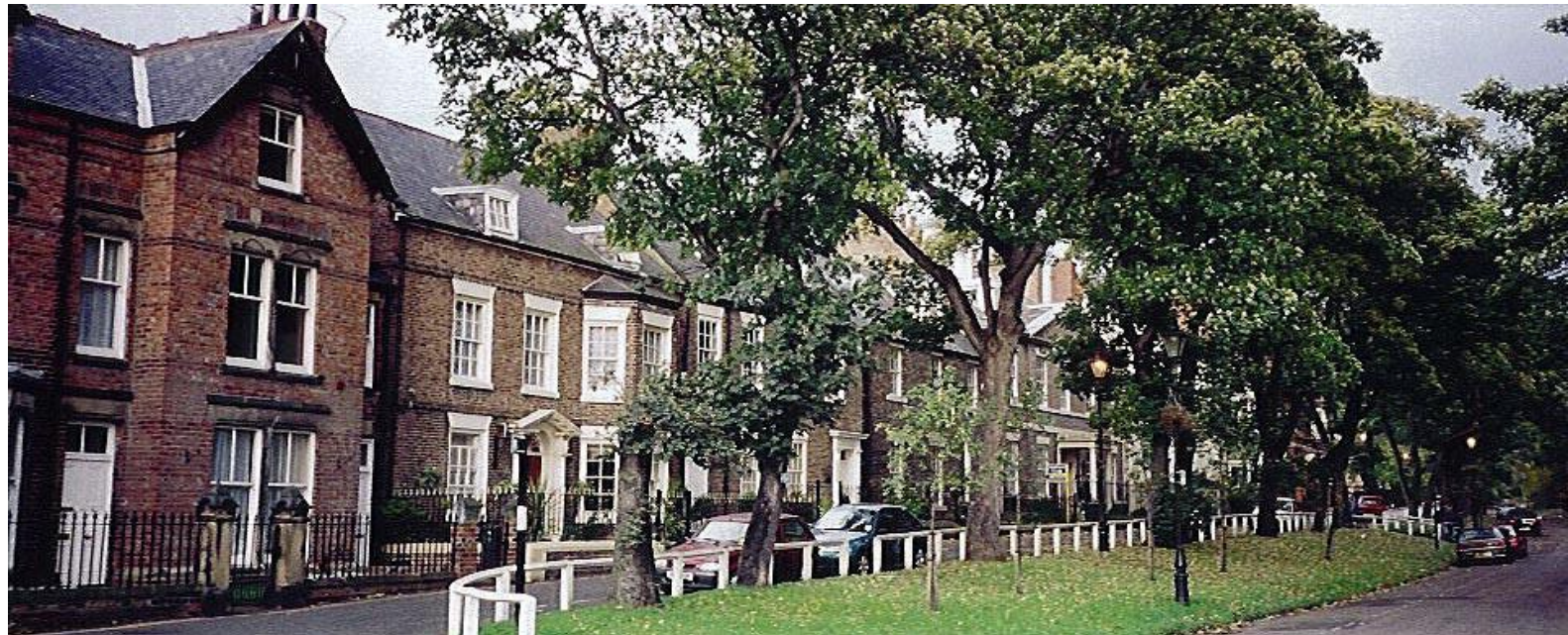




South Tyneside Council

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Westoe Conservation Area

Character Appraisal

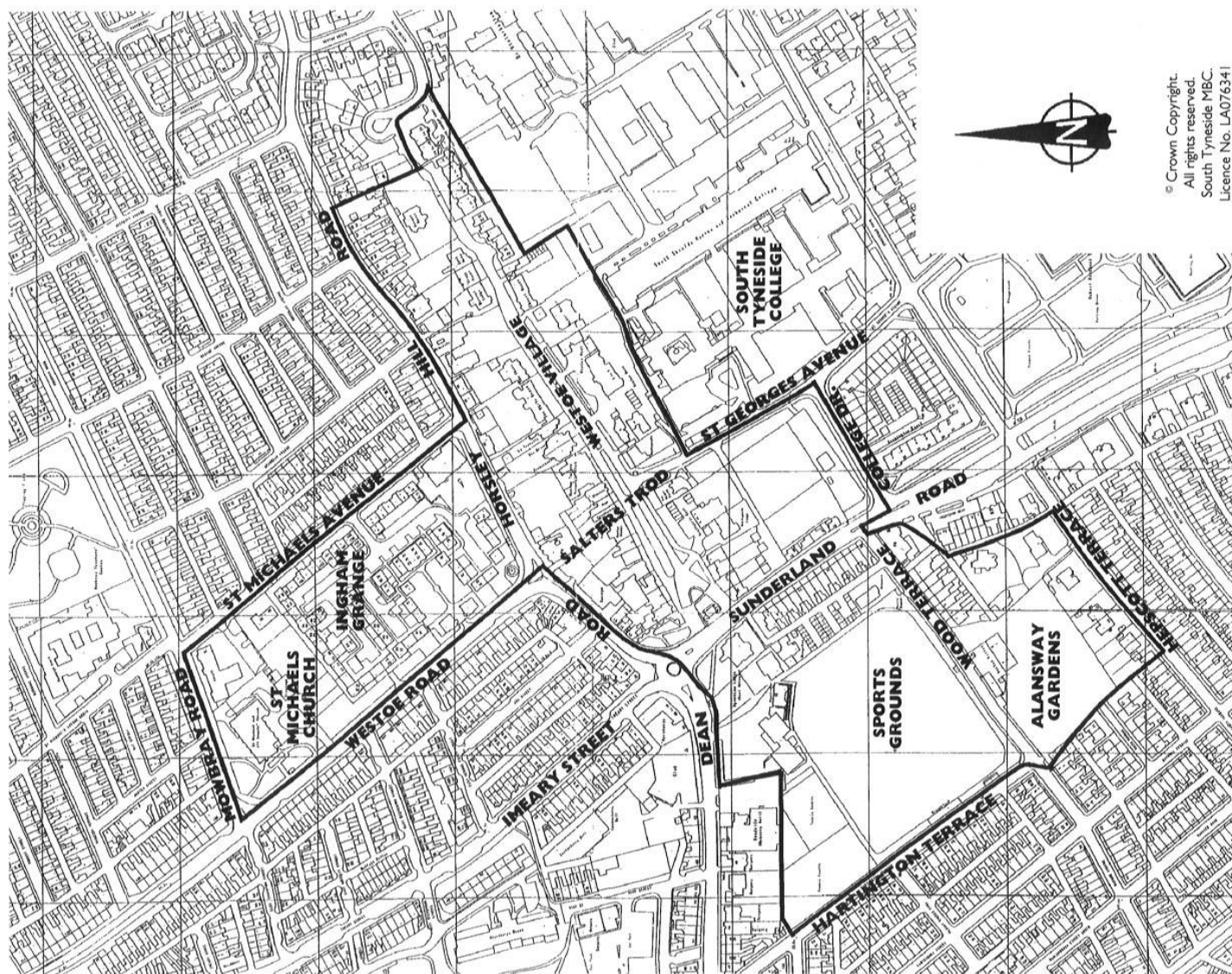
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Map 1: Westoe Conservation Area – Boundary



Draft Character Appraisal

Westoe Conservation Area

1 Introduction

Conservation Areas were first introduced by the Civic Amenities Act 1967 and are defined as being:

“areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”

They depend on much more than the quality of individual buildings, and take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, use of materials and street furniture. It is also common for a conservation area to include a number of Listed Buildings.

The local planning authority has a statutory duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate conservation areas, to keep them under review and, if appropriate, to designate further areas. This designation brings certain duties including the formulation and publishing of proposals for the preservation and enhancement of the conservation area.

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 be best achieved when there is a clear and sound understanding of the conservation area’s special interest. *PPG15: Planning and the Historic Environment* urges local authorities to prepare detailed appraisals and states:

“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 an area”.

The value of the appraisal is two-fold. 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 the types of development which are likely to be encouraged. Secondly, it will enable South Tyneside Council to improve its strategies, policies and attitude towards the 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 in 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 Westoe Conservation Area

Designated in 1971, Westoe Conservation Area is based on Westoe Village, an ancient street containing a remarkable



collection of eighteenth and nineteenth century houses, in a green tree-filled setting with clear rural medieval origins. It was extended in 1975 and 1981 to include surrounding estates with related character and appearance in need of protection.

Westoe has been cocooned within the suburban spread of South Tyneside, and is a townscape of great detail,

character and charm – an outstanding local scene and arguably one of the most attractive streets in the county.

3 Location

Westoe began as an ancient settlement on an historic route between South Shields and Sunderland. A conjectural map by Flagg (see Map 6) shows Westoe, c.1000, as a collection of buildings straddling this route east to west as it heads south to Harton, Cleadon and beyond. Today, its location is quite focal, straddling the now busy A1018 (Sunderland Road), the middle of three spine roads through the suburban growth of South Tyneside towards the town centre and the industrial banks of the Tyne.

The conservation area is on essentially flat ground at the north-east tip of coal-rich plains, south of the meandering Tyne. It is slightly raised from land to the west and north which begins to slope gently down to the river banks and the town centre. Westoe Village is 2½ miles north of Cleadon and just 1 mile from South Shields town centre, Tyne Dock and the cliffs north of Marsden.

4 Origins of the Development Pattern

Westoe has ancient origins and, due to its development history, much of its early layout survives, now with mainly eighteenth and

nineteenth century buildings. Westoe's history has already been researched by local historians Amy Flagg (*Westoe Village*, 1950s, unpublished) and, to some degree, by Ethel Roberts (*Geographical Essay of the County Borough of South Shields*, 1965).

The ancient track over which Westoe grew was possibly established by salt traders, an early industry at the Tyne estuary, who used pack-horses to distribute their product. The line of this path through the village, known as the *Salters Trod*, survives between 8 and 9 *Westoe Village*, out along *St George's Avenue*, and on towards Cleadon. The exact siting of Westoe was possibly influenced by the availability of water, and ponds are shown at either end of the street on eighteenth and nineteenth century maps.

The settlement was also influenced by Roman colonists from nearby Arbeia, with one historian (quoted in Flagg) associating pre-medieval landowners here with Roman *colocists*, or settlers. 1072 records from the Jarrow monastery show Westoe merely as an appendage but, by 1082, it is listed as a *Vill* in its own right, implying growth under the influence of the monks.

The Boldon Book of 1183, the first settlement survey north of the Tees (the 'Domesday Book of the north'), gives a fairly accurate picture of land use and identifies *Wivestoua* as a "*farm with the demesne, the mill, villans and works, and with a stock of 2 ploughs*

and 2 harrows, and rendered 13 marcs [currency unit]". The first chapel is mentioned in 1189 and a manor house by the thirteenth century, and the settlement would have continued quite successfully through the Middle Ages, despite plague, civic unrest and even to some degree, the Border Raids. The remains of a 1347 chapel were standing until 1750, now the site of *Chapel House*.

An essay on the *Place Names of County Durham* (quoted in Flagg) concludes the name is derived from the two Anglo-Saxon words *wifes*, 'women', and *stow*, 'habitation'. This explains the name given in the Boldon Book and also an entry in a 1559 Indenture [list] of Chantry and Forfeited Lands in Durham (again from Flagg), giving Westoe "*seven rigges of arable lands in the fields and territories of Westow, called the Ladies Landes*". The reasons behind these female origins are worthy of further investigation.

At the start of the seventeenth century, Westoe was still un-enclosed farmland outside South Shields township but, by 1768, the burgage plot layout is evident, set within swathes of enclosed fields. Importantly, the two nearby through roads, the north-south route to Sunderland and the east-west route from the river to the coast, already skirted the Village as landowners did not want a main road to the front of the houses – Westoe was therefore being bypassed at an early stage, setting the scene for the retention of so

much historic layout without the need for modern highway solutions and inevitable obliteration of development pattern.

During the next 100 years or so, South Shields expanded considerably with increased industrialisation (particularly from glassmaking, shipbuilding and mining), and the town's wealthy eighteenth century industrialists found Westoe ideally placed for their townhouses and mansions, away from the grime of the river banks but close enough to keep an eye on their shipyards and factories – literally in some cases with a few houses incorporating belvederes into their roofs. Outlying development on the two road axes also appeared, including *Westoe Villa* and early buildings at *Ingham Infirmary*.

During the nineteenth century, larger detached houses, many in extensive grounds, were being built along *Dean Road*, *Sunderland Road* and out the eastern side of *Westoe Village* beyond Westoe House around what is now Westoe Drive. South Shields and Westoe became one municipal area in 1901 and, as the twentieth century progressed, Tyneside flats edged towards the north and east of the Village. By the start of World War II, Westoe was almost completely encapsulated by residential suburbia, cocooning its rustic, rural scene amid rows of planned houses.

Fields south of the village remained open and the long gardens of the south side houses, with Westoe Farm still identified in 1936. Meanwhile, the first half of the twentieth century saw infill development and a few demolitions including Westoe House (c.1753-1958, similar in style to *Westoe Villa* and a notable loss, now the site of Catherine Cookson Court), *1 Westoe Village* damaged in World War II, abandoned and taken in 1954 for road widening (remnant walls still adjoin *no.2*), and The Grove on *Dean Road* (now the sports ground car-park).

During the post-war period, the then Marine & Technical College was developed directly adjacent to the village, slicing away around two-thirds of the gardens to the south, the farm (the last remnant of its rural setting) and eventually absorbing the Victorian housing to the east.

As the century progressed, incremental changes were made (eg. the new pavilion and clubhouse at the *sports grounds*, sprawling wings to the *Ingham Infirmary*, infill housing along *Horsley Hill Road*), and changes of use in the Village began to degrade detail and character, prompting conservation area designation.

5 Form and Fundamental Characteristics

The most widespread building type in the conservation area is the large two-storey house with pitched roof, like most of those in *Westoe Village*, *Wood Terrace* and *Sunderland Road*. Most have a third storey in the attic space and some have semi-basements (such as *Meadowcroft* and *Westoe Hall*). There are also single and one-and-a-half storey houses, usually built as service accommodation for the houses, like *Southgarth Cottages* on *Sunderland Road*, *34-38 Horsley Hill Road*, and the *Coach House (1)* and *Lodge (9)* at *Westoe Hall*.

5.1 Scale

The scale is generally domestic although within this there are great variations, from the diminutive ‘estate cottage’ proportions of *28 Horsley Hill Road* and the *Gatehouses* at *Ingham Infirmary*, through the familiar, everyday appearance of *60-80 Horsley Hill Road* and *2-7 Westoe Village*, to the much grander, imposing *Wyvestow Lodge* and *Norman Hurst*.

The variety in the scale can be illustrated by comparing *2 Westoe Village* and *Westoe Hall* – both are two-storey houses in red-brick with pitched roofs, enriched with similar features, but they have a

very different character due to their scale. A pocket of larger, institutional scale is at *Ingham Infirmary* and *St Michael’s*.

5.2 Density

Density is generally very low with large houses in *Westoe Village* set to the front of long gardens, and Victorian mansions on *Sunderland Road*, *Hepscott Terrace* and at *St Michael’s vicarage* centred in large square gardens. Later infill and backland development has increased this density (eg. *Westoe Grange* care home behind *Westoe Towers*, the squash court behind *Wyvestow Lodge*, houses in the gardens of *Derwent Lodge*, *Flagg House* and *East Holme*, and *Alansway Gardens* at *Westoe Villas*), more often than not harming character and appearance as a result.

By comparison, small pockets of tighter, higher-density terraced houses with almost no garden developed either where plot shape dictated (*1-7 Wood Terrace*) or where urban ‘presence’ was a planned intention (*4-32 Sunderland Road*). *St Michael’s* remains the lowest density part of the area, a clear breathing space from the surrounding terraces, whilst the *sports grounds* provide important green space at a wider suburban level.

5.3 Massing

Despite their size, the massing of the buildings in the conservation area appears slight. This is mainly due to the skilful approach to architectural design, eg. the use of towers, gables, dormers and bays to break up the volume of the Gothick and Baroque mansions (eg. *Ravensworth* and *The Briary*), and the arrangement and proportions of windows which lightens the elevations in the Queen Anne houses (eg. *Ingham Infirmary* and *Manor House*).

This lightness is also due to the strong theme of quality over quantity which has guided historic development. Much of the newer development has not responded adequately to these themes, resulting in more bulky buildings – like *Mowbray* care home and *Westoe Grange* care home – with little of the subtlety of the dominant historic architecture.

5.4 Layout

The layout of *Westoe Village* is generally communal and accessible with houses sitting at the front of plots in a terraced form, facing each other across the street. This strong townscape edge is also one of the best characteristics of the whole conservation area, seen in the terraces on *Sunderland Road*, *Wood Terrace* and *Horsley Hill Road*. It is at its best on the north side of *Westoe Village* where a range of very different houses are strongly

bound together by the building line and boundary walls – a balance of individuality and uniformity creating true harmony.

Few were laid out as concealed, tucked-away houses (several to the east of the Village which are now gone), and the intention to create and respond to a traditional village layout with a strong public face is clear, even on *Sunderland Road*. Some of the later houses such as *Homeside* and *Norman Hurst* have broken this theme but, today, it is actually the Village's bypassed, cul-de-sac nature which creates the introspective character, enhanced by the number and height of the trees and the depth of garden foliage.

This is why there is a strong feeling of seclusion in *Westoe Village* but not of trespass – it is a very accessible and comfortable place to be compared to, say, *Ingham Grange* and *Alansway Gardens* which seem very private culs-de-sac with a slightly uneasy feeling of trespass when walking through.

Whilst the layout of *Catherine Cookson Court* tends to deaden the end of *Westoe Village*, other layouts have been more thoughtfully composed, such as the pretty half-view of *The Bungalow* behind 4 *Sunderland Road*, the 'parkland' layout of *St Michael's Church*, and the confident siting of *The County PH* as a landmark corner.

6 Detailing and Materials

The basis for much of the conservation area's character and appearance is accurate observation of specific architectural styles, and comprehensive use of high-quality natural materials.

6.1 Architectural Styles

The dominant historic houses in the conservation area are well-informed, architect-designed buildings. For example, the early Georgian houses (eg. *8-11 Westoe Village*, *1-7 Wood Terrace* and *Westoe Villa*) follow the simple, polite themes of the time, paying attention to the balance between horizontal form and vertical detail, the proportion of 'window' to 'wall', and simple classical features like quoins and pediments. Such themes are essentially rules of an architectural style, often set out in pattern books.

The Victorians also used pattern books and, typical of Victorian architectural vigour, their houses are authoritatively designed in, or influenced by, specific styles – here, mainly one of three:

- Queen Anne revival (such as *Ingham Infirmary*, *Southgarth East* and *The County PH*) which have features like deep, dentilled cornices, curved door hoods, key stones above

shallow-arched windows, steep hipped roofs, and a strong, pure theme of 'white' on 'red'.

- Baroque revival (such as *Norman Hurst* and *La Tourelle*) which are spatially complex (like the craggy, stepped back elevations of *Ravensworth* and *The Briary*), brimming with decoration (like swags, terracotta and oeil-de-boeuf (round windows), and styled with curvaceous shapes (like the ogee-roofed oriel window at *Norman Hurst* and the Turkish dome on *Wyvestow Lodge*).
- Arts & Crafts (such as *Westoe Hall*, *The Bungalow*, *Westoe Towers* and *Southgarth West*) which concentrate on simplicity, honesty and attention to detail, and use a wide range of motifs including mock-Tudor framework (such as *The Bungalow* and *Belmont*), 'cat-slide' roofs (such as *Homeside*), and Dutch gables (such as *Southgarth West*), often creating picturesque, romantic buildings (such as *Southgarth Cottages*).

Many of the modern buildings have attempted to follow these styles but have often failed due to a lack of attention to detail. Other historic buildings are more vernacular and do not follow styles, such as *34-38 Horsley Hill Road* and *15-17 Dean Road*.

6.2 Detailing

Attention to detail is crucial to the Westoe Conservation Area as a great deal of character and appearance is gained from the



architectural features designed into the buildings and the accuracy with which they are used.

Elements like bay and oriel windows, rooftop belvederes, porches, chimneys, dormers,



fanlights, door surrounds and a variety of ornate joinery all contribute greatly to character and appearance. Even smaller features like ridge tiles, rooftop finials, stained and leaded glass, inscribed plaques, rainwater pipes and gutters, chimney pots, railings, foot scrapers, weather vanes, and door furniture add to the authenticity and intricacy of the local scene, creating a rich, visually stimulating environment full of drama and excitement.

Most important are windows. The effect which fenestration has on a building's character and appearance should not be underestimated. Even slight changes to detail (such as glazing bar width) can dramatically alter the way a building looks and feels

(eg. compare the original and replica windows at *The White House*). This can be true if, say, one in a set of windows is changed making it stand out, or if the change is repeated across a whole elevation. The visual effect of modern materials and inaccurate designs is invariably jarring against a well-aged building in natural materials.

The success of uPVC double-glazed windows, which attempt to copy the design and proportions of traditional windows, depends on the width and profile of the frames. It is generally the case that uPVC frames are thicker and more angular than timber ones, and can not accurately incorporate details such as horns, mouldings and beading. Neither do they weather, or take on the same patina of 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 particular style of the building, often have clumsy, chunky proportions, and are seldom fitted in an appropriate 'reveal' (the depth at which a window is set back from the wall face). Both types of modern window are found in the conservation area, providing evidence of how they can easily degrade this historic environment.

Terraced houses rely on unity of detail. *1-7 Wood Terrace, 4-32 Sunderland Road* and *60-80 Horsley Hill Road* have an inherent

uniformity which can be easily damaged through loss or change – the sum of the parts is always greater than the whole. Changes to one building, like loss of garden walls, or painting and rendering main elevations, can destroy the harmony designed into the street, making it stand out to the detriment of the overall scene.

Such detailed issues, which are crucial to character and appearance, should guide future alterations to the historic buildings in *Westoe Village* (whether listed or not), and to those elsewhere in the conservation area which rely on detailed architectural features or uniformity of design for their special interest.

6.3 Materials

The use of high-quality natural materials is a key characteristic of the conservation area. The principal building material is red-brick in various shades, such as the warm, rough, brownish brick of the Georgian houses and the brighter red of the Queen Anne buildings. Size does matter when brick is being matched.

Local magnesian limestone, a remarkable light golden mottled stone, heavily striated and marbled with beige and white, is used for early boundary walls and a few early buildings (eg. 34-38 *Horsley Hill Road*) creating true local distinctiveness (eg. on

Sunderland Road, the *Salters Trod*, and at *Meadowcroft* and *Ivy House*), whilst sandstone detailing is found on many houses.

Roofs, an important feature of the conservation area's townscape, have used excellent natural materials to great effect. In particular, green Westmorland slate adds depth and texture to buildings such as *Manor House*, *Ingham Infirmary*, *The Chase* and *The County PH*, where it is correctly laid in diminishing courses (huge slates at the eaves, smaller ones at the ridge). Welsh slate, a later material, now predominates (the thicker ones are more traditional than the newer, thinner slivers) but many roofs now with Welsh slate would originally have had Westmorland slate as a status symbol. Red clay plain tiles are used on some of the Arts & Crafts influenced buildings, like *Belmont*, and a small number of early hand-made clay interlocking pantiles survive in the garden buildings on *Horsley Hill Road*. Lead (eg. various oriel roofs) and copper (eg. *St Michael's* campanile spire) have also been used.

The patina of time has left its mark on these materials and they have weathered and matured well to create a richly textured grain. The sandstone is particularly attractive when well-weathered, like that on *Wyvestow Lodge* and *The Red House*, and surviving unpainted stone detailing should remain so.

7 Use

Westoe Village's principal use is private residential with its impressive historic houses in a mature, green setting making it a desirable place to live, enhanced by its focal location. This theme has now been strengthened elsewhere in the conservation area with two large sites at *Ingham Infirmary* and *Alansway Gardens* recently changing to residential use.

Maintaining this use, particularly Use Class C3, should be a key theme of planning control in the conservation area and changes of use back to private residential should be positively encouraged.

In the 1950s-70s, *Westoe* suffered a period of conversion to offices, clubs and other non-residential uses which lead to alterations, a noticeable lack of repair, loss of features, major parking problems (even then), loss of green gardens, and added clutter. These problems (which prompted conservation area designation) have since been substantially reversed by bringing back residential use, and much of great benefit has been achieved in the last 20 years by investment from existing residents. Consequently, non-residential use should not be re-introduced into *Westoe Village* and should remain firmly subordinate elsewhere in the conservation area to ensure the harmful effects do not erode residential character and appearance.

Other uses which currently carry on in the area include a place of worship, an hotel, three residential care homes, two pubs and a small number of offices and shops. The land use of the *sports grounds* should remain recreational open space as this contributes to the suburban mix of the conservation area's character and setting.

8 Boundary, Setting and Views

The conservation area is based on the surviving historic extent of *Westoe Village* and was extended in 1975 and 1981 to include later surrounding estates which developed off *Sunderland Road* and *Westoe Road*.

The boundary runs east along *Dean Road* from the *Sunderland Road* roundabout, turning north along *Westoe Road* to include *Ingham Grange* and *St Michael's & All Angels Church*, circling down *Mowbray Road* and *St Michael's Avenue* to *Horsley Hill Road*. Here, it returns eastwards before cutting south between 82 and 84 to include *Westoe Village* and *Catherine Cookson Court*. It then heads westwards along the back walls of houses on the south side of *Westoe Village*, turning to exclude *South Tyneside College* at *College Drive*. Crossing *Sunderland Road*, the boundary includes *Westoe Villa's* historic extent along *Hepscoot Terrace*,

cutting north between 25 and 27 and up Hartington Terrace to include the cricket ground, tennis courts and car-park, but exclude much-altered houses on Dean Street, back towards the roundabout.

Swathes of residential development encircle the conservation area (Victorian Tyneside flats to the north and west and inter-war semis to the south and east), and the main campus of South Tyneside College sits hard against the southern boundary – a fundamental clash of form, function and history which is actually quite well shielded by the introspective nature of Westoe Village. It also means there is a high pedestrian flow through *Westoe Village* between the college and the north.

Views in and out of the conservation area are largely incidental. Apart from *St Michael's Church*, the area is generally only glimpsed between houses, through trees or over walls. *Westoe Village*, *Ingham Grange*, the *sports grounds* and *Alansway*



Gardens are all introspective and hidden by walls and trees. Unfortunately, the most visible parts of the area to

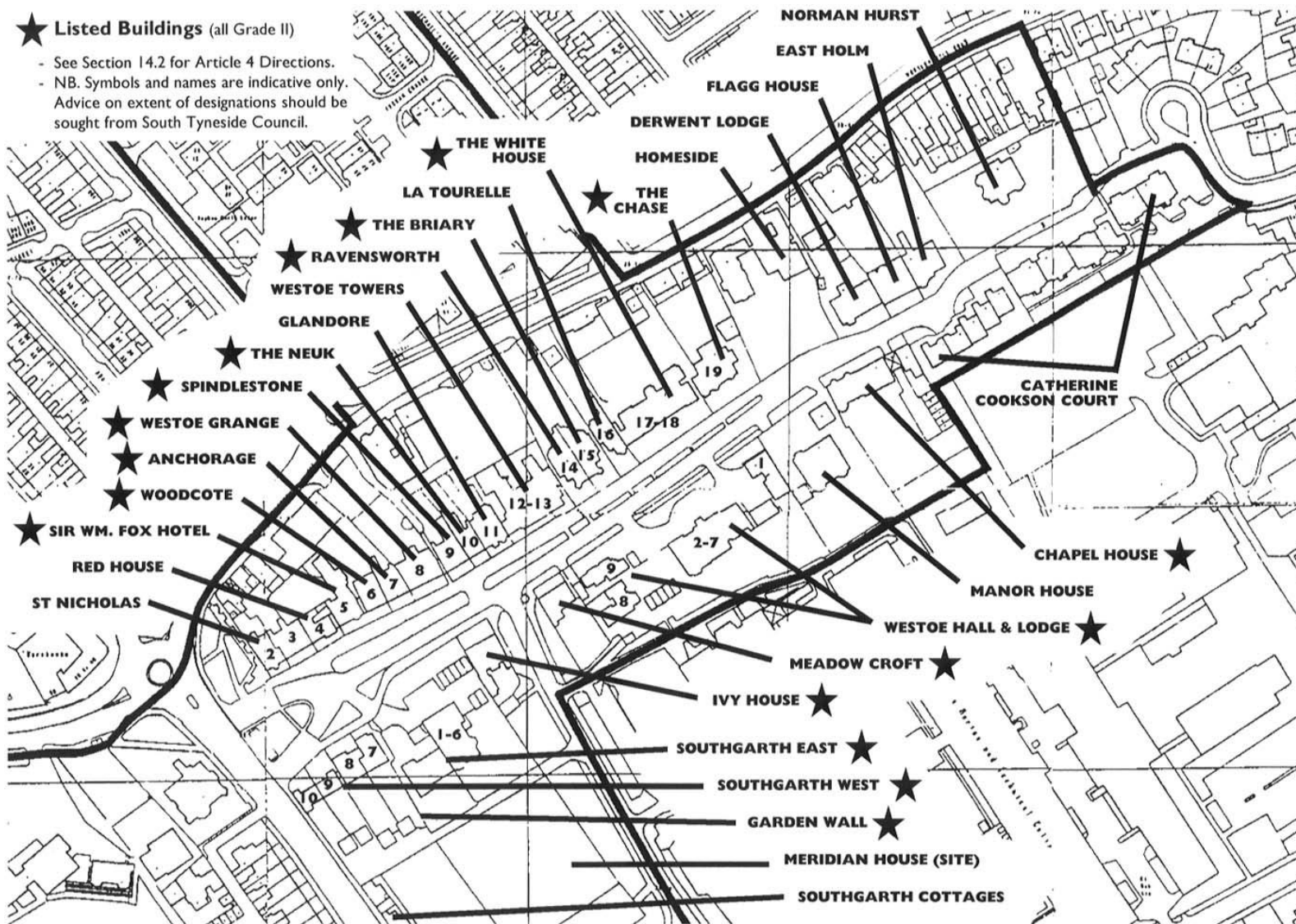
passers-by are not the most attractive – backland development on *Horsley Hill Road*, the *sports grounds* car-park, and the roundabout and shops on *Dean Road* which create a poor setting to the magnificent view into *Westoe Village* just to the south.

9 Archaeological Significance

Westoe has high archaeological significance due to its early origins, indicated by designation of the central Village part of the conservation area as an Area of Potential Archaeological Importance. As the site of a medieval village, Westoe Village could reveal much about such early settlements and contribute to the understanding of the history of South Shields and Co Durham.

A programme of archaeological work, involving an assessment followed by on-site evaluation and/or a watching brief, would be required for any substantial development within the extent of the medieval village as shown on the UDP proposals map. This would be likely to exclude minor development such as conservatories and small domestic extensions.

Map 2: Westoe Village



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10 Westoe Village

Westoe Village really is something very special. An extraordinary assortment of fine eighteenth and nineteenth century buildings lining a wide, tree-filled medieval street, brimming with detail,



character and charm, creating a rare townscape of outstanding drama and excitement – arguably one of the most attractive streets in the county.

Even though there are themes linking all the buildings in the conservation area, the ‘background’ character of *Westoe Village* is quite different from other parts of the area, best illustrated by comparing the formal, planned framework of *Ingham Grange* with the more organic, casual nature here.

The Village is, in fact, one street running east-west for just under ¼ of a mile, funnelling down from the welcoming 40m wide west end to a narrow footpath just a few feet across in the east. The street is one of the Village’s best features, an unimproved road with strong rural origins, on two levels separated by a grass verge, with few kerbs and other formalities, and stretches of cobbled gullies, splays and crossings exposed in the tarmac. It is enhanced by a white concrete jockey rail dividing the two levels, and a set of black replica Victoriana lamp-posts.



The wide western opening was once the site of one of two village ponds until it was filled in the 1850s. The area has been

landscaped in conjunction with the corner site of the demolished No. 1 Westoe Village. The planting has been designed to screen the village from the busy Sunderland Road and to provide pedestrian routes across this corner garden linking the village with the local shopping centre. A number of standing stones and engraved paving stones have been introduced here as part of a public art commission by the artist Richard Kindersley.

The number and maturity of the street trees (mainly sycamore, some ash and sorbus) is also a defining feature, illustrating its great age and providing an ever changing backdrop to the street. The group should be managed in the very long term to ensure necessary lopping or felling do not leave permanent gaps.



This path is a fascinating local feature evocative of the early history of the area and worthy of enhancement.

The other axis in *Westoe Village* is the original *Salters Trod* which runs north-south into the conservation area to the side of *The Westoe PH*, through a delightful cast iron arch at the backs of nos.8 and 9 *Westoe Village* (next to no.8's impressive wall, gate pier and black outhouse eaves), beneath no.9 (where a very rare wood-block floor surface survives), across the street and out along *St George's Avenue*. This path



The *St George's Avenue* entrance is now the only vehicular one, but a road was only laid out here in the mid-twentieth century

following the clearance of *Westoe Farm* and the establishment of the *College*. Before this, it was just a pathway like that on the north side, skirting round the back of *Ivy House* and running along the boundary wall of the *Meridian House* site. The road was cut through the grassy bank (effectively a 'gap site' at the time) to meet the lower level of *Westoe Village*, leaving the two large trees and houses either side somewhat high-



and-dry. The local stone boundary walls on both sides are excellent evidence of the burgage plot development pattern, but the functional garage is an alien intrusion and the cement render could be removed.



Overall, the naturalness and informality of the street in Westoe Village provides a unique, picturesque setting, acting as an anchor to the wide variety of buildings along the street, whilst having a great deal of charm and interest in its own right.

The buildings in Westoe Village are deceptively varied. The north side is effectively one long terrace (broken in one or two places) with each house designed with its own character and built separately from the next. This creates a strong but varied townscape of differing styles, sizes, and widths, but one which hangs together remarkably well due to the almost constant building line, similar fundamental characteristics, and the materials used. The rear parts of some of buildings on the north side are older than front parts due to redevelopment or re-facing of older houses.

The south side has mostly larger detached houses in grounds but still with a prominent townscape face. The north side seems to have been a terrace from the Village's very early origins whilst the

south side was largely open until the nineteenth century – at this time developers obviously sought grander gestures than the townhouses opposite and took advantage of the space.

From the west, the view into the Village is the 'signature' image of Westoe. The presence of *nos.2-8* on the street scene is remarkable, with unity provided by the similar roof line yet individuality in the design and detailing.

Nos.2 and *3* (both covered by an Article 4 Direction, see 14.3) are two mid to late Victorian houses in brown brick with natural slate roofs, dominated large canted stone bay windows (stonework now painted). They have similar features, such as the decorative rainwater hoppers, deep dentil cornice and, originally, almost identical margin pane sash windows. But the uPVC replacements to *no.3* are

clearly no match for the fine, delicate frames and glazing bars of *no.2*. This is



clear evidence of the harm plastic windows can have on appearance. *No.2's* railings are replica on an original sandstone

plinth, whilst *no3*'s entire garden wall is a replica as, when it was a building society in the 1970s, its garden was concreted over and used for parking.

No.4, The Red House (covered by an Article 4 Direction, see 14.3) is late Victorian with a two-storey bay linked to *no.5*. It still has its original windows (which are particularly tall on the ground floor) and a more lively feel with decorative clay ridge tiles and ornate barge boards. There is also contrasting brick banding and richly weathered, un-painted sandstone details. It also has good replica railings and gates, unlike most of the others on the north side street which are rarely 'heavy' enough, have inappropriate profiles and which run along the tops of the stone plinths rather than being correctly (and more sturdily) set into them with lead. Black is always the best choice as 'gilded' tops are very rarely historically accurate.

No.5 (listed Grade II and covered by an Article 4 Direction, see 14.3), now the *Sir William Fox Hotel*, is notable as the birthplace of local character William Fox (1812-1892) who became New Zealand's Prime Minister four times. It is earlier than 2-4, shown by the brick rather than stone bay window and the tiny original dormers. Its smart door and Tuscan surround, elegant fanlight and

delicate windows add intricacy to the street. The lantern could be restored to enhance the street scene.



The polite Georgian proportions of 5-10 form a group in their own right with 6 (*Woodcote*) and 7 (*Anchorage*) (both listed Grade II and covered by an Article 4 Direction) displaying typical simple features – a Tuscan door case, small semi-circular dormers (the larger ones with glazed sides are later additions), and original hornless sash windows. There is a small service door to the west.



No.8 (listed Grade II and covered by an Article 4 Direction, see 14.3), now *Westoe Grange* and previously known as the Talbot Memorial House, is

the grandest of the Georgian houses in the conservation area with a

strong Palladian influence shown by its strong symmetry, central bays breaking forward with a pediment over, stone bands, large rusticated quoins and the slender Doric portico. This is a pattern book house built 1810 of great elegance and fine proportions, considerably enhanced by the octagonal timber belvedere (which, unusually for an 'urban' building, is identified as a Trig Point on the 2nd Edition OS map).

Nos.9 (Spindlestone) and *10 (The Neuk)* (both listed Grade II and covered by an Article 4 Direction, see 14.3) are in stark contrast, not only because, although they are also early eighteenth century, they are much more irregular and vernacular than *no.8*, but also due to the intrusive alterations they have received. The aluminium



windows to *no.9* are notably out of place as are the modernisations to the rear and the concrete interlocking tiles. Directly opposite *St George's Avenue*, this is not an authentic scene at the entrance to the conservation area.

Nos.11-16 form the next group in Westoe Village, the Arts & Crafts and Baroque influenced Victorian mansions. These are set slightly further back than those to the west, not all terraced but close enough to appear so, with the garden walls and taller heights being the unifying features.

No.11 (Glandore) and *12-13 (Westoe Towers and Sunnylea)* (all covered by an Article 4 Direction, see 14.3) form a group built in



red brick, with red plain tiled roofs, deep bracketed eaves and tall chimney stacks.

They have a strong Arts & Crafts influence shown in the richly moulded bay window, decorative timber entrance porch on four stylised squat columns, original front door and fanlight, original decorative valve water hoppers and pipes, and original timber windows to ground and first floor complete with stone mouldings framing the openings (now painted).

Westoe Towers is also good evidence of how a long-term change from a private house to institutional use can unfortunately lead to loss of character. Extensions, rendering, plastic windows (also *Glandore's* attic windows), large rooflights, loss of green gardens, and a boarded-up belvedere. *Westoe Grange* care home has also been developed in the back garden. More positively, however, *Westoe Towers* is now back in private residential hands.

No.14 (Ravensworth, listed Grade II), no.15 (The Briary, listed Grade II and covered by an Article 4 Direction, see 14.3) and no.16 (La Tourelle, covered by an Article 4 Direction, see 14.3)

are three tall, narrow Baroque mansions, strong on verticality and enlivened with a giddy array of details and



materials. This is extremely accomplished architecture which adds great depth and interest to the scene. The flower motif on *La Tourelle's* finials has been echoed in the modern railings.

The White House, nos. 17-18 (listed Grade II and covered by an Article 4 Direction, see 14.3) is formed from two of the oldest and

most unusual houses in the conservation area, with *no.17* built c.1768 and the more detailed *no.18* in 1796. They were linked in 1895 by ground and first floor corridors at the rear but are now, once again, in separate ownership. These brown brick houses are designed in a picturesque Gothick style. Both have 3 bays, and each has a large brick chimney with ten tall terracotta pots a-piece. *No.17* has two dormer windows whilst *no.18*, set slightly back, has a Welsh slate mansard roof. It also has an elegant flat-roofed bay window covered in lead, a single-storey bay window roofed with clay pantiles to the east, and a surviving 18th century rainwater hopper on the east gable. The central door has a pointed arch with flanking side lights.



The unusual detail makes *The White House* stand out – the crenellated parapet to *no.18*, the timber sliding sash windows with Tudor arched heads and remarkable diamond lattice tracery, the delightful geometric garden topiary (laid out in low Box hedge and planted beds), and even the creepers which exaggerate the Gothick overtones. Holes for diamond profile railings can be seen in the

wall copings. The rear garden is probably the least developed with later ‘infill’ buildings.



The Chase, no.19 (listed Grade II and covered by an Article 4 Direction, see 14.3) has been substantially altered over many years

and so is not as architecturally ‘pure’ as many of its neighbours. East and west extensions were added to the original 18th century house in 1871 by T A Page and, at the same time, the central door was converted to a window. In 1921 bow windows were extended to the first floor by G R Smith and all the windows were ‘Jacobeanised’. But, unlike others that have been altered (eg. *nos.9-10*), it retains considerable character, recently enhanced following conversion back to residential use from use by the nearby College. It has deep overhanging eaves with exposed rafter ends, decorative cast iron rainwater hoppers at either gable, and a square copper sundial on the western wing. But it also has reduced height chimney stacks and front boundary wall in later brick with modern decorative metal gates.

Homeside (covered by an Article 4 Direction, see 14.3) is one of two Victorian mansions on the north side of *Westoe Village* not



in terrace form – it sits right at the back of the site. It is a typical grand suburban mansion with particularly steep roofs (with two of its three storeys in the roofspace) and a slight Arts & Crafts style. The contrasting slate roof and terracotta ridge enhance appearance, as do the deep eaves and blue brick banding. The painted stonework dulls its appearance, and the 1980s extension is very large, its siting prevents it from being ‘subservient’ to the host building. But the original tall brick boundary wall and the thick, well-established green boundary tend to conceal it from the street.



Derwent Lodge, Flagg House and Eastholme (all covered by an Article 4 Direction) re-establish the terraced themes found at the other end of the Village. Here the street

begins to narrow and, with the almost back-of-pavement *Chapel House* opposite, the scene is much more intimate with fewer trees



but greener gardens. The houses return to the lower heights and simpler detailing of nos.2-4,

including canted bays, oriels and moulded window surrounds. *Eastholme* has some interesting seventeenth century revival features (dog-tooth cornice, pierced porch parapet, Tudor arched windows, porch crest dated 1880), whilst the modernisation of *Flagg House* has used large Velux-style rooflights.



Chapel House, c.1808 (also listed Grade II), is on or near the site of a medieval chapel and replaces a mid 18th century house. In red and brown brick, and slate roof, it has lost some of its historic character through alteration and loss, particularly of the



sash windows and the front garden wall which once had heavy stone piers. The render and modern windows

to the mid-Victorian stableblock extension to the east are also inappropriate to the character of the house. It does, however, still retain many authentic features such as a surviving string course of unglazed buff, red, white and black tiles, and a stone Tuscan doorcase with columns, open pediment and fanlight.



Norman Hurst (covered by an Article 4 Direction, see 14.3) was called Tivoli Villa until 1930 and, according to an eroded coat of arms, was built 1889. It is a marvellously jolly, almost fanciful house in mellow red-brown brick with an eclectic display of features such as the

huge Baroque oeil-de-boeuf dormer window, the Art & Crafts style chimneys, the eccentrically shaped gables, an original timber Victorian conservatory at the main entrance, and a lead covered oriel window above. It has original multi-paned timber sash windows, but some modern velux-style rooflights and painted



stone dressings. Its set back position, large rich gardens and high brick walls make it one of the conservation area's most intriguing secrets.

As *Westoe Village* narrows, the route becomes a path lined on one side by the tall brick wall to *Norman Hurst* and, on the other, the much older magnesian limestone wall to *Catherine Cookson Court*, a remnant

of that surrounding demolished *Westoe House*. The short path opens out at a very intimate and friendly place under a large canopy of trees, surrounded by high walls (all that is left of the Victorian villas to the east).



The least successful development in *Westoe Village* is *Catherine Cookson Court*. It is quite out of character with the prevailing themes of the area, for example through its use of smooth brown brick, low pitch roofs in concrete tiles, small brown windows, plastic rainwater goods, and concrete pavements. It is densely packed in the grounds of the demolished *Westoe House*, and presents a series of blank side elevations to the view up the road due to its layout. Its private courtyard elevation, however, is very attractive and the gardens add to the area's character and appearance.



On the south side of the street, the detached houses appear much larger than the neighbours over the road. The three largest and newest, *Manor*



House, Westoe Hall and Southgarth form a group separated by the smaller, older *Ivy Cottage* and *Meadowcroft*. All have had their long gardens sliced away by the development of the College to the south (which also demolished *Eastgarth*, south-east of *Chapel House*). This has stifled the intended southerly views leaving their grand south elevations with rather truncated settings, and glimpses of boxy modern units between the houses.



An interesting response to local distinctiveness on the boundary is the small limestone wall built to conceal a garage to the back of Westoe Hall Lodge – this is the sort of inspired modern interpretation on a traditional theme which helps to blend together the old of Westoe Village with the new of the College.

Manor House (covered by an Article 4 Direction, see 14.3) was not built until the turn of the twentieth



century. It is a handsome Queen Anne revival house with a green Westmorland roof (with enormous slates at the eaves), dentilled eaves and a particularly attractive doorway with curved hood. Converted to flats, it has unfortunately had many signs of its age and authenticity eradicated: plastic door and windows, cleaned brick, painted stone dressings, rebuilt front boundary wall with new materials, and new railings in a bold, though historically inaccurate, design. It has also lost virtually any greenery to its street elevation. Such de-greening of gardens and replacing them with block pavements, gravel and tubs, etc. is a pernicious theme throughout *Westoe Village* (probably an effect of so many years of non-residential use) which, if halted and reversed, would ensure a balanced, mature green setting along the street. Manor House is also an example of how modern living standards can have a detrimental effect on character and appearance through the loss of ‘personality’ and the introduction of alien paraphernalia such as security cameras, aerials, alarm boxes, and floodlights.

Next door is the biggest house in the area, *Westoe Hall* (originally *Westoe Mansion*, listed Grade II and covered by an Article 4 Direction, see 14.3), built c.1864 by J J Stevenson for his brother J C Stevenson, later modified by J H Morton c.1896 and with a c.1876 service wing by T A Page. A fine, restrained asymmetrical house using elements from pre-18th century domestic architecture,

it stands proud, displaying its freely-used Arts & Crafts influences to the street – stained porch, buttressed chimneys, Westmorland



slate roof, oriel windows, original sash windows with shaped heads, carved plaques, ornate joinery gable, gargoyles, figures, and fanciful octagonal glazed belvedere with swept roof. This is a splendid house, now flats, made all the more imposing by raising its ground floor up above a semi-basement.

The composition is also enhanced by its two original picturesque outhouses (1 and 9, covered by an Article 4 direction, see 14.3).

The new garage blocks are simply designed and detailed, and are well sited at the back of the site to reduce the intrusion on the original composition. Some stone dressings have been painted, there is some loss of greenery,



and the recent metal railings to the front do not appear to be based on historical evidence. It was in use as Council offices until 1988.

Meadowcroft and *Ivy House* are two late 18th century Georgian houses, the earliest on the south side and built using the



same themes as those on the north side. They make a pair, flanking the entrance to the Village

Meadowcroft (listed Grade II and covered by an Article 4 Direction), the later of the two (c.1820), is a charming house with elegant shallow bow windows with original delicate bowed sashes still in place. The central Tuscan door case with open pediment and cast-iron fanlight, are of great benefit to the street whilst the plastic rainwater pipes and metal balustrade on the front steps lack historic detail. It would have had a Westmorland slate roof when first built, partly surviving on some rear slopes. Both chimneys have been slightly reduced and the front railings which would have completed the house's overall composition, are missing – the

coping stones and four impressive octagonal stone piers (now painted) do, however, survive. The quite visible rear elevation shows more vernacular origins and later alterations. The recent garage to the east has been sited back from the building line but may have benefited from a hipped roof and gates with more historic detail.

Ivy House (listed Grade II and covered by an Article 4 Direction), is earlier, plainer and now divided into two dwellings. It follows the same themes – dark brown brick, stone window dressings (now painted), multi-pane sash windows, and a timber Tuscan door case with open pediment over the central door. To the front, the roof has green Westmorland slate and a central pitched-roof dormer, to the rear, grey slate with more dormers. The east gable is now pebble dashed whilst the random rubble limestone of the west one is still visible. The boundary wall to the east has been built in two phases (random rubble limestone, then brick), whilst that to the



front is a complete re-build.

The *Southgarth* collection is one of the most interesting groups of buildings

in *Westoe Village*, but has been significantly altered. *Southgarth West* (listed Grade II and covered by an Article 4 Direction, see 14.3) has been rendered at least since Victorian times, creating a plain, flat building in contrast to its neighbours. It has chunky fake sash windows set in a very small. Its western neighbour with the handsome shaped gables is a complete replica of a building demolished in 1985.



The later *Southgarth East* (listed Grade II and covered by an Article 4 Direction) was designed in 1874 for A Stephenson by his brother J J Stevenson (10 years later than his *Westoe Hall*). This red-brick building is much more attractive than its rendered neighbour, in the Queen Anne revival style, with a steeply pitched grey slate roof, parapetted gables and a simple, appealing balance



between walls and windows. The windows are multi-paned sashes with segmental heads, keystones and exposed cord-boxes. It also has large chimneys with stone copes and large rainwater hopper



heads. The two gardens to the south and the wall between them (listed Grade II) have been chopped at to subdivide them into six, and to accommodate new-build garages and a drive. The rebuilt boundary wall to the front of both houses adds a strong unifying feature to the street.



The composition is completed by *Southgarth Cottages* (13-19 (odd) Sunderland Road, covered by an Article 4 Direction, see 14.3), a charming row of deeply detailed estate cottages on the main through road and consequently thick with dirt. The heavy Welsh slate roofs are the key feature with overhanging eaves, swept half-timbered gable,

stout chimneys, and small, low-pitched dormers. Combined with the flanking gateways and the porch brackets, this is a picturesque row of small buildings. Boot-scrapers are integrated into the design. A richly stained local limestone wall bounds the *Southgarth* estate, a major feature at a prominent location which informs the passer-by of the traditional historic environment within. *Southgarth* was the home for over 40 years of Dr Thomas Masterton Winterbottom (1766-1859), a South Shields physician, author and philanthropist who strove for the abolition of the slave trade and founded many local charities. He founded the local Marine School and built 23 cottages at the Master Mariners Asylum as well as the School's library.

Behind *Southgarth* is the recently completed *Meridian House*, a confident attempt to add to the range of large



distinctive houses in grounds on the south side of *Westoe Village*. At many levels it is successful (eg. the choice of brick and slate, the central siting and the well-handled opening in the boundary wall to the east) but there are some matters of detail which are historically inaccurate.

*Summary: Westoe Village***Special Characteristics**

- Arguably one of the most attractive streets in the county.
- Terraced form on the north side, detached form on the south.
- Form, history & surfaces of the street and *Salters Trod*; trees.
- Fine, varied, balanced collection of authentic period houses.

Against The Grain

- *Catherine Cookson Court*.
- Demolition and replacement garden at *no.1*.
- Truncation of long south facing gardens by the College.
- Loss of architectural and historic detail, especially windows.
- De-greening of gardens and inaccurate replacement railings.

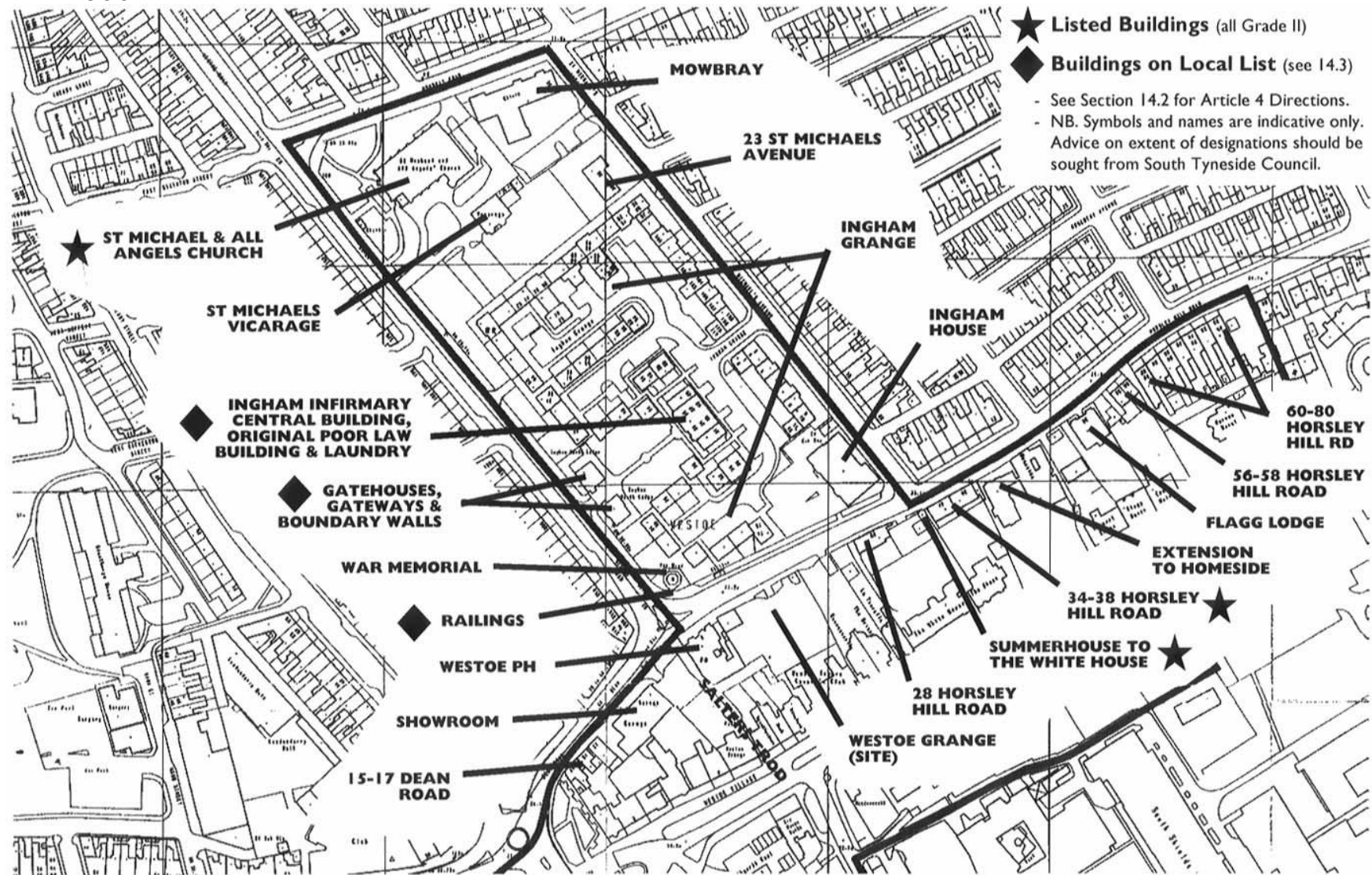
Key Issues

- Protection of architectural details, large and small.
- Use of matching natural materials and accurate designs.
- Investigate potential for paint removal from sandstone detail.
- Preserve and encourage private residential use.

Enhancement Potential

- Reducing the street's formality, especially the west entrance.
- Appropriate re-greening of gardens and forecourts.
- Enhance local distinctiveness of *Salters Trod* and interpret it.
- Appearance of *nos.9-10* and the *Chapel House* stableblock.

Map 3: Ingham Grange, St Michael, Horsley Hill Road



- ★ Listed Buildings (all Grade II)
- ◆ Buildings on Local List (see 14.3)
- See Section 14.2 for Article 4 Directions.
- NB. Symbols and names are indicative only. Advice on extent of designations should be sought from South Tyneside Council.

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11 Ingham Grange, St Michael, Horsley Hill Road

This finger of land between the dense 19th century terraces on *Westoe Road* and *St Michael's Avenue* remained low-density with large buildings in open land, divided into gardens and grounds. It is separated from *Westoe Village* by *Horsley Hill Road*.

The first *Ingham Infirmary* was sited in the south-east corner near *Horsley Hill Road*, apparently a square plan building with a central courtyard.



The Infirmary buildings here now are named after Robert Ingham, a major local figure in South Shields' history being elected the town's first MP in 1832

and remaining so until 1868. From 1824, he lived at *Westoe House* where he died in 1875, two years after the Infirmary built in his honour opened. A plaque proclaims his "public usefulness".

The Infirmary expanded greatly during the twentieth century after the John Redhead Wing (another prominent local figure) was opened in 1899. Further wings spread north (consuming gardens) and south, more than quadrupling its footprint by the 1970s, but

always leaving the east front gardens undeveloped. By the early 1980s, the use was redundant and the site became ripe for development, prompting the conservation area boundary revision and the inclusion of the main historic buildings, boundary walls and railings on the 'local list', see 14.2).



The main 1873 building is an impressive, well detailed Queen Anne revival 'house' with a deep dentilled cornice, segmental arched heads

to the stone window surrounds and a Westmorland slate roof. The elevations of the original southern wing appear to have been re-used for new houses either side, and the boundary walls and gatehouses at *Westoe Road* have also been retained.



At almost half the size of *Westoe Village*, the new development at *Ingham Grange* is now a major part of the conservation area, and it is a commendable project, successfully preserving or

enhancing this part of the area. However, a different approach to some aspects, both basic and detailed, could have improved its contribution. It consists of high quality, one and two-storey flats and houses in terraces around the edge of the site, and a collection of smaller units south of the main building.



The layout is strongly introspective, responding to the walled-off nature of the former Infirmary, but the buildings are sited along the outside of the site, increasing the perceived

density. In addition, it presents only the rear elevations to *St Michael's Avenue* which, despite having good depth and variety, are not as attractive as the fronts. The wall here is a unifying feature on the street.



Inside, the scene varies between remarkable, well-detailed houses on the east side, and

more mundane, almost institutional units to the north. Many of the



details are playful, modern interpretations of traditional themes (eg. the drip-mould lintels, the stylised door brackets and the railings at *Westoe Road*) which were deemed acceptable in this part of the area. Furthermore, some inspired new architectural features help create real distinctiveness, like the semi-circular bays with swept roofs on the east side, the recessed corner doorways to nos.2 and 111, and the eye-catching half-storey window feature to no.41.

Perhaps the new-build's biggest missed opportunity is the roof covering. The grey concrete interlocking tiles are a conspicuous element in these deep, continuous terraces, and detract from the rich Westmorland slates of the 1873 building. The window proportions are also somewhat mean by comparison, leaving large areas of brickwork.

The sheer number of new units has intensified the density of the site, leading to



expanses of car-parking bays, only partially softened by well-kept shrubs. The new units flanking the main 1873 building feel



particularly cramped and have built over some of its gardens, only allowing a tight, head-on view of its palatial façade. They have also confused the hierarchy of house-wings-gatehouses-grounds which was evident beforehand.



The green boundary along *Westoe Road* is most attractive, the only part which betrays its low-

density origins, but the fake Westmorland slate on the gatehouses detracts. *Ingham House*, a later, watered-down Queen Anne building from the Infirmary complex, has lost some of its character to alterations. Until recently in institutional use, its setting is plain, divided from the rest of the site by an arbitrary fence.



Although quite well hidden, the small 1970s infill bungalow, 23 *St Michael's Avenue*,

bears almost none of the area's characteristics, the sort of random, opportunistic development which rarely enhances. The large

Mowbray nursing home on *Mowbray Road* (replacing a twentieth century hall) is a very bulky development with chunky 'fake' sash windows and few relieving details.



The buildings and spaces of *St Michael's & All Angels' Church* (listed Grade II) are a significant group at this far corner of the conservation area. The

thick stand of trees along *Westoe Road* and *Mowbray Street* dominate the deep green setting whilst the grassy banks, although

suffering some degradation through concrete re-modelling, are an important break in the surrounding dense terraces.

The 1881-2 red-brick and sandstone church has a simple, light Gothick feel in the Decorated style. Its most striking



feature is the 1909 campanile, a soaring octagonal tower, rich with sandstone detailing, spiked with pinnacles and topped with a slender green needle spire. This unusual townscape feature is a real delight, contributing greatly to the local scene, even if somewhat hidden at the middle of the site. The neighbouring vicarage is strongly reminiscent of the *Westoe Village* core, its unaltered design and private setting very intimate.

The whole group has a worrying air of deterioration about it, with boarded-up church windows, disused outbuildings and spaces, rusty floodlight boxes, and



neglected grounds. Early discussions may be needed to allow this listed building to fulfil its potential as a characterful group at a visible corner.



Horsley Hill Road suffers from a split personality. As it runs along the rear of *Westoe Village*, it acted as the back-lane to the large houses there with high walls, gates, outhouses and estate cottages. But it is also a main road – an integral part of the suburban growth of South Shields – and so has been built up with nineteenth and twentieth century housing. The downfall of *Horsley Hill Road* is that the two roles have failed to marry together, resulting in an erratic townscape full of compromises.

The earliest buildings are those which relate in use and style to *Westoe Village*, echoing the themes of the larger houses in whose



grounds they are often built. The delightful 28 has shaped gables and lattice tracery windows like the *White House* behind; the thin



pantiled building next-door (listed Grade II) is a garden summerhouse; the modest limestone cottages at 34-38 (listed Grade II and covered by an Article 4 Direction, see 14.3) are typical simple estate cottages; and *Broughton Cottages* (56-58) (covered by an Article 4 Direction, see 14.3) are similar in style and age to the smaller Victorian mansions at the east end of the Village itself.



Those buildings are the most characterful on the road and later infill has not lived up to their quality, accuracy and character – the poorly detailed bays to *Flagg Lodge*, the tall extension to *Homeside*, and the bulk and weak detailing of *Westoe Grange* which clashes with the lightness and modesty of the earlier



buildings, an extreme which should not be repeated. Most of this is opportunistic backland development which has incrementally eroded these long gardens, often replacing them with dead block pavements and compromising any relationship that might have existed with the houses behind.



60-80 *Horsley Hill Road*, an unusual mix of Tyneside flats and houses in one terrace, were built quite early at the back of a plot in

Westoe Village. Its gentle curve and lively detailing (such as fine timber bays and dormers) are a benefit to the road, but loss of features like windows, doors, garden walls and dormers should be stemmed.



The road has a noticeable lack of greenery (apart from at Ingham Infirmary opposite), more evidence of the loss of gardens, but it

does have some notable historic features such as heavy double gates, stretches of tall brick boundary walls, and cobbled alleys, which should be preserved.

Further to the west on *Dean Road*, the scene is more overtly urban: the three-storey *Westoe PH* (a sizeable Victorian hotel a little degraded by replacement windows, but with good stained glass in the later side extension); an important group of trees in the crude car-park behind *no.8 Westoe Village*; a 1950s garage, now showroom (simple but too flat and horizontal, and with too deep a fascia, to fit in); the elegant Portland stone war memorial (with original railings and piers identified in the ‘local list’, see 14.2);



and, at the end, an attractive, richly-textured pair of Victorian shops (15-17 *Dean Road*, covered by an Article 4 Direction, see 14.3) with limestone bands, good surviving features and a fancy shop window with timber bracketed fascia hood. Next door and over the road (outside the boundary), other shopfronts have been poorly modernised.



Throughout this part of the conservation, there are a variety of original cobbled road splays and junction crossing which should be retained.



Summary: *Ingham Grange, St Michael, Horsley Hill Road*

Special Characteristics

- Surviving 1873 *Ingham Infirmary* buildings and gardens.
- *St Michael's Church*, campanile, vicarage and green setting.
- Verge on *Westoe Road* and walls on *St Michael's Avenue*.
- Early buildings and historic features on *Horsley Hill Road*.

Against The Grain

- Density and roof materials for new-build at *Ingham Grange*.
- *Mowbray* residential care home.
- Out-of-scale backland development on *Horsley Hill Road*.
- Garage/showroom and modern shopfronts on *Dean Road*.

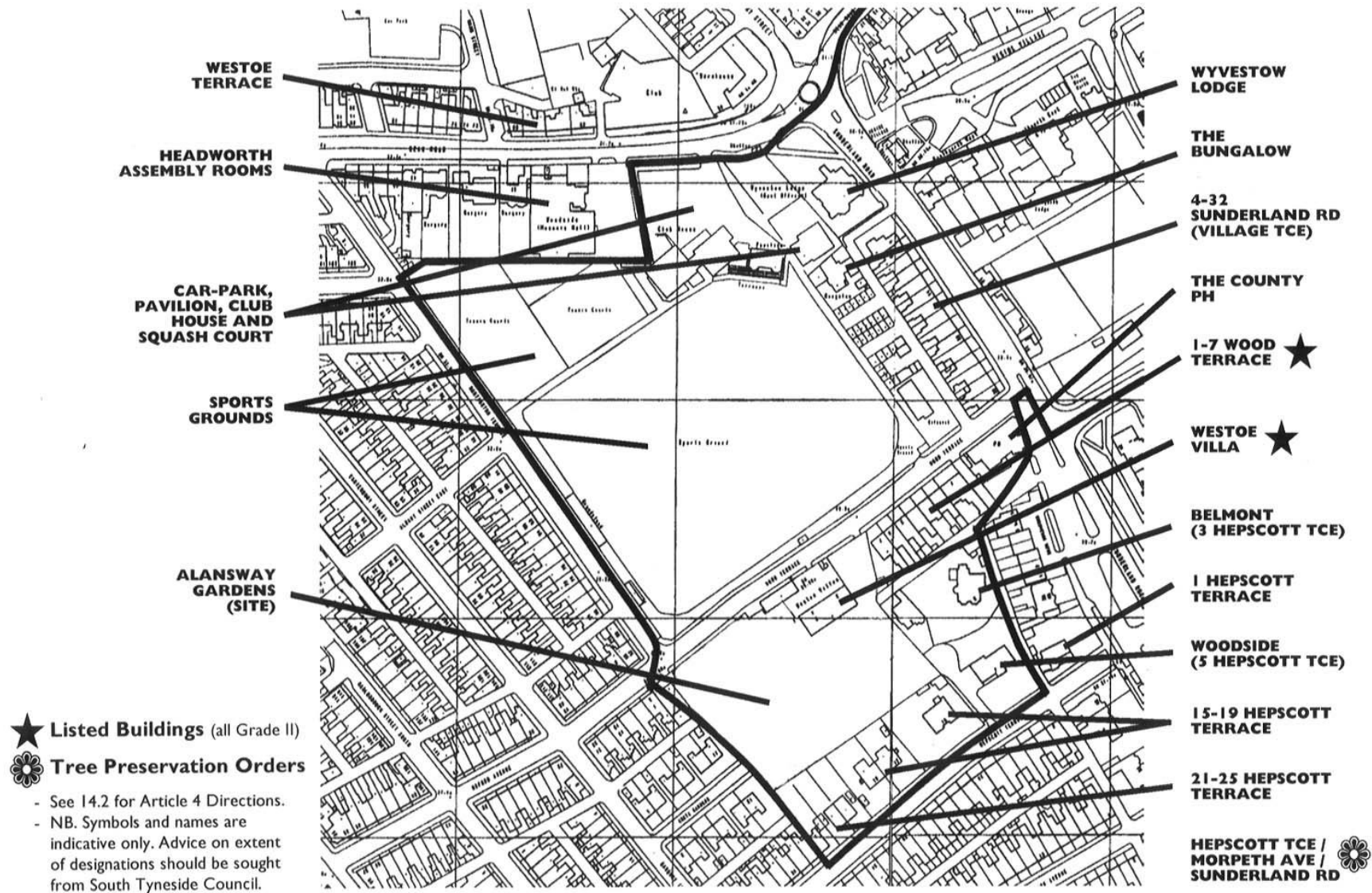
Key Issues

- Protection from infill of surviving spaces on *Horsley Hill Rd*.
- Future of *St Michael's Church*.
- Protection of trees on *Mowbray Road, Horsley Hill Road* and *Dean Road*.

Enhancement Potential

- *St Michael's Church* and setting, based on historic layout.
- Setting of *Ingham House*.
- Historic features on *Horsley Hill Road*, including gardens and overall uniformity of 60-80.

Map 4: Sunderland Road, Wood Terrace, Sports Grounds



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12 Sunderland Road, Wood Terrace, Sports Grounds

The fields to the south-west of the Village began to develop in the first half of the nineteenth century, with rural land all around. Like the Village, suburban sprawl bypassed these estates which were laid out with large mansions and distinctive terraces, first along *Wood Terrace* and *Dean Road*, then in a ribbon along *Dean Road* and *Sunderland Road*. A cricket pitch was enclosed in between.



Christopher Wood, a local brewer, laid out *Wood Terrace* in 1828, building *Westoe Villa* in 1830, and naming the street in c.1855

when he built *1-7. Westoe Villa* (listed Grade II) is a large, two-storey formal villa, with a simple block plan, slight detailing, low hipped roof and two large stone chimneys. Its restrained style is strongly symmetrical, with the central five-bays on the simple south front breaking slightly forward, finished with a small stone portico originally looking over large gardens. Unfortunately, the characteristic high brick wall has a bricked-up gateway and, more importantly, the



building's brickwork has been over-cleaned, removing any sense of time and age compared to nearby *1-7 Wood Terrace*. Such historic buildings should be left with a mellow, mature appearance as part of their character.



1-7 Wood Terrace (listed Grade II) is a polite Georgian terrace of two-storey houses, orderly and elegant with Welsh slate roofs, square white chimney pots, tall

ground floor windows and moulded door surrounds. Curved-headed dormers enliven the middle five houses (a larger one added to *no.7* harms unity), with later two-storey timber bays added to either end. The slightly larger *no.1* (used as a restaurant/club in the 1960s) also has a large timber portico which has lost the



Corinthian detailing recorded in the listing description.

All the stonework has unfortunately been painted, the western-most chimney stack has been reduced, and



the gardens have a neglected air. But evidence of the railings subdividing the gardens exists in two places, and all bar one of the front garden walls survive. Most windows are 2-over-2 sashes (possibly not original but crucial to character nonetheless), and several front doors also survive. Many had cellars with basement windows too. The backs have various extensions, rooflights and rendering, as well as significant changes to the tall yard walls, harming historic appearance and period appeal; *no.7's* back appears the most unaltered.



By the middle of the twentieth century, the grounds to *Westoe Villas* (now four flats though barely perceptible from the

outside) were already disconnected through use as nurseries, paving the way for inevitable physical separation on redundancy of the use. With the recent development of *Alansway Gardens*, that separation has been severe with a brutal



wall chopping across the south front, running so close to the west elevation it virtually blocks-up the ground floor windows.



By comparison with the rest of the conservation area, *Alansway Gardens* has no

special interest. This small executive estate of 13 detached houses has none of the drama of *Westoe Village*, the authenticity of *Wood Terrace*, or the spark of *Ingham Grange*, compared to which it appears hollow and placeless.

On *Dean Road*, two further Georgian developments echoed the early themes on *Wood Terrace*: the short *Westoe Terrace* on the north side (curiously outside the conservation area, but listed) and *The Grove*, a large house demolished post-war, the site now used



as the car-park for the sports ground.

By the mid-late nineteenth century, a ribbon of Victorian development spread

along *Dean Road* and *Sunderland Road* to *Cauldwell: Woodside* (now *Hedworth Assembly Rooms*, disfigured by additions and outside the area), *Wyvestow Lodge*, *Village Terrace* (4-32 *Sunderland Road*), *The Bungalow*, *The County PH*, and continuing onto *Hepscott Terrace* with *nos.1* (outside the area), *3* (*Belmont*) and *5* (*Woodside*). *15-19 Hepscott Terrace* are later and simpler but along the same lines, whilst *21-25* are unimportant.



These large Victorian houses in ample settings are similar to the villas influenced by the Arts & Crafts style in *Westoe Village*, set in secluded thick green gardens full of mature trees. Brimming with architectural features such as bays, towers, hips, domes, dormers, leaded glass, ornate joinery, overhanging eaves, half-timbered gables and shaped chimneys, all executed in richly textured natural materials – dark red dappled brick, sandstone details



and a variety of Westmorland slate (*The Bungalow*), Welsh slate (*Wyvestow Lodge*) and red clay plain tiles (*Belmont*).

The large *Village Terrace* (4-32 (even) *Sunderland Road*, covered by an Article 4 Direction) is the best terrace on this main road. It



follows the same themes, its built form creating a much more urban, close-at-hand scene than its tree-shrouded

neighbours, enhancing the sharp line of the street as it funnels past the backs of *Southgarth* opposite.

This terrace of substantial ‘handed’ houses still retains much of its Victorian character with the stone ground floor bays, tripartite first floor windows, carved timber porches with flat stone roofs, large gabled dormers, stone bands, original Welsh slates with diamond and fish-scale patterns, and punched ridge crests. But noticeable loss and alteration has harmed the uniformity of the terrace – replacement windows (those to *nos.4* and *26* appear original), patched dormers (*no.22* is the best survival), altered porches (*nos. 4-6* still intact), painted stonework, missing railings and irregular

colour schemes, particularly *no.8* which is also rendered front and back. Such alterations should be stemmed and, if possible, reversed to ensure its contribution remains positive in the future. The end-terrace *no.4* is larger with slightly different detailing, including a wheel motif in the gable window and the eaves brackets.

Most gardens, raised behind brick walls, are green and the backs have survived well with huge chimneys and pitched roof outhouses all in place, more original windows, a regular series of small dormers and large timber gates. The later row of garages behind is an appropriate backland use.



Across *Wood Terrace* is *The County PH*, a grand, deeply detailed Victorian hotel in a smart Queen Anne revival style, strong on verticality with big storey heights, tall windows and a steeply pitched hipped roof with large half-hipped dormers in

Westmorland slate. Its back-of-pavement position creates a strong corner, a landmark enhanced at street level by the arched saloon windows, embellished corner door and outstanding glazed-tiled arch to *Wood Terrace* with a mosaic floor.



The *sports grounds* are a fundamental part of the conservation area's development history, enhancing its low-density, green feel and bringing public activity to a private neighbourhood.



The ground itself is a large grass field, originally laid out as a cricket pitch, now with a rugby pitch overlaid and all-weather tennis courts in the north-west corner. A small plain grandstand and various poles and wires stick out along

Hartington Terrace, which might be enhanced by a tree-lined boundary like that on *Wood Terrace*.



The large c.1930s pavilion has an attractive hipped roof in red clay plain tiles but has lost its period metal windows, whilst the modern timber clubhouse, although low and quite un-intrusive, sprawls at an odd angle.



Both have functional rear and their roller-shutters and service clutter (as well as the blank

squash court box) are clearly on show across the tarmac and concrete car-park. This is one of the least attractive parts of the area, bound by patched walls, and flanked on the boundary by intrusive buildings and shop signs. The few trees are not only this corner's best features, but show the previous development



boundary at *Wyvestow Lodge*, now broken down for more parking, eroding gardens back to sparse verges.



The roundabout junction at the top of *Sunderland Road* provides a weak setting to the conservation area at this boundary and,

although little can be done in highways terms, smaller fascia signage to the shops across the road would be a significant improvement.



Throughout this part of the conservation, there are a variety of original cobbled road splays and junction crossing which should be retained.



Summary: Sunderland Road, Wood Terrace and Sports Grounds



Special Characteristics

- Low-density Georgian and Victorian streets and estates.
- *Westoe Villas, 1-7 Wood Terrace*, Victorian houses and terrace, *The County PH*.
- Abundant trees and greenery.

Against The Grain

- *Alansway Gardens* and the setting of *Westoe Villas*.
- Loss of architectural features and historic unity to terraces.
- Clubhouse and car-park to the *sports grounds*, gap site.
- Intrusive setting at the north west boundary.

Key Issues

- Protection of abundant architectural features to houses.
- Protection of trees and deep, green nature of gardens.
- Highway engineering and traffic management at *Dean Road*.

Enhancement Potential

- Rationalising facilities and spaces at the *sports grounds*, tidying and greening its appearance and boundaries.
- Reinforce enclosure at *sports grounds* car-park.
- Reinstating accurate historic features to houses.
- Re-establishing harmony to terraces with unified treatments.

13 Potential Enhancement Opportunities

As well as those set out in the summary boxes in each section, some further ideas for potential enhancement are considered below:

Westoe Village

- Replace parking control signage poles with low timber posts, and remove yellow lines from the surviving cobbled gullies (eg. outside *Chapel House*) by re-painting them on the road.
- Enhance the *Salters Trod* by extending the cobbled surface back to *Dean Road*, removing cement render on adjoining yard walls, and rebuilding the shaped front walls in local magnesian limestone (if privacy demands that they remain).
- Encourage a sensitive and authentic restoration of *Nos. 9 and 10* at the entrance to the Conservation Area using natural materials, and *Chapel House* and its extension.
- Enhance the east end of *Westoe Village* as it narrows into a path with a less bland and patchy floorscape.

Sunderland Road, Wood Terrace, Sports Grounds

- Reinforce the sense of enclosure at the *sports grounds* car-park, perhaps by planting more trees or defining the boundary with an appropriately designed wall or railings.

14 Other Designations

Westoe Conservation Area has other heritage and townscape designations, as set out below, including relevant extracts from South Tyneside's 'local list' (UDP Appendix ENV(B)). In addition, the sports grounds are designated as Recreational Open Space in the UDP.

14.1 Listed Buildings

Grade	Listed Building
II	5 Westoe Village
II	6 Westoe Village
II	7 Westoe Village
II	8 Westoe Village (Talbot Memorial House)
II	9 and 10 Westoe Village
II	14 (Ravensworth) and 15 (Briary) Westoe Village
II	17 and 18 (The White House) Westoe Village
II	19 Westoe Village (The Chase)
II	Chapel House, Westoe Village
II	Westoe Hall, Westoe Village
II	Meadowcroft, Westoe Village
II	Ivy House, Westoe Village

II	Southgarth East, Westoe Village
II	Southgarth, Westoe Village
II	Garden Wall to south east of Southgarth West, Westoe Village
II	34 and 38 Horsley Hill Road
II	Building in the north-east corner of garden to the White House, Westoe Village, to west of 34 Horsley Hill Road
II	Church of St Michael, Westoe Road
II	1-4 Westoe Villa, Wood Terrace
II	1-7 Wood Terrace

14.2 Local List

<p>Local List (Extract from UDP Appendix ENV(B): Other Buildings of Acknowledged Architectural Quality or Historic Significance)</p>
Railings at Westoe Road and Horsley Hill Road
<p>Ingham Infirmary, Westoe Road:</p> <ul style="list-style-type: none"> i) Central Building ii) Gatehouses iii) Gateways and Boundary Walls iv) Original Poor Law Building v) Laundry

14.3 Article 4 Directions

Class	Buildings Covered by an Article 4 Direction
I and II	2 (St Nicholas), 3, 4 (Red House), 5 (Sir William Fox Hotel), The Anchorage, Talbot House, 9 (Spindlestone), The Neuk, Glandore, Westoe Towers, La Tourelle, White House, The Chase, Homeside, Derwent Lodge, The Briary, Flagg House, Eastholme, Norman Hurst, Chapel House, Manor House, Westoe Hall, The Lodge, Meadow Croft, Ivy House North, Ivy House South, Southgarth
I (1-3,5) II (1)	56, 58 Horsley Hill Road
I (1,3,5) II (1)	34, 38 Horsley Hill Road 15, 17 Dean Road 13-19 (odd) Sunderland Road
I (1, 2) II (1)	4-32 (even) Sunderland Road

14.4 Tree Preservation Orders

No.	Tree Preservation Order
15	Hepscott Terrace / Morpeth Avenue / Sunderland Road (partly within conservation area)
59/60	Meridian House, College Drive

15 Selected Bibliography

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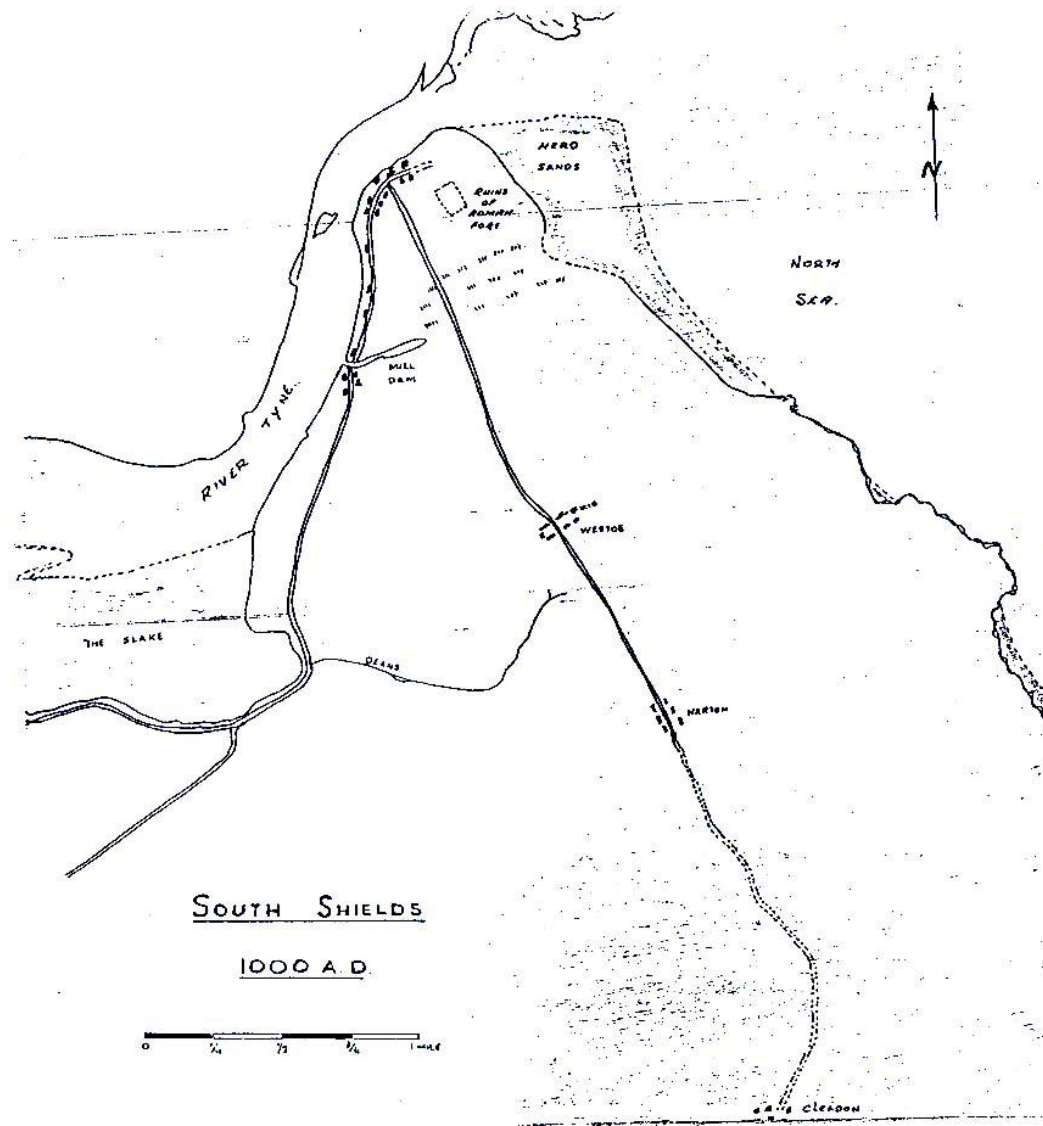
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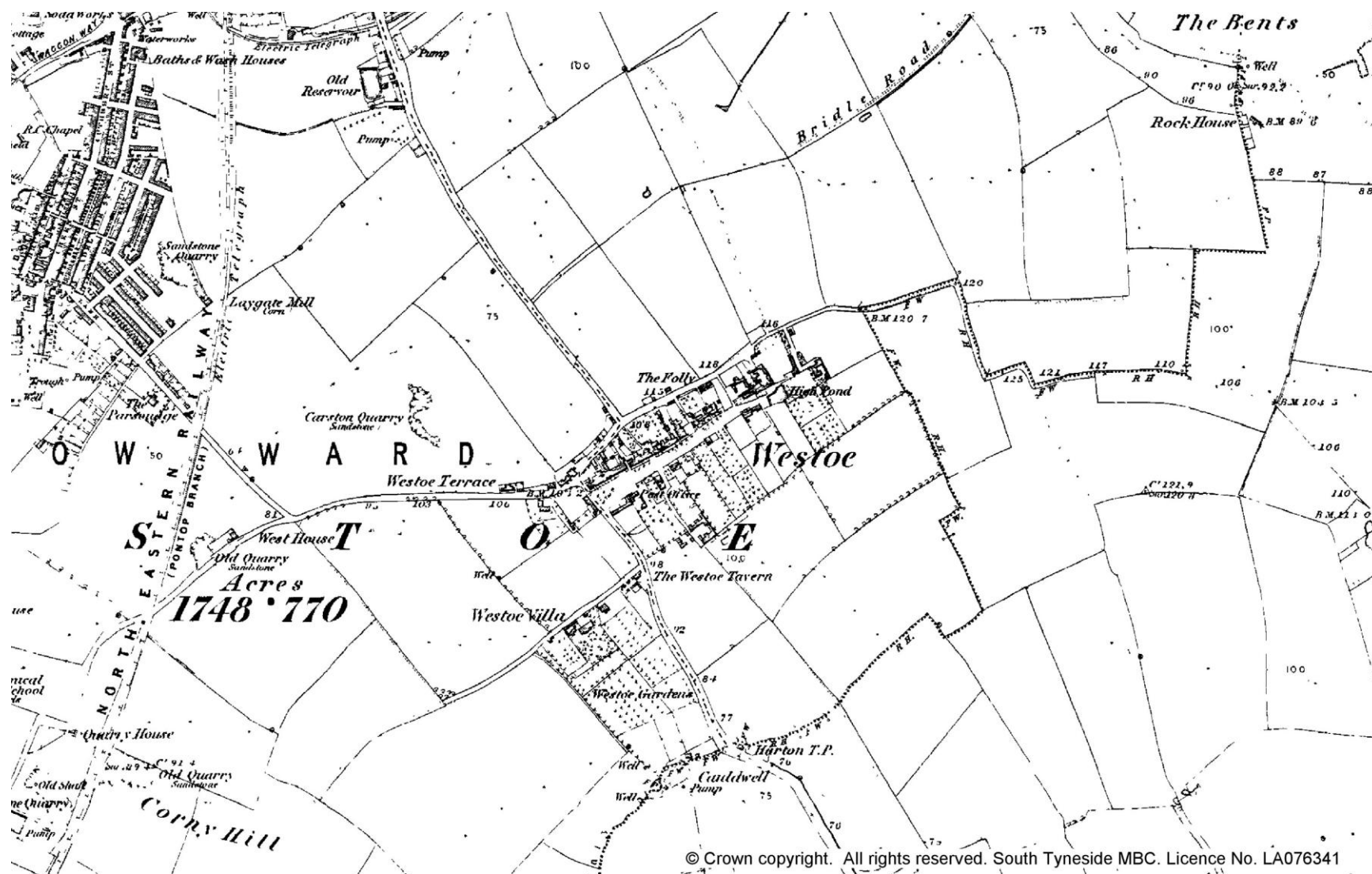
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Map 5: Westoe, Conjectural Map, c.1000



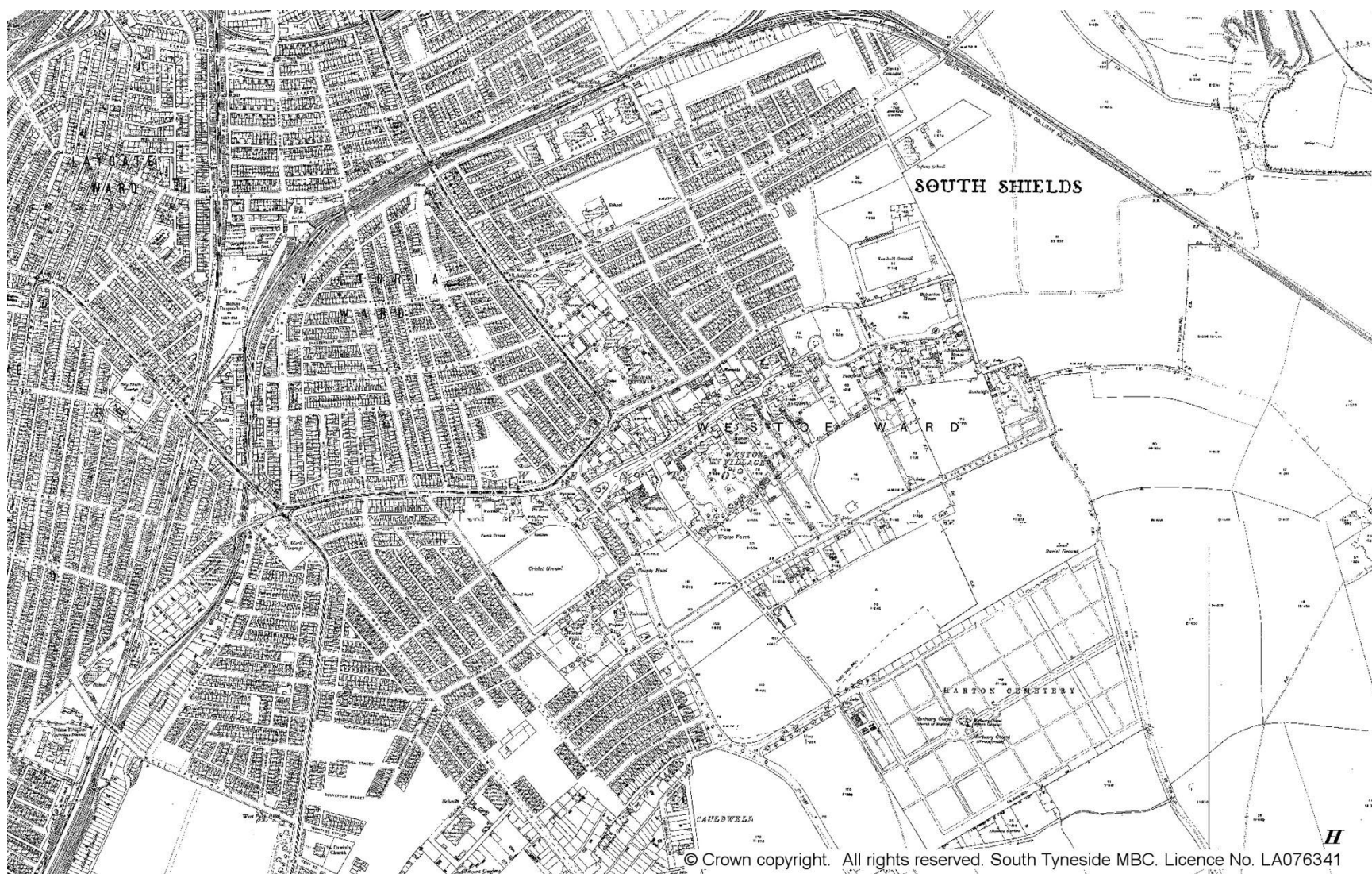
Map 7: Westoe, c.1862



Map 8: Westoe, c.1897



Map 9: Westoe, c.1915



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Map 10: Westoe, c.1938





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