



# South Tyneside Council

## Neighbourhood Services

Executive Director: Amanda Skelton, Town Hall & Civic Officers, Westoe Road, South Shields, Tyne & Wear, NE33 2RL  
Tel: 0191 424 7550 Fax: 0191 427 7171 E-mail: [strategicpolicy@southtyneside.gov.uk](mailto:strategicpolicy@southtyneside.gov.uk) Website: [www.southtyneside.info](http://www.southtyneside.info)



## St. Paul's Conservation Area Character Appraisal

Prepared by South Tyneside Metropolitan Borough Council, September 2006



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## Character Appraisal

# St. Paul's 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'*

Local authorities 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 make sure that any 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 Pumping Station. 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 a conservation area, the Council is preparing detailed character appraisals for each of these areas. Character Appraisals have been undertaken for East Boldon, Mariners' Cottages, Mill Dam, Monkton, Westoe, West Boldon and Whitburn Conservation Areas and this character appraisal has been undertaken as part of this overall assessment process.

## 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 *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*.

## 1.3 Recent Studies

The historic core of the St Paul's Conservation Area, comprising St Paul's Church and Monastery remains have recently been the subject of study for a Conservation Plan prepared as part of the bid for World Heritage status for the twin monastery of Wearmouth and Jarrow, which includes the St Peter's Church and site in Wearmouth. The twin monastery of Wearmouth and Jarrow have also been under long-term archaeological study by Professor Rosemary Cramp and others, and there is significant interest in the site as a whole. See figure 1 for the proposed World Heritage site and setting area.

The survey for this character appraisal was undertaken in August 2006.

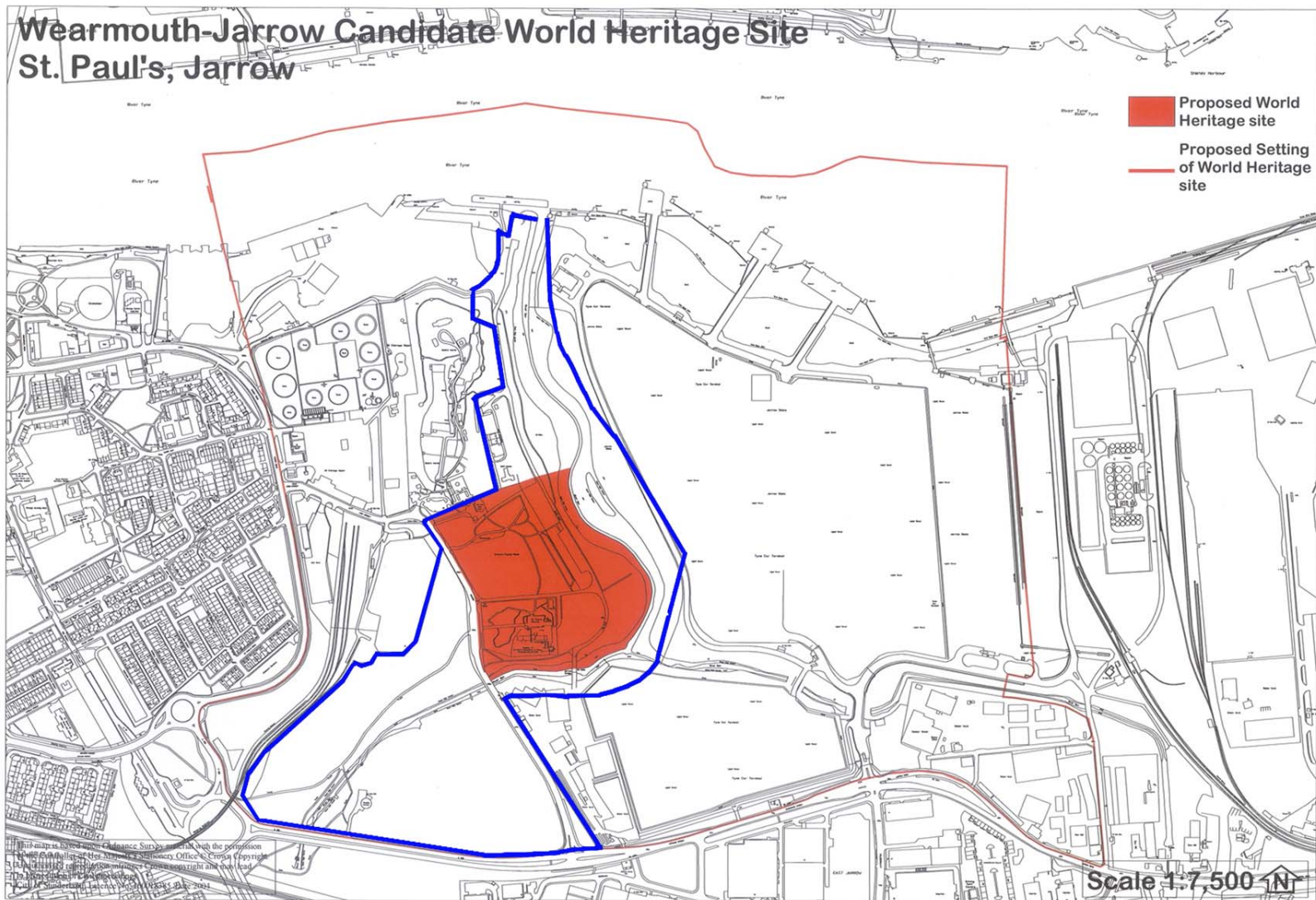
#### **1.4 Limitations**

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

#### **1.5 Key Sources**

Some key sources for information that has helped produced this study include: Bede's World archive; Durham Record Office; Durham University Library; Newcastle City Library Local Studies Section; Northumberland Record Office; Tyne & Wear Archives Service; Tyne & Wear Historic Environment Record; and [www.churchplansonline.org](http://www.churchplansonline.org) (Lambeth Palace library).



**Figure 1** Study area showing boundary of the proposed World Heritage Site (centre boundary) and the proposed setting area



## **2.0 St. Paul's Conservation Area**

### **2.1 Location and Context**

The St Paul's Conservation Area (see figures 2 & 3) is in Jarrow, on the south side of the River Tyne. The site is located to the east of the A19 and is approximately 2 miles southwest of South Shields. According to the 2001 census, the population of Jarrow was approximately 27,000. Due to its general industrial history and the use of buildings as a church and as visitor facilities, very few people now live within the confines of the conservation area. Residential development within the area is restricted to Quay Corner Avenue to the north of St Paul's Church.

The conservation area stretches from the edge of the River Tyne, where the area tapers to its northern-most point, down to the A185, which defines the southern-most edge. The eastern and western boundaries are largely defined by the edges of industry, including railways lines to the southwest, the Jarrow Slake (former mudflats) car terminal that forms a large part of the eastern boundary of the conservation area on the east side of the River Don, and the smaller industrial area that completes the southeastern corner of the conservation area.

The historic core of the St Paul's Conservation Area has been a focus for tourists and pilgrims for many centuries because of its association with Bede. Tourism continues to this day within and immediately outside the conservation area boundary. This includes Bede's World in an area to the northwest that has links with the historic core of the conservation area, St Paul's Church and Monastery through Jarrow Hall. Residential areas have encroached on this generally industrial area to the southwest and west, however industry retains a strong presence to the southeast and east.



**Figure 2** Location Plan showing the area of St Paul's Conservation Area, Jarrow. *Multimap*

## 2.2 Designations

The St Paul's Conservation Area contains the following Scheduled Ancient Monuments and Listed Buildings, as shown on figure 3:

- Village of Jarrow and St Paul's Monastery – Scheduled Monument, includes the monastic remains, but does not include St Paul's Church itself.
- Church of St Paul – Grade I listed
- Ruins of the Jarrow Monastery – Grade I listed
- Jarrow Hall – Grade II listed
- Jarrow Bridge – Grade II listed

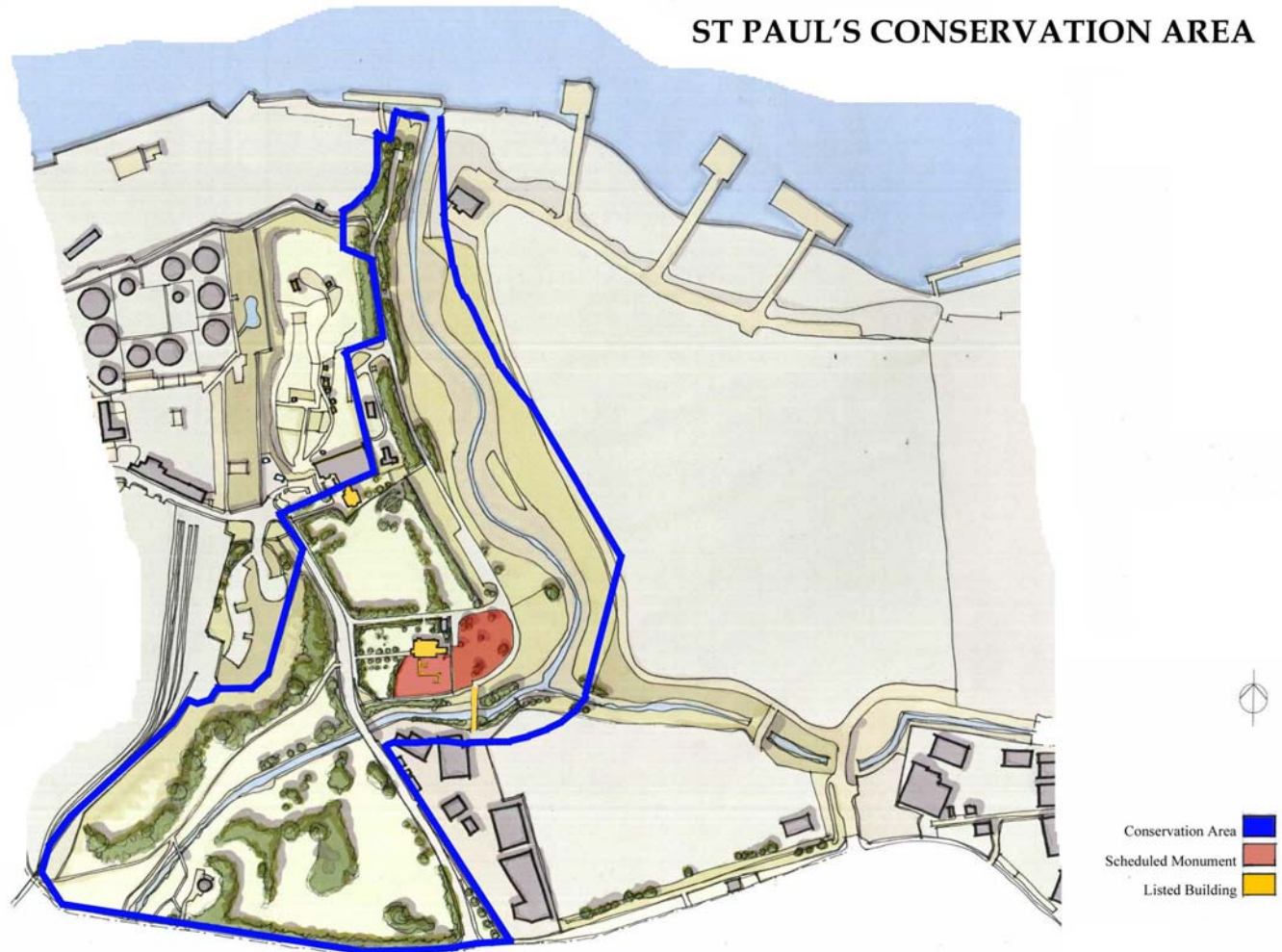
The scheduled area of St Paul's Monastery is the area to the south of the church bounded by stone walls to the west, east and south. The Jarrow Village site is the area to the east of the church and churchyard bounded by Church Bank to the north and the road to Jarrow Bridge to the east and south.

The scheduled monuments have been defined by the extent of archaeological evidence discovered so far. Since the boundaries of the monastery are not known, but it is known

that the monastic landholdings were extensive, there is potential for important archaeological deposits across and beyond the conservation area, particularly in, but not restricted to, the area to the north of the church, and to the east and north of the Jarrow Village scheduled area. It is therefore possible that the extent of the scheduled area will need to be reviewed and possibly revised as more evidence becomes available.

The Jarrow Slake and the River Don are also recognised as Sites of Nature Conservation Importance (SNCI) in the South Tyneside Unitary Development Plan, 1999.

The St Paul's Conservation Area is located within the Jarrow setting area of the proposed World Heritage Site of the twin monastery of Wearmouth and Jarrow. The conservation area contains within its boundaries, the Jarrow part of the proposed World Heritage Site. At the time of writing this report, Wearmouth-Jarrow had been selected as the United Kingdom's 2009 nomination for World Heritage status.



**Figure 3** Study area showing boundary of St Paul's Conservation Area, Listed Buildings and Scheduled Monuments. *Simpson & Brown*

## 2.3 Historical Development of Jarrow

### Founding of Jarrow

The hinterland of the Tyne and Wear valleys has been occupied since early prehistory, and there is evidence for later prehistoric settlement within the area surrounding each site. By the first millennium BC, much of the landscape had been cleared of trees, with broadleaved woodland mainly restricted to the steep sides of the narrow denes and bluffs overlooking small floodplains.<sup>1</sup>

St Paul's Conservation Area is generally situated on glacially deposited boulder clay, with surrounding alluvial deposits on the lower lying areas. The solid geological map indicates that at Jarrow, the boulder clay overlies Carboniferous sandstone.<sup>2</sup> Within the wider landscape, the sites are bounded to the south and east by a Magnesian Limestone plateau.<sup>3</sup>

The Romans created a network of roads, opened quarries and influenced later settlement through stone buildings and forts which survived as sources of material and of

architectural and sculptural ideas. A trunk road from Chester-le-Street to Pons Aelius (precursor of Newcastle) branched east past Jarrow to the important port and military supply base at Arbeia (now South Shields).<sup>4</sup>

According to the early 8<sup>th</sup> century *Historia Abbatum, Auctore Anonymo*, in 681/2 King Ecgfrith, pleased with the success of the Wearmouth foundation, gave Benedict Biscop 40 additional hides of land on which to build a monastery on the south shore of the Tyne. This land grant would have been sufficient to support 40 family units through crop production and animal rearing, representing an extensive landholding.

The monastery was formally founded in 681. Benedict chose a number of monks from the community, with the priest Ceolfrid as abbot, to form the nucleus of the new foundation at Jarrow, dedicated to the apostle Paul, and built on the understanding that the two houses of St Paul and St Peter (at Wearmouth) should be bound together by the one spirit of peace and harmony by continuous friendship and goodwill.

<sup>1</sup> Wearmouth-Jarrow Candidate World Heritage Site Statement of Outstanding Universal Value - September 2005

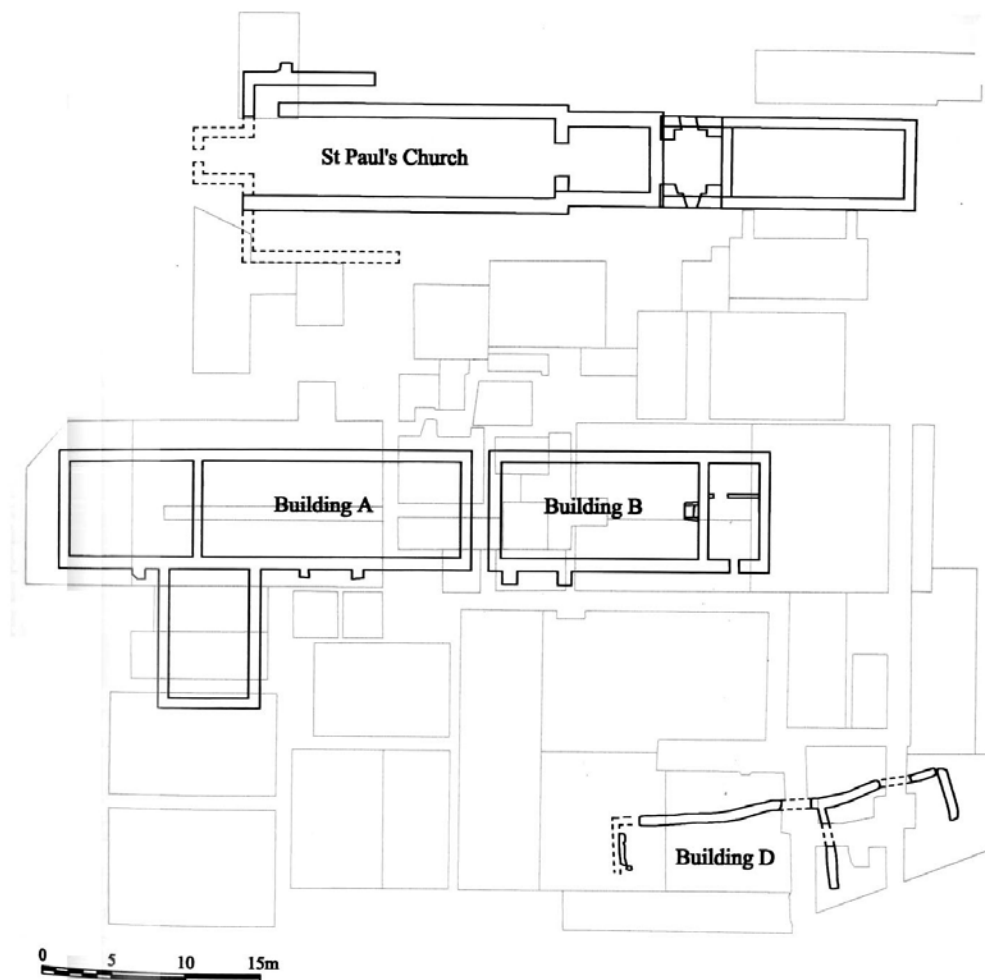
<sup>2</sup> Jarrow and Wearmouth Monastic Sites World Heritage Site Setting Appraisal Study, May 2005

<sup>3</sup> Jarrow and Wearmouth Monastic Sites World Heritage Site Setting Appraisal Study, May 2005

<sup>4</sup> Wearmouth-Jarrow Candidate World Heritage Site Statement of Outstanding Universal Value - September 2005

The monastery was most importantly associated with its most celebrated member, the internationally renowned theologian, scientist and historian, Bede (AD 673-735), who lived, worked and died within the community of Wearmouth-Jarrow.

The beginning of the building of St Paul's church seems to have been about 684 and the dedication of the Basilica occurred on the 23<sup>rd</sup> April 685. Formerly two separate church buildings, the eastern structure remains from this period and has been incorporated into the current church as the chancel. Little documentary evidence survives from the intervening years between dedication of the church and the 11<sup>th</sup> century.



**Figure 4** Plan of the Anglo-Saxon churches and monastic structures with the boundaries of the excavation trenches overlaid. *R Cramp*

### Medieval Development

In the late 11<sup>th</sup> century, Jarrow became the focus for the rebuilding of the monastery under the guidance of Walcher, Bishop of Durham. The site was ruined at this time and Aldwin and his companions set about rebuilding the monastery to a Benedictine layout.

Bishop Walcher decided to give a sufficient endowment to rebuild the church and to restore the monastic buildings. An extensive campaign of new building and repair of the damaged and roofless structures ensued. This work, which is still very much in evidence today, constitutes the earliest dated Romanesque architectural features in the north of England, pre-dating the earliest parts of Durham Cathedral.

When the Jarrow site became a dependent cell of Durham, it housed a master and one or two monks who supported him for brief periods of time. The impression is that Jarrow was in a more flourishing situation during this period, and seems to have specifically cherished the memory of Bede. The earliest inventories of Jarrow, from the early 14<sup>th</sup> century, refer to many buildings on the wider site, primarily domestic and agricultural.

The historical records suggest many episodes and changes in use that have not yet been detected archaeologically.

Major repairs to the monastic buildings were carried out during the 14<sup>th</sup> and 15<sup>th</sup> centuries. The monastery continued to function as a small dependant cell of Durham Cathedral, until it was dissolved by Henry VIII. The monastic estates were then sold, although St Paul's Church continued in use as the parish church of Jarrow. Although significant architecturally as one of the first Anglo-Norman monasteries in Northumbria, the medieval monastery of St Paul's did not achieve the European-wide significance of the Anglo-Saxon monastery evident in the works of Bede.

### Post-Medieval Development

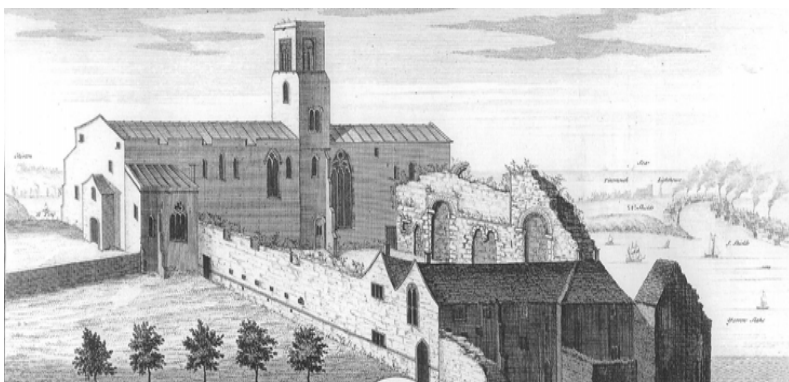
Drawings and detailed maps survive which show the development of both the church and surrounding area (see figures 5-9 & 50-57), including changes to the form of Jarrow Slake to the east.





Cathedral and functioned much like a secular manor house with agricultural estates, including a mill and saltmarsh, supporting only 3 or 4 workers.

St Paul's Church stands on a high point, overlooking the water, and until the 19<sup>th</sup> century, commanded a view of the mouth of the river. It was a prominent landmark and at least its tower, could probably have been seen from where the Tyne met the sea. Jarrow Bridge, adjacent to the monastic site, ruinous in 1774, was repaired in 1781 and widened in 1805.



**Figure 6** View of the St Paul's ruined monastic complex and surrounding area in 1728. *S & N Buck 'A Collection of engravings of castles and abbeys in England' London, 1726-39*

In the 18<sup>th</sup> and 19<sup>th</sup> centuries, ballast hills accumulated at the ballast quays on the banks of the Tyne to the north of the church. Drewett's Park appears to have remained as open

garden/field through to the present day. However, the area north of Jarrow Hall, the present site of Bede's World, has changed considerably. In the late 18<sup>th</sup> century and early 19<sup>th</sup> century, this area comprised fields and the ballast hills. Numerous 'ancient cottages' were marked along the water edge close to this area and the site of Bede's World was known in the 1820s as East Pan Field.

The c1855 OS Map indicates that Jarrow Hill Chemical Works occupied the area at the north end of the Bede's World site, with a brick field to the south and an open field immediately north of Jarrow Hall with a structure also indicated close to the Hall. By the late 19<sup>th</sup> century, allotment gardens had filled the field immediately to the north of Jarrow Hall, with small structures, presumably related to the allotments, also shown. The brick field at this stage appears to be open, however a chimney is still shown on the 1894-5 OS Map in the northern portion of this area. By 1938, the allotments were still clearly shown on maps and the brick field as open space.

To complement the site of St Paul's Church and Monastery, the St Paul's Development Trust acquired and restored Jarrow Hall in 1972, where the Bede Monastery Museum was opened in 1974. The new museum was then built

adjacent to Jarrow Hall and was opened with the farm in 1995. The Museum continued to be developed and the second phase of the Bede's World development was officially opened by Her Majesty the Queen in December 2000.

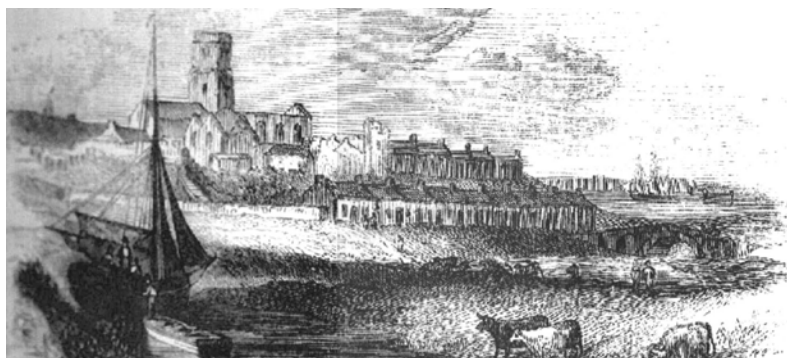
St Paul's has been a focus for tourists and pilgrims for many centuries, with accounts surviving from the early 12<sup>th</sup> century and later, recording visits to the site because of its association with Bede. 16<sup>th</sup> century antiquaries visited the site and in the 19<sup>th</sup> century, it formed a focus for tourism, with the local chemist, Mr Rose, producing a guidebook and postcards for the site. Although Bede's World is a relatively recent development, the conservation area has provided a focus for tourists over a long period of time.

The major industrial expansion of Jarrow took place in the 19<sup>th</sup> century. The commercial exploitation of coal was begun under the local magnate Simon Temple, with the sinking of a mine in 1803. Temple had inherited an estate at Jarrow which included St Paul's and the surrounding area, where he built Jarrow Hall and several streets of housing for his workforce. (See figure 8 and estate map figure 55)



**Figure 7** View of the St Paul's ruined monastic complex and Jarrow Bridge, c1773. *S Sparrow, from Fr Grose 'The Antiquities of England and Wales, Vol. 1' London, 1773*

Charles Palmer's shipyard opened in 1851, and its foundry became the largest and busiest on the east coast, producing iron and steel. The population of Jarrow grew from 3,500 in 1851 to 33,000 in 1893, largely employed by the firm. A ship repair yard was established close to the mouth of the Tyne in 1885, and thousands of tons of earth were excavated to construct dry docks. Heavy industry was attracted to the area, causing widespread pollution. OS maps and images from the 19<sup>th</sup> century show clearly the industrial development of the area (figures 50-57).



**Figure 8** View of Jarrow, showing housing on the banks of the Don below St Paul's, 1842. *G F Sargent*



**Figure 9** View along the Don towards Jarrow Bridge and industry (right) and showing the ruined monastic complex of St Paul's print published 1827-56. *Samuel Lacey*

Copious supplies of salt and coal led to the development of a chemical industry along the banks of the Tyne, which by 1850 was using a quarter of a million tons of coal a

year.<sup>7</sup> One of the results of this industrial growth was that between 1850–1900, the Tyne Improvement Commission made major changes to the river, creating a deep channel by dredging, and strengthening the river banks. At the same time, the river was improved and piers installed. Many new quays and docks were constructed along the river banks. This resulted in the loss of the historic relationship between Jarrow Church (St Paul's Church), Jarrow Slake, the river and the mouth of the river<sup>8</sup>. In 1872, the Tyne Improvement Commissioners converted a large section of Jarrow Slake into timber ponds<sup>9</sup>. (see OS Maps figures 53-57) In the 20<sup>th</sup> century the physical link between church and water was further weakened when Jarrow Slake was filled in to provide standing for cars waiting to be exported, and the course of the River Don was changed. The new channel cut a straight line northward, unlike the sinuous course it originally followed and shown on earlier maps.

The Jarrow Hill Chemical Works are shown on the first edition Ordnance Survey, of c1855 (figure 56). It was only after competition from the chemical industry in the south-east of County Durham and increasing legislation against

<sup>7</sup> McCord and Thompson 201

<sup>8</sup> Middlebrook 1950, 194-5, McCord & Thompson 283-84

<sup>9</sup> Middlebrook 1953, 248

the release of harmful chemicals into the air, that the chemical works at Jarrow declined and eventually closed.<sup>10</sup>

Shipbuilding continued to be the major industry until after the First World War. In 1927 the yard was in full production, employing a workforce of 10,000. The closure of Palmers in 1933, at the height of the Depression, contributed to almost 80% unemployment in the area, and inspired the famous Jarrow March of 1936. Ship repair continued however to provide employment, until the closure of that industry also in 1981.

Meanwhile, the parish had been subdivided and new churches built, and St Paul's stood at the earlier edge of the newly-developed town.

The departure of industry from the area caused the decline of the working town and the eventual demolition of the buildings in the area, including the village adjacent to St Paul's Church. Today, little evidence remains of what once would have been a busy community.

A major programme of regeneration has been carried out in the area since the decline of traditional industries. The opening of the Nissan car factory in Sunderland in the 1980s

involved alterations to the Jarrow Slake, and the infilling of a large expanse of mud.

## 2.4 Significance of the St Paul's Conservation Area

The importance of the St Paul's Conservation Area largely rests with its association with the twin monastery of St Paul's, Jarrow and St Peter's, Wearmouth. The site and its surrounding development, bears unique witness to the formative early medieval stage of European culture, to the origins of English cultural identity, and to the transition from the late Antique to the Middle Ages.<sup>11</sup> The monastic structures within the site are also at once Christian symbols and reflect the shift of political power from the Mediterranean to north-west Europe.<sup>12</sup>

The two monasteries were a centre of learning with one of the most important libraries and scriptoria in early-medieval Europe, with evidence in extant original fabric. St Paul's Monastery was an artistic and creative centre of the highest importance – exporting to, and influencing the development of the rest of Europe.

<sup>11</sup> Wearmouth-Jarrow Candidate World Heritage Site Statement of Outstanding Universal Value - September 2005

<sup>12</sup> Wearmouth-Jarrow Candidate World Heritage Site Statement of Outstanding Universal Value - September 2005

<sup>10</sup> McCord & Thompson, 279-80

Founded in the late 7<sup>th</sup> century, the community achieved renown partly as a centre of learning, culture and crafts, but more especially because of its most celebrated member, the internationally renowned theologian, scientist and historian, Bede.

The re-establishment of the site in the 11<sup>th</sup> century and its survival as a place of worship is largely due to continuing interest in Bede's work. Substantial authentic building fabric dating from Bede's lifetime survives at both sites, in churches where worship continues today and which continue to stimulate scholarship.

Jarrow has been further revealed by modern archaeology and, with the Wearmouth site, is one of very few early medieval European sites in which written records, architecture, artistic achievement and archaeology are complementary, and to which extant manuscripts may be securely ascribed, including the *Codex Amiantinus*. The combination of original fabric, knowledge gained from archaeology, and original documents, sets the twin monastery apart from other famous contemporary sites such as Whitby and Lindisfarne, where there is nothing to be

seen of their original fabric.<sup>13</sup> There remains a very high level of archaeological potential throughout the site, especially with large areas remaining that have not yet been excavated.

The world significance of the site rests chiefly in its intimate association with the Venerable Bede, and the vibrant tradition of scholarship in the monastic community which he exemplified, combined with the architectural and artistic importance of the remains. The site testifies to a vital and formative phase in the development and preservation of European culture and to a remarkable continuity of Christian worship up to the present time.<sup>14</sup>

The site also maintains the graveyard at St Paul's Church, which is representative of the development of the community and esteem in which the monastic site in particular was held. The majority of headstones have either been removed or made recumbent within the graveyard, with the exception of the Drewett tombs adjacent to the church, which further emphasise the importance of the area with prominent local families buried here.

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13 Wearmouth-Jarrow Candidate World Heritage Site Statement of Outstanding Universal Value - September 2005

14 Wearmouth-Jarrow Candidate World Heritage Site Statement of Outstanding Universal Value - September 2005

The St Paul's site is also an excellent representative of the ongoing development of Jarrow – the gradual decline of industry, the increase in recreational areas, green spaces and tourism development, such as Bede's World, and the improvement of transport links that have enhanced, and will continue to enhance, the local area.

Tourism, many centuries, with accounts surviving from the early 12<sup>th</sup> century and later where visits to the site are recorded because of its association with Bede.

16<sup>th</sup> century antiquaries visited the site and in the 19<sup>th</sup> century it formed a focus for tourism, with the local chemist, Mr Rose producing a guidebook and postcards for the site

## 2.5 Archaeology

Extensive archaeological excavation and research has been undertaken within the St Paul's Conservation Area (see figure 11). This has included investigation and assessment of the standing building fabric, as well as below-ground archaeological investigation. The main excavation work within the site was undertaken in 1963-1978, and concerned the monastic buildings of the site. Further work included rescue excavations within the church before a new floor was laid in 1972-3; excavations along the west side of Jarrow

Slake and on the north bank of the Don immediately below the monastic site in 1973-6; and rescue excavations were conducted to the north of Jarrow Hall, 1989-91<sup>15</sup>. Research has continued and a programme of geophysical survey was undertaken in 2003<sup>16</sup>.

It is possible that the monastic settlement at Jarrow extended from the Tyne in the north, to the Don in the south, with Jarrow Slake to the east and a substantial boundary on the landward side to the west. Within the site, there may have been several foci of separate buildings, including dispersed churches. In addition, the infirmary, novice house and domestic buildings of the monastic complex could have been widely separated across the site and within the conservation area. Specifically, on the slope of the St Paul's site to the River Don, there were terraced gardens and possibly orchards. Alongside the river and its crossing point, in the vicinity of Jarrow Bridge, other buildings were terraced into the bank.

15 Speake, S 1998 'Excavations at Church Bank, Jarrow, 1989-91', *Archaeologia Aeliana* 5 Ser 26, 59-85

16 The Application of Geophysical Prospecting Techniques in the Grounds of St Peter's Church, Monkwearmouth (Durham University, September 2003) and A Geophysical Survey of Drewett's Park and Jarrow Hall Garden, Tyneside (Durham University, September 2003).

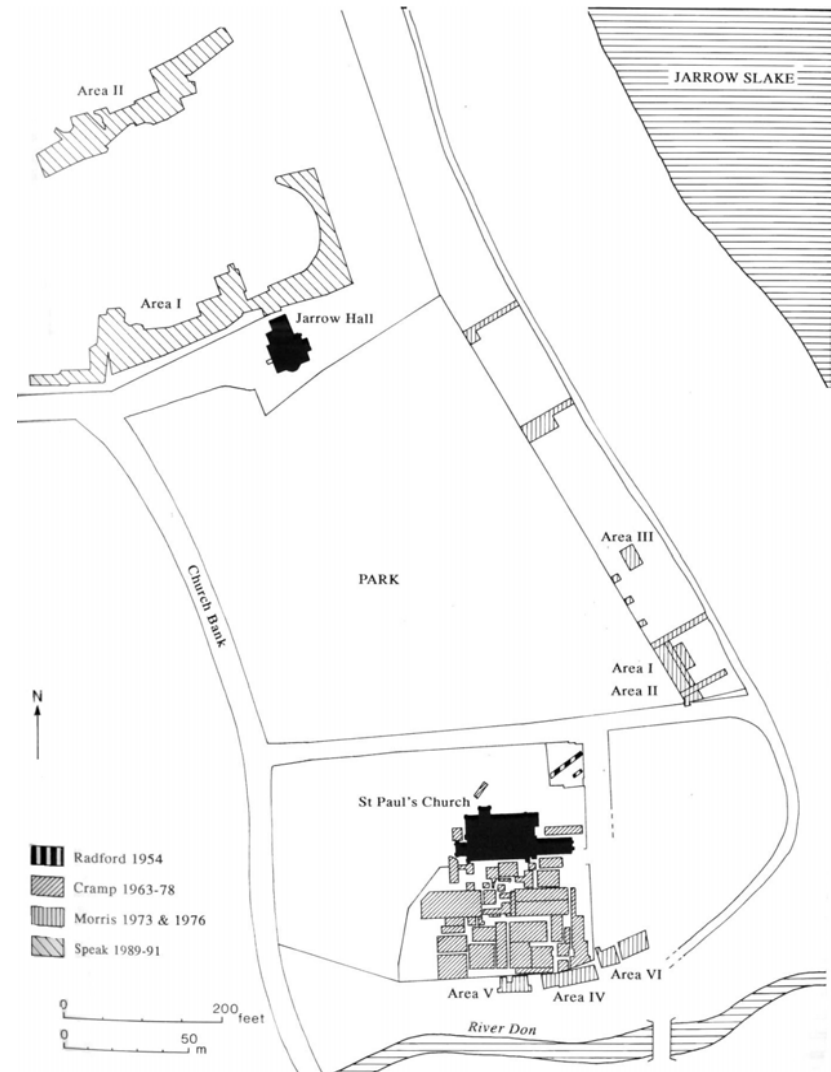
Consequently, a large proportion of the conservation area is recognised as having a high level of archaeological potential, for structures, previous uses and burials. This is concentrated around St Paul's Church and monastic ruins, including the high level of archaeological potential of the former settlement to the west of the church.



**Figure 10**  
Excavation at Jarrow between St Paul's Church and the River Don. *R Cramp*

This is especially clear in the designated areas of the Scheduled Ancient Monuments. See figures 3 & 48.

The present understanding of the archaeology of the both the Wearmouth and Jarrow sites has been systematically drawn together by Professor Rosemary Cramp in Volume 1 of *Wearmouth and Jarrow Monastic Sites*, published in February 2006.



**Figure 11** Excavated areas from 1954-91. *R Cramp*



## 2.6 Form and Character of the Conservation Area

### Layout, Scale, Density and Massing

The St Paul's Conservation Area is part of a combined suburban and industrial landscape, surrounded by residential development and active industry. Suburban in character, the conservation area has large areas of public parkland, some housing, and a historic site and visitor attraction at its core.

The conservation area has a traditionally ecclesiastical focus and industry has developed around the area, particularly throughout the 19<sup>th</sup> century. The physical character of the area relates to the development of the monastic community and early village, with St Paul's Church at the centre of the area, and the continued, and changing, interaction between this community, the River Don and development of industry, which has historically brought about substantial change to the landscape of the conservation area.

There are few buildings located within the St Paul's Conservation Area, which largely comprises open grassland and areas of vegetation. The limited number of structures are dispersed throughout, with concentrations at the historic core and focal point of the area (comprising St Paul's Church, monastic remains, walled enclosures, and an annex building); Jarrow Hall (including the adjacent housing on Quay Corner Avenue and an electricity substation); and the isolated pumping station in the southwest corner of the conservation area.

Other key features of the conservation area include a network of cycle/pedestrian pathways, linking through the whole of the area, the dominating high voltage power line pylons, and major roads and train lines cutting through and defining the edges of the area.



**Figure 12** Cycle/pedestrian path running through the south parkland area. *Simpson & Brown*



**Figure 13** Church Bank, dividing the south parkland area from the St Paul's Historic Core. *Simpson & Brown*

### Detailing and Materials

The significant structures within the conservation area are St Paul's Church and Monastery ruins, Jarrow Bridge and Jarrow Hall. These structures vary greatly in age and style,

from the church founded in the 7<sup>th</sup> century (with Norman tower and Saxon fabric), to the c18<sup>th</sup> century Bridge, through to the Georgian Jarrow Hall. Owing to the nature of the development of the site and the dispersal of buildings, there

is no dominant period or type of development within the conservation area. However, these significant structures do form a distinct group of buildings that form the historic core of the conservation area.

Jarrow is situated upon glacial deposits of upper boulder clay that overlies Carboniferous sandstone of the Westphalian series. The early parts of St Paul's Church and monastic buildings are largely constructed of such local stones. These tend to be very hard sandstone, coarse-medium grained, and yellowish-tan – to light grey in hue.

Brick (e.g. Jarrow Hall), along with stone, is the dominant building material within the site, for a variety of periods and types of construction. Bede's World Museum demonstrates a distinctive modern use of brick that is complementary to the adjacent Jarrow Hall. The interior of the building is also a successful use of materials and form to create a flexible museum space. The design of Bede's World was chosen to reflect the early medieval Mediterranean architectural forms that inspired Benedict Biscop, the founder of the Monastery.

The Don Valley Sewage Pumping Station in the southern part of the conservation area is constructed in brick, concrete and steel, with clear design intent rather than a purely practical building. Concrete also dominates the southern portion of the

conservation area is its extensive use for the road overpass. Graffiti and other vandalism was noted in this area.

The walls of Drewett's Park are predominantly brick that is also complementary to Jarrow Hall and brick also forms unobtrusive retaining walls, terraces and paving within the park area.

The paths of the cycle/pedestrian ways are generally completed in tarmac and concrete. However, there is some use of public art within the southern parkland area, including an attractive mosaic built into the path, marking a junction near the River Don.



**Figure 14** St Paul's Church - sandstone *Simpson & Brown*



**Figure 15** Jarrow Hall – brickwork. *Simpson & Brown*



**Figure 17** Don Valley Sewage Pumping Station, constructed in brick, concrete and steel. *Simpson & Brown*



**Figure 16** Bede's World Museum from the rear garden of Jarrow Hall. *Simpson & Brown*



**Figure 18** Mosaic public art within the cycle path in the southern parkland area. *Simpson & Brown*



**Figure 19** Graffiti beneath the overpass of the main road. *Simpson & Brown*

## 2.7 Boundary, Setting and Views

The outline of Jarrow Slake was altered by the dumping of ballast along its banks, the creation of the Tyne Dock in the 19<sup>th</sup> century, the conversion of the Slake to timber ponds, and by land reclamation in the 20<sup>th</sup> century. When the monastery was founded, the River Don entered the Tyne close to South Shields, with Jarrow and Arbeia (now South Shields) being visually linked across the Slake.

The boundary of the conservation area comprises the following:

- The River Tyne to the north;

- Industry to the northwest (a large area comprising an oil storage depot and associated structures), east (Jarrow Slake Tyne Car Terminal, timber yard and warehousing), and southeast (industrial estate); and
- Transport infrastructure to the south and west.

The conservation area effectively forms a pocket of green space and historic features within a predominantly industrial area, relating directly to the River Tyne.

The overall landscape is centred on the River Don, which cuts through the southern portion of the site and flows through the eastern edge of the conservation area to the Tyne. The historic core sits above the river, sloping down to Jarrow Bridge near the site of the early village and current cycle and pedestrian path. Jarrow Bridge itself is representative the original transport links from the St Paul's Conservation Area, and the river and Jarrow Slake are clear representatives of change in the area, having been altered substantially through industrial expansion.

Jarrow Hall, on the northern boundary, is at a higher level than the church, above Drewett's Park, with views across the conservation area. This high portion of the site also slopes down to the river edge in the North River Don area,

terminating at the northernmost part of the site where the River Don meets the Tyne. The southern, parkland area is more of an undulating, landscaped public parkland, dissected by pedestrian and cycle paths throughout. The River Don and the Jarrow Slake have both been recognised as Sites of Nature Conservation Importance.

There are a number of key views within the conservation area that are indicated on figure 24. They comprise the view from East Jarrow bank to the east across the centre of the conservation area; from the parkland in the south across to St Paul's Church; the view between Jarrow Hall and St Paul's Church; and the potential view across the Port of Tyne industrial area from the south east. These are important viewpoints with the focal point being St Paul's Church and monastery. It should also be noted that views to the houses on Quay Corner Avenue are rare, as these buildings and the street are well screened by vegetation.



**Figure 20** Industry of Jarrow adjacent to the conservation area, showing the Jarrow Slake car depot and shipping. *Simpson & Brown*



**Figure 21** View east from the tower of St Paul's Church. *Simpson & Brown*



**Figure 22** View of St Paul's Church from the southeastern corner of parkland. *Simpson & Brown*



**Figure 23** View of Jarrow Hall from the Tower of St Paul's Church. *Simpson & Brown*

## 2.8 Conservation Area Boundary

This report established that the current boundary of the St Paul's Conservation Area should be expanded in the northwest corner of the site to incorporate the Bede's World visitor attraction site and Bede's World Museum complex (see figure 26).

This area is integral with the site and development of Jarrow Hall and provides a link with the early settlement of the Jarrow area. The Bede's World site provides an important educational service in linking the key features across the conservation area, from the River Tyne across Jarrow Hall estate, Drewett's Park, St Paul's Church and Monastery ruins, Jarrow Bridge and to the River Don.

To have the Bede's World grounds outside of the conservation area is impractical, due to the fact that it is in the same ownership, management and use of the adjacent Jarrow Hall. The inclusion of the Bede's World site within the conservation area would mean the site would be covered by conservation area planning policies. This would ensure that any major alterations within this area in the future will not detract from the significance of Jarrow Hall and the overall conservation area, to which it is physically linked through Jarrow Hall.

In addition, the Bede's World Museum building has been designed with artistic intent and meets its purpose well. It is an award-winning structure and it should be protected now for the future. Inclusion within the conservation area would enable this protection.

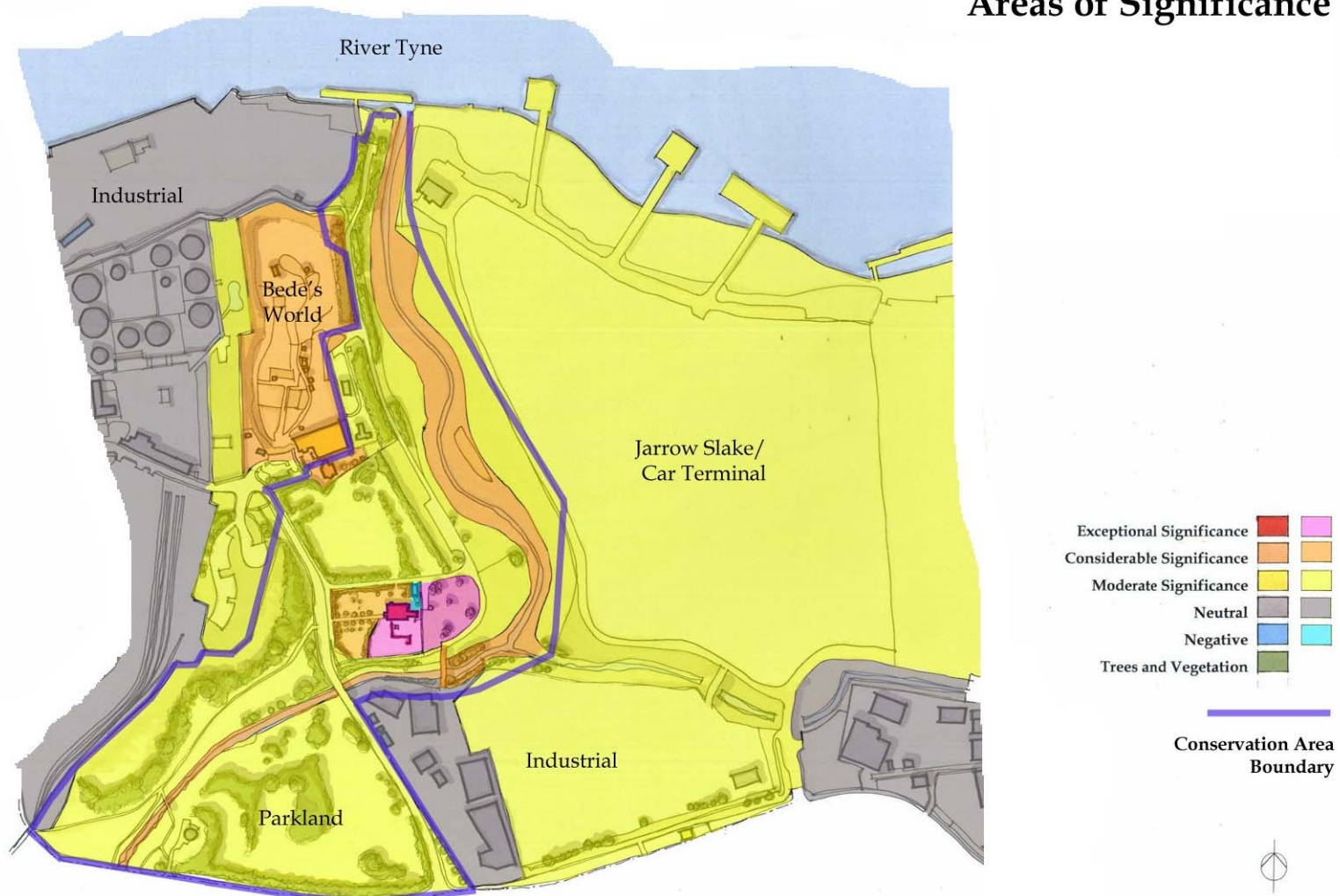


## ST PAUL'S CONSERVATION AREA Key Views & Structures



**Figure 24** Study area showing boundary of St Paul's Conservation Area, key views and structures. *Simpson & Brown*

## ST PAUL'S CONSERVATION AREA Areas of Significance



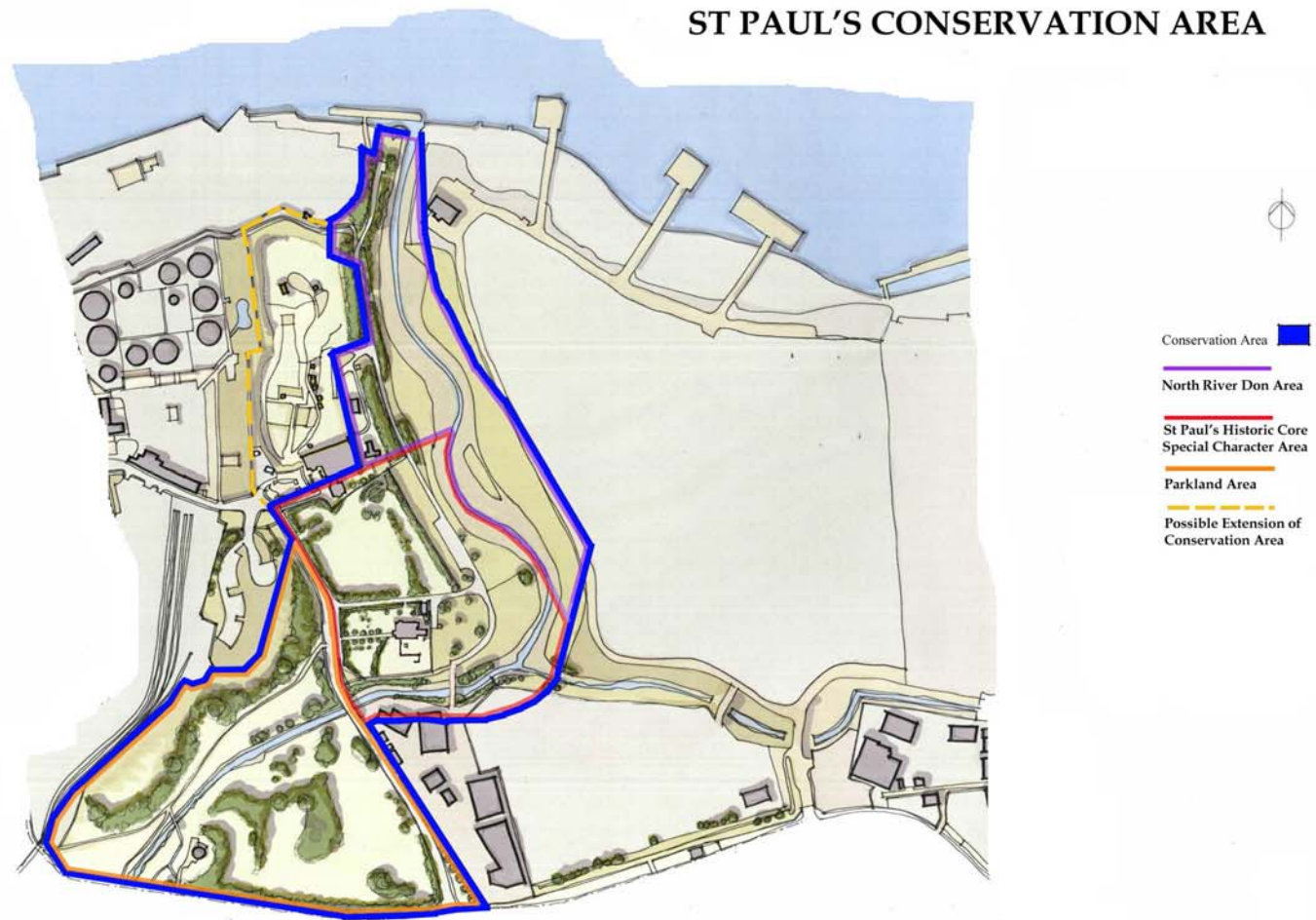
**Figure 25** Study area showing boundary of St Paul's Conservation Area and areas of assessed significance. *Simpson & Brown*

## 2.9 Character Areas

There are three distinct character areas within the designated conservation area. These include the historic core of the conservation area – the St Paul's Historic Core Special Character Area, and two ancillary areas. The two ancillary areas comprise the North River Don and surrounding land that form the northern portion of the site, and the Parkland Area that take up the southern portion of the conservation area.

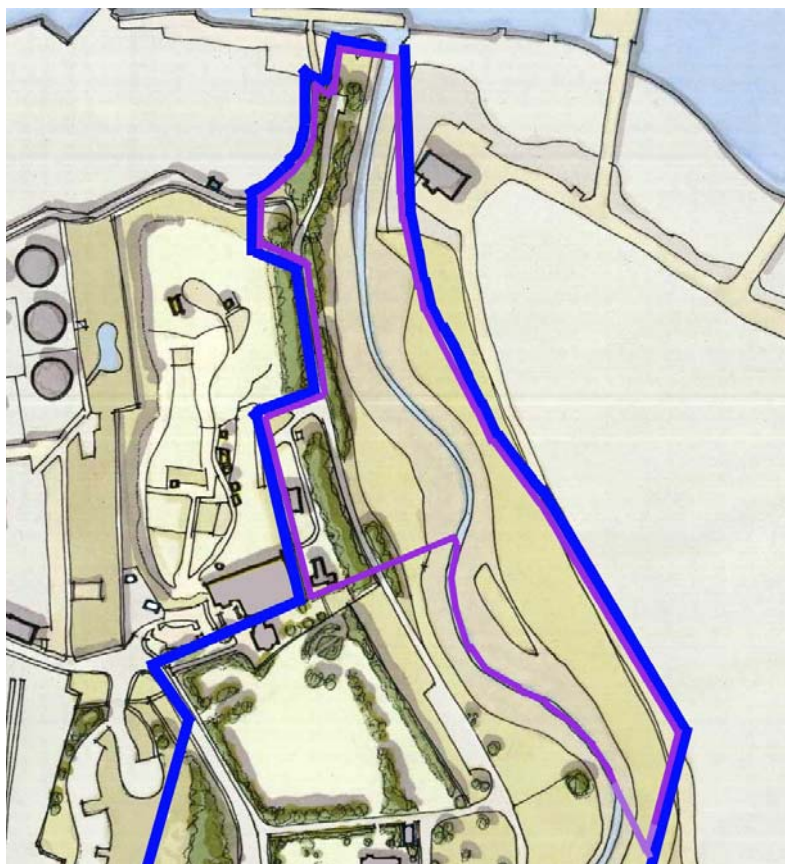
The St Paul's Historic Core Special Character Area comprises St Paul's Church, the Monastery remains, Jarrow Bridge, Drewett's Park and Jarrow Hall. This special character area acknowledges the historic link between these structures and their influence upon each other in the long term development of the site. This Special Character Area is discussed further in Section 3.0.

## ST PAUL'S CONSERVATION AREA



**Figure 26** Character areas and possible extension of the conservation area boundary. *Simpson & Brown*

### The North River Don Character Area



**Figure 27** The North River Don Character Area boundary (purple) shown within the overall Conservation Area boundary (blue). *Simpson & Brown*

The North River Don Area comprises the northern portion of the conservation area, north of the St Paul's church site,

reaching the River Tyne at its northern boundary. The area takes in both river banks tapering to a point close to Jarrow Bridge. Along the western side of the area are areas of vegetation, the fenceline at the boundary of Bede's World, and Quay Corner Avenue

This distinct area provides the link between Jarrow, Jarrow Slake and the Tyne, and is representative of the level of change that this area has undergone due to the development and decline of industry, the alteration of the river course and the alterations of Jarrow Slake.

There are few structures within the North River Don area, comprising a few relatively small buildings on Quay Corner Avenue. Quay Corner Avenue is a private road which has metal gates at the northern end. The entrance is past a set of timber boarded stables to a well maintained area with a tarmac road, low stone walls, well kept gardens and some well maintained houses (including a circa late 19th century pair of cottages and a post 1938 house). Some building work has been carried out in the area between the cottages to the north and the house to the south with a derelict area containing building materials, an abandoned car and various other vehicles. The western boundary of this area is the concrete wall separating it from Bede's World.

This immediate area could be improved, but any improvement would have very little effect on the character of the conservation area overall. Immediately to the north of Quay Corner Avenue, but set within the land holding Bede's World is a small brick electricity sub-station. This structure makes no contribution to the character of the conservation area, neither positive nor negative.

The dominant features within this area are the prominent tidal nature of the River Don, high voltage power lines that run across the site and the cycle/pedestrian paths that form as transport route lining Jarrow to adjacent areas. The power lines and associated pylons are visually intrusive when viewing the historic core of the conservation area, but they do contribute to the overall, historically industrial character of the area. The other visually dominant features, although not permanent, outside the conservation area, are the large ships and docking facilities near to the northern edge of the former Slake on the River Tyne.

This area presently has the character of an isolated, somewhat neglected area of land that is open to enhancement. The area has been previously assessed as being of overall moderate historical and aesthetic significance, with the river banks and course of the River

Don being of considerable significance, especially with the River Don and the adjacent Jarrow Slake site being identified as sites of Nature Conservation Importance and part of a wildlife corridor. As the original monastic landholdings were extensive, but the boundaries remain undefined, there is potential for archaeological deposits within this area that is also recognised in the South Tyneside UDP (see Figure 52).

Improved links to the adjacent Bede's World site, bringing the Bede's World development to the river edge, and work to increase the historical links of this area with the river may be a possibility. Increased use of signs (transport-related and interpretation) throughout this area would also improve the physical and visual links within the area to the rest of the conservation area and beyond.



**Figure 28** View looking northeast across the mouth of the River Don (right) and the River Tyne, showing the jetty and shipping use at the northernmost boundary of the conservation area. *Simpson & Brown*



**Figure 29** View looking east across the River Don. *Simpson & Brown*



**Figure 30** Brick cottage on Quay Corner Avenue, heavily altered. *Simpson & Brown*



**Figure 31** Stables block at the entrance to Quay Corner Avenue. *Simpson & Brown*



**Figure 32** The River Don, view looking southeast from northern boundary of the conservation area. *Simpson & Brown*



**Figure 33** Debris in the River Don in the northern part of the conservation area. *Simpson & Brown*





**Figure 34** Cycle/pedestrian path and high voltage power lines. *Simpson & Brown*



**Figure 35** Security fencing and signs in the north part of the conservation area. *Simpson & Brown*

## Summary

### *Special Characteristics*

- The River Don and physical and historical connection with the River Tyne
- Historical association with the development and decline of industry in Jarrow and the physical alterations that have occurred within this area as a result
- Visual link to St Paul's Church and monastic remains
- River Don and Jarrow Slake Sites of Nature Conservation Importance and wildlife corridor – including dramatic tidal nature of the River Don

### *Negative Elements*

- Security fencing and barbed wire
- High voltage power lines and pylons
- Graffiti, vandalism and rubbish dumping

### *Key Issues*

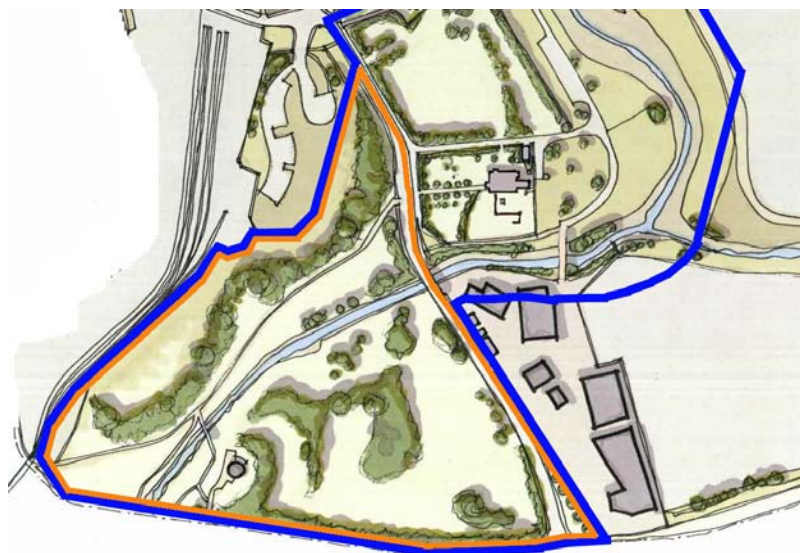
- Maintenance and management of cycle/pedestrian paths and green space
- Improved access and use of this area

- Archaeological potential
- Prevention of the loss of historic context outside the historic core site, and protecting key views to and from the historic core (see Figure 24)
- Protection of the wildlife corridor and River Don and Jarrow Slake Sites of Nature Conservation Importance
- Protection from vandalism

### *Enhancement Potential*

- Improved public access, use and interpretation, including signs
- Maintenance and improvement of key views
- Archaeological investigation
- Ongoing maintenance and repair of paths, signs and vegetation management
- Links with Bede's World and possible expansion of Bede's World to link to the rivers – possible area for low-scale development sympathetic to the significance of the historic core.

### Parkland Character Area



**Figure 36** The Parkland Character Area boundary (orange) shown within the overall conservation area boundary (blue). *Simpson & Brown*

The parkland area is a roughly triangular area of land that takes up the southern part of the site, from the A185 that forms the southern boundary, to Church Bank, that runs along the northeastern side.

Railway lines and an area of car park define the northwestern boundary. Originally, this area was a salt marsh and river plain, with the river winding through it, prior to the alteration of the course of the river in the 20<sup>th</sup> century.

The River Don cuts diagonally across this area, from the southwest corner to the northeast. The parkland comprises grassland and clusters of tree planting, with the northwestern side raised higher than the lower level river plain. The Bede's Way cycle and pedestrian routes dissect the parkland at the lower level close to the river and the parkland rises again to the south to meet the road. The boundaries of this area are distinct and quite hard, comprising railway lines and roadway, including the overpass to the south.



**Figure 37** View looking northeast from the south parkland area of the conservation area. *Simpson & Brown*



**Figure 38** View looking west in the south parkland area of the conservation area from beneath the road overpass. *Simpson & Brown*

There is only one building located within this area, the Don Valley Sewage Pumping Station in the southern part of the site, close to the river. The pumping station is a purpose-built structure of c1960s brick and concrete and is of neutral significance. The structure has been the target of vandalism and graffiti, as has the structure of the overpass. The pumping station has been designed with artistic intent that can be seen the plan and form of the polygonal roof structure, making it more than a purely utilitarian structure. The building is not unattractive and it has design integrity that warrants its retention and repair. Other structures of neutral significance include the concrete overpass for the road and railway line, the pedestrian bridge over the river and concrete culverts.

Limited signs are provided within this area and they primarily relate to transport links between the footpath and 'Jarrow Museum'. These are generally of poor quality timber construction and are deteriorating through weathering and vandalism.

This area of parkland, although cut off by Church Bank, links with the public space within the St Paul's Historic Core Special Character Area at Drewett's Park. This parkland is one of the few green spaces in Jarrow. It should be maintained and has been assessed as being of moderate

significance. There are opportunities for enhancement of the area through further planting, improved public access and use.

As the original monastic landholdings of St Paul's were extensive, but the boundaries remain undefined, there is also potential for archaeological deposits within this area that is also recognised in the South Tyneside UDP (see Figure 52).



**Figure 39** Don Valley Sewage Pumping Station in the south part of the conservation area. *Simpson & Brown*

## Summary

### *Special Characteristics*

- Green space and public use through the Bede's Way cycle and pedestrian paths
- Historical association with the development and decline of industry in Jarrow and the physical alterations that have occurred within this area as a result, especially the draining of the salt marsh and realignment of the River Don.
- Visual links to St Paul's Church and monastic remains.
- River Don Site of Nature Conservation Importance and wildlife corridor.

### *Negative Elements*

- Security fencing and barbed wire
- Graffiti, vandalism and rubbish dumping
- Poor quality and deteriorating signs

### *Key Issues*

- Maintenance and management of cycle/pedestrian paths and green space

- Improved access and use of this area – 'cut off' from Drewett's Park recreational area and the historic core by Church Bank and surrounded by roads and railway lines – effectively an isolated pocket of green space
- Prevention of the loss of historic context outside the historic core site, and protecting key views to and from the historic core (see Figure 24)
- Archaeological potential
- Protection of the wildlife corridor and River Don Site of Nature Conservation Importance
- Protection from vandalism

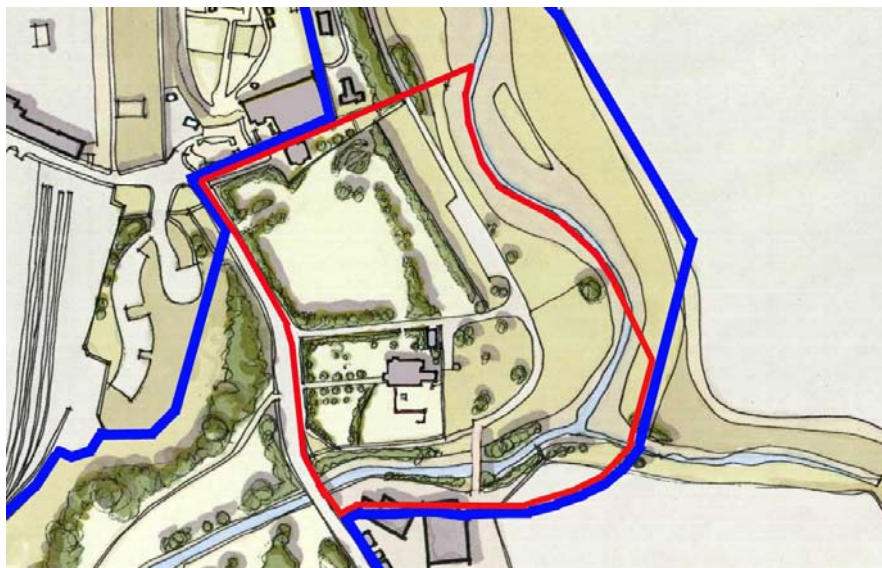
### *Enhancement Potential*

- Improved public access, use and interpretation, including signs and increased planting
- Maintenance and improvement of key views
- Ongoing maintenance and repair of paths, signs and vegetation management
- Archaeological investigation
- Links with Bede's World and the historic core need to be improved and promoted to improve use

### 3.0 St Paul's Historic Core Special Character Area

The St Paul's Historic Core Special Character Area is the key focal point of the conservation area, and is the distinctive historic centre of Jarrow.

The historic core (shown on figure 40), incorporates St Paul's Church, the Monastery Remains, Jarrow Bridge, Drewett's Park and Jarrow Hall. The area also incorporates a section of the River Don in the vicinity of Jarrow Bridge and the corresponding areas of the river banks.



**Figure 40** The St Paul's Historic Core Area boundary (red) shown within the overall conservation area boundary (blue). *Simpson & Brown*

### 3.1 St Paul's Church and Monastery Remains

St Paul's Church is a Grade I-listed, sandstone church that was part of the Monastery of St Paul, that was part of the twin monastery of Wearmouth and Jarrow with the St Peter's Church complex in Wearmouth. The church was founded in 681 by Benedict Biscop, Abbot of Wearmouth and the Basilica was dedicated on the 23<sup>rd</sup> April 685. The eastern church building forms the chancel of the present church and the building has undergone substantial alterations and addition throughout its lifetime, including rebuilding in the late 11<sup>th</sup> century, work in the late 18<sup>th</sup> century, alterations and additions in 1866 and restoration in the 1970s. The church maintains a highly important interior, including successful modern sculpture meshed with 7<sup>th</sup> century and later fabric.

The history and some of the fabric of this building are of international significance and it is fortunate that it is possible to view all sides of the building and to interpret the clues of different building periods, blocked doors, later windows, different styles of tracery etc. The church is a multi-period building, but constructed of remarkably consistent local fawn and ochre sandstone, which has generally blackened where the stones have been subjected to the most moisture. The

roofs are slate to the nave and north aisle, porches and vestry, with lead to the chancel.

The part of the building of greatest significance is the chancel, but it is the tower which makes the greatest contribution to the distinct character of this building. It is of four stages of construction, with two stages rising above the ridge of the chancel. Detailing of the tower is evidently ancient, and this gives a symbol or indicator of the antiquity of the site to the general visitor.

Overall, the character of the exterior is fair, but with a slightly untidy appearance. There are some windows with broken secondary glazing, some trailing cables and lightning conductor tapes, and some small elements of vegetation growing from the gutters and masonry. The character of the windows is marred by plastic secondary 'glazing', but given the history of vandalism at this site, this is considered necessary to protect the fabric of building. Some of the external pipes are badly stained, cracked and have not been painted for some time.

The nave and north aisle has a character which is both distinctively Victorian and in keeping with the genuinely ancient fabric to the east. This is a tribute to the skills of George Gilbert Scott, his sense of history and his ability to

create an ecclesiastical sense of place.

To some extent, the exterior is possibly more robust and slightly forbidding to contemporary tastes. This is not the case for the interior, which maintains the sense of a vibrant and active place of worship with a good feeling of a community. The character of the interior is enhanced considerably by the very bold use of contemporary sculpture over the altar at the west end of the nave.

Concrete has been installed around the entire exterior of the church at the base of the walls. It has a poor appearance and is likely to be contributing to loss of mortar and stone erosion at the base of the building. This would be better replaced by stone paving.

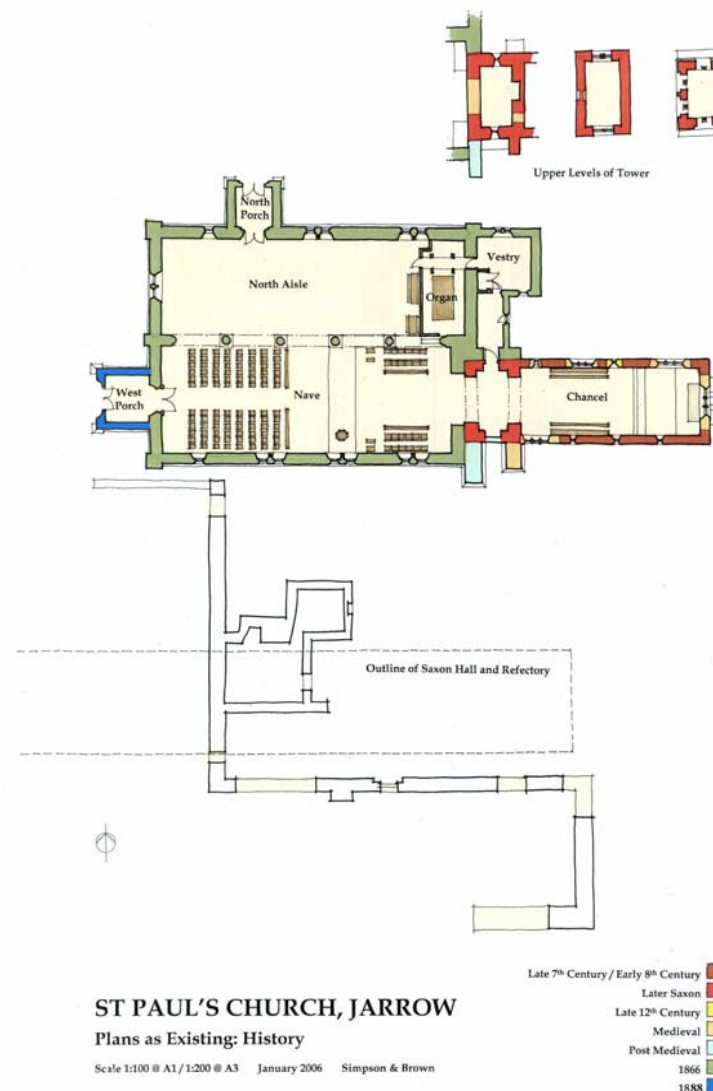
The visual relationship between the church and its churchyard is very good. The trees surround the building sufficiently to provide a visual 'buffer zone' between it and its surroundings, but do not encroach to such an extent that the building cannot be appreciated as a whole.

The brick built church annex to the northeast of the church is of poor appearance. It is built of modern brick with a less than 45-degree roof pitch, a blank end gable and the window and door are concealed by roller shutters. It has a closed in and fortified appearance which detracts from the

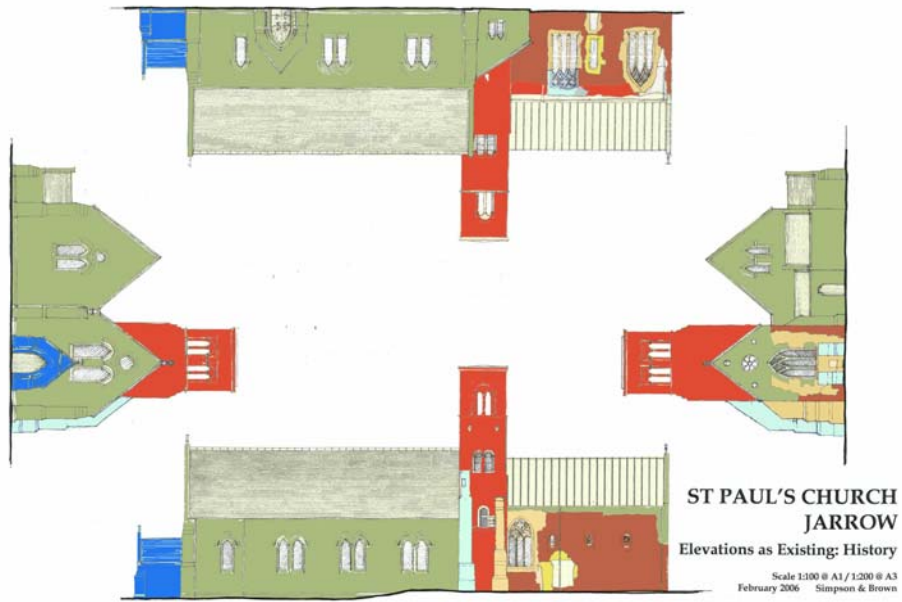


general quality of the historic core area. In addition, the building is clearly under-maintained and in poor condition, with broken slates and misaligned gutters visible on the east side. It is surrounded by un-maintained ground that is full of weeds. The surrounding walls are of stone and are aligned with the original street pattern, but they have been rebuilt crudely in cement mortar and have a fairly poor appearance.

Although the area is marred by the appearance and design of this building, this does not mean that there should be no building here at all. It is part of the history of the site that St Paul's Church was surrounded by buildings, particularly to the east and northeast. To remove this building and replace it with no development would be to lose the last vestige of this development history. Any replacement building need not be of historic character, but it would need to be subject to the highest design standards. Quality of the design and its relationship to the church should be as good as the relationship between Bede's World and Jarrow Hall.



**Figure 41** Plan of the St Paul's showing periods of development. *Simpson & Brown*



**Figure 42** St Paul's Church showing historical development. *Simpson & Brown*



**Figure 43** St Paul's Church. *Simpson & Brown*



**Figure 44** St Paul's Monastery standing remains. *Simpson & Brown*

### Churchyard

St Paul's Church and the monastic remains are enclosed within a boundary wall that also encloses the graveyard of St Paul's Church and the axial approach to the entrance of the church.

The St Paul's churchyard wall is a random rubble wall, not laid in courses. It has a concrete cope which is arch shaped in profile. To the north of the church are fine 19<sup>th</sup> century, single-stone gateposts with Grecian detailing to the bases and capitals. The rubble to this wall varies from small, almost square stones to areas of horizontal stones. This variation and material is of interest because it indicates different periods of construction of the wall. Any rubble stone in this area has potential for archaeological significance since it could have come from demolished buildings in East Jarrow.

The wall is to some extent a retaining wall, since the ground to the south, the churchyard, is higher than the pavement of the road to the north. Although a stone wall of this nature is an appropriate boundary for a graveyard, its character is severely marred by its condition and the cement mortar used to point it. The concrete cope is also of poor appearance compared to the stone cope that it most likely

replaced. The wall has been pointed with an exceptionally hard cement mortar which is causing moss build up, encouraging water ingress and subsequent erosion of the sandstone. The nature of the retaining wall and the action of tree roots is also causing severe distortion to this wall, to the point where it is beginning to fail or is close to collapse in several sections of the north wall.

The graveyard walls to the west are in better condition, but also appear to be pointed with hard cement mortar. The general streetscape against this wall and against the road passing to the north of St Paul's Church is good with sandstone paving laid with irregular joint lines. This area has a very pleasant character and forms a very good approach to St Paul's Church. It is unfortunate that this paving is not carried through onto the pavement to the north side of the churchyard. The tarmac finish to the road to the north of the church is damaged and has been repaired many times. It is an inappropriately urban road finish for this context. The gates have been kept well painted.

The area surrounding the church, particularly to the west and north, would have retained its character as a churchyard or graveyard if more of the monuments and grave slabs had survived and been retained in situ. Some

grave slabs do survive in a recumbent position at ground level but they do not have a particular effect on the overall character of the area.

Despite this, the character of the churchyard is very pleasant with a mix of young and mature trees. The westwards approach is particularly attractive. To the north of this access is a serpentine path with benches. The benches should be kept maintained. Again, the tarmac surface finish of the paths would be better as rolled gravel finish. The churchyard is kept well maintained.

Within the churchyard are signs which contribute to the interpretation of the site as a whole, together with giving information about the church and Bede's World. The colour and siting of the signs to the north of the church is good. It has been subjected to a considerable amount of graffiti. Although the graffiti has been removed and the signs are once again legible, they are marred by some shadows of graffiti and also by rusting supports. This sign assemblage requires overhauling and possibly new supports, but the character and purpose of the sign is generally good. There are few other signs in the immediate vicinity of the church. There is one sign in the traditional and appropriate position next to the gateway at the north of the church. This gives

information about St Paul's Church, including service and opening times. The opening times are not the same as on the sign immediately inside the gate.

The north gate has fine ironwork, dented in some places and without the leaves of its fleur-de-lis detail at the lower edge, which should be reinstated. The condition of the gate is generally fair except for the missing parts, but does require repainting.

#### Monastery Remains

To the south of the church is the area of St Paul's Monastery. The ruined monastery is Grade I listed and a Scheduled Ancient Monument, and has likewise seen much change alongside the church. The standing remains and below ground archaeology have been the focus of intensive research and excavation, and continue to have a high level of archaeological potential.

This area maintains the character that is familiar through the presentation of many ancient monuments. Various dates of former buildings are marked out in sets within well maintained grass. There are signs on posts which form the interpretation of the ruin. The masonry itself has been pointed in various campaigns and is in good condition. Immediately around the church is a concrete path which has

a poor appearance.

To the east of the monastic range is a rubble stone wall, apparently set to a height to prevent views to the landscape to the east. Given that the total history of the site, including 19<sup>th</sup> and 20<sup>th</sup> century industry is considered to be significant, it might be determined that the attempt to cut off the visual relationship between the ruins and their surroundings is misguided.

To the east of the church is the Drewett family burial area. This area is reached by a path around the northeast corner of the church, but it has the character of a seldom-visited place. This is a pity given the quality of the tombs, their actual relationship to the east end of the church, and the potential of the natural and the industrial landscape views to the east.

#### Setting of St Paul's Church, Churchyard and Monastery Remains

Apart from the tarmac roads and the electricity pylons, the rough grassland character to the east of the church provides a very appropriate setting for the church. The view from this area shows the church with the chancel gable prominent and the tower rising above it, and the belfry openings are seen in silhouette.

A view from the east is one of the few places where the visitor can appreciate St Paul's Church in a medieval context rather than a generally 18<sup>th</sup>, 19<sup>th</sup> or modern industrial one. To some extent this is a false impression because this is the site of the former village of East Jarrow, but the character of an ancient church rising from a rough grassed landscape remains evocative.

### 3.2 Jarrow Bridge

Jarrow Bridge is a sandstone structure with a single arch over the River Don and a smaller subsidiary opening set within the southern abutment. The bridge was built of honey coloured sandstone and has a good pointing colour. The masonry is in good condition. Its historic origins are clear and it is a beautiful structure with a gentle rise to an apex over the arch. Its character is enhanced by the quality of the stone.

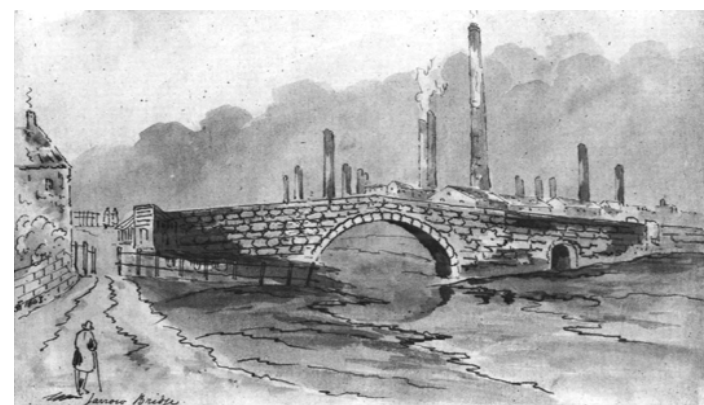
The upper surface of the bridge has sets arranged with two drainage runs. This is an appropriate finish to the bridge. On the east face of the bridge the arch has a projecting string course below the parapet and a pilaster on either side of the arch. The arch itself has a hood mould. All of this implies that the east side is the older part of the bridge and was widened westwards. It is known that the bridge had been substantially rebuilt.

Jarrow Bridge is thought to have been constructed in the early 18<sup>th</sup> century, possibly replacing an earlier bridge on or near the current site. This elegant arched stone bridge had been repaired from ruinous condition in 1781-83 and was widened in the early 19<sup>th</sup> century. Although no longer used, the bridge was restored in 1999.

The bridge spans the River Don and originally provided access to the monastery via a long causeway that skirted the edge of Jarrow Slake.

The mudflats and debris in the River Don are an unfortunate feature of the area, and there is a small amount of graffiti, particularly on the western side of the north abutment of Jarrow Bridge. Immediately surrounding the bridge are some barriers and grass lined with a substantial quantity of litter.

In spring 2001, a sign was placed here by South Tyneside Council which gives a good account and interpretation of the Bridge. Unfortunately this has also been subject to graffiti which has obscured most of the text.



**Figure 45** View of Jarrow Bridge with chimneys of the chemical works, 1843.



**Figure 46** Jarrow Bridge, 2006. *Simpson & Brown*

### 3.3 Jarrow Hall and Drewett's Park

#### Jarrow Hall

The Jarrow Hall Estate originally consisted of former monastic lands and remained largely arable until the late 18<sup>th</sup> century. The estate was owned by various families, and its wealth became based on coal-mining in the 19<sup>th</sup> century. In the later part of the 18<sup>th</sup> century, the Grade II-listed Jarrow Hall was constructed by entrepreneur Simon Temple, and a number of worker's cottages were built in the early 1800s. A long row of houses were built along the Newcastle road for workmen in 1810. When Temple was declared bankrupt c1812, his house and business were sold to brothers Thomas and Robert Brown, from London and Thomas Brown moved into Jarrow Hall. Neglect of mine safety by

the Brown brothers provoked industrial unrest in the 1830s and on the death of Thomas Brown in 1841, his son Thomas Drewett Brown inherited the house and ran the colliery.

By 1873 fumes from nearby chemical works were enough to put off the new owner of Jarrow Hall from living there, and instead the house was leased to the Drewetts' land agent, Thomas Brady. After he left in 1906 the house remained empty until 1910. The house had various uses in the 20<sup>th</sup> century, including a fever hospital, Shell Mex manager's house, council nursery school, and civil defence centre. The interior of Jarrow Hall retains early detailing and joinery and generally maintains the original spaces of the building, despite being used for offices and a café.

Jarrow Hall has twice been enlarged, the first time in the 19<sup>th</sup> and the second in the late 20<sup>th</sup> century. It was left vacant after 1906 and again in the 1950s, before it was acquired by the St Paul's Development Trust in 1972, when restoration and repair work was undertaken prior to opening as the first museum on the site, the Bede Monastery Museum in 1974. Jarrow Hall now forms part of the visitor centre Bede's World, the second phase of the development was opened in 2000. The wall of the terrace overlooking Drewett's Park and St Paul's Church has been partly renewed. Jarrow Hall

is an elegant, small country house or villa built of brick, with stone used sparingly on the cornice, sill courses that are taken across the building as string courses, lintels and door case. The building is given its character by the building materials, a pleasantly rough red brick originally pointed in lime mortar, and by its excellent considered and relaxed proportions and detail. To the west is a symmetrical front around a fine late 18<sup>th</sup> century door case.

The door has a well detailed radial fanlight and the door case has a pediment with engaged circular column pilasters on either side. The entrance front faces west, so the south front can be considered to be the garden front now facing Drewett's Park. The south front is also symmetrical and contains the most distinctive or unusual feature of this building, a three-bay bow projection under an odd curving pediment.

To the west, the elevation of the main block is also symmetrical, but may originally have contained only windows with the central door being a relatively recent alteration. The north part of the building has a block of lower height, with a rendered north gable which has the character of a service wing, which has since been truncated and then extended as part of the alterations associated with

Bede's World. The north face of this extension has a bow, possibly a reaction to the bow facing south, but with a wide glass-block window curving around the upper part.

The roof is hipped and slated, rising to two chimneys. The chimneys are also built of brick, including their copes. The projecting course is supported on bricks set on the diagonal. The brickwork has been undertaken using the common bond style, with three stretcher courses and then a row of headers.

The windows are timber, 6 over 6 sashes generally on the original block. On the recent extension this general form has been copied except for the glass block window. The windows on the original block have an odd mixture of fillet and ovolo glazing bars that are appropriate to the end of the 18<sup>th</sup> century, but also have horns to the upper sashes which might generally be associated with later windows. However, this pattern is generally over the whole of the building and might be considered to be original. Many of the windows have been replaced, particularly in the south bow. The windows are generally in good condition except for some decay and loss of paint, notably in the upper west window of the south front.

Alterations to the building are evident both in the fresh



quality of altered stone and in the various different types of pointing. On the east side, there are various different campaigns of alterations evident in the brickwork. The central door appears to be a relatively recent insertion and the poorly cut stone arch and detailing within it are, unfortunately, not a particularly appropriate insertion. The quality of most of the brickwork is good and it seems to be bearing up reasonably well to the cement pointing which is generally over the whole building. Occasional bricks are damaged, but these do not contribute to an overall poor condition, and the quality of the brickwork is one of the chief assets of the exterior.

The southern bow appears to have been largely taken down and rebuilt. The standard of masonry detailing, cutting, pointing and brick selection is unfortunately not to the standard of the original. However, the general architectural form has been preserved. The alteration and the subsequent repair is dated on the upper run of lintels which indicates c1797 for the original build and 1999 for the rebuilding.

The detailing of the northern extension is fair, with the parapet and cornice moulding not matching the original and with the string course projecting further. The detailing of the

windows does not match the original and the door is of quite poorly detailed design, with some of the applied timbers coming off. On the west front, particularly on the service wing, there is considerable distortion in the structure and some of this has been pointed. The distortion does not look progressive. However, there are a number of cracks and open joints in the brickwork which would benefit from being repointed using lime mortar.

The building is given its character by its materials and its fine design and proportions. The west front is a very good example of an elegant late 18<sup>th</sup> century villa, and the south elevation is given unusual quality by its bay. It is clear that the brick in this building was always intended to be visible, not covered with a render, and it is the colour of the brick which adds a particular character to the building.

The interior preserves a late 18<sup>th</sup> century quality, particularly in its use of colours and historically related joinery detailing. The interior has also been carefully and sensitively lit. Not all of the interior joinery is 18<sup>th</sup> century and the replacements are clear from their inaccurate historic detailing. The interior does contain a centrepiece of four elegant arches resting on pilasters which frame a well, if simply detailed stair rising to the first floor. There is further detailing quality on the

landing with bracketed cornices and plaster arches. Some of the joinery in the bay has the character of a replacement. The replacement architraves are an interesting detail, but it is odd that they have no blocks.

The upper room to the bay is bow-ended to both north and south, and is known as the oval room. It has an apparently modern cornice and a grey marble Victorian fireplace has been inserted with an oddly raised hearth. The presentation of this interior is good with a mixture of modern and antique furniture and some paintings in fine frames.

The interior of the northern extension has detailing which is related to the architecture of Bede's World. There is a slightly uncomfortable mix of contemporary detailing involving glass blocks and the faint historic reference of the stair balustrade.

Jarrow Hall is also well served by its setting. The west front is approached by an avenue of mature trees up to a carriage sweep surrounding a circle of grass. This is particularly attractive and preserves a domestic quality which has not been marred and, possibly enhanced, by the design of Bede's World next door. Indeed, the Bede's World design with its pergolas and horizontal design, set at a height and with a building material which is different, but

complementary to the hall is an exemplar of how to construct a large new building to respond to a small country house.

The remnant driveway to Jarrow Hall and the carriage sweep have been covered by a rolled gravel bitumen. This is cracked and has an excessively urban quality for its present use. It would be better replaced with a fully rolled gravel finish. The three Victorian lantern streetlights are also alien to the country villa character of Jarrow Hall.

To the west side of the hall are permanent contemporary signs which detract somewhat from the character of the building. The sign 'Jarrow Hall Café Open' is mounted on a hook, presumably so that it can be removed seasonally. Possibly a sign separated from the building would be better. There are also coffee and ice cream temporary signs which could be better managed.



**Figure 47** Jarrow Hall, 2006. *Simpson & Brown*



**Figure 48** Jarrow Hall back garden, view looking towards the Bede's World Museum. *Simpson & Brown*



**Figure 49** Drewett's Park, view looking southwest. *Simpson & Brown*

### Drewett's Park

The land between the house and the church was given for the memorial park, Drewett's Park, in the early 20<sup>th</sup> century. The park is surrounded by predominantly brick (with some stone) boundary walls, with a terraced area leading up to the site of Jarrow Hall.

The character of Drewett's Park is generally of a public park with concrete pavers to the paths and areas of tarmac under the play area. The paths also have brick kerbs. The grassed areas are well maintained and there are metal and timber benches throughout the park.

The park is an attractive open space, well screened by mature trees on all sides. However, the park does not retain the character of a landscaped garden other than its general relationship to the south front of the house. The relationship to Jarrow Hall has also been weakened by the planting of trees across the northern edge of the play area.

At the northeast corner of the park there is a timber pergola and a small formal layout of paths. Benches appear to have been removed from this pergola. It is kept well maintained, but has some graffiti at its eastern end.

In general, the paths, furniture and boundary walls

contribute to the public-park character of the area. The eastern boundary wall is brick with a brick cope, with fairly utilitarian character, but is screened by vegetation. The tarmac in the play areas has a poor quality and a more attractive gravel finish would be appropriate, although it is recognised that health and safety concerns must be paramount around play equipment. Litter bins are provided and are of standard appearance. They are painted black which reduces their visual intrusion. Along the path to the church are reproduction Victorian-pattern lamp standards, set in concrete bases with incongruous modern lamps at the head. Although the lamp standards are anachronistic in that the Victorian setting for Jarrow Hall or the church would never have contained lamp standards in their position, they would look better with appropriate lantern heads.

The general park views, towards the church and towards the hall, are relatively limited and they are generally concealed by trees. The views eastwards include the high pylons and wires.

To the west of the Drewett's Park wall is a coach park with tarmac. This substantial area of tarmac does detract from the general appearance of the area.

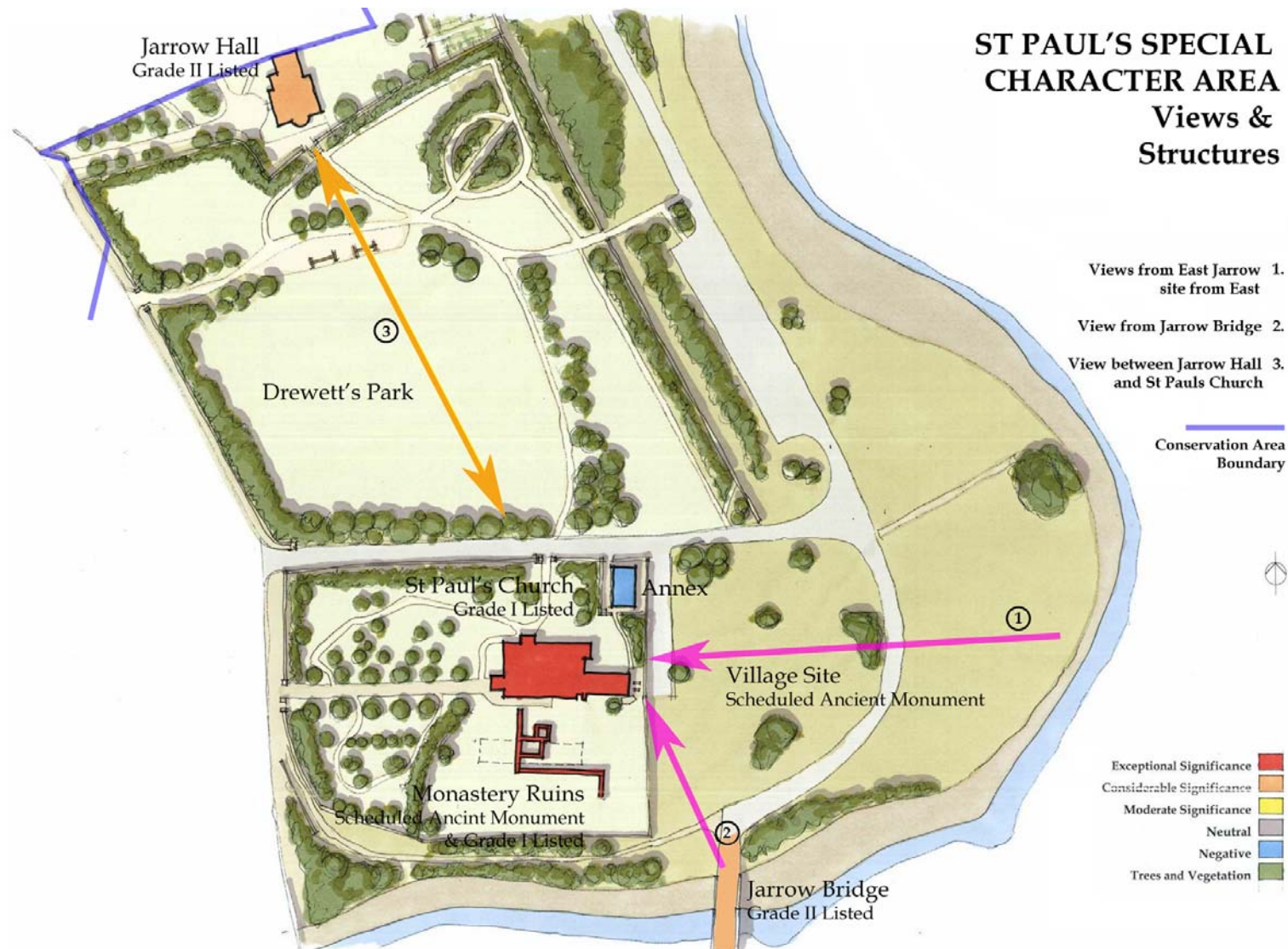
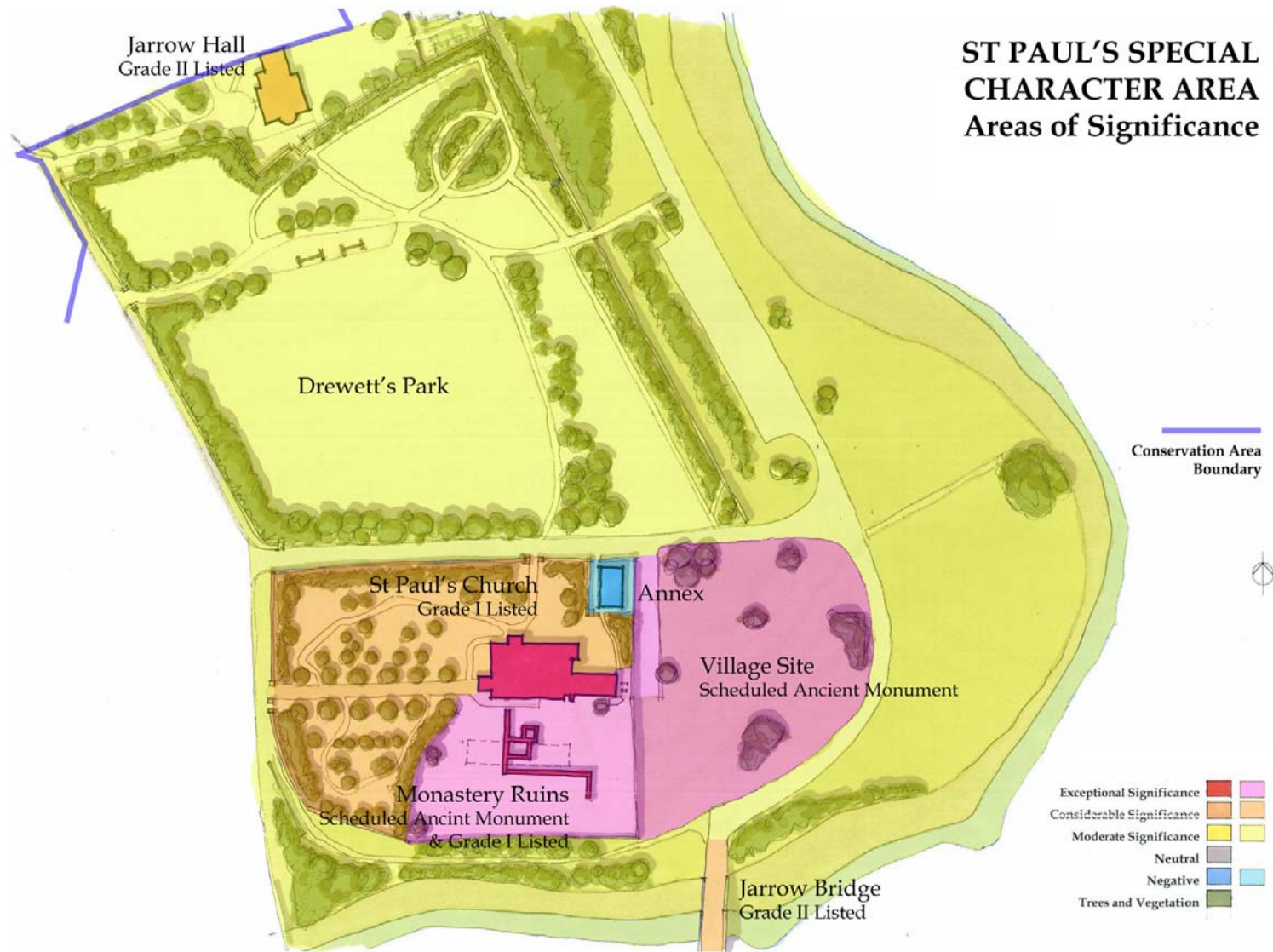


Figure 50 St Paul's Historic Core Special Character Area showing key views and significant structures. Simpson & Brown



**Figure 51** St Paul's Historic Core Special Character Area showing key views and significant structures. *Simpson & Brown*

### 3.4 Summary

#### Special Characteristics

- The development history of the site from the 7<sup>th</sup> century through to today, including the development of industry and how this has shaped the conservation area.
- Physical and visual linkage between the River Don, across Jarrow Bridge to the monastery and St Paul's Church, Drewett's Park and to Jarrow Hall and Bede's World beyond to the River Tyne.
- Grade I listed St Paul's Church and walled grounds, including cemetery – links to Bede
- Scheduled Ancient Monument and Grade I listed Monastery Ruins
- Scheduled Ancient Monument Area of the former village site
- Grade II listed Jarrow Bridge
- Grade II listed Jarrow Hall
- Drewett's Park
- River Don

- Key views to and from the site as shown in figures 24 & 47, including the visual link between Jarrow Hall and St Paul's Church; views to the church from the traditional approach of Jarrow Bridge; and views across from Jarrow Slake to the church.

#### Negative Elements

- Brick annex building at northwest corner of St Paul's Church
- High Voltage power lines and pylons
- Security fencing and barbed wire
- Graffiti and other vandalism

#### Key Issues

- Maintenance and management of green space of Drewett's Park, whilst maintaining visual and physical links between Jarrow Hall and the church and monastery complex
- Key views to and from the historic core
- Potential impact and management of tourism in the area and increased number of visitors to St Paul's Church and Monastery ruins.

- Archaeological potential of the surrounding sites.
- Preventing the loss of historic context within the historic core site, and with the surrounding area, including Bede's World and associations with industrial development.
- Condition of the buildings and standing remains – St Paul's Church graveyard walls not in good condition.
- Protection from vandalism
- Protection of the wildlife corridor and River Don Site of Nature Conservation Importance
- Improved management of the historic core site in association with Bede's World, whilst maintaining highest level of protection for the significant features
- Further archaeological investigation of the surrounding area, including the former village site to the east of the church site
- Replacement of brick annex building

#### Enhancement Potential

- Improved public access and interpretation to further link the historic sites
- Maintenance and improvement of key views
- Public art
- Ongoing maintenance and repair of the significant buildings and standing remains.



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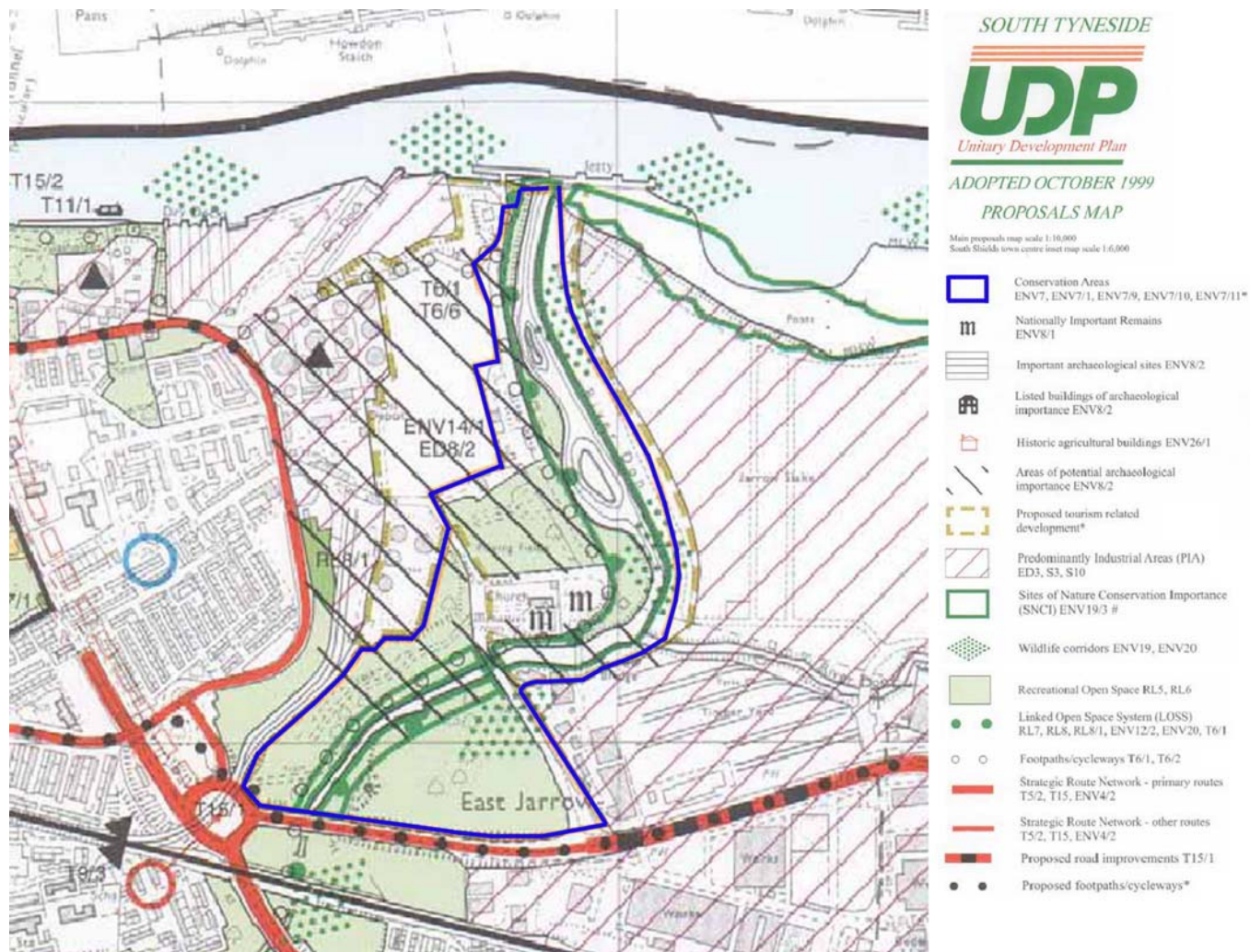
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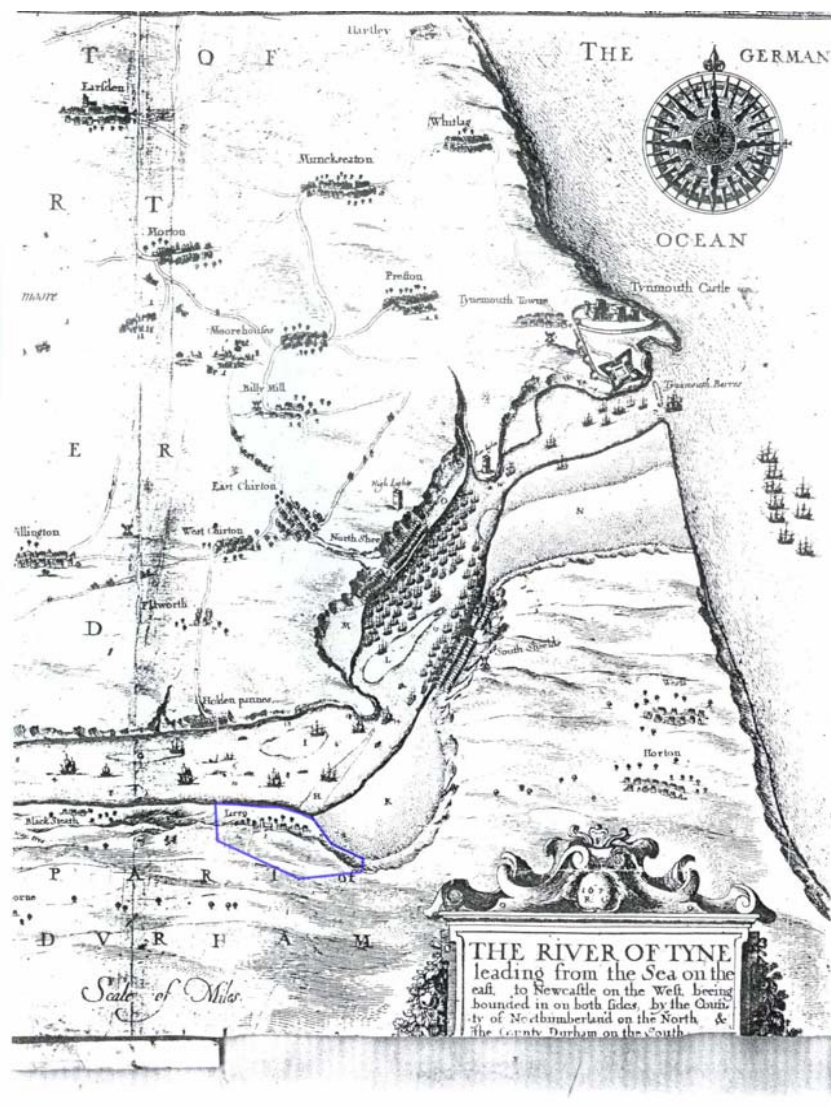
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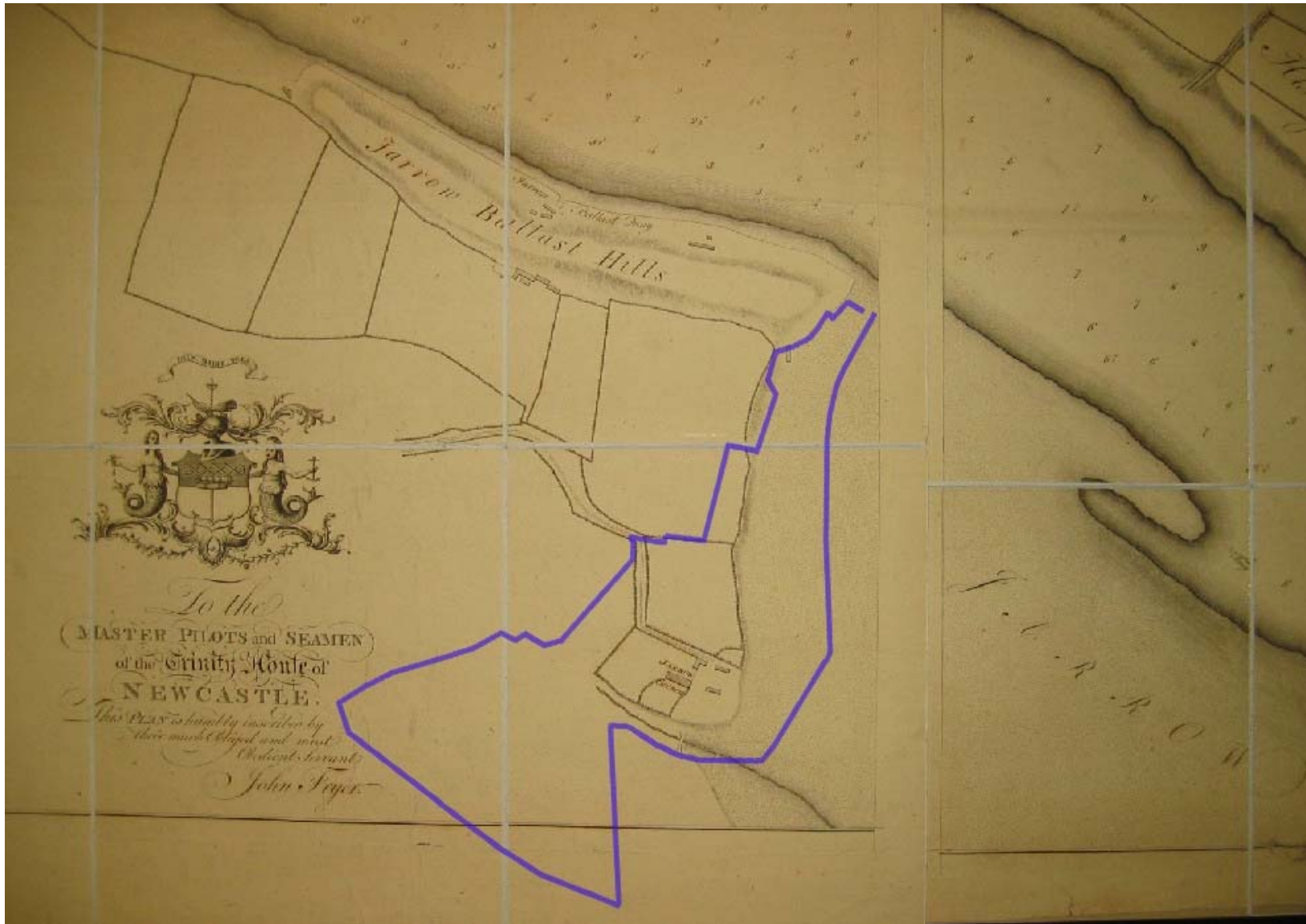
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**Figure 52** Extract of the Proposals Map from the South Tyneside UDP, October 1999. *South Tyneside Council*



**Figure 53** Approximate area of conservation area on map of 1654 by Ralph Gardiner. *Research by Grace McCombie*



**Figure 54** 1773 Map showing the Jarrow Ballast Hills. *Research by Grace McCombie*

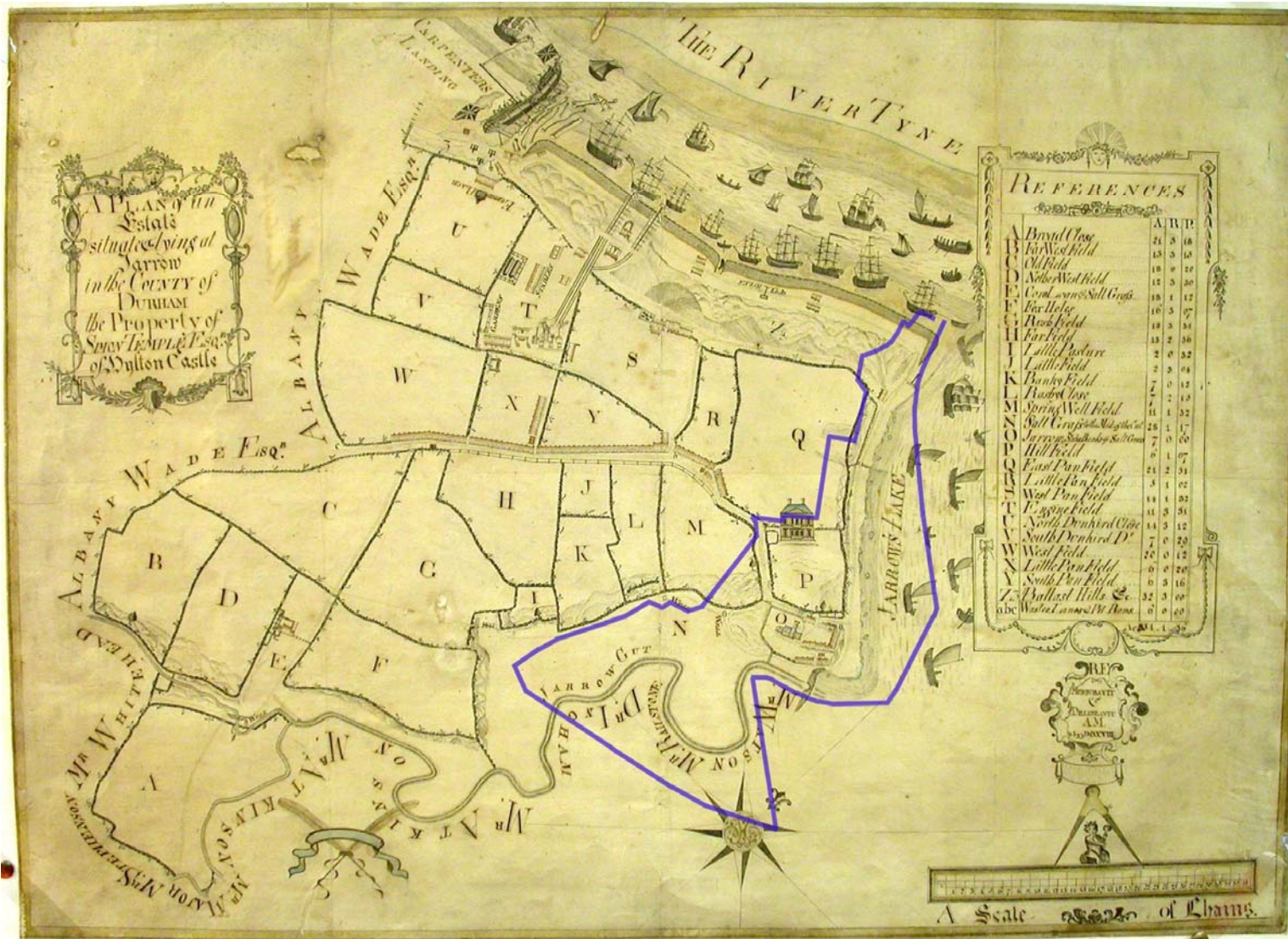


Figure 55 1808 Map of Jarrow Hall estate. Tyne and Wear Archive Service

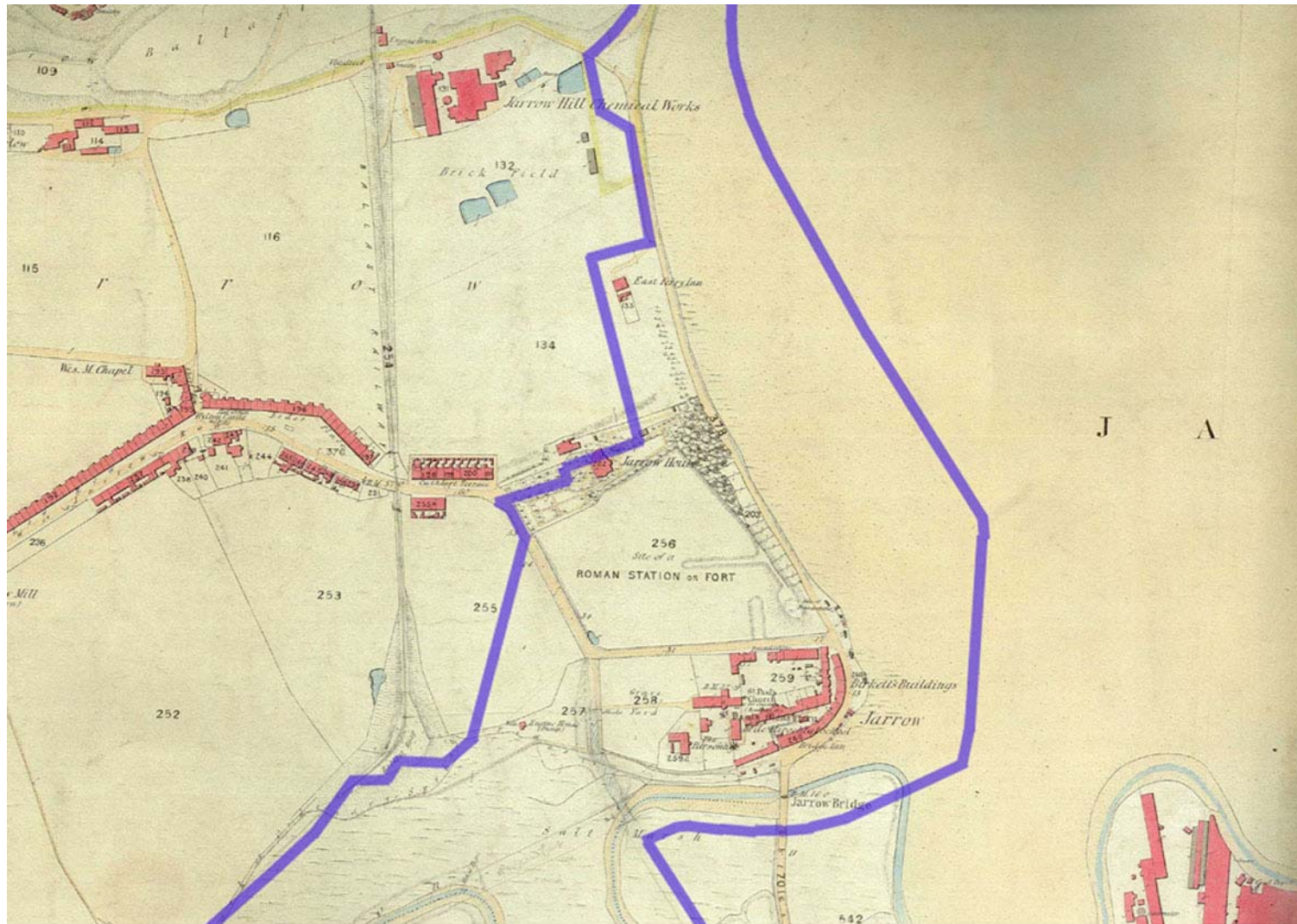


Figure 56 1855 OS Map. Ordnance Survey

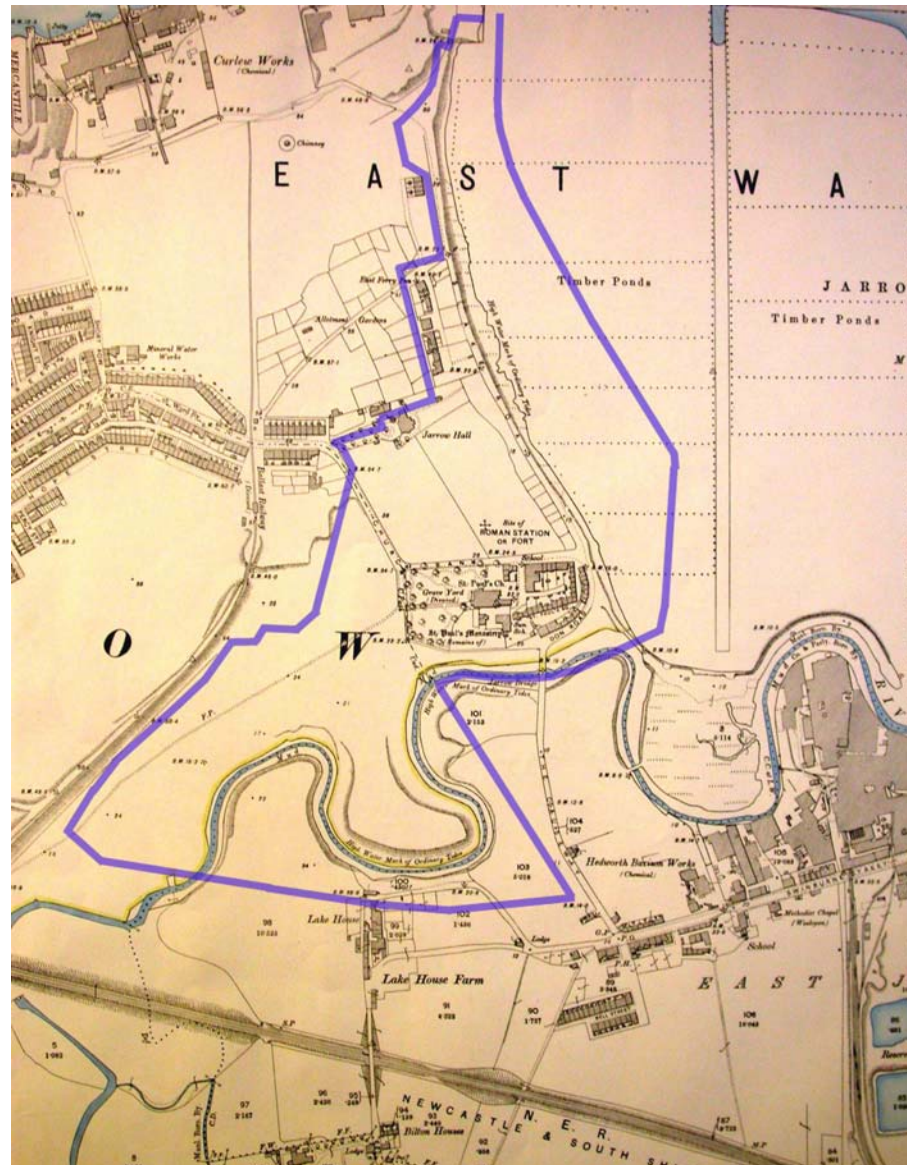


Figure 57 1894-5 OS Map. Ordnance Survey

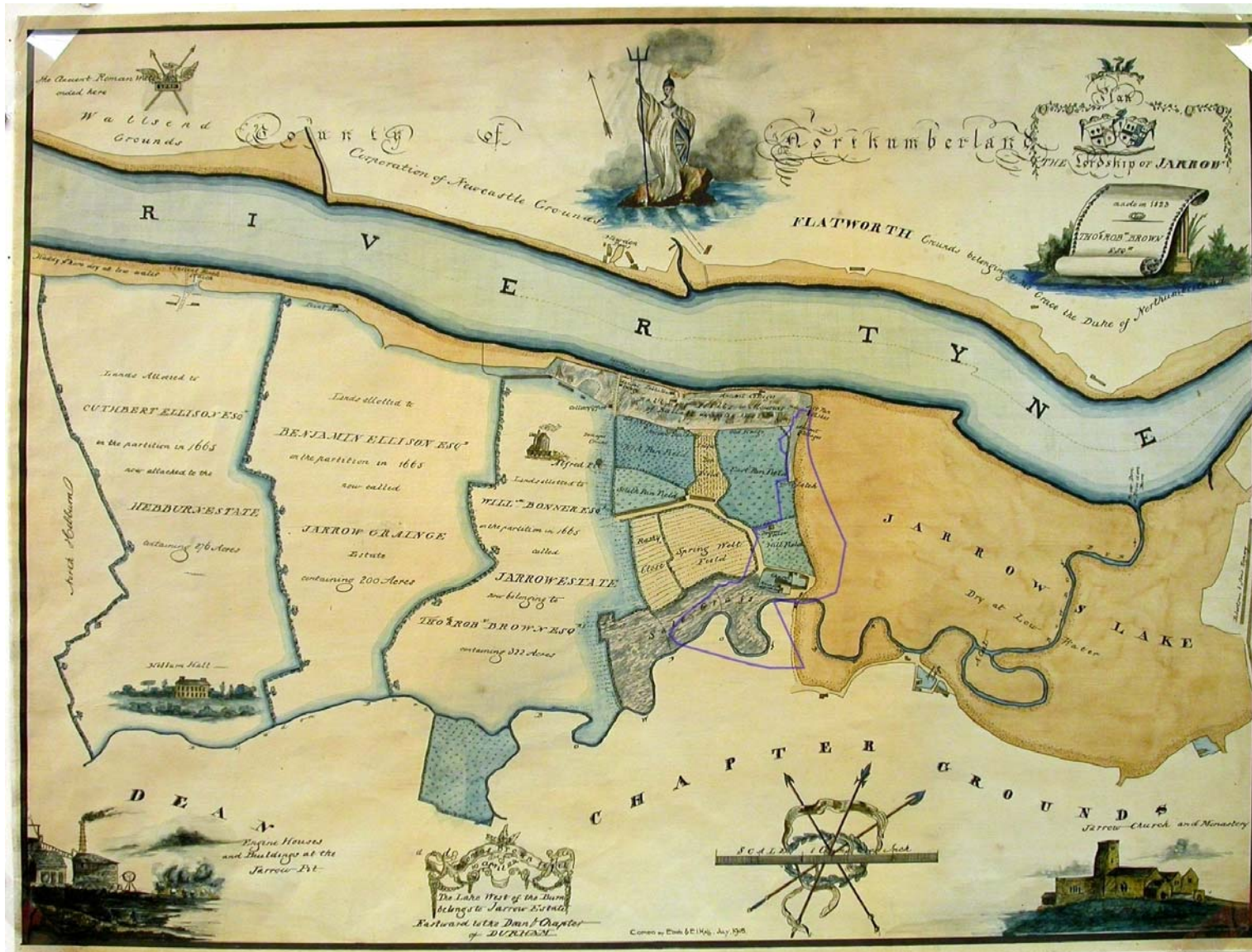


Figure 58 1905 copy of 1820s Map showing the County of Northumberland, Lordship of Jarrow. Tyne and Wear Archive Service





**Figure 59** 1921 3<sup>rd</sup> Edition OS Map. Ordnance Survey

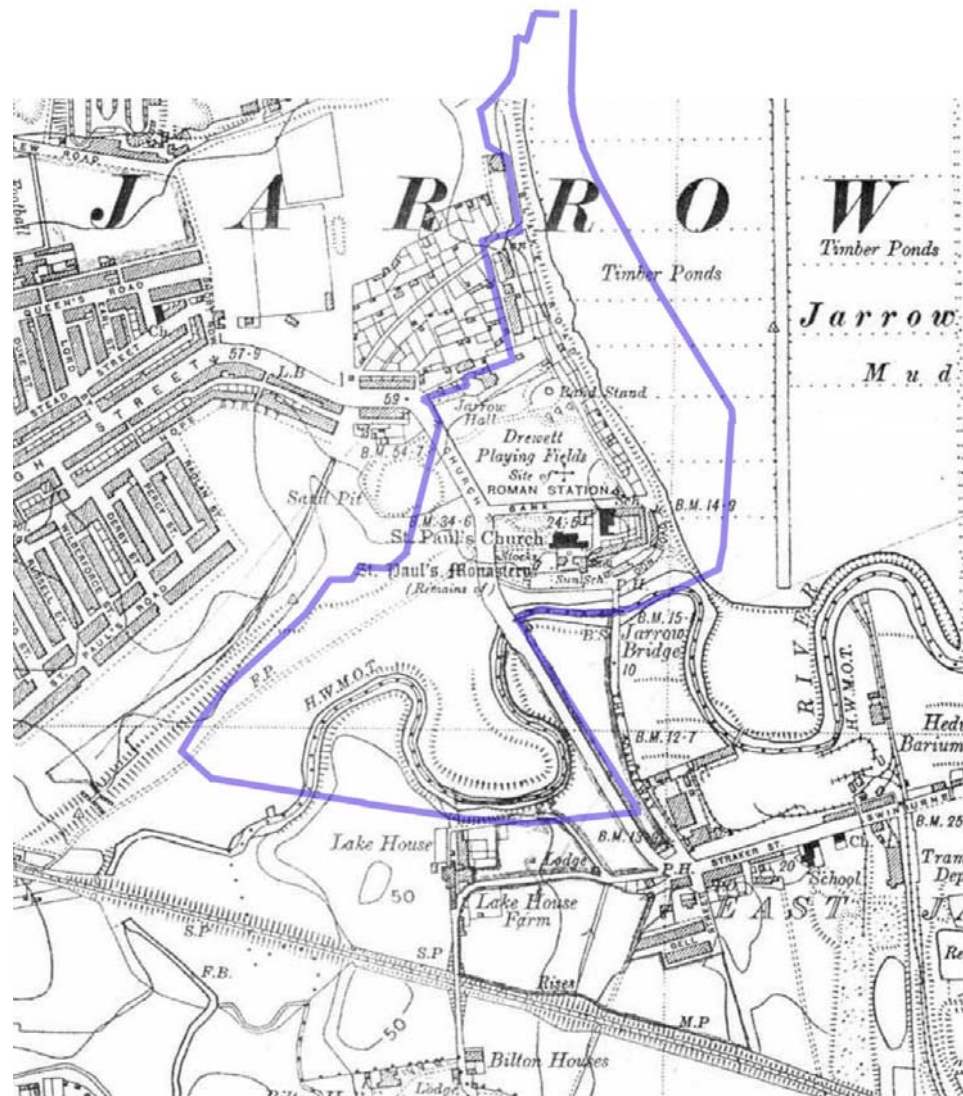


Figure 60 1938 OS Map. Ordnance Survey