

ethical planning

Monkton Farmhouse

Statement of Heritage Significance

Ethical Planning (North East) Limited.

March 2025

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1. Introduction

1.1. Purpose of Statement

1.1.1. Ethical Planning (North East) have been instructed by the Applicant to prepare a Statement of Heritage Significance for Monkton Farmhouse, Monkton Lane, Monkton Village, Jarrow, Tyne & Wear, NE32 5NN. The Statement of Significance will be submitted in support of the applications for planning permission ST/0734/24/HFUL and listed building consent ST/0735/24/LBC for:

2 no. openings in southern boundary wall to incorporate pedestrian and vehicular access.

1.1.2. The Statement of Significance will focus on Monkton Conservation Area and the Grade II* Monkton Farmhouse, the proposal location.

1.1.3. Consultee feedback on the planning and listed building consent applications from the Historic Environment Officer at South Tyneside Council requests a Statement of Heritage Significance be prepared. This Statement sits alongside the Heritage Statement and Design and Access Statement which assesses the impact of the proposal on the heritage assets and their setting, and how the design borrows references from the historic landscape to better reveal the significance.

1.1.4. Chapter 16 of the National Planning Policy Framework[1] (NPPF) requires local planning authorities to take account of the significance and impact on the setting of any heritage asset that may be affected by a proposal when determining an application for planning permission. Paragraph 207 of the NPPF states that the '*level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.

1.1.5. The sustainable management of a place begins with understanding and defining how, why and to what extent it has cultural and natural heritage values. Only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm or loss.

1.1.6. The Historic England Advice Note 12, provides guidance on analysing the significance in heritage assets, it describes a staged approach to decision-making in applications affected heritage assets. Paragraph 6 outlines the stages, this Statement comprises the first two stages:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits, and

2. Understand the significance of the asset(s).

1.1.7. This Statement should be read in conjunction with the plans and other documents submitted in support of the application for planning permission and listed building consent.

[1] https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf

1.2. Research methodology

1.2.1. Annex 1 of the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance for Historic Environment Desk Based Assessment (December 2014, updated January 2017) provides guidance on sources of historic information ranging from archaeological databases, historic documents and map resources. The following resources have been identified in particular:

- Heritage Gateway
- Local authority records including archival images
- 1982 recording of Monkton Farmhouse undertaken by DC Kear.
- Site survey - a site walkabout including photographic survey has been undertaken. .

1.3. Location of Monkton

1.3.1. Monkton sits between the former shipbuilding and mining villages of Jarrow and Hebburn and is part of South Tyneside district. The village is flanked to the east, south and west by mid-late twentieth century housing and other development. To the north is a large area of fields and amenity open space, formerly the Monkton slag heap.

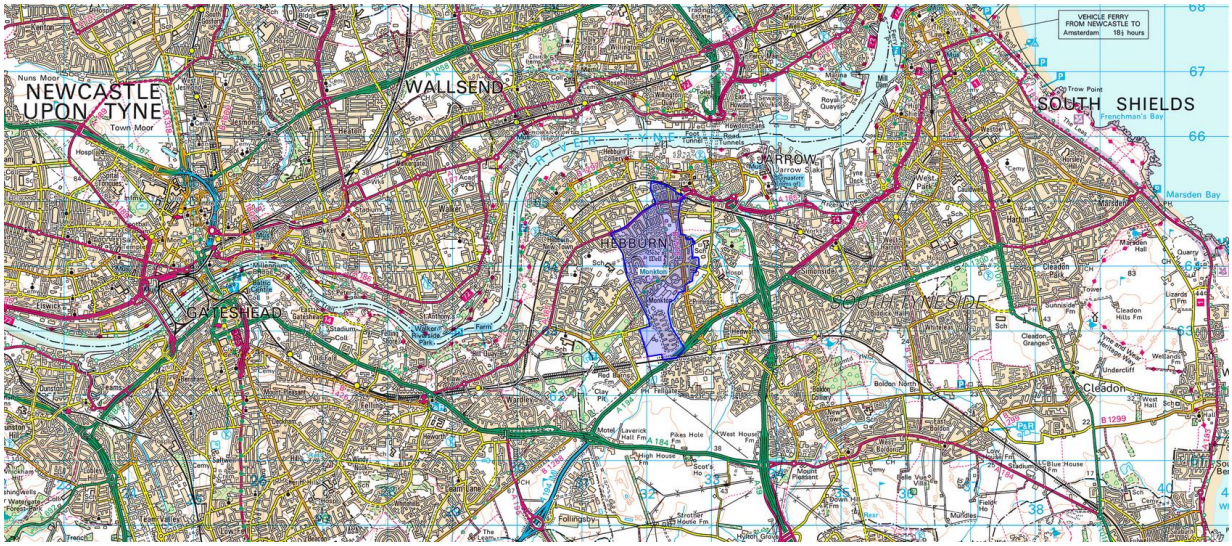


Figure 1 Location of Monkton

2. History of Monkton and map regression

2.1.1. The website twsitelines.info[2] records the origins of the settlement. *The first reference to Monkton (Munecatun) dates from 1074-80, when it and the other vills dependent on Jarrow were given by Bishop Walcher to Aldwin and his companions* to assist them in the reconstruction of St Paul's church of Jarrow. It thus became the property of the prior and convent of Durham (of which Jarrow was a cell), and later the dean and chapter of Durham.

2.1.2. Historic mapping, provided at Figures 2 to 7 below depicts Monkton Farmhouse in its immediate landscape from 1865 to date. The Monkton Conservation Area Character Appraisal (March 2006) describes the historical development of Monkton and recognises three distinct phases:

Agricultural roots

2.1.3. Monkton's early roots are agricultural, with the settlement based on four farms of which Monkton Farm is one. Tenant farmers leased the land and buildings from the Dean and Chapter of Durham. This agricultural character can be seen with the strong linear, introspective development pattern based on farmhouses and land behind.

Nineteenth century industrialisation

2.1.4. By the time of the first mapping in 1856 (Figure 2) the industrialisation of the area was well underway. In 1826 a railway opened from Springwell Colliery to Jarrow Staithes. A colliery wagonway, it skirted the southern edge of Monkton, crossing Monkton Lane twice by level crossings. By 1855 the wagonway was 15 miles long and handling over 1 million tons of coal a year.

2.1.5. The coal industry defined another significant feature, a large slag heap to the north. Waste from the smelting of iron ore for Palmers Shipyard began being dumped in open fields to the north of the village. The proximity of the slag heap to Monkton Farmhouse can be seen on Figure 5, the coke works closed in 1990 by which time work had begun to reclaim the land as Campbell Park / Bedeswell Park.

[2] Monkton village | sitelines.newcastle.gov.uk



Figure 2 Ordnance Survey Map 1856 Source: NLS 2025



Figure 3 Ordnance Survey Map 1895 Source NLS 2025

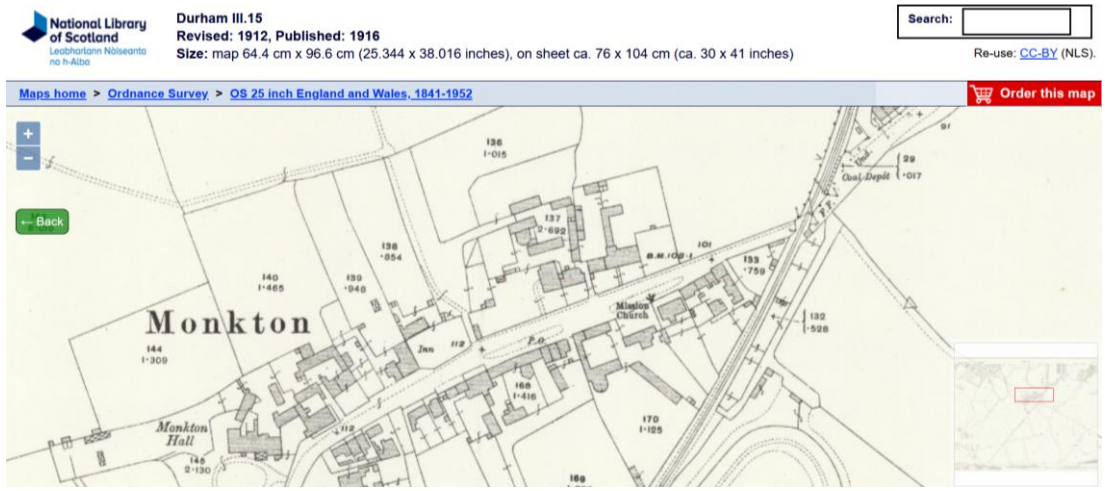


Figure 4 Ordnance Survey Map 1912 Source NLS 2025

2.1.6. Twentieth century infill development is first seen to the east of Monkton Farmhouse (Figures 5 and 6) before an infill adjacent to the Farmhouse itself (Figure 7) overlaying Monkton's medieval development pattern and irreversibly urbanising the village. High Back Close is a large late twentieth century housing development on agricultural land previously part of Monkton Farm. At the west end of High Back Close, some of Monkton Farm's historic out buildings have been converted to residential use.

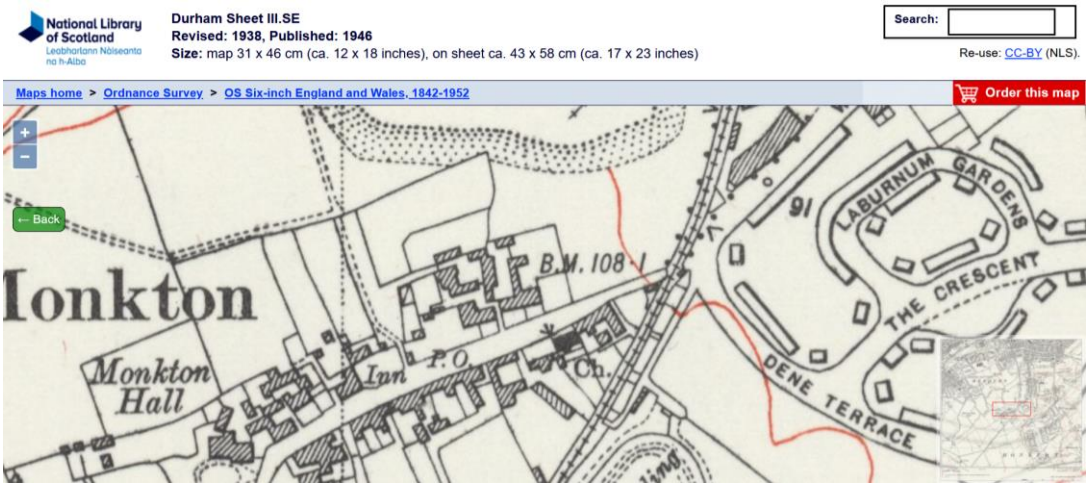


Figure 5 Ordnance Survey Map 1938 Source NLS 2025

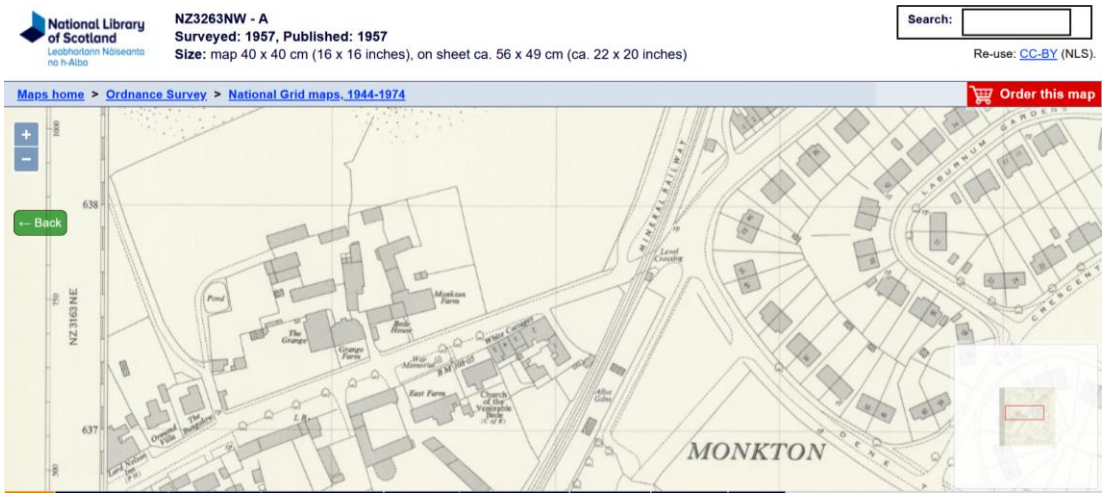


Figure 6 Ordnance Survey Map 1957 Source NLS 2025

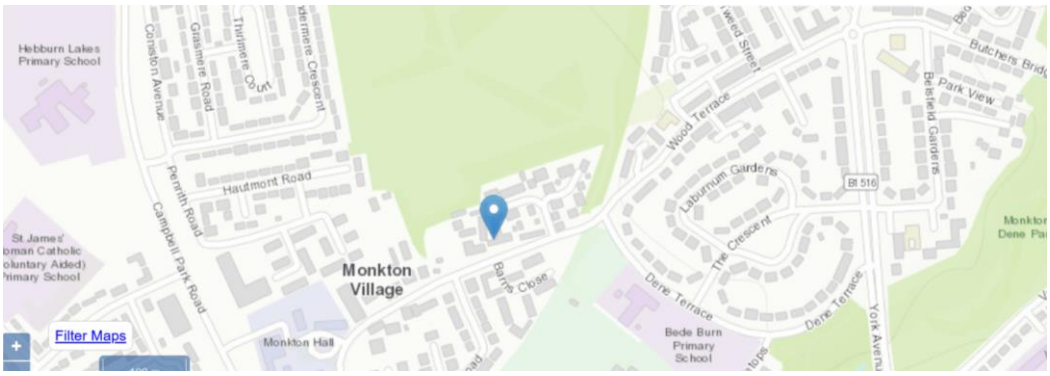


Figure 7 ESRI mapping 2025 Source: NLS 2025

3. Heritage assets

3.1.1. Figure 8 is taken from the Monkton Conservation Area Management Plan (2010) and shows the various heritage assets within the Conservation Area. Monkton Farmhouse itself is Grade II* listed and is located within the Monkton Conservation Area.

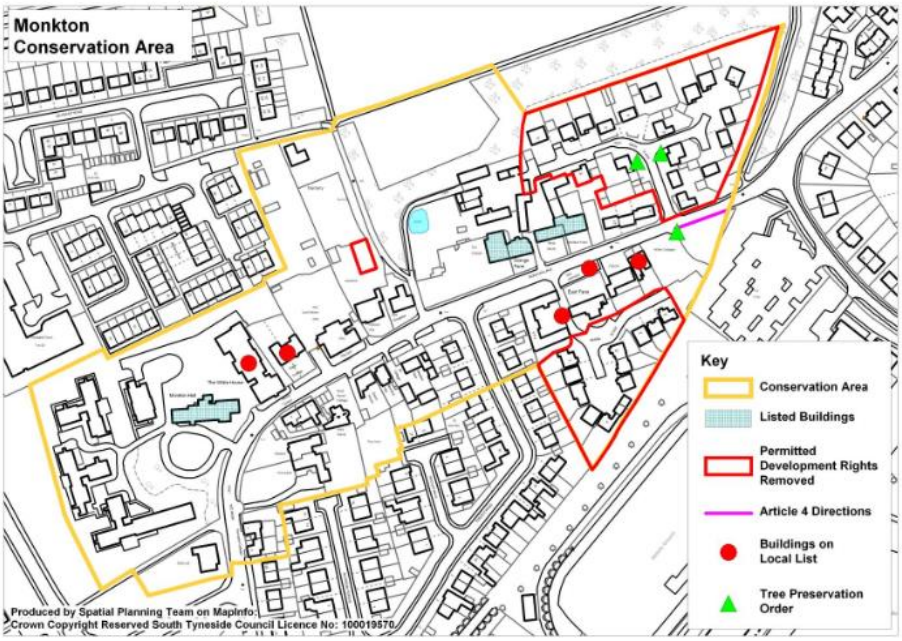


Figure 8 Monkton Conservation Area, mapping heritage assets Source: Monkton Conservation Area Management Plan 2010

3.2. Monkton Conservation Area

3.2.1. Monkton Conservation Area was designated in 1975. The first stage of its management, a Character Appraisal was adopted in March 2006. The Appraisal sits alongside the Monkton Conservation Area Management Plan adopted in March 2010. The Management Plan encourages *the Local Authority, developers, development professionals (e.g. planners, architects, landscape architects, highway engineers) and the local community to engage in the preservation and enhancement of the local historic environment. This will help enhance the special character and appearance of this important heritage asset.*

3.2.2. The conservation area, mapped at Figure 8 is described as:

A delightful collection of farms, houses and associated development from the seventeenth to twentieth centuries which line a single street, Monkton Lane. Surrounded by later development and a large park, Monkton retains a well-defined character of great charm and interest, with its rural origins still very clear. New residential development and the re-use of redundant farm buildings have added to the mix, creating an intimate and highly attractive enclave amongst the wider suburban spread of Jarrow and Hebburn.

3.2.3. The conservation area is constrained by the road network, housing estates, Monkton Hall to the northwest and Campbell Park to the north.

3.2.4. The 2006 Appraisal provides an assessment of the significance of the Monkton Conservation Area, outlining those elements which contribute to the character of the settlement and add to its evidential, historic, architectural and cultural value. In summary these are as follows:

- **Variations in scale, layout, height and building line** create character across the Conservation Area. A noted dominance of two storey 'domestic' detached properties with pitched roofs. Single storey or one and a half storey buildings are more typically extension or older outbuildings. Most buildings face Monkton Lane with long rear plots behind, the vista widens out towards the east and north of Monkton Lane reflecting an older building line visible on the first Ordnance Survey map. Farm layouts follow a similar pattern, with farmhouses facing Monkton Lane, there are a variety of out buildings and agricultural barns behind. In combination the variety strikes a good balance between individuality and uniformity along the street.

- **Unifying role of linear features** – green verges, rows of trees, Monkton Lane and boundary walls.

- **Uniformity of material palette** – stone walls, pitched roofs, plain eaves, vertical window openings. A dominance of high quality natural materials including sandstone and brick, roofs of clay pantiles, stone and Welsh slates. The patina of time has left its mark, with materials weathering and maturing to create a richly textured grain.

- **Attention to architectural details** such as porches, chimneys, rooflights, fanlights, windows, door cases, joinery, ridge tiles, finials, rainwater goods, chimney pots and railings and **fine examples of architectural style**.

- **Dominance of residential** use, buildings and land originally in agricultural use have predominantly been converted to housing.

- **Key views.** Monkton Farmhouse is located in the 'East End' of the Conservation Area. Views into the area are described as *'long and inviting'*. Grass verges provide a strong link to the rural origins. On both sides of the road are matured rubble stone boundary walls.

- **Group value** – there are four listed buildings in a row at the core of the village – Monkton Farmhouse, Bede Cottage, Grange Farmhouse and The Grange. Together with their outbuildings, gardens and farmyard, they define the agricultural origins of the settlement.

3.2.5. Bede Cottage (also Grade II*) adjoins Monkton Farmhouse and shares a common footway entrance. Bede Cottage is described in the Character Appraisal as follows:

This interesting mid seventeenth century building and its outhouses demonstrate a much older, more rustic, vernacular character, being lower, in rubble stone throughout and with water tabling to the Welsh slate roofs. The front elevation has two large chamfered stone mullion windows, and a low, wide four-plank flat arch door, all with label moulds. The mature front garden has stone-flagged footpaths and well-weathered boundary / sub-division walls with characteristic triangular cope stones. These are some of the oldest buildings unharmed by modern alterations in the area, and their rich maturity and integrity front-and-back contributes to one of the most charming and characterful groups in the conservation area.

3.3. Archaeological Significance

3.3.1. The Management Plan notes the central core of Monkton Conservation Area has high archaeological significance, and is designated an Area of Potential Archaeological Importance. There are no archaeological investigations recorded at Monkton House.

3.4. Monkton Farmhouse

3.4.1. Planning permission was granted in July 1989 (ST/0418/89/DM) for the proposed 'change of use of Monkton Farm and Bede Cottage from a single dwelling to two separate dwellings'.

3.4.2. Monkton Farmhouse was amongst the first properties in the UK afforded protection through listing. A copy of the list entry is provided below:

*Grade: Grade: II**

List Entry Number: 1355094

Date first listed: 18-Jan-1949

Date of most recent amendment: 26-Feb-1985

List Entry Name: MONKTON FARMHOUSE

MONKTON FARMHOUSE, MONKTON LANE

House, formerly farmhouse. Mid C18. Ashlar sandstone; Welsh slate roof; repaired brick gable. 2 storeys, 3 windows. Central 8-panelled door in Tuscan doorcase of stone; sash windows in raised surrounds have rusticated lintels imitating voussoirs, east gable has 2 high narrow widows; rear off- shot raised to 2 storeys. End brick chimney. Interior: staircase dogleg with local characteristic of diminishing balusters at the turn; 2 turned balusters to a tread. Historical note. Re-used lintel-stone in wall over door has inscription 'RFA' '1740' flanking arms of Cock family. Richard and Ann Forster were tenants and occupiers in 1740. Information from D Kear.

3.4.3. Note the Listing incorrectly states 3 windows on the first floor, there are 5 windows.

3.4.4. Research findings by DC Kear published in Archaeologia Aeliana, the journal of the Society of Antiquaries of Newcastle upon Tyne (5th series, vol 12, pp181-208) in 1982 provide a recording of Bede Cottage and Monkton Farm. The recording includes a detailed survey of the standing buildings and history of its tenement holding,

3.4.5. Monkton Farm is built in symmetrical Georgian fashion, comprising five bays in two storeys with a central Tuscan style doorway with 8 panel door opening into an entrance lobby. Built of sandstone with a Welsh slate roof, stone water tabling with kneeler blocks, brick chimneys and brick gable end repairs. It is undoubtedly handsome.



Figure 9 Photograph front of Monkton Farmhouse (February 2025)

3.4.6. The front is ashlar whilst the side and rear are coursed rubble. Rainwater goods including gutters, hoppers and downcomers (drain pipes) are not designed to be prominent decorative features. The tall sliding sash windows to the front elevation have horns and exposed weight boxes.

3.4.7. Kear (1982) dates the building to circa 1740 which marries with the stone above the doorway containing the letters RFA, a coat of arms and the date 1740. The proportions of the stone suggest it may well have been employed elsewhere, potentially as a lintel but it is well set in its surround.

3.4.8. The essential fabric of the building appears to be a single-period build, although certain features such as the window frames are likely nineteenth century (or newer) additions. An out shut to the rear was built under a separate roof, originally a single storey by 1982 Kear notes a modern brick addition at first floor level (now incorporated into the listing).

3.4.9. To the rear Kear identified a group of small vernacular single storey outbuildings comprising a late eighteenth century barn as well as a stable, byre, cart shed with a granary, and additional livestock and storage buildings which he dated to the early to mid-nineteenth century (1982, p. 200).

3.4.10. Kear's research extended to the ownership/tenancy/occupiers of Bede Cottage/Monkton Farm which makes for an interesting social history account. He was able to trace back to 1495, recording successive generations of tenant farmers from the Brompton family until the early seventeenth century. In 1628, the tenancy passed to Thomas Cocke, a merchant from Newcastle whose inventory showed a greater emphasis on domestic comforts than agricultural equipment. Another merchant, Robert Crisson, took over the tenement in 1646, his widowed wife later marrying Jacob Blenkinsoppe who in 1651 assigned half his holding to a Thomas Davison. Davison would become an Alderman of Newcastle upon Tyne and later its Mayor, the Davison family retained the tenancy until 1703 when it was taken over by the Forsters. By 1740, the date on the stone above the front door of the current Monkton Farmhouse, four generations of Forsters had lived there.

3.4.11. Having researched Monkton Farmhouse, Kear concludes: *'there is no direct link between the surviving buildings and the documentary sources. No reference has yet been located indicating the quality of habitation at any time, nor any account describing alterations, additions or renovations'.*

3.4.12. Any information in respect of changes is therefore to be gleaned from pictorial records and the planning application history on South Tyneside's records.

3.4.13. Immediately to the front of the house is an area of garden. Access to the property is via a footpath shared with Bede Cottage from Monkton Lane, the footpath itself passes through the front garden of Bede Cottage, before splitting and following close to the frontages of the buildings. The path continues to access a walled yard to the east of the property. From the earliest Ordnance Survey the map a yard east of the farmhouse is shown, it appears larger than the current walled yard.

Boundary walls

3.4.14. The earliest pictorial records found date to the early 1900's (Figures 10 and 11). These images show the boundary walls of Bede Cottage, Monkton Farmhouse and beyond of varying heights fronting Monkton Lane.

3.4.15. We can see railings running adjacent to and perpendicular to the road, these appear to demarcate the land between Bede Cottage and Monkton Farmhouse to the right of the shared access – this shared access is seen from the earliest Ordnance Survey map. Beyond a wall is visible running perpendicular to the road but it is not possible to confirm the building line from this images.

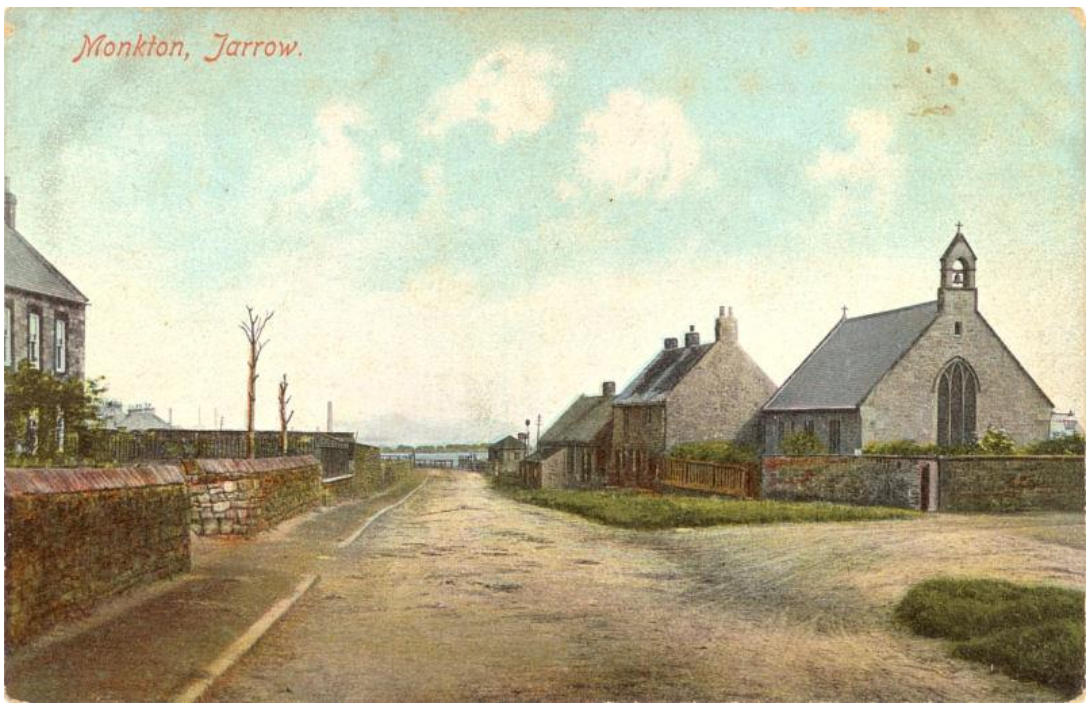


Figure 10 undated postcard (but thought to be early 1900's) Source: http://picturesofgateshead.co.uk/postcards_southtyneside2/index.html



Figure 11 Monkton Farmhouse early 1900's Source: https://southtynesidehistory.co.uk/archive/postcards/postcards-jarrow/1718549-monkton-jarrow-on-tyne?q=monkton

3.4.16. By 1977, a picture of Monkton Farmhouse, appears to show the lowered wall, neatly backed by a hedge. There are no railings visible.



Figure 12 Monkton Farmhouse 1977 Source: https://southtynesidehistory.co.uk/archive/photographs/architecture/houses/626660-house-in-monktvillage?q=monkton#prettyPhoto

3.4.17. A further image containing sections of boundary wall has been examined and is provided at Figure 13, this is dated to circa mid 1980's. Figure 13 confirms a wall marking the shared access into the properties. Beyond, a wall section abuts the property, the stone work is poor quality construction and the pattern is different from the wall today, a palisade fence disappears into vegetation.



Figure 13 Photograph of Monkton Farmhouse c.mid1980's

3.4.18. In his recording Kear notes railings atop the front lowered wall.

Wall fronting Monkton Lane – west section 'railings section'

3.4.19. Monkton Farmhouse sits behind a deep garden with rubble stone boundary walls topped with railings (Figure 14). Vegetation obscures Monkton Farmhouse from making the dominant statement it once did. The wall itself is in moderate condition.

3.4.20. There is no mention of the boundary wall in the formal listing, but it is described in the Character Appraisal as '*reduced in height and topped with flat stone copes and formal railings'.*

3.4.21. Based on the map and pictorial records this section of wall appears to follow the same building line, there is also evidence of consistency in terms of its height and coarse stone construction although it hasn't always featured railings.

3.4.22. A review of recent planning history reveals the wall is considered to be curtilage listed,

3.4.23. In 1984 permission was granted for the: 'Erection of 1m high boundary wall with 900mm high fencing and repointing existing boundary wall and reset copings' (ST/0763/84/DM).



Figure 14 Monkton Farmhouse viewed from Monkton Lane (February 2025)

Wall fronting Monkton Lane – east section ('higher section')



Figure 15 Monkton Farmhouse from Monkton Lane - wall section (February 2025)

3.4.24. The higher section of rubble stone wall topped with flat stone coping to the east of the house (Figure 15) is not mentioned in either the listing or the Character Appraisal.

3.4.25. The wall is in a good state of repair.

3.4.26. In 1997 permission was granted for 'proposed dismantling and rebuilding of a section of random stone boundary wall' (ST/0410/97/DM). One of the approved plans shows a hatched area of the boundary wall, in plan and elevation, proposed for taking down and rebuilding. Confirming, if this proposed work went ahead, that the majority of the taller section of boundary is not 'original'.

3.4.27. Based on the map and pictorial records this section of wall appears to follow the same building line, there is less evidence of consistency in terms of its height.

Walls perpendicular to the road

3.4.28. At the east end of Monkton Farmhouse two walls run perpendicular to Monkton Lane.



Figure 16 Monkton Farmhouse section of wall proposed to be removed, indicating a former doorway into an adjacent yard. (February 2025)



Figure 17 Section of wall proposed to be removed (as taken from yard) February 2025



Figure 18 Section of wall proposed to be removed (as taken from the front garden) February 2025

3.4.29. The wall projecting back from the main road is in a poor/moderate condition, it is constructed in rubble stone but is of a significantly poorer build and material quality than the wall fronting the road. In addition, it is in part obscured by vegetation so has lost some of its sense of linear demarcation (Figure 16, 17 and 18).

3.4.30. Figure 19 is an extract from the approved plans associated with the adjacent infill development (ST/LB/14/83/DM). The quality of the reproduction is not brilliant, of note:

- The historic wall lines indicated by hashed lines to the north and east of Monkton Farm, demolished to enable the infill development.
- Location 15 (adjacent to infill development) – New stone wall
- The presence of no wall marked running perpendicular from Monkton Lane to align with the Eastern wall of Monkton Farm or shared access.
- The significant works to the boundary walls, including reduction in height and formation of highway access.

3.4.31. No evidence has been located to date the wall adjoining Monkton House, aside from photographs in the mid 1980's which appear to show a part stone/ part wooden picket fence along the line.

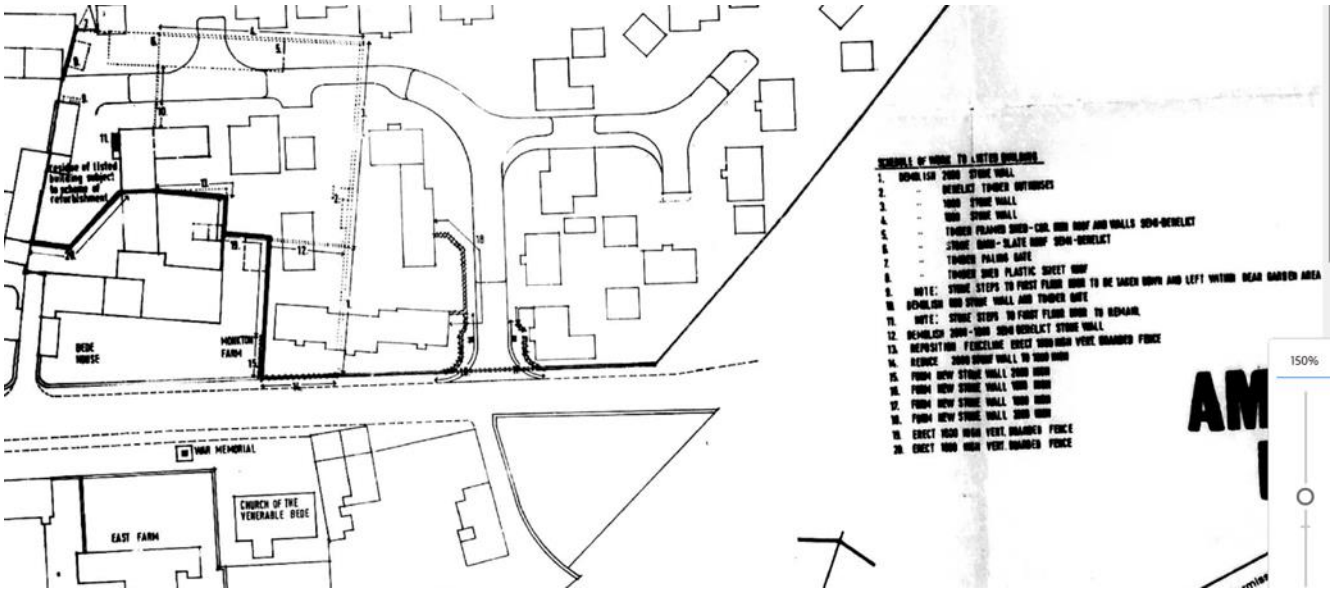


Figure 19 Extract supporting documents 1983 planning application

Modern infill development

3.4.32. A photograph taken on Monkton Lane looking west towards Monkton Farmhouse in c. 1980 (Figure 20) shows that prior to the modern infill development, a higher boundary wall of rubble stone demarcated Monkton Farm's land. This wall, unlike that which fronts Monkton House, bounded the agricultural holding including fields and yard.

3.4.33. Immediately East of site is a modern infill development, the properties fronting Monkton Lane are set behind a low rubble stone wall. The wall is breached by pedestrian gates providing access to the properties from Monkton Lane. A further gap sees the wall sweep into High Back Close (refer Figure 21).



Figure 20 Photograph Monkton Lane - farm land bounded by wall c. mid 1980's



Figure 21 Google Street View looking west along Monkton Lane (Source: Google 2025) Image sourced 6/3/2025

3.4.34. The research suggests:

- The boundary walls to the front of the property act to demarcate features that are seen on the earliest Ordnance Survey map i.e. footpath and shared access pathway.
- There is evidence of various build iterations for all the walls on pictorial records, alongside a more recent planning history confirming remedial and rebuild works.
- The walls themselves are not specifically listed, but they mark pre-1948 boundaries and in part have been treated as curtilage listed.

4. Concluding Remarks and Summary

4.1.1. This Statement of Heritage Significance has been prepared in support of an application for planning permission and listed building consent at Monkton Farmhouse for: *2 no. openings in southern boundary wall to incorporate pedestrian and vehicular access.*

4.1.2. The Statement focuses on identifying and describing the heritage significance of the Monkton Conservation Area and the Grade II* Monkton Farmhouse.

4.1.3. The Statement does not assess the impact of the proposals.

4.1.4. Monkton Farmhouse is one of four listed buildings in a row at the core of the village and conservation area – Monkton Farmhouse, Bede Cottage, Grange Farmhouse and The Grange. Together with their outbuildings, gardens and farmyard, they define the agricultural origins of the settlement. Two further phases of development are identified in the village – nineteenth century industrialisation and twentieth century infill. The latter including a development abutting Monkton Farmhouse on its former agricultural fields as well as incorporating some of the farm outbuildings.

4.1.5. Monkton Farmhouse would have been one of the earliest buildings in England to be listed, today it is Grade II*. Built in c.1740, it is a handsome example of Georgian architecture in a good state of repair. Kear (1982) notes that records in term of the building itself are scant, however in a recording of Monkton Farmhouse and the adjacent Bede Cottage he was able to trace tenancy back to the late fifteenth century.

4.1.6. In terms of the boundary walls which are the subject of this application. Rubble stone boundary walls are a consistent feature in the conservation area.

4.1.7. A summary of the search of pictorial records and planning history (assuming works have been carried out in accordance with permissions) at this location indicates:

- The walls fronting Monkton Lane have been rebuilt / repaired in recent history. The works are sympathetic in material/construction (coarse stone wall/railings). They appear to follow the historic line, as far as we can tell.
- Assuming works were carried out in line with planning permission, the wall perpendicular to the road and adjacent to the infill development is commensurate in age to this development.
- Records of the wall perpendicular to Monkton Lane and adjacent to the house are scant

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