



North Tyneside Council

Development Directorate

Monkseaton

Conservation Area

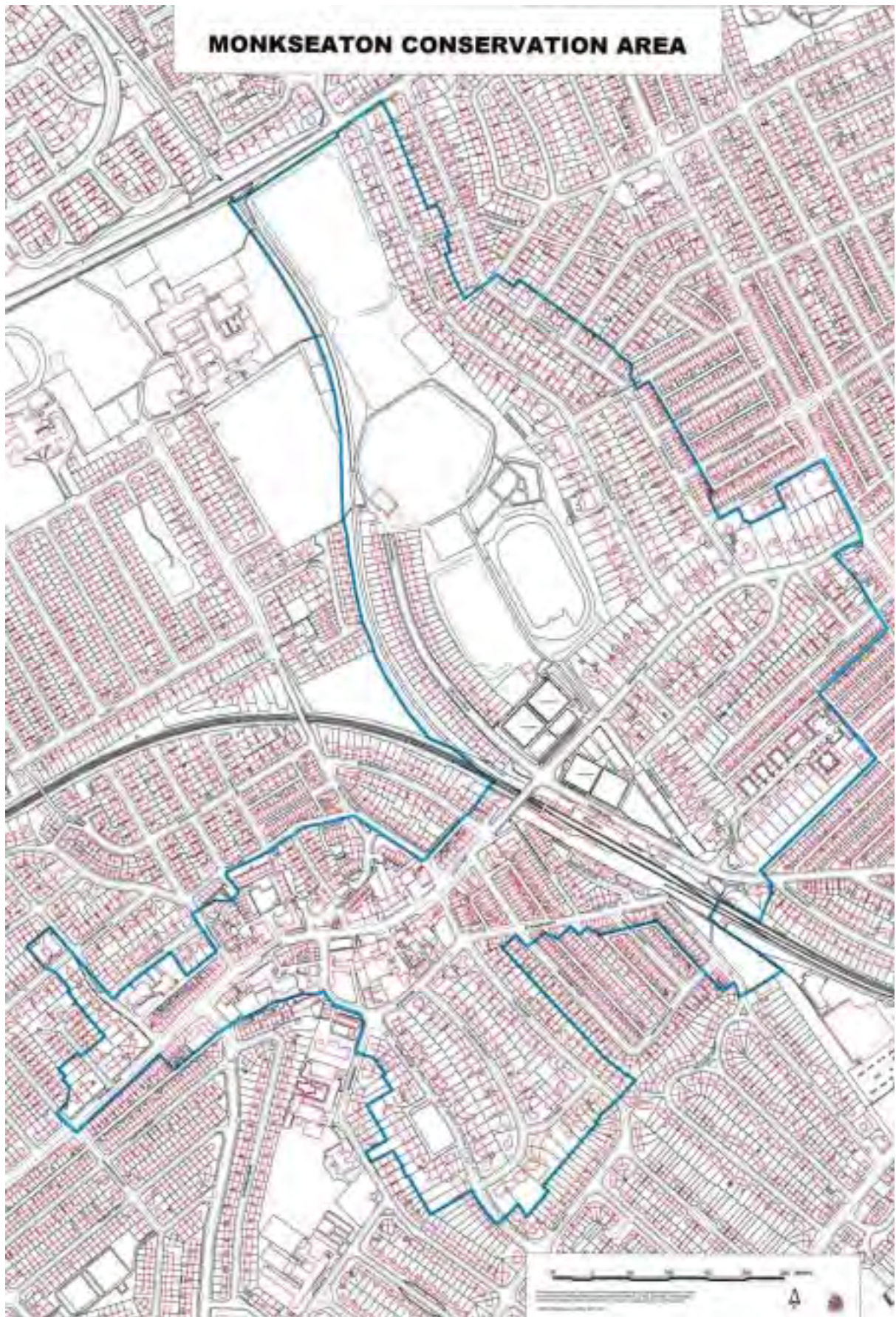


Character Appraisal

October 2006

www.northtyneside.gov.uk

Map 1. Monkseaton Conservation Area Boundary



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1 *Introduction*

1.1 *Conservation Areas*

Conservation areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”¹. They are designated by the local planning authority using local criteria.

Conservation areas are about character and appearance, which can derive from many factors including individual buildings, building groups and their relationship with open spaces, architectural detailing, materials, views, colours, landscaping, street furniture and so on. Character can also draw on more abstract notions such as sounds, local environmental conditions and historical changes. These things combine to create a locally distinctive sense of place worthy of protection.

Conservation areas do not prevent development from taking place. Rather, they are designed to manage change, controlling the way new development and other investment reflects the character of its surroundings. Being in a conservation area does tend to increase the standards required for aspects such as repairs, alterations or new building, but this is often outweighed by the ‘cachet’ of living or running a business in a conservation area, and the tendency of a well-maintained neighbourhood character to sustain, or even enhance, property values.

The first conservation areas were created in 1967 and now over 9,100 have been designated, varying greatly in character and size. There are currently 14 in North Tyneside, as set out below, with two further conservation areas at Cullercoats and Benton planned for designation in the coming years:

- Backworth
- Camp Terrace
- Earsdon
- Fish Quay
- Killingworth Village
- Longbenton

¹ Planning (Listed Buildings & Conservation Areas) Act 1990, s69(1)(a).

- Monkseaton
- New Quay
- Northumberland Square
- Preston Park
- St Mary's Island
- St Peter's
- Tynemouth
- The Green, Wallsend

1.2 **Town Planning Context**

Designation remains the principal means by which local authorities can apply conservation policies to a particular area. The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It also has a duty, from time to time, to draw up and publish proposals for preservation and enhancement, and to consult local people on them². The local planning authority also has extra powers in conservation areas over demolition, minor developments, and tree protection (see page 90). Government policy in PPG15³ stresses the need for local planning authorities to define and record the special interest, character and appearance of all conservation areas in their districts.

The current development plan for North Tyneside is the Unitary Development Plan (UDP), adopted March 2002. Under the government's new planning system, the Council is working to update this as a Local Development Framework (LDF), a portfolio of planning documents used to plan and control development across the borough. One of these documents, the Local Development Scheme (LDS) sets out how the LDF will be prepared. It explains that the Council attaches a high priority to the protection and enhancement of the built environment but is not intending at this stage to include this or other Conservation Area Character Appraisals as a formal part of the LDF⁴. Instead, this appraisal will be adopted initially as an informal statement of Council planning policy. However, in view of its potential value in supporting the LDF, a review of the LDF may propose the appraisals become formal Supplementary Planning Documents in the future. For more information on this, contact the Council (see below).

1.3 **This Character Appraisal**

Monkseaton Conservation Area was designated on 14 February 2006. This character appraisal was prepared during Spring 2006 by North of England Civic Trust for North Tyneside Council, and with the help of information provided by some of the members of Monkseaton Village Association, the contribution of whom

² Planning (Listed Buildings & Conservation Areas) Act 1990, s72 and s71

³ Planning Policy Guidance Note 15: Planning & The Historic Environment

⁴ North Tyneside Council LDS, March 2005, para 3.8

is gratefully acknowledged. A draft version was put out for 6 week's public consultation during August and September 2006, and this final version was adopted as Council planning policy in October 2006. It can be downloaded from www.northtyneside.gov.uk.

By its very nature, this document cannot be exhaustive. Omissions should not necessarily be regarded as having no special interest or making no positive contribution to the character and appearance of the area. The appraisal should be updated every five years or so, taking account of changes in the area and further understanding of the place.

In accordance with new English Heritage guidance, the Council intends to start a programme of producing corresponding Conservation Area Management Strategies for many of its conservation areas in the next few years (see page 82).

PLEASE NOTE:

Because the conservation area has only been designated for less than a year, this appraisal does not include a section entitled *Loss, Intrusion & Damage* like character appraisals for other conservation areas in the Borough. However, within each section of this appraisal, negative aspects of the existing scene are discussed where relevant, but it should be remembered that there were no conservation area controls in the area until 2006.

1.4 Further Information

For further information on the conservation area or this character appraisal, please contact the Planning team on 0191 643 2310 or development.control@northtyneside.gov.uk

Information can also be provided in other languages and alternative formats eg. Braille, audiotape and large print. For further information please telephone 0191 643 6334 or fax 0191 643 2426.

2 **Location and Context**

2.1 **Location**

The conservation area is part of the residential neighbourhoods of Monkseaton and Whitley Bay, two of the many settlements which make up North Tyneside, which is part of the Tyne & Wear conurbation in the north east of England (*Map 2*). It is in the north-east of the borough, less than 1km from the North Sea coast at Whitley Bay, around 5km north of the River Tyne at North Shields, and 15km west of Newcastle. A kilometre or so north of Monkseaton, the extensive built-up areas of North Tyneside change abruptly into green belt stretching north into south east Northumberland.

The conservation area is mainly part of Monkseaton but this merges with the town of Whitley Bay to the east and south, and locally the boundary between the two means different things to different people. Much of that in the east of the conservation area is regarded by many as being in Whitley Bay or, perhaps in this location, just Whitley, or maybe north Whitley.

Monkseaton and this part of Whitley Bay are predominantly residential areas with an economy based on local services for the well-established population, many of whom commute to other parts of the conurbation for work. It is in Monkseaton North, Monkseaton South and Whitley Bay wards.

The conservation area covers around 64 hectares. Its centre is at national grid reference NZ 347 721.

2.2 **Boundary**

The boundary is based on the historic Monkseaton village core, main historic routes leading from it, and streets of housing of special local architectural or historic interest which stretch out north, south and east from the railway station (*Map 1*). It generally excludes other similar housing around which has less intrinsic special interest, or where the concentration of high interest is diluted by areas of lower interest or of significant alteration and loss of character.

Starting at the junction of Front Street and Seaton Crescent, the boundary runs east along the back lane of shops on Front Street (plus those in the same block facing Seaton Crescent), then north along Relton Lane to include a triangle of open

space at Percy Terrace, and then heads west along Back Lane to the junction with The Fold (included) where it turns briefly south to exclude a row of modern garages. It continues west following an historic stone wall facing Nos.18-27 The Fold (which are excluded), turning south onto Pykerley Road. It continues west along Elmwood Road, excluding all development there but St Peter's Church, before heading north to include St Andrew's Church and its hall on Eastfield Avenue. It then turns back south and west to include Nos.1-19 Woodleigh Road, Nos.1, 2 & 3 Cauldwell Close and Nos.76-86 Cauldwell Lane. Crossing Cauldwell Lane, it heads back east to include street trees (but not development) on the south side of the road until No.41/43, where it turns briefly south and then follows the back of plots on the south side of Cauldwell Lane to Bromley Avenue.

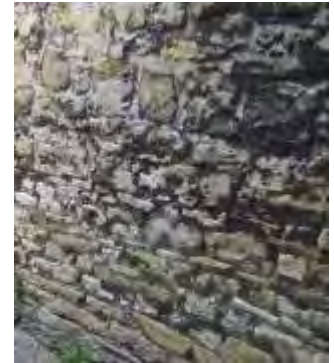
Continuing east along Fairway and then a footpath to Chapel Lane, the boundary skirts the north side of the former school site (excluded) to Vernon Drive where it heads south along the back of plots on Beverley Road and Beverley Park (one plot of which reaches Vernon Drive) as far as No.17. It then crosses Beverley Road, heads east along the back of housing on the south side of St George's Crescent and The Grove, and then turns north to take in housing on both sides of The Gardens. At St Ronan's Road, it continues east, following a tight boundary along the back of plots on the south side of the street and on Marmion Terrace. The boundary then crosses the road eastwards to include all the open space adjacent to (but excluding) the scout hut, and back along the railway boundary to the footbridge, which it crosses.

On the other side of the railway, it turns to include Nos.37-39 Norham Road and open space behind, and then heads further east to take in the entire Village Court development (including Nos.1-2 The Clocktower). It heads north and then east to include all of Beech Grove, then runs north along The Avenue's north back lane to Marine Avenue where it turns towards the crossroads with Ilfracombe Gardens. It only includes the north-west side of this junction, continuing north to take in St John's church, Sycamore House and Westwood on Balmoral Gardens. Here it turns north to follow a tight line along the back of plots on the east side of Queen's Road to Davison Avenue (Nos.72a and 79 Queen's Road are in, Nos.74a and 81 onwards are not), then turning briefly west to run along the back of plots on the east side of Holywell Avenue to Monkseaton Drive, taking in Nos.1, 2, 3, 4 & 6 Dene Crescent on the way. At Monkseaton Drive, it turns west and then south along (and including) the footpath east of Whitley Bay High School to take in all the Churchill Playing Fields and Hartley Avenue. It crosses back over the railway to the north of the road bridge, and runs back to Seaton Crescent taking in Nos.2, 2a, 4 & 6 Front Street and No.4 Seaton Crescent.

2.3 **Context**

2.3.1 **Geology**

Monkseaton is on the northern edge of the Tyne & Wear Lowlands countryside character area⁵ (no.14) which is characterised by gently undulating and rolling land incised by river valleys and tributaries. Carboniferous coal measure rocks create this land form, stretching from south-east Northumberland through to Co Durham, and which comprise shales and soft sandstones with numerous coal seams. Permian rocks overlaying those outcrop as cliffs at nearby Whitley Bay and Tynemouth. There are also glacial lake deposits of fine silts and clays.



Natural sandstone, Victoria Place

This geology has influenced the character of the conservation area. Local sandstones are the basic building material used for early rural buildings and boundary walls, with brick largely taking over from nineteenth century expansion onwards, some probably made locally from glacial clay deposits. There is evidence of coal working in the area from 1570 and the impact of related industry and transport routes in wider North Tyneside is important to understanding Monkseaton's growth as a relatively affluent nineteenth century suburb.

2.3.2 **Topography**

Land slopes very gently down from the south-west to the north-east towards the coast. This is generally imperceptible apart from at the village core where there is a noticeable land fall from the former village green down Front Street, Percy Terrace, Bygate Road and (less so) St Ronan's Road. Most development in these locations has responded to this topography by stepping down the streets (eg. Nos.12-40 Front Street), but elsewhere, development has tended to respond to other features (eg. field boundaries) rather than aspect. The road bridge over the Metro line has created an artificial mound in the topography in the middle of the area. This is a significant visual barrier to the historic core of the village and creates interesting changes in level in Souter Park.



Stepping down Front Street

2.3.3 **Setting and External Relationships**

The conservation area is surrounded by development much like that within it, but without such a special local character. Because the boundary is drawn to closely reflect special local architectural and historic interest, large parts of the



Seaton Crescent, just outside the conservation area

⁵ Countryside character areas, devised by the Countryside Agency, provide a context to local planning and development. There are 159 areas in England, unique in terms of land form, historical and cultural attributes.

Monkseaton and north Whitley neighbourhoods are not within the conservation area, including schools, churches, allotments and shops, plus close-at-hand streets such as Seaton Crescent, Abbotsford Place and Eastbourne Gardens. Consequently, there is quite a strong relationship between the general nature of the townscape inside the boundary and that immediately adjacent to it, often making crossing the boundary imperceptible on the ground.



Park Road, Whitley Bay from junction with Marine Ave

To the north and east of the village core is late nineteenth and early to mid twentieth century terraced and semi-detached housing (eg. around Windsor Road, Eastfield Avenue and Valley Gardens). This is repeated to the south (eg. around Abbotsford Place and Norham Road), together with large areas of mid-twentieth century social housing (eg. at Hillheads). The east of the conservation area bleeds into extensive terraced and semi-detached housing down to the coast and Whitley Bay town centre, parts of which have pockets of high interest and are similar to that in the conservation area (eg. housing on Davison Avenue, shops on Seatonville Road, and shops and churches on Ilfracombe Gardens and Claremont Road) but which are not found to the same concentration. North of the area is Whitley Bay High School and, beyond Monkseaton Drive, mainly late twentieth century suburban housing of a different character and layout.

The conservation area is connected by the main through-route of Cauldwell Lane, Front Street and Marine Avenue. Other local streets act as residential distributors (eg. Bromley Avenue, Pykerley Road, Norham Road and Queens Road) some of which are traffic-calmed as a result. The Metro runs through from the south-east of the area to the north-west, with Monkseaton Metro Station located at the central, narrowest part of the conservation area.

2.3.4 **Views out of the Area**

Due to the built-up development pattern of the conservation area and the neighbourhood around it, the area is quite self contained visually. The open spaces are also quite tightly bound by trees which prevent even mid-distance views out. Most of the views out which do exist are linear ones along streets, often quite



Views out along Relton Place, Back Lane and Pykerley Road

short due to changes in or topography (eg. the crest of Beverley Road) or development pattern (eg. Norham Road, Marmion Terrace and The Gardens all turn as they leave the area).

In the village core, views out are controlled by the introspective development pattern, the artificial mound at the Metro road bridge, and the linear development edge along Cauldwell Lane and Front Street. Those glimpses out that do exist are not distinctive (eg. down Bromley Avenue or Vernon Drive). Back Lane retains the feeling of a back lane, with high walls and development facing away from the street, which means that views out along here are not inspiring. However, street trees do enliven the scene here, and interesting views are had as Pykerley Road and Relton Terrace wind to the railway to the north. There are close-at-hand views out on Chapel Lane where a disused school is shrouded by trees (its school house just outside the boundary is converted from a Victorian village building).



View out from the area along Windsor Gardens

Many views out along streets are similar to views within the conservation area, as character bleeds across the boundary (eg. Kenilworth Road, Seaton Crescent, and streets east off Queen’s Road). Views at the extremities of the conservation area more obviously depict a change in character – Park Drive, Monkseaton Drive, The Gardens, Beverley Road, Cauldwell Lane – mainly due to the abrupt end in mature tree cover at these points. The long, straight view west along Cauldwell Lane sees land rise to a large tree at the junction with Earsdon Road and

Seatonville Road, whilst views east and south at Park Drive suggest more lively town centre development in Whitley Bay centre and the coast.

3 **Historical Development**

3.1 **Development History**

3.1.1 **Introduction**

Monkseaton has a long and interesting development history, from beginnings as a small rural settlement of farms, to the thriving suburban centre it is today. Despite suburbanisation, its early origins are still very apparent in both layout and some detailed fabric, and much of what came later also has significance in its own right. The result is a combination of historic village and high quality suburban growth creating a characterful neighbourhood with much to preserve and enhance.

3.1.2 **Early Beginnings**

Historically, the area was probably heavily wooded and sparsely populated until the Bronze Age. By Roman times much had been cleared and farmed, although there is no known Roman settlement at Monkseaton. Monastic communities such as that at nearby Tynemouth influenced land during the Anglo-Saxon period with the agricultural landscape divided into townships farming arable fields and pastures from dispersed villages. As one of these villages, Monkseaton followed many like it across Tyneside as it was subsumed within nineteenth century expansion, leaving only the Anglo-Saxon *-ton* to reveal its very early origins.

The earliest records of *Seton*, its ancient name, date from the time of Henry I (1100-1135). Some two centuries later, when the village was granted to the monks of Tynemouth it acquired the name of *Seton Monachorum*, and later Monkseaton. Monkseaton is mentioned in 1292 and 1296 in national revenue records, whilst 1345 records show that a Henry de Burnetoft, chaplain, assigned “lands, etc.” in Monkseaton to the Prior & Convent of Tynemouth. The Black Death visited Monkseaton and a report by the then surveyor in 1377 stated, “out of the ten farms in the area, six were lying waste and the remaining four render no labour service and are in the prior’s hands” (*History of Northumberland*, Vol 8, pp402-408).

A long-standing link to the nobility of Northumberland was established on 8 December 1551 when Edward VI granted Monkseaton to Dudley, Earl of Warwick, later created Duke of Northumberland. On his death the village passed to Thomas, Earl of Northumberland and then, in 1570, it was granted by Elizabeth I to Sir Henry

Percy, in whose family it stayed until 1632. In 1640 the village, and nearby Whitley, passed to the 10th Duke of Northumberland whose successors remained the biggest landowner in the district until 1950. (Several streets just outside the conservation area have ducal names eg. Duke Street, Alnwick Avenue).

National records relating to Monkseaton still survive as far back as 1539, with several records detailing rents paid and the sale of land in the village from the mid-seventeenth century to the mid-eighteenth (researched by members of the Monkseaton Village Association). However, early records relating to the village's buildings and roads are rare, with more detailed historical information only starting from the early nineteenth century.

3.1.3 **Nineteenth Century**

Census records show that, between 1801 and 1901, Monkseaton's population remained reasonably constant at around 400 to 600 people, fluctuating with the vagaries of the coal industry – mines were nearby from about 1570 (*History of Northumberland*, Vol 8, pp389, 402).

Until the beginning of the twentieth century, agriculture was the main economic activity; and the buildings of the village was based on seven farms, plus several more on land around. Steel's *Images of England* book on Monkseaton sets out an account of the farms in the village and the fields in the vicinity that they worked. These fields would become the basis for much of the later suburban development around the village. The farms were:

- Bygate Farm, built in 1735 on the corner of Bygate Road and what is now The Gardens, and one of the last to be cleared (it had finally gone by 1950).
- East Farm, Percy Terrace, demolished 1961 and replaced with Relton Place.
- Monkseaton Farm, next to North West Farm, demolished 1922.
- North Farm, on the north side of the village green area, which was demolished to make way for the rebuilt Ship Inn in 1923.
- North West Farm west of The Fold, demolished 1922, part of its yard now containing Pykerley Mews.
- South West Farm, built in the early 1700s between Front Street and Chapel Lane, from which the most remains – farmhouse (off Bygate Road), former byre (now Monkseaton Methodist Church) and the boundary wall around the yard (currently being redeveloped as housing) behind the Spar supermarket.
- Village Farm, Front Street,

First Edition OS Map, c.1858



from which the farmhouse remains (No.33 Front Street), plus, as map evidence would suggest, possible other farm buildings subsumed into now larger commercial buildings behind.

By the 1850 tithe map, there were 808 acres of arable land and 243 of meadow, out of a total of 1054 acres in the settlement, generated by a vigorous farming community (*Victoria County History, Vol VIII, p402*). The rural nature of the village until quite late is also evoked by the suggestion that there were gates at either



Second Edition OS Map, c.1897

end of Front Street until about 1845, entirely enclosing the village of farms, and compelling travellers to bypass it on the through route around the south edge, thus giving Bygate Road its name.

Local employment was enhanced in the nineteenth century by two breweries, the largest of which was Monkseaton Brewery on the corner of Front Street and what is now Relton Terrace. This was a key building group within the village until its clearance. It was built in 1683 for Michael Turpin of Murton (Relton Terrace was first called Turpin's Lane after him) and was the most conspicuous building group in the village, with huge whitewashed walls and a tall chimney. The Brewery changed hands many times and an adjoining cottage on Front Street became the first Monkseaton Arms PH. From 1855 William Davison of neighbouring Monkseaton House owned it, who built two large brewery reservoirs in his gardens around the back of the brewery, and it thrived. The brewery and first pub were demolished after 1934 by Newcastle Breweries, who, by 1938, had built the present Monkseaton Arms on half the site. The carriage arch to the side, part of Belle Vue on Relton Terrace, survives from some of the brewery's later buildings. It is just visible in a 1900 photograph on page 48 of Steel's *Monkseaton Images of England* book, and the accompanying plan and sketch (plus the 1858 OS Map) suggest this had long been a carriage entrance to the yard and stables at the back of the brewery. Belle Vue itself is on the site of one of the brewery's malt kilns. At the back of the pub car-park are much older standing remains of the brewery, a high stone wall which defines the back of the site and indicates the scale of the buildings which once stood here. More fragmentary stone remains are on the west

boundary. These fragments are important to understanding the site and the scale of the brewery operation the village once saw.

As well as the brewery, there were several inns. The original Black Horse Inn (from 1793) stood where the replacement pub is today, facing the village green, whilst The Ship Inn (from 1688, according to the date stone on its replacement) was on the north side of the green, at what is now the entrance to Lyndhurst Avenue. There was the Three Horse Shoes on Chapel Lane at least between 1827 and 1858, and in 1814 the Seven Stars was operating at The Fold.

Both the 1858 1st Edition and 1897 2nd Edition OS Maps show the neat oval rural village surrounded by agricultural fields. There was very little difference over these last decades of the nineteenth century, despite the presence of the railway to the north and west.

Although the first railway line, the Blyth & Tyne, reached Monkseaton in the late 1850s, it was the completion of the route from Newcastle, opened in 1882 that initiated the increase in population in this coastal area. The general line of the railway from Monkseaton to North Shields was moved closer to the coast at this time with stations built at Monkseaton and nearby Whitley, Cullercoats and Tynemouth. The original railway station in Monkseaton opened on 31 October 1860, lasting to 25 July 1915. It was known as Whitley station until 3 July 1882, then changing its name to Monkseaton. Tiny fragments of what look like platform edging survive from this station, but this is all (see page 70). The existing station is larger, built to cater for increased passenger numbers and the revised Avenue branch line to Collywell Bay (now Seaton Sluice). The architect was William Bell, chief NER architect, who also designed the stations at Tynemouth (Grade II*) and Whitley Bay (Grade II), with which it bears a passing resemblance. During the last 35 years, parts of the original station have been demolished, including the large iron and glass canopy over the west platform, and those parts of the covered ramped footbridge which crossed the tracks and led down to the east platform.



Third Edition OS Maps, c.1919



The impact of the railway was slight at first, with just a few large villas built north of the station and in fields to the south. However, development became more intense by the late nineteenth century, and the pace began to pick up. Population began to rise sharply to around 1,000 at the turn of the twentieth century, just after the major period of growth in and around the village had begun.

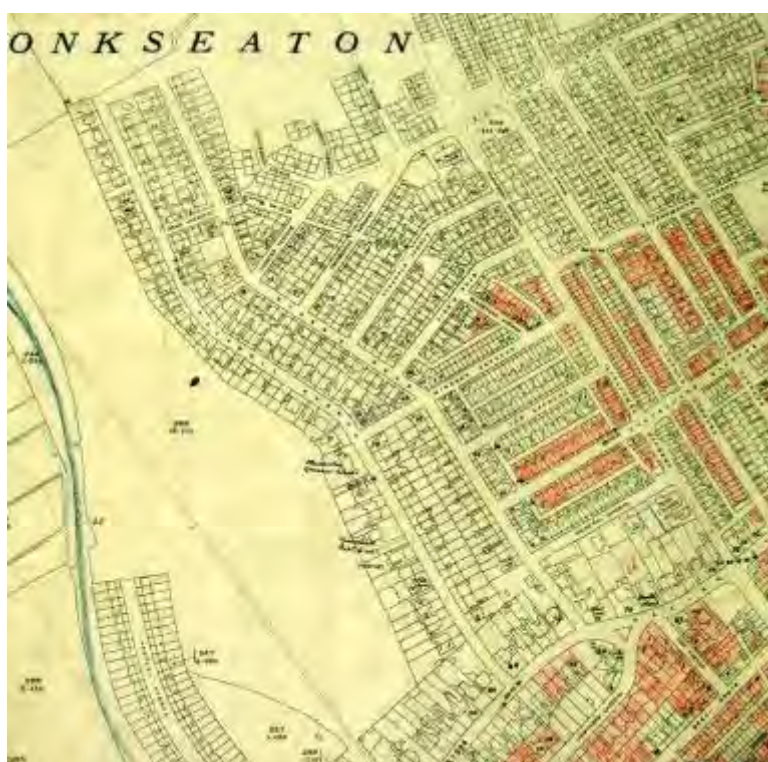
3.1.4 *Twentieth Century*

The attraction of living by the seaside whilst working in Newcastle or its suburbs benefited Whitley Bay more than Monkseaton, but the arrival on 1 July 1904 of both the electric trains and the circular route heralded the demise of Monkseaton as an isolated rural village. However, it also saw the ongoing development of high quality suburban housing as a result.

As its population grew, Monkseaton surrendered its farms and fields to the developer. In 1879, the Duke of Northumberland had provided land for a new welfare home for destitute girls of the district, Northumberland Village Homes being finished by 1908. From 1905-10, new housing was developed to the north of the village at North Farm. Across the railway track to the north-east, street after street of large, fashionable suburban houses grew around Marine Avenue, whilst long terraces and wide streets of semis began to grow to the south-east of the station too.

The scale and quality of the housing built here was high. Members of the Monkseaton Village Association have researched historical studies into housing in Whitley and Monkseaton which had compared it with Wallsend, Tynemouth and Newcastle. They discovered that, in the 1920s – the burgeoning time for the village – there was a much lower percentage of families living in houses with one, two, three or four rooms (ie. all rooms, not just bedrooms) than there were in neighbouring towns, and that many more in Whitley and Monkseaton lived in houses with five or more rooms.

Amongst the housing, shops, pubs and churches were inserted, many as a result of redevelopment. In 1923, the new Ship Inn was finished next to the existing one which was subsequently demolished, whilst the original Black Horse Inn nearby was replaced with the existing building in the 1930s. St



Fourth Edition OS Maps, c.1938

Peter's Church was built in 1937 on Woodleigh Road, followed two years later by St Andrew's on Eastfield Avenue. Long terraces of shops and flats spread out along the main route through the village. Following realignment of the railway tracks, negotiations were opened between the council and NER with a view to laying out the land left over as a park. This was agreed and took place during the 1920s, Souter Park being named after the councillor who had led the negotiations.

So the rural aspect of the village was eroded as more farmland was auctioned as valuable building estates, landowners keen to make a profit (*Whitley Seaside Chronicle*, 12 December 1914). Both Bygate Farm and Village Farm were substantially redeveloped by 1916, although parts of the former survived until the mid twentieth century and parts of the latter do today. What is now Monkseaton Methodist Chapel is probably the only non-residential farm building to survive in the village, once being Village Farm's turnip house, then converted to an Anglican chapel in 1899, and later re-used by the Wesleyans from 1913. Elsewhere inside the original village oval, the street pattern remained unchanged with the old lanes being developed as main roads, but the short Lyndhurst Road was inserted and The Fold was redeveloped. During this time, the long views south-east across fields to Whitley Bay which had once been possible from the highest point in the village – The Fold is 140 feet above mean sea level – were gradually enclosed by development.

With the desirability of the middle classes to separate their residential environment from that of their employment, together with the increasing acceptability of commuting as the norm, the appeal of living in a pleasant village close to the sea had swiftly grown. As new housing was created, the local population increased until Monkseaton and Whitley Bay physically merged. In 1895, Whitley & Monkseaton Urban District Council was established, changing to Whitley Bay UDC in 1 January 1944.

The two parishes also officially merged in 1912, (*Whitley Seaside Chronicle*, 15 August 1908). In 1928, Whitley and Monkseaton together were described as lying "along the coast to the north of Tynemouth,... now a single town, though the two parts maintain a



Fourth Edition OS Maps, c.1938

somewhat distinct character, the latter being quieter and more select” (*Industrial Tyneside: A Social Survey*, Henry A Mess, Ernest Benn Ltd, 1928).

The last fully operational farm in Monkseaton was East Farm, which used fields running north from Souter Park alongside the Avenue branch line. The tenant was forced to quit after the owner, the Duke of Northumberland, sold the farm’s land to Whitley Bay Council on 6 March 1958 for the sum of £9,246. On this land was created the Churchill Playing Fields.

In their research, members of Monkseaton Village Association learned that, in the 1980s – when the whole conurbation was suffering post-industrial economic problems – Monkseaton ward’s mortality rates and birth weights were the best on Tyneside, indicating the village’s community perhaps rode the storm better than elsewhere in the Borough at that time. This fortunate situation has been reflected in the built environment where, during the second half of the twentieth century – a period renowned for lack of investment and casual alterations in low-cost materials – levels of everyday maintenance in buildings appear to have been consistently high, leaving generally well-kept and cared for buildings, fabric and spaces.

Nevertheless, the last coherent group of farm buildings around a yard, at South West Farm behind the existing Spar supermarket, were demolished in 2005 (prior to conservation area designation) in advance of residential development. Other historic buildings were also cleared and replaced towards the end of the century, eg. on Chapel Lane.

The number and diversity of shops in the village is high and meets most everyday needs, many being small independent businesses, despite a significant decline in the last 20 years. Monkseaton Conservation Area has the air of a comfortable, prosperous community, a pleasant and desirable coastal neighbourhood created by overlaying an historic farming village with early, quality suburbia.

3.2 **Archaeology**

There are no scheduled ancient monuments in the conservation area. However, as the site of a supposed medieval village, archaeological investigation could reveal much about such early settlements and could contribute to the understanding of the history of Monkseaton and settlement of the borough. This could apply to some of the older buildings (eg. Monkseaton Cottage, reputedly dating from c.1400) as well as to below ground deposits.

4 Spatial Analysis

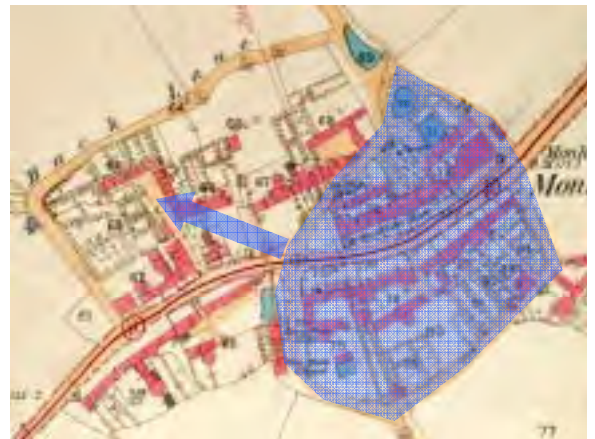
4.1 Development Pattern

The conservation area is based on the medieval village core of Monkseaton, plus suburban development along the main historic routes leading from it and stretching away from the railway station. This suburbanisation of an historic village has left a varied development pattern with most of its medieval rural road layout intact and much of the later development pattern based on pre-existing field boundaries. As the village grew dramatically in the late nineteenth and early twentieth centuries, this led to a mix of development, responding to two different influences – rural village beginnings and suburban fashions of the time.

4.1.1 The Village Core

As is traditional of medieval village forms, the original settlement developed as a cluster of buildings at an appropriate point along a main linear route. The route was a main east-west routes through the area (now Cauldwell Lane, Front Street and Marine Avenue), the exact location probably due to the availability of water reportedly flowing to the sea on the line of Cauldwell Lane, Percy Terrace (via a pond at Relton Terrace) and Marine Avenue.

As suggested by the Historic Environment Record entry for the medieval village (see page 86), its exact early shape is unclear. It does seem clear that it was principally a two-row village, ie. two strings of buildings lining a wide street, but it is less clear whether the early development pattern between what is now Percy Terrace and The Fold was an extension as such, or whether the village did



Was it a small village that grew, or a larger village with a central green that was later built over, to leave only a triangle? (1858 OS)

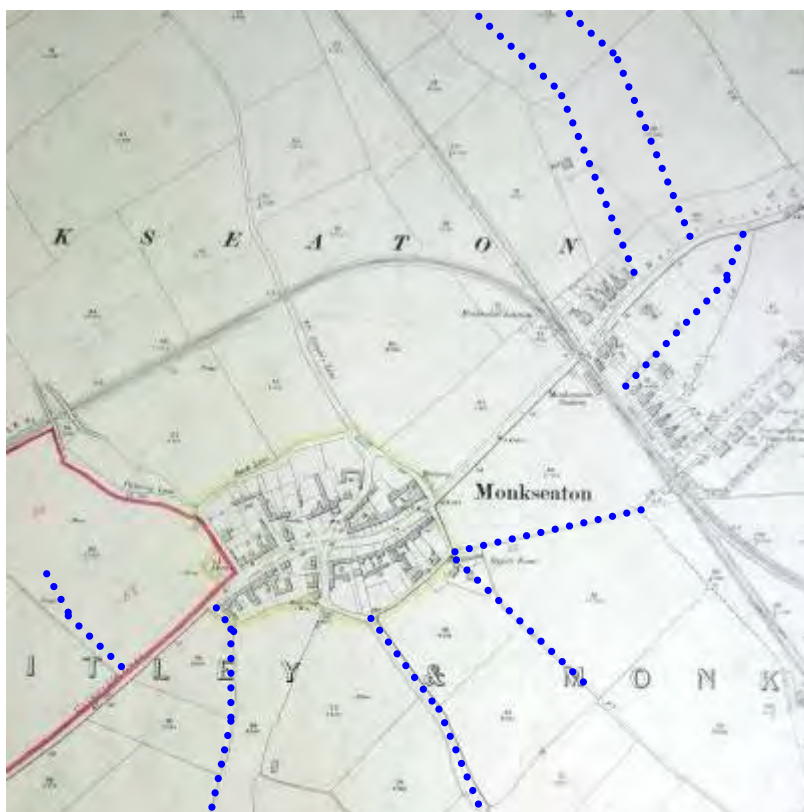


indeed have near this point a green which was later colonised with buildings.

It is possible the village began as a small oval defined by what are now Bygate Road, Chapel Lane, Percy Terrace, Relton Terrace and Coronation Crescent, and that, from this, a north-west extension grew to The Fold, requiring the laying out of Back Lane as a new rear service lane. As Bygate Road does not stretch further west like Back Lane, this suggests development on the south-west side of Front Street was also a later ribbon extension.

However, it is also possible that the early village was indeed defined by Back Lane and Bygate Road, and contained a central green through which ran Percy Terrace, and possibly the village stream which would have made it soggy ground on which to build. The 1850 Tithe Map and the 1858 1st Edition OS Map both illustrate a relatively large, rectangular open space on the north side of Front Street defined by buildings at The Fold in the west, the Black Horse in the east, and a string of buildings to the north including North Farm and the original Ship Inn. Through this space ran what is now Percy Terrace, diagonally north-east from Front Street towards what is now Relton Terrace. The 1897 2nd Edition OS shows the same situation. However, by the 1919 3rd Edition OS Map, Rosebery Terrace had been inserted north-south in the western half of this space and, when the Ship Inn was rebuilt on the north side in 1923, it was re-positioned considerably further forward than the building it replaced (North Farm) thus eroding the space even further. If this is accurate, then only that part of the original open space south of Percy Terrace remains open as a triangle outside the Black Horse Inn, and that part to the north has been eroded and redeveloped to leave only indistinct verges and gaps around the Ship Inn and the back of Rosebery Court.

The rest of the early village's development pattern seems more straightforward, and is typical of the settlement type. What is now Front Street wound gently down the slope through the middle of the village, lined on either side by strings of buildings on large, irregular plots, many of which were the village's early farms. A third string ran behind the north side of Front Street notionally facing what is now Percy Terrace, whilst further, more random



Blue lines indicate some of the lanes and field boundaries that shaped streets (1897 OS)

buildings faced Chapel Lane and Bygate Road. The deeper shape of The Fold was fed by a separate side road perpendicular to Front Street, which development faced. Most plots stretched back as gardens or yards to the rear service lanes which ran around the outside the village.

Several other lanes and paths joined the village's rear service lanes. Pykerley Lane joined Back Lane at its north-west corner (apparently splitting into two parallel routes as it approached the village), whilst Turpin's Lane, later to become Relton Terrace, joined Back Lane at its north-east corner. Two routes joined Bygate Road from the south, now the lines of Beverley Road and The Gardens. A direct path from Whitley Bay to the east would later become St Ronan's Road, whilst a further direct route from the south would become Bromley Avenue.

Nearly all of this early basic development pattern survives intact. The village's layout is still firmly based on medieval origins – whatever the detail may be – which is evident in the more irregular, winding routes of its roads compared to later rectilinear streets, and also in their varying widths. The only real changes to the road layout have been those to the notional green discussed above, and the insertion of Lyndhurst Road to link Back Lane with Percy Terrace. However, despite few changes to the road layout, nearly all of the buildings lining the streets in and around the village are now from the nineteenth and twentieth centuries.

4.1.2 **The Railway and Suburban Growth**

The rest of Monkseaton's development pattern is defined by two influences – railway lines and field boundaries. The arrival of the railway in the late 1850s had a profound effect on Monkseaton, not only on its development pattern but on its size, as hundreds of acres of agricultural land were eventually laid out as suburban streets, initially spreading north from the station, then south, then encircling the village core and beyond.

The route of the first railway line ran roughly north-south from Whitley Bay some 200m east of the village, turning in a tight arc around the top of the village. Lanes north of the village crossed the track on bridges, whilst the lane which would become St Ronan's Road was severed, and the main through route, Seaside Lane (as Marine Avenue was then called), had a



The first railway lines were eventually eradicated from the development pattern, but not before they set the pattern of development to the north and south. Later curvaceous railway lines set the pattern for 1920s streets that followed.

level-crossing. This is the site of the first station and it was from here that the Avenue branch line towards Blyth continued north.

For several decades, however, these lines had little impact on the village core – by the end of the 1890s only a few pairs of large semi-detached villas had sprung up around the station on the renamed Marine Avenue, at Osborne Gardens, the start of Hawthorn Gardens and the south end of St George's Crescent. But, at the same time, Whitley Bay was growing from the east and, by 1919, the east side of the railway line around Marine Avenue was thick with suburban streets, several of which are now in the conservation area.

The development pattern on this side of the railway line has two axes, defined by the crossing of Marine Avenue and the railway:

- a roughly east-west axis parallel with Marine Avenue, to which development around Hawthorn Gardens, Beech Grove and Northumberland Village Homes is laid out,
- a roughly north-south axis off Marine Avenue running parallel with the Avenue branch line heading north (itself parallel with the coast), to which development around Holywell Avenue and Queen's Road is laid out.

The detailed layout of development along these streets is largely defined by field boundaries. A field boundary and path heading north-south from Marine Avenue appears to have set the route of Holywell Avenue, leaving in place slight kinks in its length which divide it almost into thirds. Queen's Road copied this. Similarly, Hawthorn Gardens roughly follows a field boundary but its curved east end is forced slightly to copy the much older bend in Marine Avenue, creating an attractive layout of streets meeting at a large triangle of open space. Even the narrow path between Nos.123 and 125 Marine Avenue is on the line of field boundary.

Meanwhile, south of the railway line, new development on land surrounding the village was also strongly influenced by the railway lines. Land closest to the station was laid out first – south-east of the village, new streets ran parallel with the nearby tracks (eg. Kensington Gardens, Kenilworth Road), straddling rather than following the line set by the former country lane of St Ronan's Road. Similar indifference was had for the winding route of Pykerley Road north-west of the village as streets around Windsor Road (outside the boundary) were laid out to a rectilinear pattern between the railway and Back Lane. Beverley Road and The Gardens followed, whilst St George's Crescent in between introduced some variety. As north of the railway line, many plots along these streets were defined by field boundaries.

The subsequent re-positioning of the railway line had a similarly strong effect on the development pattern. By the late 1910s, the tight arc of the Newcastle line had been flattened, bringing the line much closer to the village, and a new sweeping Avenue branch northwards was created. Streets filling the irregularly shaped pockets of land left between the village and the old and new lines were laid out to echo these sweeping curves (eg. Seaton Crescent, Hartley Avenue).

The pattern of open spaces between the two areas of built development is also clearly defined by the railway, being created from the reclaimed corridor of the original railway lines and the rural fields that preceded them. Churchill Playing Fields have been re-graded to create a cricket ground, athletics track and sports fields and, although unclear from map evidence, they may retain remnant field boundaries. The tighter pattern of Souter Park's spaces, straddling Marine Avenue, reflects their more central suburban location, and here too previous fragment development pattern is evident.

4.2 ***Layout, Grain and Density***

Within this pattern of streets, the layout and density of development adopts traditional characteristics, but there are variations.

4.2.1 ***The Village Core***

The village core's early layout was based on a series of plots stretching away from Front Street, each with a building pushed to the front of the plot to face the street. Individual buildings were built up against each other forming strings of buildings with a linear, but informal edge which flowed



Informal strings of buildings with an organic linear edge, Front Street

organically with the street and topography rather than being planned and rectilinear. Behind this edge were secondary buildings and structures in gardens or yards, including cottages, barns and circular horse-driven gin-gans. Access to the back of each plot was mostly from the rear off the service lanes, but some had access from the front through small breaks in the string, perhaps through arches. Some parts did not follow this layout, eg. South West Farm's farmhouse sat back from Front Street facing south, and East Farm's later farmhouse on Percy Terrace sat obliquely on its site facing the green. The early density of this layout was low with large areas of productive open space and wide streets. The grain was quite irregular with a variety of plot widths and slightly different layouts in each, even if they were to a common theme.

This is still the basis for the layout of the village core today, but nearly all of the backland layout has been redeveloped. The currently open farmyard at South West Farm, behind the supermarket, received consent before conservation area designation for new housing which is to involve building over the remaining farm buildings and spaces. But the layout behind nearby Village Farm still retains a sense of a yard surrounded by buildings (albeit much bigger ones in commercial use), which map evidence suggests may also include parts of earlier farm buildings within.

Later insertions and redevelopment of the village core tend to follow layouts and densities typical of the time, mostly altering both:

- By the late nineteenth century, Rosebery Terrace (now gone), Percy Terrace Nos.9-19 The Fold, Nos.1-3 Chapel Lane and Nos.6-10 Bygate Lane had

introduced much tighter, denser terraced layouts with very small front gardens, small rear yards rather than back gardens, and some back lanes to reach the rears.

- During the first few decades of the twentieth century, more long terraces with back lanes were added, this time right



Evolution of village core layouts. 1: traditional farm layout. 2: tighter terraced layout. 3: long back-of-pavement-terraces. 4: suburban semis. 5: rebuilt pubs with landmark layouts. 6: municipal layout. 7: 1970s courtyards. 8: much larger footprints (plan not updated with Wilson Court).

up to the back-of-pavement with no gardens at all, radically increasing the density and formal linearity of the street scene at either end of the village.

- By the time Lyndhurst Road had been inserted, development layout was reflecting the growth elsewhere around the village core, with suburban semis pushing into the heart of the village near the green.
- Meanwhile, the layout of three of the village's pubs was altered when they were redeveloped: the Black Horse was given a double-front and a garden onto Front Street; the Monkseaton Arms was built over only half of the former brewery plot, leaving a large break in the linear layout on the north side of the street (never satisfactorily repaired despite extension of the pub in 1986); and a similar gap sits next to the Ship Inn, which encroached onto the notional village green when it was rebuilt (see from page 20).
- 1960s comprehensive redevelopment of The Fold replaced the informal, organic pattern of cottages scattered around a cul-de-sac with a blunt municipal layout on a fabricated square reached from Back Lane. Alder Court was also inserted into the south side of Front street, overlaying the plots of two cottages and replacing their gardens with a car-park.
- 1970s redevelopment saw three courtyard layouts inserted in former farmyards and gardens – Relton Court and No.56a Front Street in Monkseaton House's gardens (later the brewery's reservoirs), Relton Place at East Farm, and Pykerley Mews at North West Farm. The first two are in short terraces and look outwards over created gardens, but the latter is inward-looking, quite unlike the rest of the area.
- More recent development has introduced much larger footprints into the village, interrupting the grain of the area – Homeprior House, West House and Wilson Court which has filled two large corner sites at the top of Bromley Avenue (built in 2005 before conservation area designation).

The result of this is a traditional village form with various suburban adjustments layered onto it incrementally – not enough to eradicate its informal village-like layout but sufficient to leave a lack of consistency to the plan approach, to formalise the layout at either end, to disturb the grain with a few large footprints and gaps, and to quite radically increase density from that of a traditional village. However, some of these suburbanised changes are of interest in their own right, and the effect all of this has had on the detail of buildings and spaces is discussed in the next chapter.

4.2.2 **Suburban Growth**

The layout of the areas of suburban growth also adopts traditional characteristics, and there has been much less alteration here over time. It nearly all has the same basic characteristics of row after row of long narrow plots stretching back from the street, but there are two different types of layout and density:

- Lower density detached or semi-detached houses sited to the front of the plot to a common building line, leaving a much bigger back garden than that at the front (eg. most of Holywell Avenue, Queens Road, Marine Avenue, Beverley Road, The Gardens, Hartley Avenue),
- Higher density terraced houses with small front gardens and back yards instead of back gardens (eg. Coronation Crescent, Kensington Gardens, Beech Grove, part Queen's Road east side).

Nearly all the suburban growth areas are of the first type. Here, the building is pushed to the side of the plot allowing access down the side, meaning plots back onto each other. In the second, rear access to each plot is off back lanes, separating the terraces.

Within the first theme there is some variation. For example, where plot depths vary, back gardens are left smaller in order to retain a common building line to the front. This is the case on Marine Avenue and the east end of Hawthorn Gardens where, in order to echo the size of front gardens on the north side, houses on the south side are pushed almost to the back of their plots. This improves privacy for the house and increases the grandeur of the street by giving the impression of very large plots. This is repeated around Nos.47-61 Holywell Avenue, and around Nos.76-86 Cauldwell Lane which have a varied, informal, cottagey layout. There is also variation on corner plots where density is either notably lower (eg. No.72 Marine Avenue), or much tighter (eg. Nos.12-13 Beverley Park). Some of the pairs



Types of layout in the suburban growth areas. 1: low density detached and semi-detached plots backing onto each other. 2: the same but ratio altered to balance the street scene. 3: linked semis. 4: tighter terraced layouts with back lane access.

of semis are linked, ie. their side garages are joined, leaving no open space, or only very narrow enclosed paths between them (eg. Hartley Avenue).

There is less variation in the high density terraced areas, but the arrangement is forced around corners to ensure the terraces are continuous, meaning some rear yards are little more than narrow convoluted slivers (eg. off St Ronan's Road).

In both types of layout, the grain of this suburban growth is consistent, with very few alterations made. A few plots were developed after those around them, often, but not always, to a higher density. Two large blocks of flats on Holywell Avenue have replaced two detached houses in use as schools during the mid twentieth century, both with significantly larger footprints and long rear garage blocks. Two plots backing onto each other on Marine Avenue and Hawthorn Gardens were joined together and developed with a large, dual aspect block of flats, Holly Court, which has also gone against the grain of the area. The grounds of Northumberland Village Homes were developed with large housing courtyards, but still leaving a traditional layout and a lower density than much around. A 1970s terrace was added opposite Kensington Gardens, adopting its traditional terraced layout.

As a result of only a few changes to such a consistent and extensive layout, density and grain, the basic development pattern of the suburban growth areas remains a key part of its special traditional character.

4.3 **Views within the Area**

Views within the conservation area are controlled by the development pattern and topography to make most short, apart from in the heart of the village and in the large open spaces. The three main types of view are:

- linear views along streets,
- wider scenes across the open spaces in the middle of the area,
- unfolding views along the main route through the area.

Throughout the area, the skyline is formed by rooftops of development within it, and trees.

The linear views are generally short because either the streets are short, or because curves



Clockwise from top left: Linear views along St George's Crescent, Queens' Road and Woodleigh Road, all closed by development pattern or trees.



Architectural features and trees create attractive visual rhythms, Marmion Terrace and Cauldwell Lane



in their length or the lie of the land curtail the view. For example, views along Queen's Road, Beverley Road and Marine Avenue are deflected by the slight kinks in their length, whilst views along The Gardens, Woodleigh Road, St Ronan's Road and Hawthorn Gardens are closed by trees and development at the ends.

Oblique views of the streets and terraces tend to bring the architecture to life, its bays, gables, dormers and garden subdivisions in particular creating attractive visual rhythms. Street trees also create these attractive rhythms and, more fundamentally, make a significant contribution en masse to the attractive, leafy suburban scene throughout the area. Similar oblique linear views to the rear of some of the terraces are less intrinsically attractive except where groups of surviving offshots echo the grain and rhythm of the front elevations.

A quite different scene is created at Churchill Playing Fields where views across the fields in all directions are expansive and bracing, with a backdrop of trees and the upper floors and roofs of Holywell Avenue and Hartley Avenue. There are more intimate views across Souter Park and, nearby, Village Court has some of the richest, most secluded views in the area, thick with vegetation and tall trees. More on the impact of the spaces in the area is included from page 59.

A good, unfolding experience of the area (known as 'serial vision') is had by travelling the central route through it – Cauldwell Lane, Front Street, Marine Avenue – in either direction. As Cauldwell Lane slopes in from the west, it enters the village through a thick shroud of tall street trees, an evocative gateway giving the impression of an old settlement beyond and very different from the scene around. However, the first stretch of the village from this end is treeless, dominated by Wilson Court's cliff-like presence and the plain, boxy Rosebery Court which close the view prominently as the road curves round the lost village green. As the view opens out at the green itself, it is more attractive, as is the scene down Percy Terrace, thick with trees. The centre section of Front Street has some of the best views in the area, with a lively, atmospheric mix of houses, shops, topography, tall trees and the width of the street itself, the view controlled by the hump in the road bridge at the end. Across the bridge, the greenness of Souter Park dominates, with glimpses beyond of the Churchill Playing Fields and the station, plus the inherently attractive sweep of



Expansive, animated views across Churchill Playing Fields and Souter Park



Hartley Avenue curving north. Into another thick gateway of trees, and the scene is rich, mature and sheltered – here, close-at-hand views along Marine Avenue, plus those up Holywell Avenue and Queen’s Road are attractively filtered by the copious trees and hedges, creating a sense of grand residential seclusion. A pause at Hawthorn Gardens produces layered views of characterful streets in all directions, and it is only at the junction with Park Road that tree cover thins to indicate something different is beyond.



A serial vision, or unfolding view of the area, travelling along its principal through-route, starting on Cauldwell Lane, along Front Street and then Marine Avenue

5 Character Analysis

5.1 Character Sub-Areas

Despite being closely linked by development history and underlying development pattern, three separate sub-areas can be identified which have quite different character and appearance (*Map 4*). They are based on the age and basic layout of development within them. They are:

- **Village Core Sub-Area:** the historic Monkseaton village plus central redevelopment on Front Street at either end.
- **Suburban Growth Sub-Area:** nineteenth and twentieth century residential streets around the village core and to the east of the railway.
- **Open Spaces Sub-Area:** the string of linked open spaces from Churchill Playing Fields in the north to the Marmion Terrace Play Area in the south.

Although the **Suburban Growth Sub-Area** is split geographically, the characteristics of the separate parts do tie it together. There are similarities between the first two zones, and all of the sub-areas converge on each other at the Metro bridge. (In places, character also bleeds beyond the conservation area boundary into adjoining streets – particularly from the edges of the suburban growth sub-area – although there is not such a high special local interest over the boundary – see from page 10.)

5.2 Land Use

Most land uses in the area are those generally found in traditional villages centres and suburban neighbourhoods – residential, local retail, and local services such as



Land uses are typical of village character – plenty of shops, plus pubs, a post office, library, churches and other uses



Extensive parks and the Metro station are key to the amenity of the neighbourhood, and there are still some commercial uses

a post office, churches, pubs, library, health services, parks and a railway station. Local shops in particular define the character of Front Street (apart from the central steepest stretch), most being purpose-built in the late nineteenth and early twentieth centuries rather than converted from earlier buildings.

Most of these uses are historic, generating over time a traditional village feel of 'core' and 'hinterland', the two being inter-related – the animated village core has a vibrant economy of shops and local services, the general decline of which, through vacancy or change of use, would harm the character of the whole area. For this reason, ground floor changes of use away from retail and local services should not

be encouraged in the **Village Core Sub-Area**. A handful of commercial uses are still found in the area, notably Lisles at the former Village Farm on Front Street, and businesses on Chapel Lane. Similar concerns to those relating to flat conversions (see below), and others such as signage, should be controlled in relation to changes to commercial use, to ensure character and appearance are not harmed.



Residential is dominant, the vast majority single family dwellings. Maisonettes above shops are also common on Front Street

The dominance of residential use defines the character of much of the **Village Core Sub-Area** and all of the **Suburban Growth Sub-Area**, nearly all of the later being single family dwellings. Conversions of single family dwellings to flats could begin to harm character and appearance if they result in incremental changes to elevations, leave gardens un-green and communal areas unmanaged, if greater parking demands have knock-on effects such as increased hard-standing or removal of boundary walls, or if there were a general decline in residential amenity.



For these reasons it will be important to pay particular attention to controlling increases in the number of dwellings in this sub-area. There are several blocks of flats and groups of maisonettes above shops in the **Village Core Sub-Area**, but the dominance of dwellinghouses as opposed to flats in both built sub-areas also means particular attention should be paid to the impact permitted development rights might have on the character and appearance of the area over time. This is discussed more under *Management* from page 82.

The impact which all the land uses in the **Open Spaces Sub-Area** have on the area is also profound, helping to define the low density, high amenity, busy character of the area, and also helping to provide a notional separation of the settlements of Monkseaton and Whitley Bay (discussed on page 8). In terms of land use, the impact which the Metro station now has is quite low, even if it was one of the defining factors of the area's development historically.

5.3 *Hierarchy of Buildings*



Older buildings at the centre of Front Street appear more dominant, and pubs have landmark qualities

It is common in historic villages for there to be one or two houses which appear more important than the others due to their size or location (the manor house or vicarage, for example), but because Monkseaton's **Village Core** was based on farms, and has been incrementally redeveloped over many decades, such a clear order of buildings is not now found here. However, the historic buildings at the steepest part of Front Street (Monkseaton Cottage, Monkseaton House, Monkseaton Methodist Church, Village Farmhouse, Friends Meeting House, Clayton House) do have



a certain collective presence which seems to place them higher up the hierarchy of buildings in the area. (Alder Court's attempt to muscle in on this group fails – it sticks out rather than commands authority.) The three pubs also have landmark qualities due to their scale and focal locations, but plenty of other



Some houses have greater presence than others

buildings also vie for attention nearby, particularly more recent blocks of flats which have distorted the traditional hierarchy of buildings in the village.

Because of the consistency of layout and grain in the **Suburban Growth Sub-Area**, there is little planned hierarchy between the buildings here. But those lining the main route (Cauldwell Lane, Front Street and Marine Avenue) do have a greater presence than elsewhere due

to their lower density and grander scale. This is also often true of the oldest properties in the sub-area (eg. The Grove and the south end of Holywell Avenue), whilst others use their detailed architecture to increase their presence on the street.

There are four buildings which, by their design, siting and use, do have true landmark qualities – the station and the three churches of St Peter, St Andrew and St John. However, due to their late age, the churches are sited away from the main streets and are somewhat peripheral to the conservation area (but not the wider neighbourhood) which means they do not have the focal presence which might be expected.



Landmark Church of St Peter and station



5.4 Architectural Qualities

5.4.1 Form, Height and Scale

The **Village Core Sub-Area** is based on two built forms:

- the two storey house with a pitched roof,
- the two or three storey terrace of shops and flats, with a pitched roof.

The first is historically dominant, most being two or three bays wide, the oldest ones often symmetrical (eg. Monkseaton House). Some use attic space as a third storey. Most buildings are grouped in organic strings (see page 24) usually with a lively, varied ridge line, either because development steps down the lie of the land,



Two storey pitched roof houses are key to this sub-area's traditional built form. Pubs (see p32) use the same basic form. Some are terraced, others abut each other at different heights. A few use attic space



or because actual building heights vary (later buildings are generally taller). This simple, traditional built form is inherently attractive and is key to understanding the place's rural origins. It is the basis for most early buildings on Front Street, plus some of the Victorian

and Edwardian development which followed (eg. Victoria Place, No.12 Bygate Road). The pubs also adopt this basic form but with landmark scale at focal corners. Some enliven their shape with bays, porches, offshots, gables and hips, whilst earlier buildings tend to be simpler (eg. Village Farmhouse).



Terraced shops with flats or maisonettes above, Cauldwell Lane and Front Street



The second main built form in this sub-area is in late-Victorian to 1930s development, some being housing (eg. Percy Tce), most being shops with flats and maisonettes above (eg. Nos.12-40 Front Street). Earlier terraces tend to be two storey (eg. Nos.21-43 Cauldwell Lane), later ones are also two (mostly with an attic storey as well, eg. Nos.38-56 Cauldwell Lane) or are three storeys. They are typical of their periods and represent the tighter suburban nature of later development, but still with village uses.

Following on from these are 1960s and 1970s two and three storey terraces, many with flat roofs which are distinctly out-of-character with the area's traditional built form (eg. Relton Place, Pykerley Mews, The Fold). No.1 Pykerley Mews is perhaps the exception, with an interesting form incorporating a distinctive 'flying' first floor, influenced by the International style.



1960s and 1970s forms are less traditional, but No.1 Pykerley Mews (left) has some interest



As well as these two main forms in this sub-area, there are others. A few are single storey plus a

Single storey Monkseaton Methodist Church, & neighbouring re-built supermarket. Both began as working farm buildings





No.64 Front St replaced a single storey cottage. Garden Hse, a diminutive farm cottage (right), is an important survival

pitched roof, most importantly Monkseaton Methodist Church, converted from the last non-residential farm building on Front Street. The adjoining rebuilt



supermarket has a similar form but no historic character (unless historic fabric survives within, which is unknown). No.64 Front Street opposite may have attempted to echo single-storey Coronation Row which it replaced, but now looks out-of-scale. Garden Cottage as an important example of the more diminutive outhouses and cottages which must have characterised Bygate Road, Back Lane and The Fold before suburbanisation.

Meanwhile, the three storey terraces inevitably set the precedent for tall, single-footprint blocks of flats, eg. Rosebery Court (two storeys but on an artificially raised site), Homeprior House, West House, Alder House and Wilson Court, some more successful than others at disguising their hefty built forms. West House is the most successful, its corner tower prominent but not dominant. Alder House is particularly uncompromising, lifting its flat-roofed bulk on a tall basement to allow vehicular access, leaving it looming above the historic buildings either side and going against the distinctive topography of the street. Similarly, the twin sites of Wilson Court at Bromley Avenue are the bulkiest built forms in the area with an abstract, haphazard form. They are four storeys plus a pitched roof, but because of their height, the roof is barely visible from many angles meaning they appear as four storey flat roofed buildings, entirely out of character with the area.



Rosebery Court, Homeprior House, West House, Wilson Court. Larger later blocks with big footprints. West House is the most successful, while Wilson Ct is too domineering with no reference to traditional forms



Much of this built form in the **Village Core Sub-Area** survives in three-dimensions with most rears intact including narrow offshots on the terraces, lower than the main building and stretching into rear yards. A few extensions have been added and some offshots altered. Although varied, particularly in height, there is a certain consistency in the built form and scale of this sub-area, due to the predominance of the two traditional main themes. This balance has however, been challenged at the west end by the later, larger blocks.

In the **Suburban-Growth Sub-Area**, the dominant type is also the two storey house with a pitched roof, but they are to a much larger scale with considerable



Still two storey plus pitched roof, but much larger scale in this sub-area, and many with a full third storey in the roof



variety in the detailed form. Most also have a third storey in the attic space, here generally much larger and more animated, but none are actually three stories plus a pitched roof. Houses in this sub-area are some of the largest in the Borough, in both their floor plan and storey heights. Their grand scale is very impressive (compared to, say, the more

diminutive Percy Terrace, also two storey) but their size is skilfully disguised with an expert approach to architectural design. Most use a variety of shaped footprints

with bays, offshots, wings and garages, plus varied roof forms with gables,

Interesting and varied plan forms





Slightly smaller scale cottage revival style houses with lower proportions, but still with articulated forms and layouts, Cauldwell Lane, Holywell Avenue, Hartley Ave

hips and dormers to break up their mass. Some even use overhanging first floors in an Old English style to animate them (eg. Hartley Avenue, north end of Holywell Avenue). Slightly later housing in this sub-area on Hartley Avenue and around Cauldwell Lane is more influenced by the rural origins of the village, buildings with smaller, cottagey proportions which sit low on their site, some of which only have one-and-a-half stories rather than two.

The overall result is a collection of lively, layered built forms of considerable visual appeal, demonstrating an intrinsic quality and thoroughness of design. There have been few extensions to houses in this sub-area (probably due to their original size) and much survives in three dimensions. However, side extensions over garages are more common and, where these abut the neighbouring building, a detrimental ‘terracing’ effect is created – buildings become attached at both stories, losing the visual separation that defines detached and semi-detached buildings, harming the perceived low density of the area, and interrupting the rhythm of elevations when viewed obliquely along streets.



There are planned terraced forms in this sub-area too, around St Ronan’s Road and Beech Grove, which tend to follow the form and height of those of the Village Core, ie. two stories with pitched roofs and narrow, lower offshots to the rear. Houses are in handed pairs, ie. neighbouring doors



Terraced forms in handed pairs, with rear offshots and interesting corner sites, Kensington Gdns, Kenilworth Road

are side-by-side. There are some interesting complex forms along St Ronan's Road and Nos.6-11b Front St where terraced shops with flats above are expertly created out of irregular plots and corners. The three churches in this sub-area are typical of the early twentieth century in adopting quite robust Romanesque forms with steeply pitched roofs and prominent gables. The earlier hall to St Andrew's is lower with gables and hips, whilst St John's has a bulky mid-twentieth century hall extension with a shallower roof pitch. The 1950s library on Woodleigh Road takes a simple corner form, creating a welcoming face at the entrance to the village core.



Typical pavilions, Churchill Playing Fields



Buildings in the **Open Spaces Sub-Area** tend to be small, single storey pavilions or huts with either a flat or pitched roof. Some are incidental, others long, low and more prominent. The smaller pitched roof buildings better reflect their park setting. The station has a form typical of suburban Victorian

stations, a long low building parallel with the tracks and, like the buildings in the suburban streets it generated, is enlivened with a stepped footprint and a hipped roof with two large gables. Its form is quite modest but the huge ornate iron and glass platform canopy, taller than the station itself, is a striking and distinctive feature of considerable local significance. As well as distinguishing this station from others on the coast line, and providing an atmospheric experience from within, it has a particularly evocative presence from Souter Park, appearing through the trees almost like a huge parkland palm house.



The station's canopy from Souter Park

5.4.2 **Periods and Styles**

Due to the area's incremental development history, its buildings are from several different architectural periods, and adopt several different styles. There are buildings from almost every architectural period from late Georgian to early twenty-first century. The main architectural periods in the conservation area are:

- *Late Georgian*
The main architectural style of the late eighteenth and early nineteenth centuries was based on Classical style and proportions. Georgian architecture is simple, usually symmetrical and based on 'polite' ideas and designs which often came from style handbooks. The proportions and detailing of Georgian architecture follow rigorous principles, and result in unfussy, straightforward buildings. The few Georgian buildings left here are late, from the start of the nineteenth century.
- *Victorian*
Dating from the mid nineteenth century to the turn of the twentieth, Victorian

architecture is very varied with many sub-categories, but much is based on showy, confident themes designed to demonstrate the wealth and grandeur of the building owner with splendid, high-class architecture. Rich, traditional materials are used – brick, stone, iron and timber – with good quality, solid construction and plenty of flare. The three strongest Victorian revival styles were Gothic (defined by verticality, asymmetry, pointed arches, gables and carving), Italianate (with low roofs, bracketed eaves and some stucco) and Queen Anne (red brick with Dutch gables, white joinery, doorcases and terracotta). There were also other revival styles and, in reality, much followed an eclectic, yet thoughtful approach to style. In addition, the Arts & Crafts or Vernacular Revival style began in the late nineteenth century, continuing into the mid twentieth (see below).

- *Edwardian*

Smart and attractive, Edwardian architecture is a less-flamboyant continuation of Victorian grandeur in the early decades of the twentieth century. It is concerned with presenting an impressive face to the public with thoughtful, well-designed buildings usually in red brick, and with plenty of fine detailing in brick, stone, terracotta, tile, timber and glass. Edwardians revived and mixed architectural styles including those from the Victorian era plus Tudor, Jacobean and Classical themes. Art Nouveau also developed as an influence.

- *Early to Mid Twentieth Century*

The post-First World War housing boom saw suburban semi-detached houses and bungalows spread throughout many towns, plus townhouses and shops in revived town centres. Architecture of the 1920s and 1930s developed along three main styles, 'Tudorbeathan' or Old English rustic cottage revival style, a Georgian revival (especially for townhouses), and the Moderne or International style. Art Deco developed during this period, with geometry, abstract shapes, and smooth, sleek lines. The Arts & Crafts style developed further with high quality, individualistic architecture based on traditional, unassuming vernacular ideas which created informal, picturesque and rustic buildings with a great attention to detail, high quality materials and traditional skills.

- *Mid to Late Twentieth Century*

The second half of the twentieth century saw a wide range of stylistic approaches develop and merge. Much in the 1960s and 70s was based on the purist, functional forms of Modernism or the International style (plain flat-roofed boxes with little decoration and large windows).

High quality housing from the late Georgian, Victorian, Edwardian and early to mid twentieth century periods is often some of the most desirable and valuable in urban areas, with comfortable, well-built, well-presented dwellings in leafy surroundings. Most of the buildings in the conservation area are from these periods. Local traditional architecture which adopts no discernable style is known as vernacular, usually resulting in plain, robust buildings in local materials with no ornamentation – Garden Cottage and the Monkseaton Methodist Church are good examples of this.

The character of the conservation area is strongly influenced by architectural styles. Most of its buildings have been specifically designed with a flare for high quality architecture, an understanding of traditional styles and a respect for Monkseaton's rural village past. This can be rare in suburban areas, much everyday housing only using styles in a cursory way and without reference to context, generating generic buildings with a lack of depth. Here, however, most the area has architect-led schemes specifically aimed at contributing well-informed, distinctive, set-piece buildings or groups of buildings which sit well with their neighbours to create an authentic, harmonious suburban neighbourhood of great character.

5.4.3 **Features, Detailing and Materials**

The quality of the conservation area's architecture relies on a range of architectural features and detailing which are treated in different ways, influenced by the sub-area it is in, the architectural styles used, and the staged development of the area. The features are:

- masonry
- doorways, including porches
- windows, including bay windows
- shopfronts
- roofs, including ridges, eaves, verges, gables and dormers
- chimneys
- rainwater goods, such as drainpipes and gutters

A few of these details have been altered over time but a great number of authentic architectural features are intact in detail.

5.4.4 **Masonry**

The interesting treatment of masonry is one of the area's defining characteristics. In the **Village Core Sub-Area**, most buildings are in brick with a few in sandstone and render, whilst in the **Suburban Growth Sub-Area**, buildings use a combination of brick, render, stone and several other treatments.

Brick is the main material and is the basis of most buildings' warm, well-matured visual appearance. Bricks used vary considerably, older ones generally rougher in texture and mottled in appearance, newer ones more smooth and crisp. All have attractively stained and weathered with warm, uneven tones across elevations. Broadly, there are three main brick types in the area:



- mottled purple-brown or red-brown bricks in the late Georgian and some Victorian buildings (eg. Monkseaton House, Clayton House, Percy Terrace, Nos.1-3 Chapel Lane, earlier houses on Marine Avenue and The Grove),
- smoother, brighter red, late Victorian and Edwardian bricks which tend to be larger (eg. the station, the Ship Inn, Monkseaton Arms PH, and nearly all brickwork in the **Suburban Growth Sub-Area**),
- more evenly toned, darker brown bricks in much of the early to mid twentieth century buildings (eg. The Black Horse Inn, Nos.90-104 and 12-40 Front Street, Hartley Avenue)

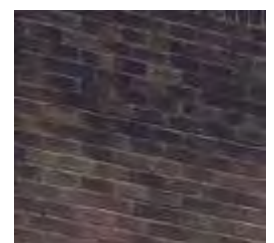
Within these there is considerable variety, illustrating the area's phased growth. Most is laid in English garden wall bond (mainly 3 rows of stretchers to 1 of headers) or, in later buildings, in stretcher bond. Nos.12-40 Front Street stand out in their use of attractive Flemish bond. Pointing – the way mortar is finished off between the bricks – is generally flush or slightly recessed. As bricks in the older buildings are more rough, pointing tends to be more visually prominent, whilst the crisper lines of later brickwork makes pointing finer and less noticeable.



Purple-brown and red-brown Victorian bricks, Front Street



Smoother, brighter red bricks, Q's Rd and St R's Rd



Dark brown 1920s bricks, Front Street



Various examples of brick detailing, including St Peter's Ch (below), Suburban Growth Sub-Area



Brick is often used instead of stone for architectural detailing, to highlight windows, doors, gables, eaves and chimneys, as notional quoins, and as patterning in elevations, particularly in the early to mid twentieth century buildings. Many houses in the **Suburban**

Growth Sub-Area make particular play of brick 'specials' for detailing. The three suburban churches use rich dark red-brown bricks for masonry and their subtle, stripped Romanesque detailing (eg. St Peter's buttresses, St John's window arches). Village Farmhouse's grey-brown bricks are a later refronting, perhaps attempting to echo the colour of stained sandstone. In the **Village Core Sub-Area**, the choice of brick in more recent buildings is not always good, much of it being too smooth in texture and appearance (eg. Homeprior House), or too uniform in tone

(eg. smooth chocolate brown at Pykerley Mews and dull buff at Alder House and The Fold). That at West House is some of the best recent brickwork.



Half rendered Ship Inn, plus render used inventively in Suburban Growth Sub-Area



The second main masonry treatment is roughcast render, used extensively in the late-Victorian, Edwardian and early to mid twentieth century buildings, though less so in the terraces. It is often used on upper floors above red brick masonry and, in the **Suburban Growth Sub-Area**, is used in a variety of

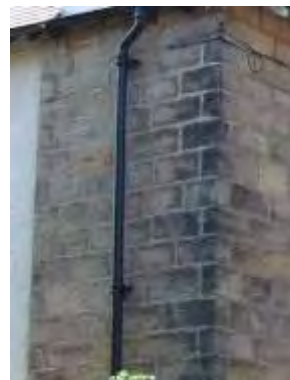
interesting ways to enliven elevations, including gables, chimneys, and eaves. Most roughcast render is, and should remain, unpainted to retain its rich patinated character. Half timbering is a common detail in gables and upper stories (typical of the Old English revival style) where smooth rather than roughcast render is used. Housing at the top end of Holywell Avenue is particularly accomplished in this style, whilst housing on Cauldwell Lane, Cauldwell Close, Woodleigh Road (and one or two other sites) is entirely rendered and whitewashed, definitive of its strong cottage revival style.



Roughcast render, Holywell Avenue and Beverly Road

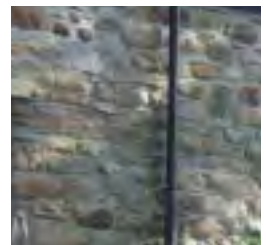


Smother render on whole house, Cauldwell Lane



A variety of yellow sandstones used as architectural detailing in the Suburban Growth Sub-Area. Mature, well-patinated local sandstone in a boundary wall and farmhouse elevation, Village Core

Although not prevalent, several of the prominent earlier buildings in the **Village Core Sub-Area** are in



Rubble sandstone (Meth'ist Ch) and ashlar (M House)



stone, either throughout (eg. Monkseaton Cottage, Garden House, Methodist Church, South West Farmhouse), or just to the sides and rear (eg. Monkseaton House). The stone is natural, local, yellow sandstone, being either rubble or ashlar, laid in uneven courses. It has gained the rich patina of age, creating an attractive, mature, weathered texture. Sandstone is used for architectural detailing – modestly in the **Village Core Sub-Area** (eg. eaves, watertabling, window sills, steps), and more vigorously in the **Suburban Growth Sub-**

Area where, in some houses, bay windows, porches, door surrounds, quoins and

other features are expertly moulded to enliven elevations. Nos.62-64 Marine Avenue are unusual for the sub-area in being entirely in sandstone, with a rustic feel. Nos.12-40 Front Street have non-local red sandstone pilasters between the shopfronts, echoing rather than contrasting with its bricks. Artificial stone detailing is used in more recent brick buildings (eg. West House), and Wilson Court uses large areas of red artificial stone blockwork and vertical strips of render, quite out-of-keeping with the area's traditional masonry. All natural stone would originally have been unpainted and much remains so, patinating to an attractive rich, textured appearance. All unpainted stone should remain unpainted to retain this character. Local sandstone is also used in many historic boundary walls (see from page 59).

Several other masonry treatments are used as detailing to enliven elevations, particularly in the **Suburban Growth Sub-Area**. Red clay tile hanging is common on bay windows and some upper floors (revived well at Village Court), often with shaped patterns. Rustic timber cladding is a feature of Hartley Avenue, evocative of its cottage revival style. In a few places (eg. Marine Avenue), terracotta detailing



is used instead of brick, eg. on bay windows, eaves and string courses. Smart green glazed brick pilasters divide shopfronts at Nos.21-43 Cauldwell Lane, a rare high quality feature. There are also two rare large faience signs, both with flowing Art Nouveau influences – a green name plate on the Ship Inn and a brown, heart-shaped date shield high on the corner of Kenilworth Road and St Ronan's Road, a prominent and distinctive flourish. Light beige faience is also used extensively and with flare at the station, highlighting arches over windows and doors, entrance arches, and former ticket office windows. Village Court's converted homes have stone plaques on their south elevations, visible at a distance from Percy Avenue.

Some recent buildings have not responded well to the animated character that these masonry treatments bring, resulting in plain brick buildings with little of the visual energy that characterises the vast majority of the area's buildings.

5.4.5 **Doorways**

Attention to detail with doors and doorways illustrates the high quality of both built sub-areas. They are adapted to the architectural style being used and are often designed to make impressive statements of status where they will be seen by visitors and passers-by.

In the **Suburban Growth Sub-Area**, most doorways are emphasised with porches or hoods. Many of these are extremely showy features, with moulded or turned joinery supporting tile, slate, timber or lead hoods or roofs, to a variety of simple or complex shapes. Most porches are open, but some are glazed with low brick plinths and beaded timber windows. A few are in stone, and a few are solid masonry with feature side lights in



such a concentration of well-maintained high quality craftsmanship is a big part of the area's special interest.



Later cottage revival houses in this sub-area tend not to have porches, instead recessing their doorway into the body of the house, perhaps with a small tiled hood (eg. top end of Holywell Avenue, Hartley Avenue).



Enclosing this recess as a glazed porch often flattens the appearance of the building and disguises the doorway. Houses around Cauldwell Lane and Woodleigh Road have Tudor arch solid panelled doors, typical of their Arts & Crafts influence.



Typical doorway joinery, Suburban Growth Sub-Area



Above: Simpler cottage revival style doorways, Suburban Growth Sub-Area
Below: paired doorways in this sub-area's terraces





Typical original doorways, canopies and porches in detached and semi-detached houses, Suburban Growth Sub-Area

In the **Village Core Sub-Area**, there are fewer porches, doorways instead emphasised with simple sandstone doorcases. Late Georgian Monkseaton House has a round-headed doorcase with delicate fanlight. Clayton House's south front



Various Village Core Sub-Area doorways, including M. House (top left), flats above shops (top right), Bygate Road's lattice porches and Black Horse PH



has something similar, its later street doorway a more robust Classical feature. Later Victorian Nos.60-62 Front Street have more richly moulded door surrounds, similar to many on Marine Avenue. Doorways in the earlier, simpler terraces tend to have only a stone lintel and steps, but Nos.1-3

Chapel Lane have pitched-roof timber hoods on decorated brackets, and Nos.6-10 Bygate Lane have unusual latticework porches which give them a happy country cottage feel (the reason for the masons' motif in the pediment of each is unknown).

Throughout the conservation area, earlier doorways incorporate an overlight rather than having glass in the door, but Edwardian and early to mid twentieth century doors are usually part-glazed, often with intricate glazing bar patterns or leading. Many will also extend the use of high quality natural materials from the front step onto the lobby, perhaps with coloured clay floor tiles, or timber wall panelling.



Lobby floor and overlight with timber beading, leading and painted glass

The majority of original timber doors are in place in the area, integral to the authentic presence of doorways, particularly where they have decorative panels, mouldings or beading. Some have double doors to increase their authority. The most historically appropriate ones are in dark, rich colours such as black, reds,

browns, ochres, greens and blues. Frames are nearly always white or off white, but some Victorian designs use dark rich colours for the frames too. Plenty of traditional door furniture survives, generally in brass, including knobs, keyholes, knockers, letter boxes and bell pushes – all add richness to doorways. Original enamelled house numbers on doorways and gate posts are also common.



Historic gates, garages doors, the former brewery's side carriage arch, plus doorways at the station and churches

Many rear openings in the terraces have been altered but several ledged and braced back gates do survive, traditionally painted the same colour as the front door. There is



also a large rustic gate next to Monkseaton House. Throughout the area, several early side-hung part-glazed timber garage doors survive, also traditionally following the house's colour scheme. Similar commercial openings survive at Waverley Avenue, whilst a low round-arched carriage arch with timber gates on Relton Terrace is a particularly important feature indicating the past use of the site behind as the Monkseaton brewery (see page 15).

The lack of street doorways to nearly all of the later blocks of flats goes against the village-like origins of the area (eg. Alder Court, The Fold, West House, Wilson Court). Wilson Court in particular presents a very dead frontage with huge functional vent openings.



Dead frontage with no doors, Wilson Court

The Monkseaton Arms PH has had a large side conservatory added as a porch. As is typical of landmark public buildings, the churches and station make particular play of their doorways – Monkseaton Methodist Church has had a large (though not overpowering) gabled porch added to emphasise its entrance, St Andrew's has

copper-clad doors, St Peter's doors are heavy oak (its church hall has a gilded cross-keys motif over the door), and St John's has particularly special Classical moulded stone porches. Although the station's faience entrance arches are impressive, the glazed canopy once covering them was removed in 1992 (stone brackets remain) and other doors are plain modern replacements.

5.4.6 **Windows**

Like doorways, treatment of windows is part of the high quality attention to detail in the area's architecture.

Earlier window openings are strongly vertical, one of the defining features of late Georgian and Victorian architecture. Early window openings in the **Village Core Sub-Area** are simple with square or angled natural sandstone sills and lintels (often with chamfered edges or other modest detailing). Most later openings are larger and more horizontal, but subdivision of the windows within them still strongly emphasises verticality. Window openings in the **Suburban Growth Sub-Area** can be particularly big to match the scale of the



Setting window back in a reveal adds character and depth to the elevation



buildings, and there are a few different shapes too (round-headed, circular, oval, etc.), as well as copious brick, timber or stone detailing. Openings in more recent buildings can be meagre by comparison, the window-to-wall ratio very low creating a blank appearance (eg. Wilson Court).

High quality leaded and painted lights, St George's Crescent. Not all windows are rectangular, Queen's Road. Modern windows seem mean by comparison



Bay windows are not common in the earliest buildings of the **Village Core Sub-Area** (those on Clayton House's street front are some of the earliest), but they are common on later ones, eg. the pubs, the Edwardian flats above shops (eg. Nos.6-11b Front Street) and Cauldwell Lane. However, in the **Suburban Growth Sub-Area** bay windows are a definitive feature of the architecture. Here a wide variety of single and two storey, angled, curved, faceted or square bays are used to animate the front, side and rear elevations. Some match the house in materials and roof, others are enlivened with contrasting sandstone, brickwork, tile, timber or render, plus lead, slate or tile roofs.



Oriel (hanging) bay window in 1930s maisonettes, Front Street. Full height bay windows are key to the Suburban Growth Sub-Area

Double-height bays often extend up into roof gables. Flat roofed bays have solid or balustraded parapets; a handful have iron balustrades. Roofs of single storey bays often extend sideways to cover the doorway as a porch; one or two of these have a timber balcony above. Bay windows are attractive, prominent features which help define the distinctive grand nature of the architecture in this sub-area.



Bay windows in the Suburban Growth Sub-Area are varied and high quality



Of the conservation area’s windows themselves, many survive from late Victorian, Edwardian and early to mid twentieth century buildings, but there are few in the earlier buildings in the village core (slender sashes at the Friends Meeting House are replicas?). A few original windows are in place in the Victorian terraces here, eg. No.15 The Fold. Traditionally, all windows would be set back from the face of the building in a reveal of at least a header’s depth (or more in the Suburban Growth Sub-Area’s richer designs), adding life and character to elevations.

Traditional windows in the area’s late Georgian and Victorian buildings would be double-hung vertical sliding timber sashes. These have influenced all the later windows in the area – as Victorians produced larger panes of glass, glazing bars were used less (eg. west end of Marine Avenue) but, by the Edwardian period and later, glazing bars were reintroduced as decorative features, usually only in the top sash (eg. the Ship Inn), which was often smaller than the bottom sash. Early to mid twentieth century buildings began to use side and top-hung casements instead of sliding sashes, still with smaller toplights containing leaded, painted or textured glass (eg. Beverley Road), whilst others used a mixture (eg. Monkseaton Arms PH has first floor sliding sashes and attic level side-hung casements). Such types are the basis for all the area’s windows and, like doorways, high concentrations survive to contribute to the area’s special interest.



Typical Edwardian, 1920s and 1930s windows, Suburban Growth Sub-Area

Nos.12-40 Front Street's Georgian influence is shown in their multi-pane windows. Surviving original windows to Nos.90-104 Front Street have a faint Art Deco theme in their horizontal glazing bars, although the windows themselves are still vertical in emphasis. Later cottage revival buildings have distinctive rustic windows with chunky black-stained timber sub-frames and metal or timber leaded windows. The authentic use of leaded glass is important to many windows in this sub-area, where each pane is individually leaded into the window, creating intricate and lively reflections which add to the vitality of the architecture. Lead is sometimes applied to a single pane of glass instead, but this does not have the same effect, leaving a flatter appearance. Heraldic devices are common in the coloured and leaded glass.



Individually leaded panes of glass



Windows within horizontal window openings are still subdivided vertically, Suburban Growth Sub-Area



Neo-Georgian windows and typical Edwardian sliding sashes with smaller beaded top sashes



Late Georgian and Victorian window frames were usually painted off-white. Later ones are nearly always white, but it is traditional for some Edwardian and early twentieth century windows to have the timber sub-frame painted the same colour as the front door, and only the window frame itself painted white.

The Library has full concrete surrounds typical of 1950s architecture (but which are not typical of the area, despite being copied at Wilson Court). The large horizontal

windows of the 1960s and 1970s buildings are typical of their style but do not reflect the historic qualities of the



St John's Romanesque windows. Replacement station windows

area's dominant architecture, looking out of place. St John's and St Peter's churches have distinctive round-headed window openings with stepped brick reveals, definitive of their Romanesque style, which contain leaded metal windows. St Andrew's openings are square, the windows plastic replacements. Like its door joinery, the station's windows are timber replacements, not set in a very deep reveal, somewhat flattening their appearance.



Horizontal 1960s and 1970s windows go against the grain of the area's traditional windows

5.4.7 **Shopfronts**

Due to the central location, there are many shopfronts in the **Village Core Sub-Area** and on St Ronan's Road in the **Suburban Growth Sub-Area**, most in purpose-built shops with side doors to flats above. A handful have been inserted into houses converted to shops (eg. Nos.13-19 Front Street). There are also some

single shops that have been turned over to houses, taking out the shopfront in



Intact and well-maintained shopfronts are found in high concentrations. Most signs are traditional hand-painted lettering

the process, including No.3 St Ronan's Road and, most unfortunately, No.7 Percy Terrace (Scott & Robson's Stores) which



had a small shopfront facing the village green shown in many historic images, now a plain modern house frontage.

Shopfronts are found in the Edwardian and early to mid twentieth century terraces at either end of the village core. The earliest ones appear to be Nos.6-11b Front Street and Nos.14-44 St Ronan's Road, which set the tone for Nos.21-43 Cauldwell Lane which soon followed, plus later Nos.2-72 Cauldwell Lane and Nos.90-104 and 12-40 Front Street. (It is possible that Nos.22-36 Cauldwell Lane were intended as shops with flats above, but were finished off as Tyneside flats – the concrete lintels suggest a shopfront opening, but domestic bay windows beneath look original.)



Planned as shops, built as housing?



Well-designed traditional shopfronts were always in harmony with the rest of the building above as well as other neighbouring shops on the street. Shopfronts here are high



Leaded toplights with painted and textured glass are characteristic

quality traditional timber features, comprising shop windows above timber or masonry stall-risers, framed by pilasters, and topped with an entablature on brackets, comprising architrave, fascia (containing signage) and cornice. Most doorways are recessed into a porch, many with a terrazzo or tiled thresh. Enamelled number plates on some are rare survivals. Because the shops are relatively late, mouldings are not too ornate (no heavy scroll brackets here), being based instead on simple, elegant chamfered timberwork, some with additional flourishes (eg. Nos.14-16 St Ronan's Road's small Corinthian scrolls, and No.18 Front Street's Art Deco top-light glazing bars). A particular feature of the shop windows are coloured

Doorways are recessed, often with terrazzo or tiled thresh



and leaded toplights above timber mullions – it is particularly fortunate that so many of these survive, adding great personality to each shop. Nos.12-40 Front Street use chunky, Old English



Shopfront brackets and mouldings are simple and elegant

revival style joinery to great effect, creating idiosyncratic shopfronts which still accurately use all the traditional design elements, including coloured leaded top lights and recessed doorways, but add a simple village-like appearance ideal for the setting – even down to the iron bolts holding them together. (The same designs are found at Claremont Road and Seatonville Road outside the conservation area.)

Although there are several modern replacements, each terrace of shops tends to survive as a set piece and they have great group value. Many are painted appropriate dark rich colours and are well-kept. Such a high concentration of good quality intact shopfront joinery and glazing is rare, particularly on side streets such as Nos.14-44 St Ronan’s Road, where conversion to residential long ago might unfortunately have been expected. The most altered are Nos.90-104 Front Street.

5.4.8 Roofs, Gables and Dormers

Most roofs in the conservation are unaltered and are important architectural features which enliven the character of the area considerably.

Traditional dual pitch roofs without hips are the basis for the **Village Core Sub-Area**, illustrating its simple rural architectural beginnings. Pitches vary, several older buildings having slopes which are notably steeper (eg. Friends Meeting House) or more shallow (eg. Monkseaton Methodist Church) than most. Attic space with daylight was not part of the original design of many of the earlier simpler buildings, most being designed with ‘clean’ roofscapes, particularly to the front. Roofs from the early to mid twentieth century in this sub-area tend to echo those found in the Suburban Growth Sub-Area, enlivened with hips, gables and dormers. Nos.12-40 Front Street have a tall, striking hipped roof form with long flat dormers typical of the period. Friends Meeting House and Monkseaton Cottage both have later dormers.



Roofs are quite simple in the Village Core Sub-Area





In the **Suburban Growth Sub-Area**, roofs take on more energy with complex, stepped shapes bringing the roofscape to life. A variety of gables, hips and dormers are used to create dramatic, cascading forms which are key to this sub-area's special interest. Most roofs here have a large gable to the street, varying in size and design, from the quite modest – just peaks above bay windows – to what can be almost a full additional storey in the roof space. Gables create attractive visual rhythms along the streets, many being visually prominent through and above the trees. Designs are quite varied, demonstrating individuality and architectural quality.

A steep mansard roof on a large pair of semis in St George's Crescent is the closest any traditional building in the area comes to three storeys. It is a dominant, chunky roof form without the lightness of those with gables and hips, and if, as at Holywell Mews (Holywell Avenue), it is weakly detailed, this roof form can have a rather harsh appearance.

Rooflights are not a common traditional feature of the area's architecture, largely because of the number of gable windows. Small frameless panes of glass – 'glass slates' – are used in some of the earlier Welsh slate roofs, often to the rear.



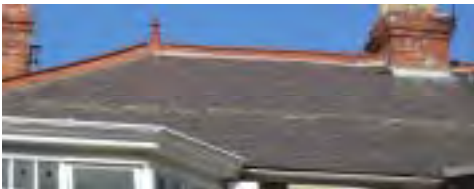
Striking roof forms create attractive visual rhythms along the suburban streets. Inset: 'glass slate' rooflight, Cauldwell Lane



Gables and dormers are key to the designs



Catslide dormer, Bygate Road



Red ridge with finial, and a patterned slate band



Varied cottage revival style roofs, Holywell Avenue



Heavy mansard roof, St George's Crescent



Red clay plain tiled hips and gables, Front Street

Three traditional roof coverings are found across the conservation area. Natural Welsh slate is used on most Victorian and Edwardian buildings and on some of the later buildings in the suburban streets, north of the railway line. Welsh slate is rough-looking with slightly uneven edges and subtle variations in shade and tone – often with purple hints – which helps define the richness and texture of the area's character. Patterned bands are sometimes incorporated in the slopes using slates of a different tone and shape.

Most of the early to mid twentieth century buildings across the conservation area use either red clay plain tiles or red interlocking clay pantiles. The first are thicker and smaller, creating a vibrancy to the roofscape; various tones and textures are used. Interlocking pantiles are much brighter, bringing the roofscape prominently to life. Rural cottage revival buildings use these, and several different designs can be found.

Eaves are treated in a variety of ways, the simplest being flat timber boards or stepped brick, used on most of the earlier, simpler buildings in the village core (eg. Nos.9-19 The Fold). Monkseaton House, Monkseaton Cottage and Clayton House have attractive moulded cornices in timber or stone. Eaves on the later buildings tend to overhang more, some exaggerated as part of the dramatic roof designs. Similarly, verges on the earlier buildings are plain or finished with stone watertabling, whilst those on later buildings have bargeboards in a wide variety of designs, some simple, some quite ornate. Most ridges are red clay but some on earlier slate roofs are grey. Red finials are prominent features on the skyline in the later buildings. Valleys are traditionally lead lined.

Roofs on the cottage revival buildings are designed to lower their perceived height and proportions, to make



Welsh slate, Cauldwell Lane



Red clay plain tiles, Front St and Holywell Avenue



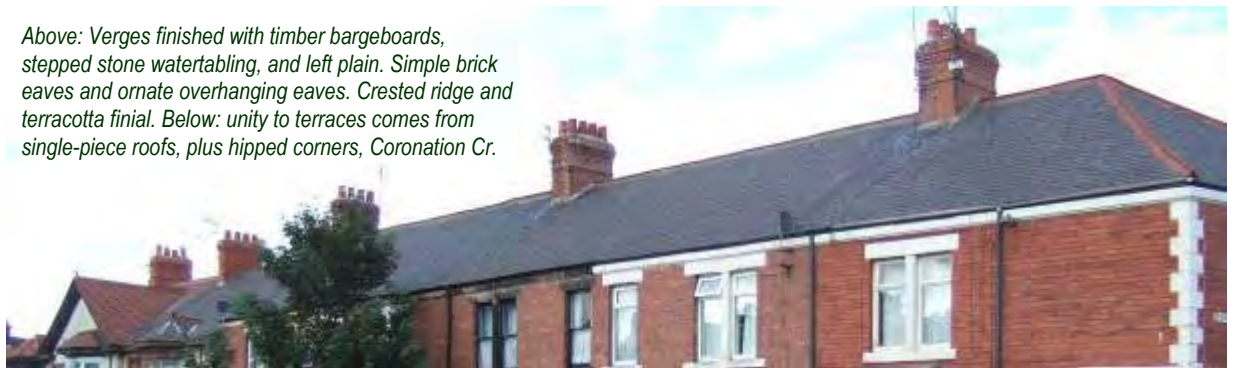
Interlocking pantiles of various tones, C'well Ln and H'ley Ave



them appear smaller-scale. In some, gables are extended down almost to ground level, whilst others appear to



Above: Verges finished with timber bargeboards, stepped stone watertabling, and left plain. Simple brick eaves and ornate overhanging eaves. Crested ridge and terracotta finial. Below: unity to terraces comes from single-piece roofs, plus hipped corners, Coronation Cr.



have only one-and-a-half storeys, the tops of first floor windows protruding into the roof as dormers. They also use catslide dormers (wide dormers with a pitched roof parallel to, but slightly steeper than, the main roof pitch), typical of the Arts & Craft influence. In the terraces, Welsh slate roofs and red ridges provide a degree of unity, generally using hips to turn corners.

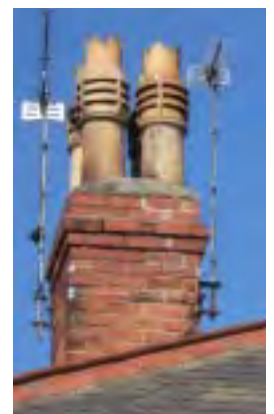
Most roofs from the later twentieth century use modern man-made tiles or slates which do not have the attractive visual qualities of natural materials, deadening the roofscape. West House uses natural materials well on its new roof. The suburban churches use red plain clay tiles well on their robust hipped roof forms, particularly St John's.

5.4.9 **Chimneys**



Chimneys and pots bring Beech Grove's roofscape to life

Chimneys are a recurrent traditional feature helping to define the architecture's lively appearance. They add to the roofscape considerably, particularly where rooftops are not obscured by trees, eg. St Ronan's Road, Beech Grove. The lie of the land also makes them visually



prominent on the horizon in many parts of the **Village Core Sub-Area**. In older buildings, main chimneys are usually at the ridge with secondary ones to the rear or on offshots (where they can be taller). Newer chimneys are usually smaller, more square and lower. In the Georgian-influenced 1920s and 1930s terraces of the



Village Core Sub-Area, chimneys are quite low, stretching across the depth of the house.

In the **Suburban Growth Sub-Area**,

chimneys are used as part of the architectural vocabulary of the buildings, most being stout and



Chimneys are traditional features which enliven the architecture and street scene, particularly in the suburban streets

sturdy in appearance with sizeable proportions. Here, they are often not at the ridge, instead piercing the roof slope in a variety of visually interesting ways. Some chimneys in the later cottage revival style houses have Tudor influences. Nearly all chimneys in the area are brick and the detail varies considerably, but most have shaped tops. Many pots survive, most cream or red clay. Where chimneys are absent in more modern buildings, roofscapes appear much blander (eg. Homeprior House, Rosebery Court). 1970s bungalows at Kensington Close successfully incorporate chimneys in their shaped roofscape.

5.4.10 **Rainwater Goods**

Gutters and downcomers (drainpipes) are generally not prominent features of the architectural design but many survive in place, even if discretely. In the terraces, downcomers add to vertical rhythm, eg. Kenilworth Road, Beech Grove. There are generally two types of gutter: those concealed within moulded or parapeted



High quality rainwater goods. Station, Nos.12-40 Front St, St John's Ch.

eaves, probably lead lined, and those applied directly to eaves. In the first type, the downcomer cuts through the moulded eaves; in the second type, where eaves overhang, the downcomer tends to be shaped around them. The quality and periods of the architecture in the area mean almost all rainwater goods would have been cast-iron painted black; much of this survives (some on Victorian houses matches the joinery colour scheme). Several good hoppers survive, the most distinctive being robust square section iron hoppers and downcomers with decoration (eg. Hartley Avenue, Nos.21-40 Front Street, St Andrew's). The station has surviving decorative iron hoppers, and St John's curvaceous hoppers are quite unusual. A distinctive hanging chain is used as a downcomer at No.1 Pykerley Mews, a feature often found in houses influenced by the Modern Movement.

5.5 **Contribution of Spaces**

Spaces, both large and small, make a significant contribution to the detailed character of the area in all sub-areas. The **Open Spaces Sub-Area** is obviously defined by the character of its spaces. The main spaces in the conservation area are:

Village Core and Suburban Growth Sub-Areas

- spaces at the village green, Relton Terrace and Hawthorn Gardens
- The Fold
- front gardens
- back gardens
- Village Court
- Beverley Road tennis courts

Open Spaces Sub-Area

- Souter Park, Churchill Playing Fields and footpath
- Metro corridor
- Marmion Terrace play area

As well as these, the roads, pavements and verges are also considered.

Together these represent a significant amount of green open space in the conservation area, and there is more beyond the boundary elsewhere in the neighbourhood, including allotments and school fields. Trees make a significant contribution to most of these spaces, particularly street trees and those around Churchill Playing Fields. The green nature of the area can be seen in the aerial photograph on the back page.

The collective contribution that these spaces make to urban ecology must be high, particularly as they are linked together, and this should be recognised in their future management.

Two spaces make a negative contribution – that on the corner of Bygate Road and Coronation Crescent, and a disused and derelict garage block / commercial unit off Back Lane – both discussed below.

5.5.1 **Spaces at the Village Green, Relton Terrace and Hawthorn Gardens**

Small triangular spaces create incidental but locally distinctive punctuation points at



Former village green, Front Street



three places in the **Village Core** and **Suburban Growth Sub-Areas**. There are several other incidental verges, discussed from page 74 below.

The first triangle is the former village green outside the Black Horse Inn and the Ship

Inn. The original size and function of this space is unclear (see from page 20) but historic images show its character

has changed much over many years – from an undefined stretch of space, to a formal planted garden with railings, to a more complex space with parking, subterranean toilets, paths, low stone boundary walls, a stone bus shelter, and trees. In 2006, the toilets and shelter were removed, together with much of the walls, paths, trees and foliage, and half of the space was hard landscaped, with new trees, benches and a metal bus shelter. This is now an attractive and distinctive space with some greenery but the layout has little historic reference and, with paths, roads and parking still dominating (particularly in front of the Ship Inn), it has left a disjointed patchwork of elements which struggle to create a key focal point in the village core.

The second incidental space, a grassed triangle on Relton Terrace at the bottom of Percy Terrace, is more characterful. This has always been a wide junction at the foot of the



Open space and horse trough, corner of Relton Tce and Percy Tce

bank behind the north side of Front Street, and also the site of an early pond. In the 1920s, the road layout and grassed triangle were formalised, a single tree planted and, in July 1927, a



stone water trough and drinking fountain installed by the Metropolitan Drinking Fountain & Cattle Trough Association. This survives (fittings gone) as one of the key features in the area's public realm, but the drinking fountain part has become detached and sits on the ground behind the trough, itself poorly repaired in concrete. To today's eye, the amount of grass seems meagre compared to the width of the pavements and roads around it (particularly the now blocked-off road to the east), but the space does visually connect with verges and trees on the opposite side of Relton Terrace (just outside the conservation area boundary) to create a pleasant incident in the village.

The third focal triangle was created in the early twentieth century when Hawthorn Gardens was laid out to meet Marine Avenue. The 3rd Edition OS Map shows it with a tree, and a 1950s photo shows it with several mature trees, shrubs and a



Somewhat cluttered open space at the junction of Marine Avenue and Hawthorn Gardens

phone box in the western corner. Today, it still has a tree but is hard surfaced and is somewhat cluttered by a road sign, utility box, telegraph pole and bus shelter. Even if the detail of this space tends to let it down, as a planned road junction it is a rather grand gesture on this main route through the area, surrounded by large scale housing and tall trees.

5.5.2 **The Fold**



The Fold

The square in the middle of The Fold is an uninspiring focus for a corner of the village which must have had quite an interesting layout and appearance before comprehensive redevelopment. A square of flat grass surrounded by retaining walls, concrete paths and tarmac roads, it has a bland, engineered feel but several small

trees do enliven it. Gardens to earlier Nos.9-19 appear to have been intentionally left undivided so as to be part of the space, meaning the changes to those at the north end are somewhat intrusive. The adjoining sunken garden to Rosebery Court is largely hidden from view, whilst the unrelieved engineering which has created the sparse back gardens to Nos.28-46 is too prominent along Back Lane.

5.5.3 **Front Gardens**

Typical of low density late Victorian, Edwardian and early twentieth century development, front gardens in the **Suburban Growth Sub-Area** help define the character of the area and are fundamental to its green, leafy, mature appeal as a residential neighbourhood. Much of the **Village Core Sub-Area** also benefits from prominent front gardens; only later back-of-pavement terraces do not include them.



Front gardens on Front Street and Marine Ave



Typical front gardens in the suburban streets



Front gardens in the **Suburban Growth Sub-Area** are particularly important to character, being generally well-established, well-kept and a strong indicator of civic pride. Most have lawns with beds of shrubs, perennials, ornamental trees and conifers. Paths wind to the front door from the vehicular entrance at the side of the plot. Some gardens have quite a formal layout, others are more casual and ‘cottagey’, whilst many take satisfaction in seasonal bedding, hanging baskets and doorstep pots.

There are two traditional types of front garden boundary in the conservation area:

- suburban gardens are bound by a combination of low brick walls, railings, rustic timber fences and hedges,
- rural cottage revival gardens are bound by a combination of verges, chain link fences, picket fences, hedges and cottage planting.

The first type is found in both the **Village Core** and **Suburban Growth Sub-Areas**. The most characterful of these have a low wall with a neat, thick, but not too tall hedge above,



perhaps growing through railings or a rustic timber fence on top of the wall. On Marine Avenue, the hedge tends to be much taller, shielding the house from the street. In all cases, the wall tends

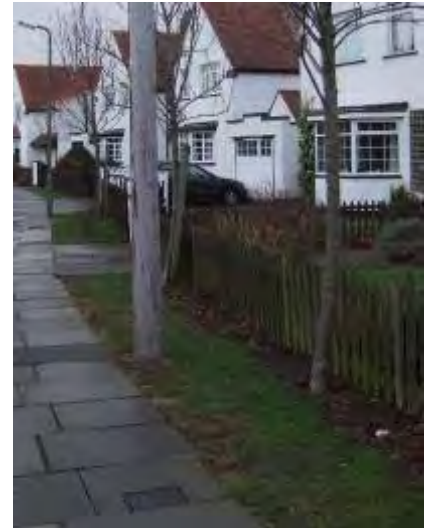


to match the architecture of the house, but is generally low and topped with rusticated chamfered sandstone blocks, brick ‘specials’, or terracotta coping stones. The thick roll-topped terracotta copes on Marmion Terrace are particularly special. Very few original metal railings survive but a few can be seen, including small fragments in places. The character of gardens to terraced housing is greatly improved if subdivisions between the gardens are retained. Much of Marmion Terrace is rare in having railings (with a twisted barley sugar design) survive between the front doors of each pair of Tyneside flats, and between each garden. In all gardens, the original front and dividing boundary treatments are part of the garden’s overall appeal, firmly linking the space to the house through style and materials.



The second type, found in the later streets of the **Suburban Growth Sub-Area**, is softer, more informal and picturesque, with the exact boundary between

Typical garden boundaries of the first, suburban type. Marmion Terrace’s railings and terracotta copes are top left. The railings top right, appear to be original



Typical garden boundaries of the second, rural cottage revival type. The grass verges and tree cover are crucial to the picturesque qualities of these gardens

the garden and the verge outside often blurred by copious cottagey planting. A chain link or picket fence traditionally defines the boundary, through which the planting grows, as well as planting out on the verge. In these gardens, the existence of a grass verge between the garden and the path is crucial for its



Enamelled number plate on a gatepost. This cottage on Cauldwell Close has a picket fence, verge, gravel drive and rustic drive gates

success. Where this has been eroded, it notably harms the character of the street scene and the setting of the house (eg. Nos.6-7 Percy Terrace). Similarly, where a hard boundary is used instead of a fence and planting, this breaks down detailed character, creating a more formal, sterile scene inappropriate for a rustic, cottage revival setting. Several enamelled number plates survive on gateposts.

Many gardens on Cauldwell Lane, Marine Avenue and the south end of Holywell Avenue are large enough for a drive. The best of those on Marine Avenue and Cauldwell Lane are in an informal hoggin or gravel surface rather than hard materials. Marine Avenue's gardens were built with hefty rustic timber gate posts



Gravel drive, neat hedge and rustic picket gates



Thick foliage boundaries, gates and gate piers, and large gardens, Marine Avenue

and large gates of varying designs, echoing the rural origins of the village. Five-bar or other rustic drive gates survive and are characterful, fitting features for these locations. Several gardens also have small arbours or pantiled sheds which add to the rustic informality. Gate posts either match the boundary wall, or are in decorative stone, or rusticated timber. In other gardens, parking has been created from the garden itself. This is generally destructive of the green setting and often the boundary wall as well, but in one or two places has been satisfactorily achieved

Parking created from a front garden

by keeping plenty of planting, and not using hard surfaces.

Also in the larger gardens there are several quite tall trees, the effect being to shroud the garden and house in a veil of foliage, both from a distance through tree crowns and close-at-hand through back-of-pavement hedges. Higher density terraces in the south-west have much smaller front gardens, but they still make an attractive contribution to the area's appearance, particularly along Beech Grove and pedestrian-only Kensington Gardens which is thick with overhanging foliage.



Kensington Gardens

The grounds of St Peter's Church are plain grass with a low beech hedge, several shrubs and a small ornamental garden at the apse. At St Andrew's, hard surfaces, neat shrubs and large beds have replaced grass. A low stone plinth wall with a simple 1920s feel survives here, part still with its metal trip rail. St John's Methodist Church is raised up from Ilfracombe Gardens behind a bank of foliage. Tall trees border it along Balmoral Gardens but its car-park to the rear is plain tarmac.

In the **Village Core Sub-Area**, mature, well-kept front gardens on the steepest part of Front Street are particularly important to village-like character as they emphasise a strong residential element to the street's life compared to retail at either end. It is possible, however, that these gardens have been slightly shortened in order to

widen the road, as the boundary walls to Monkseaton Cottage, Monkseaton House, Friends Meeting House and Clayton House have been rebuilt at the same time in a plain brown brick, a poor modern choice compared to the richness of the historic brick, stone and render of the buildings themselves. It also adds an



Front Street's attractive gardens near the centre of the street, with their inappropriate modern brick boundary walls



*Above: Gardens converted to hard-standing
Below: M Methodist Church's large garden*



unwelcome sameness to a street characterised by strings of separate buildings rather than uniform terraces. Elsewhere on Front Street, some front gardens have been subsumed into the pavement as houses became shops (eg. Nos.13-19, Village Farmhouse), whilst others have simply been surfaced and the boundary wall removed to create hard-standing (eg. Nos.62, 64), an unsuitable solution which destroys the traditional village-like relationship between building, garden and street. Monkseaton Methodist Church's trees and garden, the largest on the street, make a particularly strong contribution, whilst the tarmac forecourt to the neighbouring supermarket is one of the weakest at a key gateway to the village. All but one of its many tall trees to the front were felled in the last decades of the twentieth century.



Throughout the area, front gardens are visually prominent and combine to create a very public display of appealing suburban prosperity. Together with street trees (see from page 74), the overall effect is a strong part of the area's special interest.

5.5.4 **Back Gardens**

Because of the way the plots are laid out in the **Suburban Growth Sub-Area**, back gardens are less visible, but they are generally much larger than front gardens and are just as important in their contribution to the low density, high amenity character of the area. For most, a large, sheltered, well-established back garden is an indispensable part of living in Monkseaton Conservation Area and care should be taken not to weaken their intrinsic significance either by infill development, removing trees, or eroding green maturity.



Prominent back gardens at Churchill Playing Flds, lost in one place to garages



There are places where the maturity of back gardens is very apparent and makes a stronger contribution to appearance, particularly along the east and west boundaries of Churchill Playing Fields, where ornamental trees, hedges and garden foliage are prominent above the high fences and brick walls which bound them here. This

green boundary has been lost in one place by inserting Marlborough House's garages up against the boundary, leaving blank brick walls topped with security wire, compromising the green backdrop to the Fields. Other prominent back gardens in the **Suburban Growth Sub-Area** are those at ends and corners, where billowing foliage and trees can become very prominent over the top of stone or panelled brick boundary walls, important features in their own right (eg. on the south side of Bygate Road, and the east end of Beech Grove).



Prominent back gardens, Bygate Rd & Beech Gr



Victoria Place's gardens are secluded. Former farmyard boundaries survive on Bygate Rd

In the **Village Core Sub-Area**, many original back gardens and farmyards were very large but the gradual suburbanisation of this sub-area has eroded many through subdivision or infill building. Where gardens do survive, however, they are some of the most secluded and rich in the

area, bound by old sandstone walls and tucked away in the tight development pattern (eg. Monkseaton Cottage, Clayton House, Friends Meeting House and Victoria Place). On the south side of Front Street, some back gardens were originally front gardens (eg. South West Farmhouse and Clayton House, which had a smart street front added later) designed to take advantage of a southerly aspect.

Once the largest in Monkseaton, Monkseaton House's gardens were adapted in the mid nineteenth century to take two reservoirs for the neighbouring brewery. But they were still an open space when they were built over in the 1970s with Relton Court. Although a typical approach for the time, this not only harmed the low density of the area (see from page 24), but has also broken down detailed character, keeping only remnant boundary walls (truncated to a plinth poorly topped with concrete) and tall trees to give any indication of age and former character.

Similar development took place inside yards and gardens at East Farm (with Relton Place) and West Farm (with Pykerley Mews). Unlike Village Court (see below), such redevelopments overlaid earlier layouts, severing



Monkseaton House's gardens were built over in the 1970s, & the back wall cropped



the relationship with earlier character, buildings and setting. Similarly, the presence of South West Lodge and No.14 on Bygate Lane has compromised the detailed historic setting of South West Farmhouse and Garden House, as well as increasing development density. Earlier No.12 also altered the development pattern but did retain substantial gardens and early boundary walls. However, in most of these cases, gardens are green and cared for, in many places now contributing to the village-like character of the area with foliage billowing over wall tops or cottagey layouts on display.

5.5.5 Village Court

Village Court is a special local area partly defined by its landscaping and spaces. These paired late-Victorian welfare homes, school and lodge were set out along the



Village Court

middle of a linear plot, with grass and trees in the grounds either side. Although the largest area of grounds was built over when the site was redeveloped in the 1980s, the level of planting incorporated was high and it has matured into a rich, layered scene with an attractive, traditional village feel. It feels a very private space (bound by hedges, brick walls and a large, attractive moulded archway to the east), but avoids a strong institutional air to its layout and planting. Tarmac paths at the grass verge entrance off Norham Road are marked by ivy-clad pergolas on either side. The access road winds into the site to control the views. Inside is a display thick with hedges, tall trees, large shrubs, small lawns and beds of shrubs, perennials and bedding, broken down into individual courtyards and gardens. Hard landscaping is kept to a minimum and hedges line every path. The number and height of the trees make a crucial contribution to its character, shielding views and demonstrating the age of this small estate. Well cared for, this special corner presents a particularly delightful, though private, local scene.

5.5.6 Beverley Park Tennis Courts

A small square out of the already generous development pattern in this part of the conservation area, the Beverley Park tennis courts are a neat, self-contained, well-used open space. The courts are ‘loud’ artificial grass and the mesh railings appear quite prominent because, unlike those at Souter Park, they are not disguised by tree cover or tall hedge boundaries. However, a short boundary hedge and wall do make a contribution and, overall, this space is a positive break in the street layout.



Beverley Park tennis courts

5.5.7 Souter Park, Churchill Playing Fields and Footpath

Souter Park and Churchill Playing Fields are expansive open spaces for active sports use, some of the most concentrated outdoor public provision in the Borough. A public footpath following the second of the former Avenue branch railway lines runs along the west side of the Fields, from Marine Avenue to Monkseaton Drive.



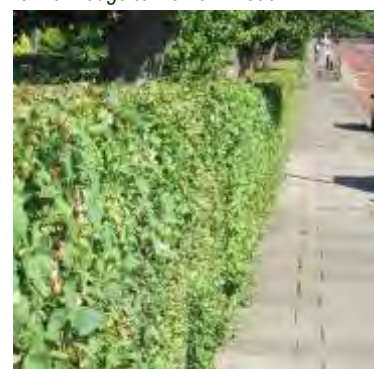
Souter Park: bowling greens, ornamental gardens



Souter Park is a characterful and lively suburban park straddling Marine Avenue, designed for bowls and tennis, plus a small ornamental garden at the south end. The ground is levelled and so sits lower than Marine Avenue, Norham Road and Hartley Avenue which rise to meet the Metro road bridge. Changes in level therefore act as the boundary in most places, plus a variety of low reclaimed stone walls, low beech hedges, jockey rails, and a thick informal tree and hedge boundary along Osborne Gardens. Trees and large shrubs line Marine Avenue, the north-west edge, and Norham Road (a particularly neat and attractive boundary opposite the station). There are no formal accesses, just various stone and concrete steps to negotiate the changes in level (which are convoluted and in need of repair in places). Four neat bowling greens, six hard tennis



Informal hedge to Osborne Gardens, formal hedge to Norham Road



courts and four small pavilions and huts are set amongst a variety of grass and hard landscaping (stone crazy paving is common, as is patchy concrete), with curved beds of shrubs and conifers amongst grass in the ornamental garden. As well as trees, the tennis courts' tall mesh fences are quite dominant in views.

Minimal evidence of the former railway station corridor can still be found. Small stretches of what look like stone and brick platform edging can be seen amongst vegetation on the north boundary with No.40 Hawthorn Gardens, whilst a line of tennis courts sits in the old track bed, edged on the east side by what also appear to be re-surfaced or re-modelled platform edges. Along the path into Churchill Playing Fields, below the tennis courts at the north end, is an historic sandstone wall which may have bound a former field or perhaps the first Avenue branch line at this point.



Boundary wall and possibly re-modelled platform edges from route of first railway



Churchill Playing Fields: cricket field and boundaries



Churchill Playing Fields are also laid out for sports but on a much more expansive scale, with four full-sized football pitches, a cricket field, an athletics track, a hard surfaced car-park and a large children's play area all combining to

create a vast green open space rising gently to Monkseaton Drive in the north. Tall, thick trees line it along the north, west and south-east boundaries; there are only scattered trees along the north-east boundary but the backdrop is significantly enhanced by abundant vegetation from Holywell Avenue's back gardens. (Since the 1938 OS Map, gardens near the middle of Holywell Avenue have been lengthened, enclosing a narrow strip of the fields.) The Fields' main access is a wide, un-gated entrance at the end of Hartley Avenue, next to a small groundskeeper's bungalow. Here there are



Athletics track and children's play area



rather poor first impressions marred by rusty fencing, a large 1960s flat-roofed cricket pavilion, and boxy stores and compounds in an undefined tarmac apron. A second, pedestrian access off Marine Avenue is more attractive, with a neat recessed gateway of reclaimed sandstone piers and plinth wall, and scrolled metal gates and railings, probably installed when Souter Park was first laid out. A tree-lined path runs into the Fields below Souter Park's tennis courts. Inside, the Fields are



Below, pedestrian entrance to Fields off Marine Avenue

distinctive and welcoming, views controlled by the backdrop of trees. A scattered line of trees separates the two northern football pitches, and edge the cricket field and play area. Some of these may represent former field or railway boundaries, which is unclear from map evidence. Jockey rails are also used as boundaries to the cricket field, play area, athletics track and car-park. The pitches and fields have been levelled off leaving some banks and slightly sunken areas below. A large modern pavilion sits amongst the trees at the south end of the floodlit athletics track. A service access off Monkseaton Drive has rusting modern gates, and other gates inside the Fields to control vehicular access are also run-down.



Running along the west boundary of the Fields is a public footpath on the former track bed of the gently sweeping second Avenue railway branch. A metal finger post and a low timber 'waggonways' sign at the small grassed corner off Hartley



Footpath west of Churchill Playing Fields



Avenue point the way from the south. Lined with trees and lit, the route feels pleasant and well-used, the

timber fence and copious trees giving it an attractive country park feel, whilst tree crowns are high enough to allow views into the playing fields.

Souter Park, Churchill Playing Fields and the public footpath combine to create a lively, well-used, vital part of Monkseaton’s everyday suburban life, providing both pleasant intimate spaces and bracing open fields for large scale sports and recreation in a spacious green setting.

5.5.8 **Metro Corridor**

The part of the Metro corridor actually in the conservation area is small – only a



short stretch around the station. It is thickly shrouded in a hedge and tree boundary

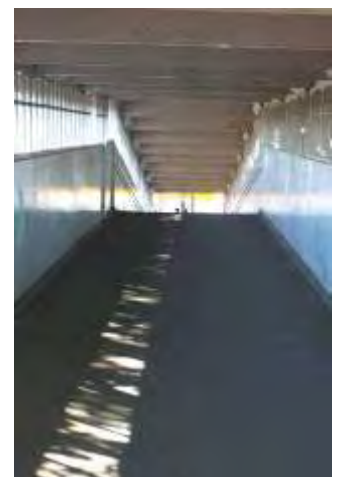
The Metro corridor. The glazed canopy over the east platform dominates this space

along the south side but is more prominent from Norham Road and, of course, from within the station itself. From here, its functional character is quite prominent, dominated by overhead power lines and other operational paraphernalia. Several



The ramped footbridge is another key historic feature of the Metro corridor, particularly the entrance off the road bridge

small buildings and boxes are dotted around amongst mature trackside vegetation, and much is enclosed with tall green metal palling fences. The small car-park off Norham Road is neat but, at the other end of the station, a series of compounds appear more random. The huge barrel of the station’s



iron and glass canopy dominates the Metro corridor lending great status to the area. The platform space under the



Atmospheric platform space beneath the station's glazed canopy, enhanced by Victorian railings and gates

canopy is very atmospheric, enhanced by historic railings and gates. The site of the footbridge crossing the line from Marmion Terrace to Norham Road is historic but the bridge itself is not. The covered ramp from the road bridge down to the west platform is, however, an interesting Victorian feature typical of suburban railway architecture. Altered and with a modern roof, it nonetheless indicates the former intensity of use at this station and is an uncommon feature on the Metro network, many of its Victorian stations having lost or replaced earlier features. Ornate brackets protruding from a landing halfway down were for a bridge over the tracks to a second ramp on the east side, removed in 1997. The simple sandstone entrance off the road bridge is particularly grand, its robust margined ashlar blocks matching the adjoining bridge piers, the bridge itself being grey metal panels. The faded painted letters 'EWS', plus an arrow, on the north east pier are a Second World War sign for an emergency water supply installed at the end of Hartley Ave in readiness for fire-fighting. Common then but now rare, they are worth preserving.



Faded World War II 'Emergency Water Supply' sign

5.5.9 **Marmion Terrace Play Area**



Informal space on Marmion Terrace with play area and the Metro footbridge



This informal triangle of grass runs alongside the railway corridor and is the only undeveloped remnant of former fields left on the south side of the tracks. A simple grassed open space, it



slopes down towards the thick tree and hedge trackside boundary and is attractively edged with trees along Marmion Terrace. A small children's play area is at the south end next to a prefab Scout hut (outside the area). The gap provides a pleasant breathing space at the edge of dense terraced housing to the west and is a well-used route to the footbridge across the Metro line.

5.5.10 Negative Sites

Two small sites currently detract from the appearance of the area. If sensitive development on either were brought forward, enhancements might be possible, but other factors would have to be considered which may preclude development, not least the amenity offered to the conservation area by the car-park on Bygate Road.

The site on the corner of Bygate Road and Coronation Crescent appears to have never been built upon, being one of those early productive gardens behind the farms and cottages on Front Street, perhaps associated with



Car-park, corner of Bygate Road and Coronation Crescent

Bygate Farm opposite on Bygate Road. It is now a blank tarmac car-park, backed by modern retaining and boundary walls and overlooked by the tumbling historic offshots of cottages converted to shops at Nos.13-19 Front Street. Visually, it contributes nothing to the area, detracting from the mature gardens of Coronation Crescent, the bustling suburban Front Street and the smart back-of-pavement propriety of St Ronan’s Road. However, it does provide valuable car-parking space for the village shops.

The other site, a ruinous garage block and forecourt off Back Lane north-east of The Fold, has a similar history. It began as a long garden to development around The Fold and was never incorporated into subsequent redevelopment. This simple rectangle is more tucked away than that on Bygate Road, and sits much lower than The Fold’s artificially elevated housing. Enhancement through development is more likely here, although still with a sensitive eye towards its surroundings. Local people report this site was a Second World War barrage balloon mooring point.



Derelict garage block and forecourt, Back Lane

5.5.11 Roads, Pavements and Verges



Many roads, pavements and verges contribute quite strongly to the character and appearance of the area. Like development which lines them, roads have been suburbanised over the decades, overlaying visual references to the rural village with crisp kerbs and standardised surfaces.



Both the road’s shape and the tree are part of Bygate Road’s character

This is only to be expected, but where minor evidence of past character exists, this should be retained and preserved. For example, a single young tree now sits on a small traffic island in the middle of Bygate Road, a recent replacement for two earlier trees apparently planted here as a local superstition by farmers. This is a distinctive feature of the village, and once the tree matures, it should become a more understandable piece of local history as well as echoing the rural origins of the road. Other, less-used streets like Percy Terrace and Osborne Gardens have a softer more relaxed, feel than, say, Front Street, which should be protected from being stripped away.



Soft, well-established character on Percy Tce & Osborne Gdns



Black and red tarmac roads, and road humps

Roads are either black or red tarmac; where the red is extensively patched with black, there is a confusing and unnecessarily visually prominent appearance to the road surface. Road markings can also be quite prominent in places, particularly where chevrons are used to slow traffic on wide roads (eg. Relton Terrace). Copious white lines detract from the simple, restrained appearance which would better reflect the character of the area. Road humps on Holywell Avenue and Queen's Lane are quite discrete but the need for them is unfortunate. Much of Front Street and many of the junctions joining it are wide, leaving some large areas of tarmac and paving which can be visually dominant (eg. Front Street's junction with Seaton Crescent, and the prominent part of Front Street between Bromley Avenue and The Fold). The narrow strip of paving separating the highway from



parking outside Nos.12-40 Front Street leaves awkward highway engineering visually dominant in the street scene. Kerbs are either concrete or granite, the latter very important to the historic



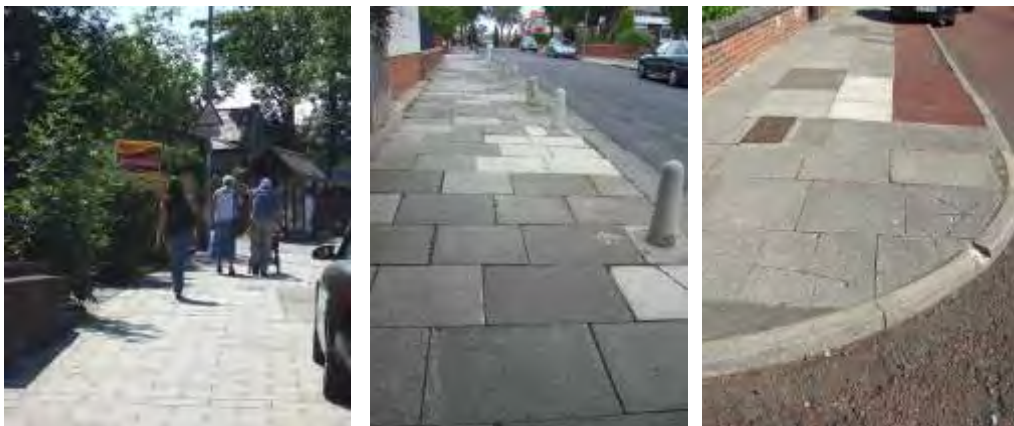
Wide junctions and highway engineering can be intrusive on Front Street



appearance of the streets. Sett-lined gullies also survive in many places, not having been topped with tarmac. Setts are also used in drive crossings, notably on Osborne Avenue where a collection of historic materials adds life and character to the street scene. A rare intact granite chip back lane behind Nos.125-129 Marine Avenue is an important survival, indicating the nature of historic surfaces in the area and generating a rich texture to the scene. The path leading to it has been concreted but an unusual bollard at the entrance off Marine Avenue does survive, again a very rare and important indicator of history and past quality.



Historic kerbs, gullies, drive crossings & back lane surface



Concrete flag pavements, Front Street, Pykerley Road and Queen's Road

Most pavements are concrete flags, some are tarmac. These too can be patchy in appearance. A key characteristic of many of the area's pavements are grass verges, either between

the pavement and the road, or between the pavement and the gardens lining it. Those on the garden side are particularly important to the setting of the rural cottage revival gardens and housing (see from page 62), as well as contributing to the green, suburban feel of the place. Equally, those on the road side add considerably to the quality and character of many of the streets (eg. Beverley Road) and, when combined with street trees and well-established gardens, also significantly enhance the street scene. Neither type of verge should be eroded. Where they have been replaced with hard surfaces (probably due to on-kerb



From top-left: garden-side verges, Relton Tce; entrance to Village Ct; focal corner outside The Lawns, Front St; roadside verges, Beverley Rd; left-over corner, Lyndhurst Ave; tree-lined verges Cauldwell Ln

parking in narrow streets, eg. red tarmac on Holywell Avenue), this tends to stand out visually. Several corners of wide verge also make useful contributions to the street scene (eg. corner of



Attractive cottagey verge, Percy Terrace, eroded at top end

Percy Terrace and Lyndhurst Avenue, at the entrance to Village Court, and outside The Lawns, Kensington Gardens). The raised pavement to Percy Terrace is an interesting and unusual arrangement with worn stone steps at the east end, significantly enhanced by cottagey planting in the verge below. Where this has been eroded at the west end, this significantly detracts from the scene by formalising and sanitising its appearance with blank modern materials.



Street trees make a particularly

significant contribution to the character and appearance of the area. Monkseaton is well known for a significant number of mature native trees in its streets, gardens and open spaces, now mainly sycamore but with some ash and poplar. Collectively they are evocative of the rural past of the village and its fields, and are an important indicator of the age of much of the development in the conservation area, particularly the quantity and height of trees in the **Village**





Various native and ornamental street trees lining roads and verges across the area

Core Sub-Area. Those in the public realm, both here and the **Suburban Growth Sub-Area**, are crucial to the leafy, well-established suburban street scene and make particularly strong contributions along Cauldwell Lane and Marine Avenue.

This mature green character should be protected and managed into the future to ensure long term sustainability.



More recent replacement trees, Q's Rd

Though many trees have been lost in recent years, many to Dutch elm disease, some have been replaced with smaller varieties such as mountain ash and ornamental species. In other places there are obvious gaps in the series which tend to reveal how denuded the scene would be without them (eg. the southern half of Hartley Avenue). (A large sweet chestnut, *Castanea sativa*, in the grounds of the former Monkseaton Village First School, just outside the conservation area on Chapel Lane, is also an important survival.) See page 86 for TPO details.





Clockwise from top-left: Bollard, Marine Avenue; 'ER' pillar box, Queen's Road; three rare early twentieth century sewer gas lampposts, Front St (listed Grade II), The Grove, St George's Cres't

There is little historic street furniture in the area, but the few items which do survive are important. As well as the bollard mentioned above and the horse trough at Relton Terrace (see from page 60), three early twentieth century lampposts survive in place. All appear the same but only one is listed, at Grade II (the area's only listed building – still so called despite not actually being a building!). These lampposts are rare, early twentieth century cast iron features which were



powered by sewer gas. J E Webb's patent 'sewer-gas destructor lamps', around 100 years old, were connected to the sewer and worked by drawing up noxious gases which could otherwise build up and become explosive. Such survivals are very rare and their design is very suggestive of the Victorian era, those on The Grove and St George's Crescent with particularly evocative tree-shrouded settings. The listed one is that on the corner of Front Street and Pykerley Lane. They all appear to be in only reasonable repair (but still have ladder rests intact) and are painted in faded red and green, unlikely to be historically accurate. (There are seven more of these lampposts elsewhere in the Borough, three of which are nearby in Monkseaton. A further two of those elsewhere are also listed Grade II.)



Modern street furniture can be visually intrusive in places, particularly strings of concrete bollards and functional pedestrian barriers. Various utility boxes and municipal planters are also scattered about on Front Street.

Modern street furniture can clutter the street scene on Front Street, whilst pavements have eroded green setting around street trees.

Of street nameplates, Coronation Crescent has a carved stone one, and a few old enamelled or iron ones survive, but most are modern. A faded painted advert on commercial buildings on Waverley Avenue is an interesting historic feature. Several traditional pillar boxes add to the suburban mix of the street scene.



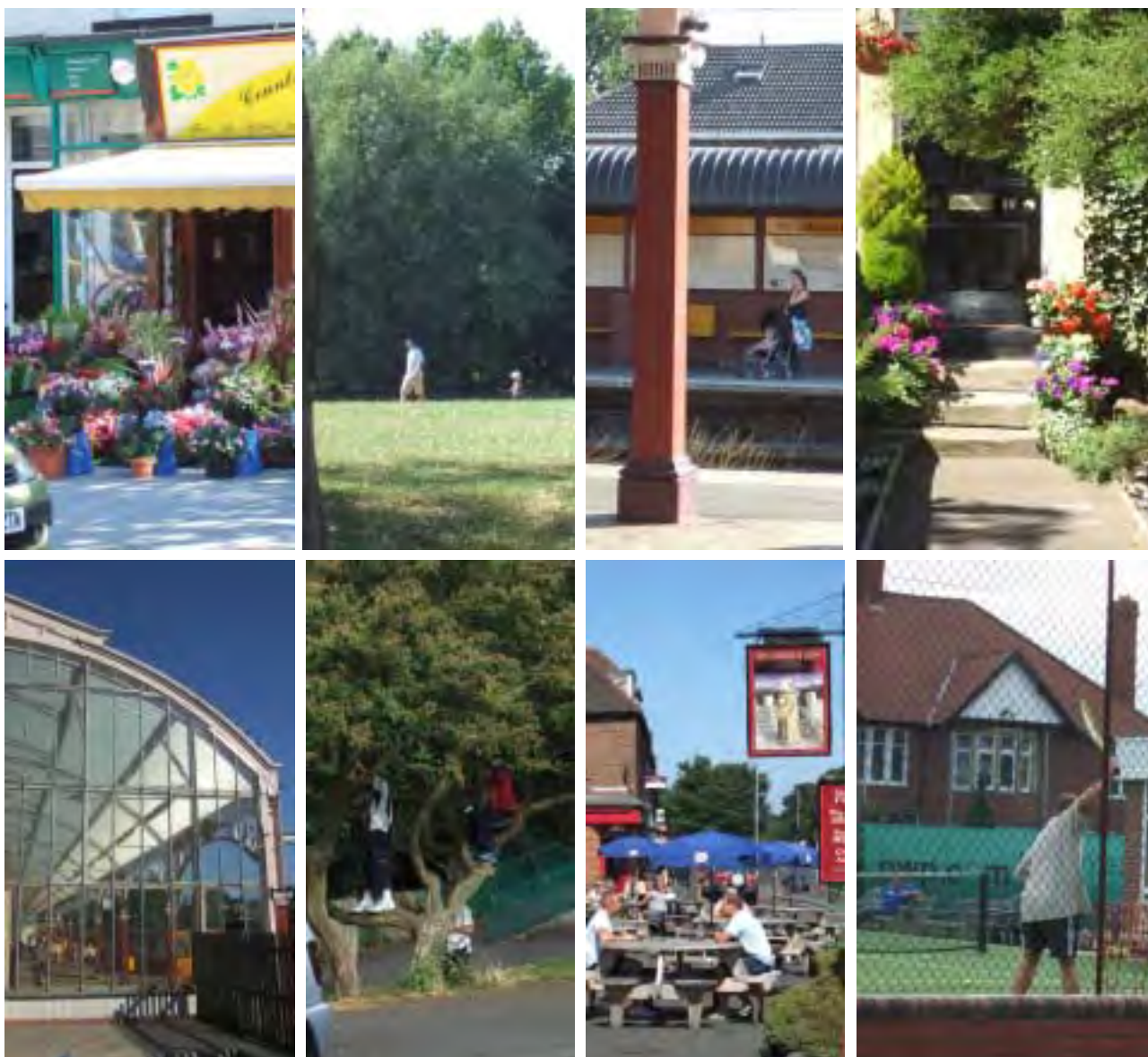
Historic street nameplates and, on Waverley Ave, a faded painted wall sign



5.6 Atmosphere



The conservation area's character is gained not only from the built fabric and spaces around them, but also the atmosphere they create. The area's buildings and spaces generate particular types of social use which combine to create a stimulating mood and rhythm to the place – the pattern of commuting by car, of the bustling village centre, of doing a spot of gardening, or of a quick drink down the pub. The comfortable, mature nature of the area's layout and buildings creates a gentle, well-established feel to the place, of a suburban



neighbourhood still characterised by its rural past but proud of the quality of its later expansion. Civic pride which recognises this should be generated and nurtured.

In contrast to the quiet streets, the concentration of open sports provision in the area generates considerable vitality, with formal tennis, bowls, cricket, football and athletics all vying alongside informal games and fun. This brings the conservation area sharply to life. Due to the number of trees and green spaces, the feel of the place is also heavily influenced by the seasons. A cold winter's morning walking the dog across Churchill Playing Fields can feel very different from a warm summer's afternoon strolling along leafy Beverley Road. Trees also contribute pleasing sounds to the experience of the area – bird song and the rustling of leaves – which are a benchmark of a rich, green suburban environment. This atmosphere is challenged along the central through route of Cauldwell Lane, Front Street and Marine Avenue by the level and speed of traffic which can have a detrimental effect on the atmosphere of Monkseaton. Overall, however, the buildings, spaces, streets, and their uses combine to generate an area of considerable attraction with an inherently appealing atmosphere.

6 *Management*

Change is an inevitable component of most conservation areas; the challenge is to manage change in ways which maintain and, if possible, strengthen an area's special qualities. The character of conservation areas is rarely static and is susceptible to incremental, as well as dramatic, change. Some areas are in a state of relative economic decline, and suffer from lack of investment. More often, the qualities that make conservation areas appealing also help to encourage over-investment and pressure for development in them. Positive management is essential if such pressure for change, which tends to alter the very character that made the areas attractive in the first place, is to be limited.

Proactively managing Monkseaton Conservation Area will therefore be an essential way of preserving and enhancing its character and appearance into the future. In accordance with new English Heritage guidance, the Council intends to start a programme of corresponding Conservation Area Management Strategies for many of its conservation areas in the next few years.

Management topics which could be addressed are as follows¹:

- boundary review
- article 4 directions
- enforcement and monitoring change
- buildings at risk
- site specific design guidance or development briefs
- thematic policy guidance (eg. on windows or doors)
- enhancement opportunities
- trees and green spaces
- urban design and/or public realm
- regeneration issues
- decision making and community consultation
- available resources

¹ *Guidance on the Management of Conservation Areas*, English Heritage, 2005

The most relevant ones to Monkseaton Conservation Area are briefly discussed below. In addition, issues which relate to all conservation areas in the borough should be applied to this one, including borough-wide Local Development Framework policies, dealing with enforcement, agreeing a way of monitoring change in the area, agreeing processes for decision-making and community consultation, and addressing the availability of resources to deal with all management issues.

For further information on conservation area management and to find out how you could become involved, use the contact information on page 7.

6.1 **Article 4 Directions**

There are currently no Article 4(2) Directions in the conservation area. Making an Article 4(2) Direction would require planning permission to be sought for certain types of development which would otherwise be permitted without the need for consent. Directions are made to further protect character and appearance from 'minor' incremental changes which, over the years, can accumulate to cause considerable harm to character. Article 4(2) Directions can control:

- enlargement, improvement or alteration of a house
- alteration of a roof (including, for example, a dormer window or rooflight)
- erection, alteration or removal of a chimney
- erection of a porch
- provision of hardstanding
- installation, alteration or replacement of a satellite dish
- erection, alteration or demolition of a gate, fence, wall or means of enclosure
- provision or alteration of a building, enclosure or pool in a house's curtilage
- painting of the exterior of building or enclosure

Directions would only apply to 'dwellinghouses' and only control development which fronts a highway, open space or watercourse. It would also be normal to only select the most relevant of the above categories to control, and to apply the Direction only to specific parts of the conservation area. A review should be carried out to see whether an Article 4(2) Direction would positively help to protect the area's special local character and, if so, there would need to be full public consultation.

6.2 **Site Specific Design Guidance or Development Briefs**

There may be some sites within the conservation area, either now or in the future, where a formal lead by the Council would help smooth the development process. A design or development brief could be prepared which clearly set out the characteristics of the conservation area to which new development should respond, and define the constraints and opportunities created by the spatial and character traits of the site. Such a clear picture would help smooth the planning process, provide certainty for developers, and allow issues to be resolved with the local community through consultation prior to an application being submitted. As well as

controlling expected development, briefs can also be used to encourage development where it would be welcome. However, due to the workload involved, preparation of briefs is not undertaken lightly and they may best be reserved for particularly problematic sites.

6.3 ***Thematic Policy Guidance***

Some local policy guidance to deal with certain historic environment issues is already in place, produced by the Tyne & Wear Specialist Conservation Team (see page 92). But more specific guidance for this conservation area would be a proactive way of managing future change. Possible topics could relate to some of the architectural features on page 40, such as windows or roofs, the aim being to encourage a particular approach to works to individual buildings which preserves and enhances the overall character.

6.4 ***Trees, Green Spaces and Public Realm***

Consideration should be given to whether small spaces at the village green, Relton Terrace and Hawthorn Gardens could be enhanced as simple locally distinctive corners. If progressed, they should be based on a clear understanding of historic character and appearance, and should aim to remove clutter, reduce the impact of hard surfaces, and repair historic features. Other future opportunities should be considered for the preservation and enhancement of roads, paths, verges and street furniture.

The Council's Biodiversity Action Plan should be used to inform management of trees and green spaces in the conservation area. An agreed approach to managing street trees, other trees in the public realm, and those on private land which contribute to the character of the area, should be a positive step to protecting their contribution well into the future. A review of Tree Preservation Orders would also indicate any further opportunities for controlling the important contribution trees make to the area.

7 Other Information & Guidance

7.1 Other Heritage Designations

The following heritage designations are found within the conservation area. For information on what these designations mean, go to www.english-heritage.org.uk.

0	Scheduled Ancient Monuments
1	Listed Building
tbc	Local List (see below)
4	Tree Preservation Orders (covering around 188 trees)
0	Article 4 Directions

7.1.1 Listed Buildings

Entries on the ‘Statutory List of Buildings of Special Architectural or Historic Interest’ cover the whole building (including the interior), may cover more than one building, and may also include other buildings, walls and structures in the building’s curtilage. Contact us for more advice (see page 7).

No.	Name (by Street)	Grade	Made	GV
	<i>Front Street</i>			
	sewer gas lamp	II	1986	?

‘GV indicates whether the listing has a Group Value classification.

7.1.2 Local List

The Council is currently preparing a list of buildings, parks and gardens of special local architectural or historic interest, otherwise known as a Local List. Several possible designations in the conservation area have been proposed, as follows. Please consult the Council for more information (see page 7).

Friends Meeting House, Front Street
Monkseaton House, Front Street
33 Front Street [former Village Farmhouse]
Cattle Trough, Relton Terrace
Monkseaton Metro Station
Sewer Gas Lamppost, corner The Gardens and The Grove
Sewer Gas Lamppost, corner St George’s Crescent and Beverley Road

7.1.3 Tree Preservation Orders

Not all of the following Monkseaton TPO designations may be in the conservation area. Please consult the Council for more information (see page 7).

Order	Location	Trees	Species
17	Front Street	44	ash, elm, poplar, sycamore, thorn, whitebeam
28	Marine Avenue No.2	111	ash, beem, chestnut, elm, gean, hawthorn, holly, lime, laburnum, pine, poplar, sycamore, whitebeam
39	Relton Terrace	20	ash, beech, elm, sycamore, weeping elm
93	Marine Avenue	13	cherry, elm, hawthorn, whitebeam

'Trees' is the number of trees standing in 2006, which may be less than when the order was made.

7.2 County Historic Environment Record Entries

The following entries from the Tyne & Wear HER (previously known as the Sites & Monuments Record, SMR) are within, or partly within, the conservation area boundary. The HER is held by the Tyne & Wear Specialist Conservation team. Records for these entries can be viewed at <http://sine7.ncl.ac.uk/sl/Home.htm>.

No.	Site Name	Period	Site Type
741	Monkseaton village	medieval	village
742	Monkseaton manor	medieval	manor
743	Roman lamp	roman	lamp
1151	Brewery	early modern	brewery
1603	Pyk. Rd / Frnt St, Webb Gas Lamp	modern	gas lamp
1940	Avenue Branch Line	early modern	railway
2150	Smithy	early modern	b'smiths wkshp
2156	Monkseaton Station	early modern	railway station
5858	Mills Farmhouse, later Ship Inn	post medieval	farmhouse
5859	saw pit	post med'val?	saw pit
5860	skinnery	early modern	leather ind. site
5861	site of C17 cottage	post med'val?	saw pit
5862	West House	post med'val?	farmhouse
5863	borehole	early modern	coal workings
5864	borehole	early modern	coal workings
5868	borehole	early modern	coal workings
5869	Cold Well	early modern	well
5870	Methodist Chapel	early modern	Methodist chap.
5871	Monkseaton Cottage	medieval?	house
5872	Monkseaton House	early modern	house
5873	South West Farm	post medieval	farmstead
5874	Garden Cottage	early modern	house
5875	Bygate Farm	post medieval	farmstead

Notes: 'No.' = HER / SMR number. 'Period' = broad archaeological periods, not architectural periods

7.3 **Unitary Development Plan Policies**

The following is an extract of some of the relevant policies from the North Tyneside UDP, adopted March 2002. Other UDP policies may also be relevant, including those on housing, design, local retail centres, advertisements and highways. The Council has started the process of replacing its UDP with a Local Development Framework, more information on which can be found at www.northtyneside.gov.uk.

Environment	
E1	The Local Planning Authority will seek to monitor, protect and enhance the biodiversity and quality of the borough's environment. In considering applications for planning permission it will ensure that the potential effects of development on and in the environment are fully taken into account.
Wildlife Corridors	
E12/6	Development which would adversely affect the contribution to biodiversity of a wildlife corridor identified on the proposals map will not be permitted unless: (i) no alternative site is reasonably available, or (ii) appropriate measures of mitigation of, or compensation for, all the adverse effects are secured, where appropriate through planning conditions or obligations. In all cases any adverse effects of development shall be minimised. In addition the positive effects of a proposed development on the contribution to biodiversity of a wildlife corridor will be taken into account in determining planning applications.
Trees and Landscaping in Urban Areas	
E14	The local planning authority will seek to protect and conserve existing trees and landscape features within the urban environment and will encourage new planting in association with development and wherever possible in other suitable locations.
Historic Environment	
E15	The Local Planning Authority will preserve, protect and enhance the historic, architectural, and archaeological assets of the borough.
Conservation Areas	
E16	The Local Planning Authority will preserve or enhance the appearance and character of designated conservation areas.
E16/2	Development which would not preserve or enhance the character and appearance, or setting of a conservation area, will not be permitted. In assessing a development, particular consideration will be given to: (i) its design, scale, layout and materials, (ii) the impact on trees, (iii) the treatment of surrounding spaces, and (iv) its relationship to surrounding development

E16/3	The Local Planning Authority will in considering a proposed development give particular weight to the contribution made to the enhancement of a conservation area by the development in applying other policies and standards of the plan.
E16/4	Development which would result in the demolition of a building in a conservation area will not be permitted unless: (i) the building makes no positive contribution to the character or appearance of the conservation area, or (ii) it is clearly demonstrable that no viable use for the building can be found, and preservation in charitable, or (iii) community ownership is not feasible, or redevelopment would produce substantial community benefits decisively outweighing the loss resulting from demolition; and in all cases, or (iv) completion of the development can be secured within a reasonable period following demolition taking place.
E16/5	In order to protect the appearance and character of conservation areas the local planning authority will, where it is judged that there is a threat to an areas character or appearance from development which does not normally require consent, seek additional planning powers to control such development.
Sites of Archaeological Importance	
E19	The Local Planning Authority will protect the sites and settings of sites of archaeological importance from damaging development and will seek to enhance the setting and interpretation of sites of archaeological importance.
E19/4	Development which would adversely affect the site or setting of archaeological remains of regional or local importance will not be permitted unless the need for development and any other material considerations outweigh the relative importance of the site.
E19/5	Where development is proposed which may adversely affect a site of archaeological interest or potential the applicant will be required to submit an appropriate assessment of the potential impact of the proposals on the archaeology and where necessary undertake an archaeological field evaluation before the application is determined.
Protection of Open Space & Playing Fields	
R2/1	Land shown on the proposals map for the purpose of open space use, including playing fields of schools, other educational establishments, government and private organisations; will be retained in its present use.
R2/2	Development of land shown on the proposals map for open space use will not be permitted where this will either: (i) result in a reduction in the open nature of the land where this causes a significant loss of local amenity; or

	<p>(ii) result in insufficient provision for informal recreation in the locality; or (iii) adversely affect the environment or adjoining land uses. unless existing use is shown to have had an excessive adverse impact on the local neighbourhood in terms of noise, disturbance or other reason.</p>
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The UDP also contains a number of Development Control Policy Statements, some of which may be relevant to the conservation area, including:

- 8: development within conservation areas (*see 9.3 below*)
- 9: residential extensions – detailed design considerations
- 10: flat conversions
- 11: housing on backland sites
- 12: houses in multiple-occupation
- 15: shopfront design and signage
- 17: security grilles and shutters
- 30: siting and domestic and commercial satellite dishes

7.4 ***Development Within Conservation Areas (DCPS 8)***

The North Tyneside UDP contains the following development control policy statement.

Materials planning criteria to be taken into account when considering individual proposals:

- The extent to which proposals should preserve or enhance the character of the conservation area.
- The extent to which proposed car-parking affects the appearance of conservation areas due to its scale or the materials used.
- The extent to which traditional building materials, for new buildings and extensions, will be used (eg. brick, slate, timber).
- Whether the scale, design and materials of new buildings and their settings will complement and enhance the character of buildings in the conservation area.
- The extent to which existing trees, stone walls and other attractive features will be retained and incorporated in new developments.
- Whether additional tree planting and landscaping are proposed on new developments.
- The impact of any new proposal on the loss of light, effect of overshadowing, or loss of privacy to adjoining property.
- The potential traffic generation, both vehicular and pedestrian, of the proposed activity.
- Where commercial property is involved, the effect of service vehicles, refuse storage and disposal, opening hours and proposals for signs/adverts.
- Where an intensification of use is proposed on upper floors the effect of any external fire escapes.

- Where cooking on the site is proposed (ie. restaurant / takeaway food) the effect of any extract flues.
- The design and location of means of enclosure, fencing walls and gates.
- Where existing unsightly buildings, car-parks, means of enclosure or advertisements are to be removed.
- The views of consultees and nearby occupiers.
- The potential affect of the change of use of a building which may lead to the need to adversely alter the fabric of the existing building, or generate additional vehicular traffic to the site.

Conditions that may be applied to a grant of planning permission:

- Materials to be used.
- Car-parking scheme to be agreed (including materials to be used).
- Landscaping including the retention of existing planting and other features.
- Details of refuse disposal.
- Hours of operation (commercial activities).
- Details of means of enclosure.
- Restrictions on permitted development rights to control extensions, fences, etc.
- Details of advertising.
- Details of appearance of any means of odour suppression.
- Details of means of escape in case of fire.

Reasons: Conservation areas are particularly attractive and sensitive areas of the Borough where the Council has particular responsibilities to ensure that their environmental character is preserved or enhanced. Accordingly, all development proposals will be expected to be of the highest quality of design, should respect the existing scale and character of the area, be constructed in appropriate traditional materials, and include landscaping where possible.

7.5 ***The Implications Of Conservation Area Status***

The local planning authority has a statutory duty to pay special attention to the desirability of preserving or enhancing character and appearance of conservation areas in exercising their planning powers. In particular, the local authority has extra controls over the following in conservation areas:

- demolition
- minor developments
- the protection of trees

7.5.1 ***Demolition***

Outside conservation areas, buildings which are not statutorily listed can be demolished without approval under the Town & Country Planning Act 1990 (as amended). Within conservation areas, the demolition of unlisted buildings requires conservation area consent. Applications for consent to totally or substantially demolish any building within a conservation area must be made to North Tyneside

Council or, on appeal or call-in, to the Secretary of State. Procedures are basically the same as for listed building consent applications. Generally, there is a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.

7.5.2 **Minor Developments**

Within in a conservation area, legislation² states that there are certain cases where permission must be obtained before making alterations which would normally be permitted elsewhere. This is to ensure that any alterations do not detract from the area's character and appearance. The changes include certain types of exterior painting and cladding, roof alterations including inserting dormer windows, and putting up satellite dishes which are visible from the street. The size of extensions to dwellinghouses which can be erected without consent is also restricted to 50m³.

Under Article 4 of the same legislation, there can be further measures to restrict other kinds of alteration which are normally allowed under so-called 'permitted development rights'. These measures, called Article 4 Directions, can be selective in the buildings they cover within the conservation area, and the types of restriction they impose depending on how they might affect key building elements and so character and appearance. These Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance over time. Development is not precluded, but selected alterations would require planning permission and special attention would be paid to the potential effect of proposals when permission was sought. Examples might be putting up porches, painting a house a different colour, or changing distinctive doors, windows or other architectural details. The local authority has to give good reason for making these restrictions, and must take account of public views before doing so.

To many owners, any tighter restrictions or additional costs, such as for special building materials, are more than outweighed by the pleasure they derive from living in such an area.

7.5.3 **Trees**

Trees make an important contribution to the character of the local environment. Anyone proposing to cut down, top or lop a tree in a conservation area, whether or not it is covered by a tree preservation order, has to give notice to the local planning authority. The authority can then consider the contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it.

² Town & Country Planning (General Permitted Development) Order 1997

7.6 **Unlisted Buildings In A Conservation Area**

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials, or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

North Tyneside Council believes any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

7.7 **Sources and Further Reading**

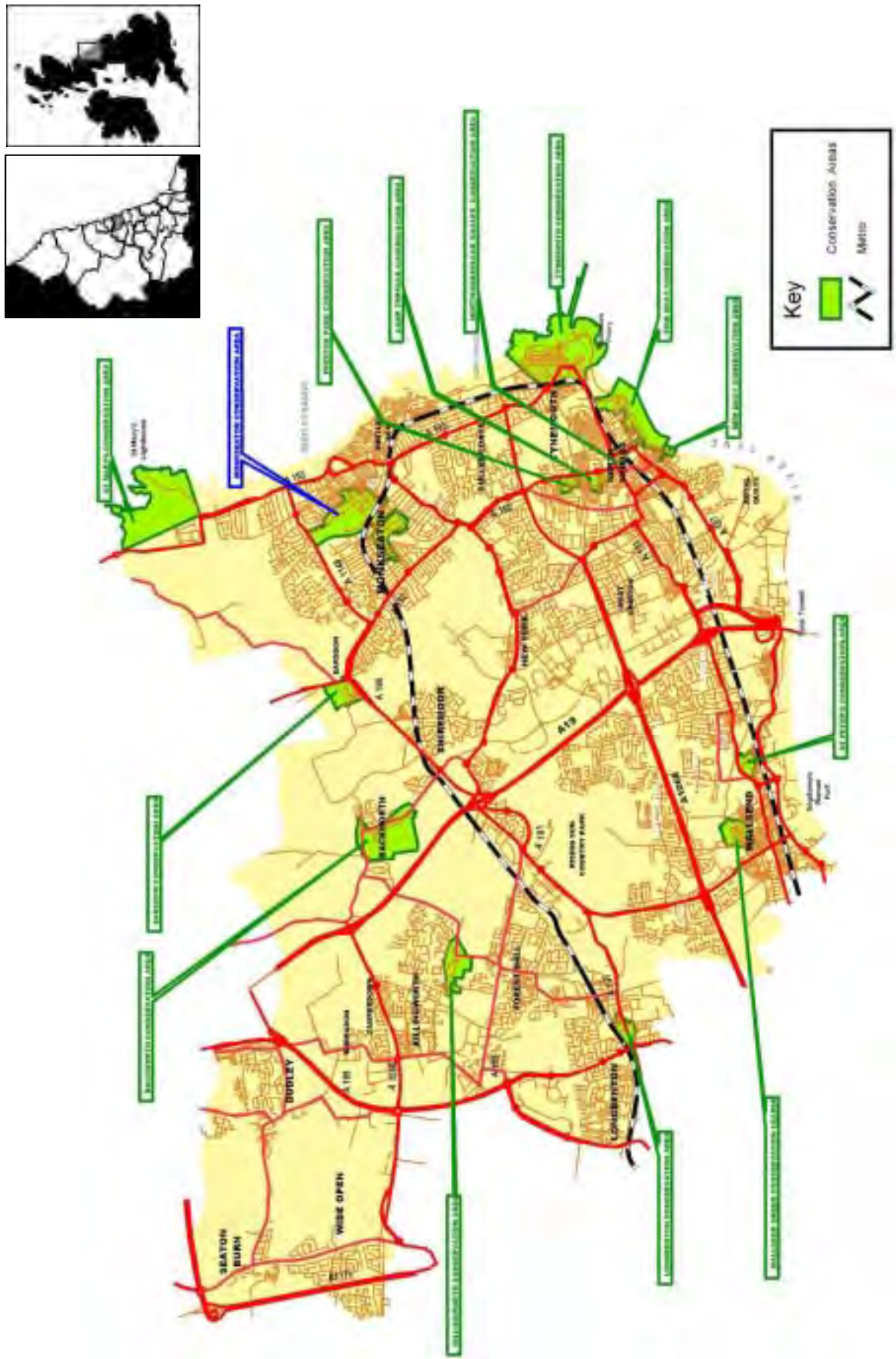
The following sources were used in the preparation of this appraisal.

- *A Description & Character Statement of the Village of Monkseaton*, Members of the Monkseaton Village Association, October 2005 (unpublished)
- *Historical Notes on Cullercoats, Whitley & Monkseaton*, W W Tomlinson, 1893, (reprinted 1980 by Frank Graham)
- *History of Northumberland*, Vol 8, H H E Craster, 1907, Andrew Reid
- *Images Of England: Monkseaton & Hillheads*, Charles W Steel, 2000, Tempus
- *Unitary Development Plan*, North Tyneside Council, March 2002
- Sitelines, the Historic Environment Record website of Tyne and Wear, <http://sine7.ncl.ac.uk/sl/Home.htm>
- North Tyneside Council website, www.northtyneside.gov.uk

Other publications and websites which may be of interest include the following.
Those marked * are available free of charge from North Tyneside Council:

- *Living In a Conservation Area*, Tyne & Wear Specialist Conservation Team (*)
- *Roofs, A Conservation Guide*, Tyne & Wear Specialist Conservation Team (*)
- www.english-heritage.org.uk
- www.buildingconservation.com


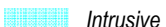


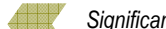



Map 2. Conservation Areas in North Tyneside



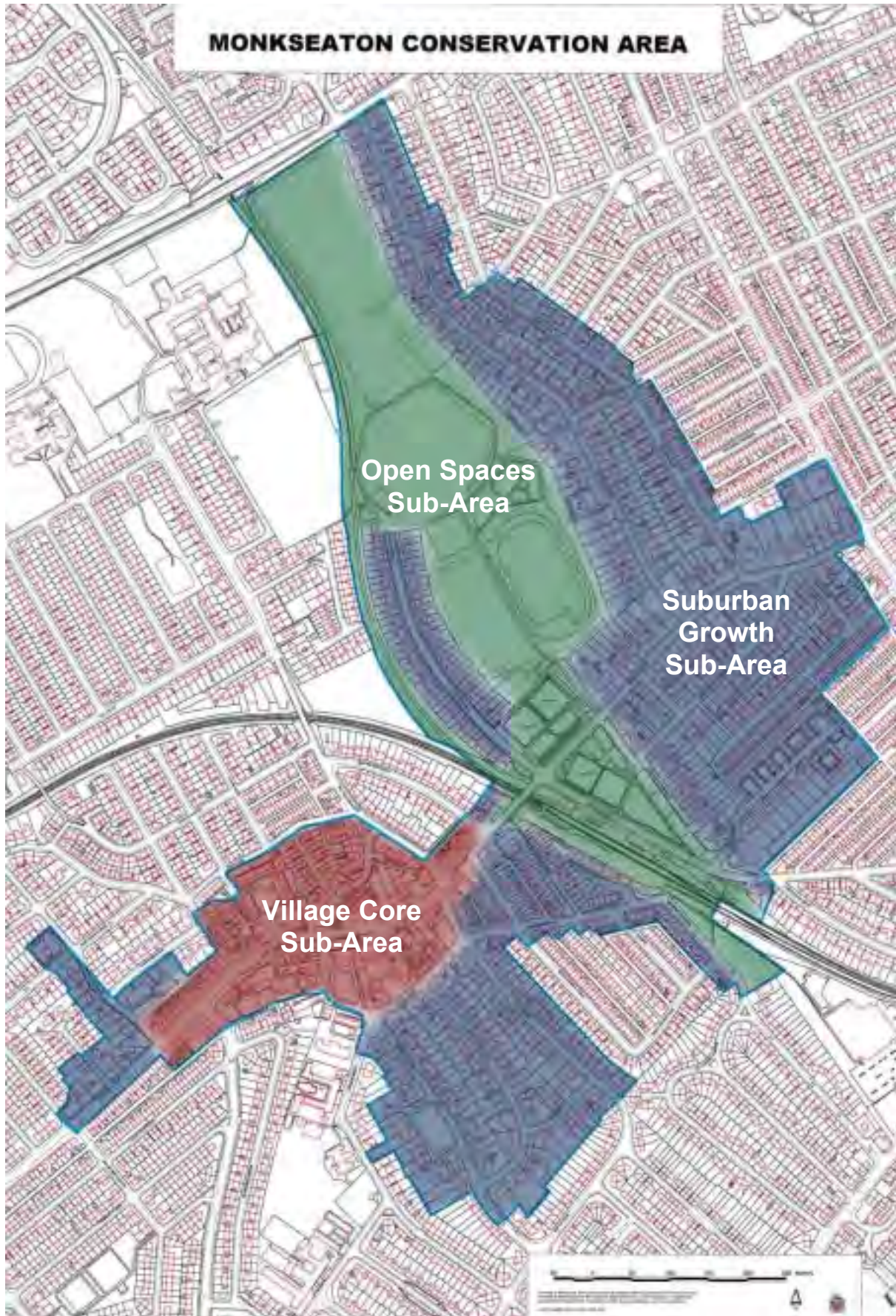
Map 3. Spatial Analysis



**Monkseaton
Conservation Area**

- | | | |
|---|--|---|
|  Boundary |  Intrusive Buildings / Spaces |  Main Gateway & View |
|  Main Traffic Route & Node |  Significant Slope Down |  Other Important Views |
|  Main Pedestrian Route | |  Main Open Spaces |

Map 4. Character Sub-Areas



Map 5. Some Other Designations



— Boundary

● Listed Building (Grade II) See page 85

■ Open Space (UDP Policy)



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