in 1855, the wagonway was 15 miles long, handling over 1 million tons of coal a year. The last section between Monkton and Jarrow Staithes only closed in late 1980s.

The route of the wagonway across open fields to the south of the village effectively limited its southern growth, but it did define a neat quadrant of land which would later be developed as the first large area of infill housing in Monkton – *Cheviot Road* – in the early 1970s. South of the wagonway, land remained open apart

from Monkton Stadium which grew from a late nineteenth century cycle track to become a major modern sporting facility.

The coal moved on the Bowes Railway defined the other significant nineteenth century feature which would have curtailed expansion of Monkton, the large slag heap to the north. Waste from the smelting of iron ore for Palmers Shipyard began being dumped in open fields to the north of the village, eventually creating a vast slag heap which resulted in the Bede Burn being culverted. Smelting and shipbuilding continued for well over a century and defined the development of nearby Jarrow, but left Monkton largely unharmed, it being effectively shielded by the slag heap. The cokeworks closed in 1990, by which time work had already started on reclaiming the land as Campbell Park / Bedeswell Park, a 50 acre green area for recreation and nature. Bede's Well, an ancient water source named after the famous Jarrow monk who reputedly discovered it, survives in Campbell Park / Bedeswell Park, north of the conservation area.

Inside the conservation area, twentieth century development has fractured Monkton's medieval development pattern in one place (*Cheviot Road*) and overlain it in others (*Monkton Hall*, *High Back Close* and *Barns Close*). Around the edges, the road network and housing estates have left the conservation area contained, although

housing to the north west is hard up against the boundary behind Monkton Hall. The original route of Monkton Lane as it curves south out of the village is truncated at the point where the Bowes Railway crosses it, the road diverted west to join the Campbell Park Road distributor to Hebburn. Despite this containment, Monkton Lane unfortunately carries a high level of through traffic, long a concern in the village, with suggested one-way schemes and road closures apparently debated for several decades.

5 Form

The predominant building type in the conservation area from all periods is the two storey detached house with a pitched roof. There are also several single storey or one-and-a-half storey buildings, usually being extensions and older outbuildings. Within this there is considerable variety in scale, height, building line and layout.

Scale is domestic, although within this there is some variation, for example between the imposing grandeur of *Monkton Hall* and the diminutive simplicity of *Bede Cottage*. Even those buildings not originally in residential use are small scale, such as former farm buildings, the pub and the former chapel. Heights tend to vary with scale, creating an attractive variety to the ridge line.

Original density was generally very low with buildings set in large plots such as *The Grange*, *Monkton Hall*, and *Elmfield / The Garth*. Most are sited to the front of their plots facing *Monkton Lane*, creating a strong townscape presence and leaving long rear gardens behind. There is, however, variety in the building line along Monkton Lane with a wider, generally earlier line evident on the 1862 map (eg. the farms at the east end, *The Grange*, and *Eagle Cottage*) and a narrower, generally later line (eg. *The White House*, *The Lord Nelson PH* on the same site as an earlier inn, and *Albany Terrace*). This variety in building line generally adds to the character of the street but can result in some visually intrusive gable ends (eg. *Monkton Villa*) unless siting is skilfully handled, such as at *Nos.21-23 High Back Close*.

The village's farms originally followed a similar pattern, with farmhouses on Monkton Lane and a variety of agricultural barns and outbuildings in large yards behind. *High Back Close* and *Barns Close* have overlain this pattern and significantly increased density at *Monkton Farm* and *East Farm* respectively, but *Grange Farm* retains its early, low density farmyard layout. *Monkton Hall* was set in very extensive grounds until the hospital development increased density there, and a handful of extensions and infill developments elsewhere have reduced the openness of some of the other long plots, eg. at *The White House* and behind *Ormond Villa*.

Much of this is satisfactorily accommodated but has nonetheless gone against the prevailing density and pattern of development. Backland development can cause harm to the character and appearance of a conservation area which is defined by its low density, and so should be resisted in the future.

The layout at the west end of Monkton Lane is tighter than the east, where later brick-built development is close-at-hand as the road curves south, creating a visual pinch-point compared to the more open east end with its green verges and large front gardens. Individual buildings generally face the street but there is some variation in this too, with *The Grange* orientated at 90° to the street, and *Monkton Hall* facing south over its large grounds.



Despite all these slight differences in scale, height, building line and plot layout, there is a good balance between individuality and uniformity along the street which is most attractive. Also because of this variety, linear features such as boundary walls, green verges, rows of trees and the road itself have a strong unifying role along Monkton Lane.

6 Materials and Details

Most buildings, particularly the earlier ones, are in a simple, traditional, local vernacular style, ie. thick stone walls, pitched roofs, plain eaves, and vertical window openings. Most were functional agricultural buildings and there was little ornamentation apart from some greater emphasis on the farmhouses themselves, such as at *Grange Farmhouse*.

Other larger buildings adopt more specific architectural styles, such as the restrained classical Georgian proportions of *The Grange* and *Monkton Farmhouse*, and the Old English revival style of the prominent *Lord Nelson PH*. Twentieth century designs have tended to be strongly of their time with only minimal attempts to adopt or echo earlier styles, designs and materials.

The use of high quality natural materials is a key characteristic of the conservation area and locations where poorer quality man-

made materials have been used tend to be visually obtrusive. The principal building materials are mainly sandstone in the east, and mainly brick in the west, although the two recent housing developments in the east also use brick. There is also some use of stucco and later rendering.

Roofs are high quality natural materials including interlocking clay pantiles, thick stone slates, and natural Welsh slate. Clay tiles predominate on older buildings and have also been used successfully on some newer buildings (eg. *Barnes Close*). Most nineteenth century development has Welsh slate roofs, including some decorative fish-scale and other patterns (eg. the *garage block* adjoining No.1 Albany Terrace).

The patina of time has left its mark on these materials and they have weathered and matured well to create a richly textured grain. Sandstone is particularly attractive when well matured, and stonework which survives unpainted should remain so.

Attention to detail is important in the conservation area, as its character and appearance is greatly enriched by a range of original architectural features. Traditional historic elements such as porches, chimneys, rooflights, fanlights, door cases and joinery contribute to character and appearance in places. Even smaller features such as ridge tiles, finials, leaded lights, inscribed plaques,

rainwater goods, chimney pots, railings, weather vanes, and door furniture all add to the intricacy and authenticity of the local scene, creating a rich, visually stimulating environment.

Most important are windows. The effect which fenestration has on a building's character and appearance should not be underestimated. Even slight changes to details (such as glazing bar profile or width) can dramatically alter the way a building looks and feels. This can be true if, say, one in a set of windows is changed, making it stand out or, often even worse, if it is repeated across a whole façade. The visual effect of modern materials and inaccurate designs is invariably jarring against a well-aged building in traditional natural materials.

The success of PVCu windows which attempt to copy the design and proportions of traditional windows, depends on the width and profile of the frames. It is generally the case that PVCu frames are thicker and more angular than timber ones, and can not accurately incorporate details such as mouldings, horns and beading. Indeed, PVCu 'glazing bars' are often flat strips superimposed onto glazing which have a flat, flimsy appearance. Neither does PVCu weather, or take on the patina of time like timber. The result will almost always harm character and appearance. The same is true of 'fake' sash windows (top-hung casements) which rarely reflect the

particular style or period of the building. These and other more modern window styles, including small top opening lights and those with horizontal proportions, often have clumsy, chunky dimensions and are often placed flush with the face of the building, rather than being set back into an appropriate reveal, thus losing depth and shadow from the building's appearance. Such unfortunate examples can be found in the conservation area due to permitted development rights and the need for an Article 4 Direction to control these should be considered.

The replacement of traditional doors with modern designs and materials will also invariably harm character and appearance for similar reasons. This is particularly true if glazed or partially glazed doors are used where solid panelled doors are architecturally or historically accurate.

Later render and masonry paint have also altered character in places. Inappropriate use of heavy cement-based renders can harm a building's fabric or character, and would jeopardise the prevailing stone and brick-built character of the village core. Traditional lime renders are preferred for both technical and aesthetic reasons. Existing render should generally be white or natural, warm, muted tones, observing the building's context.

Terraces and other building groups designed or built in one go often rely on a unity of detail which can be easily damaged through ad hoc loss or change – the sum of the parts is always greater than the whole. Changes to one building such as the loss of boundary walls, painting or rendering main elevations, or changes to roofing materials, can destroy the harmony designed into the terrace or group, to the detriment of the overall street scene.

Such detailed issues, which are crucial to character and appearance, should guide future alterations to the historic buildings in the conservation area.

7 Use

Monkton Conservation Area is primarily residential in use with one public house but no shops, places of worship or large areas of focal open space. Buildings and land originally in agricultural use have since been converted to housing and, coupled with the significant impact of the two large housing developments at *High Back Close* and *Barns Close*, agricultural uses in the village have now been depleted.

Nonetheless, the presence of a range of attractive historic and more modern properties in a mature setting contributes to it as a highly

desirable place to live, and maintaining this domestic-scale residential use, particularly Use Class C3, should be a key theme of planning control.

However, the existing single institutional use of the buildings in *Monkton Hall's* grounds is a good way of controlling character and appearance there, and avoids the impact which private residential use would inevitably bring (eg. residential privacy, sub-division to form gardens, and ad hoc alterations) leading to a breakdown in the character which the grounds retain. But it is understood that the hospital at Monkton Hall is to close in the near future and careful consideration should be given to the future use and development of the site to ensure that the setting of Monkton Hall and the character of the conservation area as a whole are not adversely affected.

8 Boundary, Setting and Views

The conservation area is closely drawn on the historic core of Monkton village with little of its immediate setting capable of inclusion due to the proximity of unsympathetic development, other than to the north. The boundary has not changed since designation.

From the east end of *Monkton Lane* at its junction with Wood Terrace, the boundary heads south west along the line of the disused mineral wagonway, taking in land behind *East Farm* now developed as *Barns Close*. It then turns north to exclude all development on *Cheviot Road* (and associated culs-de-sac) apart from the northernmost eight dwellings at the junction with Monkton Lane. Continuing west, the boundary runs along the backs of plots facing Monkton Lane as far as *Elmfield / The Garth* and their *Lodges*, where Monkton Lane bends south. Here, the boundary crosses the road to include development south of the *west footpath* but excludes High House which is on the Local List. Heading north it encompasses the modern rather than the historic extent of *Monkton Hall's grounds*, turning east to exclude extensive late-twentieth century housing off Penrith Road to the north. Turning north again to include the long (sub-divided) plots of buildings facing Monkton Lane, the boundary crosses the *north footpath* and into *Campbell Park / Bedeswell Park*. Heading east, the boundary here is defined by the southern extent of the now removed slag heap which still existed at the time of designation. It includes an area of open space immediately to the north of *the Grange*, but hugs the back of the *High Back Close* development further east. At the east end of the area, the boundary turns south to follow the gentle south west curve of the wagonway back towards *Monkton Lane*, excluding the footpath to the Park.

Development abutting the conservation area to the north-west, south and east mainly comprises mid to late twentieth century public and private housing which bears no relation to the conservation area. The historic growth of the village to the east along what became Wood Terrace is still evident in the Victorian housing, church and school sited there. To the south east is Monkton Stadium, a large athletics track and sports ground dating from the late nineteenth century, with associated car-parks, open space and buildings. This is flanked by Luke's Lane Primary School to the south west, and Bede Burn Junior Mixed & Infant School to the south east. West of the conservation area, a narrow strip of green space separates Monkton Hall's grounds from Campbell Park Road, a main north-south distributor road which is raised up over the line of the former wagonway to the south west of the conservation area. Beyond this elevated road (and mainly obscured by it) is the extensive mid to late twentieth century public housing of Hebburn. To the north east are the extensive flat, green open spaces and small coppices of Campbell Park / Bedeswell Park, reclaimed from the slag heap.

Views of the conservation area from the outside are limited by the proximity of neighbouring development. However, some good elevated views can be had from the elevated section of Campbell Park Road to the south-west, and from the park itself to the north.



Both of these views are characterised by heavy tree cover and the varied rooftops and chimneys of historic development. Entering the conservation area from the east along Wood Terrace provides a long view of Monkton Lane, again framed by trees

either side. Glimpses of trees, mature historic development and the pantile roofs of *Barns Close* register between and above the modern development in and around Cheviot Road to the south.

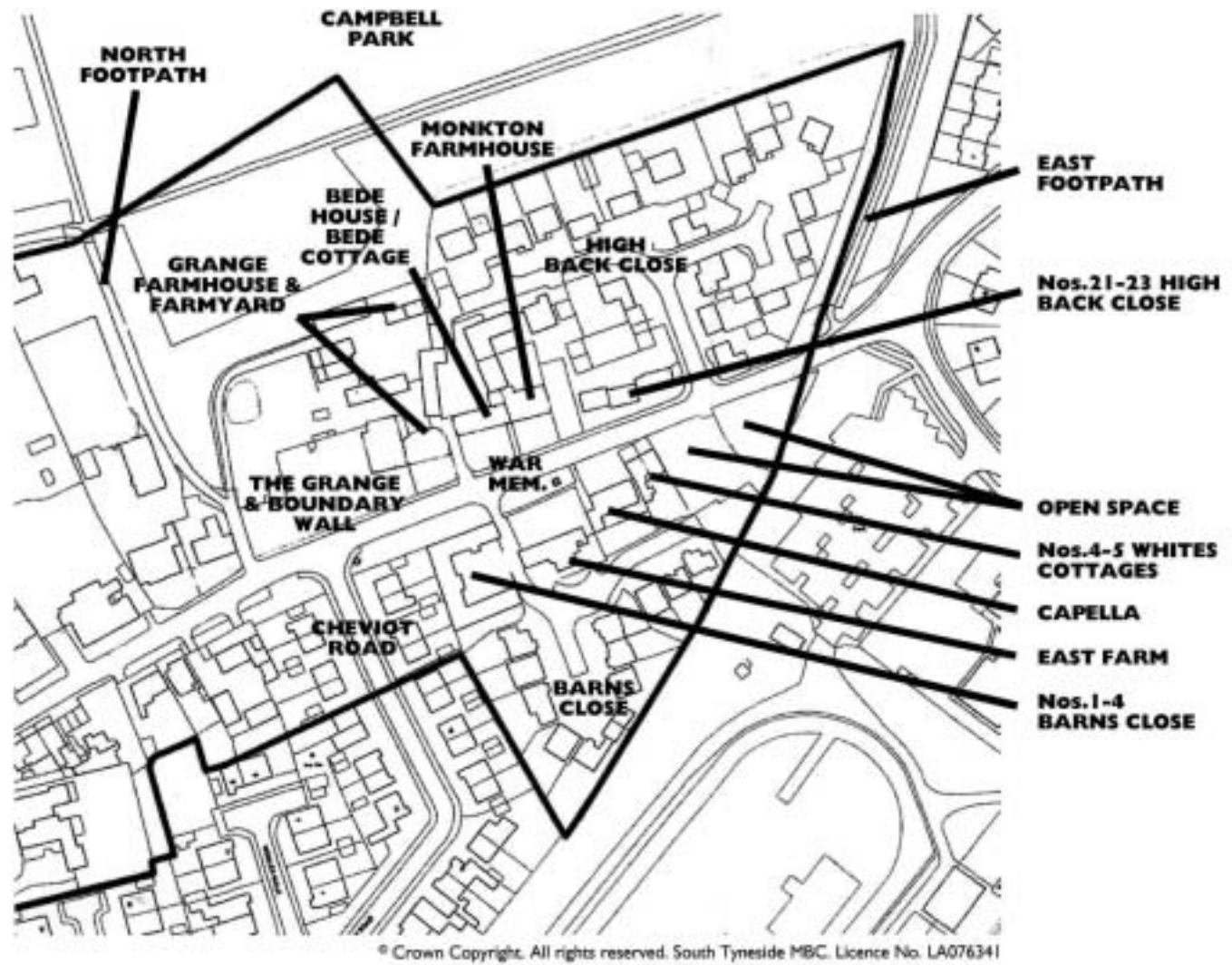
Views out of the area are restricted by its introspective layout and tree cover. Those that do exist are not particularly inspiring – Penrith Road housing to the north west, Campbell Park Road’s embankment to the west, Cheviot Road housing to the south, and development on Wood Terrace and Dene Terrace to the east. From inside the area, the horizon is defined mainly by tall trees.



9 Archaeological Significance

The central core of Monkton Conservation Area has high archaeological significance, indicated by its designation as an Area of Potential Archaeological Importance. As the site of a medieval village, the historic core of Monkton could reveal much about such early settlements and contribute to the understanding of the history and origins of the area.

Map 2: East End



10 East End

The area is considered from the east to the west. Views into the area from Wood Terrace are



long and inviting, with *The Lord Nelson PH*, *The White House* and



trees at *Monkton Hall* closing the view at the other end of the village, whilst more trees and the pitched roof profiles of buildings step in and out

along the street.

Monkton Lane is a simple tarmac road with no overbearing markings. The deep green verges at the east end are its greatest asset, providing a strong link to the village's rural origins, particularly on the south side where there is no pavement. The sandstone *War Memorial* (on the



Local List) and nearby boundary walls and planted troughs create a simple, attractive focal point. Recently refurbished, the memorial now has granite plaques at its foot with the names of those lost in WWI and of those who returned. Small and medium-sized street trees make a notable contribution to the overall impression of Monkton Lane, as do several garden trees. Victoriana lampposts are used along the street. Monkton Lane is often busy, particularly at peak hours, with an apparently high level of fast through-traffic. Any traffic-calming proposals should respect the character and appearance of the conservation area.



As Wood Terrace becomes *Monkton Lane*, there is a clear sense of arrival into the conservation area as the road narrows, curves slightly and rises, marking the position of the wagonway level-crossing removed in recent decades. Just outside the boundary, the *east footpath* which follows the wagonway's route north heads into

Campbell Park / Bedeswell Park, enlivened by a ‘wagonwheel’ motif chicane gate, two information panels and a colourful metal ‘steam train’ art installation.



Even though it is outside the conservation area, the route of the wagonway has a rich, naturalised character with stone boundary walls and mature planting which contributes to the area’s history.



On the opposite side of the road, a triangle of open space survives undeveloped. Following demolition of cottages adjoining No.4 Whites

Cottages, the adjacent land has been left as public open space. A trip-rail has been erected to prevent parking and a planting scheme is planned. With a backdrop of thick trees and stone walls, these spaces make a positive contribution to the character and appearance of the conservation area in their own right.



On both sides of the road at this point, richly matured rubble stone boundary

walls demonstrate the historic nature of the conservation area, and are characterised by large triangular cope stones. Unfortunately, a recent accident has led to part of the southern boundary wall being demolished, seriously harming character and appearance.

On the north side, the wall is taller, successfully preventing *High Back Close* from dominating the east entrance to the



conservation area. Although in places along Monkton Lane, these boundary walls have been lowered and poorly topped off, they are a key defining feature along the length of the street.



High Back Close is a large late twentieth century housing development in the north east of

the area on agricultural land previously part of Monkton Farm. This is the largest single development



comprises large detached two-storey houses with pitched or hipped roofs in pantile or slate, and with a simple form inspired by nearby older houses. The estate is laid out on block-paved culs-de-sac, marked at the entrance by a pair of feature gate piers. Materials, whilst man-made, are muted, warm and rough in texture, and the detailing is simple with vertically proportioned windows set in a



reveal, simple eaves/verge detailing and a few chimneys. The setting is complimented with grass verges and Victoriana lampposts echoing those on Monkton Lane, a deep tree backdrop

at Campbell Park / Bedeswell Park, several beech hedges and well maintained domestic gardens. With no footpaths and minimal garden boundaries, the development has a communal, semi-rural feel. Care should be taken in the future to ensure its strong group value is retained and protected from ad hoc changes which alter its intended design and character, particularly significant extensions or the use of further masonry paint, which should be avoided.

At the west end of *High Back Close*, some of *Monkton Farm's* historic out-buildings have been converted to residential use. On



Monkton Lane itself, Nos. 21-23 *High Back Close* are laid out to reflect the varied building line, height, materials and size of the rest of Monkton Lane, set behind a low boundary wall and mature, subdivided domestic gardens.



Across Monkton Lane, *Nos. 4 & 5 Whites Cottages* (on the Local



List) are two of the oldest dwellings in the conservation area and have short wall nibs indicating demolition to the east. In stone (coursed to the

front, rubble to the sides and back) with pitched roofs and brick chimneys, they represent the vernacular character of much of the south side of Monkton Lane. The contrast between attractive, richly textured, natural Welsh slate and the flat, shiny appearance of man-made slates is clearly shown on the two dwellings' roofs. Boundary and garden sub-dividing walls survive and the matching front doors and stone, pitched roof porches make this an attractive scene at the entrance to the conservation area.

Next door, and set slightly further back, is *Capella*, a former chapel now converted to residential use. In a simple gothic



revival style, its chapel character is still dominant with a pointed arch doorway, tall arched windows at either end, ogee window openings to the street, and a prominent bellcote on the west end. A simple timber garage has been added but other changes made for residential conversion are invasive, including large Velux-style rooflights to front and rear and loss of stone window mullions. Its open green garden with informal boundary vegetation continues



the 'green verge' theme of this side of Monkton Lane, making a positive contribution to the street.



Set further back still, neighbouring *East Farm* (on the Local List) sits behind a prominent stone boundary wall and a large,

green garden. This large sandstone farmhouse has a robust character with sash windows (with exposed weight boxes), a slate roof and stone watertabling. It has two well-mannered extensions

– a small garage to the west in rubble stone and handmade brick, and a larger single-storey one to the east in stone with a hipped pitched slate roof. The pitched-roof rear offshot has a stone ground floor and a later



handmade brick upper storey (in English garden wall bond) which includes a first floor stone window lintel dated '1865'. Good conservation-style rooflights are used on the rear roof slope but some rear replacement windows are 'fake sash' top-hung casements which visually jar against the finer original ones.



East Farm's neighbouring U-plan stone barns, *Nos.1-4 Barns Close* (on the Local List),

have been sensitively rebuilt for residential use, using brick and timber detailing, conservation-style rooflights, new traditionally-designed sliding sash windows, a few new window openings,



black metal rainwater goods, and a mix of Welsh slate and pantile roofs with discreet ridge vents. There is a block paved courtyard and boundary walls topped with characteristic triangular copes. A bumper stone survives on one corner of the barn. On Monkton Lane, the virtually blank rubble sandstone

elevations behind grass verges make a defining agricultural statement in the village core and should be protected from further alteration.



New development at *Barns Close* behind East Farm is higher density than High Back

Close. Like other development in the conservation area, it is strongly introspective and benefits from a tree-filled backdrop and mature vegetation. The strongest contribution is the varied roofscape which, with red interlocking pantiles, dormers and

chimneys, makes a positive statement when viewed from inside and outside the conservation area. This roofscape should be protected from alterations and extensions which even out its variety. The backs of *Whites Cottages* and *Capella* have a thick mature vegetation boundary whilst the rear plot and setting of *East Farm* itself has been closely cropped to create block-paved visitor parking.



Opposite East Farm is the most attractive and characterful collection of historic buildings on Monkton Lane, comprising four listed buildings in a row at the core of the village – *Monkton Farmhouse*, *Bede House*, *Grange Farmhouse* and *The Grange*. Together with their outbuildings, gardens and farmyard, they define the agricultural origins of the settlement and the rich, mature character of its principal historic buildings and spaces.

Monkton Farmhouse (Grade II*) is a tall mid-eighteenth century, two-storey, five-bay, sandstone house with a Welsh slate roof, stone watertabling with kneeler-blocks, brick chimneys and brick gable-end repairs. The front is ashlar whilst the side and rear are



coursed rubble, the rear including a tall arched stairwell window typical of the period. This elegant, mature building makes a dominant statement behind a deep garden with rubble stone

boundary walls (reduced in height and topped with flat stone copes and formal railings), with thick garden shrubs behind. It has unusually tall sliding sash windows with horns and exposed weight-boxes, and a central stone Tuscan doorcase with an 8-panel door, and a large stone above containing a coat of arms, the letters 'R', 'A' and 'F' and the date '1740'.

To the rear is a group of small, vernacular single-storey farm outbuildings which wrap around a yard, with roofs showing early clay interlocking pantiles, brick chimneys, a small timber dormer and early rooflights.





Adjoining Monkton Farmhouse to the west is *Bede House / Bede Cottage* (Grade II*). This interesting mid seventeenth century building and its

outhouses demonstrate a much older, more rustic, vernacular character, being lower, in rubble stone throughout and with watertabling to the Welsh slate roofs. The front elevation has two



large chamfered stone mullion windows, and a low, wide four-plank flat arch door, all with label moulds. The mature



front garden has stone-flagged footpaths and well-weathered boundary / sub-division walls with characteristic triangular cope stones. These are some of the oldest buildings unharmed by modern alterations in the area, and their rich maturity and integrity

front-and-back contributes to one of the most charming and characterful groups in the conservation area.



Grange Farmhouse (Grade II) is next after a narrow informal passage leading to the rear farmyard (consisting of gravel wheel

tracks and grass). A sturdy-looking two-storey four-bay farmhouse with a steeply-pitched pantile roof, this is another impressive building in this building group at the core of the village. Its character is different from the others through the use of



white-painted render (probably a later addition over sandstone), the low storey heights (demonstrated by the squat front door), and the unusual two-and three-light



horizontal ‘Yorkshire’ sliding sash windows with glazing bar subdivisions. Research in the 1980s concluded that the building began as a small single storey cottage to which extensions and an upper storey were added in the mid-seventeenth century – a noticeable step in the front elevation indicates this. Coursed snecked sandstone is used to the side and rear, stepped brick chimneys and stone watertabling with kneeler-blocks add to the roofscape, and a stone boundary wall with triangular copes around a neat green front garden tie this characterful building to the rest of the street.



The large plot to the rear of Grange Farmhouse is still very much a *farmyard* in character and appearance. The roughly-surfaced yard is surrounded by brick and stone boundary walls and contains a collection of simple, traditional agricultural barns and outhouses in stone with slate pitched and hipped roofs, and several timber lean-to



The large plot to the rear of Grange Farmhouse is still very much a *farmyard* in character and appearance. The roughly-surfaced yard is surrounded by

additions. A 5-bar gate leads to the farmyard from High Back Close whilst a longer track leads in from the west end, round the back of The Grange’s garden from the north footpath.



The fourth in the central group of buildings on Monkton Lane is *The Grange* (Grade II), the largest and most impressive, and yet the most enigmatic of the

group, all-but hidden behind high brick boundary walls. This large eighteenth century brick-built L-shaped house is orientated to face west across a large garden, but there is a second entrance on the south elevation which, like the north gable, has been rendered and painted white. Multi-pane sash windows with exposed weight boxes and brick lintols are typical of the period, whilst other features such as the hipped pitched Welsh slate roof, metal roundel tie-irons at eaves level, timber door surrounds, and brick chimneys create a mature, authentic feel to the property.

The large garden has several tall mature trees and contains at least one outbuilding of a similar period to the house, in brick with a



slate roof, chimney and water-tabling. From Monkton Lane, the house and garden are all but concealed behind a tall, eighteenth century brick wall (Grade II) in English garden wall bond, and by a rubble stone return along the *north footpath*. This wall, ivy-clad and eroded in places, is a prominent feature on the street with flat stone copes, colour-matched mortar, a bumper stone to the corner, stone pyramidal corner caps, and several gateways set in stone



piers. The east gateway on Monkton Lane has a boarded timber door (with ornate door furniture) in a rendered stone surround; the west gateway has a later panelled door. A third gateway on the return wall along the north footpath has a stone lintol, and the fourth is the carriage entrance comprising double timber gates between moulded single-piece stone piers with ogee finials. The width of this entrance has been widened and should be reversed to its original extent to preserve the site's historic integrity. Together, all the elements which make up The Grange combine to create a large, prominent, though enigmatic, historic property of great intrinsic character and history at the heart of the conservation area.



Opposite The Grange is the entrance to *Cheviot Road*, the most intrusive development in the village. It was

built before the conservation area was designated but the first two pairs of houses on each side of the road (including garages and gardens) are included in the boundary to define the previous linear development pattern of Monkton Lane. Cheviot Road replaced

early vernacular buildings which lined the southern green verges of Monkton Lane, fracturing the introspective linear medieval street pattern, breaking through a road at right-angles to Monkton Lane, and forcing late-twentieth century development into the heart of the village. The housing here is evidently high quality for the time – a small, low-density executive estate of detached and semi-detached houses and bungalows – but it was laid out against the prevailing grain and has left buff brick garage walls facing the street which appear dull and insubstantial compared to the robust character of the stone and brick ones around about. The brick and render houses take very few cues from the village’s architectural or historic themes, but the green verges, several trees, and large, green front gardens without boundary treatments soften the impact.



Heading north out of the conservation area to the west of The Grange is the *north footpath* which linked the village to Bede’s Well. It originally crossed open fields behind the settlement which were later replaced by the vast slag heap which defined the conservation area boundary at this point. The footpath leaves Monkton Lane past high brick and stone boundary walls and a



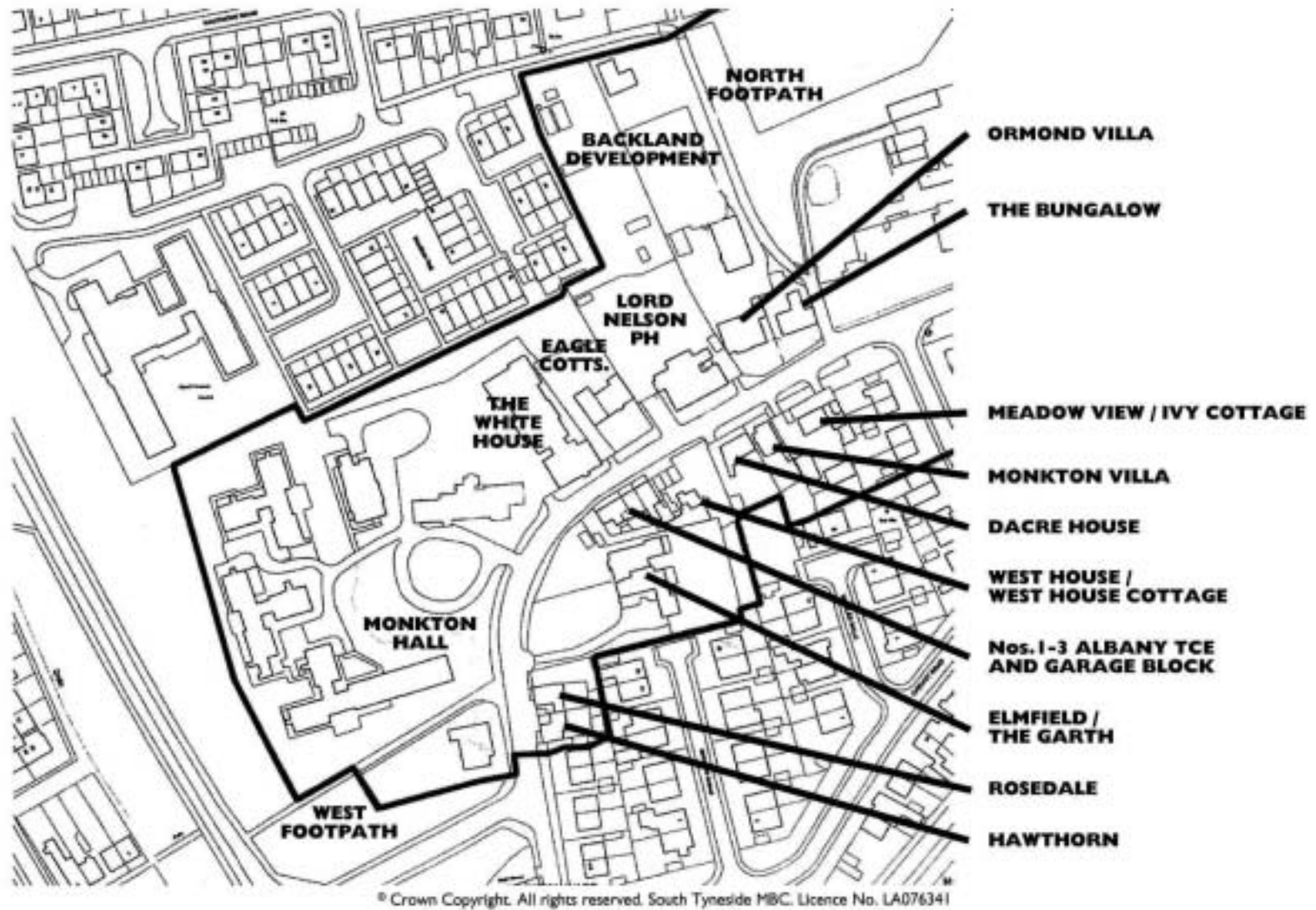
close-boarded fence, and then enters *Campbell Park / Bedeswell Park* through a thicket of trees and a ‘level-crossing’ motif chicane gate. The small area of Campbell Park / Bedeswell Park which is inside the conservation area boundary by default is separated from Grange Farmhouse’s farmyard by brick boundary walls, stone farmyard

buildings and a wedge of young trees through which the historic and modern roofscape of the village can be seen. This is the only point in the conservation area where extensive views out are



possible, northwards across parkland and trees towards a landmark towerblock, industrial shed roofs and the embankment of the former wagonway as it heads towards the Tyne.

Map 3: West End



11 West End



Near the centre of the settlement, marked by a large mature tree on the corner verge of Cheviot Road, Monkton Lane appears to narrow. The

development pattern becomes tighter with a slightly higher density and buildings positioned further forward on their plots, almost to back-of-pavement in places. Looking west, a visual pinch-point is created towards *The Lord Nelson PH*, *Albany Terrace* and the bend in the road at *Monkton Hall*.

The last stretch of green verge on the south side of Monkton Lane has been eroded by a concrete flag pavement and by several shiny concrete crossings for access to modern development, erosion



which is successfully avoided in the east of the street and which should not be repeated.



The tightest, most dense group of buildings in the conservation area is between Cheviot Road and the curve south in

Monkton Lane. The largest buildings here are again on the north side – the early twentieth century *Lord Nelson PH* (on the site of an earlier inn), *Eagle Cottages*, and *The White House*, also a mid-nineteenth century replacement of earlier cottages. All other buildings here are dwellings from throughout the twentieth century built on plots carved from previously undeveloped land – *The Bungalow* (inter-War), *Ormond Villa* (1950s/60s), *Monkton Villa* (Edwardian), *Dacre House* (Edwardian), and *Albany Terrace* (Edwardian). *Meadow View / Ivy Cottage* (1980s) are also part of this group but, like the top end of Cheviot Road, were built on the site of cleared village development.

The Bungalow is a small hipped roof brick inter-War dwelling set in the corner of the once open plot to the west of the *north*



footpath. The relatively tall front, side and rear rubble stone boundary walls almost obscure it from view, making its attractive, richly-

stained plain clay tile roof and chimneys prominent. Its side and rear extensions are suitably subservient but PVCu replacement windows, door and gutters have notably impacted on its traditional character. Tall trees in the garden balance those in The Grange's grounds.



Next door is *Ormond Villa*, an interesting 1950s/60s two-storey



detached house, also behind a high rubble stone boundary wall, topped here with random volcanic stones as a feature. Its tone, form and orientation sit well next to the adjacent pub, and the use of timber

windows and, in particular, rugged green Westmorland slate-hanging to the bay windows, give it a rough texture.

Although punched through for access to both dwellings, the boundary wall around The Bungalow and Ormond Villa still registers as an important unifying feature at this point along the street.



The *Lord Nelson PH* is a large, typical early twentieth century pub in an Old English revival style with a brick ground floor and slightly overhanging mock

half-timbered upper floor. Large cream and green gables to the street and original sliding sash windows (with horns and handles) are also part of this lively architectural style, its high quality evident in the unusually small bricks and the use of red sandstone for all the detailing to windows, doors, string courses and copes (an unusual choice of materials for the area). However, much of this stone is unfortunately now painted over and any which is unpainted should remain so. Various lower offshots to the sides

and rear, plus brick boundary walls and gate piers with large stone caps and timber gates, add to this attractive composition. Map evidence shows the site was once long and narrow but acquisition



of land to the west and disposal of land to the north have left a large squarish plot containing a beer garden with a large mature tree, and a car-park. The irregular car-park, bound to the west by a tall stone boundary wall, is the site of now-cleared buildings adjoining *Eagle Cottages*. At this point, views north are unfettered towards local authority housing off Penrith Street.



On the south side of the road, development starts with *Meadow View*, from the 1980s. It contrasts notably by using bright, smooth man-made materials which stand out against the rough maturity of much of its neighbouring development, and which are unlikely to

age as well. The plastic eaves, verges and horizontally-proportioned windows are particularly inappropriate whilst the front railings are too fussy in appearance compared to the rustic simplicity of boundary treatments elsewhere. Similar *Ivy Cottage* adjoins it to the west. The boundary walls here have been so cropped, re-built and poorly topped-off that they have lost their presence and unifying role in the street scene.



Behind The Bungalow, Ormond Villa and the Lord Nelson PH is an area of twentieth century backland development, accessed from the *north footpath*. This area

consists of a recent dwelling house (converted from a former sub-station) and a number of outbuildings, set in secluded gardens behind tall brick walls, fences and evergreen hedges, creating a suitably low-density but essentially neutral area of backland.





Monkton Villa is a small late Victorian / Edwardian house pulled forward on its plot to face the pub opposite and echoing it by using warm red brick below a roughcast render first floor. Typical of the period, its high quality design has a stepped footprint with a side porch, an original front door, and a sandstone bay window with a brick arched lintel to the first floor window above. Its roof is enlivened by chimneys, carved bargeboards and timber finials. The low red brick boundary wall does not reflect those around but the moulded gates and gateposts add to the composition as original features, whilst PVCu windows detract from it. The balanced presence of the building in the street would be best preserved by keeping the roughcast render a muted, off-white colour, especially as the east gable is very prominent in views from the east.

Continuing *Monkton Villa's* building line and brick boundary wall is *Dacre House*, a simple double-fronted house with



a stone front, brick rear and a re-laid slate roof with prominent plastic vent tiles. Its historic character has been affected by plastic gutters and comprehensive replacement PVCu windows with modern opening dimensions, particularly dominant in the full-width porch and bay windows. It has various rear offshots and out-houses with flat or shallow single-pitched roofs and plastic windows in horizontal openings. Next door, *West House / West House Cottage*, set back from the street and facing east, has borne similar modernisation with comprehensive concrete render and modern windows set flush with the façade. Its development history is concealed by subdivision and tall modern conifer trees.



Opposite, *Eagle Cottages* (on the Local List) have also received chunky PVCu windows and modern glazed doors throughout, but manage

to retain more of their intrinsic historic and architectural interest with well-maintained rubble masonry and a richly textured Welsh slate roof. This short terrace, converted into community homes for the mentally ill in 1985, is one of the few survivals in the western half of the conservation area from before the middle of the nineteenth century. It follows the earlier, deeper building line, leaving a large green front garden set behind a



beechn hedge rather than a boundary wall. A stone wall with characteristic triangular copes does, however, survive to one side, although there is no longer any garden subdivision. The buildings' rustic character has been somewhat eroded by an expanse of tarmac to the side and rear (compare this to the rural informality of the track between Bede House and Grange Farmhouse), but the



recent porches are neat additions.

Albany Terrace returns to the tight building line and attractive period character of the other late Victorian / Edwardian houses in

this part of the street.

This short terrace of three red brick, two-storey houses with slate pitched roofs is shaped to fit the site – No.3 is shallower than Nos.1 and 2 and so is



double-fronted to compensate. It is the most 'urban' development in the settlement, reminiscent of simple late-nineteenth century workers' terraces in other villages across the Durham coalfield. Various changes have taken place which have harmed its architectural character as a terraced group of three, but not to an overpowering degree – front windows and doors consist of a mismatch of timber and plastic replacements, some stone detailing is painted, some stone mullions have been removed, railings and gates have been replaced, and one roof is in modern man-made slates. But all its shaped brick chimneys are in place.

Adjoining No.1 *Albany Terrace* is an attractive *garage block*, probably originally an outhouse to Elmfield or West



House. Its fish-scale slate roof, simple brown timber garage doors and mottled brickwork add lively historic character to the street scene.



The White House (on the Local List), now a residential nursing home, comprises a large, simple, mid to late-nineteenth century house and a large late-twentieth century

extension. The main house, a large two-storey building with lower side section, slate pitched roofs and shaped brick chimneys, sits low and almost to the back-of-pavement on the curve into the village. Its siting and white render make it one of the most visually prominent buildings in the conservation area and it balances well with the pub along this part of Monkton Lane. The solid front door, timber sliding sash windows and green front garden add to its character. The lower west section



may contain earlier remnants whilst the long rear extension is high quality and well designed. A small store west of the drive is also a neat addition but, like neighbouring Eagle Cottages, the setting is ordinary and formal, overlaying the settlement's rural origins.



At this point, Monkton Lane curves southwards beneath a tall canopy of trees on both sides of the road. Views east-

wards back into the settlement are dominated by the Lord Nelson PH, The Grange's long red brick wall, and trees. The road slopes gently eastwards with an horizon formed by various pitched roofs and chimneys along the street. To the west, the remainder of the conservation area is dominated by two large houses in grounds – *Elmfield* and *Monkton Hall* – and their later alterations and additions.

On the south side, a large late Victorian double-fronted house *Elmfield* (now divided in two, *Elmfield* and *The Garth*) sits in the middle of the large curved plot creating a deep front garden and a large, secluded back garden. In red brick with sandstone detailing,



this large house has tall chimneys, two large front gables each with a large stone bay window, and a central front door with ornate stone surround. As well as boxy 1960s rear

extensions, modernisations which have ignored the architecture of the house have notably harmed its character and appearance, particularly the addition of render and changes to the shape of window openings to just over half of the building. Such alterations destroy the attractive harmony of this type of house, harm the character



and appearance of the conservation area and should be avoided. The large, mature front garden is shrouded in tall



trees and surrounded by a rubble stone wall typical of the area,

important defining features at the entrance to the conservation area. Several gate piers and other boundary walls add to the grandeur of this large house's setting, as do the trees and thick vegetation along the south boundary which define the historic core of the settlement at Rothbury Avenue and Wooler Walk.



South of Elmfield is a pair of diminutive *Lodges* effectively marking the extent of Monkton until the 1960s. The northern one,

Rosedale, is earlier and might relate to Monkton Hall, whilst *Hawthorn* is late nineteenth century and might relate to Elmfield. Both are small, square, single-storey



buildings which sit almost to the back-of-pavement, both with pyramidal roofs, large chamfered quoin stones and small green front gardens. Rosedale has round-headed window and door openings; Hawthorn's are flat. Although they retain a great deal of charm, they have received various alterations which work against their historic character (eg. concrete roof tiles, plastic windows, modern garages and painted masonry) but much of this could be recovered through sensitive amendment.



Here, as the conservation area boundary crosses Monkton Lane, it excludes High House, a vernacular stone cottage on the Local List, and includes a mid-twentieth century infill brick bungalow which has a neat brick boundary wall and a rich green garden. At this point, Monkton Lane becomes a dead end and the road is diverted west across a green verge between thick evergreen hedges. Just north of this is an historic route, the

west footpath, one of several which connected to the village across open fields. By the 1950s, it was being formalised as Elmfield Road, but is now truncated by the elevated Campbell Park Road. This simple tarmac path is bound by tall timber fences and overhanging trees from Monkton Hall's grounds.



The grounds of *Monkton Hall* constitute the largest single plot in the village – around a fifth of the conservation area. Monkton Hall

(previously Monkton House, Grade II) is a shallow, five-bay, two-storey house with a richly textured Welsh slate roof and mostly twentieth century timber sliding sash windows. It dates from the late eighteenth century (a rainwater hopper is dated '1763', a sundial '1773')





and, sitting tall behind a circular carriage-drive, it makes an impressive statement at the entrance to the village. It is rendered with its string course, parapet and quoins emphasised, and was evidently once much grander than its current institutional appearance suggests,

indicated by the central rusticated doorway hidden by a modern porch, and the fine ogee stairwell window to the rear. The house, used variously as a boys' home, hospital and offices, has been greatly extended during the twentieth century with most additions being well-designed and subservient.

Map evidence shows the grounds comprised various large plots and a few small groups of outbuildings to the west and north (possibly also connected with The White House), all now gone. The western extent of the grounds also appears to have been truncated by Campbell Park Road. Associated with the Hall's hospital use, the grounds were



developed in the 1970s with a large complex of brick and concrete residential and administrative buildings in a sparse institutional style, typical of the period. One building is enlivened by applied mosaics depicting images of Jarrow and Bede. The result is a large but effectively



neutral addition to the conservation area, a balance which would be put at risk if the development's density and visual impact were to increase. Although the setting of the Hall has been institutionalised, the rubble stone boundary walls, gate piers, circular carriage-drive, expanses of grass, and the number and height of the trees combine to create a simple, quiet and attractive enclave with a distinctive character.

12 Other Designations

Monkton Conservation Area has other heritage designations, as set out below including relevant extracts from South Tyneside's 'local list' (UDP Appendix ENV(B)). See Map 4. In addition, East Farm is identified as having historic agricultural buildings within the UDP, and the open space north of The Grange is designated as Recreational Open Space as part of Campbell Park / Bedeswell Park. In addition to the APAI designation (see page 11), the route of the wagonway immediately adjoining the conservation area to the south east is designated an Important Archaeological Site in the UDP.

12.1 Listed Buildings

Grade	Listed Building
II*	Monkton Farmhouse, Monkton Lane
II	The Grange Farmhouse, Monkton Lane
II	The Grange, Monkton Lane
II	Walls, gateways and gates south of The Grange, Monkton Lane
II*	Bede Cottage and Bede House and attached outbuilding, Monkton Lane
II	Monkton Hall, Monkton Lane

12.2 Article 4 Directions

Class	Buildings Covered by an Art 4 Direction
A-H of Pt 1 & A-C of Pt 2, Sch 2, GDO 1988	Ormond Villa, Monkton Lane Barnes Close
II (1,2,4) & II (1,2)	High Back Close

12.3 Local List

Local List (Extract from UDP Appendix ENV(B): Other Buildings of Acknowledged Architectural Quality or Historic Significance)
War Memorial, Monkton Lane
The White House, Monkton Lane
Eagle Cottages, Monkton Lane
East Farm and Barns, Monkton Village
Whites Cottages, Monkton Lane (Nos.4-5)

12.4 Tree Preservation Orders

No.	Tree Preservation Order
44	One sycamore tree adjacent to Monkton Lane, opposite junction of Monkton Lane and High Back Close

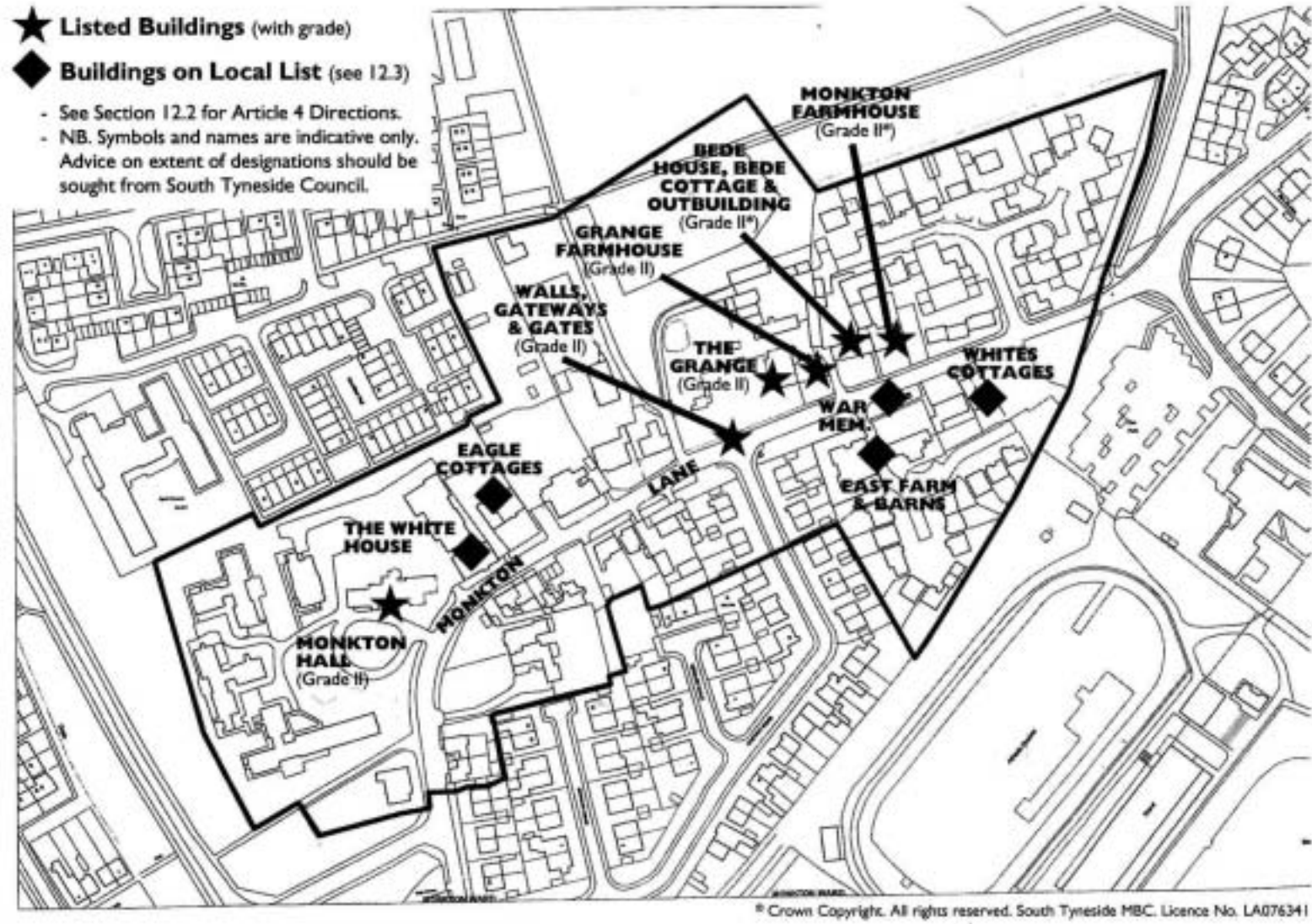
13 Selected Bibliography

Pevsner N, 'The Buildings of England: County Durham', Penguin Books, 2nd Edition, 1983.

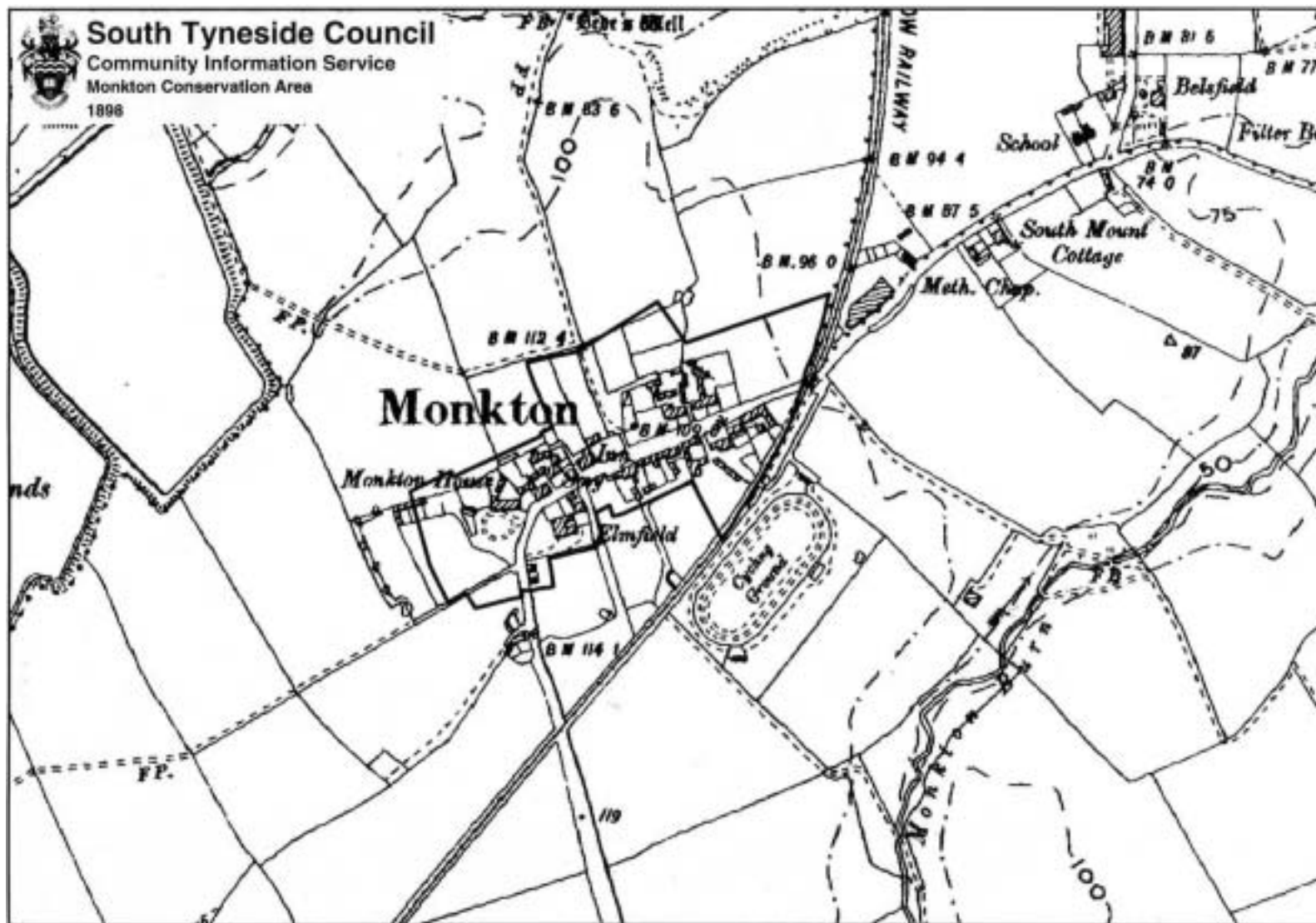
South Tyneside MBC, 'South Tyneside Unitary Development Plan', 1999.

South Tyneside Borough, 'Conservation in South Tyneside. No.1 Conservation Areas', 1974.

Map 4: Other Designations

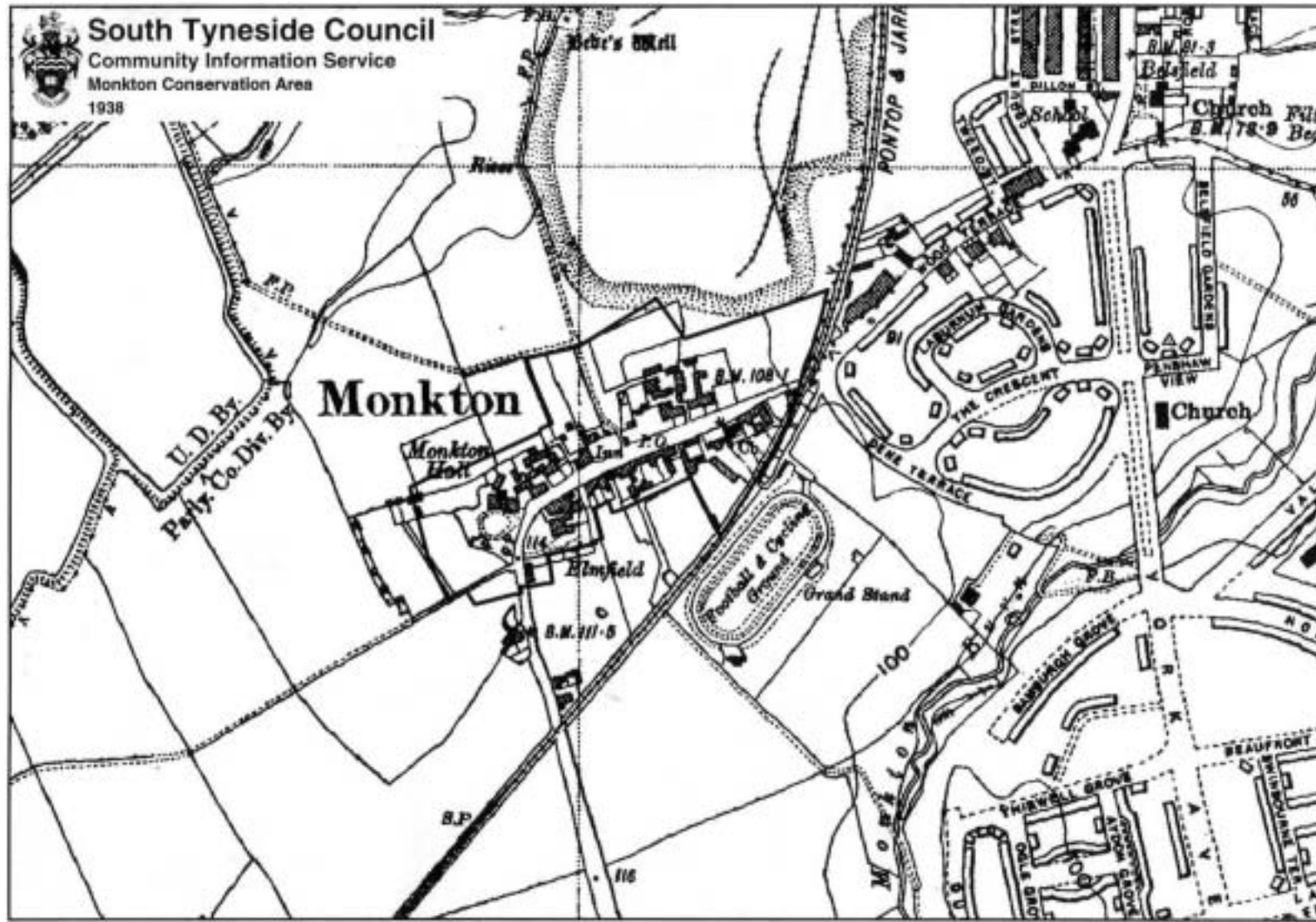


Map 6: c.1898

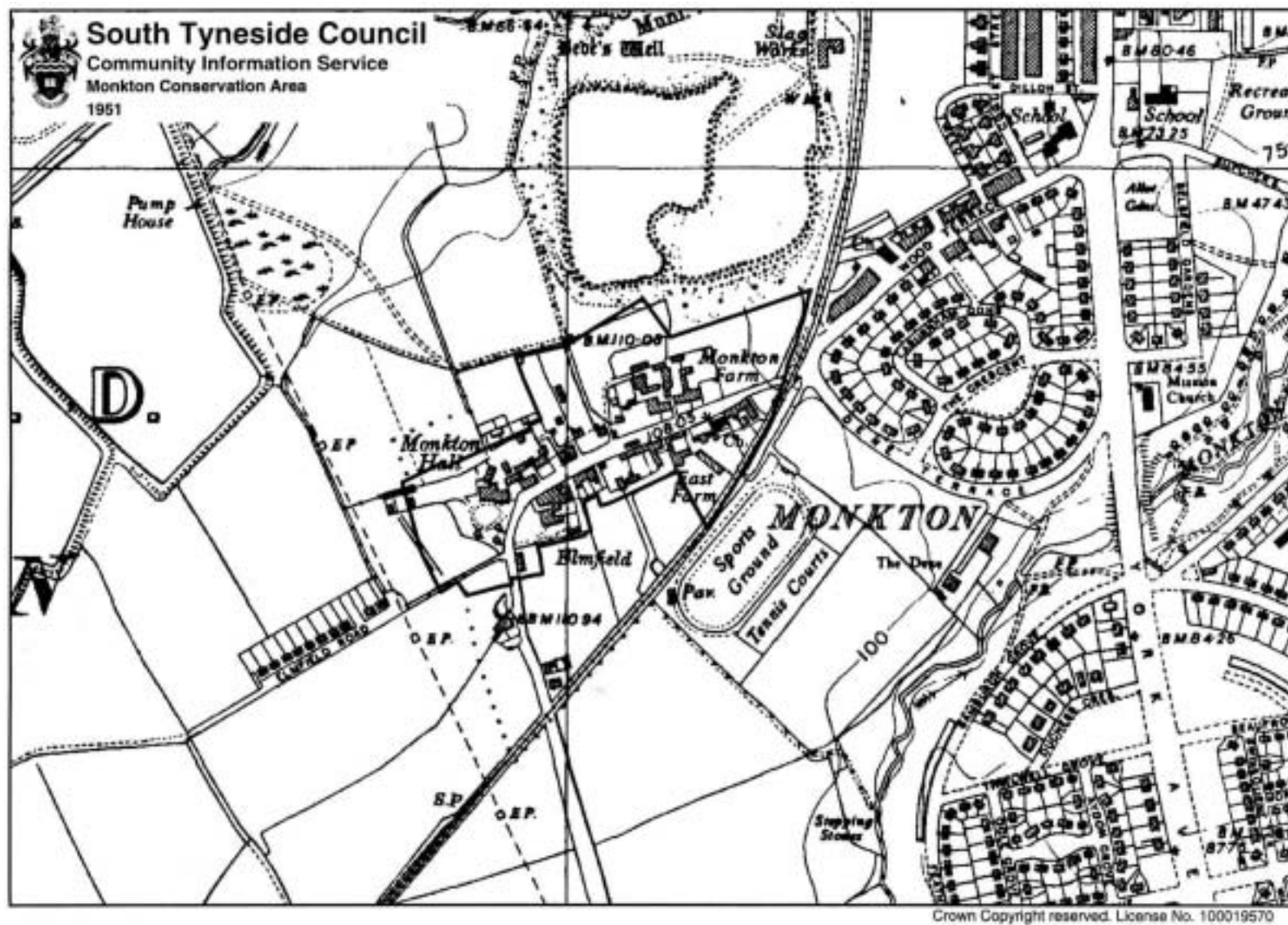


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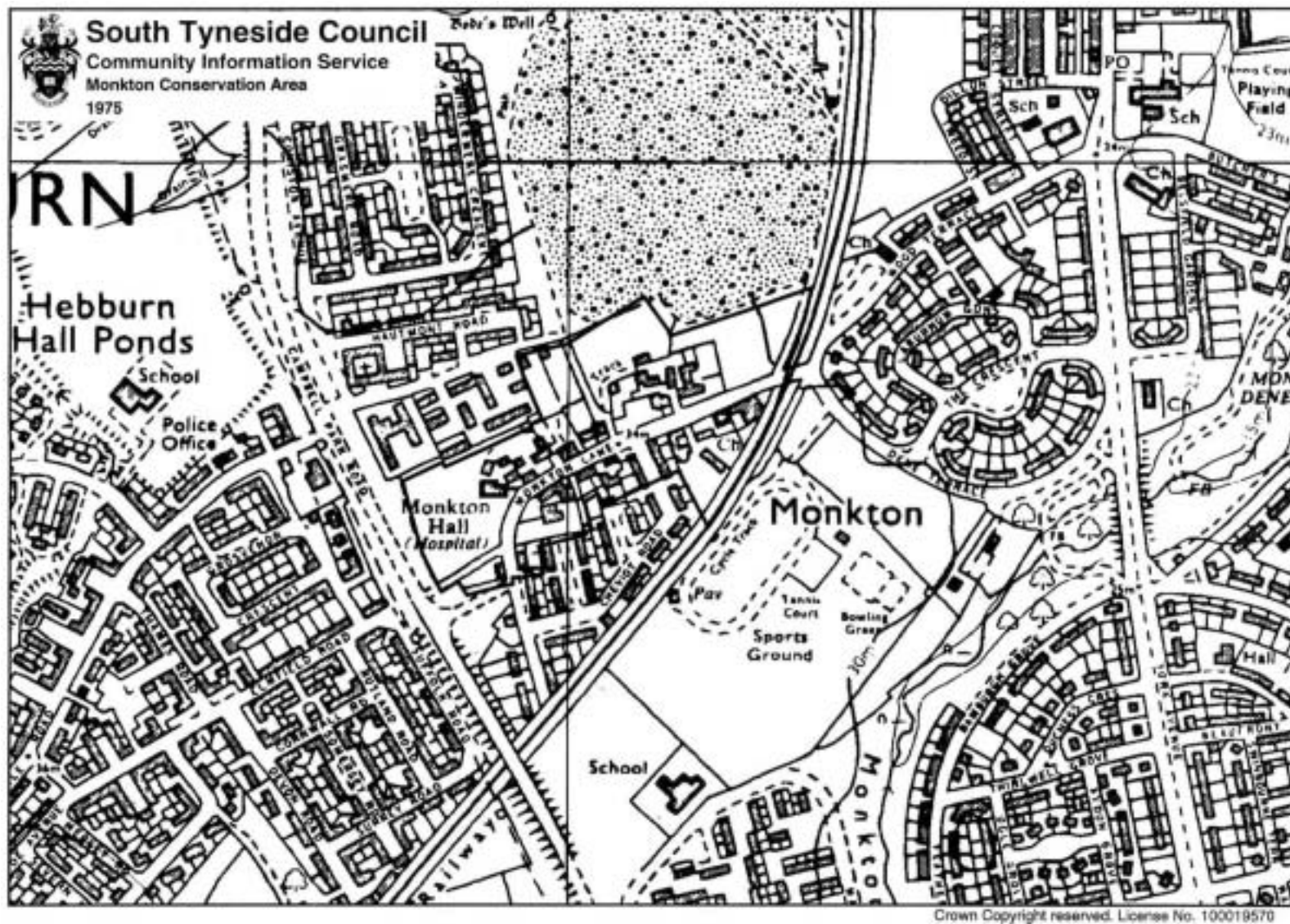
Map 7: c.1938



Map 8: c.1951



Map 9: c.1975





South Tyneside Council

Neighbourhood Services

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