



South Tyneside Council

Neighbourhood Services

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Cleadon Conservation Area

Character Appraisal

Prepared by North of England Civic Trust on behalf of South Tyneside Metropolitan Borough Council, March 2007



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Map 1: Cleadon Conservation Area – Boundary



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Cleadon Conservation Area

1. Introduction

Conservation areas were first introduced by the Civic Amenities Act 1967. The 1990 Planning (Listed Buildings and Conservation Areas) Act (henceforward referred to as 'the Act') places a duty on every local planning authority to determine which parts of their district are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance in order that they can be designated conservation areas and offered protection and enhancement. The Act also requires that local authorities should from time to time, write, publish and review proposals for the preservation and improvement of their conservation areas

conservation Areas depend on much more than the quality of individual buildings and take into account features such as building layout, the relationship of buildings to space, open spaces, boundaries, thoroughfares, the mix of uses, the use of materials and street furniture. It is common for conservation areas to include listed buildings.

The approach to conservation area character appraisals has altered in recent years. It is now recognised that planning policy, development control, enhancement proposals and conservation area management can best be achieved when there is a clear and sound understanding of the conservation area's special interest. PPG15: *Planning and of the Historic Environment*" urges local authorities to prepare detailed appraisals and states that:

"The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder the basis for local plan policies and development control decisions, as well as for the preservation and enhancement of the character and appearance of the area".

The value of the appraisal is twofold. First, its publication will improve the understanding of the value of the built heritage, providing property owners and potential developers with clearer guidance on planning matters and types of development which are likely to be encouraged. Secondly, it will enable South Tyneside Council to improve its strategies, policies and attitudes towards conservation and development opportunities and priorities within the conservation area.

The appraisal will form a sound basis for establishing effective conservation area policies, support the effective determination of planning and listed building applications and form relevant evidence at planning appeals.

Guidance used to complete this appraisal includes PPG15. (DoE & DNH, Sept 1994) Conservation Area Practice (English Heritage Oct 1995) Conservation Area Appraisals (English Heritage, March 1997) and Conservation Area Management (English Historic Towns Forum June 1998).

2. Cleadon Conservation Area

Cleadon Conservation Area was designated in 1975 and comprised the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of listed buildings within the old village; and finally, the uniquely attractive views of Cleadon windmill and the water tower that can be seen from Cleadon Lane.

The 1975 boundaries of Cleadon Conservation Area were extended by the Council on 19th March 2004 to include

Cleadon Plantation, which is a residential area to the west of the village eloped during the twentieth century.

Furthermore, the Council adopted Supplementary Planning Guidance Note 17, 'Residential Development Within The Cleadon Plantation (SPG17) on 7th October 2004.

These measures were undertaken in response to pressures for new build and demolition within the Plantation Area.

There are over 150 dwellings located within the Plantation built to an average density of six houses per hectare and there are many good examples of late Victorian and Edwardian houses.



Cleadon Plantation mostly comprises detached houses located within well-stocked garden plots and it is this general layout that has contributed towards the area's special semi-rural wooded character.

Although upgraded highways have cut through the nineteenth century village, the surviving historic core together with Cleadon Plantation combine to create an environment that is worthy of preservation and enhancement.

3. Location

Cleadon is located on the south west scarp of Cleadon Hills, a dome that rises at the northern tip of the North Durham Magnesian Limestone plateau. The village spanned the former Sunderland to South Shields turnpike road that wrapped around the side of the hills with, at its historic core, the crossroads where the turnpike road met with roads to Boldon to the west and Whitburn to the east. Its position offered the village a gently sloping site that was protected from inclement north-east weather systems by rising ground.

The name of the village has been spelt in a variety of ways throughout history. In the 13th century it is written as

Clevedona, in the 14th century it is written Cleveden whereas in the 17th century it was known as Cleydon. The derivation is probably Anglo-Saxon from 'Clyff', a cliff, and Dun, a hill, aptly describing its geographic setting.

Cleadon, formerly in County Durham, is located some 3 miles from Sunderland city centre and 3 miles from South Shields. The A19 is 3 miles to the west and the coast 3 miles to the east. The busy A1018, formerly the turnpike road and the A19, runs through the middle of the village. The village does not sit on or near any major rivers, its water supply being historically fed through springs and wells emerging from the limestone scarp.

4. Origins of the Development Pattern.

The pond is a geological feature that has probably attracted human settlement for many centuries, if not millennia. Recorded life in the village begins with an entry in the Boldon Book of 1180. The Boldon Book, which is an account of money, labour and produce owed to the Bishop of Durham, is unlike the Domesday Book of 1086 in that the record is not comprehensive. It only covers areas of importance to the Bishop which underlines the significant profile of Cleadon in the early Middle Ages. The book

mentions the pound or pinfold where stray animals were kept. Wawn mentions in his 'Notes on the Antiquities of Cleadon' that the pound at Cleadon was its oldest heritage. Although probably resited throughout history, its final location, that dates from at least the development of Cleadon Hall in the mid-eighteenth century, was on the junction of West Park Road, formerly known as Pinfold Lane, and Boldon Lane only to be lost with the development of Cleadon Plantation. The only evidence now is a plaque and seat at the road junction.

The village emerged through the civil wars that littered the second millennium with few casualties to become a stable community clustered around the pond which provided a vital supply of water for both people and animals. This, combined with rich pastures and seventeenth century enclosures, encouraged the development of farms that were to underpin Cleadon's economy.

The farms were large and would have dominated the village centre with Burden's Farm and East Farm to the north of the pond, a farm to the south on the site of the church hall and French's Farm on the site where **Foxton Court** now stands. A property that became **Cleadon Tower** next to French's

Farm was built by the Chamber family in Tudor times. Chambers was a 'copy holder', a tenant of agricultural land holdings, suggesting that a farm could have formed part of the Tower's early history. Only buildings relating to Burden's Farm and East Farm survive to mark out this important phase of the development of the village, but early maps show the position and extensive layout of the complexes that include gingans suggesting that farming was both pasture and crop based. Large mansions were built during the eighteenth and nineteenth centuries within and on the fringe of the settlement. They were built within extensive grounds that included ornamental gardens and when at their height in the mid to late nineteenth century would have been a major employer of local labour and recipients of locally produced goods and services. Only **Undercliff** to the east of the village survives as originally laid out, although the setting has changed with subdivision of the external space. The development of coaching inns and housing along the edge of Boldon Lane led to a village layout that was orientated along an east-west axis gently rising from the west, dipping into the pond area and then rising to continue along the side of Cleadon Hills to the east. The large, rectangular, central space would have been visually dominated by the pond that would have been far more visible than today. Roads that led

from the north, east and south into the central area were offset and with views contained by built edges to create a well defined village square. The building of **All Saints Church** and the first school in the latter half of the nineteenth century reinforced this pattern. Small groups of workers housing were fitted into the layout of which the mid-Victorian terrace on Nursery Lane survives as fine example. Others, such as the 'Cluster' to the east of the pond have been lost.

At the turn of the nineteenth and twentieth centuries a migration of affluent citizens led to the gradual development of Cleadon Plantation over Little Meadow and Cleadon Moor. Within convenient travelling distances of both Sunderland and South Shields, Cleadon would have been an attractive place to live, away from the industrial environment and the poor general living conditions of the urban centres and within an area already favoured by wealthy families and graced by a collection of country mansions whose presence had established the social and environmental desirability of the area. Cleadon Plantation was gradually developed during the first quarter of the twentieth century to provide a series of large sites occupied by fine houses located within spacious gardens surrounded by woodland boundaries. Subsequent development saw a

reduction in plot size; smaller houses and the introduction of bungalows; and, with changes in style, more open frontages resulting a general dilution of the grandeur that marked the early character of the area.

In 1935 the A1018 was upgraded to provide a more direct and faster route through Cleadon. This resulted in the central square disappearing with a new dual carriageway road corridor sweeping through its heart cutting the pond and its associated buildings away from the rest of the village. The historic grain that had developed over centuries was substantially destroyed.

The 1960's saw another radical change to the historic appearance and layout of the village with the demolition of **Cleadon Meadows**, built to the design of John Dobson in 1853, **Cleadon Old Hall** and **French's Farm** to be replaced by new housing estates and blocks of flats. This coincided with the removal of other historic buildings such as the cottages on Front Street that made way for new shops and the Georgian cottages on Windermere. Much of historic value was lost during that period, a phenomenon that affected many towns and villages at that time.

The conservation area was designated after this phase of Cleadon's development history and is directed towards protecting the substantial surviving historic fabric, preventing possible future inappropriate change and, over time, addressing some of the environmental and design issues that compromise the appearance of the village and the quality of life of its residents.

5. Form and Materials

Cleadon's built development timeline is reflected in terms of styles and choice of materials. Its position also determines its appearance. The village is almost all two storeys with pitched roofs of varying shapes and pitches. The principal exceptions are the flat roofed blocks of flats at Foxton Court and Cleadon Old Hall and bungalows that have been built in the latter stages of the Cleadon Plantation development. Generally speaking, there is not a 'Cleadon style' that differentiates its vernacular buildings from similar properties in the wider area. They tend to be unadorned with vertical windows set into openings that have stone cills and lintols. Occasional decoration, such as cill and lintol lines, carved corbelling and indented brickwork add rare highlights.

The earliest buildings are constructed in local magnesian limestone that gives a highly textured and reflective appearance to the structures. Most limestone buildings are built in random or irregular coursed rubble, now giving them a relaxed appearance. They would almost certainly have been limewashed or lime rendered, partly as a decorative treatment and partly because its alkaline and therefore slightly caustic properties make it anti-bacterial and insecticidal and a natural deterrent of woodworm and death watch beetle. The walls that mark the boundaries of lost farmyards, fields and gardens are built from the same limestone. They link modern developments to the past and acts as an insight into earlier layers of the village's history.

Older buildings are patch repaired in brick, the type of manufacture of brick indicating when the modifications were made. The repairs tend to follow the lines of chimney breasts where stone, weakened through constant and severe temperature change has been replaced, giving vertical striations of red brickwork running up gables.

The Mansion Houses – ***Cleadon Old Hall, Undercliff, Cleadon Meadows*** and ***Cleadon House*** were all built in brick, adopting the traditional use of warm, red, unglazed

brick laid in a variety of patterns developed during the Renaissance and used extensively throughout Georgian architecture. The redbrick mansions would have been visually elevated away from the surrounding, humble dwellings and farms. The early years of the Cleadon Plantation development are marked by buildings that are constructed in hard, smooth faced dark red bricks that are typical of the late Victorian and Edwardian period.

Roofs of earlier buildings are red clay pantiles that have weathered and bleached to a variety of pinks, pink/creams and pink/greys. Some new houses have been roofed in clay pantiles that introduce a strident red into roofscapes and disconnect with the established timeline of materials. Welsh grey slates follow pantiles as a major roofing material, becoming particularly common from the mid-nineteenth century. In recent times, slate has been replaced by concrete tiles of varying shapes and sizes as a universally applied roof cover. Buildings can be identified, such as to the rear of **38 Front Street**, where their age, pitch of roof and raised gables clearly suggest that they were at one time thatched. Internal investigations will confirm whether this is the case, the pitch coated ropes that bound the thatch usually leaving marks on the roof timbers.

Windows tend to be vertical and reflect their age with multi-paned insertions up to the middle of the nineteenth century when glass technology allowed the manufacture of larger panes and with this innovation the introduction of four pane casement, or more commonly, sliding sash windows. The frames are recessed into openings bringing modelling to elevations. Good examples of both multi-pane and sliding sash windows survive, such as the annex to **Cleadon House** and **20 Nursery Lane** respectively. Some new replacement insertions have disrupted the elegance of elevations and through the inappropriate choice of design introduced styles that do not reflect or respect the age of buildings. Also, the new insertions, particularly uVPC, tend to be polar white, a colour that was not introduced until the 1930's, and positioned flush with the external face of buildings losing the reveals, the deep punctuations that add texture and visual interest. Fenestration has a vital impact on the appearance of buildings and slight changes to detail can dramatically alter the way that a building looks and feels. The visual effect if modern materials, inappropriate designs and poor fitting are inevitably jarring against an old building constructed in natural materials.

The success of uVPC double glazed windows which attempt to copy the design and proportions of traditional windows depends on the width and profile of frames. It is generally the case that uVPC frames are thicker and more angular than timber ones and cannot accurately incorporate details such as horns, mouldings and beading. Neither do they weather, or take on the same pattern of old age, like timber. The result will almost always harm character and appearance. The same is true of 'fake' sash windows (top hung casements) which rarely reflect the building's style, have chunky proportions and are seldom fitted into an appropriate reveal

Traditional designs painted off-white are nearly always more appropriate, although historically accurate colour schemes can be used on some properties where research reveals an original colour. The replacement of traditional doors with modern designs and materials will also invariably harm character and appearance for similar reasons. This is particularly true if glazed up partly glazed doors are used where solid panelled doors are architecturally or historically accurate

New development and alterations to existing buildings, whether listed or not, should pay attention to such detailed issues of design and materials to help preserve and enhance the area's special interest.

6. Use

Cleadon is now primarily residential. It has developed as a commuter town, building on a pattern of use that started with the emergence of Cleadon Plantation, probably reflecting the historic meaning of the word that meant the active transfer of a colonising population. Agriculture has disappeared from the village, with West Hall Farm to the east the nearest active reminder of the Cleadon's earlier economic base. The shopping area that saw an accelerated development in the 1960's provides a commercial core and pubs, the school and the Church Hall add community facilities. Modern additions to the village include the BP garage on Shields Road.

7. Boundary, setting and views.

The boundary of the conservation area runs around Underhill estate on its eastern edge to include West Hall Farm and takes in the adjacent fields that lie between these developments and the village. The southern boundary runs along the back of Sunderland Road, taking in Edwardian

buildings such as the Vicarage, cutting across the road to return along the western edge of the road to include the Foxton Court development, Cleadon Tower, Nursery Lane and Windermere. It excludes most of the modern housing that spurs into culs-de sac off Windermere. Taking in Cleadon House, the boundary includes Cleadon Plantation that is contained by Whitburn Road to the south, the back of properties on East Drive and East Boldon Road to the west and Boldon Road to the north. The boundary then takes in Front Street along its northern edge to return along the back of the Britannia Inn and its car park, formerly part of the grounds of Cleadon Meadows. It crosses Shields Road to include properties that have been developed in what was once the slaughter field for Burden's Butchers in The Grove and along North Street, excluding the modern properties on its northern side to return along the back of East Farm Cottages to take in the fields to the west of Underhill.

The conservation area is surrounded on its northern, southern and western sides by modern housing estates. They provide the development and visual backdrop to the area. The only view from the conservation area that is not contained by post-war housing is across the site that is currently being developed as the replacement Infant and

Junior School, a complex that will eventually seal this gap with new buildings. The eastern edge is contained by Underhill and West Hall Farm that combine to present a setting to the village that has remained substantially unchanged for over one hundred years. The only departures are the construction of new farm buildings along the southern edge of West Farm and large extensions to Peacock Lodge that has introduced a large built mass on the woodland edge of the nineteenth century landscaped grounds of Underhill. Cleadon Lane offers views of the village that reveal a mature landscape fringe and, to the north, on the rising scarp of the hill, the historic Cleadon Mill and Water Tower. Views to the south take in a spectacular panorama that ranges from the North Sea in the east to Penshaw Monument in the west.

8. Introduction to area appraisal

The conservation area has been divided into three sub-areas (Map 2) to assist the detailed examination of the area's character. Generally, the sub-areas reflect the chronological development and land use patterns of the village. The areas are:

a. ***Cleadon Lane, the historic core and the east side of Sunderland Road and Shields Road.***

This comprises the earliest surviving remnants of the late medieval layout of Cleadon together with its rural hinterland, the latter illustrating the traditional historic setting of the village. The area is predominantly residential with the Church and Church Hall

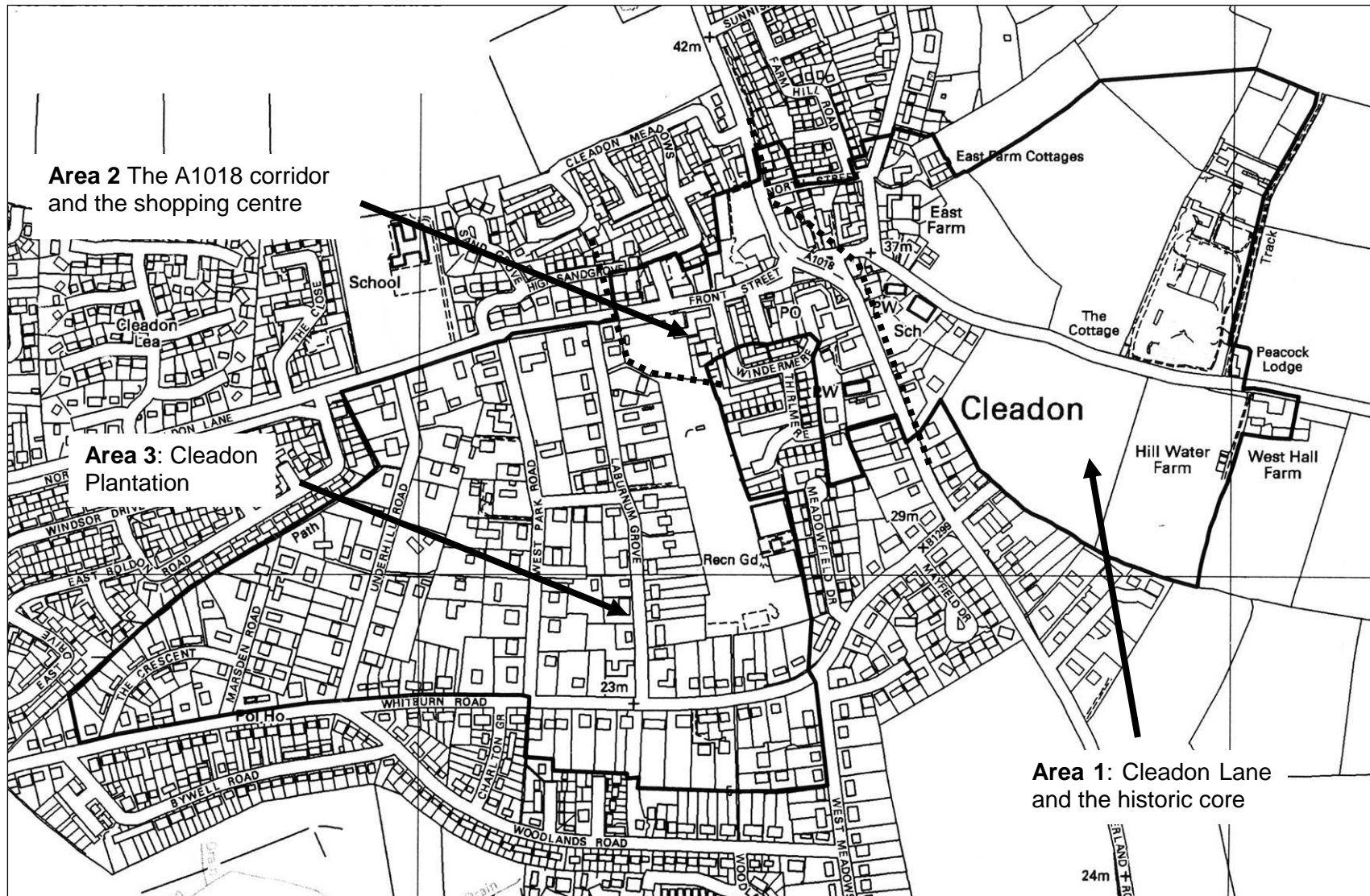
b. ***The Shopping Centre, the A1018 corridor and the west side of Sunderland Road.***

The A1018 road corridor cuts through the village separating the shopping centre from the historic core. Although dominated by new retail developments, a number of pre-twentieth century buildings survive in and on the edge of the shopping centre, particularly along the southern side, to reinforce the historic character of the village and provide a number of architectural highlights.

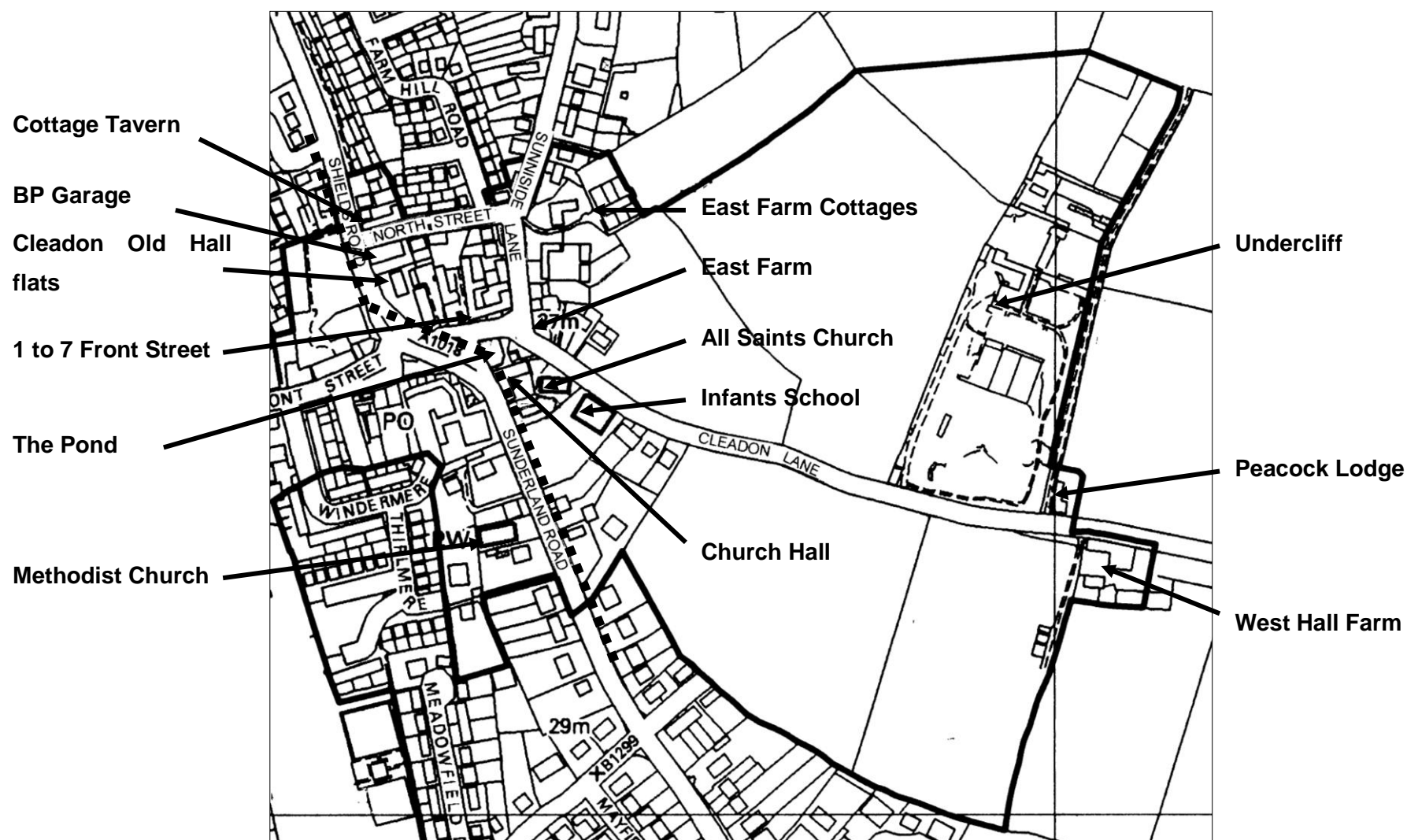
c. ***Cleadon Plantation.***

Cleadon Plantation embraces the extensive housing development to the west of the village centre. It is dominated by large early twentieth century detached houses built to high design standards and set in large gardens that have matured to create an attractive landscape that flows throughout the area. Although the subdivision of some gardens into building plots and the poor design of some later houses has led to some loss of quality, the overall character of the Plantation is of great merit and remains substantially intact.

Map 2: Character Appraisal sub-areas



Map 3 Cleadon Lane, the historic core and the east side of Sunderland Road and Shields Road



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9. Cleadon Lane, the historic core and the east side of Sunderland Road and Shields Road

a. General character

This section comprises the eastern part of the conservation area that contains most of the surviving historic core of the village to the east of the Britannia public house (Map 2). Its eastern edge is protected by green belt that is reinforced by the inclusion of open fields into the conservation area. The fields not only safeguard the rural setting of the historic village but also provide the link that brings Undercliff, its grounds and other historic properties into the Area. The western edge is defined by the A1018 that sweeps through the heart of the conservation area, creating a wide unattractive corridor that fragments space and destroys the historic grain of the village. The area retains the most coherent surviving remnants of pre-twentieth century Cleadon, both in terms of layout and built fabric. Although some buildings have been demolished and new structures introduced, the overwhelming impression is one of constancy and age. The pond and its associated landscaping provide a charming setting for the pale weathered limestone historic buildings that overlook the water's edge. The backlands substantially retain the tight

spaces that were created through the gradual expansion of the built core. Stone and brick boundary walls and hedges interlace throughout the area, revealing the outlines of lost



developments and binding the built fabric and spaces together. The school and the Church are both visual landmarks and represent important milestones in the village's social and community development.

The east side of Sunderland Road marks, to the south of the pond, the start of the development of large early twentieth century houses that have come to dominate the character of the wider area. To the north, the historic appearance of the area is substantially diminished with the redevelopment of

Cleadon Hall and its grounds by blocks of flats and a garage. However, in spite of some changes, this section is attractive, well landscaped and offers an insight into the appearance of historic Cleadon

b. Cleadon Lane (East)

The eastern approach to the village is marked on Cleadon Lane by **Peacock Lodge** and **West Hall Farm** that combine to demonstrate in an attractive and succinct manner the wider historic development pattern of the village. Its rural, agricultural, origins are expressed through the farm and its later fine residential development through the Lodge.

West Hall Farm on the southern side of Cleadon Lane is a group of buildings that now focuses around the early to mid-19th-century farmhouse. The farmhouse is a two-storey building with a single storey extension to the east. It is constructed in coursed limestone rubble with a Welsh slate roof and raised gables to the main



building. It appears remarkably unaltered with surviving timber sliding sash windows with margin panes, stone lintels and cills. The extension has an original six over six pane timber window. The outbuildings that cluster around the farmhouse are whitewashed, a feature that is typical of 19th-century farmsteads, where the antiseptic qualities of limewash were used to reduce disease. The barn that ranges along the edge of the Cleadon Lane was the original



farmhouse, the pitch of its roof suggesting that it was previously thatched. The farm buildings have been slightly modified and

extended in response to changing agricultural practices and methods, but they still combine to form an attractive collection of old agricultural structures that reflects a rich range of shapes, spaces, textures and character that echoes its continued use as a working farm and a development pattern that has evolved over a number of centuries. Some modern barns have been built to the south west of the farmhouse where they are detached both visually and

physically from the historic farmstead. A line of maturing trees along the western edge of the farm provides an attractive landscaped setting to the complex. West Hall farm is a remarkably intact group of historic agricultural buildings and spaces and an attractive point of entry to the village. The retention of the visual character of these farm buildings will protect the surviving evidence of the agricultural origins of the village, the other nineteenth century farms having been substantially lost through conversion to residential use and new development.

On the northern side of the road opposite the farm, **Peacock Lodge** is an exuberant example of late nineteenth-century design that has been substantially extended to the north



prior to the designation of the conservation area in a way that unfortunately reduces the original building to a subsidiary role as a façade. The previous flat roofed extensions have been pitched to improve the appearance of the building. The property has

been rendered and painted white, works for which planning permission was not required, with some contrasting brick and artificial stonework on the later extensions. The original building reflects an arts and crafts approach and contains a mass of fine and interesting detail that combine to present a highly decorative elevation to the main road. The Lodge has a steeply pitched flat tile roof mounted by stone water tabling and chimney stacks with stone shoulders added to both gables. The roof at eaves level is broken by three dormers with pointed gables. Each accommodates a two pane sliding sash window. The gables are steeply pitched and are braced by carved timber work that is painted white. The segmental arches over the windows include three superimposed exposed voussoir stones and the lower opening is supported by projecting stone cills. The three windows at ground floor level each contain three strongly vertical openings with modern replacement windows. The segmental arches over the window openings that contain stone carvings are surmounted by seven voussoir stones that are separated by rendered segments. The extension to the north is larger and higher than the mass of the original building, is of a simpler design and does not include the quality of detailing evident in the nineteenth century house. The front of the Lodge is contained by a low stone garden

wall that is a formalised continuation of the field boundary to the east of the building.

Peacock Lodge is positioned on the south eastern corner of the woodland containment of the ornamental gardens that were laid out to the south of



Undercliff. On the approach to Cleadon, the original orientation of the lodge along an east/west axis would have presented a simple gable set against the woodland backdrop. Unfortunately, its extension has altered the bulk of the building in a way that adversely changes this historic relationship and converts a modest, slender, built visual stop to the landscape edge of the grounds as it returns along Cleadon Lane into a substantial built mass that introduces a jarring and visually inappropriate addition to the eastern setting of the designed grounds of Undercliff. Any further erosion of the setting of Undercliff and loss of historic character of Peacock Lodge should be avoided.

Undercliff, a brick built mid-19th-century mansion house set in ornamental grounds, is located to the west of Peacock



Lodge. Built in 1853 for the Chapman family, the house is a fine and classically designed early Victorian grade II listed brick property with an attached

assembly of service buildings including stables, a coach house and staff houses and a walled garden to the north. Ornamental gardens, including a lake, were laid out in front of the south elevation and approached by a sweeping set of stone steps.

The grounds are contained along its western boundary by a



fine brick wall that returns as a stone wall along its frontage to Cleadon Lane. Both survive to make a substantial contribution to the eastern approach to

Cleadon. Although hidden from public view, the built and garden elements of the estate are of architectural, historic

and landscape importance and continue to make a substantial contribution to the overall character of the conservation area. The House



has been converted to three dwellings with little visible impact on its external appearance and the service buildings have been sensitively converted to contemporary residential use. Original details survive



including areas of nineteenth century floorscaping, such as the setted road leading to the walled garden and the time-worn fissured stone flagging in front of the coach house.

There are few surviving examples of nineteenth century surfaces in Cleadon. Their preservation and reintroduction in historically sensitive areas should be pursued.

The ornamental garden has been subdivided into individual plots, timber stabling has been introduced in the former lawned area together with paddock fencing and the lake has disappeared. Although this has radically altered the

ornamental setting of the mansion, the changes are reversible and all or part of the original garden design can be retrieved.

Undercliff Lodge adjacent to Cleadon Lane at the main



entrance to the estate has been extended along its western elevation with the addition of a flat roofed building during the 1970's, painted white

with timber decorations. The extension adversely impacts on



the appearance of the lodge and introduces an inappropriate and insensitive southern termination of the historic wall.

Open fields lie between Undercliff and the built edge of the village. The fields provide a rural context to the conservation area and offer the opportunity to take in extensive and attractive views. To the north can be seen Cleadon mill and

Hawksley's neo-Italianate water tower, two extremely



important landmarks that are of both visual and historic interest. To the south can be seen in the distance the tower blocks of Sunderland centre.

Looking to the west along

Cleadon Lane, the village edge to the south is defined by an area of high quality mature landscaping through which can



be glimpsed houses that front onto Sunderland Road and Whitburn Road. The tower of All Saints Church is a focal point that draws the eye towards the centre of

the village. The village edge to the north of Cleadon Lane is dominated by the bright red pantiled roofs of the new East Farm housing development and bungalows that front onto the road. This roofscape provides a building frontage that is substantially uninterrupted by landscaping and a roofline that is substantially bereft of chimney stacks and chimney pots creating a bland horizon and hard edge that is not typical of

the conservation area. This is in stark contrast to the subtlety framed views of buildings to the south of Cleadon Lane.

The road edge along Cleadon Lane is bounded by field hedges that sit onto a bank retained by two or three courses



of loose lime stone walling. Although perforated by gaps and missing field trees, the meandering hedged road is provides an extremely attractive approach to the

village. The width of the road is throttled at the built edge in order to control the speed of traffic and to mark the entrance to the settlement. A cluster of highway signs has been erected at this point introducing an element of urban clutter that substantially detracts from the appearance of the area. A rationalisation of this signage would be of great visual benefit.

c. Cleadon Lane (southern side)

Three houses on the south side of Cleadon Lane mark the entrance to the built-up area. A large semi detached house, **Westgarth** and **Tregarthen** and a detached house **The Orchards** were built during the inter war years and a



detached bungalow, **Maxwell Brae**, was constructed in the latter half of the twentieth century. They reflect a mixed quality of design that is typical of their mid-twentieth century origins. Built in red brick, The Orchards with a rendered first floor with tudoresque timbering, they present a low key visual approach to Cleadon that creates the impression of a truncated ribbon development that, if permitted to extend any further, would seriously compromise the interface between the historic core and its rural hinterland.. Fortunately the three properties are set back from and below the road edge where they sit behind a screen of maturing trees that provides an attractive landscaped setting to both the buildings and the wider approach to the historic core. Any further reinforcement of this building line should be avoided.



The Infants School, built in 1907 is sandwiched between Westgarth and All Saints Church. It is an attractive building with a Welsh slate roof

ornamented by red clay ridge tiles. Its layout incorporates integral vertical and hipped roof gabled wings projecting from its front elevation creating an interesting variety of form and pitches. The symmetry of the western and eastern halves of the building reflects its original division into a boys and girls school. It is constructed from red facing bricks with contrasting stone water tabling, lintols and cills. There are stone dressings and key stones with brick on edge detailing above the windows. The rainwater goods are cast iron. The front of the school is contained by a brick boundary wall with stone copings surmounted by a steel fence. Open land to the west of the school now forms its playing fields, stretching across to Sunderland Road. The school complex creates a link between these two approach roads to the village centre. The Infant School and Junior School have now been amalgamated and will be relocated into a new school building on Boldon Lane. A development brief has been prepared for the Infant School site that incorporates the retention of the historic building and the development of its playing fields. The development



brief pays due regard to the importance of the site within the context of the conservation area and looks for the removal of inappropriate additions and the replacement of missing details such as the central cupola as part of the development scheme.

Although extended to the front with several later flat roofed additions to provide porches and a toilet block, the school remains a visually attractive and historically important part of Cleadon.

All Saints Church is the architectural landmark of the historic core of Cleadon with its steeple rising above all other buildings. It was built in 1869 to the design of R.J.Johnson. The church is built at an angle to the road with the segmented semi-circular apse and chancel being the dominant visual features open to public view. The timber clad tower is topped by a slender welsh slate spire that sits over the exposed bell chamber. A south aisle was added in 1907 and a flat roofed



vestry built against the new aisle in 1968. The modest but elegant limestone church with its contrasting sandstone quoins, water tabling, and window and door surrounds is located in small but attractively landscaped grounds bounded by a stone boundary wall to the edge of Cleadon Lane.

The Church and its grounds leads to the junction of Cleadon Lane, Front Street and Sunnyside Lane and the heart of the historic core of the village.

d. Cleadon Lane (northern side)

The northern side of Cleadon Lane is less complicated than its southern counterpart. Two semi-detached pairs of bungalows have been built opposite All Saints Church. Both were constructed in the latter half of the twentieth century reflecting similar styles with shallow projecting wings attached to the main structures. Both are brick built with pitched pantiled roofs. The front garden of **Nos. 3 and 4** is contained by a stone wall revealing open



views of the building whereas its neighbour benefits from partial containment by substantial privet hedges, providing a green edge that resonates with the historic approach to the village centre that would have been a green corridor extending past the field boundaries to East Farm. The bungalows present a visually low key and architecturally inappropriate approach to the historic core of the village and their introduction as the dominant built form at this sensitive approach to old Cleadon is unfortunate and does not complement the historic character of the area. This is compounded by a lack of tree and shrub cover around numbers 3 and 4 introducing an exposed hard edge that is exacerbated by the elevation of the development platform on the northern side of Cleadon Lane.

e. Sunnyside Lane, North Street and the south side of Shields Road

This area comprises three sides of the historic core of the village. The area has changed, principally along its western edge with the demolition of Cleadon Hall and the incremental redevelopment of the cleared site with flats and a garage. This, together with the realignment of the A1018, has reduced the eastern third of the historic core to mere

glimpses of earlier structures built into boundaries. The overwhelming impression of this perimeter is one of modernity without a distinctive sense of place. The northern and eastern boundaries contain more historic fabric with Sunnyside Lane still capturing much of its nineteenth century appearance.

Sunnyside Lane



Historically, ***East Farm*** formed the entire eastern edge of Sunnyside Lane returning to provide a frontage along Cleadon Lane. The farm comprised two yard areas and a collection of outbuildings including a gin-gan. The late eighteenth/early nineteenth century farmhouse, built in irregular coursed limestone rubble with irregular stone quoins, has been altered with new window openings and window inserts that are positioned flush to the wall face giving a regular and bland finish to the elevation. The roof is Welsh slate with high raised gables covered in lead. A new porch has been added to the front door. The eaves along the

north elevation have been raised to provide additional internal accommodation. The increased west gable is constructed in factory brickwork with handmade bricks used to repair areas below the chimney stack. The surviving raised gable is crow-stepped sitting on a projecting stone corbel. The whole gable assemblage, that sits on a boulder foundation, reveals



an interesting timeline of change in an extremely striking manner suggesting that the existing building could incorporate elements of an earlier structure. The farmhouse and the western boundary are contained by an extremely attractive and robust stone boundary wall which extends as far as No 2 Sunnyside Lane. Blocked-up openings off Sunnyside Lane are evident, one, possibly the original pedestrian gate, and one leading into a lost agricultural building. The farmyards have been developed

with only one building part-surviving to be converted into a garage. The development creates a new single courtyard with modern houses ranged around three sides. The farmyard has been redeveloped as an infill site with no architectural acknowledgement of its agricultural history or the design of the original buildings. The new properties are redbrick with red pantiled roofs and have a clearly contemporary residential appearance.



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East Farm Cottages to the north of East Farm were built in the 1920's as accommodation for staff

working for the Chapman family at Undercliff. They were developed as two blocks of hipped roofed single storey cottages. Numbers 1 to 3 have been modified with the introduction of dormer windows and marginally extended to the east. The overall mass of the terrace remains substantially intact, but the roofscape has altered to the



detriment of the overall appearance of the cottages. East Farm Mews, 4 East Farm Cottages, although set back, overlooks Sunnyside Lane. It has been extended to form an 'L' shape, almost doubling the footprint of the original building. The manner and design of the extensions together with other modifications such as the introduction of new windows and materials gives the building a contemporary look that belies its origins. The unmade drive leading to East Farm Cottages from Sunnyside Lane has the appearance of a country track with well established hedges on both sides, making a positive contribution to the rural character of this part of the conservation area.

Numbers 2 and 4 Sunnyside Lane, a pair of semi-detached houses were built in the mid-twentieth century, number 6 being added later. They are the start of a short length of post-war ribbon development that channels views away from the conservation area

Number 7 Sunnyside Lane is an early nineteenth century single story cottage, rendered and painted white, that appear to be a pair of dwellings



converted into a single house. The render has obscured all detailing other than projecting stone cills painted black. New windows have been inserted into original openings. Brick chimney stacks and terracotta pots decorate the Welsh slate roof. The cottage is an attractive historic landmark approaching the junction of Sunnyside Lane with North Street that is otherwise dominated on the western side by modern



houses, one of which is its neighbour, **number 31 Farm Hall Road**.

This is a large detached house built in the latter half of the twentieth century that appears to

have been extended. The house is located at the staggered junction of North Street with Farm Hall Road and is one of a number of similar buildings fronting the north side of North Street as far as the nineteenth century Cottage Tavern.

The junction of Sunnyside Lane with North Street is weak where modern houses determine the architectural character, scale and material content of this extremely important part of the core's enclosure. **Mittersgill and Chillon** are unprepossessing detached houses that occupy a site on the

south side of the junction that from cartographic evidence (1898 Ordnance Survey) that was once occupied by cottages or outbuildings. The two houses do not share any of the design characteristics, material content or distinctiveness of the older structures in this critical part of the conservation area. The retention of the stone boundary wall to the front of the houses is important, but their massing reduces it to the role of a plinth.



Numbers 1,3 and 5 Sunnyside Lane combine to form a fine group of buildings that, although modified, are charming. They are positioned opposite the western boundary wall of East Farm, creating a space that is remarkably attractive reflecting a pattern and appearance that has survived with only minor changes for at least one hundred and fifty years. **Number 1** Sunnyside Lane is joined to number 1 Front Street. It is a two storey cottage, rendered with a Welsh slate pitched roof. The exposed north



gable appears to have been lifted with brick infill in the nineteenth century, suggesting that at one time the cottage was single storey, possibly dating from the seventeenth or eighteenth century. The windows are four pane timber sliding sash, the first floor window on the side elevation being raised through a brick infill. The central chimney stack is constructed in weathered nineteenth century bricks.



A modern open sided timber porch is added to the front. **Number 3** is a two storey house that is set back from its neighbours. It is probably nineteenth century, incorporating remnants of earlier structures. Cartographic evidence shows that it was attached to a range of buildings that contained a farmyard. The house is a simple double fronted traditional two-up two-down property, rendered white that obscures any detailing other than lower cills of projecting stonework.. The chimney stacks are located at eaves height on the rear elevation creating a flat ridgeline creating a simple and unadorned front elevation. The windows are replacements. **Number 5** is a nineteenth century house, also probably incorporating the remains of earlier structures that has a

rendered front elevation that returns along the first floor on the south facing gable. It is a pleasant house that retains some interesting details including brick corbelling supporting rainwater goods, nineteenth century brick quoins, and timber four pane sliding sash windows on the first floor three over two timber sliding sash windows on the ground floor.



A drive between numbers 1 and 3 leads into the former farmyard that is overlooked along its southern and eastern sides by the back of properties facing Front Street and Sunnyside Lane. A range of buildings at right angles to Front Street had divided this backland area into two farmyards.



This has been lost to create a single space. Furthermore, the demolition of the buildings attached to the back of number 3 Sunnyside Lane has

removed the enclosure along a substantial length of northern edge of the yards. The remains of one outbuilding, converted into a house, completes the northern edge. The area has been subdivided into garden plots. However, the space retains a tranquil and pleasant character despite the modifications and can be enhanced through the gradual removal of inappropriate materials and details and the prevention of any further changes to the historic fabric of buildings.

North Street (east side)

North Street runs from Sunnyside Lane to Shields Road and defines the northern edge of the historic core. The corner of North Street with Shields Road combines the old with the



new. The late twentieth century BP garage on the south side is of no architectural interest and comprehensively conflicts with the character of the

historic core detracting from the quality of area. **The Cottage Tavern** Public House on the north side is a mid-nineteenth century building with some believing that it was formerly a

ropeworks and a house. It was extended at its western end in the latter half of the twentieth century, pitched gables added to the south elevation and the first floor rendered, painted white and decorated with applied timber boarding to complete its 'cottage' appearance. The main building is now of little obvious historic or architectural value but its massing does perpetuate the nineteenth century northern containment of this junction.

The north side of North Street is dominated at its western



end by the southern elevation of the Cottage Tavern and its yard wall. The wall runs to link into a high limestone wall that runs along the eastern boundary of the Tavern.

The wall is of considerable age, almost certainly predating the pub and of clear historic interest. The remainder of the north side of North Street which comprises post-war housing is outside the conservation area. However, the properties impact upon its setting. They are of average design that does not complement the sense of place and appearance of the adjacent historic core of the village

The south side of North Street limply meets its junction with Shields Road with the BP garage. The northern edge of the garage is formed by its forecourt and shop/office/workshop.



It is unprepossessing and designed to a corporate pattern that does not recognise its proximity to the historic core. A new brick detached house, **1 North Street**, has been built to the east of the garage in the back of the former grounds of

Cleadon Old Hall. It has little distinctiveness and represents a lost opportunity to improve standards of design in this part of the conservation area. The remainder of North Street is fronted by a substantial stone boundary wall that probably contained the former farmsteads

and paddocks in the central core. It has been modified over the years with the addition of gates and a coal hole to a house, **The Garth (No.2 North Street)**, built in 1897



and extended in the latter half of the twentieth century. The extension has been handled with care and is of some merit. The historic brick boundary wall to Cleadon Old Hall runs

between Number 1 and The Garth. Although it has been repaired in a way that detracts from its general appearance, its retention is of great importance. The introduction of a low brick boundary wall surmounted by a mild steel fence to the front of number 1 is an unfortunate contrast to the more substantial boundary formed by the stone wall and the loss of the return of Cleadon Old Hall's high brick garden wall along this edge is to be regretted.



Shields Road (south side)



The south side of Shields Road is modern. It occupies the site of Cleadon Old Hall and its grounds that would have been of great architectural and social significance for centuries.

The widening of Shields Road and the development of the two blocks of flats and the BP garage dramatically introduces into the historic core buildings that have no

visual, material or layout relationship to the pattern of development that has gradually evolved over centuries. This injection of modernity is unsympathetic and diminishes the overall quality of the area. Its inclusion in the conservation area does, however, offer some future protection from further adverse change and will guide enhancement policies and the quality of any future development.

As mentioned above (page 22), the massing of the ***Cottage Tavern*** makes an important contribution to retaining at least



part of the historic appearance of the junction of North Street with Shields Road. The extended decorated gable overlooking Shields Road adds little to the quality of

the street scene. ***Grove House*** to the north of the Cottage Tavern is an attractive mid- to late nineteenth century house that once possibly incorporated a butchers shop - a painted stone lintol above a blocked up doorway on the southern gable is inscribed 'H Burdon Butcher'. The two storey house is double fronted with a full height timber reclad bay to the left side and a new large landscape window inserted on the

groundfloor to the right side. All the windows are replacements. A central door is fitted under a semi-circular fanlight and modelled brick arch. The house is built in discolouring white brick with contrasting dark grey brick quoins, cill lines and window jambs. This is an attractive and robust building that adds to the timeline of nineteenth century development in Cleadon with the added value of retaining vestiges of the butcher's shop. The extensive range of brick buildings to the back of the house could be the remnants of the butchers yard and slaughterhouse. The conservation area boundary swings **behind numbers 13, 14 and 15 Lilac Gardens** in order to protect the stone boundary wall that continues north from behind Grove House.



f. Front Street, the pond and the east side of Sunderland Road

The Pond

This is the visual heart of the conservation area. The pond lies in a depression where there was once a well. Around it were gathered farms and probably the earliest part of the



settlement that became Cleadon. In the nineteenth century a complex of houses, known as 'The Cluster' were grouped along the eastern edge of the pond, probably back-to-back workers housing. At that time the pond was larger and less regular, early OS surveys suggesting that it was surrounded by dished banks that were probably cobbles puddled into clay with a limited cut edge to provide a point of access to draw water. It would have been of great functional value as well as a focal point of wider village life. Although its role is now ornamental, its continued survival is of great community importance and vital to the historic character of the village. In the nineteenth century and earlier, the shape of the pond determined the alignment of roads and paths, the twentieth century has seen the pond articulated to conform to highways requirements, particularly the configuration of the upgraded A1018 and the radii at its junction with Front Street. This has led to the pond being visually subservient to road systems and being contained by a mass concrete wall and tarmacadam footpaths with occasional contrasting areas of concrete block paving. There

is little visual coherence to the introduction of the contrasting materials. There is little likelihood of the shape of the pond changing. However, the manner of its containment and its setting would benefit from a range of enhancement works that would be aided by the widening of the footpath along the western edge of the pond where the formation of a bus bay would release adjacent carriageway to footpath; the resurfacing of the footpaths surrounding the pond in a lighter finish to distinguish it from the adjacent carriageway together with the removal of contrasting concrete block paving that is of little decorative value and does not reflect the historic pattern of surfacing around the pond; the replacement of the white timber fence with an historically more appropriate post and chain fence; and the provision of more appropriate street furniture.

The east and south side of the pond are contained by well established planting that provides an attractive backdrop and obscures from view the utilitarian north elevation of the Church Hall and its possible visual domination of the water feature.

The Cluster was demolished and replaced by a pre-First World War electricity substation. The building is surprisingly

attractive although altered through the clumsy blocking-up of former windows. It is brick built with a rosemary tile roof. It is surmounted by a square tower with an open ventilation lantern and decorated by projecting brick cills and a dog-tooth brick cornice and a lead ogee shaped roof over the lantern.



g. Front Street (east)

Numbers 1 to 7 Front Street, all listed Grade II, provide an outstandingly attractive companion to the pond. The warm, weathered pale grey of the limestone elevations with occasional patch repairs in warm red hand made bricks; the contrasting clay pantiled/Welsh slate roofs, varying pitches and ridge heights add colour, variety of scale and texture to an idyllic scene. The properties were part of farm complexes that have been lost. They are now all residential and of high



architectural value. Modifications and changes have altered their appearance. However, the changes have been handled in a sensitive manner and do not detract from the overall quality of the terrace. The phasing of development can be seen through styles and construction technology, such as the orientation of quoins and the scarring of number 3 where a passageway from the street to the farmyards was blocked-up. Dating from as early as the late seventeenth century through to mid-nineteenth century, the buildings reflect many hundreds of years of gradual change and development that comfortably coalesce into the rich frontage that survives to make an outstanding contribution to the historic character of the area. This is complemented by the extensive survival of early fenestration, doors and rainwater goods. The listed status of the properties offers recognition of their importance and protection against inappropriate change. The frontages are bounded by low stone walls subsumed by substantial privet hedges. The boundary wall of number 1 has been attractively supported from collapse by a stone boulder. The footpath to the front of 1 to 7 has been relayed using stone flags that greatly enhances the setting of the buildings, reinforcing the importance of



colour in floorscaping. Unfortunately the paths are retained by concrete kerbs, a small detail that nevertheless weakens the impact of the stone flags.

Number 7 Front Street (The Old Chapel), formerly a Wesleyan Methodist Chapel that occupied an earlier farm building, returns along a lane, now surfaced in concrete block paving, that once led to the farmyards and their outbuildings and the smithy's workshop and yard. It is a building that book-ends and contrasts with the more robust and regular appearance of the remainder of the terrace. The Old Chapel is of a more modest but ancient design and orientated on a north-south axis with a much repaired gable using hand made bricks overlooking the street. The back half of the building was rebuilt in the mid-nineteenth century. The pitch of the pantiled roof suggests that it was once



thatched. The entire building has been refenestrated, in some cases replacing smaller openings that were once part timber louvered. The new windows are multi-paned and sit flush with the stonework. They are inappropriate and substantially diminish the character and appearance of the building. On the eastern side, the lane leads to a former farm building that has been converted into a single storey detached house that is part rendered with a dormer insertions on both main elevations to create first floor accommodation. The roof is Welsh slate with decorative clay ridge tiles. The western side of the lane is contained by a single storey shop, with a southern gable that fronts onto Front Street and a long side elevation overlooking the lane. It is a single storey late twentieth century brick building that is modestly designed, reflecting the general massing of the farm outbuildings that would have been ranged around the agricultural holdings in the village centre. The property occupies part of the former front garden of Briar Cottage. The grain of the area has changed with the views of the cottage being framed and cramped by the shop and the



open sided lane being channelled by the new building. Although of a reasonable design, the shop interrupts the historic layout of the area and disrupts the traditional buildings-to-space pattern. The remainder of the frontage along the western side of the lane is dominated by the west elevation of **Briar Cottage** (grade II listed). This building is of outstanding value, dating from the early to mid-seventeenth century with later extensions. It is rendered white with a modern clay pantiled roof and raised gables – the pitch of the roof suggesting earlier thatching. The windows to the front elevation have stone frames and hood moulds and timber windows. A timber framed porch has been added to the front. The cottage formed part of the eastern boundary of Cleadon Old Hall. The southern part of the



boundary is a mixture of modern brick and stone walls, the latter to a 'crazy paving' style. The northern length of the boundary is the remnants of the fine late eighteenth/early nineteenth century brick garden wall to Cleadon Old Hall that extends through to North Street. The wall, that stands some three metres high, is built in a warm, weathered, hand made brick to a variation of English bond. It sits on a limestone bed. The wall is the only surviving remnant of the early eighteenth century Hall and is of high architectural, historic and townscape value. The Hall and its grounds would have been a landmark complex that overlooked and visually

controlled the junction of Front Street with Shields Road. Cartographic evidence shows that the Hall was gradually demolished over a



number of years to be replaced by two blocks of flats built to overlook Shields Road, completely altering the east-west grain of old Cleadon and reinforcing the north-south orientation forced by the widening of the A1018.

h. Sunderland Road (south side)

The ***Church Hall*** is located immediately to the south of the pond. The inter-war Hall is a brick building with shallow



buttress supports on the north and south elevation. It is modest with little ornamentation

other than the front porch overlooking Sunderland Road that is adorned by a doorway in concrete that is decorated by a simple triangular pediment and name boldly painted across the entablature. The Hall replaced the original school. It is linked to a later infants school that is now used as a community



facility. The school is an attractive late nineteenth/early twentieth century building that is rendered and incised to give a masonry appearance. The fenestration is original. The roof details replicate the material content of the adjoining vicarage indicating that it is of a similar period. The building comprises two symmetrical halves – probably divided to provide boys and girls schools. Part of the left

hand porch and a section of lower roof were removed when the Church Hall was built.



The Vicarage is located immediately to the south of the former school. Set in a moderately sized garden, it was built in 1907. It is an extremely attractive

Edwardian house with a hipped gable overlooking the road. A projecting splayed bay sits over the porch and a full height timber box bay and a ground floor bay, all with original fenestration, are attached to the south elevation overlooking the garden. Heavy cornices creates deep modelling to the bays, adding to the quality of the building. Mature landscaped gardens not only provide attractive setting to the house but contribute to the greening of Sunderland Road. Open playing fields to the south west of the 1907 school on Cleadon Lane run through to Sunderland Road. The school site and its associated fields is to be cleared and a brief has been prepared by the council to establish design principles and guide the form of any new development.

Numbers 7 and 9 Sunderland Road to the south of the playing fields are a pair of attractive semi-detached

dwelling. Built at the turn of the twentieth century, they are brick built and painted white. Both have original full height three sided projecting bays with new fenestration. A brick wall surmounted by mild steel railings has been introduced along part of the front boundary of No7. This introduces a hard element that is not consistent with the otherwise substantially well-landscaped semi-rural southern approach to the historic centre of the



village. **Number 11** is a fine detached house dating from the same period with a bay to the front elevation. A large late



twentieth century detached house that is almost totally obscured from public view by high hedges has been built on land behind number 11.

Summary

Special Characteristics

- Rural edge to the village.
- Pond.
- Surviving boundary walls and remains of earlier farmsteads.
- Undercliff and its grounds.

Against The Grain

- Modern buildings replacing nineteenth century gardens and farmsteads.
- Scale, mass and design of infill developments.
- Inappropriate extensions, materials and details.
- Road layout and surface treatments.

Key Issues

- Retention and consolidation of historic fabric and landscape.
- Impact of road arrangement on the historic layout.

Enhancement Potential

- Gapping-up of historic landscape frame.
- Rationalisation of street signage.
- Appearance of the BP garage and curtilage of Cleadon Old Hall flats.

- Replacement of inappropriate materials and details.
- Replacement of pond fencing and resurfacing of footpaths in appropriate materials.

Map 4 The A1018 corridor and the Shopping Centre and the west side of Sunderland Road and Shields Road



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10. The Shopping Centre, the A1018 corridor and the west side of Sunderland Road

General Character

The A10118 corridor sweeps through the heart of the nineteenth century core of the conservation area altering the grain, appearance and personality of the historic village. The north-south orientation of the road dominates and controls the definition of space that is no longer contained by buildings, where carriageways entered into and through the centre of the settlement via subsidiary off-set openings on established building lines. The new duelled road and its associated junctions create a wide and divided space where speeding traffic reinforces the fragmentation of the built settlement. The space created by the corridor is dominated by tarmacadam and line markings more akin to a major urban area. The pond and its associated historic buildings have become an isolated from the shopping centre.

The shopping street still retains a collection of historic buildings that provide a series of anchor points around which new developments of varying quality have been inserted. The retail centre is vibrant and has a range of services that enrich the quality of life of the community. Slices of the

historic grain survive, such as the recreation area, and surviving sections of old boundary walls still mark out the



layout of lost properties. Together, they trace the timeline of the historic pattern of nineteenth century. Cleadon. Cleadon Tower and Cleadon House, two important historic landmarks, appropriately define the limits of the shopping area.

b. The A1018 corridor

Nineteenth century Cleadon evolved into a rectangular settlement that had developed westwards away from the pond and farmsteads to terminate with Cleadon House. The South Shields to Sunderland turnpike road twisted through the centre of the settlement where the visual stops of buildings opposite entry points would have visually truncated the roads and reduced them to subsidiary elements entering and exiting the main street that would have been flanked by buildings or substantial boundary walls. The roads worked with the established built pattern to play a subordinate role in the layout of the village. The advent of motorised transport and the upgrading of the turnpike road to the A19 inevitably led to the introduction of changes to the design of the road to make it work more efficiently in terms of ever increasing numbers of vehicles and to reduce time delays to the principal north-south traffic flow by changing junction arrangements. This coincided with the gradual redevelopment of Cleadon Old Hall that enabled the road corridor to be engineered into a more direct and straighter route. The incremental impact of the changes is dramatic and has radically altered the character of the area.

- North east corner

Cleadon Old Hall., a large eighteenth century three bay mansion house, was set within landscaped grounds with a woodland edge and high brick wall along its western boundary constricting the width of the road both visually and



in real terms. This containment spread as far as North Street. In the 1930's Shields Road was widened, shaving off part of the

grounds. In the 1960's The Old Hall was gradually demolished and the site redeveloped for Cleadon Old Hall flats. The replacement does not replicate the visual impact of the Old Hall and its grounds. A low brick boundary wall that has been poorly gapped-up runs along the back of footpath and domestic garden scale shrub planting in lawned areas provide a low profile setting for the flats that are inappropriately designed and sited in the context of the quality of appearance and layout pattern of the lost and extant neighbouring historic buildings. One or two trees that

survive from the garden of Cleadon Old Hall give a glimpse of the quality of tree cover that has been lost. The adjacent BP garage visually reinforces the importance of the road and further weakens the containment of the corridor which resumes along its original line with the New Cottage pub and The Grove. The future planting of a substantial tree belt along the perimeter of Cleadon Old Hall flats would, in time, strengthen the visual containment of the corridor and regain some of the lost appearance of the setting of the lost Hall. Furthermore, some planting in the grass verge between the existing boundary wall and the back of footpath will help narrow the space and reduce the wall's visual impact to a glimpsed feature.

- North west corner

The Britannia Inn, opposite Cleadon Hall Flats, is a fine late



nineteenth century pub that replaces an earlier coaching inn. The pub is an extravagantly designed building in limestone with contrasting sandstone

quoins and window and door surrounds. It sits at the junction of Shields Road with Front Street to provide a strong visual turning point. The pub has been extended to the south to more than double its footprint. However, the extension is single story and to the back of the principal building where it plays a visually subservient role. Its car park is a former field that lay between the pub and Cleadon Meadows, another fine mansion House, built to the design of John Dobson in the 1860's, and demolished a century later to make way for a housing estate. The boundary of the car park to Shields road is probably the remnants of the surviving limestone field wall now topped with a later sandstone coping. The fine boundary wall that returns along the northern and western boundaries are the former garden walls of the Mansion and probably predate Dobson's replacement of an earlier country house. Although the car park is presents a hard, unattractive space as a consequence of its function and surfacing, it conforms to the historic three-dimensional layout pattern. A lawned area to



the back of the car park creates a more sympathetic setting to the historic wall.

- South west corner

The boundary wall surrounding the Foxtan Court development opposite the Britannia Inn generally reflects the historic built edge of the junction of the A1018 (Sunderland Road) with Boldon Lane. The listed gates and gate piers that are set into the wall on the radius of the corner were rebuilt when neighbouring Cleadon Tower was altered in the



1890's. At that time the gates spanned a gap that linked the razed Ship Inn with the extensive, but demolished, French's Farm. Part of the wall

might be the remnants of part of the farm complex. The buildings would have combined to provide an attractive and robust return around the junction. Their replacements, constructed before the designation of the conservation area, are the late twentieth century red brick Foxtan Court flats that do not bring a piece of distinctive design to this visually sensitive part of the village or contribute to the sense of

place that is special to the historic core of Cleadon by virtue of the modernity and mass of the building which projects above the surrounding stone walls. The presence of a fine line of mature trees planted in the verge along the northern edge of the development mitigates its visual impact.

- South east corner



The Church Hall and former infant's school opposite Foxtan Court present a built mass that reflects late nineteenth century building lines and general appearance.

The pond has been reduced in size and shape to allow the road to be widened and junctions enlarged. This has resulted in an engineering of the pond edge that removes its natural shape that fitted the depression and substantially hides the water surface from view.



- The space

The space created by the realignment of the road has little



form and is shaped to fit traffic movement. There are large areas of white line marking to channel traffic and exert movement discipline. There are also planted areas

where there is sufficient space to accommodate bedding. It is clear from early maps that large areas of the village centre were given over to soft surfacing, probably to accommodate



changes in level across the square. One such area now accommodates the War Memorial that is admirably set into ornamental planting

but fights visually with a massive cable column, a white timber fence and double yellow lines; and another accommodates the small artificial stone community building

and brick built bus shelter in front of Foxtton Court. Although the buildings have little design merit, they provide a social use of space and could be made more attractive through planting and a coordinated decorative treatment. A fine cast iron road sign survives in a somewhat neglected condition in front of the buildings.

The footpaths are an ad hoc mixture of repaired concrete flags and tarmacadam giving a patchwork look to the space. The tarmacadam footpaths blend into the carriageway surfaces to exaggerate the impact of the roads and visually lock pedestrian space into vehicular space. Ornamental planting tubs of varying sizes and construction have been introduced to brighten up the area.

A review of traffic circulation to identify, for example, hatched areas of carriageway that could be released to non-vehicular use, could enable a plan to be drawn-up that over time would change the appearance and vehicular control of



the space by reducing the dominance of blacktop and presenting the opportunity to introduce materials, colours and planting to create a more friendly pedestrian environment. This together with a coordinated approach to the provision of street furniture would give some coherence to this space that currently seriously damages the character of the conservation area.

c. The Shopping Centre (south side)

Cleadon shopping centre runs along Front Street from its junction with the A1018 to Cleadon House. Moving west along the southern side of Front Street, the eighteenth century grade II listed **Cleadon Tower** with its late Victorian modifications, including the addition of the square crenallated tower, incorporates late fifteenth century fabric. It adjoins the post office that is slotted into a terrace of late nineteenth century houses that are rendered with replacement windows and timber shutters



that clutter the elevations and detracts from their appearance.

A side road, **Nursery Lane**, which as the name implies once



led to extensive areas of glass houses that in the early twentieth century covered a substantial area of land behind Cleadon Tower, contains an extremely attractive

terrace of houses (**Nos. 18,20 and 22 Front Street**). Built in



1860, the houses are rendered, some retaining their original six over six windows and doors that are worthy of preservation. Together with surviving lengths of stone boundary wall, they make a high quality

contribution to the historic character of the area. They face onto a small garage court that is unattractive and a poor setting to the terrace.

Front Street continues past two modern pitched roof buildings that include shops and dwellings to its junction with Windermere, a road that that leads to a series of residential

culs-de-sac. The conservation area includes a short length of modern detached houses and a court of 'tudoresque' modern detached dwellings as it returns to include the recreational area. The modern houses are typical of their period, of average design and do not contribute to the distinctiveness of Cleadon Conservation Area. The boundary includes the rear of properties on Front Street between Windermere and Cleadon House and the backs of buildings annexed to the House. This backland area comprises a small but extremely interesting collection of buildings, including a small irregular course limestone workshop with a roof



pitch that suggests it was originally thatched and the more sophisticated red brick back wall of an estate building with an attractive late nineteenth century box bay at first floor level. The yard gives an interesting glimpse



of the working buildings of the old village and, although interrupted by some modern insertions and modifications, is of considerable architectural and historic interest.



The fronts of the buildings facing Front Street are a series of unremarkable modern shop fronts including a new regrettable flat-roofed extension built onto the front of the estate buildings annexed to Cleadon House. A hipped roof extension to the front of the former workshop, an addition that works to good effect, is thought to have accommodated the first shop in Cleadon. **Cleadon House** terminates the retail frontage. The mansion, built for John Dagnia, a glass manufacturer, in 1738, is a grade II* listed building and its gate and boundary walls are separately scheduled as grade II listed buildings. Built in a warm weathered brick with contrasting stone details, the



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double pitched building makes an outstanding contribution to the architectural quality of the area and illustrates the type of building and grounds that were, until the 1960's, dominant elements at the heart of the built and landscape fabric of Cleadon. The pair of boundary walls, one brick and one stone, that run along the front of Boldon Lane add to the setting of the building and make a vital contribution to the approach to the village centre, linking the historic core with The Plantation. Cleadon House and its walls are currently being conserved.



d. The Shopping Centre (north side)

The north side of Front Street is almost wholly retail or commercial. It does not have key historic buildings such as Cleadon Tower and Cleadon House to anchor its ends and to give it centuries-old historic depth. The frontage is a mixture of late nineteenth century and post war buildings that do not penetrate into backland areas other than contemporary service yards. Three buildings survive from the 1800's. **Cleadon Village Pharmacy** and **Oddbins** are terraced mid-nineteenth century houses with intact first

floors and conjoined chimney stacks. The pharmacy's modern shop front sits comfortably beneath the first floor windows with the door positioned under the central opening giving a sense of balance. The building flows down the sides of the shop frontage giving the property robust visual support. This is a good example of how to convert houses into shops in a way that respects the origins and history of old buildings. Conversely, Oddbins shop front sweeps across the ground floor of the neighbouring nineteenth century building creating a property with an uncomfortable dual personality. The other historic building, **Mills Newsagency** and **Caprice Hair Salon**, is another good example of shops being slotted into the fabric of an old building. Parts of the shop fronts appear to be original adding to the quality of the conversions. All of the other shops are new and built to a



range of different designs. The new developments include flat roofed buildings, timber clad frontages and pitch roof buildings whose poor detailing and choice of materials substantially diminishes their design quality. They are set back from the original building line permitting the introduction of lay-bys. The serrated effect that this gives to the street frontage is not injurious, indeed, the set back gives



prominence to the Victorian buildings. However, an improvement to the treatment of pavements that are covered in patch-repaired smooth faced square concrete flags and the comprehensive surfacing of the

lay-bys in a contrasting material to carriageway blacktop would greatly enhance the appearance of the street and make the area more welcoming to pedestrians.

The commercial street ends with a garage, **Britannia Autoservice**, with its service yard that opens onto Front Street. The building is low key industrial in appearance and is poor quality in terms of the conservation area, the shopping centre and the setting of Cleadon House and its listed walls that are ranged opposite the garage. Two

modern detached bungalows beside the garage complete the edge of the conservation area.

It is worth noting that some of the modern service yards behind the shops incorporate stone boundary walls that are extensions of the containment of the grounds of **Cleadon Meadows**. They are valuable both in terms of the appearance of the backland and as important surviving historic structures marking out the pre-twentieth century layout of the area



e. Sunderland Road (west side)

Four properties front onto Sunderland Road to the south of Foxtan Court. **High Trees (number 2)** located immediately to the south of Foxtan Court, is an early twentieth century detached house set in a densely planted garden. Trees sit behind a low brick front boundary wall that is topped by a metal fence, probably dating from the construction of the



house. The trees and under-canopy shrubbery provide a substantial green edge to both the house, that can only be glimpsed, and the wider streetscape. High Trees is an attractive property that is rendered, painted white, and embellished by an interesting diamond-shaped brick detail. It has a Welsh slate roof and modern windows in original openings. Although the southern third of the original garden was developed in the inter-war years, the surviving grounds provide an admirable setting to the house. At the same time as the infill site was being developed, a drive was created leading from Sunderland Road to **Cromwell House**, another early twentieth century dwelling, located to the west of High Trees, obviating the need to access the property via its back yard. Cromwell House is a fine brick building with a three angle stone framed bay window and a brick box window ranged either side of an original panelled door with attractive



matching margin panes and fanlight. The other windows have been replaced and an incongruous modern bay window has replaced the initial box window fenestration. A range of outbuildings survive to the rear of the house. The construction of High

matching margin panes and fanlight. The other windows have been replaced and an incongruous modern bay window has replaced the

Trees and Cromwell House reflect the design characteristics of Cleadon Plantation that was being developed at the same time. The substantial and attractive detached houses with southern aspects set in generous, well landscaped, gardens make a substantial contribution to the historic character of this part of the conservation area. **Royd Cottage (number 6)** occupies the infill site beside Tall Trees. It is a Dutch bungalow with a bay extension added to the front elevation. It is rendered and painted white with a red tile roof that extends over the front porch. A privet hedge forms a soft edge to the pavement.



Cleadon Methodist Church, constructed in 1899, is a single storey brick built property. It has been extended and sits at the back of a gravelled car park. A new, simple. Lych Gate has

been built beside the entrance to the car park.

Moorside (number 10) is located to the south of the Chapel. It is a two storey early nineteenth century house that

has been rendered and painted white. The front elevation includes a box bay with a Welsh slate roof. All of the



windows are replacement UvPC units in original openings. The house is surrounded by a large attractive garden. Unfortunately, the front of the property is now bounded by a brick wall and timber fence that creates a hard

edge underneath the canopy of trees and shrubs. A drive between the Chapel and Moorside leads to numbers 12 and 14 Sunderland Road that are tucked away from public view behind the frontage properties. **Number 14** is an early twentieth century detached house that is rendered and painted white with a Welsh slate roof. It was extended in the early 1970's. This, together with modern windows, has resulted in a substantial loss of its original character .

Summary

Special Characteristics

- Retail and commercial heart of the village
- Cleadon House and its boundary walls
- Nursery Lane Victorian terrace and boundary walls
- War Memorial, the Pond and the Church Hall

Against The Grain

- A1018 north/south traffic corridor.
- Ground surfaces – particularly tarmac
- Modern shop units with flat roofs and cladding
- Lack of greenery in the shopping street

Key Issues

- Reduction of dominance of traffic and the visual reconnection of the east and west parts of the conservation area
- Upgrading of shops
- Greening of edges of spaces, both public and private
- Redevelopment pressure on properties in large grounds

Enhancement Potential

- Reconfiguration of roads with more landscaping to diminish dominance of traffic and road surfaces

Map 5 Cleadon Plantation



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10. Cleadon Plantation

a. General character



Cleadon Plantation lies to the west of the historic core. It is anchored to the old settlement through the development of part of Cleadon Hall's former ornamental grounds and spread westwards over Cleadon Moor and Little Meadow from the start of the twentieth century. It lies over a fold of Cleadon Hills, falling gently from the north east to the south west creating undulations that add to the attractiveness of the layout and appearance of the area (Map 5).

The Plantation was developed as a landscaped estate during its formative years. It comprised a collection of large houses set in generous grounds taking advantage of substantial and well established tree and hedge lines to create a sense of enclosure and privacy that would have been commensurate to the social standing of their occupants. The quality of the pre-First World War housing stock is generally outstanding and follows a loose pattern where houses were approached by drives that cut across the gardens with the properties facing south to take advantage of views over well-lit sloping gardens. Some incorporated short garden terraces. This echoes the estates, such as Regent's Park, London, that were built in the 1830'

and 1840's and the later Garden Suburb movement that was derived from the 'Picturesque' tradition of houses in gardens. The houses are predominantly constructed in hard hydraulically pressed smooth faced red brick with heavy gables, welsh slate roofs and sliding sash windows, some with coloured glass. A number of houses of this period are decorated by patterned timber framing over render, reflecting some of the characteristics of the Domestic Revival movement that is associated with Garden Suburbs. The first streets to be developed were West Park Road, Underhill Road, the south side of Whitburn Road (the B1299) and West Meadows Road, where this house type and layout predominate. Virtually two thirds of the Plantation was developed during this period establishing the general pattern and design spirit of the estate. This phase of development has a great affinity to William Webb's seminal landscape dominated estate developed at about the same time in Croydon. Webb's book 'Garden First' summarises the appearance and spirit of the Plantation when he states that that 'the occupiers of houses should not only have the enjoyment of their own premises in desirable seclusion, but that, both from their own upper windows and when passing along the roads, it may appear as though they are one large garden of which their own holding is a part'. The historic

character of the Plantation is dominated the concept of the garden within which houses have a subsidiary spatial role, creating a balance between built form and its landscaped setting that is critical to establishing its outstanding appearance. The overall impression would have been one of affluence and style, reflected in the robust design of the dwellings, the size of the gardens and the occasional provision of a coach house. The property boundaries marked on the 1919 Ordnance Survey illustrate the overall intended arrangement of building plots. At that time Cleadon Hall and its core ornamental grounds would not have been seen as part of the future estate, consequently the proposed layout excludes Laburnum Grove. However, it is clear from the 1919 plan that the bulk of The Plantation was intended to consist of large houses set in generous grounds ranging from a quarter of an acre to three-quarters of an acre in size.

The inter-war period saw the development extend to include much of Laburnum Grove, that spread to include part of the landscaped grounds of Cleadon House, and The Crescent. This included the introduction of smaller houses, including an increasing number of semi-detached properties, that created a greater residential mix, different styles and finishes. However, the overall impression was still one of a

relaxed layout where landscape predominated. This phase of development reflects its period with extensive use of white painted render and flat red roof tiles. The exception was The Crescent where the housing was designed to have a cottage look, built in a warm red brick with red clay pantiled roofs. A common theme was the continued use of hedging and trees to contain front gardens.

The post war period saw the completion of Laburnum Grove, with a reversion back to detached properties, together with the completion of Marsden Road that had remained largely undeveloped since the end of the First World War and Whitburn Road. Much of the former garden of Cleadon House to the east of Laburnum Grove was converted to provide the recreation area during this period.

The latter quarter of the twentieth century has seen the subdivision of some of the larger gardens throughout the area to provide infill housing sites. This, together with extensions to properties that unfavourably alter the balance between garden and building, the spread of bungalows and the introduction of substantial boundary fences and walls has led to the beginning of a gradual corrosion of the original appearance of the area and its unique distinctiveness.

The Council has adopted a set of policies and guidelines for Cleadon Plantation. Contained in the Unitary Development Plan (UDP), which was adopted in 1999, and Supplementary Planning Guidance Note 17 (SPG 17), the policies and guidance covers demolition, the requirement that a design statement should accompany planning applications together with specific design policies relating to layout, density, plot size, length of highway frontage, building distances, materials and boundary treatments.

The policies and guidelines have been introduced to address the adverse effects of inappropriate change and ensure that where alterations and developments take place in the future they do not adversely impact on the special character and historic significance of the area by respecting the early historic layout, scale, plot size and orientation of properties that combine to produce that special character. New developments will be expected to be of a high contemporary design standard incorporating landscape and boundary details that reinforces the semi-rural appearance of the area.

b. The recreation area and Laburnum Grove

• ***The recreation area***

The ***recreation area*** and the west side of Laburnum Grove occupy the former grounds of Cleadon House. The grounds

were laid out in the picturesque style of the mid to late eighteenth century, decorated by the gothic grotto that overlooked a lake and terraces. The picturesque style, promoted



by Capability Brown and Henry Repton about the time that the House and its gardens were being developed, was dominated by architecture. The 1862 Ordnance Survey shows how the House with its principal elevation overlooking the grounds, had open views channelled through woodlands



to the Grotto, the lake and pastures beyond. Observed from the south, the House would have stood on the crest of the slope with a sculptured and layered foreground

comprising pastures, the lake, the grotto and lawns. All of these features would have been carefully designed to visually interlink to compose a picture. Some vestiges of the grounds survive, but as independent and unrelated features. The House was visually detached from its former grounds



by gravel excavations in the first quarter of the twentieth century followed by later



woodland planting that also wraps around the Grotto reducing the latter's impact to a subsidiary role. Some large mature trees, principally Chestnut, survive from the earlier

period. The lake has gone together with any related groundwork features. The former sweep of pasture is now laid out and maintained as football pitches and, at the southern end, a children's play area with bowling greens tucked away from view behind one of the Windermere cul-de-sac. The edges of the recreation area are planted with woodland trees to create a green containment of the open space. Property boundaries on the Laburnum Grove side are

substantially contained by close boarded fencing that occasionally creates a hard and utilitarian edge detracting from the appearance of the area.

The recreation area is a valuable and attractive facility at the heart of the village. Its historic significance as the ornamental grounds to Cleadon House is diminished by its reduction in size, the loss of the lake and the extensive woodland planting of the northern slope. Future management of the area could incorporate measures that address some of these issues, such as the felling of trees to recreate visual links and views and the strengthening of historic visual edges with trees and shrubs appropriate to picturesque designed landscapes.

- **Laburnum Grove**

Laburnum Grove represents one of the later phases of the development of the Plantation, generally comprising a group of interwar housing to the south and post war housing to the north. The road is narrow and falls from north



to south. It twists to foreshorten views and, in effect, break the layout pattern into its two historic groups. Long range vistas along the street are dominated by substantial green edges that are decorated by overhanging trees and trees planted in grass verges that create a tight and attractive sense of enclosure. This general character is occasionally punctured by the introduction of walls and fences that detract from the overall appearance of the Grove and, if allowed to expand, will erode its established landscape appeal and diminish its historic quality. The green edges and trees have the added benefit of substantially obscuring columns that support overhead transmission cables and street lights.

Moving from north to south, the junction of Laburnum Grove with Boldon Lane is a mixture of old and new. Two modern



houses are located on the eastern side in the former grounds of the Hall. The bungalow on the corner is surrounded by a low boundary wall that combine

to provide a visually weak and open turning point into the Grove. Its neighbour, **Banks (No.3 Laburnum Grove)**), a

two storey detached brick house, is substantially obscured from view by a fence and maturing gardens. A path to the south of Banks runs from Laburnum Grove to the recreation area. The western side is dominated by **Greenlands (No.2 Boldon Lane)**, an attractive extended detached house built at the end of the nineteenth century set in mature grounds.



This is the only pre-First World War house in the street. It is brick built with a Welsh slate roof, an attractive moulded terracotta cill course and retains some original

windows including a fine etched landing light. Its northern boundary wall along Boldon Lane extends to include the front of **West House (No.4 Boldon Lane)** at its junction with West Park Road. The wall mimics the construction of its counterpart that contains the northern side of the surviving grounds of Cleadon Hall with a stone structure surmounted by a decorative brick coping. The introduction of the low wall to the front of the bungalow interrupts this historic edge to Boldon Lane. Interestingly, a stone gatepost positioned where the Greenlands wall returns to a later brick wall along Laburnum Grove contains metal hinge supports. This

suggests that, at one time, either the Grove was a gated private drive or it was formerly an access point into the extended grounds of Cleadon House. A coach house/stable in the grounds of Greenlands has a double ventilated roof under the ridge. This, together with the house and its gardens, makes an outstanding contribution to the quality of the area and helps to establish the early Garden Suburb character of the Plantation.



The **Tudor House (No.2 Laburnum Grove)** and **The Rising (No.4 Laburnum Grove)** to the south of Greenlands were built during the interwar years. They introduce typical styles from that period with half timbered and heavily gabled front elevations adding a distinctive architectural marker in the development timeline of the Plantation. Both have been extended in a way that does not adversely affect their appearance through the introduction of repeat elements of



the original designs. They are fronted by later low boundary walls, The Rising including a metal fence that detracts from the appearance and historic context of both the property and the wider street scene.

The remaining houses in this section of Laburnum Grove are post-war and of moderate quality in terms of their design. However, the visual impact that their combined mass, including extensions, has on the appearance of the street does damage the established historic character of the area. The early principles of properties being comfortably set in large gardens where the balance between open space and buildings favours landscaped settings does not apply. The buildings and later extensions create a near continuous building line separated by narrow slots that permit occasional glimpses of trees in back gardens. The fronts are a mixture of open plan and hedging.

The eastern side of the northern half, also post-war, is of a similar moderate design quality, but because of a variation to the overall building line, resulting in some large front gardens, together with mixed orientations, they present a more relaxed frontage to the street. However, some of the boundaries treatments are poor and the presence of high



brick and 'crazy paved' walls create a visually unattractive and hard edge to the street. A white rendered bungalow has been built behind **Sweet Briar (No.13)**.

The southern half of Laburnum Grove was developed in the inter war years. The eastern side includes a group of semi-detached houses, **numbers 21 to 39**, that are built to a common design with later extensions. They are rendered and painted white with plain red rosemary tiled roofs. **21 to 27** were built facing a spur that runs at right angles to the street creating generous gardens attractively decorated by large mature trees that overarch the street. Number 27 has been extended with a frontage that is now orientated to overlook the street. Extensions cramp some of the gardens of the remainder of this group creating a relatively solid building line. The front boundaries are a mixture of hedges,





open plan with substantial garden planting and brick walls. Generally, the impression is one of a green frontage, complemented by a narrow grass verge set behind the footpath,

where the brick walls are subordinate to the planted areas. This balance could be subverted with the introduction of any further hard edges.

Number 43 is an extremely radical conversion of a former semi-detached property to provide a single large dwelling. It has the benefit of a number of maturing trees in its front garden. A small brick bungalow has been built beside number 43. **Numbers 17 and 19** is a semi-detached property that is of a different and grander design to its neighbours. Number 19 is particularly attractive retaining its original windows and timber framing under a pitched gable. Although extended in a sympathetic manner, it is a good example of its period. Rendered and painted white



with red tiled roofs the dwellings are set back from the road in mature gardens.

The south western side of Laburnum Grove is a mixture of detached and semi-detached properties that are predominantly pre-war, originally set in medium sized plots. Some have been extended to spread across front gardens to create large built



masses that reduce the front and side gardens to tightly defined green fringes, a loss that is exacerbated by the introduction of forecourts to provide hard standings for cars. Some extensions are poorly designed using inappropriate materials, including felted roofs, that are out of place in the Conservation Area. The front boundaries are a mixture of hedges, open plan and palisade timber fencing.

A path links Laburnum Grove with West Park Road. This provides a footpath access to three detached Edwardian houses, 1, 2 and 3 West Park Road.

The junction of Laburnum Grove with Whitburn Road is visually controlled by two large post-war houses, **Greengarth (No.26 Laburnum Grove)** and **Bow beck**

(No.28 Laburnum Grove), and their boundaries. They are



set in large gardens that afford not only an attractive setting to the properties but also provide a vigorous and striking landscape frame at the entrance to the street. The boundaries, that are

contained by a timber picket fence and hedge to the south and a brick wall and timber panel fence on the northern side, give an engineered edge to the street. However, the robust nature of the planting mitigates the sterile impact of the built boundary.



c. West Park Road

West Park Road lies at the heart of the Plantation and contains a mixture of house styles that covers the full century of the estate's development and includes the infill development of subdivided gardens. The 1919 Ordnance Survey splits West Park Road into sixteen building plots which had all been developed by that time. As a

consequence of subdivision, there are now twenty seven properties accessed from West Park Road. All of the houses built during the early phase of the road's development before the end of the First World War are orientated to take advantage of the north to south slope and southerly aspects over large gardens. This means that a number of drives spur off the road leading to groups of houses that are arranged along an east/west axis. The road and footpaths are tarmac with concrete kerbs. However, the use of sandstone channels adds an interesting and attractive detail. Overhead cables run along the street supported by timber poles that also carry street lights.



The overall impression of the northern half of the road is one of a green corridor that has a crisper appearance than Laburnum Grove due to the predominance of clipped privet and beech hedging interspersed with boundary walls

and fences backed-up by well managed domestic scale garden shrubbery. The southern half converts to a more engineered, urban look with a greater preponderance of walls and metal fences.

Moving from the north, the junction of West Park Road with Boldon Lane, has changed since the start of The Plantation with the east side being occupied by a large, elegant



Edwardian villa, **West House (No.4 Boldon Lane)**, built at the turn of the nineteenth and twentieth centuries and the west side originally being the village pinfold and subsequently a sand pit until

the site and an adjoining cleared plot was developed in 2005/6 by McCarthy and Stone for retirement flats. West House has a brick ground floor with a rough rendered first floor. A large gable overlooks the lane which is rendered with decorative timber boarding, a signature feature of properties built at this time in The Plantation. The Welsh slate roof is surmounted by three original chimney stacks with ornamental brick corbelling. A flat roofed modern brick building has been placed beside the west elevation. Its

bland, defenestrated elevation adversely contrasts with the decorative quality of the house and its position compromises the setting of the building when viewed through the entrance gates. The gates have moved from their original location facing the West Park Road to an angled position at its junction with Boldon Lane. The entrance is delightfully framed by a pair of Gibbs style gateposts surmounted by the remains of carriage lamps. The stone and brick boundary wall running along the northern boundary towards **Greenlands (No.2 Boldon Lane)** on the junction of Boldon Lane with Laburnum Grove and a stone wall along the edge of West Park Road are linked to the gateway by well maintained privet hedges.



West House and its containment, together with other early twentieth century buildings, their mature gardens and boundary walls create an historically significant and aesthetically attractive northern edge to The Plantation. The appearance of this perimeter makes an extremely important

contribution to the overall character of the area, establishing the initial design intentions and layout principles.

The development of ***Pinfold Court (No.6 Boldon Lane)*** opposite West House cuts across this established grain of development. It is a large single mass complex that



sits on an elevated platform overlooking Boldon Lane. It was constructed before the designation of this part of the conservation area. It does not reflect the scale, height, relationship of building to space, landscape or containment of the historic development pattern of The Plantation. Its appearance is more related to a corporate design than to the special sense of place that is at the heart of the character of the conservation area. Its presence diminishes this character and overwhelms its neighbours. Open views of the building do not reflect the 'Garden Suburb' principle of buildings being subordinate to landscape, a critical tenet of the layout of The Plantation. This is compounded by the use of walls and dwarf metal fence panels that are beginning to occur

throughout the area to the detriment of its general green character.

The verge to the front of the wall along West Park Road is planted with pyracantha, where a more appropriate species such as yew, privet or beech



would reflect the historic character of the area. This is particularly important along this stretch of the road which still reflects its century old appearance with the

high limestone and sandstone wall along the edge of West House and its overhanging mature garden trees, the rough cobbled surfacing of the narrow carriageway and the survival of two listed gas lamps that are still operational. A strip of concrete block paving across the lane beside the new development is another modern and unwanted intervention.



The garden of West House was large and ran beyond the full length of the cobbled lane. Early plans indicate that the garden design incorporated terraces to take full advantage of the slope and its southern aspect. The bottom of the garden was developed as an infill site in the latter half of the



last century. The new development, **Andes House**, sits within a large plot and is substantially obscured from view by trees that were part of the original grounds. It is rendered and painted white with a green pantiled roof. The entrance has been sensitively designed to minimise its impact on the historic stone boundary wall that eventually changes to a close boarded timber fence

Opposite West House, a group of post-war houses has been built over part of the former pinfold and the grounds of a demolished Edwardian villa.



No.4 West Park Road, a detached white bungalow with a concrete tiled roof is positioned to the north of three part timber clad Scandinavian

style bungalows built originally as a dower house and staff accommodation for the Chapman family. The three chalets (**Nos.6,6a,6b**) are approached by a single, wide, access point that is contained by a high close boarded fence that introduces a clinically precise edge to the lane. This continues as a lap larch fence to the front of **Cherry Tree House (No.8)**, a large detached Edwardian House set in generous grounds with a mature woodland edge. The house is set back into the north east corner of the garden where it cannot be seen from the road.



The south east corner has been developed as an infill site. This contains **Glen Coe (No.8a)**, a Dutch bungalow that has no design connections to the neighbouring Edwardian properties. It sits beside **number**

10, an extremely attractive brick built detached Edwardian House that has been extended in a way that subtly blends into the original design that has sufficient presence to allow good additions without compromising its overall appearance. It incorporates original and well designed replacement windows. The house is surrounded to the south and west by



an extensive garden which is overlooked by a fine bayed elevation decorated by decorative timberwork. At one time, the garden to Cherry Tree House would have provided a landscaped aspect to the north of number 10.

completing its open outlook. The development of Glencoe has removed this attractive and 'Garden Suburb' setting and replaced it by a cramped built visual context. The entrance to number 10 is now a high brick wall surmounted by a metal panel fence reinforcing the change to a harder, urban, aspect.



A lane to the south of number 10 leads to an attractive detached early twentieth century house, **number 12**, set in its own grounds which shares a drive leading to a small modern bungalow, built in 1974, that is slotted between the two larger properties. The bungalow is unprepossessing and has been designed and built without any recognition of the

historic character of the wider area or the spirit and design detail of the principal house.

A parallel gravelled drive leads to a pair of fine rendered and



painted white semi-detached Edwardian houses, **Violet Bank (No.14)** and **West Mount (No.16)** that are set in large, mature, gardens.

They are substantially obscured from public view by high hedges. The garden to West Mount has been subdivided to provide an infill site fronting onto West Park Road. The site was developed in the second half of the twentieth century and is occupied by a large detached house (**No.16a**) built in pale sand coloured bricks with a concrete tile roof. The design, the choice of colour and material content distance it from the traditional appearance of the area.

Number 18 is a fine Edwardian house set behind a modern wall topped by a lap larch fence. The house retains original brick detailing, including projecting brick cill lines that are repeated on the chimney stacks. New rectangular windows

have been inserted into top arched openings. A coach house has been converted into residential accommodation. This has included the



replacement of the carriage doors by a multi-paned window that introduces a fragmented and fussy domestic element into an otherwise simply designed building. The front wall and fence brings a hard and unsympathetic edge to the property and the road.

Brisbane House is a post war detached dwelling built over the southern half of the garden of number 18. Set back towards the western edge of the plot, it faces onto the road with an open plan front garden contained by a timber picket fence. The house, which has been extended, adds a building of good period quality into the street. It is rendered and painted white with a projecting



gable to the front. Its red tiled roof gently introduces colour into the elevation. The windows have been replaced.

Number 20 is a fine, large, detached Edwardian villa that has a corrugated appearance with a series of pitched gables running along the south and east elevations. The roof is



decorated by tall chimney stacks decorated by projecting string lines and cornices. The house has been extended by the addition of a gable. New

windows have been inserted into original openings. A detached garage and new scalloped brick boundary wall has been built along the edge of West Park Road creating an extremely hard edge that is more appropriate to an urban environment. Its neighbour, **number 21** is a new house built in part of the former garden of **Wingrove** that is located at the junction of West Park Road. The house is designed to echo the appearance of Wingrove with a gable overlooking the road. It has an



incongruous artificial stone porch with a balustrade balcony attached to the front elevation with a concrete tile roof that can only be glimpsed due to the presence of a high beech hedge along the front boundary. **Wingrove** was a fine early



twentieth century house and continues to provide a robust, but altered, termination to West Park Road. It has been renovated with new UvPC windows inserted into original

openings that respect the arched openings on the ground floor. A conservatory has been removed and replaced by a modern unit and a large detached double garage built at the front of the house. The east elevation has been rendered and painted terracotta.

Number 15 on the east side of the junction has been radically altered. It is rendered and painted white with new window openings and a concrete tiled roof. The chimney stack appears to be the only exposed piece of historic fabric. It makes a disappointing contribution to the area and is now of little



historic interest. It is surrounded by a substantial privet hedge. Continuing along the east side of West Park Road, **Bonnyrigg (No.11)**, built in 2003, is a new development that replaces an interwar house. Bonnyrigg is a large and bland building with a substantial artificial stone portico. It does not reflect or respect the traditional styles that determine the special character of The



Plantation. The design of the development with its concrete block forecourt and brick and metal fence boundary diminishes the historic and aesthetic quality of the area. A rendered and painted white bungalow surrounded by a high privet



hedge has been built in the grounds of number 9. It is a modest design with a large stone chimney stack against its western elevation design. **Number 9** is an attractive detached house with a double bay elevation overlooking its diminished garden. It

has a red rosemary tile roof and replacement windows in original openings. A new high brick boundary wall introduces a hard edge to the road frontage. A lane leads to a house built in 1932, **Red Lodge (No.7)**, set in a large garden that was originally decorated by a fountain. The house is partly

obscured by a large double garage that is visually invasive and lacks subtly. Its tarmac forecourt and associated brick boundary walls introduces a modern



element into the area that lacks style and provides a poor setting to number 7. **Number 7a** is a bungalow built into the grounds of number 1. It is a late twentieth century brick built structure that has been rendered and painted white with a flat tile roof positioned behind a privet hedge. It does not have a distinctive design and its size does not fit the established scale of buildings in West Park Road. Consequently it does not contribute to the historic character of the area.

1, 3 and 5 are detached Edwardian houses with the principal elevations orientated to offer a southern aspect overlooking their gardens. The garden frontages are substantially

obscured from public view. They have been extended along their back elevations, including a single storey monopitch building to the rear of number 1 that introduces an alien and visually intrusive element into the area. The backs, which are approached by a narrow gated lane



contained on south side by a privet hedge and to the north



by close boarded fencing and a cultivated verge, are semi open and contain a busy arrangement of minor outbuildings and garages.

Maturing trees provide an

attractive feature at the entrance into the lane, creating the impression from the street that it is leading into a landscaped garden.

d. Underhill Road

The northern half of Underhill Road contains a number of grand and extremely fine early twentieth century houses set in large landscaped grounds. They embody the spirit and

appearance of the historic design and layout of The Plantation. This continues towards the southern end to a point where post war development has introduced a mixture

of design types that range from good examples of their period to properties that are undistinguished, lack a sense of place and bring a suburban feel into the street scene. The overall



impression looking along Underhill Road is one of a continuous line of green hedging. that is cut to create a manicured edge. The hedges are occasionally punctuated by mature trees that overhang the road to give the street an arcadian feel and create fine edges to the large landscaped gardens. Overhead cables run along the street but they tend to be lost in the tree-line. The timber support posts that also carry street lights help them to blend in with the landscaped setting of the street. The road is tarmacadam with footpaths that are edged by attractive stone kerbs.

Moving from the north, the junction of Underhill Road with Boldon Lane is visually controlled by large Edwardian Houses set back from the road edge but whose massing and

presence create a very strong, robust and attractive termination to the road. They are contained by privet hedging with timber picket fences on both sides. On the eastern flank, **Berry Home**



(No.1) is a particularly fine Edwardian double fronted property with a central porch in the middle and ground floor bays either side, all three under Welsh slate roofs. It retains original window openings with modern inserts on the first



floor and original fenestration to the ground floor bays and porch. Opposite, Lyndhurst **(No.8 Boldon Lane)** and **number 2 West Park Road** form a pair of semi-detached houses. It is a plain but well-designed and robust property that

adds character and strength to the junction. A double band cill course and terracotta finials add highlights.

Hillhouse (No.3) beside Berry Home is an attractive property, but without the same ornamental street elevation as its neighbour. It is brick built with a gabled elevation overlooking the road. It has a modern garage attached to

the face of the building that has been designed and built in a way that does not adversely impact on the overall appearance of the property. The frontage overlooking the garden has three bays with original fenestration. The garden is contained by a close boarded timber fence that runs away from a brick wall surmounted by a metal fence.

Continuing along the east side, **Pinehurst (No.5)** is a large detached house with the signature half timbered gable



overlooking the road. A modern conservatory was built onto and overlaps the front elevation in about 2003 and a garage has been built in the garden. A new dwelling with a shared access, **Pinehurst Lodge**,

was built in 2004 in the grounds of Pinehurst immediately to the south of the house. This is creating a large building mass that devalues the quality of Pinehurst by taking away the open landscaped space around the property that provided its original designed setting. The design and position of the lodge makes it appear as new house occupying an infill site



as lodges built as part of an original villa complex would have been positioned where they were clearly subordinate to and detached from the principal dwelling. **Hillfield (No.7)** is a detached brick property with interesting detailing including decorative clay ridge tiles. It retains its original sliding sash windows with an attractive hipped roof front porch. It is contained by privet hedge and its garden has a number of mature trees that create a gentle and soft edge to the property.

Alderside (No.9) is an extended brick built detached



property with a Welsh slate roof surmounted by two attractive terracotta finials. It appears to retain its original fenestration, which are four over one light sliding sash

windows. It has a large garden with a number of mature trees around the edge. The building is glimpsed through the established tree canopy. **Number No.11** was a fine building with bays overlooking the garden area. It is set at an angle within the garden, that when built, would have taken advantage of a south-westerly aspect that cut across Underhill Road over an undeveloped site, bringing into the



visual envelope of the garden the adjoining open space. It has new windows inserted into original openings. An extension has been built on the western side that is flat roofed and which detracts from the modelled and attractive design of the Edwardian house. A pair of garages has been built to the east of the main building. An extension is being built on the eastern side of the property which unbalances the symmetric design of the original house with its a central projecting gabled bay and subordinate bays either side.



A lane to the south of number 11 leads to numbers 13, 15 and 17. **Number 13** is an extremely fine early twentieth century detached house retaining original details such as a particularly attractive brick and timber porch and deeply modelled brick cill courses. It

overlooks ornamental gardens. The site of **number 15** is being redeveloped, replacing an earlier house. **Woodlands (No.17)**, is an Edwardian detached house overlooking a fine garden. It has been rendered and painted white obscuring some of the original detailing. Positioned behind a privet hedge, it is framed by a fine mature copper beech tree. A new flat roof garage has been built to the front of the property introducing an element that could have been more sensitively designed to complement the appearance and historic character of the area. **Holmwood** is tucked between Underhill Road and West Park Road to the east of Woodlands. It is a large early twentieth century detached house surrounded by other properties and their gardens and is totally obscured from public view. It is approached by a drive leading from Whitburn Road.



Cardrona house (No.19) is a detached house with a bay that overlooks the garden and an attractive ground floor bay that wraps around the corner of the house. It is brick built with a Welsh slate roof and red rosemary tiles over the bays and an elegant open sided timber and brick front door porch.

Two tall chimney stacks topped by stone cornices and terracotta pots decorate the roof. The boundary along West Park Road is a privet hedge that has been punctured to provide an access to a tarmac forecourt presenting open views of the west elevation of the building..



The garden contains a number of fine trees, including conifers that have been cut to create a sculptured feel to the landscaped setting of the house.



Aysgarth (No.21) is plain detached brick house with a red rosemary tile hipped roof orientated towards the south that makes a modest contribution to the architecture of the street. The front boundary is formed by a magnificent beech hedge that oversails the pedestrian gate into the garden.

Pinelee (No.23) is a single storey bungalow that is constructed in brick, artificial stone and timber cladding. Its design is typical of its period.



Moving to the west side of the road and back towards its junction with Boldon Lane, **number four** is a very fine Edwardian house. It is brick built with a decorative terracotta

cill line and a half-timbered gable that is more decorative than others in the area. The new windows that have been inserted into original openings provide a discordant note. A porch has been added to the front and an extension built to provide a pair of garages. The extensions have been handled in a sympathetic way. Two fine original gateposts survive. A metal fence has been erected along the front of the garden, together with the planting of a privet hedge. In time, when the hedge will subsume the fence, the house will regain its original soft setting.

Numbers six and eight

are a pair of semi-detached houses set back from the road that is bounded by a privet hedge. The hipped roof brick built property is located where the road cranks. The



dwelling still have their original window openings, number eight retaining its original fenestration but number six having had them replaced by UvPC copies. The contrast between the two illustrates the deadening effect that modern windows can have when inserted into older buildings. Attractive ground floor box bays are added to the front and the south elevation overlooking the garden. Mature trees, including sycamore and elm, extend along the front of the property to create a fine and high canopy over-arching the street. A footpath runs between number eight and number ten that links the western edge of The Plantation to Whitburn Road. **Whyteleafe (No.10)**, is an attractive house that has been extended in to create an additional wing. It has the Edwardian signature timber boarding applied to the gable overlooking the road and incorporates a box bay that overlooks the garden area. Although the extension has



been generally handled sensitively, its height exceeds the ridge line of the principle house making the original building subordinate to the new wing. Whyteleafe

overlooks a large garden that creates a well balanced relationship between building and space, reinforcing the

historic character of this part of the conservation area. A date stone inserted into the extension indicates that the original property was built in 1908. **Moor View (No.12)** is an extremely attractive detached house rendered and painted white comprehensively covered with decorative timbering with an interesting corner bay that projects from the body of the property. First-floor windows have been replaced, but some original fenestration survives on the ground floor. **Number 14** is



a new house that replaces an earlier property. The replacement combines a number of different styles and is constructed in a tudor brick and roof tile that is unusual in the area. The gateposts are twisted and support a large pair of ornamental metal gates. The house introduces an unconventional design into the street that is otherwise strongly influenced by the uncomplicated designs of the early twentieth century houses. A lane passes to the front of number 14 leading to three interwar properties, **Rosedale Cottage (No.16)** that is a rendered and painted cream bungalow with a pantiled roof and **numbers 18 and 20**, an attractive pair of semi-detached dwellings with projecting



gables that are rendered and painted white with stunning red clay pantiled roofs. **Number 22** is a post-war house with an inappropriate flat roof extension. It is rendered and painted white and bounded to the front by a privet hedge and a timber palisade fence. Numbers **24 and 26** are a pair of fine early twentieth century houses with interesting details including



pronounced cornices along window ledges. Both retain their original front porches. Number 26 has been extended to the south in a well designed and sympathetic manner.



Rouson (28) and its neighbour, **number 30**, are bungalows. Rouson is set back from the street behind a privet hedge where it is substantially obscured from view and number 30 is a bungalow

constructed in pale cream brick with stained timber cladding. **Numbers 32 and 34** are a pair of post war semi-detached houses that are rendered and painted white with red tiled roofs and projecting bays overlooking the road. This group bring a suburban feel to the street, particularly number 34 that has an added artificial stone porch and that is bounded to the front by an artificial stone wall. The junction of Underhill Road with Whitburn Road is contained



by privet and beech hedging over timber picket fences. The properties on both sides are post war and set in well maintained gardens that provide attractive settings for large but visually modest houses.

e. Marsden Road and The Crescent



Marsden Road, a short cul-de-sac leading from Whitburn Road, includes properties from the early phase of the development of The Plantation. It appears from the plot boundaries shown on

the 1914 OS Survey that The Crescent that wraps around the back of Whitburn Road to Marsden Road was originally intended to be a series of single plots individually accessed from the two roads. By 1939 the contemporary Crescent layout pattern had been formed and partly developed.

The character of Marsden Road reflects its development timeline with the northern end decorated by a mature, overarching, landscape that includes native species hardwoods such as ash, sycamore and rowan and the later developments to the southern end of the street being ornamented by domestic scale garden shrubbery and



conifers with the occasional hardwood. The presence of different styles of brick boundary walls and timber fencing, particularly towards the later southern end, introduces a hard and engineered edge that contradicts the founding 'Garden Suburb' principal of The Plantation and fragments the appearance of the street into a series of individual properties fronting onto the road rather than the more homogenous country lane character created by the use of hedging that

can be seen in other parts of the area. Marsden Road is tarmacadam with concrete flagged footpaths.

The junction of Marsden Road with Whitburn Road is marked by privet hedges containing on the eastern side an unremarkable post war house (**No.58 Whitburn Road**) that was a police office and on the western side by number **60 Whitburn Road**. This is a large detached Edwardian building with decorative timber detailing over the rendered gable. An extremely large single storey extension wraps



around the south and east elevations that overpowers and relegates the original house to a secondary visual role. The extension occupies a significant portion of the front garden, further compromising the historic appearance of the house and its setting.

Five detached post war bungalows make-up a substantial part of the eastern side of Marsden Road creating a suburban edge. Three (**Nos.1, 5 and 7**) introduce a low level mass of bright red tiles into the street scene that jars with the subdued blue-grey slates of the earlier houses. This is



exacerbated by the occasional use of pale yellow bricks that highlights the presence of a different style and type of house. A lane leads between 1 and 5 to **Cairn**

Doon (No.3), a red roofed detached two storey house that is tucked away from public view. **Lomond, (No.15)** is an older bungalow whose material content of red brick walls, Welsh slate roof and red clay ridge tiles enables it to blend in more effectively into the older established character of the street. This is further assisted by the privet hedge to the front of the property.

The head of the cul-de-sac is contained by two fine Edwardian properties built as a pairs of semi-detached houses. **Numbers 19 (the Lawns) and 21** on the eastern edge are brick built with attractive contrasting stone window surrounds and Welsh slate roofs. Shallow front



projecting wings at each end of the property introduce gables and modelling. A joint square ground floor porch sits between the wings beneath a low red tiled hipped roof. New windows have been inserted into 21 that adversely contrast with the fine original fenestration that survives throughout The Lawns. This includes the porch with its surviving sections of coloured glass to The Lawns and the modern reshaped windows to number 21. A tarmac yard to the north of number 21 leads to two modern buildings, a bungalow and a detached house, slotted into a single plot that was originally intended to be accessed from Underhill Road. The new dwellings are concealed from public view. A pair of semi-detached houses that are similar to The Lawns and number 21 are positioned at the head of the cul-de-sac. **Winifred House (No.22) and Braithwaite (No.24)** has a central portion with twin gables those projects to the front of recessed bays at either side. Glazed porches are set against the rebated bays. Winifred House has been reglazed. Common small details such as timber finials over



the gables and corniced brickwork to the chimney stacks add interest and make a visual link between the two properties. Large overhanging trees frame views of both properties. Moving along the western side of Marsden Road, **number 18** is an early twentieth century detached house in



an attractive large garden. The property has been extended to the north to almost double its original size and includes new multi-paned fenestration, incorporating a new double

height round-top window that sits beside a modern box porch. The introduction of modern additions and the replacement of original fabric substantially diminish the historic quality of the building. A close boarded timber fence runs along the front of the property. The fence is gradually being colonised by ivy that will, if allowed to flourish, eventually create a green edge. **Beeches (No.10)** is a brick



built, concrete tiled bungalow that is substantially

hidden from view by a beech hedge that is punctured to



provide an arched pedestrian gate into the garden **The Copse (No.6)** is a brick built detached Edwardian house with a Welsh slate roof

surmounted by decorative clay ridge tiles that still retains its general shape with ground floor angled painted stone bays either side of a central door. Its appearance, however, has adversely changed with the replacement of original windows with new multi-paned UvPC fenestration, the addition of a modern 'classic' style open sided front porch, the installation of a new glazed front door and the construction of a linked garage with a concrete tiled roof that projects beyond the front building line. A low brick wall has been built along the front boundary of the house. The design of the Copse is similar to a number of properties on Whitburn Road, some of which retain their original 6 over 1 light windows and enclosed hipped roof porches, illustrating the lost character.

The Crescent was first developed during the interwar years when four pairs of semi-detached hipped roof two storey cottages were built along the northern side. Extensions and render have changed their appearance. **Numbers 5 and 7**

remain uncoated and the exposed warm red brickwork and clay pantiled roof reveals a character that belies the street's current appearance. Alterations to the other cottages have brought about changes that obscure their



original character, particularly extensions that are ungainly and create a terraced effect. Post-war bungalows and two storey houses, most with walls and railings along boundary frontages, complete the development. Extensions create an almost continuous built frontage as the gaps between properties diminish to slits. The northern end narrows as it approaches Marsden Road and the footpaths give way to soft roughly maintained verges with garden planting that overhangs the carriageway to visually constrict the space in an attractive way. Conversely, the junction with



Whitburn Road opens out to a manicured lawned appearance backed by neatly trimmed hedges and a brick ant timber panel fence. Grass verges survive sporadically along the length of the road that is generally edged by



footpaths that are concrete, flagged, tarmac or unmade. The Crescent does not reflect the general character of The Plantation although the pre-war cottages are an interesting group that are worthy of protecting from further alteration that might further change their appearance.



f. Whitburn Road

The northern side of Whitburn Road forms the southern edge of The Plantation. Plot sizes as displayed on the 1919 Ordnance Survey are slightly smaller on Whitburn Road compared to the rest of the emerging estate. Only a handful of houses were built during this early phase, primarily a

group of four ranged between Underhill Road and West Park Road together with a total of three built at the junctions of Whitburn Road with The Crescent and Marsden Road. They make a contribution to the character of the area through their own, albeit variable, intrinsic quality and by marking the historic edge of The Plantation. Later developments are of a mixed quality, the most dramatic impact being boundary treatments that generally open out views of properties, create gaps in the green edge and landscape matrix that overlies The Plantation and introduces an urban character through the construction of walls and fences.

The junction of The Crescent with Whitburn Road comprises an interesting and striking group of late-nineteenth/early twentieth century houses that are built to a common design with ground floor bays with, in some cases, original 6 over 1 light sliding sash windows and central front door porches. The houses have been built on both sides of Whitburn Road, the south side being outside the conservation area, to create a strong and attractive built anchor point.

Moving along the northern side of Whitburn Road, the frontage between The Crescent and Marsden Road comprises old and new properties, the green edge to the



front of **Croglin (No.70)**, one of the cluster of fine turn of the century houses, and **number 68** being interrupted by the insertion of **numbers 64 and 66** a large and undistinguished

flat faced semi-detached post war property with open gardens fronted by a low brick wall. Its neighbour, **number 62** is a large, hipped roof detached house with



a more attractive modelled front designed in the 'International Style' also sits behind a low wall but with the benefit of a maturing front garden that overhangs the boundary.

The frontage between Marsden Road and Underhill Road is post war. It is contained by well maintained privet hedging that creates a robust landscape edge,



making a substantial contribution to the green edge of The Plantation. The houses include a pair of linked hipped roof dwellings, one of which is a former police office, a Dutch bungalow and, on the corner of Underhill Road, a rendered and painted white house that sits within maturing gardens.

The historic core of The Plantation lies between Underhill



Road and West Park Road with its substantial collection of large houses set in substantial and well landscaped gardens. This pattern extends to part of its frontage with Whitburn

Road where early twentieth century properties predominate along much of its length with a group of undistinguished post war hipped roof detached houses, some fronted by a low brick wall, at its western

end. The earlier properties include two pairs of hipped roof semi-detached houses (**Nos.38, 40, 44 and 46**) with large timber ground



floor box bays and carved stone first floor window lintols. They are largely unaltered and still retain their original chimney pots. Substantial privet hedges contain the front gardens. An altered and extended post-war white painted Dutch bungalow (**No.42**) is tightly and uncomfortably sandwiched between the semi-detached houses introducing a change on scale that does not fit the character of this part of The Plantation. **Clemandre House (No.34)** and **number 32** are a matching pair of elegant detached Edwardian houses set in large gardens. Details such as terracotta cill courses and arched windows with carved keystones add visual interest. Unfortunately



the original timber porch to the front of Clemandre House has been replaced by a modern open sided 'classic' style structure that compares unfavourably with the surviving timber porch next door.

Three large properties occupy the frontage between West Park Road and Laburnum Grove. They are substantially concealed from view by a well established screen of mature

conifer, beech and rowan trees. This creates a wonderfully blurred edge. Two of the houses belong to the inter war period and the third, on the junction of Laburnum Grove, is an extended post war construction with a large front garden that foils views of the property.



Whitburn Road gently swings away to the north from its junction with Laburnum Grove. It is fronted by a mixed range of properties in terms of both age and quality of design and includes both open plan and enclosed gardens. The result is a variety of shapes, sizes, styles and enclosure. A highway verge has been introduced to the front of **numbers 10a, 12, 14 and 16** as the road bends towards its junction with Sunderland Road. The verge introduces a green edge that adds some merit to a frontage that has little other visual connection with the established character of The Plantation and generally detracts from its historic charm.



The southern side of Whitburn Road is a collection of substantial early twentieth century houses that are interspersed with post war bungalows. An exception is **Ardmore (No.45)**, a Modernist style house constructed in 1932. Brick built it displays the principal



characteristics of a building of this type with a flat roof, horizontal windows and windows cut through wall returns. It is currently being restored including the removal of modern alterations and their replacement by more appropriate detailing. It is an attractive and interesting house that is slightly compromised by both the loss of part of its garden



setting to provide an infill site for a bungalow, **number 45**. and its containment along Whitburn Road by a close boarded timber fence. The garden of **The Gables (No 43)**, an early twentieth century detached

house, to the east of Ardmore has also been subdivided to provide an infill site. The site has been developed in a way

that cramps Ardmore, squeezing it into built frontage that diminishes its overall contribution to the street scene.

The architecture quality of the remainder of the south side of



Whitburn Road is dominated by a group of robustly designed early twentieth century houses that have been modified to varying degrees but which still make an

attractive contribution to the character of the area. A good example is **numbers 37 and 39**, a substantial semi-detached house with an interesting hipped roof with projecting side gables and full height stone bays that retains some original coloured glass fenestration. The construction

of a modern wall and railings to the front is regrettable, introducing an



urban style hard edge. This edge continues eastwards along the front of **number 35**, a modern bungalow that spreads

across the full width of its site. **Numbers 19 and 21** were



built as matching pair of detached houses in the early twentieth century in the same style as the group of Edwardian dwellings at the junction of the Crescent and Whitburn Road. Number

21 has been rendered and painted white with brown stonework. The roof has been covered in concrete tiles and the windows replaced with modern multi-paned insertions. Number 19 retains much of its original appearance and is of considerably more historic and architectural value than its much altered neighbour. Three post war houses hidden from public view have been built on former allotments or small market gardens behind numbers 19 and 21, accessed by a drive from Whitburn Road.



The Conservation Area terminates with a short length of the west side of West Meadows Road that runs off Whitburn Road. **Number 2**, at the junction, is a large, extended, detached Edwardian house set in well matured gardens creating a solid and attractive turning point. It displays an elaborate timber porch that is identical to the entrance to 32 Whitburn Road. **The Falcons (4)** West



Meadows Road is early twentieth century property but has suffered many alterations, including new fenestration flush with the face of the wall, timber shutters, rendering, a new stone porch, extensions at both ends and the construction of a front boundary wall that severely diminishes its historic appearance. **Number 6** has been demolished and the site redeveloped with a large detached house sandwiched between the Falcons and **number 10**, another early twentieth century house that has been radically altered and extended.

Summary

Special Characteristics

- Garden Suburb layout
- Mature landscape with native species
- Outstanding group of early twentieth century houses
- Surviving historic details

Against The Grain

- Subdivision of gardens and reduced plot size
- Introduction of hard edges to gardens/forecourts.
- Poor quality infill developments
- Inappropriate changes to historic buildings

Key Issues

- Prevention of loss of garden settings to historic houses
- Retention of soft edges to roads
- Retention and restoration of historic details, both to properties and the public realm

Enhancement Potential

- Reintroduction of soft edges to roads and historic details and materials
- Landscape management plan for the area
- Gradual restoration of historic landscape setting to Cleadon House

12. Other Designations and policies

Cleadon Conservation Area has a number of heritage and designations and policies that impact upon its management and development control as set out below.

12.1 Listed Buildings (Map 6)

Grade	Listed Building
II	No. 1 Front Street
II	No. 3 Front Street
II	No. 5 Front Street
II	No. 7 Front Street
II	No. 10 Front Street (Cleadon Tower)
II	No. 11 Front Street
II	Gates and gate-piers at south west corner of junction of Front Street with Sunderland Road
II*	Cleadon House
II	Wall attached to Cleadon House; gate piers and wall north of Cleadon House
II	Grotto in Cleadon Recreation Park, Laburnum Grove
II	Gas lamp opposite entrance to No.4 West Park Road

II	Gas lamp opposite entrance to No.8, Cherry Tree, West Park Road
II	Undercliff, Cleadon Lane
II	All Saints Church, Cleadon Lane

This schedule is correct as of January 2007

12.2 Local interest buildings noted in the Unitary Development Plan (UDP Appendix ENV B)- (Map 6)

Local interest building
East Farm and boundary walls, 1 Cleadon Lane/Sunniside Lane
Lamp posts and gas lanterns (2 number), West Park Road (north end)
West Hall Farm gateposts and farm buildings, Cleadon Lane
Peacock Lodge, Cleadon Lane
No.2 North Street (boundary wall)

This schedule is correct as of January 2007

12.3 Relevant UDP Policies (Map 6)

Location	Policy
Cleadon Conservation Area	Conservation Areas: ENV7, ENV 7/1, ENV 7/9, ENV 7/10 and ENV7/11
All land to the east of the built edge of the historic core.	Green Belt: UDP Policies ENV25/1, 25/2, 25/3, 25/4 & ENV 26
Land at the southern end of the grounds of Undercliff	Site of Nature Conservation Importance (SNCI): UDP Policy ENV19/3
The historic core and Front Street	Area of Potential Archaeological Importance: UDP Policy ENV8/2
Cleadon recreation ground	Recreational Open Space: UDP Policies RL5 & RL6
Cleadon Plantation	Housing: UDP Policy H5/1 and SPG 17
Front Street	Shopping centre: UDP Policies S2, S2/2, S3, S7, S7/4 & S8

This schedule is correct as of January 2007

12.4 Tree Preservation Orders (Map 7)

Reference	Location
TPO No.18	30 Whitburn Road
TPO No.26	The Bungalow, 12 Grasmere
TPO No.46	West House, 4 Boldon Lane
TPO No.52	6 Laburnum Grove
TPO No.61	Andes House, West Park Road
TPO No.65	2 & 3 West Meadow Road & 19 Whitburn Road
TPO No.66	23,26 & 33 Whitburn Road
TPO No.67	15 West Park Road & 30,32,43,45 & 45a Whitburn Road
TPO No.77	36 Whitburn Road
TPO No.79	2 & 4 Sunderland Road
TPO No.80	6 Boldon Lane
TPO No.81	Cleadon Village Infants School
TPO No.84	11 Underhill Road
TPO No.86	24 Whitburn Road
TPO No.90	17 Underhill Road
TPO No.97	15 Underhill Road
TPO No.103	19 Underhill Road

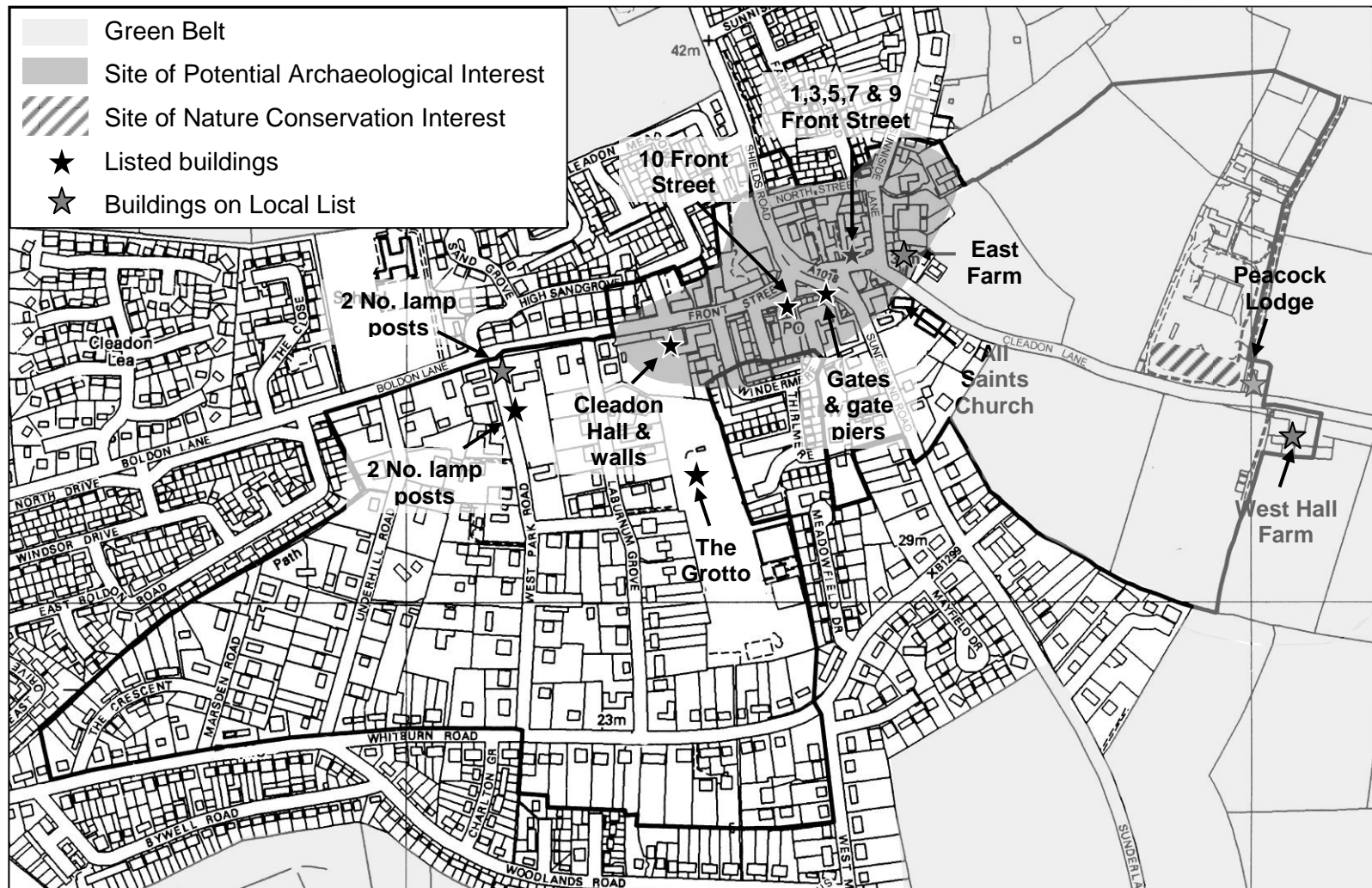
TPO No.116	6 West Park Road
TPO No.117	8 West Park Road
TPO No.118	8a West Park Road
TPO No.119	10 West Park Road
TPO No.120	12a West Park Road
TPO No.121	16a West Park Road
TPO No.122	18 West Park Road
TPO No.123	Brisbane House, West Park Road
TPO No.124	9a West Park Road
TPO No.125	9 West Park Road
TPO No.126	7a West Park Road
TPO No.127	1 West Park Road
TPO No.128	11 West Park Road
TPO No.133	12 Grasmere
TPO No.137	The Britannia, Shields Road

This schedule is correct as of January 2007

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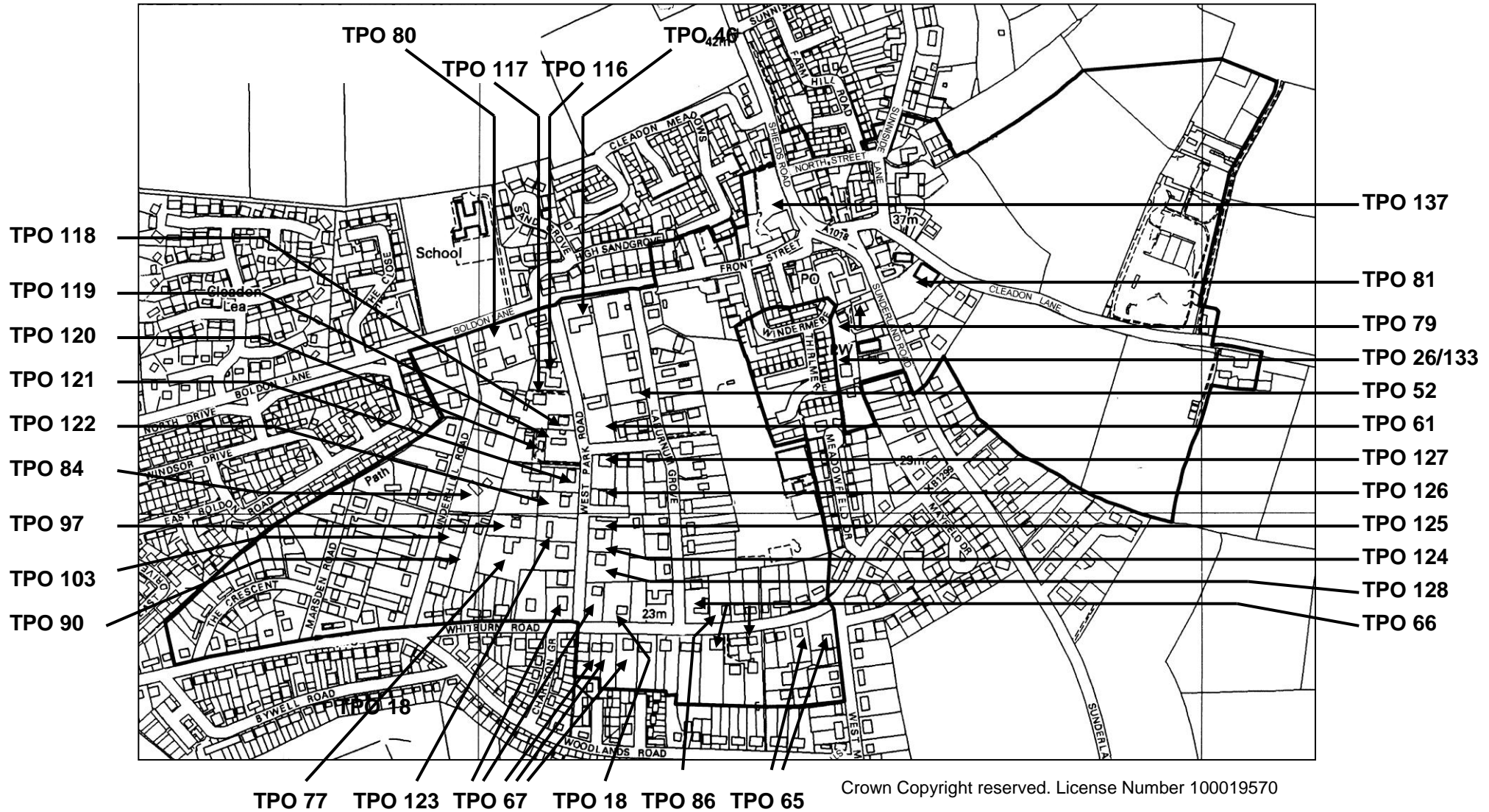
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Map 6 Cleadon Conservation Area : Other Designation – listed buildings, SNCI's, Sites of Potential Archaeological Interest and the Green Belt



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Map 7 Cleadon Conservation Area : Other Designations – Tree Preservation Orders

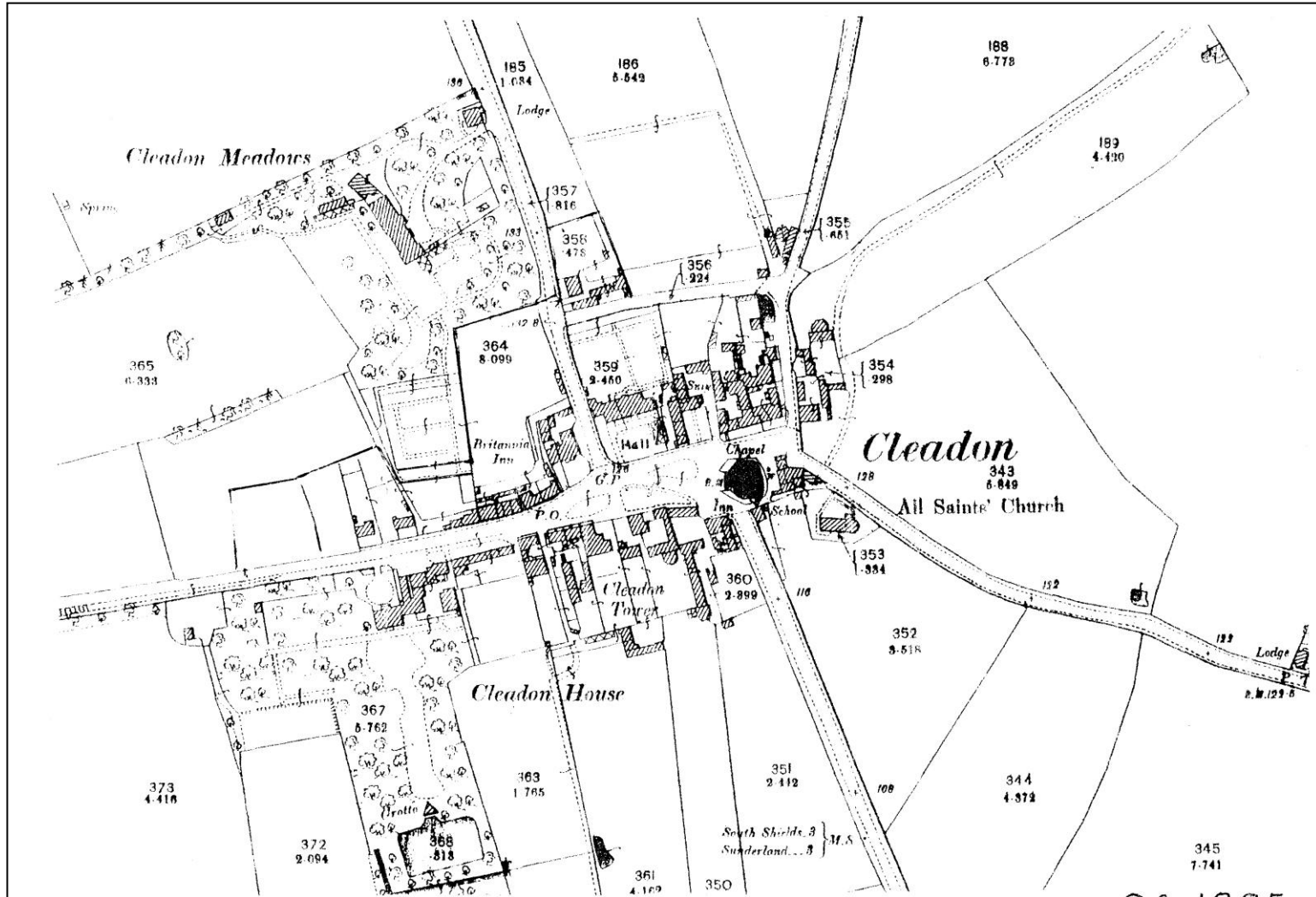


Map 8 Cleadon circa 1862



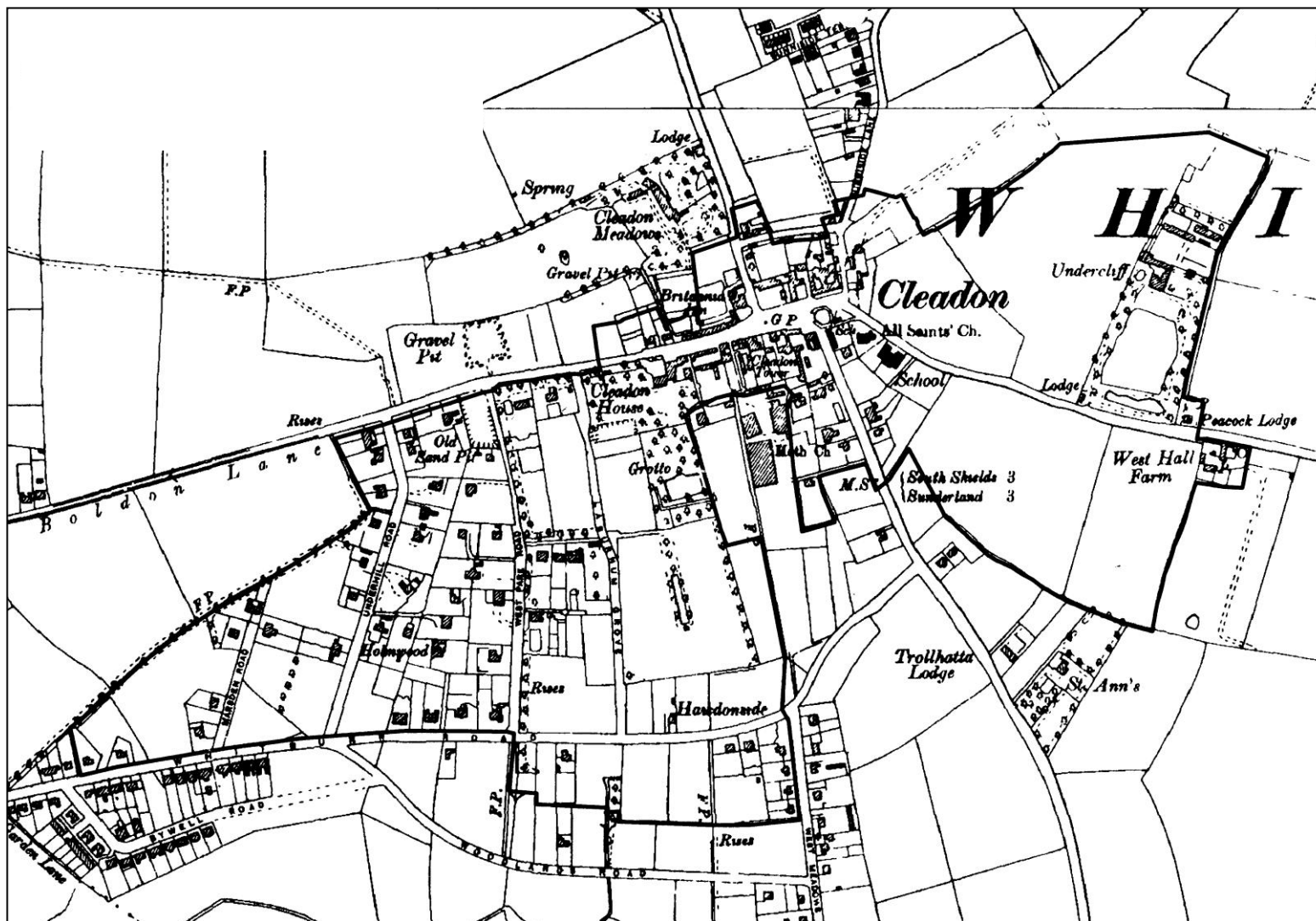
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Map 9 Cleadon circa 1895



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Map10 Cleadon circa 1921



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Map 11 Cleadon circa 1951



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South Tyneside Council

Neighbourhood Services

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