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Whitburn Conservation Area

Character Appraisal

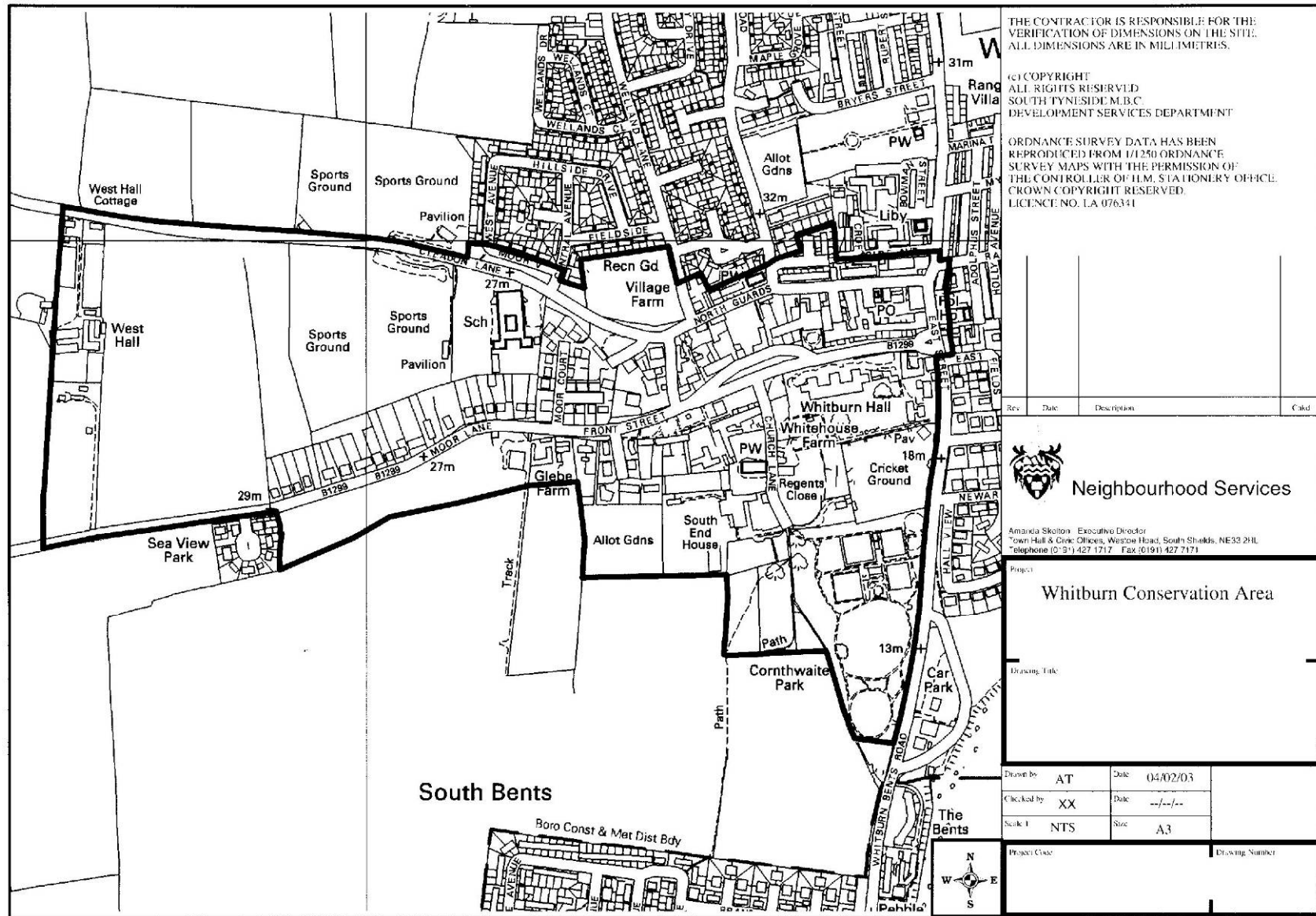
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Contents

1	Introduction	3
2	Whitburn Conservation Area	4
3	Location	4
4	Origins of the Development Pattern	5
5	Form and Fundamental Characteristics	7
6	Detailing and Materials	9
7	Use	13
8	Boundary, Setting and Views	14
9	Archaeological Significance	16
10	Front Street, Church Lane and Cornthwaite Park	17
11	East Street and North Guards	34
12	Moor Lane and Cleadon Lane	45
13	Other Designations	55
14	Selected Bibliography	59
	Maps	60

Map 1: Whitburn Conservation Area – Boundary



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Character Appraisal

Whitburn Conservation Area

I 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”

Local authorities have a duty in exercising planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. 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, materials and street furniture. It is also common for a number of Listed Buildings to be included.

The approach to 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 approach towards conservation and development opportunities and priorities within the 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 Whitburn Conservation Area

Designated in 1973, Whitburn Conservation Area is a rich collection of mainly eighteenth and nineteenth century buildings of great architectural character and charm with a deep green setting and abundant tall mature trees. Whitburn has a strong rural village character dominated by *Front Street's* high quality dwellings



around the medieval tree-lined village green. Nearby, leafy *Church Lane* has the thirteenth century parish church whilst a more urban feel is found on *North Guards*, *Front Street's* original service lane. The modern day retail core is on *East Street*, and a linear development on *Moor Lane* stretches out to *West Hall*.

Open spaces help define the development pattern – the village green, the municipal *Cornthwaite Park*, the *Recreation Ground*, a cricket ground, sports pitches, allotments, open agricultural fields, and many large, mature domestic gardens and grounds. Tall boundary walls in local magnesian limestone and red brick make striking additions to the street scene across the conservation area.

3 Location

Whitburn is on the north east coast high above sandy Whitburn Bay, about 3 miles north of Sunderland and 4 miles south of South Shields. The village is surrounded by open countryside, part of the South Tyneside Green Belt, and is on a gentle south facing slope overlooking Sunderland. The slope is part of the Durham magnesian limestone plateau which ends in a series of headlands and cliffs at the North Sea. To the south, a thick layer of boulder clay overlays the limestone, and the carboniferous coal measures of the Durham/Northumberland trough are also present.

The origins of the settlement date back to medieval times when the village was clustered around the green with east-west tracks following the contours in the position of *Cleadon Lane*, *North Guards*, *Front Street* and *Moor Lane*. Whitburn was comparatively isolated until recent times – it was not until 1865

that a road south to the Bents and Sunderland was laid out, and not until in 1929 that a through north-south route (now the A183) was completed. This comparative isolation has given Whitburn its special character and sense of seclusion.

4 Origins of the Development Pattern

Whitburn's original medieval settlement pattern and *village green* survive, although now with predominantly eighteenth and nineteenth century buildings. The main exception is the *Parish Church* off Front Street on the shady, meandering *Church Lane*, which dates back to the thirteenth century. The village's history has been researched by the local historian, Sybil Reeder (*Whitburn & Roker In Old Picture Postcards*, 1992, European Library), and other members of the Whitburn Local History Group, as well as by E L Holmes (*The Story of Whitburn*, 1961) and is documented in the histories of County Durham by authorities such as Surtees, Hutchinson, Boyle and Fordyce.

People have settled in the area since the Stone Age, with flint tools, a 4000 year old stone burial cist and a beautifully carved deer horn harpoon dating from about 6000BC, now housed in the Museum of Antiquities in Newcastle upon Tyne. Roman coins and Anglo-Saxon remains have been discovered suggesting almost

continuous habitation. In the seventh century this part of north east England was one of the great European centres of learning and culture, with Whitburn occupying an important position almost equidistant from the twin monasteries of Monkwearmouth and Jarrow.

The presence of water in the form of the village pond, its stream, and the west well would have influenced the siting of the village, which appears to have been well established as a two row green village by the twelfth century (Roberts B, *The Green Villages of County Durham*). The area also had ample timber – in 1822, in a period of exceptionally low tides, the remains of an ancient forest were uncovered in Whitburn Bay.

The first written evidence of the village is the Boldon Book of 1183, the first settlement survey north of the Tees (the 'Domesday Book of the North') compiled by Bishop Pudsey to show the extent and content of the Bishop of Durham's estates. This survey gives a fairly accurate picture of land use at this time and indicates that Whitburn was farmed as a manorial village, with three large communal fields (the names of which appear on the 1839 tithe map – East, South, and West fields) surrounded by uncultivated wastes and forests. In 1183, the parish of Whitburn and Cleadon had 28 "villeins" who farmed strips of land in the fields, and 12

“cotters” with smaller holdings still. Only 44 men in the Parish paid tithes, giving an indication of the small size of the villages at this time. The two “Vills” of Whitburn and Cleadon paid 280 “cornages” and provided two “milch cows” to the Lord of the Manor. There were also several larger land holders, one of whom farmed the demesne (the Lord’s own farm). The “Halmote Rolls” record that the village was surrounded by a hedge and had rows of timber with thatched houses. The Border Raids probably left none of this standing, but it is the origin of the village’s introspective layout, with buildings looking at each other across the main street and village green, generally presenting backs to areas outside.

The Boldon Book calls the village “Whitberne”, meaning a fresh water stream or burn, probably referring to the stream running through the pond and on to the sea at Bents Cottages to the south. Other possible origins of the name are “Hwita Byrgen” or Hwita’s tumulus, ie. the place where Saxon nobleman Hwita was buried, and “Kwit-Berne”, the Anglo-Saxon or early English word for a tithe barn, which was sited off Church Lane.

The manorial system continued until Enclosure in 1718, when farms with smaller fields bound by hedgerows, and burgage plots were created. These still partly define the development pattern today. Until the mid-late nineteenth century, Whitburn remained

an agricultural and fishing community with a population of under 2000. Life was strongly influenced by the Church, with a few key families predominating in a few key buildings – *the Rectory* (Church Lane), *Whitburn Hall* (Sir Hedworth Williamson) on Front Street, *Olde House* on the village green (Alderman Richard Spoor, Mayor of Sunderland), plus later *The Red Cottage* and *Whitburn House* (Thomas and Eleanor Barnes, also responsible for the later Barnes Institute, 1905, and several other village facilities and features). Other groups of houses were established to the south of the village green (including *Whitehouse Farm*) and to the north east of Front Street. Small alleys or ‘chares’ ran perpendicular to Front Street to the backs of plots, surviving at *Chicks Lane*, *Staffords Lane*, and *Sandy Chare*, a more formal road.

During the early Victorian period the population remained almost constant at about 800, and the 1851 Census shows only 115 homes in Whitburn. However, population began to grow due to increased industrialisation (particularly glassmaking, shipbuilding and mining) and, in the late 1870s, it soared as Whitburn Colliery was sunk. The 1891 Census gives a figure of 3,738 comprising wealthy industrialists, entrepreneurs, coalminers, quarrymen and fishermen.

Large detached villas were built on the best sites in the village, mainly *The Bank* on the north side of *Front Street* and *Church Lane*. More modest terraces sprung up in *North Guards* and elsewhere in *Front Street*, where existing cottages were interspersed with Victorian dwellings, creating a unique mix of eighteenth and nineteenth century houses. An infant school was built in 1824 and a second school followed in 1852. A Wesleyan Chapel was established in 1812, replaced in 1881 by the current *Methodist Church*. The *Co-op* was built in 1895 and the *Barnes Institute* in 1905. In 1862 the *Whitburn Cricket Club* was established on land formerly part of *Whitburn Hall*'s grounds. A *Recreation Ground* was gifted to the village by Eleanor Pollard Barnes, the philanthropic wife of local entrepreneur, Thomas Barnes in 1897.

Whitburn continued to grow up to the First World War with Edwardian detached, semi-detached and terraced dwellings on *North Guards*, *East Street* and *Moor Lane*. Inter-war saw a burst of private building and council housing making their mark (the latter just outside the conservation area), both continuing in the 1950s. *Cornthwaite Park* followed, laid out by the Council on the *Church Fields* next to the cricket ground.

By the late 1920s there was a regular bus route from Sunderland and South Shields following the newly opened coast road, bringing to *East Street* new commercial activity and later junction-widening involving demolition of the early Highlander PH. The junction was re-narrowed in 1991 by building out the pavements on either side. The twentieth century saw incremental developments, including three 1970s/80s culs-de-sac on the sites of cleared houses or grounds, and other modern infill. Probably the biggest change at this time was the demolition of *Whitburn Hall*, the largest house in the village, following a lapse into dilapidation in the late 1970s. Although its footprint has been replaced by another building, it was a big loss to the conservation area's architectural and historic integrity.

5 Form and Fundamental Characteristics

The predominant building type in the conservation area is the two storey detached or terraced house with a pitched roof, like most of those in *Front Street*, *Moor Lane* and *North Guards*. There are also a few at three storeys (such as *Olde House*) and a few with only one or one-and-a-half storeys, these often being service or estate buildings such as those on *North Guards* or the lodges to *Whitburn House* and former *Whitburn Hall*.

5.1 Scale

Scale is generally domestic, although within this there is great variation. Scales vary from diminutive cottages at *Nos.36-40 Front Street*, through substantial Victorian houses such as *Nos.60-62 Moor Lane*, up to more grand and imposing villas such as *The Limes* and *Whitburn House on The Bank*. A distinct difference in scale is found between Front Street and North Guards, the latter being generally smaller.

Buildings with a non-domestic scale are found around the conservation area including the two churches, the former school, the two public houses, and some of the outbuildings at the two workings farms.

5.2 Density

Density is generally very low with buildings set within large plots predominating, such as *Thorncliffe*, *Regents Close*, *South End House* and *The Red Cottage*. Many of the larger dwellings have a strong townscape presence by being sited towards the front of their plot, leaving relatively modest front gardens and larger rear gardens or grounds, eg. *Whitburn House*, *The Limes* and *Nos.53-55 Front Street*.

A degree of later infill development in some of these larger plots has increased the development density, eg. *No.38 North Guards* and *Pond Cottage*. Much has been satisfactorily accommodated, hidden behind existing high boundary walls (eg. *Woodlands*) but others have been visually intrusive as well as harming historic development pattern, layouts, and plot boundaries. Such backland development can cause harm to the character and appearance of a conservation area defined by its low density and should be resisted in the future. The largest infill developments are at *Moor Court*, *Redhill* and *Orchard Gardens* which provide modest detached houses on plots of about ¼ acre.

Smaller, narrow plots define most other parts of the conservation area, including the eighteenth and nineteenth century terraces on *Front Street*, detached houses on *Moor Lane* and Victorian and Edwardian terraces on *North Guards*. These create a more close-grained townscape, particularly on North Guards where there is often little or no curtilage to the front, and small yards to the rear.

The overall apparent density of the area is made that much lower by the ample areas of green space in the village, including the *village green* and *The Bank*, the *Recreation Ground* and allotments, the cricket ground and *Cornthwaite Park*, plus sports pitches and agricultural fields to the west.

5.3 *Massing*

Despite variations in size and scale of buildings in the conservation area, none ever dominate in terms of volume, massing and proportions, except perhaps the replacement Whitburn Hall (as did the original). Interest and complexity derive from the variety of architectural approaches and detailing used. Skilful use of gables, vertically-proportioned dormers, bays and chimneys enliven the built forms in well-informed ways, eg. the canted bays (ie. bay windows with splayed sides) at *the Limes*, elaborate crow-step gables and twisted chimneys at *The Red Cottage* and large gables on the *Barnes Institute* and *No.31 North Guards*. Differences in ridgeline and building line also help relieve the mass of some larger and later buildings, eg. *Thornccliffe* and *Nos.41-65 North Guards*.

Some later developments have not responded adequately to these themes resulting in one or two bulky, monolithic buildings with little of the subtlety of the area's traditional development.

5.4 *Layout*

The layout within the conservation area is generally like a traditional village – a straightforward, communal layout with most buildings sited openly to the front of their plots, facing each other across the main streets. This strong townscape edge is a

distinctive characteristic of the area creating a dominant street presence, illustrated by the villas along *The Bank* and terraces on *Front Street* and *North Guards* where a range of different houses are strongly bound together by the building line and boundary treatment creating a balance between individuality and uniformity.

An even tighter layout on *East Street* creates an urban presence to the village's modern-day retail core, with commercial premises mostly built hard up to the back of the pavements. Even with its open forecourt area, the position of *The Grey Horse PH* firmly encloses the village core. In contrast, a more rural ambience exists on the south side of *Front Street* with a more random but harmonious group of Georgian and earlier vernacular properties creating a rustic scene reminiscent of many of Co Durham's other green villages. *Whitburn Hall* and *Cornthwaite Park* have formal, planned layouts appropriate to their purpose.

6 **Detailing and Materials**

The basis of 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, including formal Georgian and Regency inspired properties, a wide range of eclectic Victorian dwellings, and the more simple Edwardian dwellings.

- **Georgian** houses are mainly on *Front Street*, including the important group of *Nos.44, 46, 46a, 48, 52* and *54* facing north. They follow the simple, polite themes of the time, paying attention to the balance between horizontal form and vertical detail, the ‘window’ to ‘wall’ ratio, and the use of simple classical features such as quoins, small paned sliding sash windows set within a ‘reveal’, and door cases often topped by a pediment or fanlight, eg. *Nos. 46, 48* and *52 Front Street*. Most of these buildings are in stone or a rough reddish-brown brick typical of the period and locale; others are roughcast render, following a vernacular tradition. These simple Georgian principles became widespread, often standardized and popularized in pattern books.
- **The Regency style** evolved from late Georgian architecture, following the same principles but with a lighter, less formal interpretation of classicism. Whilst the strict rules of Palladianism were not entirely abandoned, they gave way to more graceful, fluid Greek forms. The best example is

Regents Close (1818) which has tall bow-fronted bay windows and decorative cast iron balconies allowing sea views, also fashionable at the time.

The Victorians played further with their architectural styles. Whilst classical forms remained popular, particularly among the establishment, more alternatives created ‘eclectic’ Victorian styles, borrowing and mixing from a variety of periods and styles. By the mid-late nineteenth century, larger detached villas became more popular than the classical terrace, resulting in *Whitburn House*, *The Limes* and *The Red Cottage* seen today. Several specific stylistic influences can be seen in Whitburn Conservation Area:

- **Victorian classical** continued some of the earlier Georgian and Regency themes, such as small paned sash windows and the use of smooth render (eg. *Nos.51, 53* and *55 Front Street*). Italianate features might be added (eg. Tuscan pedimented doorcases at *The Limes*), and bay windows became very popular, (eg. *No.53 Front Street*) as a statement against the flat-fronted tradition (eg. *Olde House* and *Nos.54-55 Front Street*). Tri-partite sashes with margin panes were introduced, found in many buildings in the area (eg. *The Jolly Sailor PH*) as well as vertically-proportioned paired upper floor windows (eg. many on *North Guards*).

- **Gothic Revivalism** was an escape from the rules of classicism, being asymmetrical and enlivened with romantic or whimsical features. It has a strong vertical emphasis and great depth from surface decoration and steps in the detailed design. Gables, carved bargeboards and eaves brackets are typical features (eg. *Whitburn House* and its *Lodge*), and intricate detailing like patterned, polychromatic or glazed brickwork (eg. *The Red Cottage* and *Nos.19-31 North Guards*).
- The **Arts & Crafts** movement concentrates on simplicity, honesty and attention to detail, and uses a wide range of motifs including mock Tudor framework (eg. *Barnes Institute* and neighbouring shops), cat-slide roofs (eg. south elevation of *The Red Cottage*), shaped gables and simple, tall chimneys, often creating picturesque, romantic buildings (eg. *the Methodist Church* and *Minister's House*).

The Edwardian period began around the turn of the twentieth century and lasted until the beginning of the First World War in 1914. Two styles predominated:

- **Old English Style** was a Victorian revival style, heavily influenced by the Arts & Crafts movement. It saw a return to human scale, domestic architecture which felt

comfortable, allowing it to last well into the twentieth century. Inspired by Elizabethan or Jacobean themes, Old English houses combine motifs from both periods producing a tasteful fusion of half-timbering, roughcast, and leaded lights. This style was popular for medium-sized houses.

- **Neo-Georgian** houses brought back red-brick Georgian forms with slate or red plain clay tile, and followed traditional classical proportions, with small paned windows (often casements rather than sashes).

Old English and Neo-Georgian were often combined, eg. red brick at first floor level and white roughcast render above, casement windows with small panes with leaded lights or heavy transoms (typical of Old English styles), with semi-circular fanlights and projecting hoods (typical of Georgian styles). It was usually symmetrical. Most houses on *Moor Lane* are from this period and contain a range of combinations of the above, eg. *No.7* and *No.12*.

6.2 Detailing

Attention to detail is of immense importance within the Whitburn Conservation Area, as its character and appearance is greatly enriched by the authenticity of architectural features.

Elements such as bay and bow windows, cast iron and timber balconies, porches, chimneys, dormers, fanlights, door cases and a variety of ornate joinery and fretwork, together with patterned and polychromatic brickwork, all contribute greatly to character and appearance. Even smaller features such as ridge tiles, rooftop finials, leaded lights, inscribed plaques, rainwater goods, chimney pots, railings, weather vanes, door furniture, and whimsical additions such as the cricket motifs on *The Red Cottage's* chimneys, all add to the intricacy and authenticity 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 details (such as glazing bar profile or width) can dramatically alter the way a building looks and feels. This can be true if, say, one in a set of windows is changed, making it stand out, or, often even worse, if it is repeated across a whole façade. The visual effect of modern materials and inaccurate designs is invariably jarring against a well-aged building in natural traditional materials.

The success of PVCu 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 PVCu frames are thicker and more angular than timber ones, and can not accurately incorporate details such as mouldings, horns and beading. Indeed, PVCu 'glazing bars' are often flat strips superimposed onto glazing which have a flat, flimsy appearance. Neither does PVCu weather, or take on the patina of time 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. These and other more modern window styles, including small top opening lights and those with horizontal proportions, often have clumsy, chunky proportions and are often placed flush with the face of the building, rather than being set back into an appropriate reveal, thus losing depth and shadow to the building's appearance. Such unfortunate examples can be found in the conservation area.

Terraces built in one go often rely on unity of detail (eg. *Nos. 73-83 North Guards*) which can be easily damaged through loss or change – the sum of the parts is always greater than the whole. Changes to one building such as the loss of boundary walls, or painting or rendering main elevations, can destroy the harmony designed into the terrace, to the detriment of the overall street scene.

Such detailed issues, which are crucial to character and appearance, should guide future alterations to the historic buildings in the conservation area.

6.3 Materials

The use of high quality natural materials is a key characteristic of the conservation area. The principal building materials are brick in various shades, such as the warm, rough, brownish brick of the Georgian houses, and the grey/yellow ‘colliery’ style brick of Victorian terraces on *North Guards*, plus sandstone, stucco and roughcast render.

Roofs, an important feature of the conservation area’s townscape, have used a rich palette of high quality natural materials, including the reds and oranges of plain clay tiles and pantiles, green Westmorland slate and the bluish/purple tones of natural Welsh slate. Clay tiles predominate, used to greatest effect when teamed with bare stone (eg. *Eastfields Cottage*) or white stucco or roughcast render (eg. *Whitburn House*, *Whitehouse Farm*, and several others on the south side of Front Street). Green Westmorland slate adds depth and texture to villas such as *The Limes* (where it is correctly laid in ‘diminishing courses’ with huge slates at the eaves and smaller ones at the ridge) or it adds importance to buildings including the *Methodist Church*, the

Social Club, and *Glebe Farm*. Many roofs are in Welsh slate, particularly on *North Guards* and *East Street*, and in some instances, the two are combined to artistic effect, usually with fish-scale patterning characteristic of Victorian Gothic styling (eg. *Coach House* to the former Whitburn Hall and the *Village Hall*). Red clay plain tiles are used on some Arts & Crafts inspired buildings, such as High Gardens and several along Moor Lane. The red and grey pantiled roof at *The Red Cottage* is particularly playful.

Local magnesian limestone, heavily striated and marbled with beige and white is often used for the boundary walls throughout the conservation area, creating true local distinctiveness.

The patina of time has left its mark on these materials and they have weathered and matured well to create a richly textured grain. Limestone and sandstone is particularly attractive when well weathered, and surviving unpainted stonework should remain so.

7 Use

Whitburn Conservation Area is primarily residential, with retail and commercial activities centred on *East Street* and the east end of *North Guards*. The presence of a range of attractive and

historic properties set within a mature, green, secluded setting contributes to it as a highly desirable residential area.

Maintaining this important residential use should be a key theme of planning control in the conservation area, in order to preserve this high quality environment. At the same time, maintaining and improving the vitality, viability and attractiveness of the commercial centre is also important, particularly encouraging businesses of an appropriate size and nature for the village. Improvements have been made in recent years, notably by clearing a redundant lawnmower repair works and betting office from North Back Front Street to create a much-needed car-park to service the commercial centre.

Other uses in the conservation area include those typically found in a small rural village – two places of worship, two pubs, a primary school, a village hall, and a village institute. There is also a kennels and cattery, a scout camp and two working farms (*Glebe Farm* and *Village Farm*) which help maintain the agricultural feel of the area's rural edges. Several large open space uses also characterise the area – sports pitches, the village Recreation Ground, allotments, and Cornthwaite Park.

8 Boundary, Setting and Views

The conservation area is based on the historic core of Whitburn village, plus its eastern extension, southern setting and western approaches. The boundary has not changed since designation. The area is roughly rectangular on an east-west axis.

From the A183 (*East Street*) on the north side of *The Grey Horse PH*, the boundary runs west to enclose the rear boundaries of properties on the north side of *North Guards*, turning north to include the important limestone boundary walls at *Buckingham Close*. Crossing Lizard Lane, it continues down the backs of plots to include the entire Village Farm site on the corner of Welland Lane, where it widens out to take in the village *Recreation Ground* but exclude housing backing onto it. The boundary continues west, incorporating a grassy bank with trees opposite the *primary school*, before closely hugging the north verge of *Cleadon Lane*, enclosing sports pitches and fields towards West Hall. At *West Hall*, it turns south to include the whole estate bar a small pocket protruding into neighbouring fields.

At *Moor Lane* the boundary turns east along the south road verge, omitting the Sea View Park cul-de-sac, after which it turns south to take in a strip of open fields on the south side up to *Glebe Farm*. Here, the curtilages of the farmyard and neighbouring *Nos.60-62*

Moor Lane are included, the boundary then turning south to include all the open spaces and large gardens south of Front Street the *allotments*, *South End House* and *Cornthwaite Park*. Back at the A183, it heads north on the west side of *Whitburn Bents Road*, enclosing the *Cricket Ground* and *Whitburn Hall's grounds*. At *The Jolly Sailor PH*, the boundary crosses the road to take in development on both sides of *East Street* from *Eastfields Cottage* back to *The Grey Horse PH*, omitting the corner of Percy Terrace.

Development to the north-east and east of the conservation area is inter-war, 1950s and late-twentieth century housing. To the north-west, west and south it is open agricultural fields in the Green Belt. Limestone boundary walls line *Whitburn Bents Road* outside the conservation area to the south east. Another conservation area (in Sunderland authority) is at nearby Bents, also to the south-east.

The best views of the conservation area are from the south and east along the A183 coast road. The village registers as a large group of mature trees punctured only by two landmarks – the *Parish Church* tower and spire, and the south front of *South End House*. To the west, the Edwardian linear development on *Moor Lane* is also visible. On entering the conservation area, the limestone boundary walls on both sides of *Whitburn Bents Road* and *East Street* dominate, with *The Grey Horse PH* closing views at the top

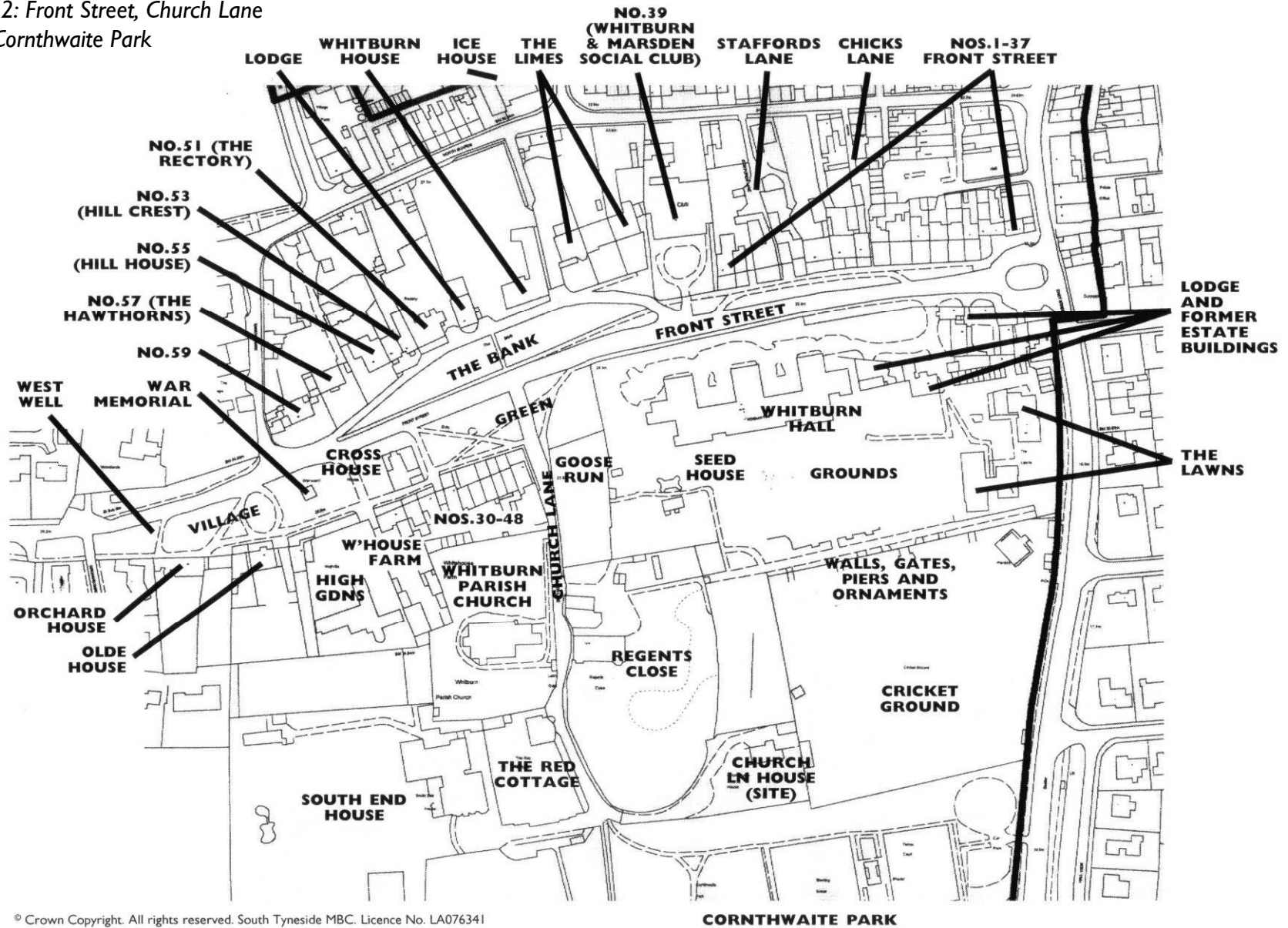
of the bank. To many, East Street will be their only experience of the conservation area as they head north towards South Shields. Heading in the other direction, development outside the conservation area defines the outer extent of Whitburn but the modern day commercial core becomes very apparent at the bend in the road next to *The Grey Horse PH* where the narrowing road and the tall gables of the Barnes Institute and neighbouring shops form a pinch-point. Views south out of the conservation area are long, down towards the Bents and the coast.

Approaching from the west along Moor Lane, the church tower and spire again create the only real landmark above the trees, plus a few chimneys. Glebe Farm's corrugated outbuildings are also visible when coming past Moor Lane's housing. The open panorama south from Moor Lane is striking, sloping down to the coast and the wide Sunderland skyline. Along Cleadon Lane, trees and council housing to the north of the conservation area exclude it from view until the bend south towards the village pond. Here the pond, Recreation Ground, Village Farm, limestone walls at Sandy Chare and plentiful trees form a distinctive gateway, with North Guards rising up to the east and the Methodist Church spire visible on the horizon.

9 Archaeological Significance

The eastern section of Whitburn Conservation Area has high archaeological significance, indicated by its designation as an Area of Potential Archaeological Importance. As the site of a medieval village, the historic core of Whitburn Conservation Area could reveal much about such early settlements and contribute to the understanding of the history and origins of the area.

Map 2: Front Street, Church Lane and Cornthwaite Park



10 Front Street, Church Lane and Cornthwaite Park



The medieval origins of this historic core to the village are clearly evident in the *village green* and *The Bank*.

These generous grassy areas lined by mature trees and an interesting variety of eighteenth and nineteenth century dwellings, create an outstanding townscape on *Front Street* full of contrasts and harmonies, brimming with detail, character and charm. Also thick with trees, *Church Lane* provides a wooded setting to the thirteenth century Parish Church, meandering south to Cornthwaite Park.



Broad and gently curving, *Front Street* runs east-west to meet the main north-south route between Sunderland and South Shields. Terraced 1-37 *Front Street* have a strong presence, followed by the grand, impressive air of the villas fronting the elevated *Bank*. In contrast, the south side is a more rustic scene with vernacular and

Georgian houses overlooking the village green. These vistas are an important characteristic adding to its interest and complexity. Views eastwards were once terminated by buildings including the Highlander PH, but these were demolished in the 1920s to improve the junction of Front Street and the A193, the site now marked by a municipal flowerbed with a post-and-chain fence and an attractive painted timber hanging sign reading 'WHITBURN'.



Although the houses create a strong communal street presence, tall local magnesian limestone and red brick boundary walls are also dominant features in this sub-area, adding a sense of mature seclusion. Particularly important boundary walls include those to the east of *Church Lane*, those shielding new development at *Whitburn Hall*, and *The Red Cottage's* very tall red brick wall on the south west side of Church Lane, dating from 1842. Of immense prominence is the limestone wall on the east boundary of the cricket ground and *Whitburn Hall*. Its sheer size –

rising from two to almost four metres – indicates the importance of the residence once found inside. Other important walls include the limestone one skirting the south edge of the village green enclosing *High Gardens* villa, retaining walls along the base of *The Bank*, and the sweeping red brick walls and gate piers of the *Whitburn & Marsden Social Club*. In the 1980s many of these boundary walls, so vital to the area’s special character, were showing signs of disrepair and lack of appropriate maintenance. Action to repair them was encouraged with grant aid of up to 50% and, whilst decline was undoubtedly arrested, some walls have been re-pointed with inappropriate mortar or methods, including now-discredited projecting ribbon pointing. Suitable methods and materials are necessary to ensure the long-term protection of these important walls in the future.



On the north side of Front Street are two chares or alleys, *Chicks Lane* and *Staffords Lane*. A third, *Sandy Chare*, is considered later. These fascinating thoroughfares, running to North Guards beneath adjacent properties, are evocative of the area’s early history and

have a strong sense of seclusion – almost trespass – to them. Tunnel-like *Chicks Lane*, a narrow straight route between *Nos. 17 and 19 Front Street*, is painted black and has a drab, uneven concrete floorscape. By contrast, *Staffords Lane* between *Nos. 27 and 29 Front Street*, has a more inviting feeling of intrigue with whitewash walls, stone flag floor and carved console entrance



detailing. Both widen to rear lanes with dilapidated garaging in unsympathetic materials (blockwork and corrugate tin), which is in stark contrast to the elegant Front Street entrances.

Using natural materials in many of the routes and footpaths which criss-cross the village green and up *The Bank* would enhance and enrich the historic integrity of the area. In particular, modern paving where *Front Street* widens at *East Street* is at odds with the otherwise historic streetscape, and the herringbone brick surface on *Church Lane’s* footpath is particularly at odds with the otherwise rural character it represents. A short section of original cobbles survives at the north west corner of the lane. *The Bank’s*

central stone steps successfully channel the eye up towards the houses which line it. *Front Street's* road surface is red-black chippings with few road markings, one of its best qualities.

The moss green Victorian lampposts and several traditional seats (eg. at *Church Lane*, on the corner of *Front Street* and *East Street*, and in *Cornthwaite Park*) add a welcome note of authenticity. But more modern



black metal seats in *Cornthwaite Park* and elsewhere along *Front Street* are at odds with the area and should be replaced.

The multitude of mature trees are some of this sub-area's most important qualities, defining routes and glimpsed within the larger gardens. They illustrate the townscape's great age and provide a rich, ever-changing, natural backdrop to the built heritage. Trees should be continually managed to prevent gaps, particularly in sensitive locations like the sycamores along *The Bank* and on the *village green*.



This sub-area's buildings have a rich and interesting variety of architectural styles and detailing, creating immense historical value and interest. All of the conservation area's 23 Grade II listed buildings are on *Front Street* or *Church Lane*.

Front Street is considered first, starting in the north east corner and working anti-clockwise to *Whitburn Hall* and the cricket pitch to the south east. Then *Church Lane* is followed from north to south, ending the description of this sub-area with *Cornthwaite Park*.



On the north east side of *Front Street*, *Nos.1-37* are an almost continuous terrace of eighteenth and nineteenth century houses broken only by *Chicks*

Lane and *Staffords Lane*. *Nos.5-35* are on the local list. The grassy strip in front of them, part of the original village green, provides an attractive setting. This strong group of buildings has an harmonious frontage, a limited palette of materials and common characteristics, but each house has been built separately from the next and there is notable variety in style, form, size and plot width.

The terrace is unified by the range of low stone, brick and stucco walls and mature beech and privet hedges which form an almost

continuous boundary to small and attractive front gardens. No original railings survive; a set of well-designed and correctly mounted



modern railings are at *No.35*, complete with stone plinth. The loss or replacement of such boundary treatments with contrasting materials or styles is particularly noticeable in such a situation, as is a change from green gardens to hardstanding.



Mellow sandstone *Nos.1 and 2* have attractive tiled roofs with a central gable feature, and traditional commercial frontages creating an interesting and lively picture. Upper floor PVCu replacement windows with small square panes and flat glazing strips detract.

Mainly sandstone and red brick are used, with some stucco (often incised to look like stone, eg. *Nos.19 and 21*), plus Welsh slate,

clay pantile or plain clay tile roofs. Brick or stone chimneys are strong a feature. The linear built form is animated by a stepped building line, the use of gables (often with finial details, eg. *Nos.13 and 27*), and square bays or canted bays (ie. with splayed sides) bays (eg. *Nos.15 and 25*). In particular, vitality is added by the full height bays and cast iron decoration of *No.31, Kingarth* (once the Rose Joicey Convalescent Home and later a theatrical boarding house).



A fine, authentic mix of original sash windows makes a strong contribution to these buildings, predominated by tripartite divisions, fashionable in the mid to late Victorian period. Other traditional details are abundant such as dormer and oriel windows (eg. *No.25*), decorative bargeboards (eg. *No.15*), four and six panel front doors with decorative semi-circular or rectangular fanlights, or with other designs (eg. *Nos.9 and 11*), classical door surrounds (eg. *No.25*), and curved timber door hoods.



Where they exist, modern alterations considerably detract from the harmony of this group. These include replacement windows which alter sub-divisions or opening arrangements (eg. *Nos.11, 13 and 19*), or which replace fine timber frames with chunkier PVCu ones (eg. upper floors of *Nos.1, 3 and 19*), or which reduce the depth of the window 'reveal' and flatten the building's appearance. Other modern additions include PVCu front doors, plastic guttering (eg. *No.19*) and prominent Velux-style rooflights to some front roof slopes (eg. *Nos.27, 31 and 35*).

No.37, listed Grade II and dating from the late Georgian period, is a fine two storey cottage in rough, brownish brick typical of the period, with a Welsh slate roof, elegant sash windows, and a six-panel front door with fanlight. It forms an attractive end-stop to the north east sector of *Front Street* and marks a definite change in character and built form.

The north west part of *Front Street* is a truly outstanding scene – perhaps the best in the conservation area – with an extraordinary assortment of remarkable villas and charming classical and

picturesque compositions. *The Bank* and its sycamores sweep the eye dramatically up to the mix of imposing dwellings on its crest, which are best viewed from east to west.



No.39 (Whitburn & Marsden Social Club) is set well back, screened by many mature trees and a high brick wall which rises to almost 3 metres to meet robust brick gate piers with stone copings, and intricate wrought iron gates (on the local list). The simple red brick building has a single storey full-width front extension and a green Westmorland slate roof with carved bracketed eaves. Paired window openings give a strong vertical emphasis. Redevelopment here could involve replacing the existing building with development which created a strong frontage on *The Bank* and respected the smaller, more intimate scale on *North Guards* behind, with a new magnesian limestone boundary wall or buildings to the back-of-pavement here. On *Front Street*, a new building should also sit further back on the line of the earlier farmhouse shown on the 2nd Edition 1896 OS Map. New development should be low density, retaining and enhancing the

green space and trees to the front, and preferably not spreading the full plot width.



The Limes (Grade II) is an impressive Victorian mansion, now three dwellings, built in 1869 for Sir John Fenwick, Mayor of Newcastle. Its

robust quality stems from the ashlar sandstone, the hipped roof in green Westmorland slate, carved stone dentil eaves, massive ashlar chimneys and the full height canted bays. The elegant first floor French windows and cast iron balcony also enliven its appearance, as do good sash windows in stone surrounds with Tuscan and segmental pediments to the ground floor. The low limestone front boundary wall and piers show evidence of lost railings.



A surviving eighteenth century *ice house* (Grade II) in the back garden of No.1 *The Limes* is evidence of earlier development – a passage and entrance tunnel

leads to a domed stone chamber hidden by an earth mound.



Next, in a prominent central site, is intriguing *Whitburn House* (Grade II, originally the Manor House, built 1867-9 for

Thomas Barnes, a wealthy local entrepreneur who previously lived at *The Red Cottage* but whose wife wanted something larger). This five-bay house is true decorative exuberance in a mock-Elizabethan style – ornate black and white half-timbering in panels of lozenges and foliated figures, pantiled roof, decorative ridge and two enormous white chimneys. Particularly elaborate are the three gabled dormers with carved bargeboards and finials and heavy trellised balcony. Pevsner suggests the two stone bays on the west



end may survive from an earlier building, detail being added later.

The extensive rear grounds include a relic from 1390 (Grade II) – part of the south and west chancel walls with a perpendicular Gothic window – taken from St John's Church,

Newcastle, during its ‘restoration’ by John Dobson in 1848. It was erected here by Barnes who had a great interest in antiquities. Until very recently there was also a tombstone in the grounds, to George Foster, a former Mayor of Newcastle (and uncle to Barnes from whom he bought the land). Foster is actually buried in Whitburn churchyard.



To the west of Whitburn House is its *Lodge* (Grade II), in the same style but smaller scale. Its Welsh slate roof is more subdued but does have overhanging bracketed eaves, decorative ridge, finials and a large chimney like the main house. A later box dormer to the main roof slope has appropriately vertical proportions but an unsympathetic flat roof.

The next group – *The Rectory*, *Hill Crest* and *Hill House* (Nos.51-55) (all Grade II) – is an outstanding arrangement high on *The Bank* with pristine stucco frontages and fine sliding sash windows. Their



small open gardens and slightly varying mellow stucco shades provide great classical harmony. Whilst following polite Georgian proportions, the 2 and 4 paned sash windows and *Hill Crest’s* full height bays indicate their mid-nineteenth century origins.



Other interesting details include paired eaves modillions (small brackets), and *No.53’s* tiny gable with clock and fleur-de-lis finial. *The Rectory* (called this since the 1930s when that on *Church Lane* became too large) has a solid 6 panel front door with semi-circular fanlight, whilst the part-glazed door to *Hill Crest* has an Ionic doorcase with pulvinated frieze (ie. bowed outwards) and pediment. The porch with decorative barge-board is a good later addition.

Two more substantial detached houses complete the group along *The Bank* down to *Sandy Chare* – Nos.57 (*The Hawthorns*) and No.59 (on



the local list). They are framed by gardens and tall limestone walls (from around 1 to 3 metres) but a modern timber fence on the corner tends to detract. These houses



continue the themes – two storey, vertically-proportioned dormers, stucco walls, slate and pantile roofs. Several alterations detract from their original character, eg. flat-roofed dormers, prominent horizontally-proportioned windows, false shutters and a flat-roofed conservatory. West of this are high boundary walls and tree cover at *Thorncliffe* providing a strong, attractive stop to views down the street.



At the heart of Whitburn is the *village green*, a picturesque space reminiscent of many other village greens in more rural parts of Co Durham. Mediaeval in origin, the green is registered as common land and is intersected by tarmac footpaths with granite kerb edges and dotted with a number of mature trees (planted around 1900 before which it was just grass), notably at the south east corner by Whitburn Hall.



It is also the setting for the *war memorial* (erected after World War One), the granite *drinking fountain* (gifted in 1897 by Mrs Eleanor Pollard Barnes, wife of Thomas Barnes to mark Q. Victoria's Diamond



Jubilee), and the *west well* (surrounded with heavy stone blocks), at one time the village's main water source. (All 3 on local list).



The only building on the green, *Cross House* was built in 1810 and has variously been an inn, post office and shop. Now a house, it is still characterised by its historic form, rubble sandstone walls and pantile roof, but 1960s re-modelling have introduced some features which do not respond well to its historic character, particularly horizontal window openings and box dormers.

Much like the north east side of *Front Street*, the south west side, from *Orchard Gardens* to *Church Lane*, is predominately terraced,

although the scale here is more varied and the buildings older. From the west, the first group is an interesting range of properties



with restrained Georgian proportions and a broad palette of high quality natural materials. The roughcast white painted render of *Orchard House* (built in the former *Whitburn Hall* orchard, on the local list) sits alongside the red-brown Georgian brick of *Olde House* and *No.54*, and the limestone facades of *No.55* and *Laburnum House*. Sash windows and Welsh slate roofs help unify this group's varying forms.



Central to the group is the imposing three storey *Olde House* (Grade II, from c.1780).

During the first half of the nineteenth century when it was home to Alderman Richard

Spoor, Mayor of Sunderland, its principal elevation was that to the south, reached by a carriage drive from Front Street. It has fine tri-

partite sash windows with flat brick arches, its adjacent two-storey coach house now garaging with sympathetic timber doors. Features such as *Olde House's* porch and the Tuscan doorcase to *No.54* (Grade II) enliven the scene, whilst later additions, some rendering, modern window styles, and ribbon pointing detract from the quality and traditional appearance of some buildings.



At the War Memorial, behind the important 3 metre high limestone wall, is *High Gardens*. This large villa built in 2001 has a well-informed Arts & Crafts theme with a

dominant yet well-modulated red clay plain tile roof, and good façade detailing. The arch is from the former carriage drive.

The next gently curving group, including *Whitehouse Farm* and *Nos.44-48* (all Grade II), is



unified by small gardens and a low rubble boundary wall with chamfered ashlar coping. The group is a mix of Georgian features (eg. flat fronts, small-paned sash windows, central six panel doors, rectangular fanlights) and more rural vernacular characteristics (eg. roughcast render, pantile roofs, sturdy chimneys). The original nature of *Whitehouse Farm* is still evident despite its change of use, and the rear farmyard and traditional whitewashed farm buildings with pantile roofs have considerable rustic charm. *No.44* has a Welsh slate roof, small-paned casement windows, and a brick carriage arch well-converted to a garage.



The last group here is smaller scale. *Nos.36-40* (on the local list) are single storey whitewashed cottages said to have been converted from Whitburn Hall's stable block, with Welsh Slate roofs and a variety of sash and casement windows. *Nos.30-34* are an attractive group of two-storey Victorian sandstone buildings with Welsh slate

roofs, terracotta ridges and robust corbelled brick chimneys, high quality natural materials, solid detailing such as 4 panel doors, paired sash windows with stone mullions, and a canted oriel bay. Some alterations along the south west side of Front Street, such as box dormers and heavy cement render, do not reflect the nature or period of the buildings and should be resisted in the future.



The south east side of *Front Street*, from *Church Lane* to *East Street* is the mature, abundantly treed grounds of the

former *Whitburn Hall*, enclosed by high limestone walls with various sealed openings (on the local list). The Hall (once home to wealthy landowners and industrialists, the Williamsons) was demolished in the 1980s, its footprint built over by a 3-storey brick and concrete retirement apartment block, with good sea



views. The block has little architectural detail to its elevations to reflect the area’s traditional characteristics but the choice of roof tile, a prominent feature of the building, is appropriate.



Original buildings to the east are good evidence of the grandeur of the Hall and its estate – an attractive one-and-a-half storey *Lodge* with a green Westmorland slate roof,

and a former *Coach House* with decorative fish-scale Welsh and Westmorland slate roofs and large timber bargeboard details. Both are on the local list.



Other structures in *the grounds* are similar evidence of Hall’s former wealth. In the south west corner, the former *Seed House*, listed Grade II, is a classical temple-style garden building from the mid to late nineteenth century. Its rusticated quoins, ionic pilasters, baroque decoration



and high relief river god heads flanking the entrances create an unusual and striking building, but it is severely dilapidated and requires urgent repairs to ensure its survival. The classical gates (replicas), piers, steps and ornaments along the southern boundary are listed Grade II and also need urgent repair. Other remnants of the estate’s lost gardens include the ditch adjacent to the cricket ground, the *Goose Run* (an intriguing rectangular pen bounded by

high limestone boundary walls with a filled-in carriage arch, on the local list), and several important mature trees.



Next to the Hall's surviving estate buildings in the north east corner is, *The Lawns*, 1970s housing



which does not reflect the historic character of the sub-area. It is screened by a large limestone wall to the east (on the local list) but is visible from Front Street between the original estate buildings.



The *cricket ground*, previously ridge and furrow fields, was given to the village in 1862 by Sir Hedworth



Williamson, then captain of the club. The pavilion is a modern flat-roofed brick and

timber building. Various other block and brick buildings are too functional to be a visually attractive part of the ground. The ground is bounded by significant groups of sycamores along the east, west and south sides which should be managed to avoid any noticeable gaps.

Church Lane is an attractive leafy route connecting *Front Street* to *Cornthwaite Park* and an ancient footpath to Bents Cottages to the south (an ancient fishing village conservation area in Sunderland local authority). This peaceful, secluded lane contains some of the village's most significant historic buildings including *Whitburn Parish Church*, *The Red Cottage*, *Regents Close* and *South End House*.



Whitburn Parish Church (Grade II), is on an elevated site on the west side of the lane reached by an attractive timber lych-gate

with a fish-scale tiles (1874, on the local list). Built in ashlar and roughly coursed rubble sandstone with a Westmorland slate roof, it

is unusually large with an aisled 5-bay nave, a 3-bay chancel, a south porch and a 75ft tower topped by a spire. The 1753 clock has distinctive blue faces on all sides but the west, and an ancient sundial on the south side is now partly concealed by a modern one.



Little of the church's early history is known (no record of its dedication survives) but medieval fabric dates from the early thirteenth century with the top of

the tower added in the fifteenth. The church was 'restored' 1867-8 by Newcastle architects, Austin & Johnson, who rebuilt and widened both aisles, added an organ chamber and vestry to the north, and replaced window mullions and tracery with sashes. Other notable features include a window, the *Vesica Piscis*, shaped like a fish (an ancient Christian symbol), a slight inclination of the chancel to the north (a fairly common design said to symbolise the drooping head of Jesus on the cross), and two bells thought to have come from a Spanish galleon wrecked in the bay prior to construction of Souter Lighthouse in 1871.



The best stained glass is on its north side, that on the south side was lost during World War Two. The churchyard is well tended, shaded by tall and smaller weeping trees, and has the graves of several local notables including members of the Williamsons, and George Foster, the Newcastle Mayor discussed at *Whitburn House* above. The churchyard is bounded by retaining sandstone walls topped with railings, broken in one place by a tiny narrow flight of steep stone steps from the street (on the local list).



On the opposite side of *Church Lane* is *Regents Close*, once the rectory (Grade II, 1818, built on the site of a 1675 rectory). It is currently being converted to 6 apartments, retaining historic features and securing its future after a period of under-use. This imposing three-storey ashlar sandstone building has a low pitched hipped Welsh slate roof and full height Regency bow windows on the main south façade with first floor cast iron balconies. Some original sashes have been replaced with later casements but those on the typically restrained rear elevation appear to survive. Its large gardens are well wooded, particularly on the south and east sides, where mature sycamores create a picturesque foreground to views of the building from the south. The high magnesian limestone boundary

wall to Church Lane (on the local list) has a blocked gothic arch defined in brick.

To the south east was an ancient Tithe Barn, a long stone building which was part of the village's feudal system but which was destroyed by a World War Two bomb in 1940. *Church Lane House* replaced this, itself recently demolished following a fire. New development to replace it should be high quality and should generally follow the footprint and form of the old, being low in height, and retaining boundary walls and trees.



Perhaps the most unusual house in the conservation area is *The Red Cottage* (Grade II), south of the parish church. Dating from 1842, it was built by Benjamin Greene for

Thomas Barnes (see *Whitburn House* above) who owned a local brickworks, and it is said that every type of brick his firm could produce was incorporated into the building which acted as a showpiece for potential customers. It is Victorian gothic eclecticism at its most curious and whimsical, with elaborate details including moulded Tudor-style chimneys, crow-stop gables

pierced by quatrefoils, pierced roof parapets, ground floor bay windows and a porch.

Grey bricks and grey plain and interlocking clay roof tiles add to the striking effect, which is continued with an impressive patterned boundary



wall with big buttresses along the east and south sides (Grade II). Copper cricket balls and wickets on two of the gables are unique and playful features, said to have been installed by a cricketer once resident there. Other less visible sides of the building are much simpler with subtle Arts & Crafts themes such as cat-slide dormer roofs.



West of the Red Cottage is *South End House* (on the local list), said to have been built for Sir Hedworth Williamson's brother. A substantial late Victorian

white stucco mansion with large grounds and unhindered coastal views, it has tall chimneys and three full height canted bays with hipped slate roofs. The west extension with first floor balustrade is possibly later, and PVCu replacement windows jar with the period and traditional character of the building. The large rear garden has mature trees and attractive beech hedging but the front is rather too exposed in views from the south.



Cornthwaite Park, named after a local councillor, was established in the 1950s on open land then known as Church Fields. It has an attractive, formal air with neat flower beds, planters, ornamental tree planting, undulating grass and meandering tarmac footpaths.

The Park has a children’s play area, bowling green and tennis courts, plus traditional timber and cast iron benches. More modern metal seats do not enhance the Park’s traditional character, and the flat roofed bowling building, automated toilet and some fencing tend to intrude visually.



The west boundary is dry stone wall and green railings. The south and east boundaries are a mix of fencing, railings and significant mature trees.

*Summary: Front Street, Church Lane and Cornthwaite Park***Special Characteristics**

- Limestone and brick boundary walls.
- Medieval street pattern, including Front Street and chares.
- Fine balance of eighteenth and nineteenth century houses.
- Green spaces including village green, The Bank, cricket ground, Cornthwaite Park and abundant mature trees.

Against The Grain

- Loss of architectural and historic detail, especially windows.
- Recent retirement apartments development at Whitburn Hall.
- Intrusive alterations to some key buildings and spaces.

Key Issues

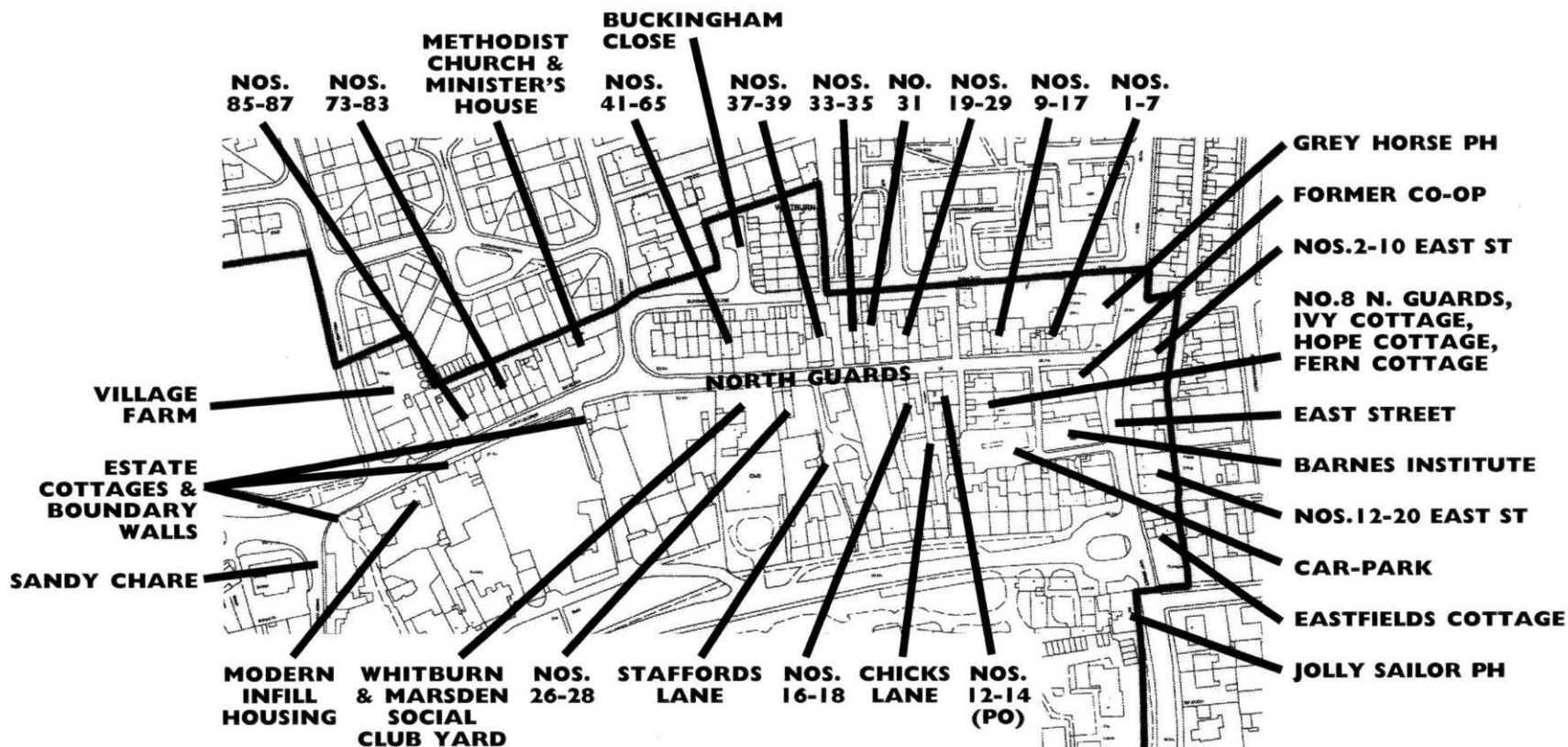
- Control over density and infill development in large grounds.
- Preventing further loss or alteration of traditional features and architectural details, particularly windows, doors and joinery.
- Tree protection and management.
- Redevelopment at Whitburn Social Club and Church Lane House.

Enhancement Potential

- Appropriate maintenance and re-pointing boundary walls.
- Historic structures and spaces in Whitburn Hall's grounds.
- Protection of traditional architectural details, large and small.

- Enhancing streetscape, paths, furniture, road markings.
- Enhancing appearance and facilities in Cornthwaite Park.

Map 3: East Street and North Guards



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11 East Street and North Guards

North of the village core is *North Guards*, a narrow one-way street running parallel to Front Street, whilst *East Street* to the east is part of the A183 from South Shields to Sunderland. This sub-area has a mix of uses – mainly retail and commercial on East Street, mainly residential on North Guards, but with some businesses at the east end and a church and farm at the west end. North Guards is at a slightly lower level than houses at the top of *The Bank*, dipping down towards Sandy Chare and the village pond.



Density is much higher here than on Front Street or Church Lane with development comprising a series of short, tightly-packed late nineteenth / early twentieth century terraces of varying heights, forms and scales. Overall character is a more intimate and urban than Front Street with much of the north side of *North Guards* being at the back-of-pavement, creating a strong, linear townscape edge. Many buildings on the south side, particularly the earlier ones, were

connected by use or ownership with the larger houses on *Front Street*, perhaps estate buildings or staff quarters.

East Street slopes down from north to south and has a busy streetscape with tarmac and



concrete pavements, traffic signs, bollards, guard rails, and traffic lights at the junctions of Front Street and North Guards. Traffic adds constant noise. Tarmac *North Guards* has narrow pavements in concrete flags or inappropriate herringbone brick.

East Street is considered first, working along each side of the road from south to north. North Guards is then discussed, working from the east, first along the north side, then the south side.



The oldest property in the sub-area is opposite the junction with Front Street. *Eastfields Cottage* (on the local list) dates from the eighteenth century and its

rural origins are clear in the prominent rubble sandstone gable to East Street, the clay pantile roof, and the small paned tri-partite sash windows. It and its attractive garden face south whilst, to the north, several altered outhouses retain some historic character in the back lane. The boundary wall is also on the local list.



The rest of the east side of *East Street* is a mix of nineteenth and twentieth century buildings of different proportions. Shops at Nos.

12-20, a 1960s building with a shallow man-made slate roof, have large fascias and projecting shutter boxes with full-width shutters which leave a blank, lifeless scene if closed during the day. The windows have taken no cue from the conservation area's themes.



Nos. 2-10 are single storey nineteenth century cottages with hipped Welsh slate roofs, some still cottages, others now shops. Some traditional darker shopfront colours and sign-writing contribute to the character of this corner but other features such as large fascias and modern shopfronts, have not had a positive impact. Modern

window replacements have altered their traditional 'window to wall' proportions, and are at odds with the architectural style.



South of the junction with Front street is *The Jolly Sailor PH*. Dating from the early 1800s, this attractive but altered building has a Welsh slate roof, some good sash windows (including some with margin panes), and a lively

hand-painted hanging sign. It was once half-timbered. Two historic timber benches at the wall adjacent to the pub are an usual part of the street scene.



The single storey building on the opposite corner of this wide junction is visually intrusive through its mono-pitched felt roof, large fascia signage, and comprehensive whitewash. It is at odds with the scale, proportions and detailing of the area and could be a key opportunity for enhancement on a focal corner. The adjoining building has a neater, more



traditional form with a slate roof, gable detail and two attractive shopfronts. The projecting first floor bay has sash windows but a large-flat roofed extension to the south is a little too prominent.



The elegant and smart *Barnes Institute* occupies a central position on East Street and is a key anchor to the street – and to village life. Dating from 1905, it was given to the village by Mrs Eleanor Barnes, wife of Thomas Barnes, and its foundation stone was laid by Sir

Hedworth Williamson. It has played a very important part in village life with dances, concerts, meetings and social events, as well as being home to the village library. In large red bricks with a dominant rendered gable and full height bay window, its mock half-timbered styling and steeply pitched roof are a strong Arts & Crafts influence. A smaller gable above a pair of traditional shopfronts (with unusual curved fascias) complete the well-designed building, adding great charm to the street scene.



The *car-park* to the rear, serving the local shops, was created in the 1990s following the demolition of a number of redundant

buildings. Although well-designed, it has altered the grain of the conservation area, creating a large, hard-surfaced open space in amongst the sub-area's tightly-knit development pattern. From here the variety of garage openings, rear offshots, Velux-style rooflights and chimneys on the north-east side of front Street are clearly visible.

The original façade of the shop next to the Institute has been replaced with aluminium framed glazing to ground and first floor, a highly conspicuous addition to the street but characteristic of the period of the alteration.



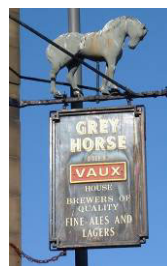
The flamboyant former *Co-operative Store* on the prominent corner of *East Street* and *North Guards* dates from about 1895. Its Arts & Crafts inspired style has red brick, painted moulded lintels and

cills, curved shop window hoods, 6-over-2 sash windows, and shaped gables. Features such as the large Venetian window and the open rooftop lantern add delight to the street. The design and position of the projecting shutter boxes is unfortunate and the chance for appropriate replacements would enhance this corner.



On the opposite corner, *The Grey Horse PH* (on the local list) is a very prominent Tudor-gothic sandstone anchor building with strong street presence. A rebuild of an earlier pub of the same

name, it closes views up East Street, sitting high at a point where East Street curves gently eastwards. Built in 1905, it is an attractive double-fronted building with a square central full height bay incorporating a curved hood and first floor crest over the main entrance onto North Guards. Stone mullion and transom windows typical of the architectural style add quality and strength. Plastic banners detract from the architectural character of the building.



Turning the corner onto *North Guards*, cottages at *Nos.1-7* (on the local list) were once the family homes of local coastguards, and the thick green front garden next to the pub is an attractive addition to this corner. They share red brick construction, slate roofs, sturdy brick chimneys, and a first floor cill string course of



white glazed bricks. *No.5* has a former carriage arch and good four-pane sash windows above, whilst *No.7* appears the most authentic with paired four-pane sashes and timber mullions to ground and first floors. Most other windows are late-twentieth century casements which do not reflect the original architectural style of the buildings, but some good replacement sash windows have also been reinstated.

Nos.9-17 are a tightly packed two storey collection of buildings with varying ridge heights and building materials. Most have lost much of their original character by having frontages painted or rendered, and natural slate roofs



replaced with smoother, shinier fake slates or concrete tiles. First floor windows are casement replacements (some in PVCu, some more recent in timber) whilst several disappointing single-storey flat roofed extensions have been added, many using modern materials such as aluminium windows, plastic fascias and projecting galvanised shutter boxes. This group has potential for future enhancement action on traditional elevations and shopfronts which would enhance the sub-area.



In contrast, *Nos.19-29* (on the local list) form an attractive terrace of Victorian houses with a polychromatic appearance. Grey brick has been used with red brick in bands and

at window reveals. Welsh slate roofs, heavy bracketed eaves and projecting gables are particularly striking, with four pane sashes in arched first floor windows. The front boundary is a neat limestone wall and hedge. *No.31* (on the local list) adds interest to the street with a striking gable, projecting first floor bay and altered shopfront. Accents to its



white glazed brick are provided by the cast iron rainwater goods, black window joinery surrounds and pale string courses.

Nos.33 and 35 (Pear Tree Cottage), both on the local list, were split from one Georgian red/brown brick house with restrained classical proportions. The loss of the attractive 16-pane



sashes in one dwelling, and the addition of mock shutters detract from the building's classical symmetry.



Nos.37 and 39 (on the local list) are a pair of whitewashed two storey dwellings with a Welsh slate roof and stone watertabling, possibly

also created from one eighteenth century house. Paired black doorcases with carved hoods are attractive, authentic features whilst one of the houses has PVCu replacement windows, again altering the intended balance of the building.

Nos.41-65 are a mid-late twentieth century terrace in buff brick with shallow pitched roofs, horizontally proportional windows, flat

roofed porches, and deep fascias. The built form is well broken up, echoing the rest of the street, and it has its own strong, consistent architectural style which



should be protected from incremental change. The low limestone boundary walls make a positive contribution but some poor repointing and replacements work against the terrace's appealing group value. *Buckingham Close* is behind Nos.41-65 North Guards, similar in age and design. Near here, high magnesian limestone walls are also included in the boundary.



The *Methodist Church* (on the local list) on the corner of *Leazes Lane* was built in 1881 to replace the original Wesleyan Chapel of 1812. Methodism first reached this area when John Wesley visited Sunderland and Cleadon in the mid eighteenth century, and it gradually increased in strength and interest with meetings held in houses until the first chapel was built. Congregations grew rapidly with the huge population rise when Whitburn Colliery was opened.

The church is in small, pleasant, well-kept grounds enclosed by a low stone wall with decorative cast iron railings. The handsome building has a simple form and a strong Arts & Crafts influence. Its rich, deep character comes from an attention to detail and use of good natural materials – rock faced sandstone with red sandstone dressings, Westmorland slate roof, lancet windows and doors, and a swept spire with weather vane. A visually prominent corner lych-gate is a well-considered modern addition. The adjoining *Minister's House* follows the same design with swept eaves and mullion windows. A tall parapeted octagonal tower links the two.

Nos.73-83 west from the church are built from the same squared, rock faced sandstone, with Welsh slate roofs, brick chimneys and canted bays (ie. bays with splayed sides). They retain a strong, attractive unity due to



retention of materials and features, despite the loss of original sash windows and the addition of Velux-style rooflights to some which disrupts visual harmony and should in future be restricted to rear slopes.

Nos.85 and 87 are a pair of stone cottages with hipped slate roofs. Their rich, attractive stonework has unfortunately, been harmed by heavy repointing, and modern PVCu windows and doors.



Village Farm on the corner of *Wellands Lane* is still a working farm on a prominent corner when

entering North Guards from the west. The ivy-covered stone farmhouse faces west over the Recreational Ground, the gable end making a strong statement on North Guards. Its hipped roof is in Welsh slate but its door and casement windows are later. A neat hedge and picket fence make a positive boundary to the south and east sides. The farm's cluster of vernacular whitewashed farm buildings (some in need of repair) make an interesting and visually attractive group. Large silos and stores to the north and west are

enclosed within a magnesian limestone boundary wall.



The south east side of *North Guards* begins with four

terraced cottages – *No.8* (formerly *Maple Cottage*), *Ivy Cottage*, *Hope Cottage* and *Fern Cottage* (the latter 3 on the local list) – orientated at right-angles to North Guards, leaving *No.8*'s gable facing the street. The roof details of this terrace retain their charm – Welsh slate with dormers, stone watertabling, ridge finials, kneeler and gable dressings. But incremental alterations including large flat-roofed box dormers, Velux-style rooflights, modern metal and PVCu windows, render and large areas of masonry paint, have eroded their historic character and unity. Modern metal garage doors also detract from the street scene.



Nos.12-14 (including the *Post Office*) is a prominent white, roughcast rendered building with a slate roof. Window styles and proportions have been altered, detracting from its character. Next is the narrow entrance to *Chicks Lane*. *Chicks Lane* widens out in the middle to an area of garages and outbuildings, the form and materials of which are at odds with the historic significance of

the route. The large flat roofed brick and timber former glassworks is particularly inappropriate – more sympathetic development would be welcomed. Similar intrusive buildings can be found in the middle section of *Stafford's Lane* nearby.

After *Chicks Lane* is a pair of attractive Victorian stone houses (Nos.16 and 18) which are set slightly back from the pavement behind a low boundary wall with modern railings. Surviving features such as Welsh slate roofs, paired sash windows, timber mullions and stone details, add significantly to their appeal.



After this more built-up end of *North Guards*, the backs of the long plots on Front Street begin to form the boundary along the southern side of the street. A short section of high limestone wall is first, then a section which has been lowered for a modern infill bungalow at the entrance to *Stafford's Lane*. The bungalow has a strongly horizontal form and windows



which interrupt the general built form and detail of the sub-area. Nos.26 and 28 are a pair of hipped roof Victorian semis on the site of a Wesleyan chapel. They have been much altered with render, concrete tiles and modern windows, leaving them at odds with the prevailing themes of the sub-area.



There is no rear boundary to Front Street's *Whitburn & Marsden Social Club*, leaving a gaping yard,

functional elevations and a car-park. This would be considerably improved by reinstating a sympathetic boundary wall or small-scale well-designed outbuildings to back-of-pavement to continue the strong characteristic in this part of the area.



To the west, sloping down towards the *Sandy Chare* junction, the tall magnesian

limestone rear boundary walls to villas on *The Bank* dominate the

south side of *North Guards*, parts being over five metres tall (on the local list). Parts are in a poor state of repair with inappropriate, heavy repointing.



A number of former estate buildings associated with the wealthy houses break through the walls, most now being converted for residential use. *The Limes'* former *coach house* has a good hipped Welsh slate roof but also inappropriate modern windows, Velux-style rooflights, painted stonework, and modern fascias which tend to 'over-domesticate' it. A former brick carriage arch to *Whitburn House* has been sympathetically infilled, but the former estate cottages have been modernised with render, Tudor boards, mock shutters and modern windows, harming their historic character. Further estate cottages are on Sandy Chare, considered in the next section.



1970s infill development next to these cottages, behind the wall, does not attempt to echo the traditional vernacular characteristics

of the area. Door and garage entrances have been punched through the boundary wall, which are high quality but too intrusive with excessive brick detailing. Overall, such infill developments can harm historic development pattern, layouts, plot boundaries and the area's low density, as well as using inappropriate designs and details, and should be avoided.



*Summary: East Street and North Guards***Special Characteristics**

- Tight, intimate urban development, mostly Victorian.
- Barnes Inst, former Co-Op, Grey Horse PH, Jolly Sailor PH.
- Methodist Church. Farm buildings at Village Farm.
- North Guards magnesian limestone walls, especially to west.

Against The Grain

- Modern infill properties on East Street and North Guards.
- Modern shopfront materials and designs; large fascia signs.
- Car-park behind East Street is against development pattern.

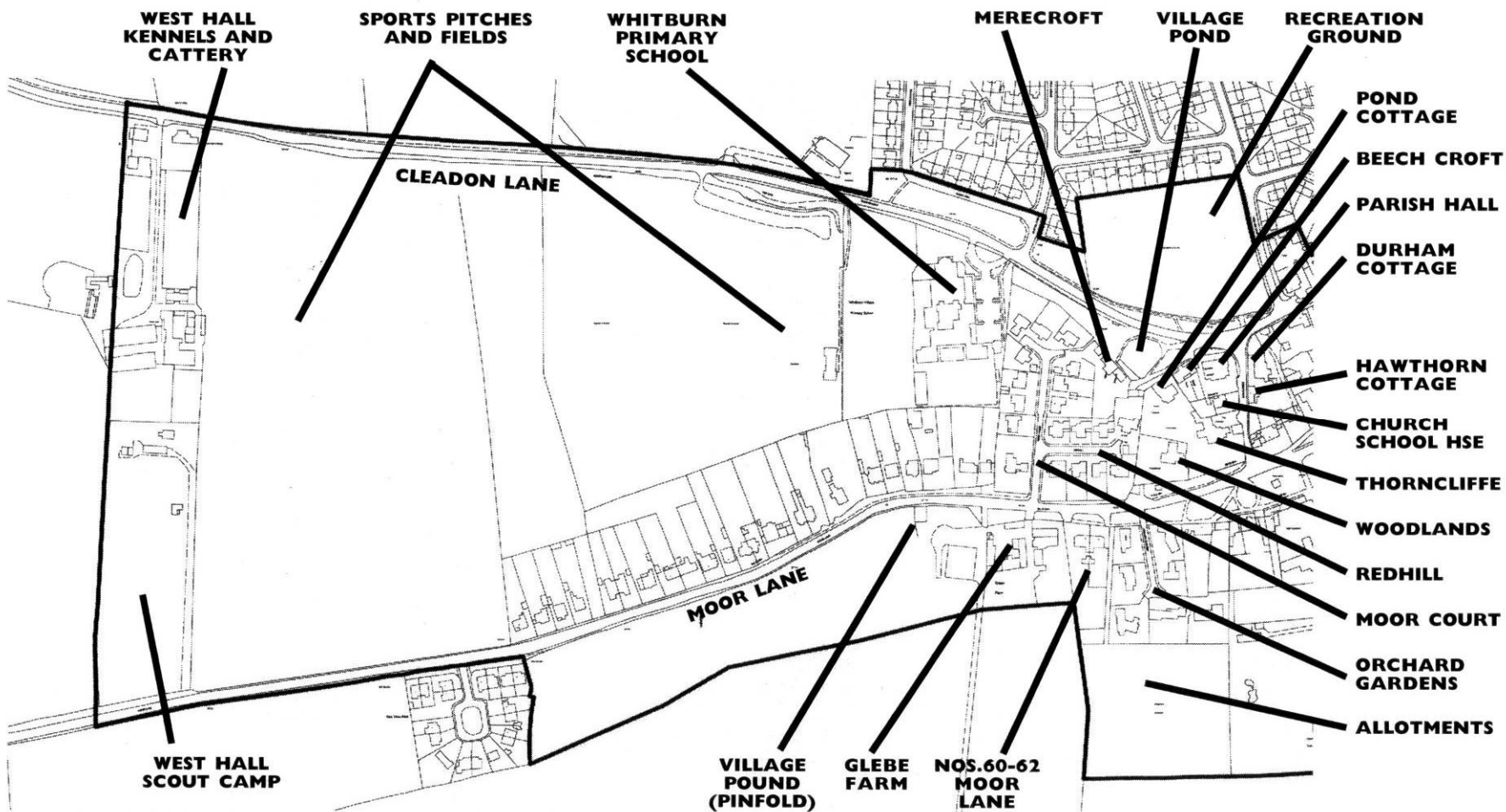
Key Issues

- Preventing further infill of plots backing onto North Guards.
- Preventing further loss or alteration of traditional shopfronts.
- Preventing further loss or alteration of traditional features and architectural details, particularly windows, doors and joinery.

Enhancement Potential

- Removing inappropriate alterations to residential properties.
- Restoring traditional shopfronts and better shutter designs.
- Encouraging appropriate enhancement at centres of Chicks Lane and Stafford's Lane, plus corner of Front St and East St.
- Appropriate boundary treatment to Social Club on N Guards.

Map 4: Moor Lane and Cleadon Lane



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12 Moor Lane and Cleadon Lane

The sub-area from *Sandy Chare* in the east to *West Hall*, between *Cleadon Lane* and *Moor Lane*, is by far the largest sector of the conservation area spatially, but contains the lowest density of development, with most being agricultural fields, sports pitches, allotments, and the *Recreation Ground*. Much of this is within the Green Belt, where there is a strong presumption against new development to preserve the distinctiveness and particular characteristics of the settlement.

The two designations together are vital to protect the special character and appearance of this particular area, securing an attractive western approach to the main historic core of the village. They also assist in preserving the setting of the linear Edwardian development on the north side of *Moor Lane*, and views into and out of the area which are vital to character and appearance.

Cleadon Lane is one of the main roads into Whitburn with many people's first experience of the village being the gentle curve past the Primary School towards the Recreation Ground, village pond and the corner of Sandy Chare, with the spire of the Methodist Church on the horizon. A similar experience is had with the

approach along Moor Lane, both acting as gateways to the more compact historic core of the village at Front Street.

Buildings in this sub-area are primarily residential but comprise a variety of different scales and architectural periods from the enormous Victorian mansion of *Thorncliffe*, detached Edwardian houses on *Moor Lane*, and more recent 1970s and 1980s housing at *Orchard Gardens*, *Moor Court* and *Redhill*. Other buildings include the village's second (dating from the 1850s) and current schools (dating from the 1950s). *Glebe Farm*, the second of the village's working farms, is on the south side of *Moor Lane* and has important historic farm buildings identified in the UDP. In the far west, the grounds of the former *West Hall* have been subdivided into two – a scout camp to the south and a kennels and cattery to the north. Bar two lodges on *Cleadon Lane*, few references of this former estate remain. Other important historic features in this sub-area include the Recreation Ground, the village pond and the village pound or pinfold on Moor Lane, west of Glebe Farm.

There are many mature trees in this sub-area which provide an attractive backdrop and are of great value in the landscape. Of particular importance is the pocket of land bound by *Sandy Chare*, *Moor Lane*, *Moor Court* and *Cleadon Lane* which contains some particularly fine mature sycamores and poplars, closing views

westwards from Front Street. They also form a substantial unifying and enclosing feature which creates an attractive mature setting in which newer residential development at *Moor Court* and *Redhill* now nestles. Deep grassy verges extend along Moor Lane from Front Street, continuing the openness of the village green to Glebe Farm and beyond. The avenue of elms in the grounds of the former *West Hall* is a very distinctive element in otherwise open, level land and creates a natural end-stop to this western sector on slightly raised ground.

The sub-area is considered first at the Recreation Ground and the village pond, then south along Sandy Chare, west along Moor Lane to West Hall, and back eastwards to the Recreation Ground.



The village *Recreation Ground* on the north side of *Cleadon Lane* is approx 3 acres of open grass bounded by 1.5m high magnesian limestone walls with rounded copings and two carved dedication

stones. It was gifted to the village in 1897 by Mrs Eleanor Barnes, the philanthropic wife of Thomas Barnes, and is of great historical importance to the area. It is a valuable amenity green space for the village but historic restrictions to its use include meetings of a political, religious, trade or controversial nature, playing football golf and walking dogs. There are also historic stipulations to protect the height and maintenance of the boundary walls. South of the Recreation Ground is a grassy verge with flower beds, to the west a thick belt of trees, and to the north the steep white gables of inter-war council housing act as a backdrop.



Opposite, the historic *village pond*, noted on the 1st Edition OS Map as the Horse Pond, adds

a strong historic rural feel but is currently somewhat neglected and stagnant, full of algae, litter and debris. An ecology-led management programme would enhance its visual amenity and its wildlife value. The stream feeding into it from the west is in a similar poor state. The pond is surrounded by an attractive white



timber jockey rail and tarmac footpaths (which would be visually better in a more traditional material) and has a concrete weir and edges. Well-designed modern streetlights enhance the location.



From the north west, buildings around the pond begin with former estate

buildings of the long-gone Redhill house, now called *Merecroft*, forming a scenic backdrop to the pond. They retain much of their original form including spire, swept eaves and weather vane. The original stone elevations have been painted white and the windows altered but a solidity of form survives, enhanced by an attractive Welsh slate roof.

Next is a four metre high boundary wall in magnesian limestone with the top half in red brick.

This conceals *Pond Cottage*, an infill development through the black timber gates in the grounds of *Thorncliffe*, the latter being glimpsed over the wall.



The village's first school of 1824 was next, the site now taken by *Beech Croft*, an inappropriate three storey residential development from the 1960s. Its flat roof, concrete stilts, recessed garage doors, and large horizontal windows are at odds with the prevailing themes of the area, creating a monolithic building which detracts from this corner of otherwise rich visual and historic interest.



The village's second school (1856, on the local list) survives on the corner of *Cleadon Lane* and *Sandy Chare*. It is built in

magnesian limestone with a Westmorland slate roof which has attractive fish-scale detailing. Mullion and transom windows in stone surrounds, stone gable kneeler and finial details and a 2m high limestone wall to the north and east are attractive features. It is now the *Parish Hall*.

Turning south, *Sandy Chare* is a narrow one-way road with only one footpath, paved in the modern brown brick found elsewhere in the conservation area. Its appearance would be improved with a more traditional surface. The road humps up and then down towards Front Street, and development either side is raised up

which, together with overhanging trees, creates a rich varied scene. Necessary road signs at the north end do not enhance it.



Adjacent to the Village Hall is *Church School House*, built as the Headmaster's House. This robust dwelling has a limestone frontage and a high limestone boundary wall, and is enlivened by ashlar sandstone window surrounds, quoins and chimneys. Original tri-partite and four paned sash windows, and a Welsh slate roof, survive.



Opposite, *Durham Cottage* and *Hawthorn Cottage* are an attractive pair of former estate cottages thought to have been used in the past by teachers from the nearby schools. *Durham Cottage* retains an attractive sandstone rubble façade and Welsh slate roof with fish-scale detailing, plus three cat-slide dormers. Unfortunately, its windows are modern stained hardwood rather than having a traditional painted finish, and the

sandstone has inappropriate ribbon pointing. *Hawthorn Cottage's* original mix of stone and brick has been painted white and, whilst suffering a number of inappropriate alterations, the Sandy Chare elevation has two substantial tri-partite sashes, with timber mullions and painted stone lintels and cills, providing richness and interest.



On the south west side of Sandy Chare is the grand service entrance to *Thorncliffe* which faces south onto *Moor Lane* (on the local list). *Thorncliffe* is a large rendered mansion with a Westmorland slate hipped roof and lofty red brick chimneys. Dating from the mid 1800s, it has been remodelled and extended over the years, including a large full height extension to the front. Originally known as The Villa, it was built by Cuthbert Hutchinson, who was particularly interested in astronomy and it originally had a large square roof observatory, now removed. The

side entrance on Sandy Lane is still characterful with two large moulded sandstone gate piers. The front boundary wall raised on a grassy bank adds interests on Moor Lane – red brick with a chequer pattern in a grey and black brick, reminiscent of walls surrounding *The Red Cottage* on *Church Lane*.



Thorncliffe’s grounds have also been infilled by *Woodlands*, a large late-twentieth century detached house onto *Moor Lane*. It is in white roughcast render with a fibre slate roof, visually weak gables, PVCu neo-Georgian casement windows and a large garage block with clock-tower. The site is hidden behind a tall boundary wall to *Moor Lane*. In front of this is a small electricity substation in well chosen materials but obtrusive by being the only building sited on the grass verges which run west from the village green.



1980s housing at *Moor Court* and *Redhill* is in short culs-de-sac of modern detached houses and bungalows built in the grounds of a large mansion, *Redhill*, now gone. The red-brick houses are mostly well-screened from the main road

(apart from that in the south east corner of *Redhill* which, due to its position, appears as a prominent three storey block), and careful retention of mature trees in the former *Redhill* grounds provides strong cover.



Overall, these streets have a neutral impact on the conservation area, being well secluded from the main historic areas.



Opposite on the south side of *Moor Lane* is a similar, earlier development of large detached houses at *Orchard Gardens*, well screened by a 3m high magnesian limestone wall with brick coping (on the local list). Originally an orchard, this boundary wall has an inner leaf of brick probably indicating it was used as a heated wall – facing south, it would be an ideal location for vines or fruits.

Along the west boundary of *Orchard Gardens* is the path to



the *village allotments* situated to the south. The path has a decorative metal gate from Moor Lane and is lined by high brick and limestone walls, as is the squarish 3 acre allotment plot itself. The site, which has a typical mix of plots and sheds, is well screened from the rest of the conservation area.



West of the allotments entrance is a handsome pair of late Victorian semis, *Nos.60-62 Moor Lane*. In roughcast render (possibly a later addition)

with a red plain clay tile roof and bracketed eaves, they have particularly imposing full height square bays to the front and corners. The original sash windows have been replaced in one but otherwise the original features of these dwellings are of great character. The gold detail to the replica front railings is not an historically accurate detail.



The last built development on the south side of Moor Lane in the conservation area is *Glebe Farm*, notable for its range of historic

stone farm buildings, with slate and pantile roofs (on the local list). The farmhouse is a substantial stone building, has a good Westmorland slate roof with attractive fish-scale



detailing, and timber sliding sash windows, but also has



inappropriate smeared re-pointing which masks the character of the stonework. The farm also has a number of brick outbuildings with corrugated tin roofs. The *village pound* or pinfold (on the local list), an ancient square magnesian limestone walled enclosure for stray

animals, is to the west of Glebe Farm. This important historic feature has been restored by Whitburn Village Trust, with a neat information plaque.



The rest of *Moor Lane* in the conservation area is lined on the north side by a ribbon-development of detached and semi-detached houses, mainly from 1898 to 1919 but with some later infill. This



is an attractive edge to one of the main routes into the village and is development typical of the period. Many of these houses

have neo-Tudor or neo-Georgian styling, some with a mix of both. Mostly in red brick and render, with slate, red plain clay tile or pantile roofs, many retain original Edwardian characteristics and architectural features, although some have suffered modern additions and alterations, particularly to windows.



Of particular note is *Fairmead* (No.7, on the local list) which has cream roughcast render, a red plain clay tile roof, and a projecting west gable decorated with carved bargeboards. *Ivy House* (No.12, on the local list) has an attractive, eclectic character in red brick, a

Welsh slate roof, gothic eaves castellations, canted bays (ie. with splayed sides), a first floor oriel window, and good sash windows. All of the buildings in this string are set back in their linear plots to a common building line creating squarish front gardens and longer rear gardens.



A thick line of mature trees and abundant front hedges provide an attractive deep green

setting particularly towards the east of the group. Where hedges have been wholly replaced with boundary walls, they tend to be too visually prominent. Beyond Glebe Farm, the south side of Moor Lane is open fields bounded by timber field fences, bar the cul-de-sac Sea View Park development, similar in character to much on the north side, but excluded from the conservation area. Views out slope down towards Sunderland's pitched roofs and towerblocks.

The western limits of the conservation area are defined by a strong natural boundary of fine elm trees, stretching between *Cleadon Lane* and *Moor Lane*. This is the site of the former West Hall, the seat of Robert Thompson JP which is said to have dated from the mid-seventeenth century until its demolition in the 1950s. The site is now occupied by a *Scout Camp* in the southern half behind a tall boundary wall in mottled red brick, and the *West Hall Kennels & Cattery* in the northern half. The single storey whitewashed buildings with slate roofs which front *Cleadon Lane* are thought to have been the former *lodges*. Both parts retain a strong tree-filled character, the kennels having various functional buildings and some attractive landscaping.



Back down Cleadon Lane towards the village, copious trees and the backs of houses on Moor Lane form the horizon across open fields and sports pitches. A deep row of trees lines a bank in front of white gabled council housing opposite the *Primary School*. The large school, the village's third, is barely visible from the street – large low buildings from the mid-late twentieth century are hidden behind

mesh fences and vegetation. After the school, grass verges line Cleadon Lane back to the village pond and the Recreation Ground.



*Summary: Moor Lane and Cleadon Lane***Special Characteristics**

- Interesting and varied low density built environment.
- Open aspect, rural setting and gateway characteristics.
- Abundant mature trees and large open green spaces.
- Limestone and brick boundary walls.
- Recreation Ground, village pond, village pond, Glebe Farm.

Against The Grain

- Condition of village pond and stream.
- Beech Croft overlooking the village pond.
- Moor Court and Redhill are against development pattern.

Key Issues

- Protecting trees, open spaces and Recreation Ground.
- Inappropriate methods and materials for stonework repairs.
- Protecting agricultural character at Glebe Farm.
- Preventing further loss or alteration of traditional features and architectural details, particularly windows, doors and joinery.
- Preventing replacement of hedges with walls on Moor Lane.

Enhancement Potential

- Character and setting of village pond, stream and paths.
- Appropriate maintenance and repair of boundary walls.
- Removing inappropriate alterations to residential properties.

13 Other Designations

Whitburn 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)). See Maps 5, 6, 7 and 8. In addition:

- Glebe Farm is identified as having historic agricultural buildings within the UDP;
- the sports pitches, Recreation Ground, cricket ground and Cornthwaite Park are designated as Recreational Open Space;
- the South Tyneside Green Belt covers the West Hall area, the fields and sports pitches between Cleadon Lane and Moor Lane, the strip of land south of Moor Lane, Glebe Farm, the allotments, the cricket ground, and Cornthwaite Park. The Green Belt then extends to the north, south and west of the conservation area.

13.1 Listed Buildings

Grade	Listed Building
II	Former Seed-house to SW of No.18 Front Street (Whitburn Hall Grounds)
II	Gates, Gate-piers, steps and garden ornaments to south west of No.18 Front St (Whitburn Hall Grnds)

II	37 Front Street
II	41, 43 and 45 Front St (Nos.3, 2 and 1 The Limes)
II	Ice House, north of 45 Front St (No.1 The Limes)
II	44 Front Street
II	46 and 46a Front Street
II	47 Front Street (Whitburn House)
II	Wall to north of 47 Front Street
II	48 Front Street (Whitehouse Farm)
II	Wall to west of 48 Front Street
II	49 Front Street (The Lodge to Whitburn House)
II	Wall end and railings to south of 49 Front Street
II	51 Front Street (The Rectory)
II	52 Front Street (Olde House and adj Coach House)
II	53 Front Street (Hill Crest)
II	54 Front Street
II	55 Front Street (Hill House)
II	Steps, walls and piers to south of 55 Front Street
II	The Close (form. Whitburn Rectory), Church Lane
II	The Red Cottage, Church Lane
II	East-west wall and linking wall to The Red Cottage
II	Parish Church, Church Lane

13.2 Article 4 Directions

Class	Buildings Covered by an Article 4 Direction
I (1) (2)	Front Street 10, 12, 14, 16 (Hall Court) 18, 20, 22
	Sandy Chare 1, 3
	North Guards 34, 36, 1, 3, 5, 37, 73, 75, 77, 79, 81, 83, 85, 87, Ivy House, Hope House, Fern House
	East Street 2, 4, 6
II (1)	Front Street 29, 31, 33, 39
	Orchard Gdns 1, 6
	North Guards 41-51 (odd) Sunday School
I (1) (2) & II (1)	Front Street 5, 7, 9, 11, 13, 15, 17, 19, 23, 25, 27, 35, 41, 43, 45, 47, 49, 51, 53, 53, 55, 57, 59, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, Glebe Farm
	The Green Cross House
	Church Lane Red Cottage
	Sandy Chare The Cottage; Thorncliffe; School House
	North Guards 16, 18, 38, 19, 21, 23, 25, 27, 29, 31, 33, 35, 39, Village Farm
	East Street No.1 Eastfields

VI (1)	Front Street Whitehouse Farm (No. 48)
VI (1) & II (1)	North Guards Village Farm
	Front Street Glebe Farm

13.3 Local List

Local List (Extract from UDP Appendix ENV(B): Other Buildings of Acknowledged Architectural Quality or Historic Significance)
Boundary Wall, The Close, Church Lane
Front wall, railings, lychgate and rear boundary walls, Parish Church, Church Lane
South End House, Church Lane
Eastfields Cottage and boundary walls, No.1 Eastfields
Boundary walls, The Lawns, East Street
5-17 Front Street
Whitburn Hall Lodge, 18 Front Street
19-31 Front Street
20 Front Street
Boundary walls and gateways, Former Whitburn Hall (including Goose Run) Front Street / Church Lane

35 Front Street
36-40 Front Street
Former Coach House building, Former Whitburn Hall, Front Street
Boundary Wall, Front Street / Orchard Gardens
Front Boundary wall, gate and piers, Whitburn and Marsden Social Club, 39 Front Street
56 Front Street
Bank House, 59 Front Street
Drinking Fountain, Front Street
War Memorial, Front Street
Glebe Farm Barns, Moor Lane
Fair Mead, 7 Moor Lane
Ivy House, 12 Moor Lane
Village Pound, Moor Lane (incorrectly referred to as "Village Pond" in Appendix ENV(B)(h) of the UDP, page 312)
Whitburn Methodist Church, North Guards
Rear Boundary wall to Whitburn House, North Guards / Side Lane
1-5 North Guards
19-39 North Guards
Gate, piers and boundary wall, North Guards / Sandy Chare

Grey Horse Public House, North Guards
Fern, Hope and Ivy Cottages, North Guards
Whitburn Parish Hall (former school) and boundary walls, Sandy Chare
Thorncliffe, Sandy Chare
West Well, The Green

13.4 Tree Preservation Orders

No.	Tree Preservation Order
3	Redhill
22	Whitburn Hall, Part 1
28	3 Moor Lane

13.5 Significant Boundary Walls

Appendix ENV (D) of the UDP lists the significant boundary walls within the Whitburn Conservation area. See Map 6.

No.	Location
1	Whitburn Hall, Front Street, Church Lane

2	Cross House, Front Street
3	Site of Whitehouse Farm, Front Street
4	West Well, Front Street
5	Orchard Gardens
6	Wall to lane between Orchard Gdns and Cluny Villa
7	Glebe Farm
8	Rear boundary of 5-8 Redhill
9	Woodlands, Front Street
10	Thorncliffe, Front Street
11	59 Front Street / Sandy Chare
12	Retaining wall to the Bank
13	The Hawthorns and 55 Front Street
14	The Limes
15	Whitburn and Marsden Social Club
16	31 Front Street
17	Church Lane, East Side
18	Church Ln, West Side & South End Hs, Red Cottage
19	Whitburn Churchyard
19a	Rear and side walls of Whitburn Church Yard
20	Church Lane (west side)
21	Rear 19-35 North Guards and front boundary walls

22	Grey Horse Car Park
23	19 North Guards wall and gable end
24	Chicks Lane
25	Boundary wall to Ivy Lodge, front North Guards / Good Lane
26	Staffords Lane
27	North Guards (rear of 41-43 Front Street)
28	Whitburn Methodist Ch, N Guards and wall opposite
29	North Guards, rear of 47 Front Street
30	87 North Guard, Village Farm
31	83 North Guards and School House, Sandy Chare
32	Village Hall and School House, Sandy Chare
33	Recreation Ground
34	Rear of Thorncliffe Village Pond
35	1-5 Croftside
36	17 North Guards Gable end
37	Rear Lane, Fern House to Hope House
38	1 Eastfields side wall and gable end
39	Whitburn Hall, East Street
40	Cricket Ground, East Street
41	Front wall 22-30 East Street

42	1 Newark Drive to 2 Nicholas Avenue
43	Hall View Road, East Street
44	Front wall 17 Front Street

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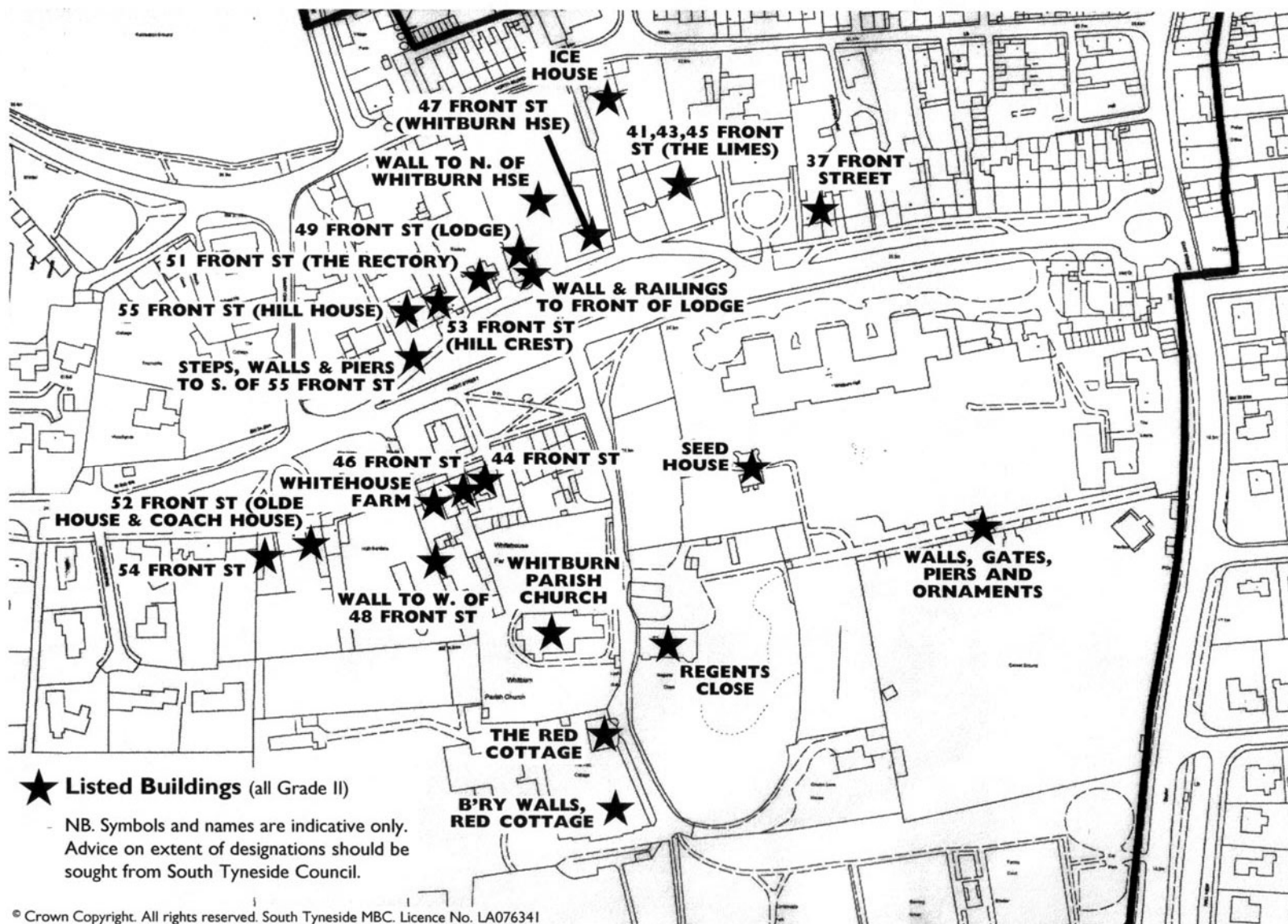
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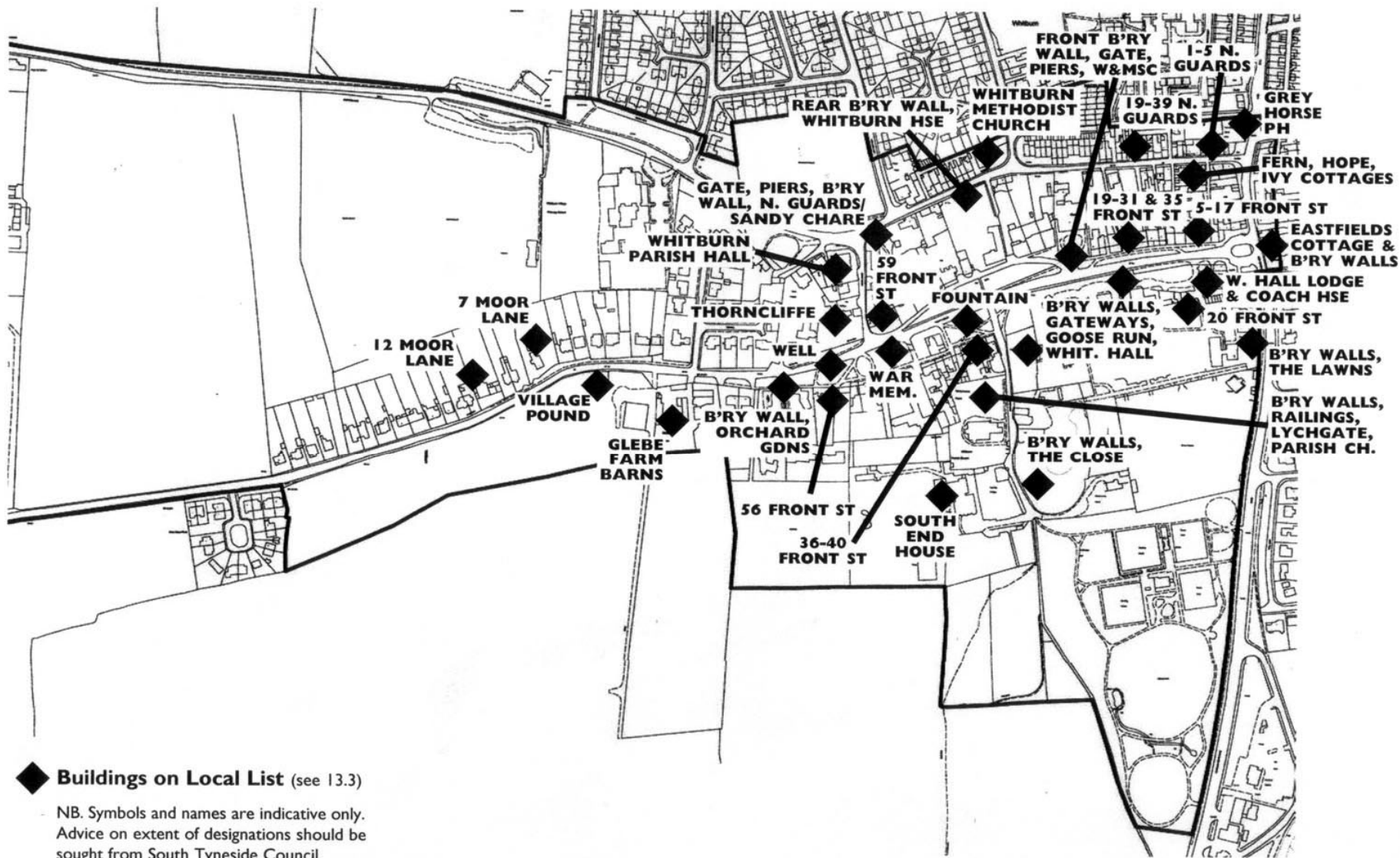
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Map 5: Listed Buildings (see page 55)



Map 6: Buildings on the Local List (see page 56)

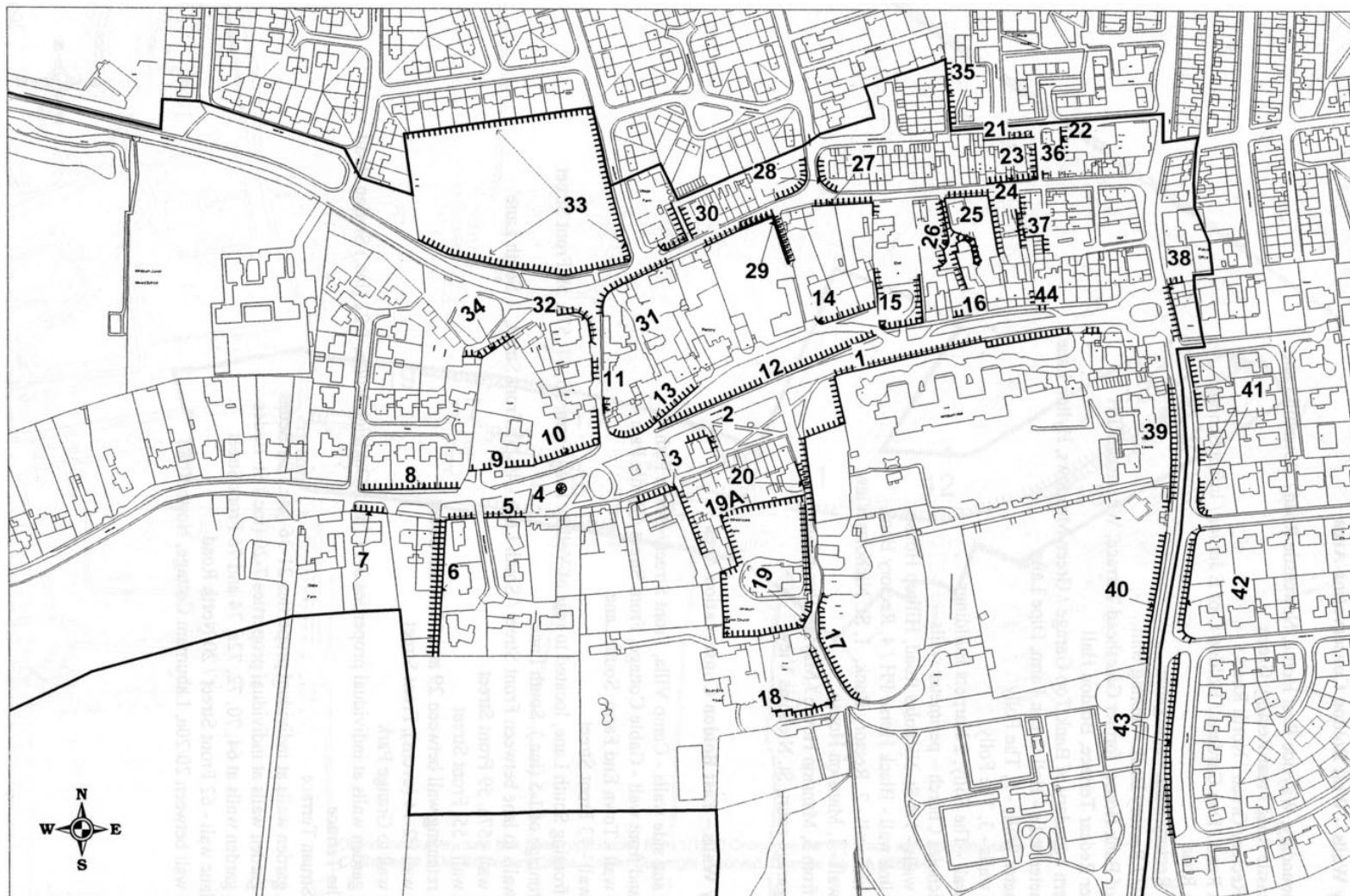


◆ Buildings on Local List (see 13.3)

- NB. Symbols and names are indicative only. Advice on extent of designations should be sought from South Tyneside Council.

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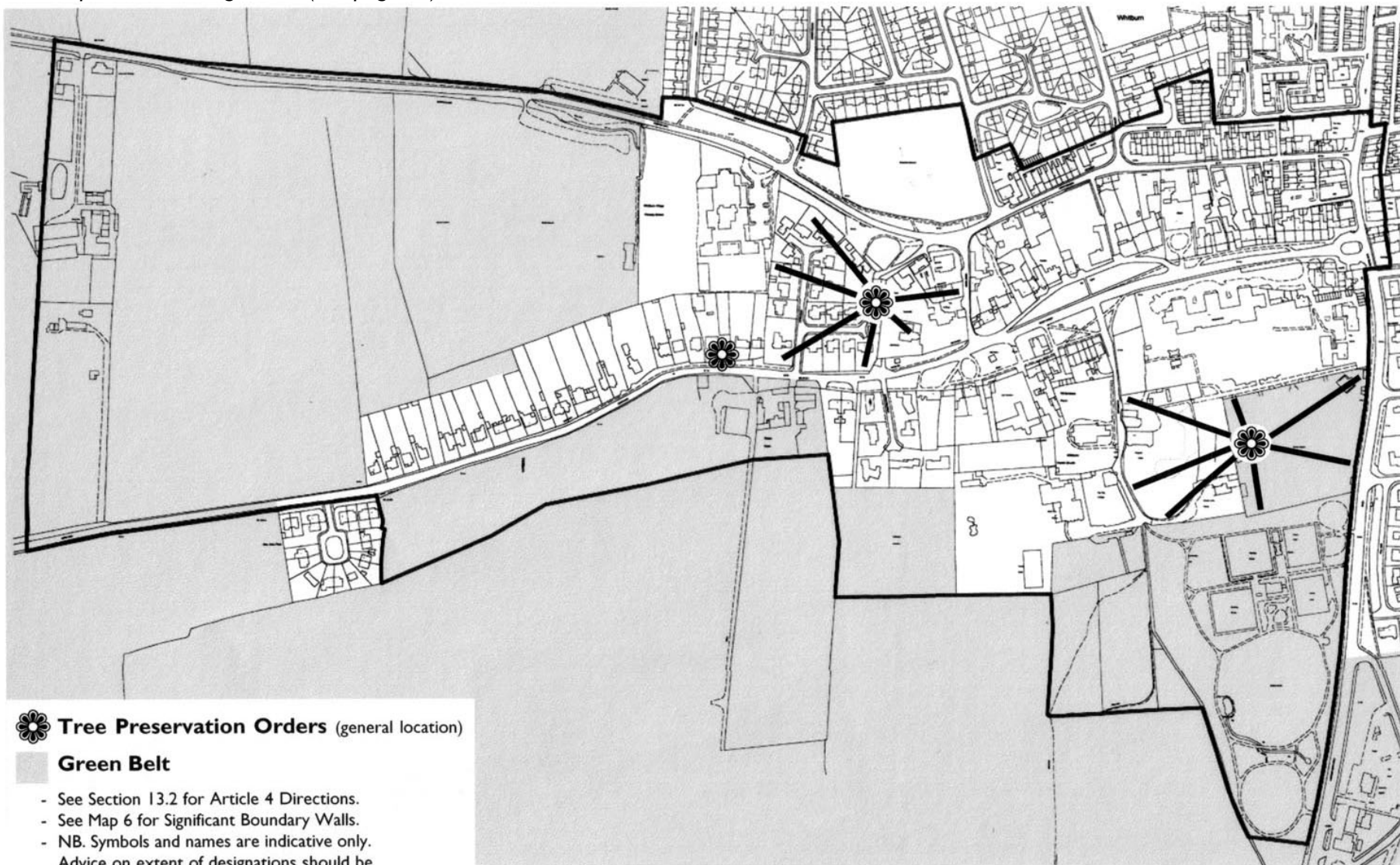
Map 7: Significant Boundary Walls (see page 57)
 (extract from South Tyneside UDP, Map ENV (D))



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— Conservation Area Boundary
 - - - Significant Boundary Walls

Map 8: Other Designations (see page 55)



 **Tree Preservation Orders** (general location)

 **Green Belt**

- See Section 13.2 for Article 4 Directions.
- See Map 6 for Significant Boundary Walls.
- NB. Symbols and names are indicative only. Advice on extent of designations should be sought from South Tyneside Council.

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Map 9: 1817 Plan of Williamson's Estate



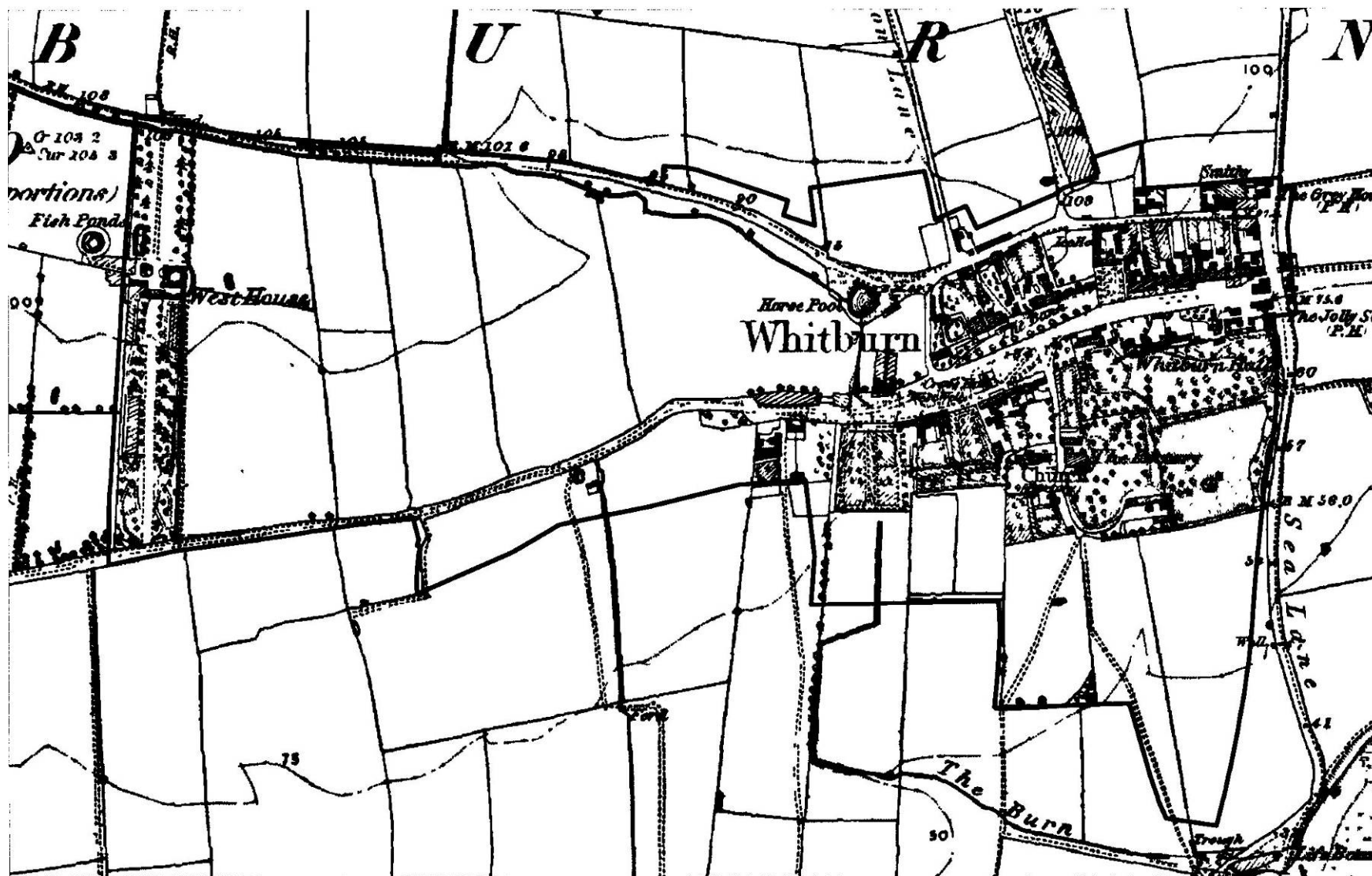
Map 10: 1839 Tithe Map



Map 11: Whitburn, 1854

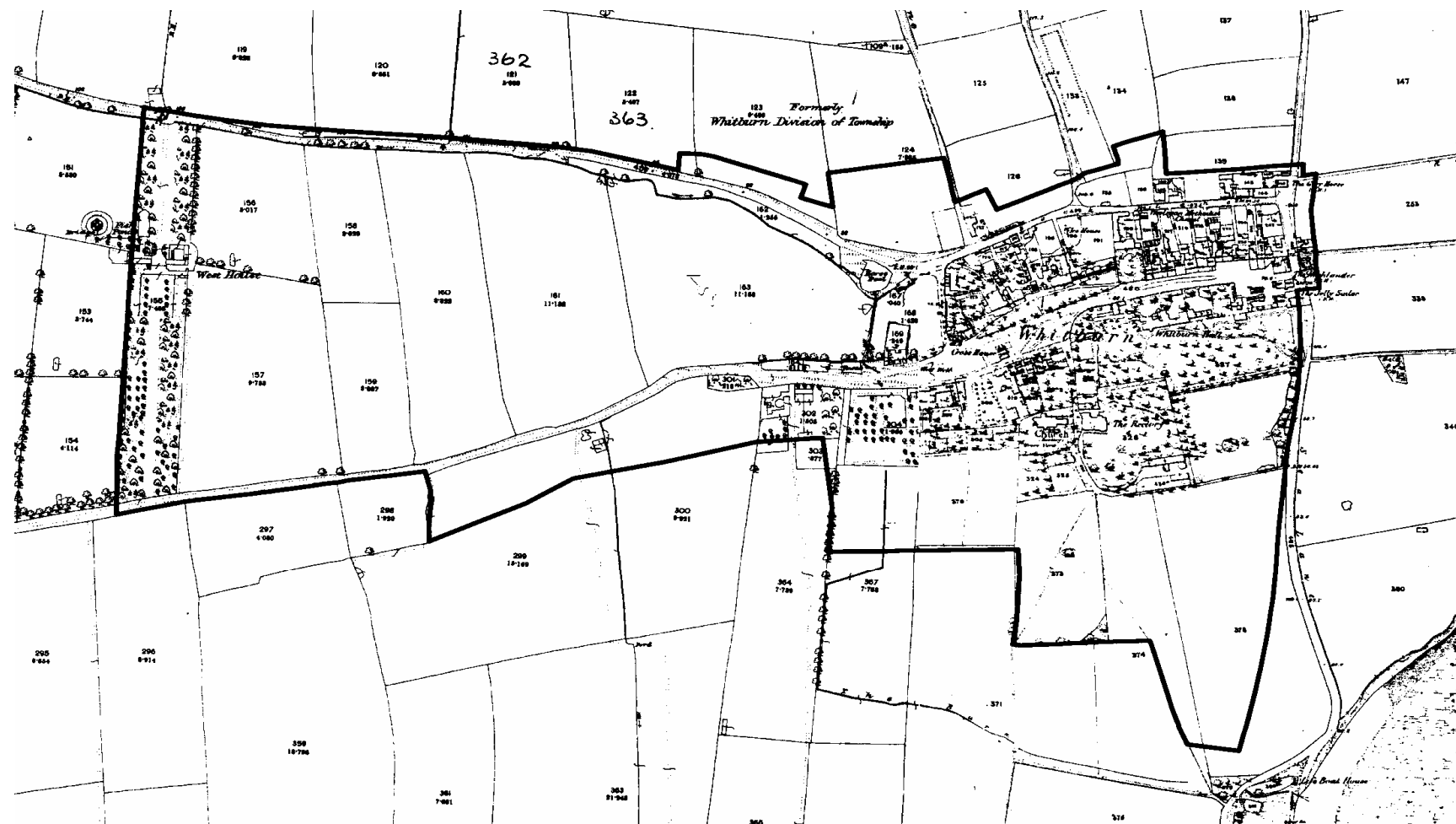


Map 12: Whitburn, 1862



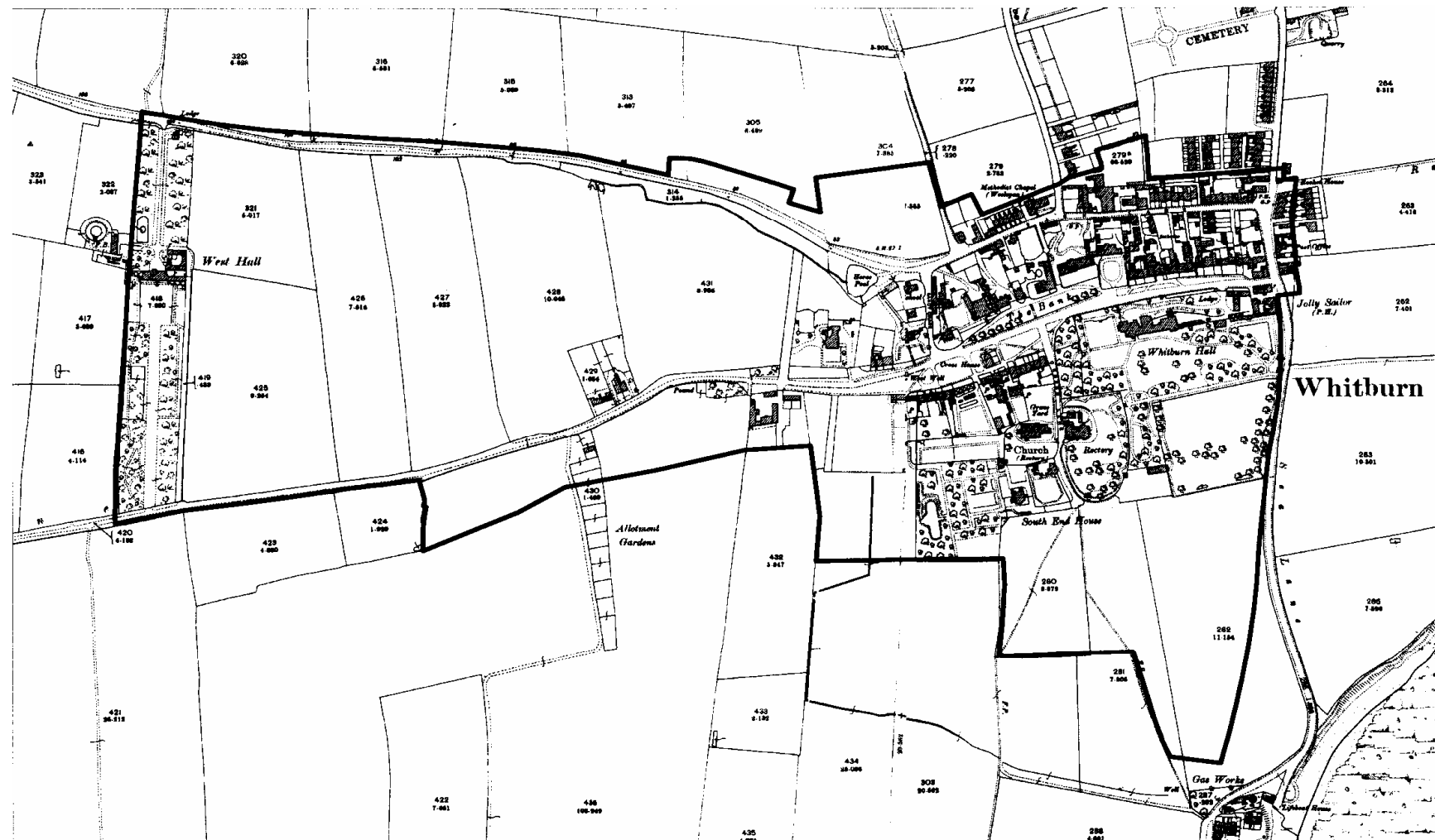
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Map 13: Whitburn, 1873



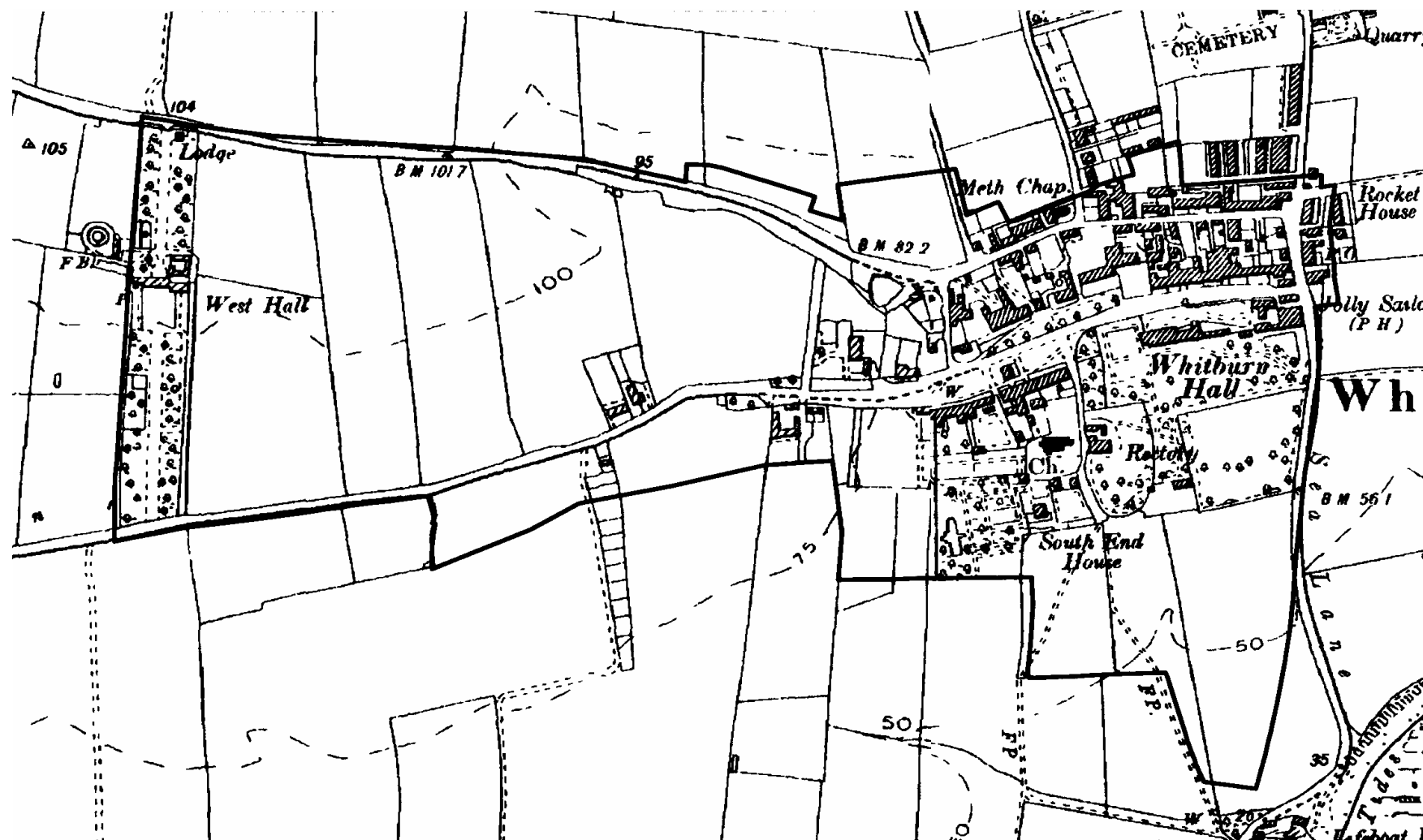
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Map 14: Whitburn, 1896



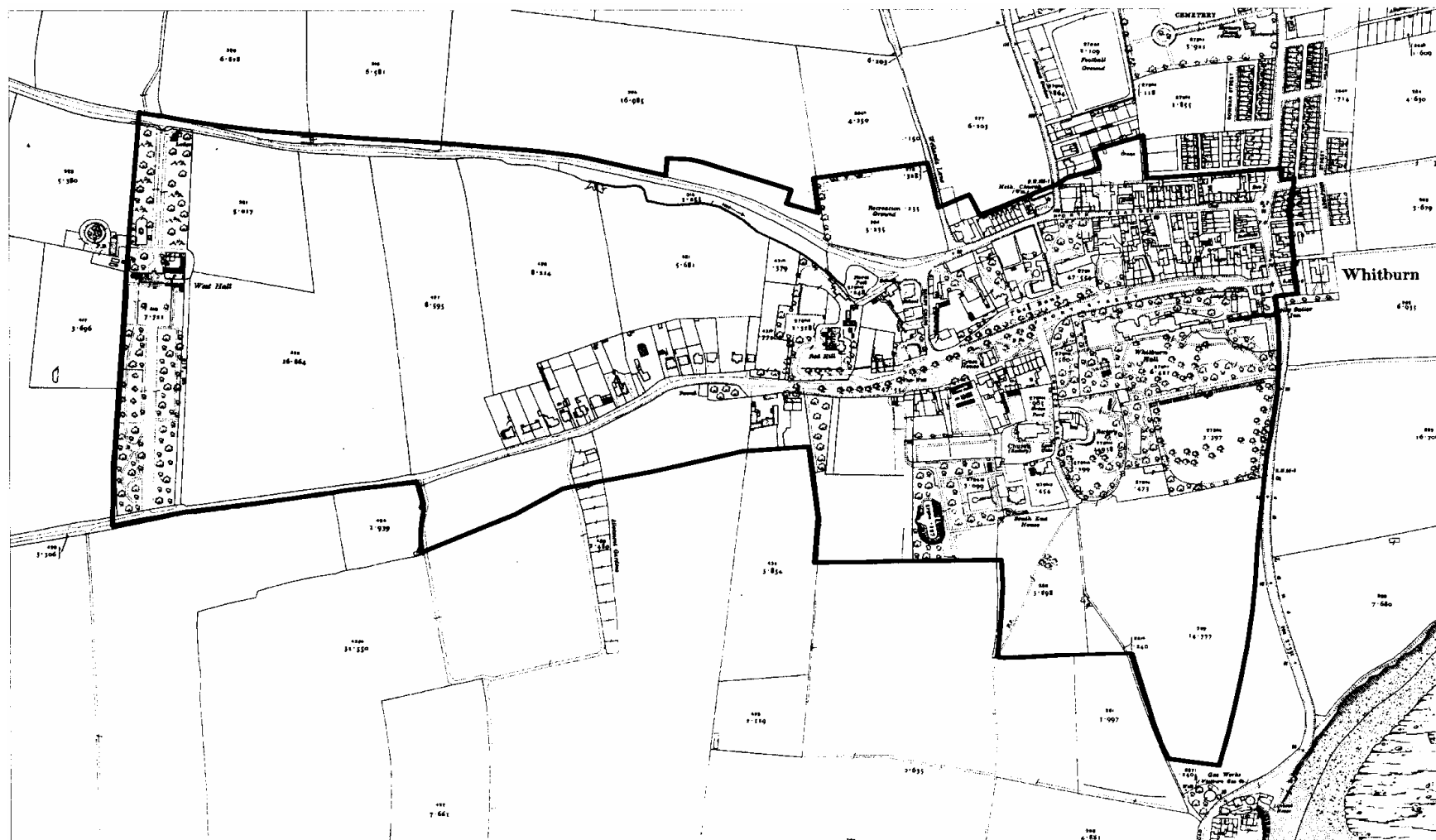
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Map 15: Whitburn, 1898



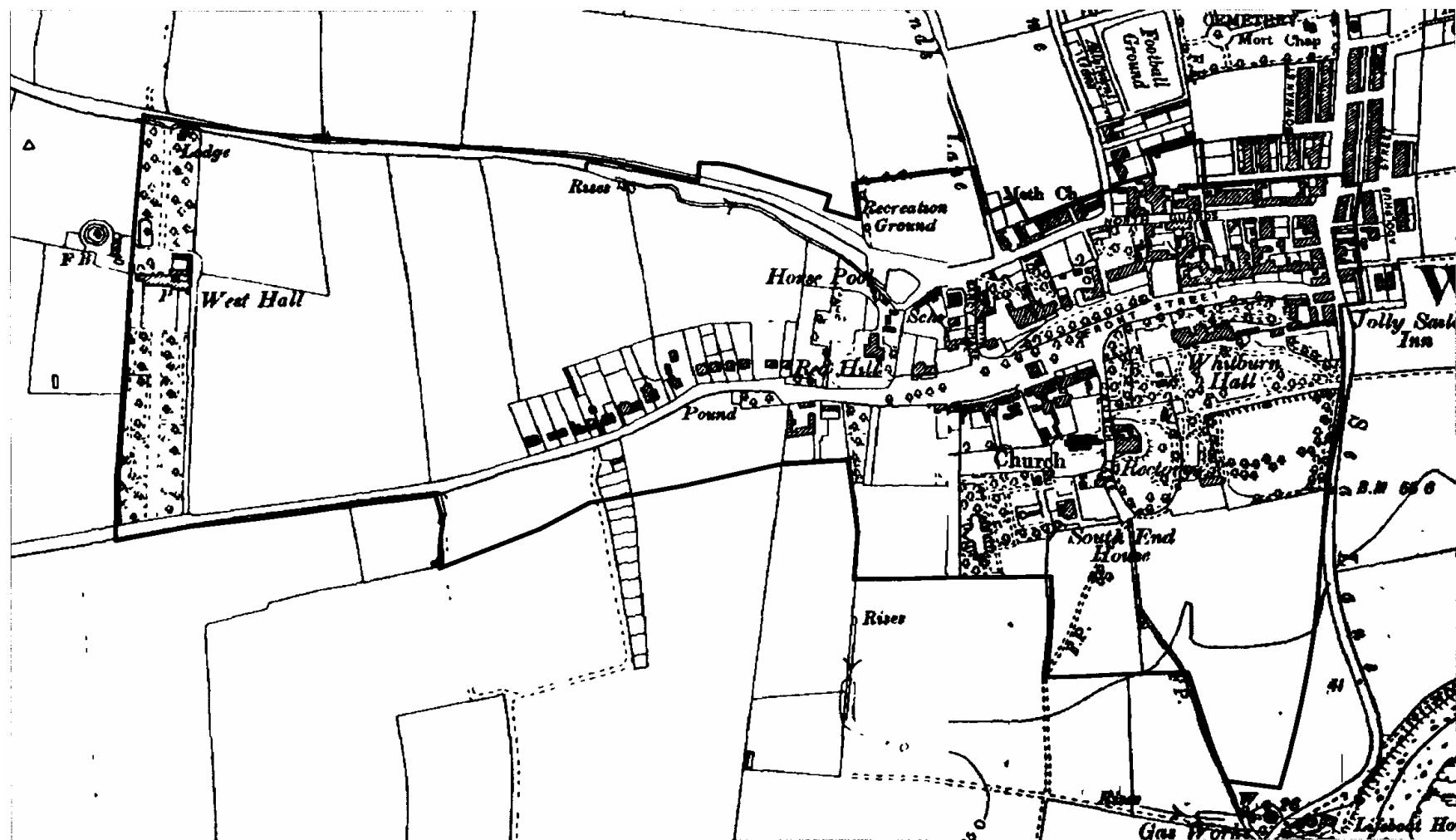
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Map 16: Whitburn, 1919



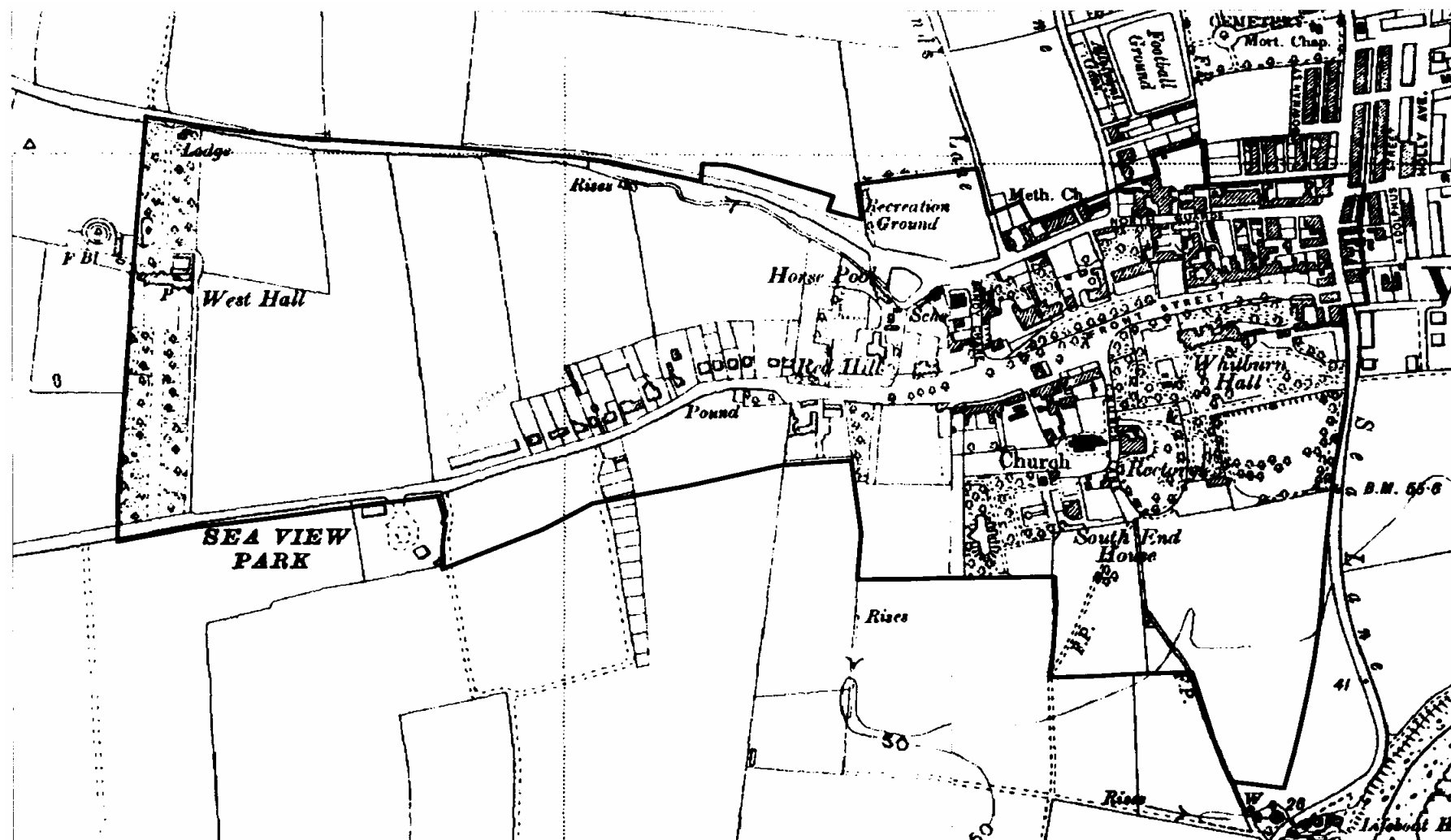
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Map 17: Whitburn, 1921



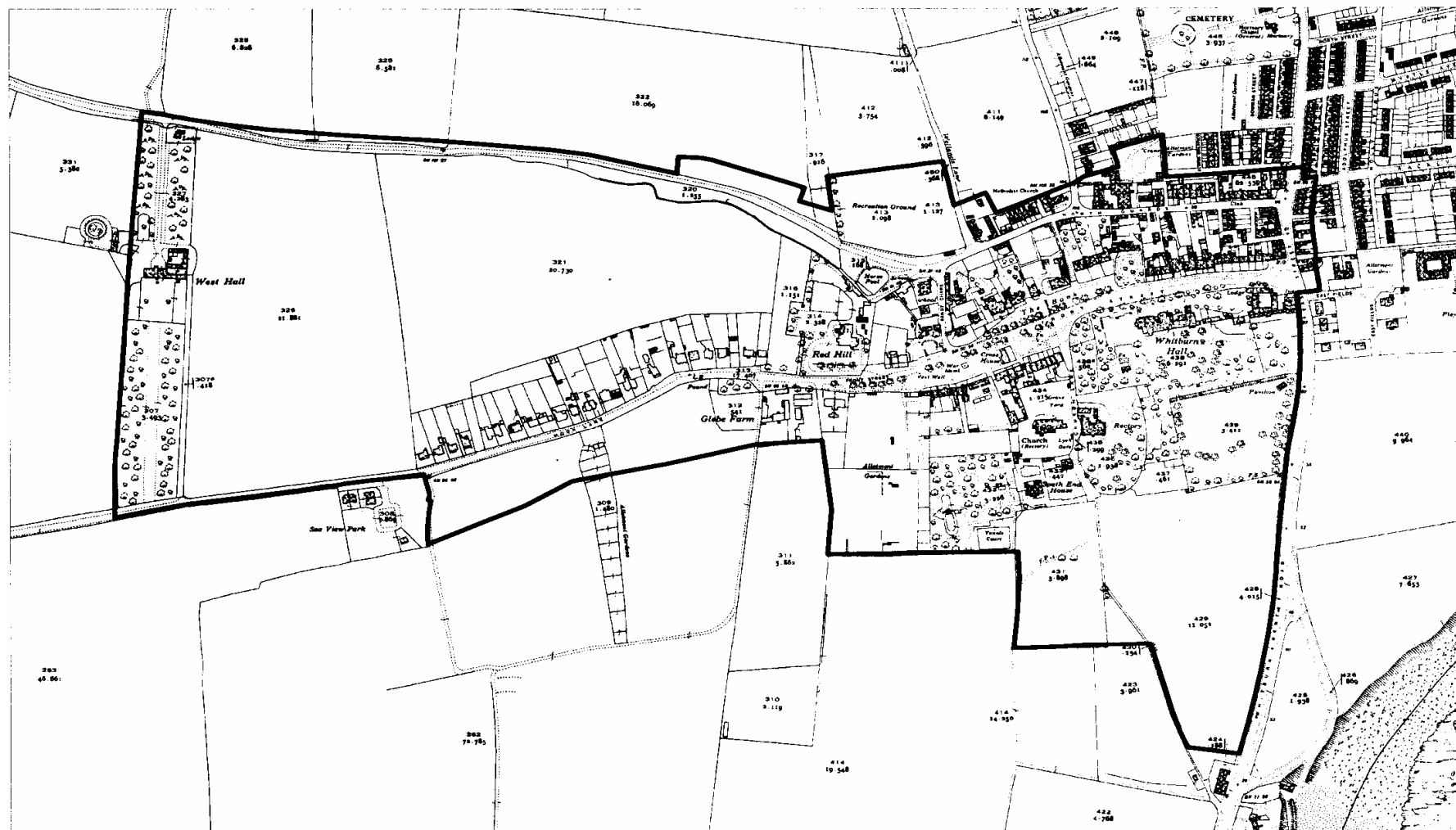
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Map 18: Whitburn, 1938



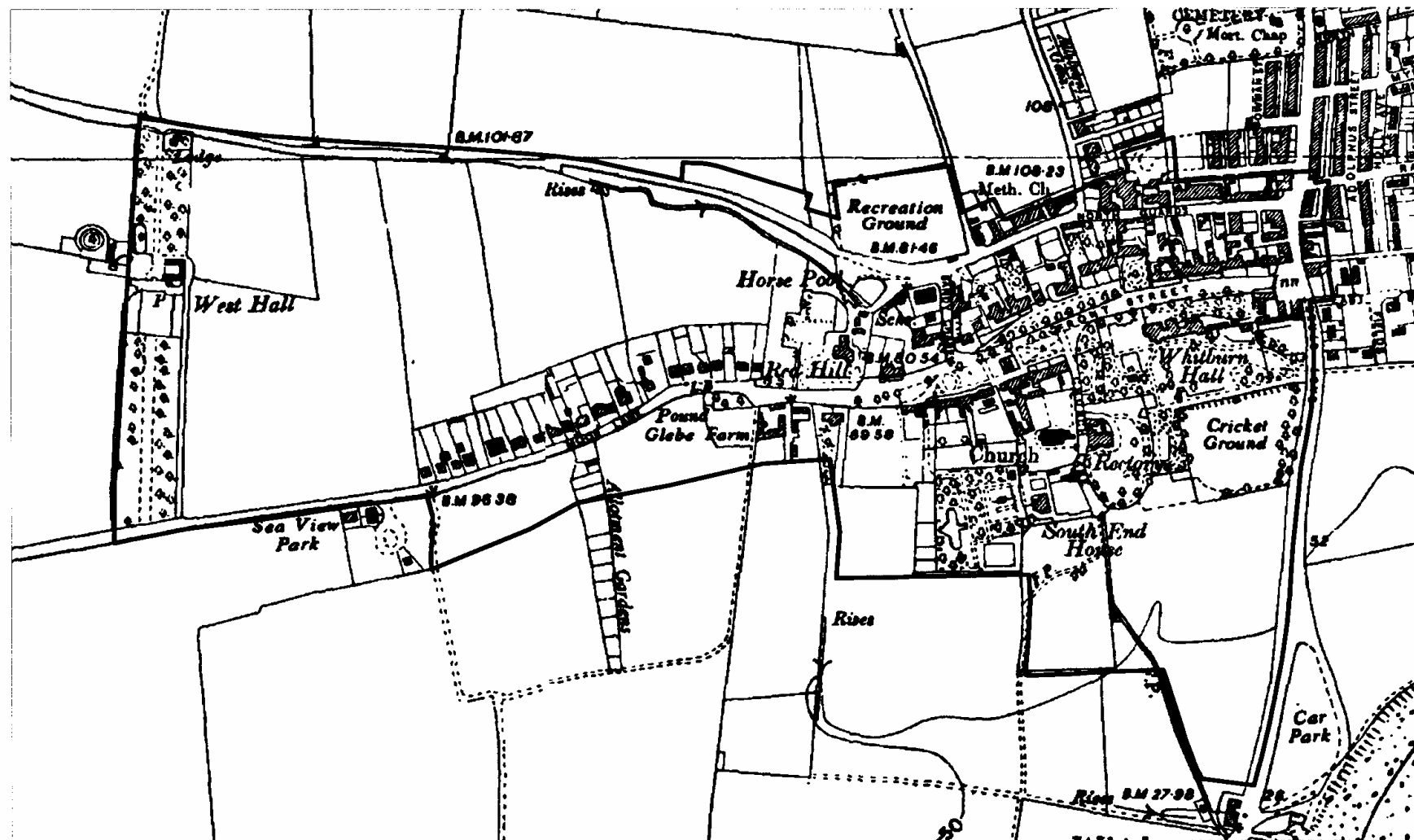
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Map 19: Whitburn, 1939



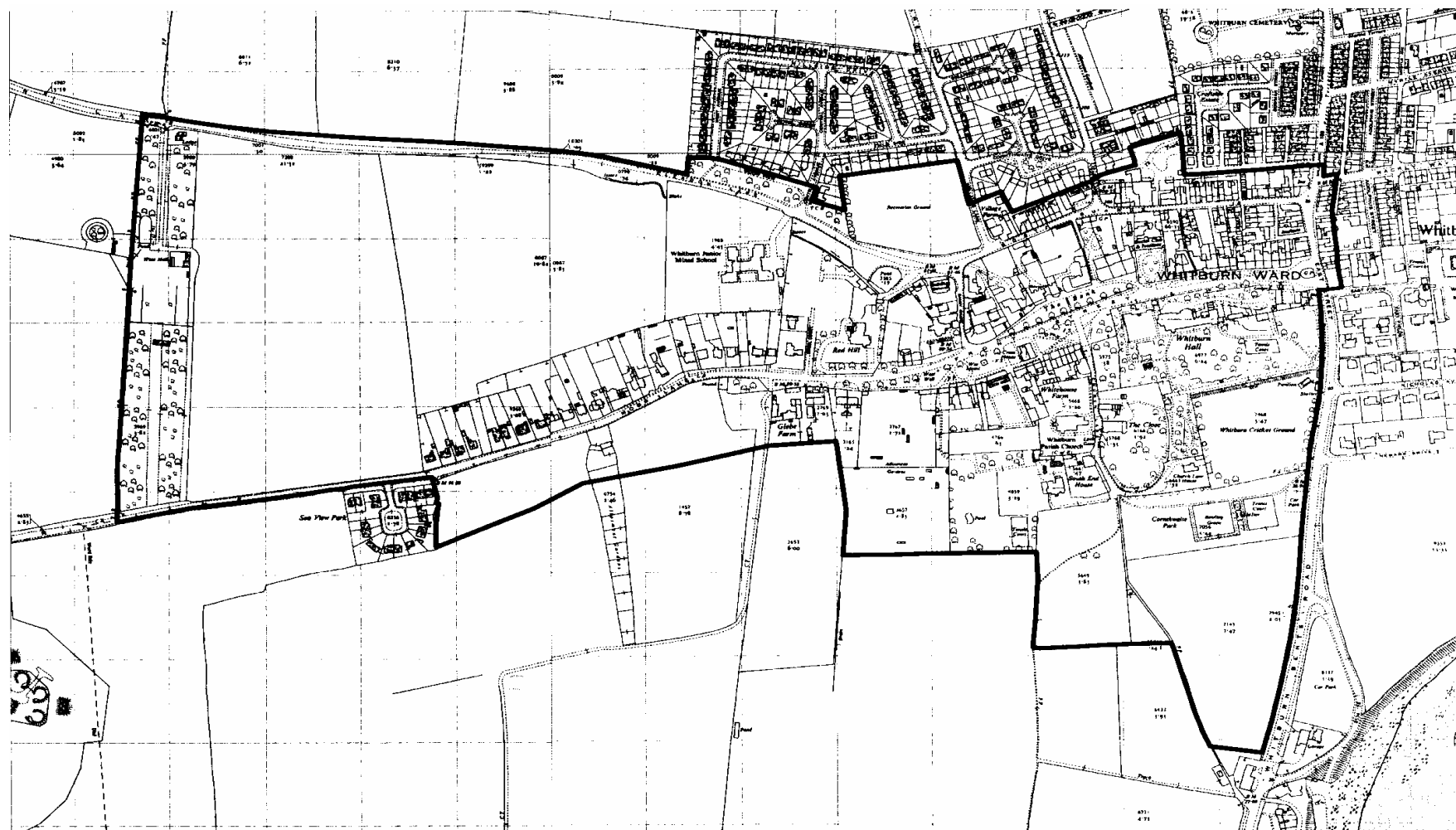
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Map 20: Whitburn, 1951



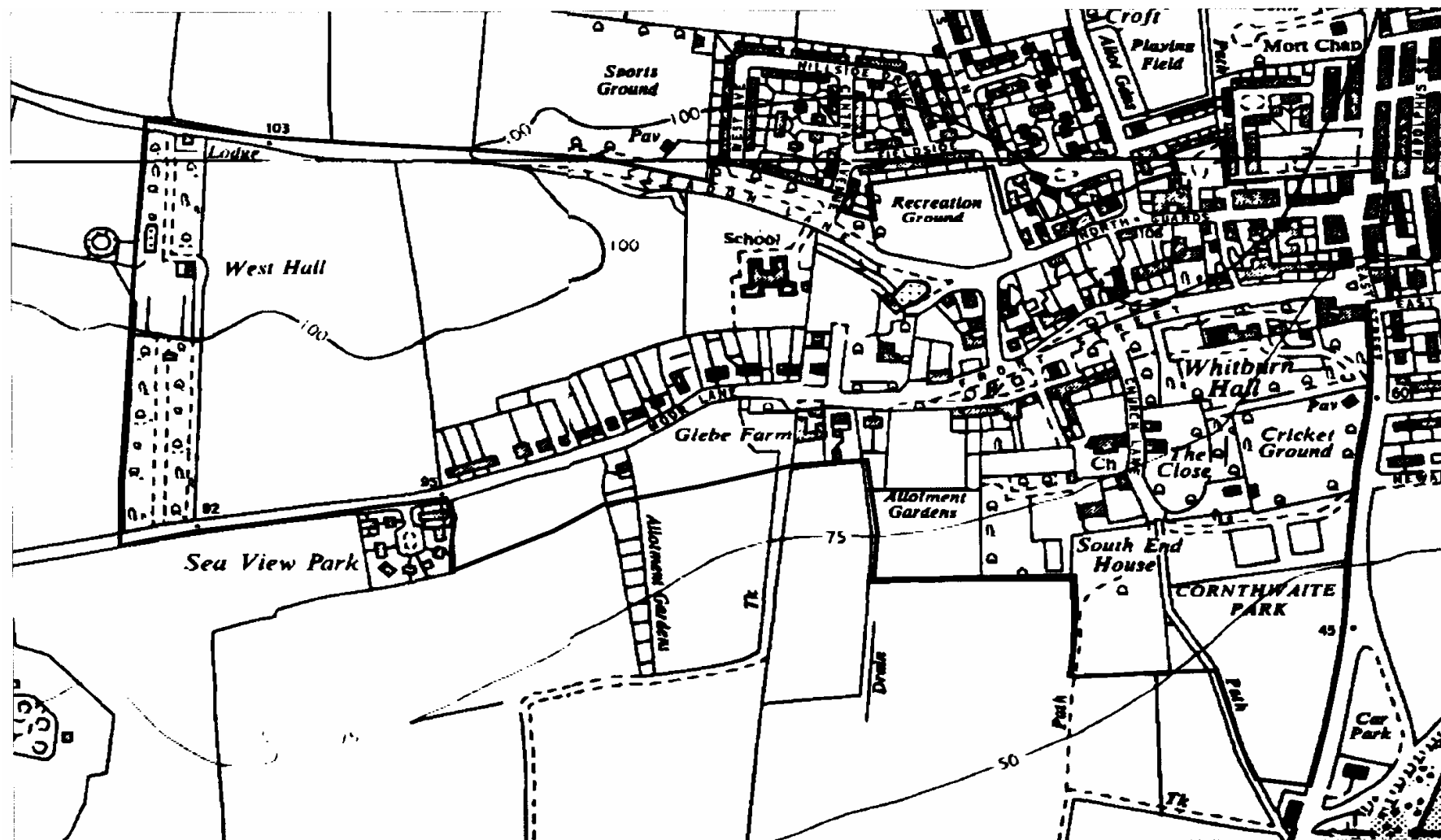
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Map 21: Whitburn, 1959



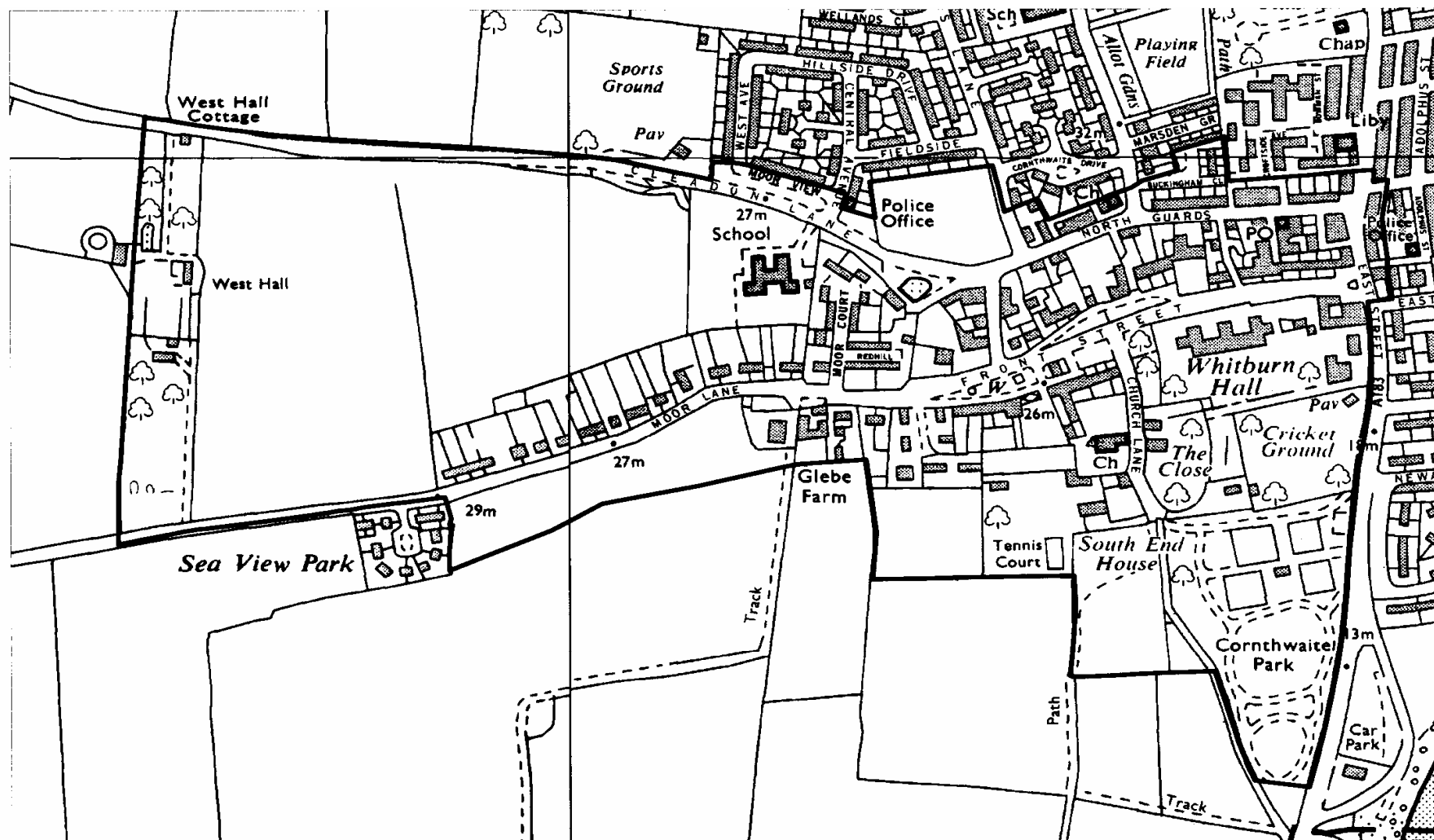
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Map 22: Whitburn, 1968



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Map 23: Whitburn, 1984



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