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Killingworth Moor Strategic Development Allocation Draft Heritage Statement

July 2015

Quality Management

Title	Killingworth Moor Strategic Development Allocation Heritage Statement	
Date	July 2015	
Project Code		
Client	North Tyneside Council	
Prepared by	Laura Hewitt	Signature 
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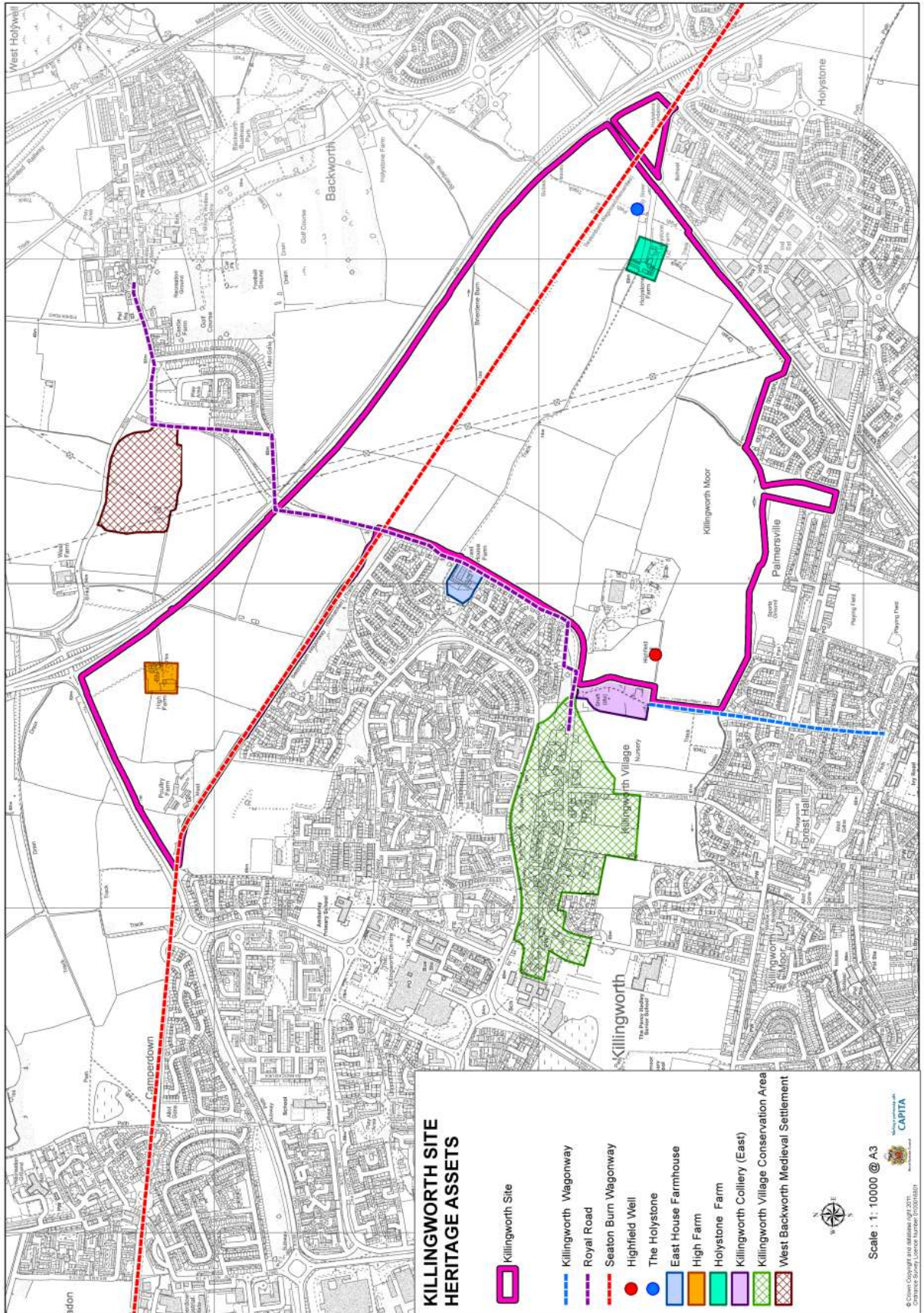
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Map of Heritage Assets



1. Introduction

1.1 Background to the project

1.1.1 Killingworth Moor, along with Murton Gap, has been identified as a suggested strategic allocation within the emerging North Tyneside Local Plan, as a key strategic site to contribute towards the borough's objectively assessed needs for housing provision. Ensuring that development at this site creates safe, sustainable and attractive places for existing and future residents is therefore of crucial importance to the future of North Tyneside as a whole.

1.1.2 This requires a thorough and robust understanding the impacts and requirements of proposed development at this suggested site and a range of studies are being prepared for this purpose. The intention is to develop a concept framework to establish the broad land uses and potential development locations at Murton Gap and Killingworth Moor.

1.1.3 This Heritage Statement is part of a wider body of technical evidence that will inform that exercise. Heritage Statements became compulsory in March 2010 when PPS5 *Planning for the Historic Environment* was published. This requirement is repeated within paragraph 128 of the NPPF¹, which states:

“Local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting”

1.1.4 The NPPF requires that heritage assets are conserved in a manner appropriate to their significance and that planning decisions should be made taking a balanced judgement of heritage assets' significance and any public benefits that would arise from the proposal.

1.1.5 A separate report on archaeology is being prepared that should be read in conjunction with this report.

1.2 Killingworth Moor, history and heritage assets

1.2.1 Development at Killingworth Moor has, in theory, the potential to impact on several heritage assets. Heritage assets are buildings, monuments, sites, places, areas or landscapes that are positively identified as having a degree of significance meriting consideration in planning applications. They are the valued components of the historic environment and include:

- Designated assets (i.e. scheduled ancient monuments, listed buildings, registered parks and gardens of special historic interest, conservation areas);
- Non-designated assets (e.g. locally registered sites, assets recorded in the Tyne and Wear Historic Environment Record).

¹ National Planning Policy Framework, DCLG, March 2012

1.2.2 Early Ordnance Survey maps reveal that historically this site has not been subject to large scale development. It was positioned between medieval villages at Killingworth to the east and Backworth to the northwest. It lay within the Killingworth Moor, which was enclosed in 1793 but is believed to be Medieval in its origins. Killingworth Moor was around 1,800 acres in size and took in the modern areas of Killingworth, Longbenton, Forest Hall, Holystone and part of Shiremoor. Rights of common belonged to the owners of land in the townships of Killingworth and Long Benton, and the lord of the manor was the Earl of Carlisle. Newcastle races were run here in the 17th Century and the Moor was also used for military reviews².

1.2.3 Evidence of earlier history can be found on the site. The Tyne and Wear Historic Environment Record (HER) identifies an Iron Age cropmark at Holystone³.

1.2.4 Today the site sits as a large area of agricultural fields, with some small scale development, namely High Farm and Hillheads Farm shop in the north and Holystone Farm in the south.

1.2.5 The planning history directly affecting each of the site's heritage assets will be discussed below. There are parts of the wider site that have been subject to some planning activity. In the 1980s, several applications were made for coal extraction in the western part of the site; all were refused. In 1999, also in the western part of the site, an application was made for a rail freight depot with railway sidings and warehousing plus manufacturing and office space. This application was withdrawn.

1.3 This Heritage Statement

1.3.1 As several heritage assets are known to be within or near to the site, it is considered appropriate to consider each in turn. For each relevant identified heritage asset, there will be:

- An Assessment of Heritage Significance that will set out what the relevant heritage asset is and explains its significance. This will include a discussion of the historical, evidential, aesthetic and communal value⁴ of the heritage asset.
- An Assessment of Impact that considers what impact the proposed development could have on the heritage asset.
- A Mitigation Strategy that sets out the approaches that should be taken in preparing development proposals to avoid, minimise or mitigate any harm to the identified significance of the heritage asset.

1.3.2 The resources that will be used are:

- The Killingworth Village Conservation Area Character Appraisal;
- Historic map analysis;

² Tyne and Wear Historic Environment Record 1386.

³ Tyne and Wear Historic Environment Record 5470.

⁴ As defined in "Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment", English Heritage, 2008.

- Local History books, photographs and other items in the Local Studies Library;
- The National Heritage List for England and the HER;
- The North Tyneside Council Planning history;
- On-site surveys of the site and its surrounds (please note, due to the private nature of some properties this was not always possible);

1.3.3 A separate desk-based Archaeological Assessment is currently being commissioned that will focus more on buried archaeological remains. That Assessment should be read in conjunction with this report.

2 High Farm

2.1 Assessment of Heritage Significance

2.1.1 High Farm is found in the northern part of the site (see Map, page 5).

2.1.2 High Farm appears on the first edition Ordnance Survey (OS) map (c.1860s) (see Figure 01) although it will date from earlier. On this map, a traditional farm complex layout can be seen, with a south-facing farmhouse, barns in a “C” shape around a courtyard with a gin-gang and other small supporting buildings around the complex. A garden sits to the south of the farmhouse and a series of fields radiate out from the complex.

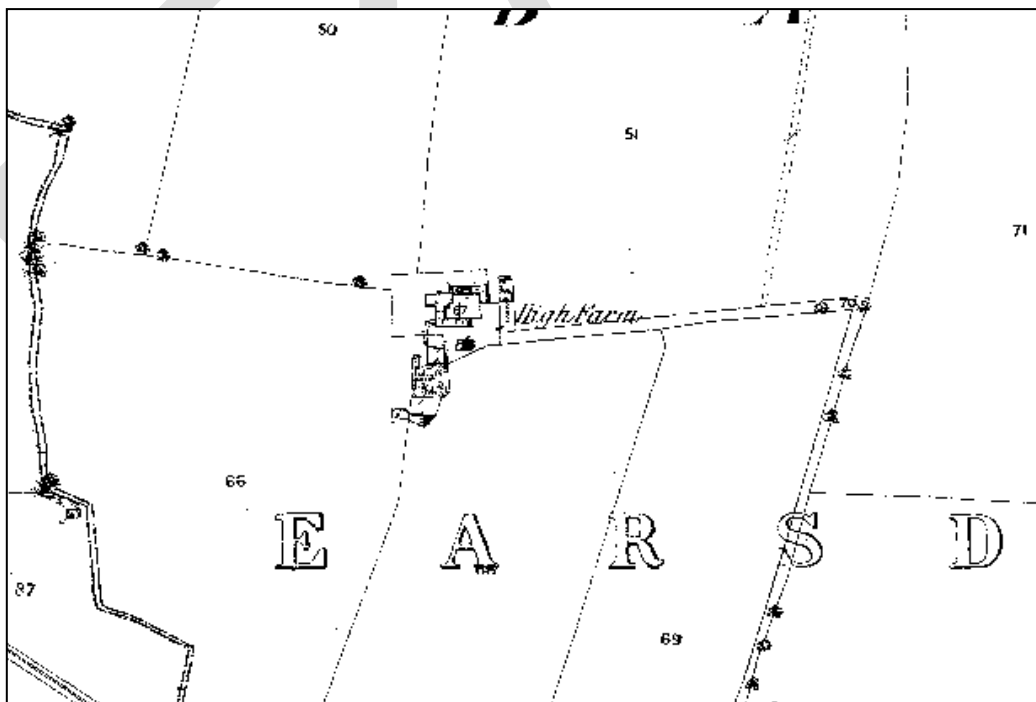


Figure 01: 1st edition OS map showing High Farm (courtesy of North Tyneside Council)

2.1.3 Today much remains of High Farm in terms of layout and retention of fabric (see Figure 02). The northernmost range of the barns is now gone, along with the gin-gang; there is no relevant planning history connected to the farm but historic map evidence suggests this occurred sometime during or after the 1950s. Otherwise the collection of stone properties with pitched, unhipped slate roofs remain. The field pattern surrounding the complex remains, as does the vegetable garden south of the farmhouse. The retention of fabric and layout provides good evidential value.



Figure 02: High Farm in current day (map from Bing Maps)

2.1.4 High Farm is not designated or on the local register. However it does have some heritage significance. The original farm layout, including the buildings and the fields, remains mostly extant. The farm and its environs are of good aesthetic value. The undeveloped surrounds that the farm finds itself in provides its “correct” context. The buildings are attractive and good quality; the series of arches on the south elevation of the barn buildings is a particularly authentic and attractive feature. Farmsteads such as this have survived throughout the country, although there are not many of this level of intactness in the locality. Nonetheless, the historic commonplace of farming means its presence does not necessarily add to our understanding of the history of the area or farming. However, as complexes such as this are commonly subject to conversion, there is good historic value in the farm still functioning as a working farm after some 150 years or more.

2.1.5 It is not considered that High Farm has high communal value. Communal value derives from the meanings, experience or memory of a place. There is no doubt that there will be people who have memories of the farm or have emotional links to it. However, the farm will not have been experienced by many people and it is not considered that it has played a particular role in the area’s history. The farm is fairly isolated and set back from the surrounding roads (both of which are main roads; not ones to linger on).

2.2 Assessment of Impact and Mitigation Strategy

2.2.1 Development at Killingworth Moor could have a negative impact on High Farm. As described, the buildings at High Farm, although non-designated, have heritage significance; they are attractive, have a good degree of intactness and have retained their original layouts. Farms of such good original survival are rare in the locality. Any loss of these buildings to development could be considered to have a negative impact. The development of Killingworth Moor should ensure that this farm is retained. Should the development require the inclusion of the Farm site, conversion should be pursued; this would result in some historic value in that the original function would be lost but this loss would be acceptable in order to secure the buildings. Conversion of farm buildings should make use of existing openings and no loss or redesign of elevations. Good quality, natural materials that mirror those used in the original construction should be used.

2.2.2 Guidance in the NPPF⁵ sets out that regard should be given to the affect development can have on a heritage asset's setting. Should the buildings be retained, there is still scope for their setting to be harmed by development. The assessment above noted that High Farm has retained an open setting and its long-time surrounding field patterns. Such features are often the *raison d'être* of farms. It would be preferable to see any development pursue a scheme of green infrastructure around the Farm that protects its setting and allows its continued appreciation as a farm. The green infrastructure should have an open aspect and remain as such.

3 Holystone Farm

3.1 Assessment of Heritage Significance

3.1.1 Holystone Farm is found in the eastern part of the site (see Map, page 5). It is not designated or on the local register.

3.1.2 Holystone Farm appears on the first edition OS map (c.1870s) (see Figure 03) although it will date from earlier. On this map, the farm's layout is sprawling. On the second edition OS map (c.1890s), the northernmost buildings of the farm have gone (see Figure 04) leaving a "L" shape barn within the southern part. This building of sandstone and a tiled roof remains today. Whilst it has age and has retained its traditional farm courtyard, it does not feature architecture of particular note, not least because it has been encased within modern additions on its north-western and southern elevations. The majority of buildings on the complex today (see Figures 05 and 06) are much more modern and have little to no architectural quality. These buildings lessen the historic and aesthetic value of the farm.

⁵ The National Planning Policy Framework, DCLG, 2012

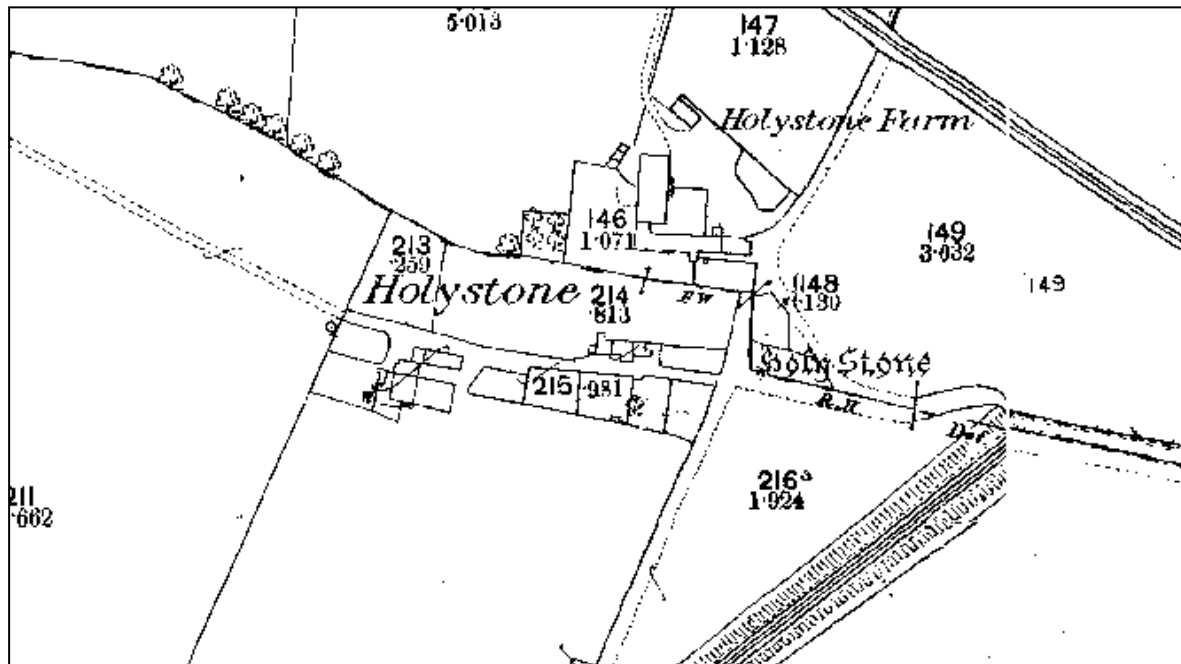


Figure 03: 1st edition OS map showing a sprawling farm complex (courtesy of North Tyneside Council)

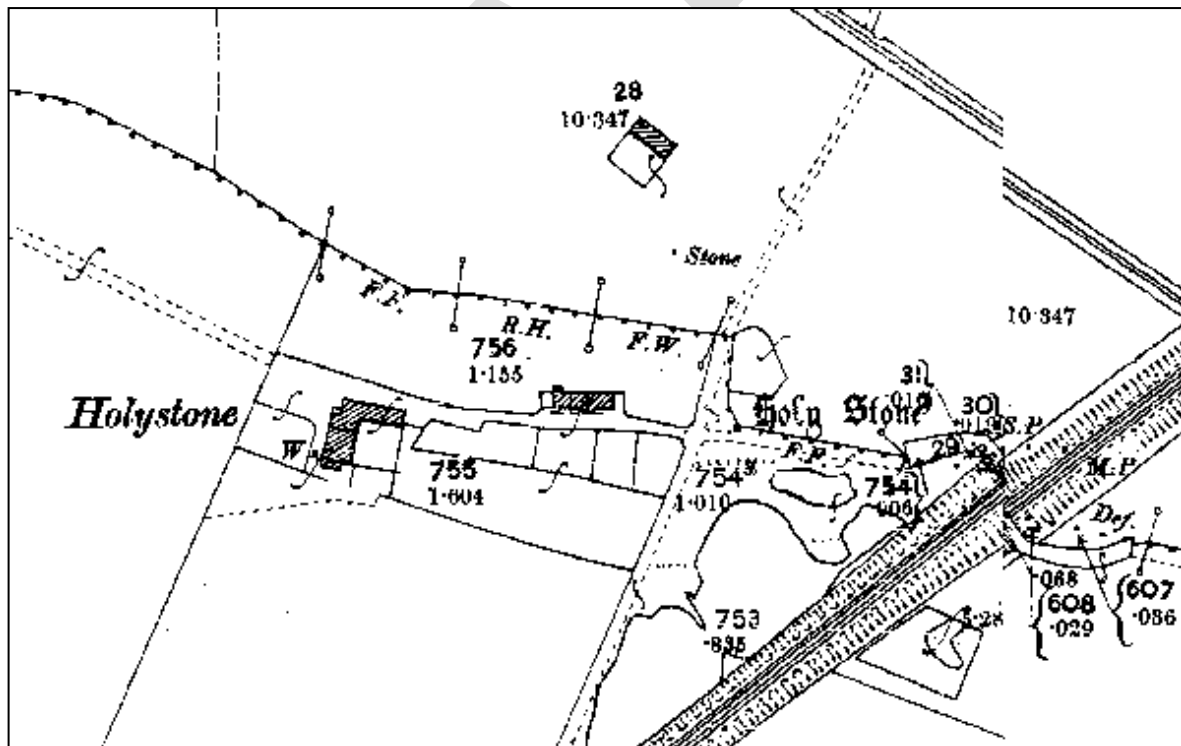


Figure 04: 2nd edition OS map, Holystone Farm has less buildings (courtesy of North Tyneside Council)

3.1.3 Fields surround the complex today in a similar layout as they have historically and continue to provide the appropriate setting for a farm. As a working farm it has good historic value but like High Farm, it doesn't reveal anything particularly unique

about the area or historic events. Also like High Farm, it is not considered that Holystone Farm has high communal value. Again, people will have links to the farm but its location and lack of recognition in local history books and the HER suggests it has not been experienced by many people.

3.1.4 On balance, it is considered that Holystone Farm is of low heritage significance.



Figure 05: Holystone Farm from the east with older barns surrounded by more modern development



Figure 06: Holystone Farm in current day (map from Bing Maps)

3.2 Assessment of Impact and Mitigation Strategy

3.2.1 Development of Killingworth Moor may see the loss of Holystone Farm and its surrounding land. As the heritage significance of the Farm has been assessed as low, such loss would not be considered as especially negative. If lost, the buildings

should be recorded, with records submitted to the HER and (on the advice of the Conservation and Archaeology Officers) possibly published in a relevant journal.

3.2.2 Development can often help better reveal significance of heritage assets. In the case of Holystone Farm, a barn of age and character has been identified within the complex but is obscured by later buildings. Development on the site could be an opportunity to remove those later additions and allow for an appreciation of the barn, which could be converted as part of the wider development scheme.

3.2.3 Should the Farm not be included within the development proposals, some recognition should be given to its traditional setting through a green buffer of open aspect. This need not be particularly considerable in size in relation to this asset of low heritage significance.

4 The Holy Stone

4.1 Assessment of Heritage Significance

4.1.1 The Holy Stone is in the eastern part of the site (see Map, page 5).

4.1.2 The Holy Stone cross socket sits to the east of Holystone Cottage, a modern house that is found to the east of Holystone Farm. It is identified on OS maps (see Figure 07 for 1st edition example).



Figure 07: 1st edition OS map (courtesy of North Tyneside Council)

4.1.3 The Holy Stone is not a designated heritage asset, but does have a HER record, as follows:

Cross socket, said by O.S. to consist of a stone 0.7 m square of sandstone, with a socket 0.2 x 0.15 m. It is assumed to be the base of a cross on the boundary of Billy Mill Moor, aka the boundary between Long Benton and the liberty of Tynemouth priory. A late C17 description went thus: "... and so north-west to a stand with a hole in it, wherein, as it should seem, hath stood a cross; and from thence directly to Backworth dicke...".⁶

4.1.4 The HER identifies the feature as medieval and from its description we can gather that the cross was removed prior to the late 17th Century. Today the Holy Stone cannot be seen amongst the unkempt land in which it sits (see Figure 08). It cannot be said that the Holystone has a setting that is of particular note.



Figure 08: Approximate location of the Holy Stone

4.1.5 The presence of the Holy Stone is considered to be significant. Despite not being intact as original, even the retention of the Holy Stone without its cross is impressive considering its age, lack of formal protection and the amount of modern development in its environs. The survival of the Stone, along with being continually mapped as a feature and documented in the late 17th Century, provides strong evidential value. The Stone is of high historical value in that it is understood to inform us of medieval land boundaries and suggests that the road on which it is located, now a private road, was once a significant route in the area. Perhaps of highest significance is how the Holy Stone has created the identity of the whole local area. Whilst many may not be aware of it, anyone who lives in, works in or visits Holystone has a connection to this medieval remnant.

⁶ Tyne and Wear Historic Environment Record 315.

4.2 Assessment of Impact and Mitigation Strategy

4.2.1 Development has the potential to see the removal or complete obscuring of the Holy Stone; this could be through its lack of formal protection or ignorance of its significance. This should be resisted, with it retained as a feature within any development on the site.

4.2.2 The Holy Stone deserves to be better seen and appreciated. Sufficient open space should be retained around the feature to allow for this.

4.2.3 The research of the Holy Stone revealed that it is located on what must have been a significant route. This route is still visible as field boundaries. Consideration should be given to reinstating this route and incorporating it into the wider development.

5 Seaton Burn Wagonway

5.1 Assessment of Heritage Significance

5.1.1 The route of the former Seaton Burn Wagonway runs northwest-southeast through the eastern part of the site (see Map, page 5) and forms the southern boundary of the northern part of the site. Throughout North Tyneside, many Wagonways are managed by the Council, where they are used as footpaths and cycleways and their heritage value is promoted. This is the case with the northern/western section within the site (see Figure 10), but the remainder is not managed as such, rather it is just visible as a straight narrow route between fields (see Figure 09).



Figure 09: Southern/eastern route of former Seaton Burn Wagonway



Figure 10: Northern/western route of former Seaton Burn Wagonway, managed by North Tyneside Council

5.1.2 The Wagonway has a large entry in the HER that documents its history⁷. Originally the Brunton and Shields Railway, this line was opened in stages in 1826 and 1837. It started at Brunton and passed through Wideopen, Dinnington, Killingworth, Percy Main and to staiths at the Tyne. The role-worked system that was used on some parts was so impressive that it was recommended to be copied for the Liverpool and Manchester Railway. There were engines at Percy Main, Flatworth, Shiremoor, Hillhead and Brunton. The Hillhead Engine⁸ was located within the boundary of this site, near to the current Hillheads Farm Shop and west of High Farm (see Figure 11), although there is no extant evidence on site. On May 1st 1878 the Brunton and Shields line was assigned to John Bowes and Partners following which it became known as the Seaton Burn Wagonway and this name can be seen first edition OS (see Figure 12). Within its working life the wagonway served many collieries along its route but by the 1920s fell out of disuse.

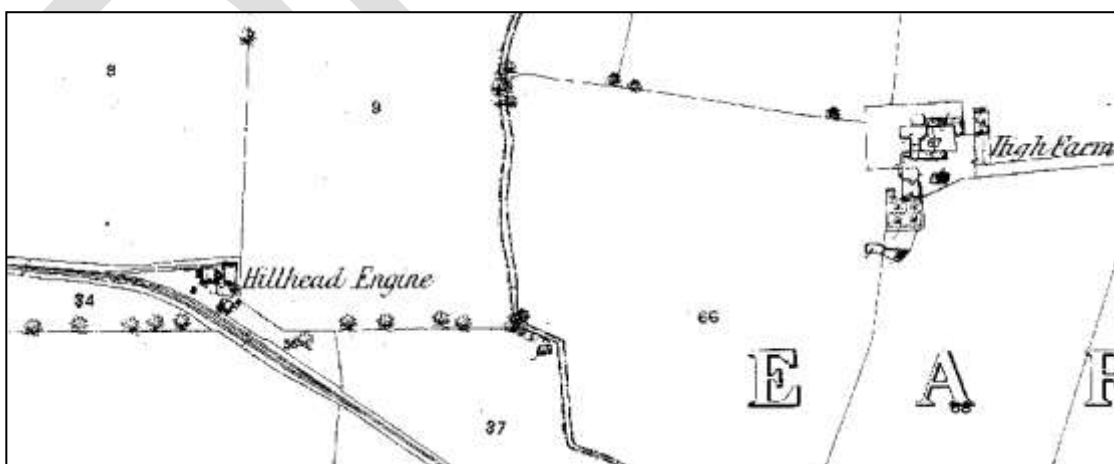


Figure 11: 1st edition OS map showing the Hillhead Engine (courtesy of North Tyneside Council)

⁷ Tyne and Wear Historic Environment Record 1065.

⁸ Tyne and Wear Historic Environment Record 1096.

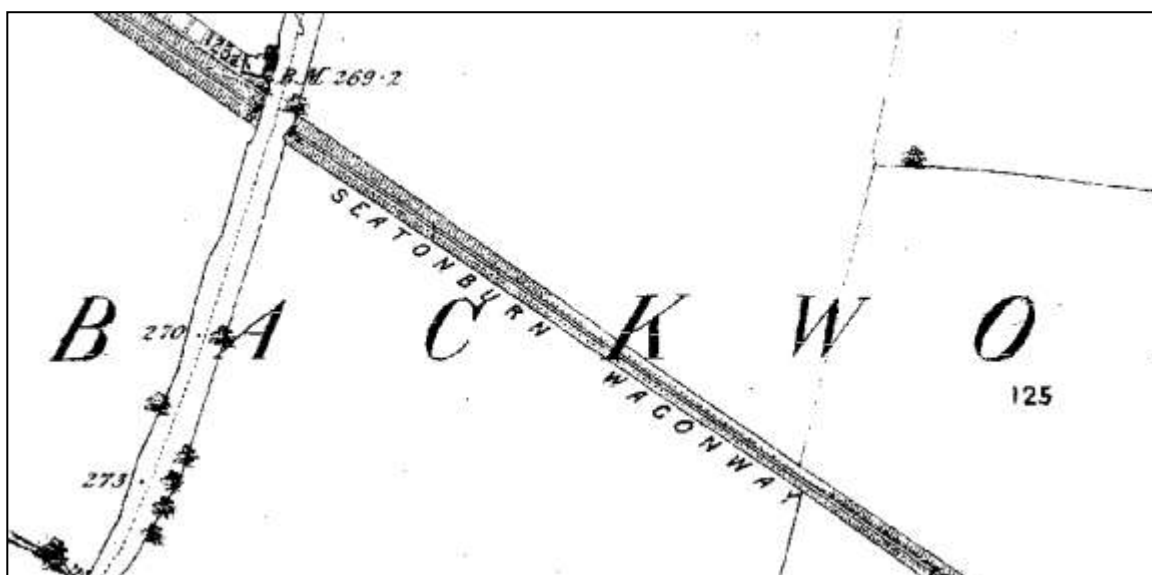


Figure 12: 1st edition OS map showing the Seaton Burn Wagonway (courtesy of North Tyneside Council)

5.1.3 The historical significance of Wagonways cannot be underestimated, in terms of both the area's rich coal mining tradition and the role played in establishing the country's industrial heritage. The Wagonway is not designated but its heritage significance in defining the social and development history of the local area and the nation is substantial.

5.2 Assessment of Impact and Mitigation Strategy

5.2.1 The Wagonway has the potential to be lost should development be built atop of it. This would represent a negative impact on the heritage value of the area.

5.2.2 Development should not encroach onto the Wagonway and it should remain in its current location and form. It should be integrated within any development as a public walking/cycle route through the site.

6 East House Farmhouse

6.1 Assessment of Heritage Significance

6.1.1 The grade II listed East House Farmhouse sits across the road (the B1317) to the west of the Killingworth Moor site (see Map, page 5). It was listed in October 1977. The listing description is as follows:

LONGBENTON B.1317 (west side) NZ 27 SE Killingworth 3/1 7.10.77 East House Farmhouse G.V. II Farmhouse. Late C18. Coursed squared sandstone; roughly-coursed rubble returns and rear; pantiled roof with stone gable copings and 2 corniced end brick chimneys. 2 storeys, 3 windows, and set-back one-storey one-window wing at right. Central 4-panelled door under ornamental overlight; flat stone

*lintels and projecting stone sills to sash windows with glazing bars. Set-back wing has 2 windows, and Dutch door in right return under asymmetrical gable.*⁹

6.1.2 A HER entry for the farmhouse repeats the information above¹⁰.

6.1.3 Early OS maps show the isolated house and farm; they have a grand symmetrical layout and are placed to address the southern aspect, which appears to feature tree planting (see Figure 13). The setting with the trees remains but any setting beyond that has been compromised through surrounding housing development (see Figure 14).

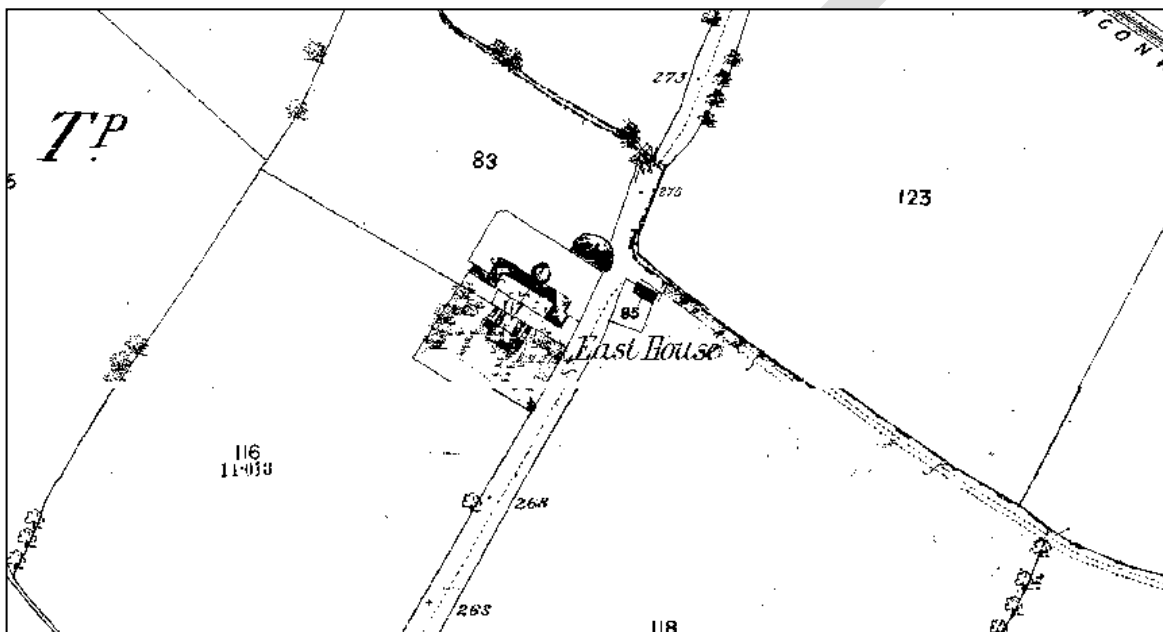


Figure 13: 1st edition OS map showing the southern aspect of East House Farmhouse (courtesy of North Tyneside Council)

⁹ Heritage Gateway. List entry number 1025386

¹⁰ Tyne and Wear Historic Environment Record 7259.



Figure 14: East House Farmhouse in current day, surrounded on three sides by development (map from Bing Maps)

6.1.4 Listed building consent was granted in 1981 for the “general modernisation/repair of building. To be used as a dwelling house when completed”¹¹, suggesting the building had fallen into disrepair. Today the building is in good condition and is of an appearance that retains its aesthetic significance (as is expected of a designated heritage asset). Surrounding building work has been seen though, with the loss of a gin-gang, further barn additions and two new properties built to the west of the farmhouse.

6.1.5 Like the farms discussed above, it is considered that, for similar reasons, this farmhouse is of some historic value but low communal value.



Figure 15: East House Farmhouse’s rear and eastern elevation, seen from the road

¹¹ North Tyneside Council Planning records, application number 81/00030/LBC

6.2 Assessment of Impact and Mitigation Strategy

6.2.1 East House Farmhouse is not within the development site and so there would be no physical impacts. Any impacts would be to the setting of the heritage asset.

6.2.2 As discussed above, East House Farmhouse was designed to address the southern aspect. This setting has in part been retained through the continued tree coverage but, beyond the trees, lost to development. Any setting provided by the open space to the east is of far less significance and development here has low potential to cause harm to the heritage asset. A small area of open space retained directly opposite the Farm would provide sufficient buffer between the Farm and any new development in recognition of the building's use and traditional setting.

7 Killingworth Village conservation area

7.1 Assessment of Heritage Significance

7.1.1 Killingworth Village conservation area can be found to the west of the development site (see Map, page 5). It was designated in November 1974. A Character Appraisal has been prepared that documents the area's special character and appearance¹² and the Village has an entry in the HER¹³.

7.1.2 Killingworth Village is documented as being held by the barony of Roger de Merlay III in 1242, along with other nearby settlements including Longbenton Village. There were nine taxpayers in 1296, eight in 1312 and in a detailed survey of the whole township in 1373, sixteen tenements are listed. Over the following few hundred years, the area in and around the village was divided a number of ways and changed ownership several times. By the mid-1700s, the village consisted of a street of cottages and farms. Also around this time, the first few of a number of large homes were being built in and around the village for the wealthy mine owners and businessmen who were moving to the area. These included Killingworth House (built 1732) and Killingworth Hall (rebuilt 1765), both designed by Lancelot Coxon. In 1865, Killingworth was separated from Longbenton to become its own distinct ecclesiastical parish and St. John the Evangelist Church was consecrated in 1869. The surrounding area of the village was, at this time, quite an important industrial area, with several local collieries, quarries, a clay pit, a sawmill, a brick works and a tile works. Killingworth has also long been noted for its connections with George Stephenson, the great railway engineer, who lived nearby at Dial Cottage.

7.1.3 The Village is still today identifiable as an early settlement, with a clear two-row layout, although there has been a lot of relatively recent infilling of gaps and

¹² Killingworth Village Conservation Area Character Appraisal, North Tyneside Council, 2008.

¹³ Tyne and Wear Historic Environment Record 800.

backlands. The conservation area boundary (see Figure 16) takes in the built elements of the Village but also a good deal of surrounding open space that respects its traditional isolated character by providing a buffer from other settlements.

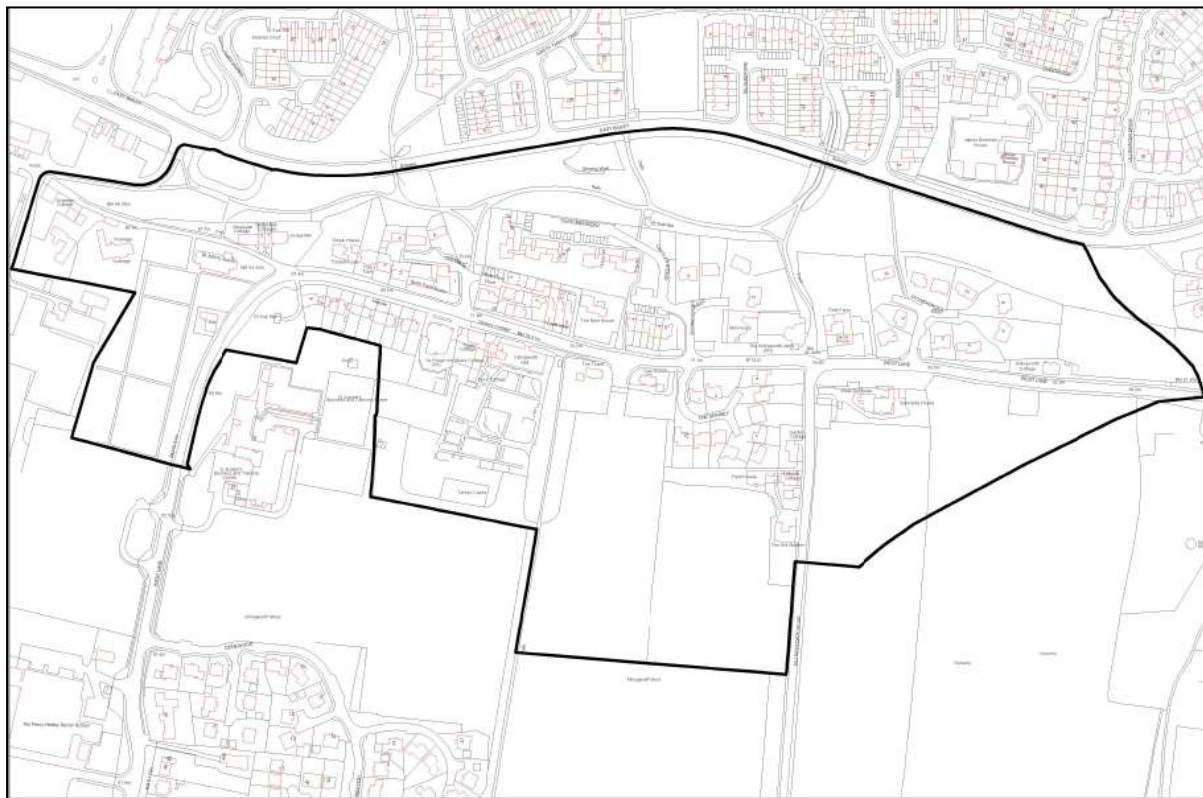


Figure 16: Killingworth Village conservation area boundary (courtesy of North Tyneside Council)

7.1.4 Brick and stone are the predominant building materials, with the older and most prominent buildings being in stone. There are several protected trees or groups of trees and these contribute a great deal to the character of the area. The Village has a Church, Church Hall and two pubs but is otherwise residential. It has a peaceful, quiet atmosphere.

7.1.5 The Character Appraisal notes that the most “special” view out of the conservation area is the one looking south down from Killingworth Cottage (located in the eastern part of the conservation area). From here one can see an expanse of green space, Forest Hall, Palmersville, industrial buildings in the distance and as far as Penshaw Monument on Wearside. The section of land immediately to the south of the conservation area is allocated in the UDP¹⁴ as an open break and is protected in policy E22 against development that would compromise the open character of that area, which provides setting to the conservation area. The heavy tree coverage obscures many other views out of the conservation area (see Figure 18).

¹⁴ North Tyneside Council Unitary Development Plan 2002



Figure 17: Ploughing in the Killingworth Open Break, 1940. Image from *Bygone Days of Longbenton, Benton, Forest Hall, West Moor, Killingworth, Palmersville and Benton Square*, W. G. Elliott, 2000



Figure 18: View looking east from the conservation area towards the development site

7.1.6 Killingworth Village, in terms of its character, social history, quality of its buildings, retention as an isolated village and more, is of high heritage significance that accordingly deserves its conservation area status.

7.2 Assessment of Impact and Mitigation Strategy

7.2.1 Killingworth Village conservation area is not within the development site and so there would be no physical impacts.

7.2.2 There could be an impact on the setting of the conservation area. A major part of Killingworth Village's special character comes from it being a distinct, separate settlement. It is noted that the conservation area boundary has been drawn and the Open Break policy introduced to retain some open space around the built elements of the Village that would maintain that separation. It is also noted that heavy tree cover at the eastern end of the Village prevents views out and thus much appreciation of what lies beyond. It is therefore considered that development at Killingworth Moor would have minimal impact on the character and appearance of Killingworth Village conservation area.

7.2.3 There is the possibility that an increased local population may see an increase in movement through the conservation area; vehicular movement could have the most potential to cause noise and busyness, affecting the Village's identified quiet character. As development proposals are drawn up, they should make every effort to enable travel through and within the area that would not result in an unacceptable disturbance in Killingworth Village.

8 West Backworth medieval village

8.1 Assessment of Heritage Significance

8.1.1 West Backworth medieval village is located to the north west of the development site (see Map, page 5). It is a scheduled monument¹⁵.

8.1.2 The earliest reference to the existence of both West and East Backworth was in AD 1189. In 1241 the two villages comprised a single manor which was granted to Tynemouth Priory. In the subsidy of 1296 the two villages were assessed separately, West Backworth providing four taxpayers. The manor was devastated by Scots raiding in 1323. During the 15th century all the freeholds of both villages were extinguished, the lands went out of cultivation, and were subsequently divided into ten husbandlands. By the 16th century West Backworth was deserted and its site was incorporated into the field system of East Backworth which now forms the present day village.

¹⁵ North Tyneside Council Scheduled Monument Records

8.1.3 The Scheduled Monument includes both medieval earthwork and below ground remains and the remains of post-medieval activity which overlie them in places. The surviving medieval remains include two rows of allotments (or crofts) aligned east-west along a hollow way. West Backworth medieval village is considered to be well preserved and the best example of an abandoned medieval village in Tyne and Wear.

8.1.4 Evidence of the medieval village exists through the remains and the amount of documentation about it (it is also recorded in the HER¹⁶). The lack of visibility of the remains means the asset has no obvious aesthetic value. It is likely the local community are unaware of the presence of the medieval village due to its invisibility; only from aerial views does the less-uniform land surface and boundary suggest anything is there (see Figure 19). But its presence tells us much about the early history of the area, which evolved to form the Backworth Village and its environs we experience today.



Figure 19: West Backworth medieval village in centre (map from Bing Maps)

8.2 Assessment of Impact and Mitigation Strategy

8.2.1 Due to the underground and low-lying nature of the heritage asset, and the buffer provided to it from the development site by field, trees/hedgerows and a wide road, it is considered that no negative impacts would arise from development at Killingworth Moor.

¹⁶ Tyne and Wear Historic Environment Record 790.

9 Killingworth Colliery (East)

9.1 Assessment of Heritage Significance

9.1.1 The western boundary of the development site adjoins the site of the former Killingworth Colliery (east) (also known as High Pit¹⁷) and its associated wagonway (see Map, page 5). These are not designated heritage assets or on the local register.

9.1.2 Killingworth Colliery (east) has an entry in the HER where it states:
*Killingworth Colliery, to the east of Killingworth Village. Opened in 1812 and closed in 1882. Served by an old wagonway to the south from 1806. Marked "Killingworth Old Pit" on second edition Ordnance Survey, so disused by 1895. Opened by John Bowes & Co. Later owned by John Thwaites, then John Bowes and Partners. An explosion on 23 March 1806 killed 10 miners, and another on 14 September 1809 killed 12.*¹⁸

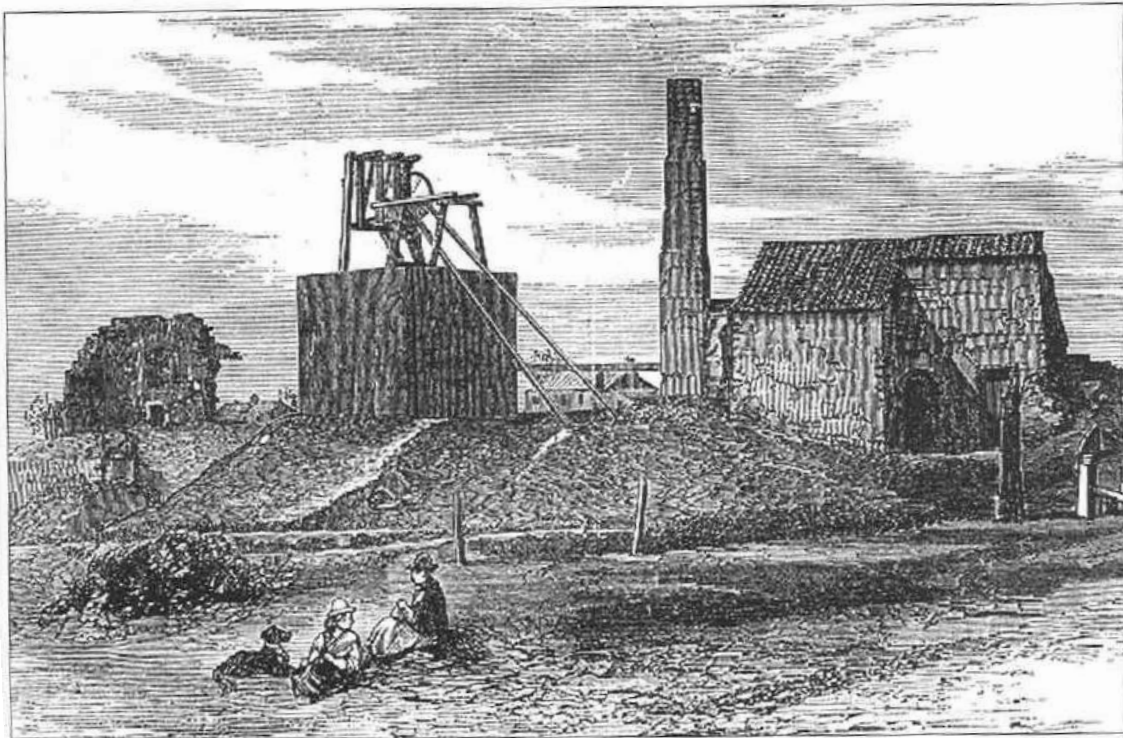


Figure 20: Killingworth Colliery (East) circa 1881. Image from *Bygone Days of Longbenton, Benton, Forest Hall, West Moor, Killingworth, Palmersville and Benton Square*, W. G. Elliott, 2000

¹⁷ *Bygone Days of Longbenton, Benton, Forest Hall, West Moor, Killingworth, Palmersville and Benton Square*, W. G. Elliott, 2000

¹⁸ Tyne and Wear Historic Environment Record 1097.



Figure 21: Former Killingworth Colliery and wagonway, managed by North Tyneside Council and surrounded with trees



Figure 22: Former Killingworth Colliery and wagonway, circled (map from Bing Maps)

9.1.3 Throughout North Tyneside, many Wagonways are managed by the Council, where they are used as footpaths and cycleways and their heritage value is promoted. This is the case with this wagonway. No original remains of the colliery and its workings remain but the area is marked with a modern wagon wheel, signage and interpretation boards. The former colliery area is bordered with heavy tree coverage (see Figures 21 and 22).

9.1.4 As discussed earlier, the heritage significance of both the area's rich coal mining tradition and the role played in establishing the country's industrial heritage cannot be underestimated. This is the case where remains are extant or not.



Figure 23: Men working on the old Wagonway between Palmersville and Killingworth, circa 1920. Image from *Bygone Days of Longbenton, Benton, Forest Hall, West Moor, Killingworth, Palmersville and Benton Square*, W. G. Elliott, 2000

9.2 Assessment of Impact and Mitigation Strategy

9.2.1 The site of the colliery and wagonway are not within the development site boundary. It is considered that the colliery site and wagonway's heritage significance is appreciated through their presence as routes and through using those routes. It is not considered that the significance of these assets is yielded from a particular setting and so development adjacent to them should not have any negative impact. Nonetheless, they are enclosed within heavy tree coverage that provides a buffer.

10 Highfield Well

10.1 Assessment of Heritage Significance

10.1.1 Highfield Well is found within the western part of the development site (see Map, page 5). Highfield Well is identified on early OS maps and in the HER¹⁹. It is not designated. The HER notes that the Well appears on the first edition OS map (see Figure 24, which also shows the Killingworth Colliery), where it is linked by a trackway to the dwellings on the north side of Killingworth Colliery that line the south

¹⁹ Tyne and Wear Historic Environment Record 7755.

side of the main street. The well, but not the trackway also appear on modern maps of the area.

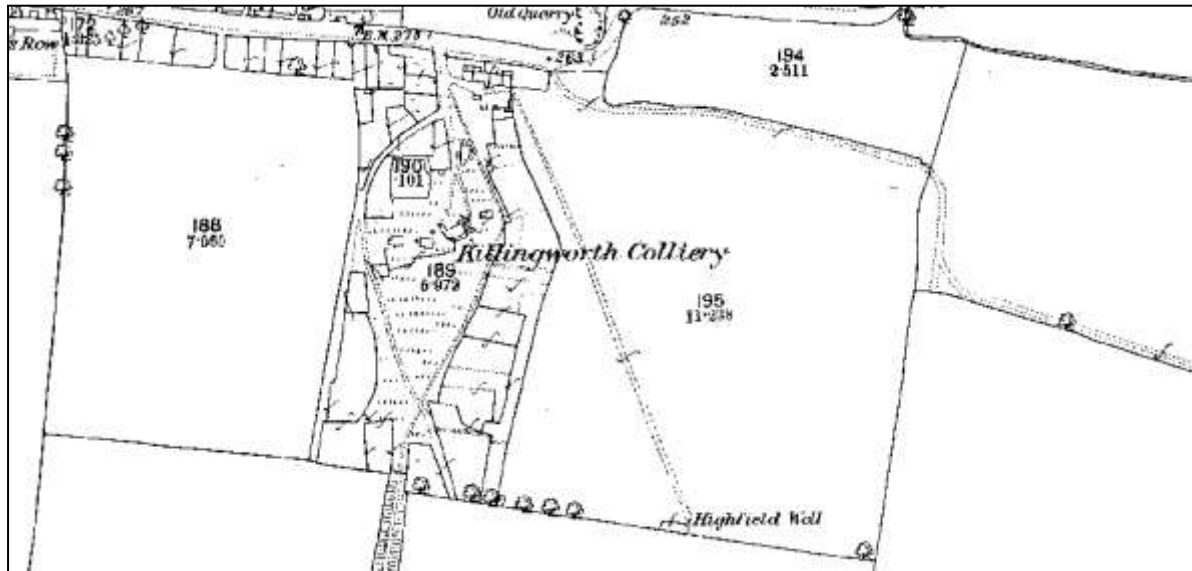


Figure 24: 1st edition OS map showing Highfield Well and track (courtesy of North Tyneside Council)

10.1.2 Current day aerial imagery shows that there may be some remains of the Well (see Figure 25). However they do not appear to resemble an obvious well-like structure. Half-obscured by a hedgerow, and seemingly haven't been used for some time, it seems unlikely that anyone beyond the land owner would be aware of its presence. Combined with that it does not inform us of anything particularly noteworthy of the area, it can be concluded that the Highfield Well is of low heritage significance.



Figure 25: Remains of Highfield Well (map from Bing Maps)

10.2 Assessment of Impact and Mitigation Strategy

10.2.1 Development could see the removal of the remains of the Well. The NPPF²⁰ advises that when assessing effects on a non designated heritage asset, a balanced judgement should be made regarding the scale of any harm to and the significance of that asset. As the Well has been identified to be of low heritage significance, the impact of this removal is judged to be low.

10.2.2 It is unclear if for structural reasons the site of the Well could be built upon. If the site could not be built upon, restoration of the Well remains (if possible) or some feature to mark its location would be a pleasant addition to any development.

11 The Royal Road

11.1 Assessment of Heritage Significance

11.1.1 The HER identifies that the road known now as the B1317 (see Map, page 5) may have once been called the Royal Road. The entry states:

The road from Killingworth village to Backworth, via East House Farm, is thought likely to be that named in an early 14th century document as the royal road. The derivation of the name is not recorded, but it is described as skirting the east side of a field called 'The Chesters'²¹.

11.1.2 Being that the road is not known as the Royal Road now, or in recent history, and there is no obvious reason as to why it would have been called that, little significance can be attributed to this.

11.2 Assessment of Impact and Mitigation Strategy

11.2.1 This road will be retained along with any development at Killingworth Moor. As there little to no significance that could be attributed to this road being known as the Royal Road, it is not feasible that any development within its setting could have a negative impact.

12 Former Ministry of Defence Depot

12.1 Within the suggested site boundary is a site for which planning permission has been granted for the development of 125 homes. This is located in the western part of the suggested site. The approved development involves the demolition of a 1938 former Ministry of Defence Depot. The Depot has no formal protection through

²⁰ The National Planning Policy Framework, DCLG, 2012

²¹ Tyne and Wear Historic Environment Record 7760.

designation nor is it recognised on North Tyneside's Local Register. It is considered a heritage asset.

12.2 A Buildings Survey and Assessment of Significance was submitted with the planning application that recommends that the Depot buildings are not of sufficient heritage significance or in good enough condition to warrant their retention.

12.3 Details of the planning application and approved development, including its location and information on the Depot, can be found here:

<http://idoxpublicaccess.northtyneside.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N5BE6EBHGA700>

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