


CAPITA



Murton Gap Strategic Development Allocation Draft Heritage Statement

July 2015 (revised May 2016)

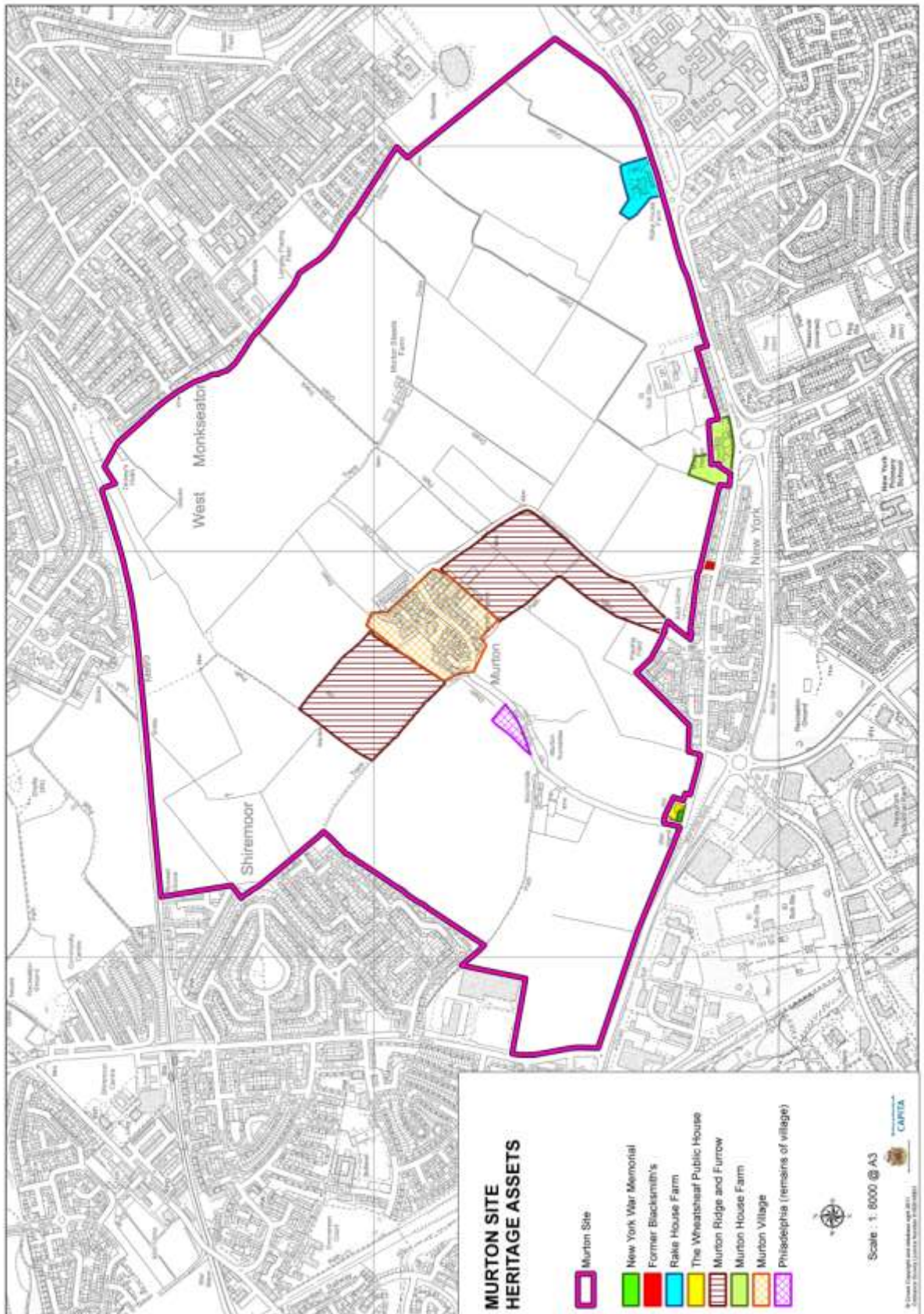
Quality Management

Title	Murton Gap Strategic Development Allocation Heritage Statement	
Date	Original version July 2015 Revised May 2016	
Project Code		
Client	North Tyneside Council	
Prepared by	Laura Hewitt	Signature 
Checked by	Jackie Palmer	Signature
Authorised by		Signature

Contents

Map of Heritage Assets	4
1. Introduction	5
1.1 Background to the project	5
1.2 Murton Gap, history and heritage assets	5
1.3 This Heritage Statement	6
2 Surrounding fields	7
2.1 Assessment of Heritage Significance.....	7
2.2 Assessment of Impact and Mitigation Strategy	9
3 Murton Village	9
3.1 Assessment of Heritage Significance.....	9
3.2 Assessment of Impact and Mitigation Strategy	12
4 Rake House Farm	12
4.1 Assessment of Heritage Significance.....	12
4.2 Assessment of Impact and Mitigation Strategy	15
5 Murton Farmhouse	15
5.1 Assessment of Heritage Significance.....	15
5.2 Assessment of Impact and Mitigation Strategy	20
6 New York War Memorial	20
6.1 Assessment of Heritage Significance.....	20
6.2 Assessment of Impact and Mitigation Strategy	21
7 The Wheatsheaf Public House	21
7.1 Assessment of Heritage Significance.....	21
7.2 Assessment of Impact and Mitigation Strategy	24
8 New York Forge	24
8.1 Assessment of Heritage Significance.....	24
8.2 Assessment of Impact and Mitigation Strategy	26
Bibliography	27

Map of Heritage Assets



1. Introduction

1.1 Background to the project

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

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

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

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

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

1.1.5 A separate report covering archaeology has been prepared and should be read in conjunction with this Heritage Statement.

1.2 Murton Gap, history and heritage assets

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

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

¹ National Planning Policy Framework, DCLG, March 2012

1.2.2 Early Ordnance Survey maps reveal that historically this site has not been subject to large scale development, although there is evidence of development in the area over a long time scale. At the centre of the site is Murton Village, for which the earliest reference dates from 1189². References from the 14th Century refer to “Estmoreton” and “Westmorton”, but it is not known which the surviving village is, where the other one is and when it disappeared³.

1.2.3 The site lies within what was known as the “Shire Moor”, which was the common of the manor (shire) of Tynemouth and enclosed in 1790. It amounted to over 1000 acres, joining up with Killingworth Moor in the west. Rights of common were confined to the copyhold tenants of Preston, East and Middle Chirton, Whitley and Monkseaton, Murton, Earsdon and Backworth, and to six freehold farms belonging to the lord of the manor of Tynemouth⁴.

1.2.4 In the late 18th and early 19th Centuries the area between what is now known as New York Village and Murton Village was used for coal mining. It is suggested that the wagonway serving these pits was opened in 1764. By the late 18th Century the relevant seams had been worked out and the colliery and the wagonway to the Murton area closed. In the 1800s, as technology allowed, the old Murton pits were reopened to exploit deeper coal seams and to extract associated ironstone deposits. A map of 1811 shows the D and E pits at New York to the south of Murton⁵. They are not extant on the first edition Ordnance Survey map (circa 1860s).

1.2.5 Today, the site sits as a large area of agricultural land, completely surrounded by development save for an adjoining area of designated Green Belt to the north. The residential Murton Village, which although early in its origins is now almost all completely modern in fabric, sits at the centre.

1.3 This Heritage Statement

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

- An Assessment of Heritage Significance that will set out what the relevant heritage asset is and explains its significance. This will include a discussion of the historical, evidential, aesthetic and communal value⁶ of the heritage asset.
- An Assessment of Impact that considers what impact the proposed development could have on the heritage asset.
- A Mitigation Strategy that sets out the approaches that should be taken in preparing development proposals to avoid, minimise or mitigate any harm to the identified significance of the heritage asset.

² Tyne and Wear Historic Environment Record 748.

³ Tyne and Wear Historic Environment Record 749.

⁴ Tyne and Wear Historic Environment Record 1370.

⁵ Tyne and Wear Historic Environment Records 15352, 15447, 15448, 15449.

⁶ As defined in “Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment”, English Heritage, 2008.

1.3.2 The resources that will be used are:

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

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

2 Surrounding fields

2.1 Assessment of Heritage Significance

2.1.1 The Tyne and Wear Archaeology Officer has noted that earthworks survive in the fields surrounding Murton Village that probably relate to the medieval settlement and that there are almost certainly buried archaeological remains within the site. Those fields that are known to have earthworks, as identified in the HER, are noted on the Map on page 4.

2.1.2 The HER notes that ridge and furrow survives as earthworks in pasture in fields north-west and south-east of Murton (see Figure 01) and on the west side of Murton Lane between the Village and New York there is a small enclosure with earthworks, perhaps ridge and furrow, and the remains of Murton Cottage. Murton Cottage appears on the first edition Ordnance Survey (OS) map (circa 1860s) (see Figure 02) although probably pre-dates it by some time. It does not appear on maps post the mid-1950s.



Figure 01: Evidence of ridge and furrow, south of Murton Village (map from Google Maps)

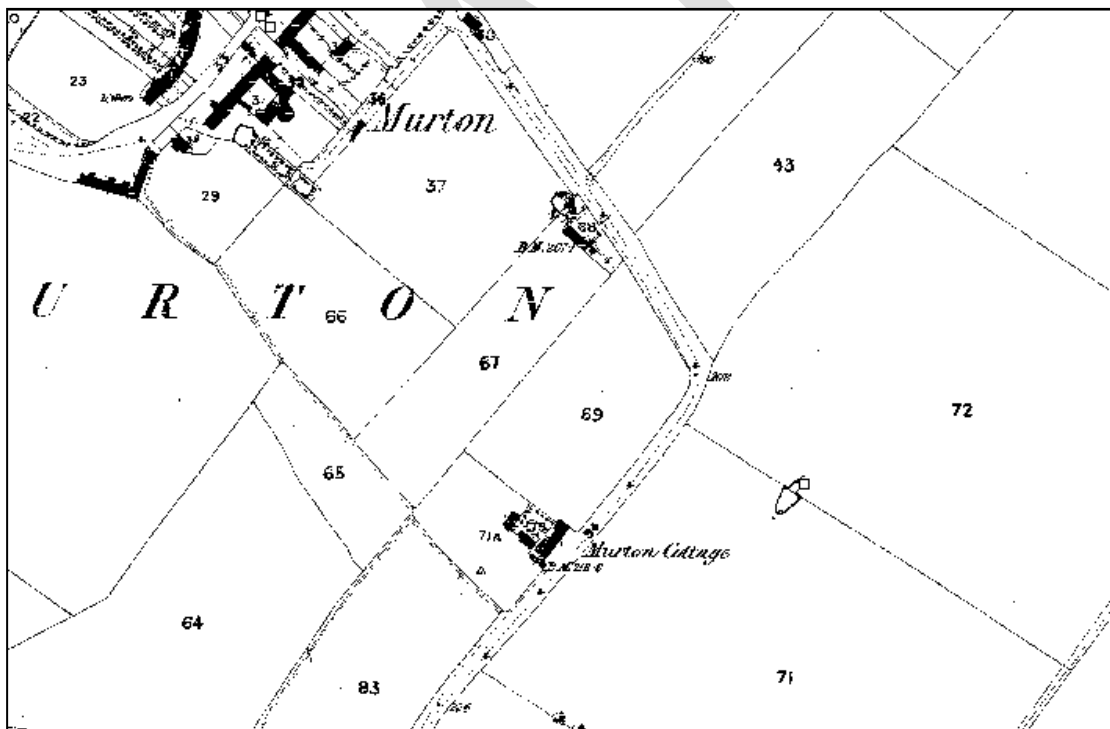


Figure 02: 1st edition OS map showing Murton Cottage (courtesy of North Tyneside Council)

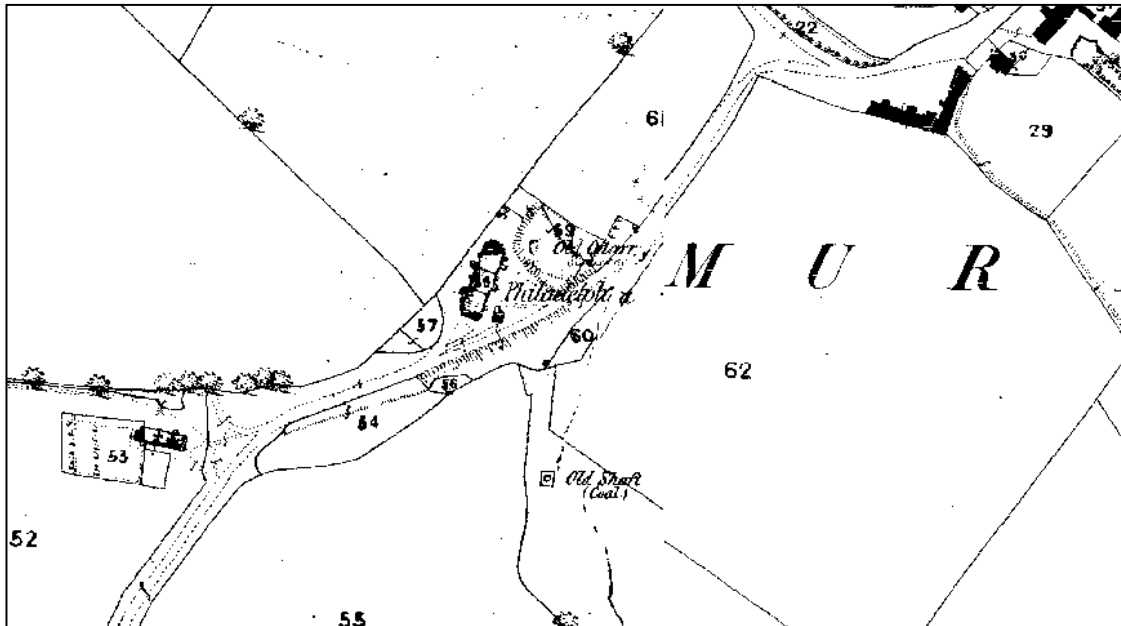


Figure 03: 1st edition OS map showing Philadelphia (courtesy of North Tyneside Council)

2.1.3 Just outside of Murton Village to the west, on Murton Lane, was small village named Philadelphia. It is visible on the first and second edition OS maps (see Figure 03) but does not appear on the third edition, meaning it will have been removed possibly between 1900-1920. Philadelphia can be traced back to at least 1828, when it was recorded as a colliery village in Murton township⁷. It is unknown what, if any remains exist from Philadelphia.

2.1.4 No earthworks or remains in and around Murton Village are formally recognised or designated.

2.2 Assessment of Impact and Mitigation Strategy

2.2.1 The Archaeological Assessment currently being commissioned will be able to expand on what, if any earthworks or remains in this area exist and their significance, and what impact development could have on that significance.

3 Murton Village

3.1 Assessment of Heritage Significance

3.1.1 Murton Village is found in the centre of the site (see Map, page 4).

3.1.2 The Village has an entry in the HER as follows:

⁷ History, Directory, and Gazetteer, of the Counties of Durham and Northumberland, Volume II, William Parson, William White, 1828.

The earliest reference is in a list of townships of which Tynemouth Priory received confirmation in 1189. Five tenants contributed to the 1296 lay subsidy. In the mid C14 there are references to "Estmoreton" and "Westmorton", but it is not known which is the surviving village. In 1539 there were 4 copyhold tenants each with a tenement, 42 acres of arable, 8 of meadow, and rights of common on Shire Moor, enclosed in 1790. On the 1st ed. OS Murton was a 2-row hamlet with green, and at least 2 farms still on the main street. Today it largely consists of modern houses⁸.

3.1.3 It was noted in 1828 that Murton was also known as Moor Town. It was a village and township with a Methodist Chapel, a brewery, and about 60 houses chiefly occupied by colliers. A Captain Robert Nolan lived in Murton House. There was a quarry in which a stone coffin and skeleton were found in 1790⁹. There is no further available information on this discovery but it does at least add to the evidence of early settlement history at Murton Village.

3.1.4 As set out in the HER entry, Murton Village was a two-row village with farms (see Figure 04) on the first edition OS map. Subsequent maps show a gradual erosion of this historic layout and fabric, and today little survives. Superficially, the Village is modern. The only obvious clue regarding an earlier history is in the form of the Robin Hood public house (see Figure 06) , which despite its many alterations, can be seen to pre-date its neighbours and it can be seen on the first edition OS map.

⁸ Tyne and Wear Historic Environment Record 748.

⁹ History, Directory, and Gazetteer, of the Counties of Durham and Northumberland, Volume II, William Parson, William White, 1828.

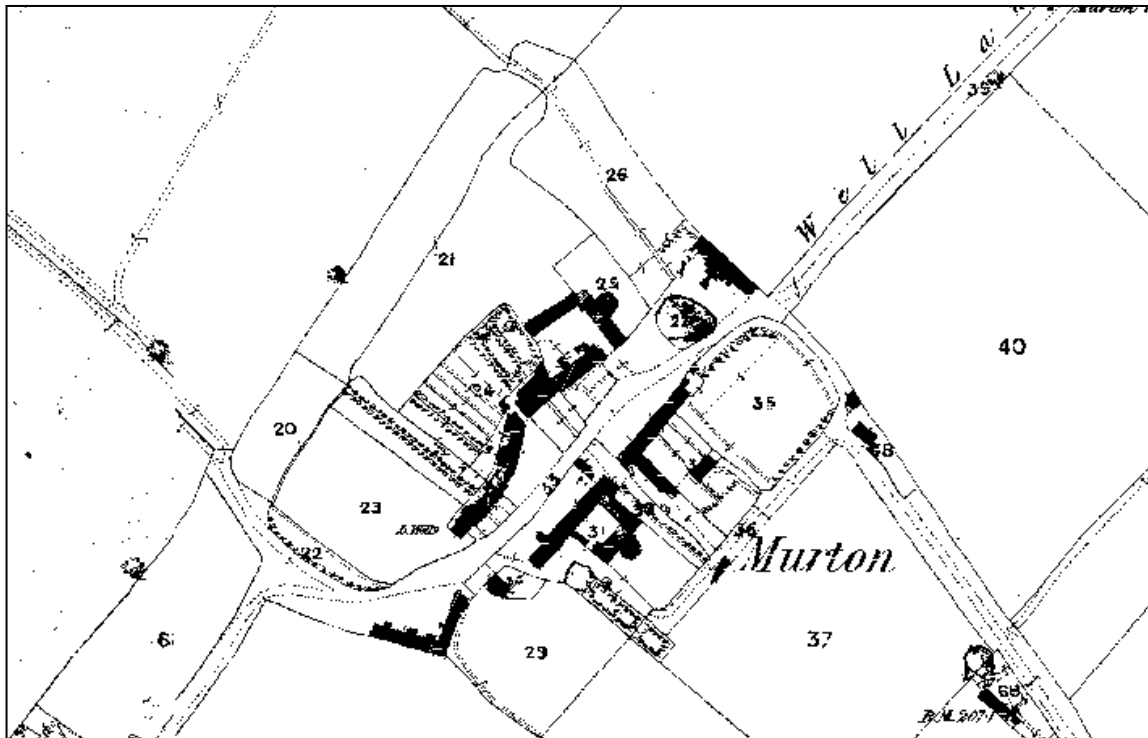


Figure 04: 1st edition OS map showing Murton's traditional layout (courtesy of North Tyneside Council)



Figure 05: Murton Village in current day (map from Bing Maps)

3.1.5 The Village nor any of its buildings or spaces are designated heritage assets nor are they recognised through the local register. It has little historic fabric and its modern development conceals its traditional layout (see Figure 05). The heritage

significance it does have is associated with the knowledge that it has existed as a village for several centuries and that it has retained its isolation. It therefore has some historical value and communal value, but overall the significance is low.



Figure 06: Robin Hood Public House, Murton Village

3.2 Assessment of Impact and Mitigation Strategy

3.2.1 Development of Murton Gap would not include Murton Village. However, development around the Village has the potential to remove its isolation, which is what gives it its heritage significance, albeit low.

3.2.2 To conserve this separateness, it would be preferable to see an undeveloped buffer retained around the Village. To be meaningful, the buffer should be rural and open in character and be of sufficient size to provide a clear gap between leaving the built-up area and arriving in Murton Village.

4 Rake House Farm

4.1 Assessment of Heritage Significance

4.1.1 Rake House Farm is located at the southern boundary of the site (see Map, page 4).

4.1.2 The farm's HER entry describes how it has been reported that a Rake House Farm was present in 1660. Most of the present buildings date from the 19th Century¹⁰ with some new additions. It can be seen on the first edition OS map (see Figure 07)

¹⁰ Tyne and Wear Historic Environment Record 9406.

as a farm house with outbuilding to the east and a traditional symmetrical barn and courtyard layout with gin-gang. By the second edition OS map, a central wing to the barn and infill between the farm house and outbuilding had been added (see Figure 07).

4.1.3 Rake House Farm is included on the Council's Local Register¹¹. It was added in February 2007. Rake House Farm's local register entry notes that it is a very good and rare example of farm buildings in North Tyneside. The Local Register is designed to identify the buildings and parks of local architectural and historic interest and offer them a level of protection against undesirable alteration. Unlike Statutory Listed Buildings, Local Register status does not put any extra planning constraints on a property; rather it is a material consideration in the planning process. The Local Register consists of structures and sites that are considered by the public and local history, architecture and planning experts to have significance locally. Although not being of sufficient national importance to merit Statutory Listing, their value at a local level warrants recognition. In terms of NPPF, locally registered buildings are non-designated heritage assets.

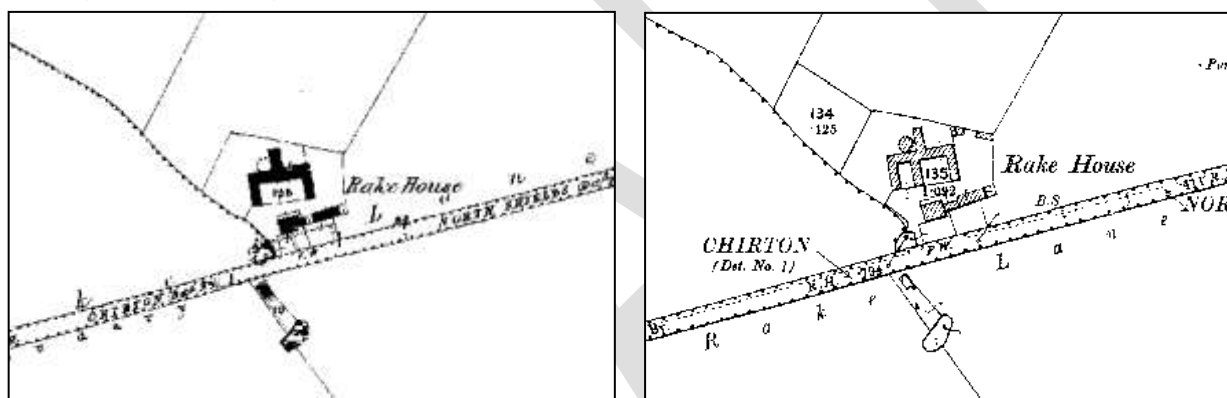


Figure 07: 1st and 2nd edition OS maps (courtesy of North Tyneside Council)

4.1.4 In recent decades, Rake House Farm fell into disrepair. This can be seen on the aerial map image in Figure 08. A planning application was approved in 2005 for the conversion of farmhouse and outbuildings to office units, construction of infill office space and demolition of steel barn and stone outbuildings¹². This was a revision of a similar lapsed scheme approved in 2002¹³.

¹¹ Register of Buildings and Parks of Special Local Architectural and Historic Interest Supplementary Planning Document, November 2008

¹² North Tyneside Council Planning records, application number 05/00635/FUL

¹³ North Tyneside Council Planning records, application number 02/02594/FUL



Figure 08: Rake House Farm in disrepair, c.2005 (map from Bing Maps)



Figure 09: Rake House Farm today, including modern infill, left

4.1.5 Now implemented, the conversion has been of high quality and has certainly saved Rake House Farm from substantial or complete loss (see Figure 09). However, it has had an impact on the significance of the heritage asset. The original building layout has been somewhat compromised by a modern infill in the eastern range of the barn building and its new use of offices lessens its historic value.

4.1.6 Farmsteads such as this have survived throughout the country, although there are not many of this level of intactness in the locality. Nonetheless, the historic commonplace of farming means its presence does not necessarily add to our understanding of the history of the area or farming.

4.1.7 It is unclear what fields Rake House Farm would have originally operationally served. It is considered, due to the position of Rake Lane, that Rake House Farm “belongs” more to the north of the road and the undeveloped fields to the north provide Rake House Farm with good historic context. The Farm House building addresses the southern aspect, which would have been open. This has been compromised by the large scale development to the south.

4.1.8 Nonetheless, there is still much that contributes to Rake House Farm’s heritage significance. Whilst its open aspect to the south has been lost, it does retain its early curtilage (as seen in the second edition OS map) that provides a reasonable amount of surrounding open space. The buildings are attractive and good quality, and despite additions and a change of use, are still identifiable as a former farm. It is considered that Rake House Farm has some communal value. Communal value derives from the meanings, experience or memory of a place. There is no doubt that there will be people who have memories of the farm or have emotional links to it, perhaps by living or working there. However, it is also considered that its prominent location on the main route Rake Lane means that it will have been experienced by many people who will all have their own memories of and thoughts about it. This can only have been strengthened by its long-term dereliction and rescue from loss.

4.2 Assessment of Impact and Mitigation Strategy

4.2.1 Rake House Farm, although within the development site boundary, will not be included in any development itself, i.e. it is not proposed to see any direct physical works or be demolished. There would be no direct impacts. Any impacts would be to the setting of the heritage asset. Guidance in the NPPF sets out that regard should be given to the affect development can have on a heritage asset’s setting.

4.2.2 The assessment above noted that Rake House Farm has retained an open setting to the north, east and west and its long-existing curtilage. It would be preferable to see that its curtilage be retained and a small area of open space retained around the Farm’s curtilage would provide sufficient buffer between the Farm and any new development in recognition of the building’s former use and traditional setting.

5 Murton Farmhouse

5.1 Assessment of Heritage Significance

5.1.1 The grade II listed Murton Farmhouse sits immediately outside the southern boundary of the Murton site (see Map, page 4). It was listed in February 1986. The listing description is as follows:

TYNEMOUTH RAKE LANE (north side)

NZ 37 SW

New York.

4/115 Murton Farmhouse

II

Farmhouse; mid C18 with later additions. Coursed squared sandstone; pantiled roof with flat stone gable coping on curved kneelers; brick chimneys. Double span. 2 storeys, 5 windows. Central half-glazed door in late C19 porch; flat stone lintels to wood cross windows with early C20 glazing. Ground floor left return has round-headed window in stone surround with impost blocks. Steeply-pitched roof with swept eaves and end chimneys, the left rear one on ashlar base.¹⁴

5.1.2 The Farmhouse's gate piers were also listed as grade II in February 1986. The listing description is as follows:

TYNEMOUTH RAKE LANE (north side)

NZ 37 SW

New York

4/116 Gate Piers to south of Murton Farmhouse.

G.V. II

2 gate piers. Tooled rusticated ashlar. Rectangular section with rebated inner corners, cornice and low-sloped coping.¹⁵

5.1.3 HER entries for each repeats the information above¹⁶.



Figure 10: Grade II listed gate piers at Murton Farmhouse

¹⁴ Heritage Gateway. List entry number 1025353

¹⁵ Heritage Gateway. List entry number 1185120

¹⁶ Tyne and Wear Historic Environment Records 7273 and 7274.

5.1.4 Early OS maps show the isolated house and farm; they form a sprawling complex with a farmhouse, a large barn with gin-gang and several other buildings (see Figure 11). Surrounding the buildings are heavily treed areas and laid out gardens. Today the buildings are of considerable architectural quality and character, although some are not in good condition. Surrounding building work has been seen, with the loss of a gin-gang and further barn additions.

5.1.5 Early maps show the plot to be an unusual shape, forming a point in the north and with a pronounced curve along the southern boundary. This curve no longer exists; the road has been regulated and a roundabout introduced, removing some of Murton Farmhouse's original land and rebuilding its boundary in its new location. It is understood from an assessment of map regression that this occurred in the late 1960s or early 1970s. It must have been undertaken with some care as to ensure the retention of the original gate piers, which have since been listed (see Figure 10). A line of trees to the west of the roundabout delineate the original route's course (see Figures 12 and 13).

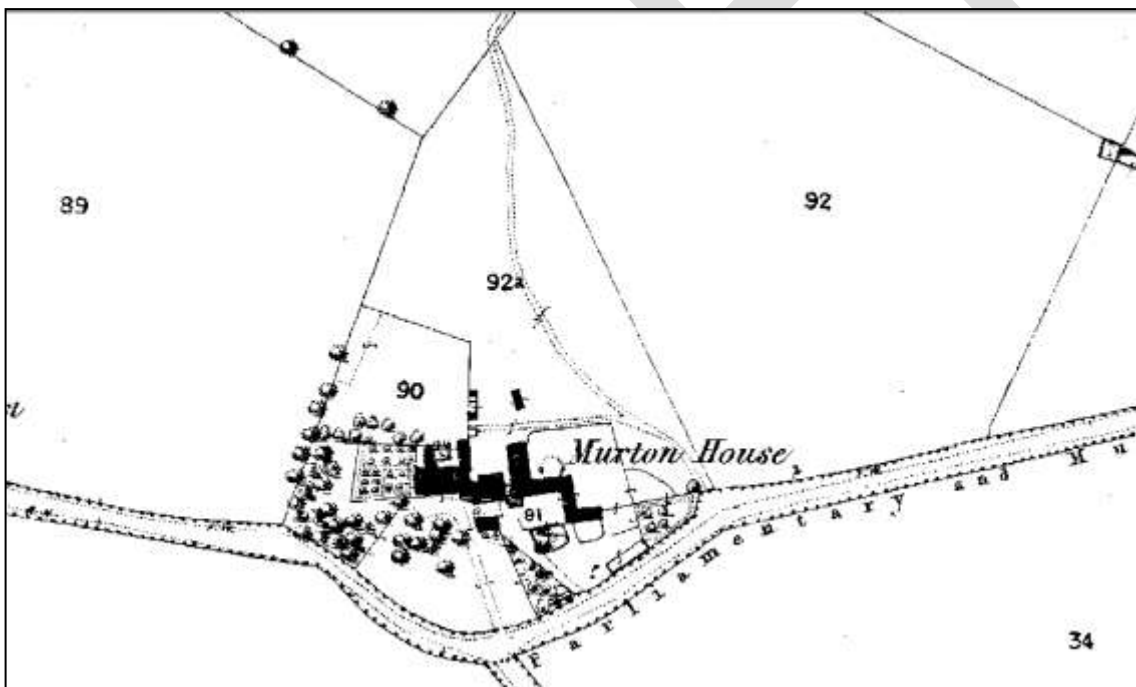


Figure 11: 1st edition OS map showing Murton Farmhouse and original road layout (courtesy of North Tyneside Council)

5.1.6 Unusually for farmsteads in this area, Murton Farmhouse's setting is not defined by an open aspect. It is completely surrounded by mature trees (poplar, ash, beech and sycamore) that work to prevent it being part of a wider setting and conceals it from its surroundings (see Figure 14). Many of these trees are protected through Tree Preservation Orders. The first edition OS map tells us that this has been Murton Farmhouse's setting for at least some 150 years. The unusual pointed

field to the north remains although the trees and other buildings and uses (including caravan storage area) between it and the farmstead means they share little obvious relationship today.



Figure 12: A row of trees by the roundabout marks the former route of the road

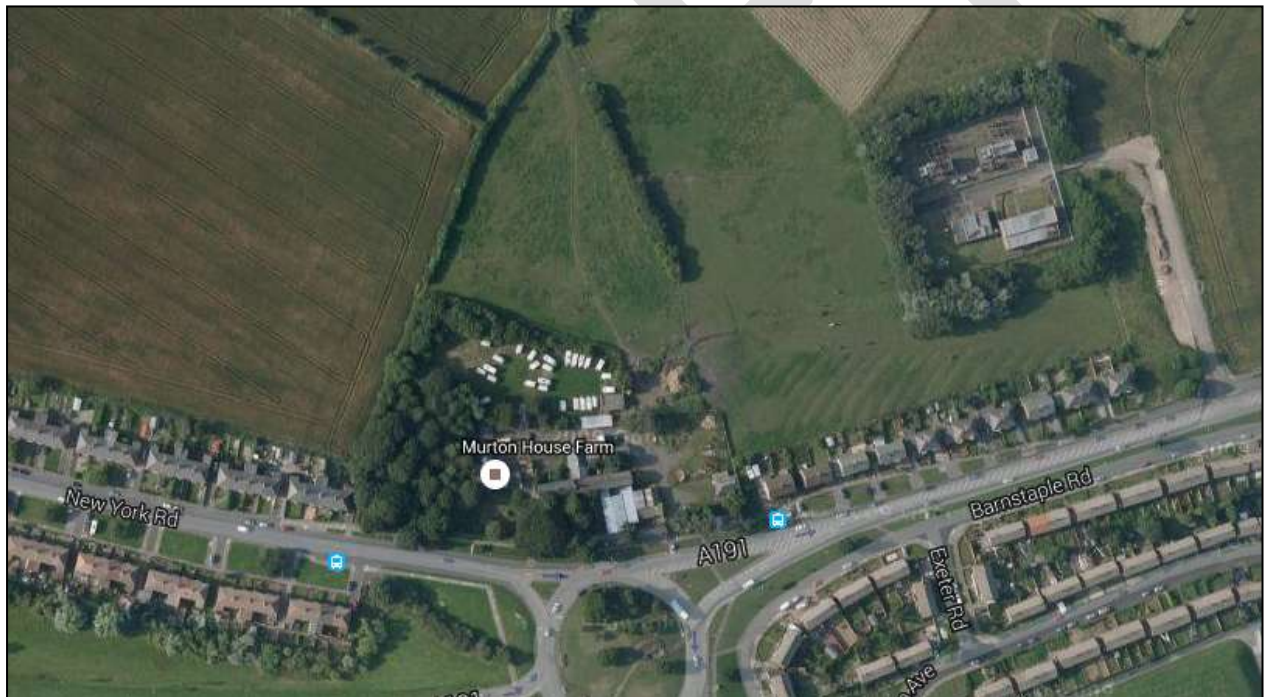


Figure 13: Murton Farmhouse, roundabout and existing field boundary, present day (map from Google Maps)



Figure 14: Murton Farmhouse, surrounded by trees



Figure 15: Murton Farmhouse, with gate piers

5.1.7 Similarly to Rake House Farm, this farm is located on a popular route and will have some communal value due to the number of people who will be familiar with it, even if they don't know exactly what lies beyond the trees. As discussed, farmsteads such as this have survived throughout the country, although there are not many of this level of intactness in the locality. Nonetheless, the historic commonplace of farming means its presence does not add to our understanding of the history of the area or farming. As complexes such as this are commonly subject to conversion, there is good historic value in the farm still functioning as a working farm after 250 years or more.

5.2 Assessment of Impact and Mitigation Strategy

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

5.2.2 As discussed above, Murton Farmhouse's setting is defined by mature trees within its curtilage. Murton Farmhouse does not have a setting of an open aspect like many other farms. It is therefore not considered that development at Murton Gap has the potential to impact on the significance of the heritage asset, as the mature tree coverage will remain and continue to provide a buffer between the farmstead and surrounding development.

6 New York War Memorial

6.1 Assessment of Heritage Significance

6.1.1 The grade II listed New York War Memorial sits just outside the southern boundary of the Murton site (see Map, page 4). It was listed in July 2012. The listing description includes the following information:

First World War roadside memorial, 1921, by W. H Endean.

Carved from sandstone, it consists of a three-stepped base surmounted by a heavy plinth, shaft and Celtic Wheel Cross. The shaft carries a wreath in half relief on the front with palm leaves at the corners. The inscription on the cross shaft reads To/ the/ Glorious/ Dead.

The dedication is carved on the front face: ERECTED BY/THE INHABITANTS OF/THE DISTRICT/IN MEMORY OF/THE BRAVE MEN WHO FELL/IN THE WAR / 1914-1919 (NAMES)/PASS NOT THIS STONE IN SORROW BUT IN PRIDE/FOR THEY DIED THAT YOU MIGHT LIVE¹⁷

6.1.2 An HER entry for the Memorial repeats the information above¹⁸.

¹⁷ Heritage Gateway. List entry number 1406712

¹⁸ Tyne and Wear Historic Environment Record 10979



Figure 16: New York War Memorial and setting

6.1.3 The Memorial is good-looking structure and sits within an area of grass surrounded by a hedgerow and mature trees that serve to attractively frame it (see Figure 16). It is of high evidential, historical and communal value in both a local and national context, as well as being a well executed war memorial in the form of a Celtic Wheel Cross; it is thus high in heritage significance.

6.2 Assessment of Impact and Mitigation Strategy

6.2.1 The New York War Memorial is not within the development site and so there would be no physical impacts. It sits within a setting that is appropriate to its scale and within that setting is shielded from those areas beyond. It is not considered that development at Murton Gap would serve to negatively impact this heritage asset.

7 The Wheatsheaf Public House

7.1 Assessment of Heritage Significance

7.1.1 The Wheatsheaf Public House sits just outside the southern boundary of the Murton site (see Map, page 4). It is not designated or locally registered.

7.1.2 The Pub is illustrated on the first edition OS map (see Figure 17) but there has potentially been a pub on the site for much longer than this.



Figure 17: 1st edition OS map (courtesy of North Tyneside Council)

7.1.3 Studying the Pub's footprint through map regression reveals that it has seen considerable change over the years. This is verified with a series of permitted planning applications since 1987 regarding extensions and alterations to the building¹⁹. It is very likely that further alterations occurred before formal recording of planning applications or without the need for planning permission.



Figure 18: The Wheatsheaf Public House

¹⁹ North Tyneside Council Planning records, application numbers 87/00727/FUL, 91/00229/FUL, 98/00564/FUL, 03/02605/FUL

7.1.4 The building is of reasonable attractiveness and has some retention of historic fabric such as windows of different eras, slate roof with terracotta ridge and chimneys of good intactness, but its heritage significance is harmed by its layers of extensions and alternations (see Figure 18). There is a stone and brick barn building within the Pub's car park on Murton Lane that appears to possibly be a remnant of Murton West House (see Figure 19), which is no longer extant on the third edition OS map so was lost in the early 20th Century . The barn (also not designated), of rubble sandstone, red brick and terracotta tile roof, is a characterful building although not of particular architectural quality.



Figure 19: Stone and brick barn



Figure 20: The Wheatsheaf Public House from the north

7.1.5 The Wheatsheaf's reasonably isolated setting affords it some charm and does contribute to a character that many people will relate to the Pub (see Figure 20). However, the undeveloped surroundings have no connection to the function of the Pub or add to its heritage importance. The Pub will have been used by several generations and is of some communal and historical value.

7.1.6 On balance, it is considered that the Wheatsheaf Public House and barn are of low heritage significance.

7.2 Assessment of Impact and Mitigation Strategy

7.2.1 The Wheatsheaf Public House is not within the development site and so there would be no physical impacts. There is potential for some harm to its setting.

7.2.2 Since the Pub and barn's significance derives mainly from their reasonable aesthetic value, it would not be appropriate for large and dense development to be too close or overbearing in relation to them in a way that would compromise their attraction. Sensitive design should be pursued in their immediate setting that takes this into account. A small band of open space around the Pub's curtilage would assist with this.

8 New York Forge

8.1 Assessment of Heritage Significance

8.1.1 The New York Forge is located just to the south of the development site's boundary, within New York (see Map, page 4). It is non-designated and not on the local register.

8.1.2 A Smithy can be seen on the first edition OS map, and appears to have been replaced in the second edition OS map with a replacement building that has the same footprint as today (see Figure 21). The Forge can therefore be dated to the late 19th Century but would appear to have an earlier history on the site.

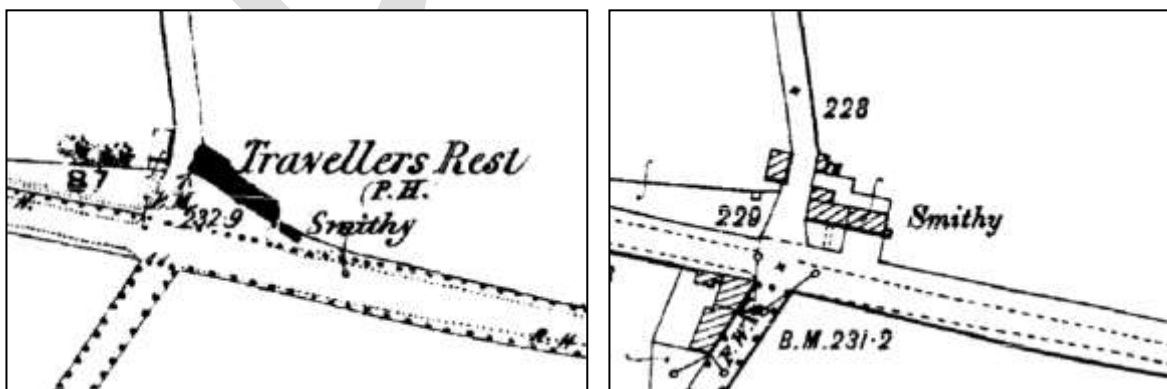


Figure 21: 1st and 2nd edition OS maps, showing a new Smithy on the site of an earlier one (courtesy of North Tyneside Council)

8.1.3 The Forge has an entry in the HER, as follows:

A smithy which is shown on 2nd edition OS. It was part of the coaching inn called The Traveller's Rest, which no longer exists. The smithy was still in use in 1991, shoeing horses. The smithy is brick-built made of hand made bricks. The entrance is via double doors. The top half of the stable door is original. The sash windows are bricked up and are missing most of the glazing bars. The chimney stack at the west end is a modern replacement, that at the east end is original. On the forecourt outside the smithy is a large stone tyre fitting ring let into the ground, used for fitting the red-hot tyres onto the wooden rims of the cart and wagon wheels. Inside, the lamp brackets for the former gas lighting are still present. The original floor was constructed of hand-made bricks set on edge into sand. The centre of the floor is now paved. The roof is of slate. There are two hearths, both of brick, with canopies and chimneys over them. That at the east end is larger, designed for large metalwork such as wheel hooping plates. The western one is smaller, used for horse shoes, door hinges, latches and tools. The smithy still has hand-operated bellows although they are no longer used. Lewis Dunn was the first recorded blacksmith here, in 1834. He was also the innkeeper at the adjoining Traveller's Rest Inn. When the inn was demolished in the late C19, a dwelling house called Woodbine House was built in its place. This too was later demolished, leaving the smithy standing alone²⁰.



Figure 22: New York Forge

8.1.4 The HER entry suggests this is a building of some interest. Although not a building high in external architectural quality, it has some attraction in its character and charm in its small-scale (see Figure 22). Further studies would be required to

²⁰ Tyne and Wear Historic Environment Record 2149

understand the extent of its internal heritage significance. Its setting consists of the more modern housing estate that is included within. To the north is open space but it has no relationship with the building. It is understood to still operate as a forge and so has historic value through the retention of this original use. As an atypical feature within the housing estate, the building is likely to have stood out to residents and serves as a reminder of the area's past. Past and present residents and people from the wider area will have or still do use it as a forge, or share memories of this use. It is therefore high in communal value, but only at a local level.

8.2 Assessment of Impact and Mitigation Strategy

8.2.1 The Forge is not within the development site's boundary. As the building's setting is already made up residential development in three directions and it has little to no connection to the open space to the north, it is not considered that further residential development in the north would serve to harm to identified significance of the Forge. It has been assessed that its small scale contributes to the building's character; large-scale development in the immediate setting of the building that would overwhelm it would be insensitive and it would be preferable for that to be avoided.

Bibliography

North Tyneside Council Register of Buildings and Parks of Special Local Architectural and Historic Interest Supplementary Planning Document, November 2008. Available at:

http://www.northtyneside.gov.uk/browse-display.shtml?p_ID=224208&p_subjectCategory=811

Tyne and Wear Historic Environment Record. Available at:

<http://www.twsitelines.info/>

Heritage Gateway. Available at:

<http://www.heritagegateway.org.uk>

The National Planning Policy Framework, DCLG, 2012

History, Directory, and Gazetteer, of the Counties of Durham and Northumberland, Volume II, William Parson, William White, 1828. Available at:

<https://books.google.co.uk>