

WHITBURN HERITAGE CHARACTER ASSESSMENT

June 2017



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INTRODUCTION & APPROACH





The Village Green and houses facing onto Front Street

Introduction

This report presents a summary of the history and character of Whitburn, which lies within South Tyneside. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Whitburn Neighbourhood Forum and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as “..... an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.” This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



Older buildings at the junction of Moor Lane and East Street

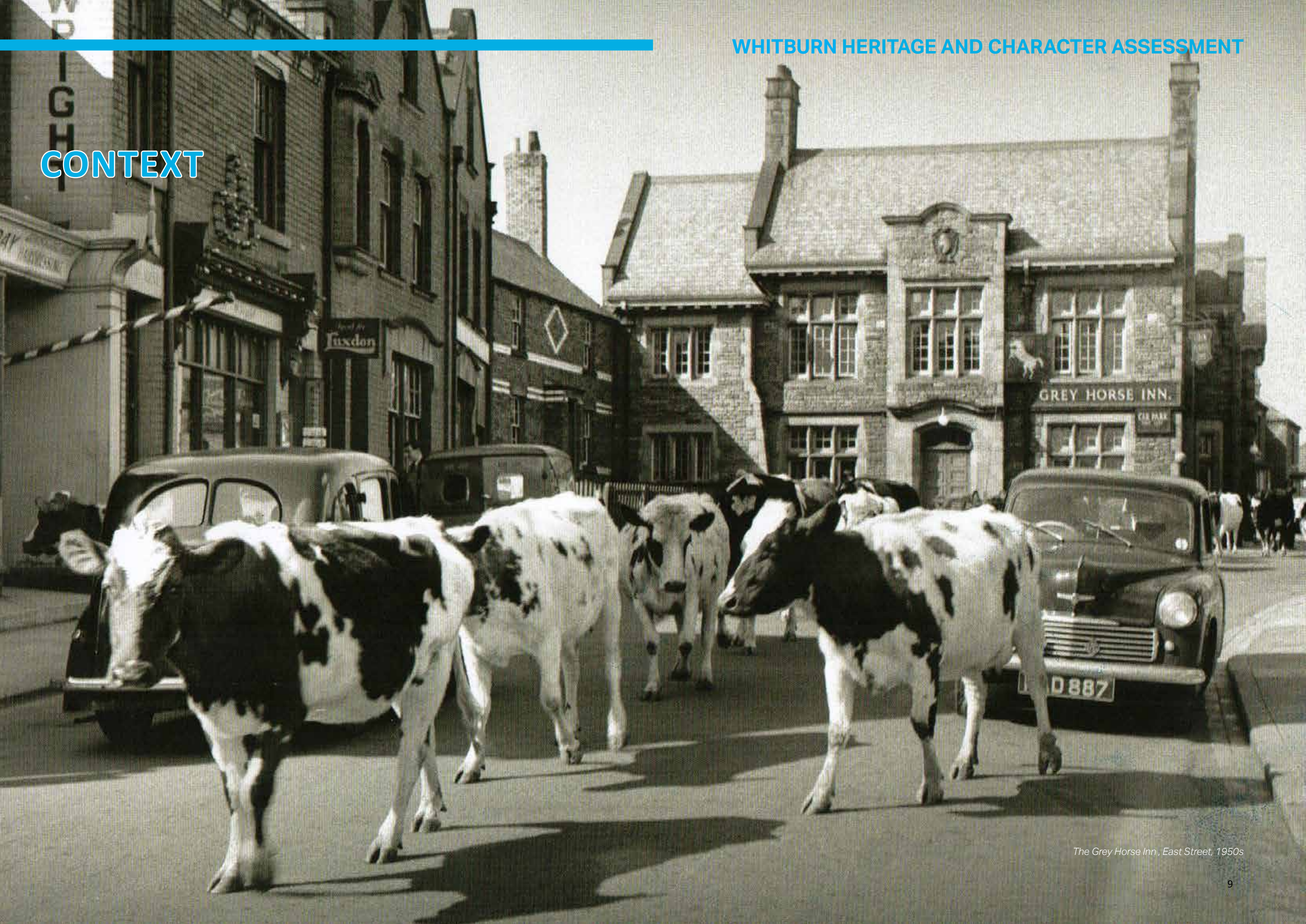
Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the "Approach to Landscape Character Assessment" (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England, previously English Heritage has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).

CONTEXT



The Grey Horse Inn, East Street, 1950s

Context

This section of the report describes the location and context of the Whitburn area and summarises current planning policies which are relevant to the study.

Location

Whitburn is located within South Tyneside in the North East of England, as shown on Figure 1. It is located approximately halfway between South Shields to the north, and the City of Sunderland, to the south. Whitburn village has a population of 5,102¹ and was formerly a part of County Durham until 1974.

Legend

 Study area

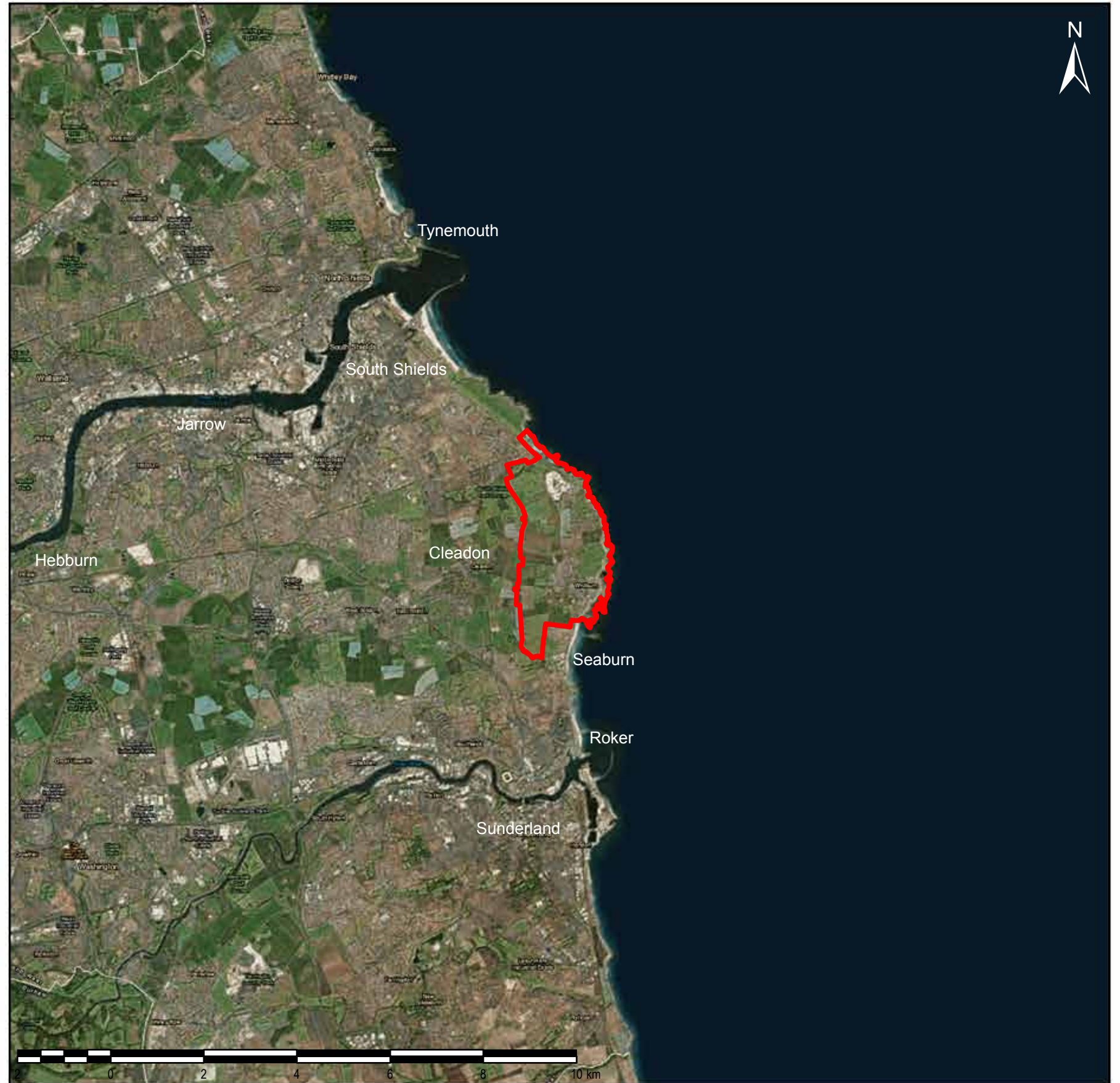
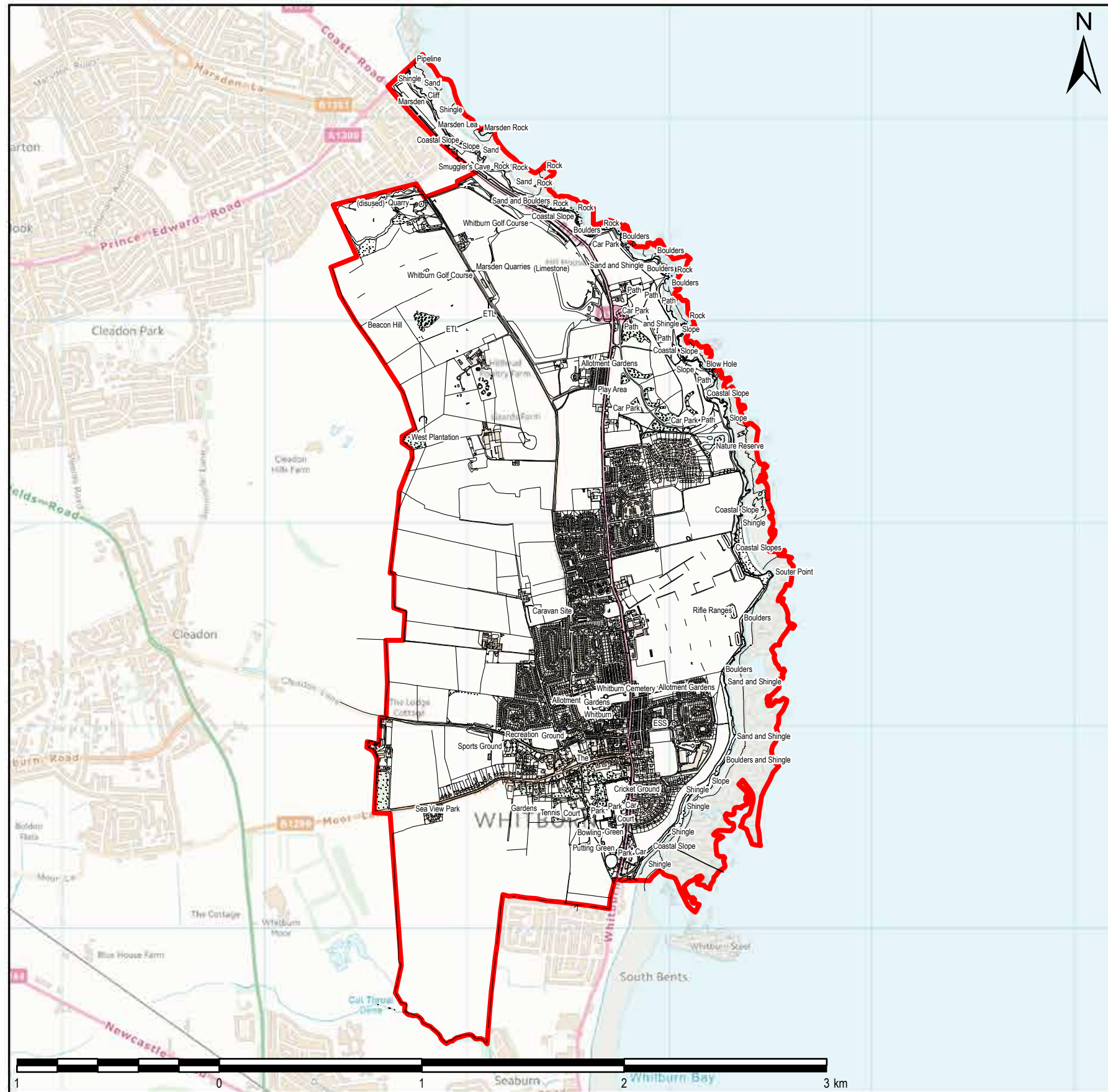


Figure 1: Context

© Getmapping plc © (2017) GeoEye © (2017) Intermap
Earthstar Geographics SIO © (2017) Microsoft Corporation

¹ Office For National Statistics: Census 2011: Urban Areas: Table KS0: Usual Resident Population



Legend
Study area

Figure 2: Whitburn Parish

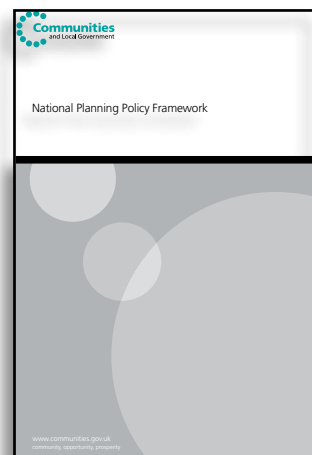
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Planning Policy Context

National Planning Policy

National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise "the desirability of new development making a positive contribution to local character and distinctiveness" and should seek "opportunities to draw on the contribution made by the historic environment to the character of a place".



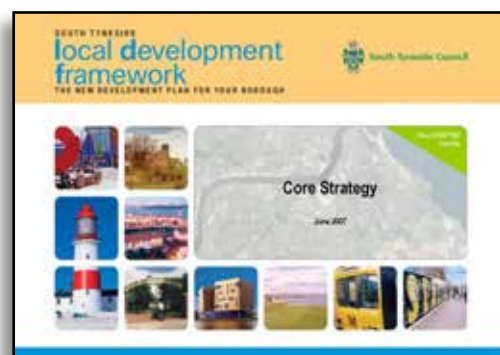
Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). It states that "development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development" and that the "successful integration of new development with their surrounding context is an important design objective".

Local Planning Policy

South Tyneside Local Development Framework – Core Strategy, South Tyneside Council, 2007

Policy ST2 Sustainable Urban Living aims to promote sustainable urban living by ensuring the highest standards of urban design are promoted. It encourages buildings and settings that contribute to the local area by using environmentally sound and energy efficient construction materials and operational techniques. It prioritises the use of sustainable urban drainage systems (SUDS) and other water conservation technologies, seeks to alleviate car dependency, design out crime and enable buildings that adapt to future needs and include all users.



Policy SC1 Creating Sustainable Urban Areas: aims to deliver sustainable communities. It promotes built-up areas as the focus for development proposals in accordance with the spatial strategy for

South Tyneside and the Regional Spatial Strategy's sequential approach to development (RSS Policy 3) where buildings can create a strong sense of place and strengthen distinctive historic and cultural qualities and townscape. It also promotes high quality design to revitalise main shopping centres, the provision of accessible basic local services and community facilities, whilst also developing high trip-generating uses within town centres.

Policy SC3 Sustainable Housing Provision: aims to create and promote sustainable residential communities by renovating and improving existing housing stock. It aims to enhance the residential environment, meet local housing market needs, consider options, consult local communities for demolition and redevelopment schemes and manage the phased release of land for new housing.

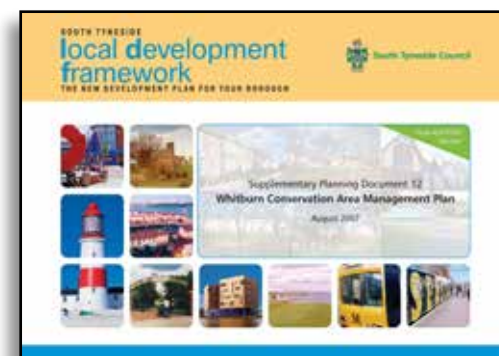
Policy SC4 Housing Needs, Mix and Affordability: aims to provide range and choice of good quality, energy-efficient and affordable homes for all. It promotes the assessment of development proposals according to their satisfaction of identified needs and aspirations of the Borough's individual Housing Market Areas. It aims to create a more balanced mix of tenure and housing types, including 2-bed starter and 3 and 4-bed family/executive homes, detached, semi-detached and terraced houses and bungalows for owner occupation within urban fringe villages including Whitburn.

Policy EA1 Local Character and Distinctiveness: aims to conserve the best qualities of South Tyneside's built and natural environment by protecting and enhancing the openness of the Green Belt, the special and separate characters of the urban fringe villages including Whitburn and implementing the Great North Forest's strategies for access, education, enterprise and biodiversity.

Policy EA2 The Coastal Zone: aims to reinforce the coastal zone as a strategic multi-purpose corridor for biodiversity and outdoor recreation. It aims to conserve and enhance the high quality natural environment and resource of the Undeveloped Coast and reducing the risk of coastal erosion at Old Harbour Quarry, Whitburn.

Supplementary Planning Document 12 Whitburn Conservation Area Management Plan, South Tyneside Council, August 2007

The Management Plan seeks to address opportunities identified in the Character Appraisal for enhancing and protecting the conservation area. It aims to secure the long-term viability of the conservation area as an important heritage asset by encouraging engagement by the Local Authority, developers, development professionals and the local community in the preservation and enhancement of the local historic environment. Its key aims are to:



- Raise awareness of the importance and value of the local heritage;
- Identify distinctive built environment character areas within the conservation area, provide guidance and set out objectives to preserve and enhance buildings, structures and features;
- Identify distinctive public realm character areas within the conservation area, provide guidance; and establish key actions to preserve and enhance the landscape, open spaces and streets;
- Provide tailored design guidance and set out actions for the enhancement and development of key sites within the conservation area;
- Outline the key statutory requirements in respect to development within the conservation area; provide guidance; and set out actions to secure the proper and effective application of these requirements; and
- Propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance of public spaces.

This report is also informed by a number of other studies relevant to the local area as follows:

South Tyneside Green Belt and Landscape Background Paper, South Tyneside Council, September 2012

Unitary Development Plan (UDP) Policies relating to the Green Belt and landscape protection have not yet been fully replaced by the adopted Local Development Framework policies. UDP policies still current are "saved" and remain consistent with those set out in the new National Planning Policy Framework (NPPF) that aim to check unrestricted sprawl of built-up areas, safeguard the borough's countryside from further encroachment, prevent the merging of South Tyneside with Sunderland, Washington or Gateshead, preserve the special and separate characters of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn villages and assist in the regeneration of the urban area, by encouraging the recycling of previously developed 'brownfield' land.



Policies NV25–ENV25/5 set out guidelines for management and control of development within South Tyneside's Green Belt.

In particular, Policy ENV25 'The Purpose and Boundary of the Green Belt in South Tyneside' sets out overarching principles for South Tyneside's Green Belt including preservation of "the special and separate characters of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn".



Whitburn Parish Church

Landscape Designations

Statutory and non-statutory landscape designations have been reviewed to determine the levels of protection currently given to the landscape within the study area.

South Tyneside Green Belt presently covers about 2,408 hectares, approximately a third of the borough's total land area. Reviewed in the 1990s, 7.6 hectares of Green Belt was deleted for the Whitburn Colliery housing development with 66.5 hectares added around Red Barns quarry in Hebburn.

South Tyneside Green Belt extends from Follingsby in the west to the east coast. It extends from the southern edges of South Shields, South Tyneside and Hebburn to the northern boundary of Sunderland, surrounding the villages of Boldon, Cleadon and Whitburn.

No further areas are designated for reasons directly relating to landscape. Areas designated as Conservation Areas influence local landscape character. The centre of the village of Whitburn is a Conservation Area.

Of relevance to these areas within the South Tyneside Green Belt are the following Character Areas as defined by the South Tyneside Landscape Character Study, parts I, II and III (2012):

Character Area 29 (Coastal): Whitburn Coast.

Key characteristics pertinent to this report are:

- The low cliffs of clay, underlain by limestone beds increasing in height and becoming rockier to the north, and extensive wave-cut platforms with limited beach deposits;
- The former rifle range with distinctive earth mounds and Medieval ridge-and-furrow field systems;
- Shingle beaches, with extensive wave-cut and sculpted rocks shelving out to sea; and
- The generally flat landform, rising to landward comprising little built development and providing publicly accessible open space at Whitburn Coastal Park, and the cliff-top strip to the south.

Character Area 35 (Urban Fringe): Cleadon Hills.

Key characteristics pertinent to this report are:

- Prominent high ground within South Tyneside, being one of the highest points in the area;
- The popular open space and recreational resource for walking and landmarks within the wider South Tyneside landscape; and
- Important exposures of Magnesian Limestone geology with relatively steep slopes, particularly to north and west, and more gentle to the south.

HISTORICAL DEVELOPMENT




Timeline

This timeline is not exhaustive but encapsulates key dates relating to the development of the area, particularly the key buildings and estates that have influenced the area. Further information on the sources can be found within our References section. Historical maps of the area can be found in Appendix B.

The first documentary reference to Whitburn was within the "Baldon Buke", a survey of the possessions of the See of Durham recorded in 1183. The settlement name was written as "Whitberne". The name may originate from "kwit-berne", meaning tithe barn and is potentially a reference to the agricultural nature of the village which was subservient to the Bishops of Durham.

Whitburn remained a productive but small settlement, focused around an economy of agriculture and fishing, until the latter half of the 19th century. Industry, in the form of coal mining and quarrying, arrived comparatively late in the 19th century for the region but soon took hold and irrevocably altered the character of the village. The population increased fourfold during the Victorian era and continued to grow through the early 20th century. The character of present day Whitburn's built environment is largely a reflection of this period with a handful of vestiges which hint at the village's medieval origins.

**Medieval
AD 1066 - 1537**




Established before 1183, Whitburn is believed to have originated during the medieval period. The street plan of the historic core of Whitburn was developed during this period and water sources in the village, including the extant village pond and stream, would have influenced this. The village was established as two rows of properties facing onto a linear green by at least the 12th century when the Baldon Buke was written.

1183 Whitburn had 28 villeins, feudal tenants subject to the lord of the manor, and 12 cotters with smaller holdings.

**Post-medieval
AD 1537-1800**

The medieval manorial system continued in Whitburn until enclosure, which removed commoner's rights to farm land which was "enclosed". The resulting burgage plots are apparent in the development pattern of the village.

1500s The present Parish Church of Whitburn was constructed. Two pre-reformation bells survive, variously dedicated to St Mary and St Andrew, and so the original dedication of the church is unknown.



1598 A bell in the church is from a galleon, part of the 1588 Spanish Armada, that ran aground on Whitburn Rocks.

1718 An Act was created for the enclosure of the lands at Whitburn, resulting in the establishment of a number of farms.

1779 A post mill was recorded within a coastal survey, at the present day site of Whitburn Mill.

1790 A tower windmill was built after an earlier mill blew down in a gale.

19th Century Throughout its earlier history the economy of Whitburn was focused on agriculture and fishing; and had remained so, with a constant population of around 800 during the early Victorian era.

The population boomed as industrialisation took hold during the latter half of the century. By the end of the Victorian era an entirely new village had been developed north of Whitburn at Marsden to accommodate industrial workers. Within Whitburn the north side of Front Street and Church Street had been developed with prestigious large detached villas to house the wealthy, who profited most from the flourishing industrial economy.

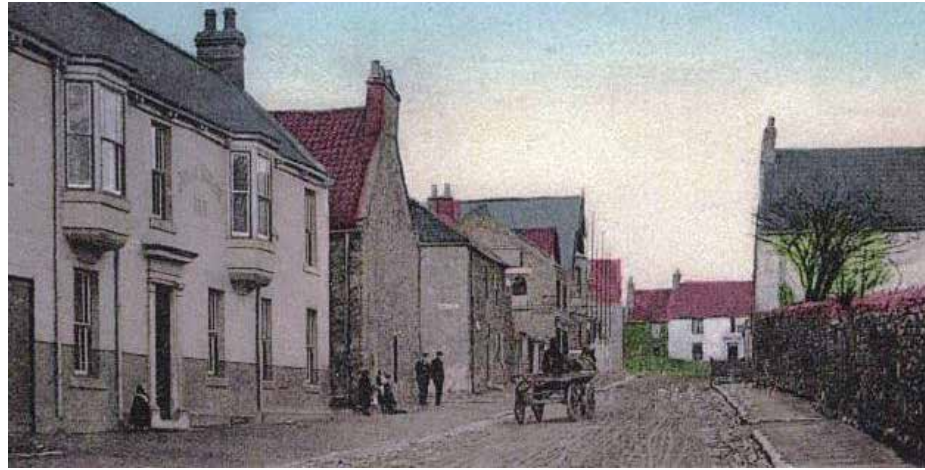
1812 A Wesleyan Methodist Chapel was established in the village.

1824 An infant's school was built, followed by a second school in 1852.

1851 Just 151 houses were recorded in the census.

1862 The Whitburn Cricket Club was established, in grounds formerly belonging to Whitburn Hall.

1866 Whitburn's first road was built over the sand-dunes to Fulwell, in northern Sunderland. Previously only a path, Sea Lane (now East Street) connected to Whitburn Bents, nearby.



20th Century - Present

Whitburn has experienced extensive residential development throughout the 20th century, which has been focused to the north and east of the historic core. This expansion has accommodated the village's modern function as a commuter settlement, with inhabitants travelling to Sunderland, South Shields and Newcastle for work. The historic core has seen comparatively little impact from development during the last century, with 20th century development within the core largely limited to individual plots developed during the Edwardian period. The small village character of the core survives into the present and has been conserved throughout recent development.

1913

As the population of industrial workers in Whitburn increased, provision was made for the labouring poor to have access to allotment gardens in Highcroft Park and Myrtle Avenue. These are first shown on historic mapping of 1913.

1921

A peak of 3,497 people were employed at the Whitburn Colliery, split between two shafts.

1929

A coast road passing north-south through the village, now known as the A183, was completed. A regular bus service to Sunderland and South Shields was established.



1989

After 20 years of disuse and deterioration, Whitburn Hall was demolished.

1871

1872

Souter Lighthouse was built to ward ships from the dangerous rock at Whitburn Steel. The coastline between the Tyne and Tees rivers are the most dangerous stretch in the British Isles, with a recorded 43.8 wrecks per mile.

1874

Two shafts were sunk between 1874 and 1877 by Belgian miners for the Whitburn Coal Company to form the Whitburn Colliery. The first coal was brought out in 1881, and by 1898 the colliery was producing 2,600 tons per day. A mining village at Marsden was built to house the workers at Whitburn colliery.

1881



The Wesleyan Methodist Chapel was replaced with the existing chapel on North Guards, which continues in use as a Methodist Chapel today.

1890s

Marsden Quarry was opened, and continues to operate to the present day.

1905

A meeting hall, The Barnes Institute, was donated by Eleanor Pollard Barnes as a community resource. Located on East Street, the institute continues in use today.

1954

The Lizard Lane Heavy Anti-Aircraft Battery, which had continued in operation from 1940, was decommissioned.

1968

Whitburn Colliery was closed on 31 May and the mining village of Marsden was demolished soon after. Marsden residents were moved to council houses, newly built in Whitburn. The site of the colliery now forms the Whitburn Coastal Park.

1961

Whitburn Hall fell into disuse after plans to convert it into flats were met with opposition.

1988

Souter Lighthouse was decommissioned. The site is now operated as a tourist attraction by the National Trust.

1991



Whitburn Mill was restored by South Tyneside Borough Council to a fully working condition

CHARACTER ASSESSMENT



Existing Character Assessments

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA) Profile 15: Durham Magnesian Limestone Plateau, as defined by Natural England (Natural England, 2013). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- Open, large-scale landscape with big fields, low hedges and few trees on the plateau tops, incised with stream valleys along limestone escarpment to the west and denes running down to the coast to the east;
- Dramatic coastline with exposed cliffs of limestone and boulder clay, undulating series of small, sheltered bays and headlands, flower-rich Magnesian Limestone grassland, steep-sided wooded coastal denes, and sand dunes and beaches that support large populations of waders and sea birds;
- Strong influence of historic mining industry on both local culture and the landscape, in the form of ex-coal mining towns and villages with distinctive surrounding areas of allotments and pony paddocks, reclaimed colliery sites, disused and existing railways, and industrial archaeology;
- A productive farmed landscape with a high proportion of large arable fields and some pasture for sheep and cattle grazing;
- Small, fragmented patches of limestone grassland supporting unique combinations of rare plant and invertebrate species;
- Historic villages subject to a high degree of 20th-century expansion; and
- Widespread urban and industrial development in the north and major transport corridors throughout.

At a local level, the study area falls within the Character Area 26 (Urban): Whitburn landscape character area (LCA) as defined by the South Tyneside Landscape Character Study (2012). This covers the urban area within the edges of the outlying settlement.

Key Characteristics

Natural England defines key characteristics as *“those combinations of elements which help to give an area its distinctive sense of place”* that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Whitburn are as follows:

- The village green with its surrounding buildings of historic character;

- The historic core and its linear development along Front Street and Moor Lane with mature trees along it;
- North Guards with its distinctive limestone walls and narrow lanes or ‘chares’;
- The elevated landform and expansive views within the coastal setting of the eastern part of the village; and
- The visual prominence of the grade II listed landmark windmill to the north of the village.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below in relation to the neighbourhood plan area.

The village green and its immediate surroundings provide much of the village atmosphere within Whitburn. The layout of the buildings along Front Street and adjacent to the Green reflects the medieval origins of the village, with the buildings themselves being mainly of 18th and 19th century origins and of good condition. The tree-lined B1299/Front Street is moderately busy but due to the set back buildings, the trees and the grassed areas, tranquillity is moderate to high. There are also several historic features within the Green, these being a fountain, war memorial and village well, these are distinctive and contribute to the overall village atmosphere.

The historic core includes the retail core at the east end of the B1299/ Front Street. This area comprises buildings of various ages in good condition. The A183 South Shields to Sunderland road runs along East Street. Generally busy it brings tranquillity in this area down to moderate to low. Along this part of East Street historic buildings include the Barnes Institute, the Grey Horse public house and the former Co-op building on the corner of North Guards. There is also a 1960’s parade of shops here.

North Guards runs parallel to Front Street and also comprises shops within the retail core to the east and residential dwellings to the remaining part to the west. There are Victorian terraces alongside various other architectural style and eras, with the Arts and Crafts style Whitburn Methodist Church at the junction of Lizard Lane and North Guards a distinctive landmark. Off Cleadon Lane the recreation ground, village pond, locally known as the “horse pool”, and Magnesian limestone walls defining the historic boundaries of the rear of properties on Front Street are distinctive, historic elements. Two narrow lanes or “chares” connect North Guards and Front Street: Chicks Lane and Stafford’s Lane. These historic routes are distinctive and characteristic of the area.

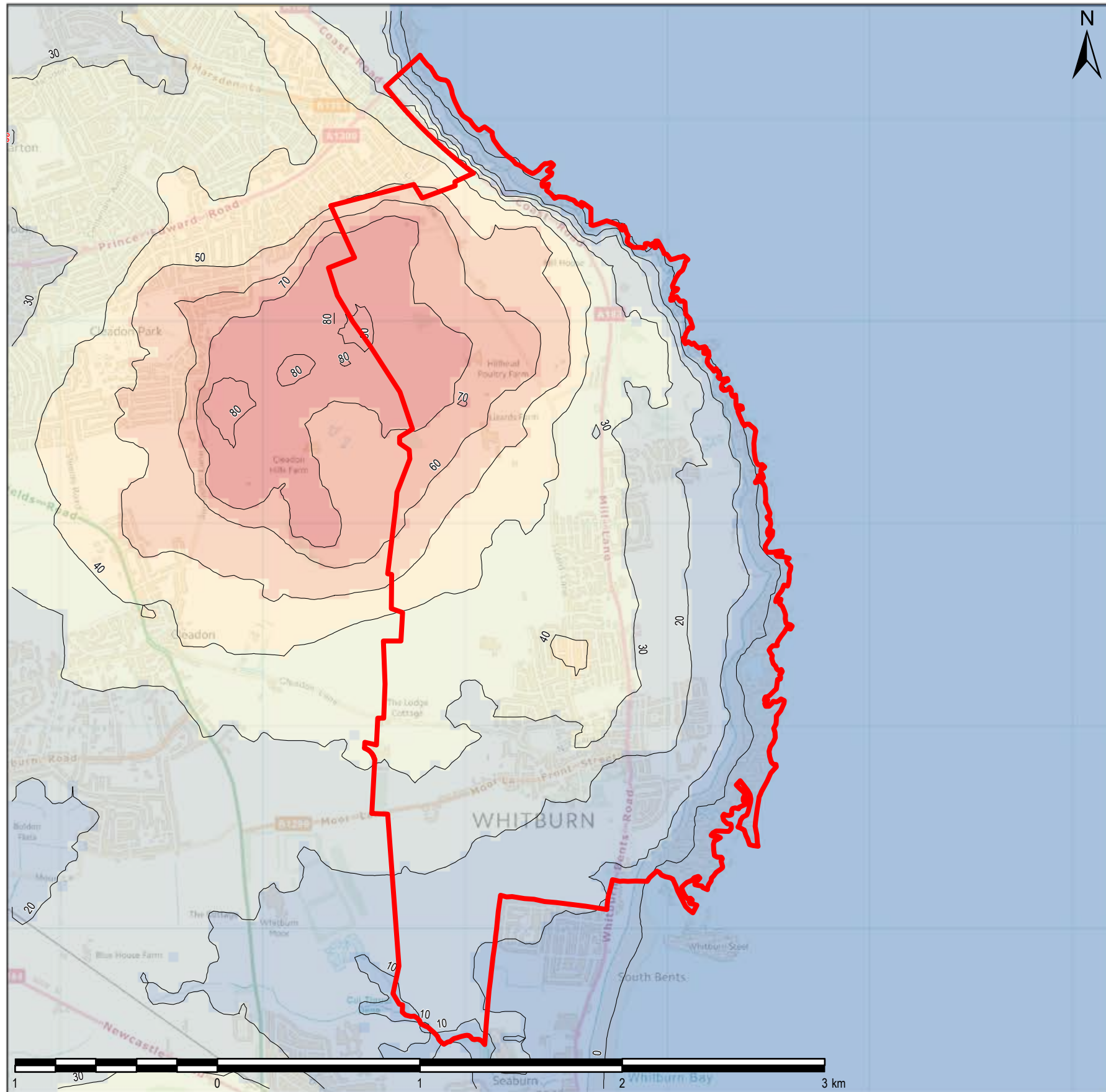
To the east of the A183/East Street, is the coastal part of the village, which derives its character from the cliff top location, lack of trees, openness and views to the sea. The 18th century windmill in the north of the village is a Grade II listed building and a visually prominent piece of the village’s heritage. A Civic Trust Award winning restoration by South Tyneside Council in 1991/2 reveal its value to the identity of the area.



Houses on Front Street



The Grey Horse Public House (Erected 1905)



Geology and Soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped over by natural processes including erosion and sedimentation over millions of years. These processes help to define the land form, soils, vegetation, drainage and building materials which are common in an area.

The bedrock in this area is Dolostone of the Roker (Dolomite) Formation.

Soil quality is mostly suited to grass production for dairy or beef, with the soil being loamy and clayey, seasonally wet and slightly acidic, but base rich.

Topography and Hydrology

The general area slopes down slightly from the north with the northern part of the village being generally flat. The east slopes gently to cliffs on the coast, while to the south of the village centre, the slope is more pronounced. The western approach slopes very gently away from the village. Due to this topography, no water courses enter the area. However rain water drains down from Cleadon Hills both at the northern end of Whitburn and under the fields along the northern edge of Cleadon Lane. During bouts of heavy rain flooding occurs in the fields at both ends of the village

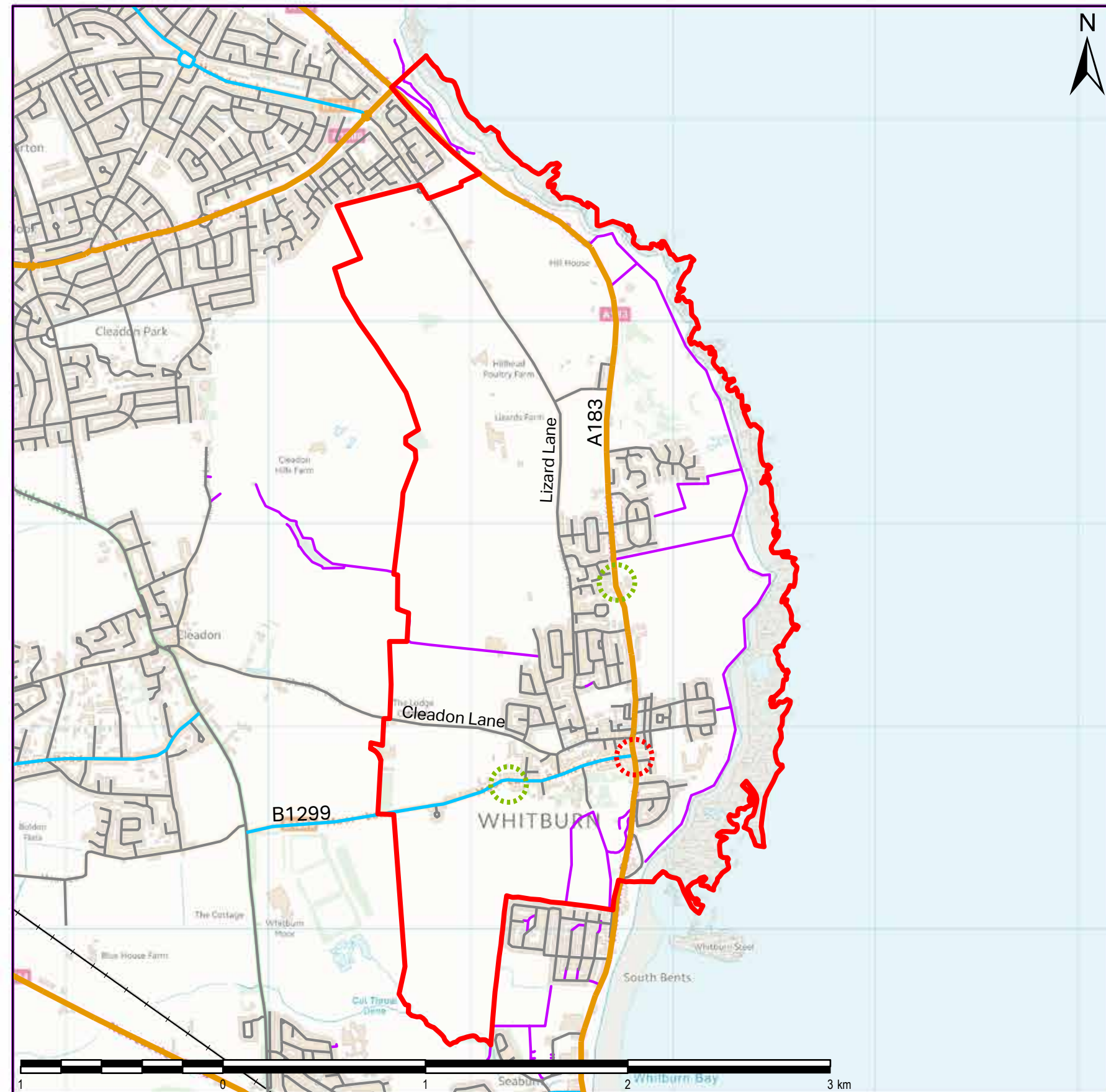
Legend

Elevation mAOD

- ≤10
- > 10-20
- >20-30
- >30-40
- >40-50
- >50-60
- >60-70
- >70

Figure 3: Topography and Hydrology

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Legend

- Study area
- Primary
- Secondary
- Local
- PRoW
- Railway Station
- Railway Tunnel
- Node
- Gateway

Movement and Connectivity

In common with other villages with a rural history, Whitburn has one major focal point or node. This lies at the junction of East Street and Front Street the historic juncture of roads connecting to South Shields and Sunderland. Due to the agricultural land surrounding the village, gateways to the village lie near prominent farms on the periphery of the village at Mill Lane, Cleadon Lane and Moor Lane.

Whitburn was not connected by road until 1866 and low connectivity continues to this day. Few large roads connect Whitburn to other settlements nearby: The A183 follows the coastline from South Shields southwards through Whitburn to Seaburn, Roker and Sunderland. A smaller road to the west, Lizard Lane, runs parallel to the A183 between South Shields and Whitburn. The B1299 approaches Whitburn from the west, with a smaller road connecting to Cleadon further north.

Railway lines do not enter Whitburn and while the Metro connects South Shields and Sunderland to Gateshead, the Whitburn area is not directly served by the Metro. Due to the topography of the wider area, no rivers or streams enter the village and there is no harbour or other direct connection with the coast.

The Three Rivers cycle route follows the coastline through Whitburn covering 44 miles of traffic-free and short on-road sections between Middlesbrough and Tynemouth. National Cycle Route 1 uses many of these sections as part of its 1695 mile route between Dover and the Shetland Islands.

Figure 4: Movement and Connectivity

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Legend

- ▭ Study area
- ▭ Education
- ▭ Building
- ▭ Woodland
- ▭ Green Belt

Land Use

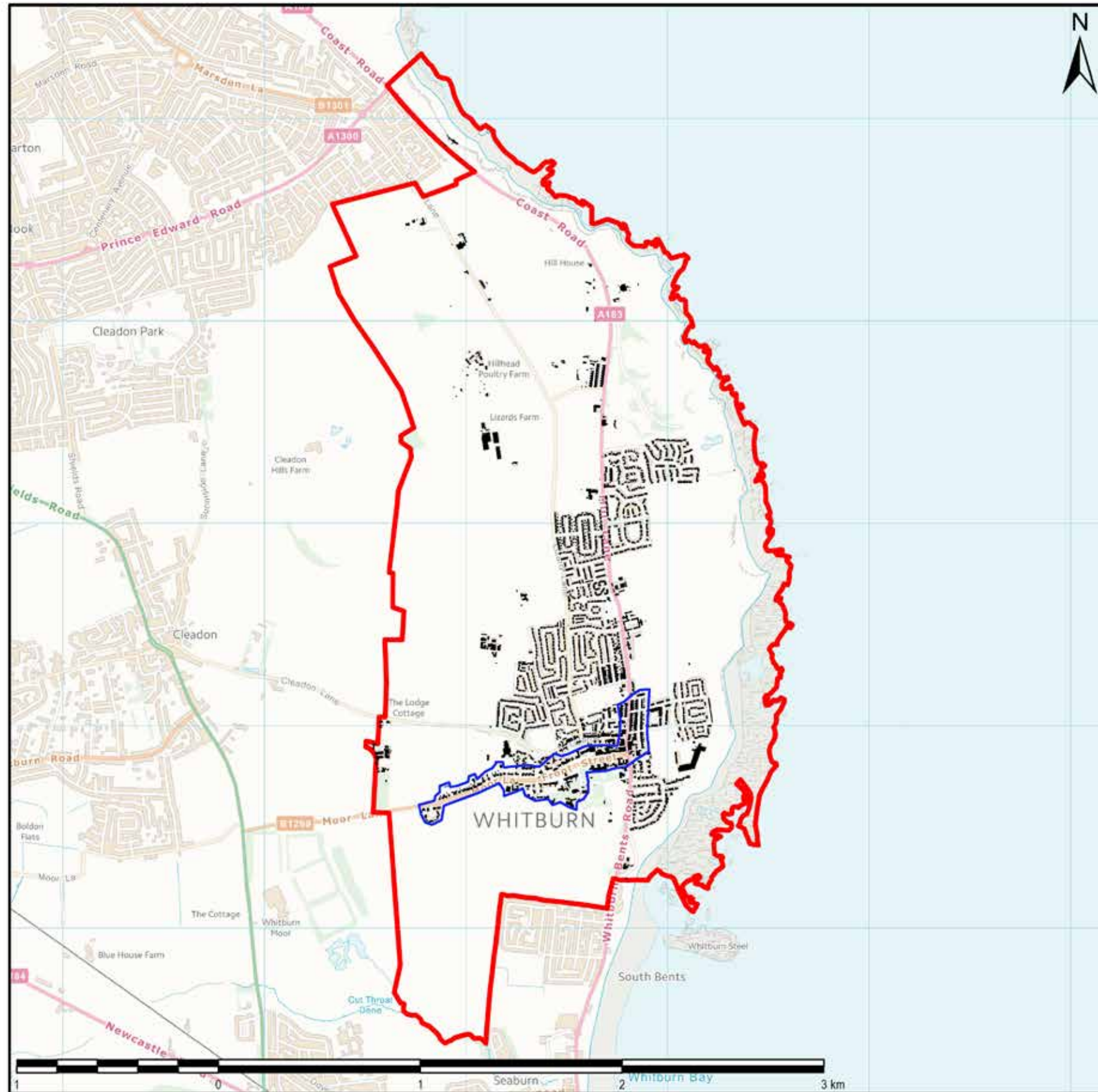
Whitburn is a residential village, with associated community buildings and schools. Local shops are primarily located on East Street, with further shops on adjoining lengths of North Guards and Front Street. Whitburn Village Primary School is located on Cleadon Lane on the villages western edge, Marsden Primary School is located on the A183 opposite Lilac Avenue on the villages northern edge, and Whitburn Church of England Academy and associated playing fields occupies a significant portion of the eastern part of the village towards the coast.

Whitburn Cricket Club and Cornthwaite Park occupy a triangular section of the village extending southwards between Front Street and East Street, while a recreation ground provides more public green space off North Guards and Wellands Lane near Whitburn Village Primary School. Allotments are located off Lizard Lane, behind residences on Myrtle Avenue and to the south of Orchard Gardens on the southern edge of the village.

The setting of the village is provided by the National Trust's Whitburn Coastal Park to the north, a strip of coastal land to the east between the village and the sea comprising a disused firing range and undeveloped land, and farmland to the south and west. These are within designated Green Belt as shown on Figure 5.

Figure 5: Land Use

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Legend

- ▭ Study Area
- ▭ Historic Core

Urban Structure and Built Form

The village's historic core runs east-west along Front Street which extends both south and north from the B1299/Front Street the primary route in from the west. Here a range of attractive 18th and 19th century buildings, many constructed from local limestone are set back behind grass verges and larger grassed areas along Front Street. These are predominantly through terraces with large front gardens and small back gardens. Semi-detached Edwardian villas extend westwards along Moor Lane from Front Street. These have extensive back gardens and small front gardens

The larger part of the village comprises mid-late 20th century suburban expansion extending northwards, eastwards and westwards to the village boundary. These are predominantly semi-detached houses with small front gardens and large rear gardens, while to the south on Nicholas Avenue, a smaller area comprises detached houses with front gardens and larger rear gardens. Several areas of single storey terracing lie off Rupert Street, Geoffrey Street, Bowman Street and Adolphus Street.

Generally, the density of these developments combined with local topography is such that views to surrounding land and sea is limited, creating a sense of enclosure. Throughout, brick is the predominant material with buildings rarely rising above two storeys and consequently, there is a lack of diversity within these developments. Throughout these extensive areas, the similarity of material, form and pattern, and lack of mature trees contrast with the diversity and greenery within the historic core.

Figure 6: Urban Structure and Built Form

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Historic buildings to the north of Front Street

The earliest part of the village contains terraced houses set back from the road, which has a grass verge. These are two storey buildings some with dormers in the roofs, chimneys to the side with materials including brick and buff coloured limestone. Low walls of similar materials to the houses provide boundaries to the plots with low vegetation within, often making hedges. Along this stretch of road iron lampposts and lack of modern street furniture emphasis the historic character of the area.



Houses at The Green

The relatively small area around the village green contains a mix of buildings, largely terraced and retaining a historic character. Largely no more than two storeys, with tiles of clay and slate, chimneys to the roof side, sash windows, and constructed of brick and stone with lintel or sills articulating façades, these buildings abut Front Street and front onto the green. Those with front gardens have low stone boundary walls with low hedging.



Edwardian villas to the western edge of the village

Pre 1919 "ribbon" development with both detached and semi-detached housing in a range of architectural styles. Consistently two storeys, sometimes with dormers, with construction material being mostly brick. Boundaries are often hedged or a combination of low brick wall and hedge. Due to plot size and building age, there is a high level of vegetation and mature trees here, providing a green approach to the village in conjunction with the grass verges along the road.



Looking North along East Street/ A183

Red brick buildings bungalows with slate roofing is dominant along this part of East Street, with dormers becoming more common as you leave the centre of the village. Terraced, with chimneys to the side of the roof, these building have lost original features with sash windows notably absent.



Retail at the east end of North Guards

Modern shop fronts mask the historic origins of these buildings, observable in the brick chimneys to the side of the clay tile roofs. Houses further along the street are brick built with various colours. These houses also retain sash windows and stone lintels above windows and doors revealing their origin pre 1919.



Houses at Fieldside

Post-war (1946-1964) brick built, semi-detached housing of two storeys dominate the eastern portion of the village area from Fieldside and Moor View in the south to Farrow Drive in the north. These commonly comprise two adjoining properties with a chimney in the centre of the roof line. Roof tiles are clay or concrete with low brick boundary walls consistent throughout, with stone walls being quite rare.



Varying building styles at Nicholas Avenue

This area is notable for the lack of a dominant architectural style or form. Buildings remain no higher than two storeys with bungalows also common, while the roofline contains some chimneys. Roofs are of clay or concrete tiles, with construction generally being of brick often rendered. Boundaries comprise low brick walls, sometimes with metal railings or wooden fencing above. Front gardens contain a reasonably high level of vegetation and hedging.



Adolphus Street

Pre 1919 brick terraces in this area have lower roofs with dormers while newer properties have two storeys without dormers. The latter also adds bay windows to the ground floor. Older properties have stone lintels or arches of pale brick above doors and windows, with some having decorative courses between first and ground floors. Sash windows are absent but low boundaries walls are present.



Bungalows to the west of Lizard Lane

Post-war semi-detached bungalows with chimneys to the roof centre are evident in this area. Materials and detailing are monotonous with houses being uniformly proportioned and built of brick. Low brick boundary walls to boundaries with a low level of hedging and shrubbery within the front gardens is common, but alleviated by a grass verge with tree planting off Lizard Lane.



Typical housing at Fern Avenue

Post-war two storey, semi-detached houses with chimneys are evident in this area with external rendering or pebble dashing common. Materials and detailing are more uniform in this area with painted concrete sills a frequent decorative element. Boundaries are usually of red brick.



Housing in Souter View, seen from Mill Lane

Two storey, semi-detached houses from 1965-1989 with notably small chimneys. Materials and detailing are monotonous with houses being uniformly proportioned, built of brick, and often with a small porch to the front. Dark stained wood fencing and low brick walls to boundaries are common with a low level of hedging and vegetation within the front gardens.



Recent development to the east of Mill Lane

Two storey, semi-detached houses without chimneys to the concrete tiled roof dominate this area. Materials and detailing are monotonous with houses being uniformly proportioned and built of brick. Regular small windows articulate the façades but these houses have minimal external features.

Heritage Assets

The Study Area contains two scheduled monuments, 29 listed buildings, 30 locally listed buildings and the Whitburn Conservation Area. A small sample of buildings have been identified which are not recognised as heritage assets, but which are considered to positively contribute to the character and appearance of the area.

The character and appearance of the area is highly influenced by the survival of a large number of historic buildings in the historic core of the village. This has been recognised in the designation of a large area of the historic core as a conservation area.

The buildings of the historic core are primarily dated from the 18th century to the Edwardian period. Visual interest is derived from the contrast between vernacular structures, associated with the historically agricultural character of the village, which are typically constructed of random rubble stone with clay pan tile roofs and polite Victorian and Edwardian structures which employ a more diverse pallet of materials. A notable example of a polite Victorian house which is of a distinct style to more vernacular buildings is the Grade II listed (NHLE 1185444) Whitburn House, constructed of red brick with an ornate mock timber framed façade.

The street plan of the medieval core of the village is largely reflected in the modern day layout of Front Street, with a linear village green flanked to the north and south by green-facing plots.

The dominance of open spaces, both within the medieval core of Whitburn, and immediately to the south and west of the village have conserved the small village character of the settlement. The approach into the village from the west is marked by Glebe Farm, south of the B1299, acting to reinforce the historically agricultural nature of the village. This agricultural character is hybridised with the 20th century

suburban character of housing north of Moor Lane.

The historic core of the village is comprised of visually distinct areas of development. The close grain of development with pavement edge properties on East Street establishes the character of a 19th century commercial high street. This acts to enhance the contrast with the open space of the medieval core.

Early 20th century development, north of Rackly Way and flanking the east of Mill Lane is again visually distinct. Housing primarily comprises bungalows with small front yards in a regular layout, which provide visual interest in their contrast to the height and density of East Street. Approaching the village from the north this development gives an impression of a settlement developed to house industrial workers, in opposition to the agricultural character of the village when approaching from the west.

Structures throughout the historic core are characteristically two storeys in height, with historic structures typically only exceeding this with the addition of attic storeys. A few notable exceptions however exist, such as the Grade II listed No. 52, The Front (NHLE 1299633) which is of three storey height but of a domestic scale. The low height of the majority of buildings flanking the village green enhances the sense of depth of the open space, as viewed while travelling along Front Street.

Scheduled Monuments

A total of two scheduled monuments are located within the Whitburn Study Area. The first of these comprises Marsden Lime Kilns (NHLE 1005911), associated with Marsden Quarry. The second scheduled monument comprises the Lizard Lane Heavy Anti-Aircraft Battery (NHLE 1419998) and is one of only a handful of near complete Second World War Gun Batteries, which were adapted for service during the Cold War, which survive.

In addition the group has identified several other historic features in the north as being of interest: The bridge abutment where the railway line crossed the road to the colliery; the gateway to Marsden Village school, just south of Souter; Whitburn Lodge which was originally Hope House, a farmhouse to a substantial farm of 115 acres dating from the early 1800s, which was bought by the Coal Company in 1874 to house the Colliery Manager when the colliery opened; and the allotments and grazing fields just north of Arthur Street.



The Green



Whitburn Parish Church



Souter Lighthouse

WHITBURN HERITAGE AND CHARACTER ASSESSMENT

Listed Buildings

There are 29 listed buildings located in the Study Area. Of these a single example is Grade II* listed and recognised by Historic England as having more than special interest. This comprises Souter Point Lighthouse and attached buildings (NHLE 1185593), located in the north of the neighbourhood plan area and outside of the settlement of Whitburn.

The remaining 28 Grade II listed buildings comprise an array of buildings, which reflect both the historic character of the village as a small agricultural village as well as a number of large houses in the village, and their associated ancillary structures, which are primarily located within the historic core of the village and inside the Whitburn Conservation Area (see Figure 8: Heritage Assets within Whitburn Village).

Notable examples include The Limes (NHLE 1355062), a large house built in the 19th century, with a circular 18th century Ice House (NHLE 1025220) within its grounds, now a garage, formerly associated with Whitburn Hall.

Built in the 18th century, Whitehouse Farm (NHLE 1185549) is a farmstead within a row of plots facing north onto the village green. The building reflects the influence of the medieval street plan on the existing settlement.

Conservation Areas

Conservation areas are areas designated by the local planning authority that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. A single conservation area lies within the Neighbourhood Plan area and consists of the Whitburn Conservation Area.

Conservation Area Appraisals, Reviews and Management Plans are documents which demonstrate the area's special interest, they analyse the positive and negative aspects of the area and identify any opportunities for additional protection or enhancement. A Conservation Area Appraisal, published in 2006, has been adopted for the Whitburn Conservation Area by the South Tyneside Council. More information can be found at South Tyneside Council Conservation Areas Character appraisals and management plans web page, a link can be found within the references of this document. (<https://www.southtyneside.gov.uk/article/36256/Character-appraisals-and-management-plans>)

The Whitburn Conservation Area covers the majority of the historic core of Whitburn, and most of the structures within the area are dated between the 18th and early 20th century. 23 listed buildings lie within the conservation area, all of which are Grade II listed. Key listed buildings include Whitburn Parish Church (NHLE 1025244) which was built in the 13th century and represents the earliest surviving historic fabric in the village. Another notable listed structure within the conservation area is the Whitburn War Memorial (NHLE 1442999); unveiled in 1921 to commemorate the First World War dead of Whitburn, a plaque was subsequently added honouring the dead from Marsden village after Marsden was demolished in 1968 along with the village's own war memorials.



The Green



Whitburn War Memorial

Local Listed Buildings

Local lists play an essential role in the reinforcement of a sense of local character and distinctiveness in the historic environment. By identifying significant local heritage assets, they play a vital part in informing the development of local plans. A formal list of non-designated heritage assets exists for South Tyneside, which has been divided into five character areas. Character Area 5: Whitburn contains 30 locally significant heritage assets. These largely comprise of private houses, other structures such as walls and gates, and open spaces. Notable examples include, The Village Pound (Pinfold), West Well and The Green. Further information regarding locally listed buildings can be found in



Whitburn Cemetery - Gothic revival chapel



Whitburn Cemetery cottage

the South Tyneside Local Development Framework, Supplementary Planning Document 21 (2011).

A small number of historic features have been identified which have not hitherto been recognised as heritage assets, but which are considered to positively contribute to the character and appearance of the area. These are as follows:

Whitburn Cemetery was opened in 1882 outside of the then northern extent of the village, to provide capacity beyond the increasingly inadequate cemetery of the Whitburn Parish Church. Cemetery buildings include a modest Gothic revival chapel and a cottage, both of which are constructed of snecked rubble. A perimeter is comprised of a similarly constructed short boundary wall with ashlar coping. The cemetery would have formerly been the first part of the village to be met when travelling from the north, and presently appears as a clear visual marker to one's arrival into the historic core of the village.

Wheathall Farm, despite at present having uPVC windows and doors, is a 19th century farmhouse constructed of random rubble with red brick chimney and segmented arch window and door heads. The house is located on an open stretch of land east of Mill Lane, north of the village, and commands views from both those travelling along the road and from open coastal land to the east.

The Barnes Institute was donated by Eleanor Pollard Barnes as a community resource in 1905. The building is constructed of red brick, with mock timbered elements, in a domestic style. The structure continues to be used a meeting space for the village, and has historically been a key focal point of community life.

Marina, a house on Mill Lane dated to before 1913, is a visually distinctive structure. A pebbledash rendered façade is typical of coastal domestic architecture, and atypical of Whitburn's built form which does not reflect



Allotments

its coastal environment. Visual interest is also derived from a centrally located Diocletian window and flanking lucam windows.

Eight areas of allotment gardens are located within Whitburn which primarily date from the latter half of the 20th century. Myrtle Avenue and Highcroft Park Allotment Gardens are dated to before the 1913 Ordnance Survey map. As well as being a conspicuous feature of Whitburn's townscape for over a century, the gardens have historic and communal interest in their importance to working class communities who relied upon the gardens to supplement the food brought in from limited incomes.

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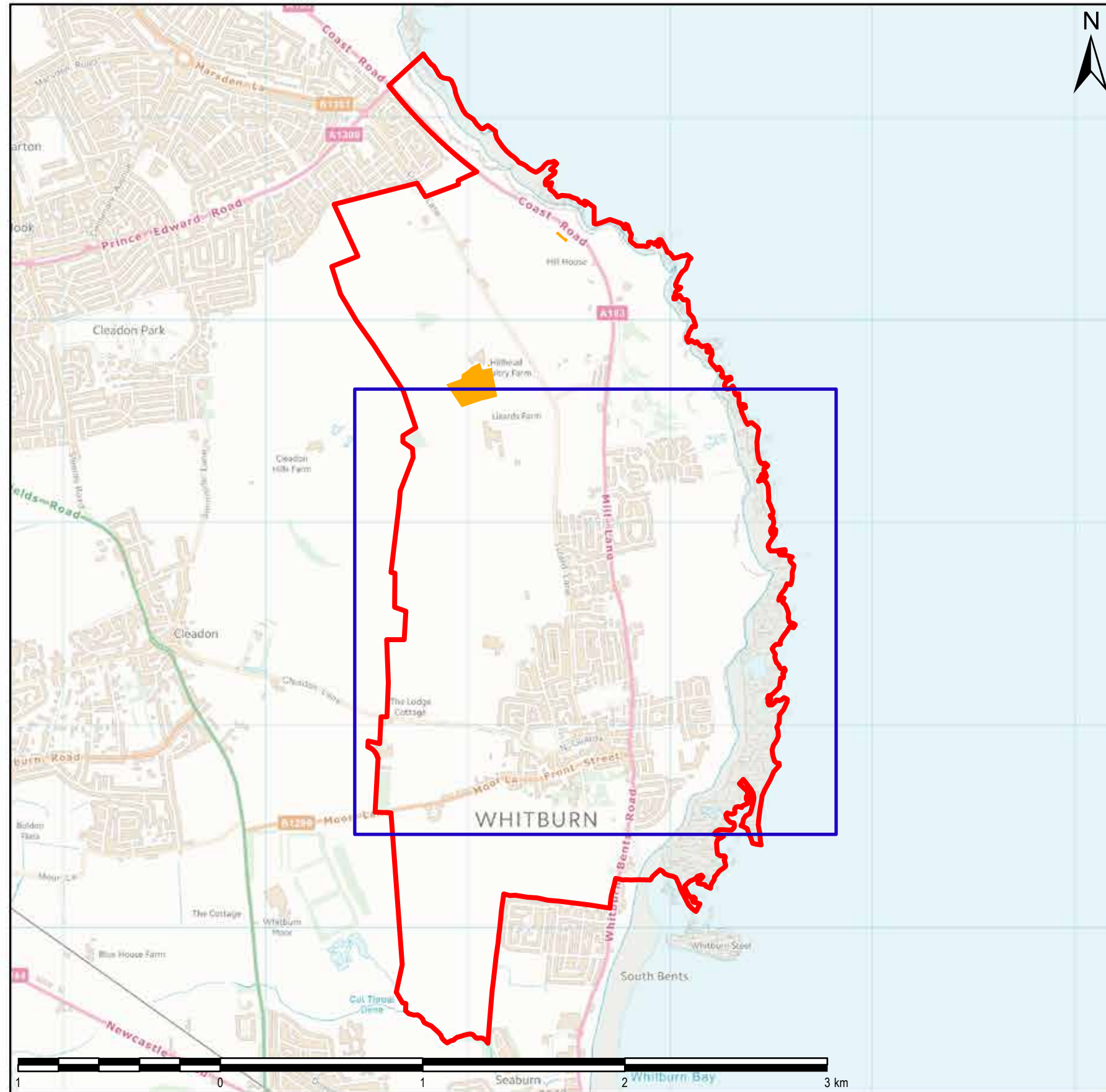
<https://historicengland.org.uk/advice/heritage-at-risk/>



Wheathall Farm



The Barnes Institute

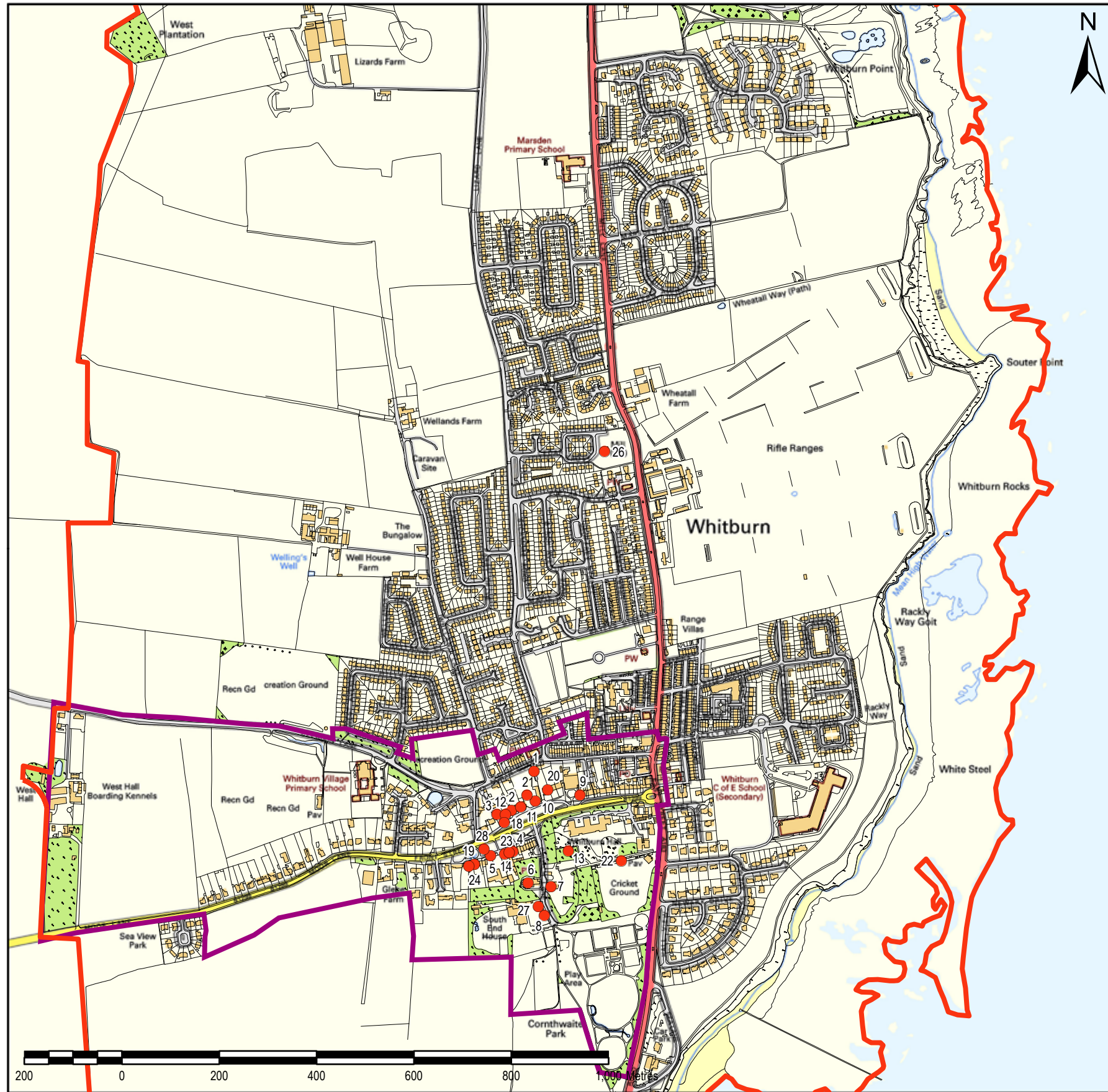


Legend

- Study area
- Record of scheduled monument
- Extent of Figure 8

Figure 7: Heritage Assets

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Legend

Study area

Conservation area

● Listed building - Grade II

1. Ice House North of No 45 (No 1 The Limes)
2. The Rectory
3. Hill House
4. 44, Front Street
5. Wall to West of No 48 (Whitehouse Farm)
6. Parish Church
7. The Close
8. East-west Wall 35 Metres South of Red Cottage and Linking Wall to House
9. 37, Front Street
10. Whitburn House
11. No 49 (The Lodge) and Wall and Railings to the South of No 49
12. Hill Crest
13. Seed house to South West of No 18
14. Whitehouse Farm
15. Souter Point Lighthouse and Attached Buildings
16. Walls Extending From Mill Lane Around the Lighthouse and Linked Buildings
17. Hill House
18. Steps, Walls and Piers to South of No 55 (Hill House)
19. No 52 (Olde House) and Coach House Adjoining to East
20. The Limes
21. Wall to North of No 47 Front Street (Whitburn House)
22. Gates, Gate Piers, Steps and Garden Ornaments to South West of No 18
23. 46,46A, Front Street
24. 24 54, Front Street
25. Souter Point Lighthouse Foghorn to East of Lighthouse and Steps and Walls to East of Lighthouse
26. Whitburn Mill
27. The Red Cottage
28. Whitburn War Memorial

Figure 8: Heritage Assets within Whitburn Village

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The Fountain at The Green

Up close, the fountain within The Green is quite simple with bronze lion heads for spouts. At a distance, it is a quirky and unusual feature that is distinctive to Whitburn. Characterful, old houses face the green providing a genteel space unsuited to activity and providing little in terms of amenity, but emphasising the relaxed, rural village quality notable in this part of Whitburn.

Green Space and Public Realm

Along the western approach, grassed banks, mature trees, the linear village green along Front Street, and grass verges create a green character to the village. This continues to the south where Cornthwaithe Park provides the village's principal open space, assisted by the mature trees and cricket ground adjacent to the park. The park contains tennis court, bowling greens, pond, play park and multi-use games area, and extends to the southern edge of the village, while the majority of houses lie to the north of Front Street.

The further large grassed area lies near to Whitburn Village Primary School between the large modern parts of the village and the older part along Moor Lane. This contains little in terms of equipment. A smaller, sloping grassed area provides the setting for the windmill.

In the north, the area of the former colliery forms an important part of the cultural identity of the area. There are plaques and statues left that refer to this history, but also, it has enabled the coastal park that surrounds Souter lighthouse to be formed. This is now an important open area in the north, which forms a network of open space or green infrastructure that links the Cleadon Hills to the coast.



The Flagpole and War Memorial within The Green

With an avenue of trees along the adjacent road, the war memorial and the flag pole flying the cross of St George, this part of The Green provides a focal point for the community. Older houses face this area, precluding any usage for amenity but the flatness of the area means that despite its relatively small size, this space can function for community events.



The Recreation ground at North Guards

This space near Whitburn Primary School towards the west of the village is relatively flat and featureless. There are trees to the west side with recent planting near the road but otherwise this area provides an almost completely empty green space suitable for many activities whether purely recreational or events based.



Looking north towards the village with Cornthwaite Park on the right

Cornthwaite Park contains mature trees and play equipment. Constructed in the 1960s it is the sole park in Whitburn with these elements.



The Fountain within The Green

This fountain is prominently located within The Green and lends much to the identity of the village. It displays craftsmanship that is unusual within the village and due to its location provides a clear statement of arrival and place. It was erected in 1897 to celebrate sixty years of Queen Victoria's reign and like the recreation ground and the Barnes Institute was instigated by Eleanor Pollard Barnes.



Whitburn War Memorial

Whitburn war memorial is an example of stone carving that is rare within the village. It's prominent location and the quality of the surrounding buildings contributes to the small, rural village atmosphere most noticeable in this area of the village.



Ironmongery at Whitburn Methodist Church

This unusual light is an example of ironmongery that is rare within the village. Beyond simple iron gates and fences, examples of artisan craftsmanship have little presence.



Bollards outside the Methodist Church differ from others within the village

Street furniture within Whitburn does not recognise the historic elements that make up the conservation area. This is noticeable outside the Arts and Crafts Methodist Church.



A bin near The Village Cafe, typical of street furniture within Whitburn

Street furniture within the village centre consistently utilises the black and gold colours and Whitburn heraldic motif seen on the central signage post at the junction of the B1299 and East Street.



Approaching the junction of East and B1299

Bollards along East Street maintain the same visual identity as other street furniture throughout the village centre. Beyond the village centre this becomes more inconsistent through disrepair and design.



Memorial plaques within the village

These memorial plaques demonstrate the history of Whitburn with the earlier one (below) located on a typical limestone wall enclosing the recreation ground at North Guards, at one time the periphery of the village and the later one (above) located on the Barnes Institute Building on East Street, in the heart of the village. Both are the legacy of Eleanor Pollard Barnes.

Walls within the village

These two walls, both on East Street and both of the same local limestone are representative of walls within the older part of the village. While there are walls of different heights (at the recreation round) and purposes (the retaining wall at the parish church), these high stone walls, devoid of features are redolent of a coastal village, indicative of the harsh conditions endured and characteristic of Whitburn.

Staffords Lane

Half hidden by vegetation, Stafford's Lane runs between houses on Front Street. This lane and Chicks Lane are distinctive elements that emphasise the historic development at the village centre and the history of the village.



Central signpost with heraldic motif

Choice of motif, material and form within this signpost identifies Whitburn as a place with history and historic character. This works in conjunction with street furniture in the vicinity to develop the identity of the village. The signposts prominent location provides a sense of arrival for visitors and a focus for both visitors and residents. Whitburn's heraldic motif represents the villages fishing heritage.



Whitburn Cricket Club Gates

Iron gates and fences have a small presence within the village with these gates perhaps being the most prominent. While the typeface used is more modern than on other signage, it hints at the proximity of the sea and acknowledges the impact of the coast on the character of the village. The choice of colours reflects the main signpost at the village centre.

Views

Views from inside the village outwards to surrounding land are generally only available from the edges of the settlement due to the density of development. Houses on the eastern edge have coastal views, while those on the western edge have views to surrounding countryside. The Edwardian villas on Moor Road unusually, have long, wide views south across open farmland to Whitburn Bay. Elsewhere occasional glimpses of sea and farmland are only available where roads lead to the village's edge.

Views of the village from surrounding land reveals the lowness of constituent built form. Souter lighthouse provides a notable landmark when entering the very north of the area, with Whitburn Coastal Park extending along the coast from the lighthouse.

From the north, its prominent location makes the windmill the defining tall landmark of the village. It has a notable presence within panoramic views from higher land and remains in view along the A183/Mill Lane. Land form slopes to the cliff tops to the east of the village, with development obscuring most views into the village.

As a result of the sloping topography, consistent lowness of buildings throughout and tree cover to the south of the village, the spire of Whitburn Parish Church, located within the southern part of the village and surrounded by trees, has a limited visual presence but is the only landmark when viewed from the south. It is this view that Nikolaus Pevsner probably referred to in his description of Whitburn. Views from the west are wide and panoramic over flat farmland. Within these views the village is largely obscured, by the dense woodland within West Hall, by tall hedgerows within the fields and by tree cover in the vicinity of Cleadon Lane and Moor lane.

Cultural Associations

Whitburn has been the birthplace of numerous footballers, who generally played for teams within the north east. In terms of cultural relevance, Whitburn lays some claim to Charles Lutwidge Dodgson (Lewis Carroll) as his cousin Margaret Wilcox lived in Highcroft within Whitburn. Carroll would visit both her and Lady Hedworth Williamson of Whitburn Hall, second cousin to Alice Liddell. On one of these visits Carroll is believed to have written the opening stanzas of Jabberwocky and is popularly believed to have written The Walrus and the Carpenter while holidaying in Whitburn.



Looking north towards Whitburn from Bransdale Avenue



The view from Moor Lane, including Sunderland



The recreation area with houses on Fieldside backing on to it



Nikolaus Pevsner described Whitburn as “uncommonly attractive. From the sea front looking north west it appears embedded in trees.”



“The village of Whitburn, one of the most attractive in the county, is most pleasantly situated on the southern declivity of an eminence, commanding a beautiful prospect of the surrounding country and the sea.” F. Whellan, 1894



MANAGING CHANGE



Sunset over Whitburn

Managing Change

The character of Whitburn described in previous sections is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Whitburn neighbourhood plan.

Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the pattern of historic development, character, prevalent height and roof line of older parts of buildings and the mature green areas within the older parts of the village. Positive aspects of character include:

- Surrounding countryside and views of landscape and seascape providing a distinctive setting to the village;
- The largely intact historic form and village character, with attractive main street, parish church, community facilities and housing of various periods;
- The historic core of Front Street which retains many distinctive buildings;
- The distinct village centre located at the junction of East Street and Front Street, which has a clear sense of arrival;
- The diverse and visually interesting built environment of both polite and vernacular architectural styles within the historic core of the settlement;
- High levels of greenery with wild flower planted banks, grass verges, the Green and mature trees along Front Street extending into the green wedge formed by Whitburn Cricket Club and Cornthwaite Park, providing a pleasant approach from the west;
- Relative tranquillity due to the limited transport infrastructure in the wider region, with traffic largely confined to the A183 and B1299;
- Historic brick or limestone boundary walls which provide screening and define hidden private spaces within the village; and
- The 'chares' which contribute to the historic character and distinctiveness of the village.



Whitburn House (Erected 1867-9)



Historic buildings at the junction of Front Street and East Street



Merecroft, former estate buildings of Redhill House

Issues To Be Addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to new development ignoring the historic street pattern and cliff top location, general lack of public open space, low level of mature greenery outside of the conservation area, and generally low quality of the public realm.

- Areas of new development are unsympathetic to the historic settlement pattern of the village and have eroded its character;
- New development within historic building plots is increasing the density of built form within the older parts of the village further eroding its historic pattern and character.
- Buildings towards the coastline fail to address their coastal location increasing the perceived density of development by the denial of open seascape views;
- Various types of street lighting are present within the small area of the village centre, weakening its coherence and identity.
- Street furniture assists in the development of local identity. Use of consistent elements with some local reference would improve local identity;
- Boundary walls and "chares" form a distinctive element of the village and require protection and maintenance to continue their contribution;
- Mature trees have a limited presence. Recent development has provided little in terms of tree cover while mature trees within the conservation area will need replacing at some future stage;
- Functional amenity space is currently limited to the green wedge including the village green, The Bank, Cornthwaite Park and the cricket grounds. These could be enhanced and or extended;
- Modern apartment buildings have been constructed in the former grounds of Whitburn Hall, west of East Street. These are located within the historic core of the village, and in the Whitburn Conservation Area, and are of a scale and density which is unresponsive to the historic fabric of the village;
- Shop fronts on East Street are largely incongruent with the historic character of the area; a number of modern structures, which are unresponsive to that character, have been built within the historic commercial centre of the village, and poorly designed shop fronts accentuate this intrusion;
- UPVC windows, doors, fascia boards and other modern architectural dressings are prevalently applied to historic buildings outside of the conservation area. These are not responsive to traditional materials and styles and detract from the distinctive character and appearance of the village; and



The Limes (Built 1869)

- The Heritage at Risk Register identifies England's historic sites 'that are most at risk of being lost as a result of neglect, decay or inappropriate development'. Whitburn Conservation Area has been placed on the Heritage at Risk Register, as its condition has been assessed to be poor and deteriorating.



The Red Cottage (Built 1842)

Sensitivity To Change

There are also some elements which are particularly sensitive to change. These relate to:

- The landscape and streetscape settings of heritage assets are affected by the proximity of poorly designed boundary treatments, paving and a proliferation of visual clutter such as inappropriate seating, advertising and other signage. These can detract from the setting of a listed building and affect the historic character of the village as a whole;
- Tranquillity within Whitburn's Conservation Area contributes to the rural village atmosphere of the village. However, the area surrounding the historic core of Whitburn is sensitive to traffic levels and increasing road infrastructure or associated works requiring removal of vegetation would affect this;
- Heritage assets are at risk of repair or replacement with inappropriate architectural features and/or materials;
- Views from the eastern and northern edges of the village edge over farmland enclosing the village have some protection by being designated Green Belt. These views are vulnerable to change of land use and provide the landscape setting that defines the rural character of Whitburn;
- Green infrastructure is important to the character of the village but sensitive to development. Mature trees and grassed areas along Front Street provide green links to the surrounding landscape and Cornthwaite Park increasing ecological and amenity value;
- Open areas in the village, such as land to the south and west of the historic core of the village, are particularly sensitive to development. These areas are key to understanding the significance of the medieval core of Whitburn, and for this reason have been included in the Whitburn Conservation Area; and
- The negative impact of incremental change to 19th century and early 20th century residential development as allowed under General Permitted Development is magnified by the uniformity of such structures, with detrimental change made all the more apparent.

Character Management Principles

In order to address the issues highlighted above, principles for managing change in this area should focus on sustaining, reinforcing or enhancing those aspects from which Whitburn's rural village character is derived. The following principles should be considered when defining policies with respect to heritage and character:

- Characteristic open areas at the Green and Cornthwaite Park should be maintained, enhanced and reviewed for local protection to ensure availability to the public for future generations;
- Open landscape surrounding the village should be protected to maintain separation between Whitburn and both South Shields and Sunderland;
- New development in Whitburn should seek to conserve or enhance the distinctive character of the village. This would include shop fronts; the size, shape, colour, style of lettering and materials should be responsive to the building as well as the area, and should consider the relationship between neighbouring buildings;
- Remedial action should be taken concerning Whitburn Conservation Area's placement upon the Heritage at Risk Register. This should be discussed with the local authority, and any new development or alterations to existing buildings should positively address the issues which resulted in it being placed on the list. Historic England has published 'Stopping the Rot: A guide to enforcement action to save historic buildings' (HE, 2016) which could help guide consultation with the local authority;
- The list of potential assets of local historic significance, which have been identified within this report as positively contributing to the character of the neighbourhood plan area, should be considered for inclusion in South Tyneside Council's formally adopted list of non-designated heritage assets. Historic England has published 'Local Heritage Listing' (HE, 2016); this should be used as a guide; and
- Areas of development which demonstrate historic authenticity, which is desirable to conserve or enhance, but which are considered inappropriate to include within the Whitburn Conservation Area can be protected using Article 4 directions. Article 4 directions applied to individual properties are an appropriate measure to restrict permitted development rights and prevent incremental change which may negatively impact upon the character and appearance of the area. More information can be found at: <https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/>.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>;



The entrance to Nos.33 and 35 (Pear Tree Cottage), North Guards

<http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>;

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of projects can be funded through CIL and S106;

- Housing developments should take into account the qualities of existing development, its layout, scale and character and the relationship between housing and the rural setting of the village;
- Protection of existing public space of amenity value should be afforded for the amenity of future residents to ensure its continued availability;
- Consideration should be given to the extension of existing green infrastructure with the strategic linking of existing green corridors including Cornthwaite Park and Front Street; and
- The development of outlining measures to promote the historic core as the retail centre of the village should be undertaken and should include guidelines for the maintenance of key heritage assets within the area.

Next Steps and Sources of Further Information and Support

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Whitburn Neighbourhood Forum Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the South Tyneside Council Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- Production of a design guide to promote positive engagement with local architectural vernacular within new development; and
- Use of management and maintenance plans to sustain the historic quality of the village.

A wealth of further information and support is available to assist Whitburn Neighbourhood Forum in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>

- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Advice and Assessment;
- Site options and assessment;
- Urban Design and Masterplanning, including Design Codes;
- Strategic Environmental Assessment (SEA);
- Environmental Impact Assessment (EIA);
- Habitats Regulations Assessment (HRA);
- Viability of proposals;
- Evidence Base and Policy Reviews;
- Facilitation Support;
- Technical Facilitation; and
- Health check prior to examination.

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>



The Green

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APPENDIX A: SCHEDULE OF HERITAGE ASSETS



LISTED BUILDINGS

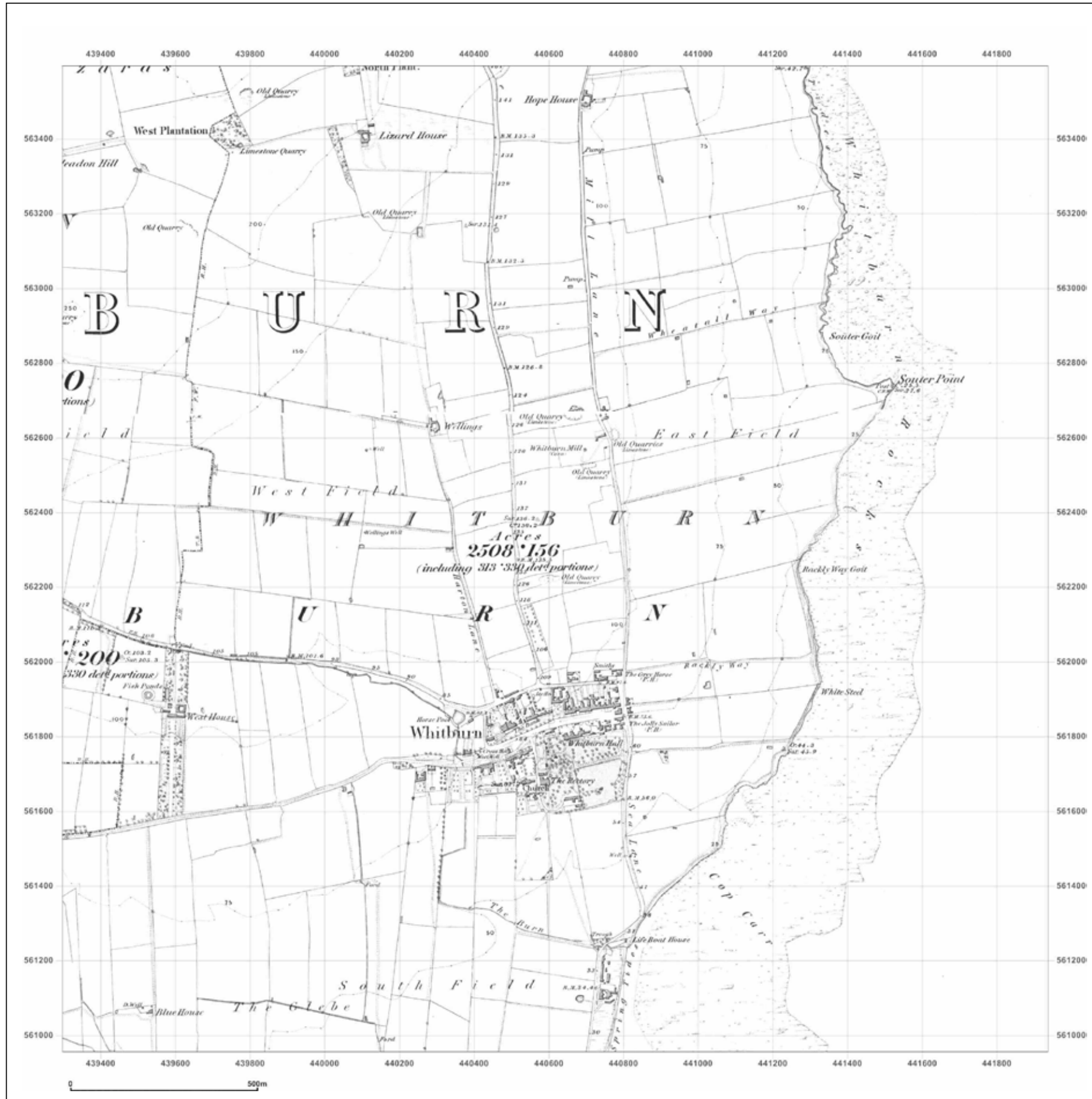
ID	LIST ENTRY	NAME	GRADE	EASTING	NORTHING
1	1025220	ICE HOUSE NORTH OF NO 45 (NO 1 THE LIMES)	II	440557	561909.4
2	1025221	THE RECTORY	II	440511	561829.4
3	1025222	HILL HOUSE	II	440481	561820.4
4	1025223	44, FRONT STREET	II	440514	561744.4
5	1025224	WALL TO WEST OF NO 48 (WHITEHOUSE FARM)	II	440468	561736.4
6	1025244	PARISH CHURCH	II	440545	561679.4
7	1025245	THE CLOSE	II	440592	561672.4
8	1025246	EAST-WEST WALL 35 METRES SOUTH OF RED COTTAGE AND LINKING WALL TO HOUSE	II	440578	561613.4
9	1185414	37, FRONT STREET	II	440652	561860.4
10	1185444	WHITBURN HOUSE	II	440560	561848.4
11	1185469	NO 49 (THE LODGE) AND WALL AND RAILINGS TO THE SOUTH OF NO 49	II	440530	561836.4
12	1185504	HILL CREST	II	440499	561820.4
13	1185529	SEED HOUSE TO SOUTH WEST OF NO18	II	440628	561745.4
14	1185549	WHITEHOUSE FARM	II	440497	561739.4
15	1185593	SOUTER POINT LIGHTHOUSE AND ATTACHED BUILDINGS	II*	440807	564169.4
16	1185616	WALLS EXTENDING FROM MILL LANE AROUND THE LIGHTHOUSE AND LINKED BUILDINGS	II	440735	564149.4
17	1279925	HILL HOUSE	II	440100	564100.4
18	1299620	STEPS, WALLS AND PIERS TO SOUTH OF NO55 (HILL HOUSE)	II	440496	561804.4
19	1299633	NO 52 (OLDE HOUSE) AND COACH HOUSE ADJOINING TO EAST	II	440435	561718.4
20	1355062	THE LIMES	II	440585	561871.4
21	1355063	WALL TO NORTH OF NO 47 FRONT STREET (WHITBURN HOUSE)	II	440543	561860.4
22	1355064	GATES,GATE PIERS,STEPS AND GARDEN ORNAMENTS TO SOUTH WEST OF NO 18	II	440737	561725.4
23	1355065	46,46A, FRONT STREET	II	440506	561742.4
24	1355066	54, FRONT STREET	II	440423	561714.4
25	1355068	SOUTER POINT LIGHTHOUSE FOGHORN TO EAST OF LIGHTHOUSE AND STEPS AND WALLS TO EAST OF LIGHTHOUSE	II	440856	564182.4
26	1355075	WHITBURN MILL	II	440702	562566.4
27	1355076	THE RED COTTAGE	II	440566	561631.4
28	1442999	WHITBURN WAR MEMORIAL	II	440454.6	561749.4

APPENDIX B: HISTORICAL MAPS



WHITBURN HERITAGE AND CHARACTER ASSESSMENT

1855 Map of Whitburn (not to scale)



Site Details:

1855-A3PDF-10000,

Client Ref: 39015
 Report Ref: CMAPS-CM-625999-39015-230517
 Grid Ref: 440616, 562275

Map Name: County Series

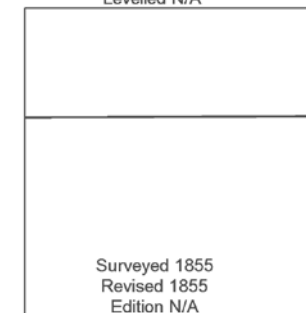
Map date: 1855

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1855
 Revised 1855
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1855
 Revised 1855
 Edition N/A
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1921 Map of Whitburn (not to scale)



Site Details:

1921-A3PDF-10000,

Client Ref: 39015
Report Ref: CMAPS-CM-625998-39015-230517
Grid Ref: 440616, 562275

Map Name: County Series

Map date: 1921

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1856
 Revised 1921
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1857
 Revised 1921
 Edition N/A
 Copyright N/A
 Levelled N/A



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WHITBURN HERITAGE AND CHARACTER ASSESSMENT

1966-1968 Map of Whitburn (not to scale)



Site Details:

1966-A3PDF-10000,

Client Ref: 39015
Report Ref: CMAPS-CM-625997-39015-230517
Grid Ref: 440616, 562275

Map Name: Provisional

Map date: 1966-1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright N/A
 Levelled N/A



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