Heritage, Design & Access Statement



Monkton Farmhouse

Scott High

HeritageDesignAccessStatement-MFDA-ASA-X-XX-RP-A-001-P00

December 2024

Date	Rev	Comment
10.12.24	00	Initial Issue

1.0 Introduction

1.1

The application details the proposal for the creation of a pedestrian entrance, vehicle entrance and driveway from Monkton Lane into the grounds of Monkton Farmhouse.

1.2

This document is to be read in conjunction with Ainsworth Spark Associates' drawings and other documents:

-AsExisting-MFDA-ASA-XX-ZZ-DR-A-001-P01

-AsProposed-MFDA-ASA-XX-ZZ-DR-A-100-P02

-MonktonVillageTrafficSurveyPoster

2.0 The Site

2.1 Site Address

Monkton Farmhouse, Monkton Lane, Monkton Village, Jarrow, Tyne & Wear, NE32 5NN.

2.2 The Site & Immediate Surroundings

The farmhouse is situated within the Monkton Conservation Area in South Tyneside (see map below). The property is currently accessed on foot from Monkton Lane, from the south of the site.

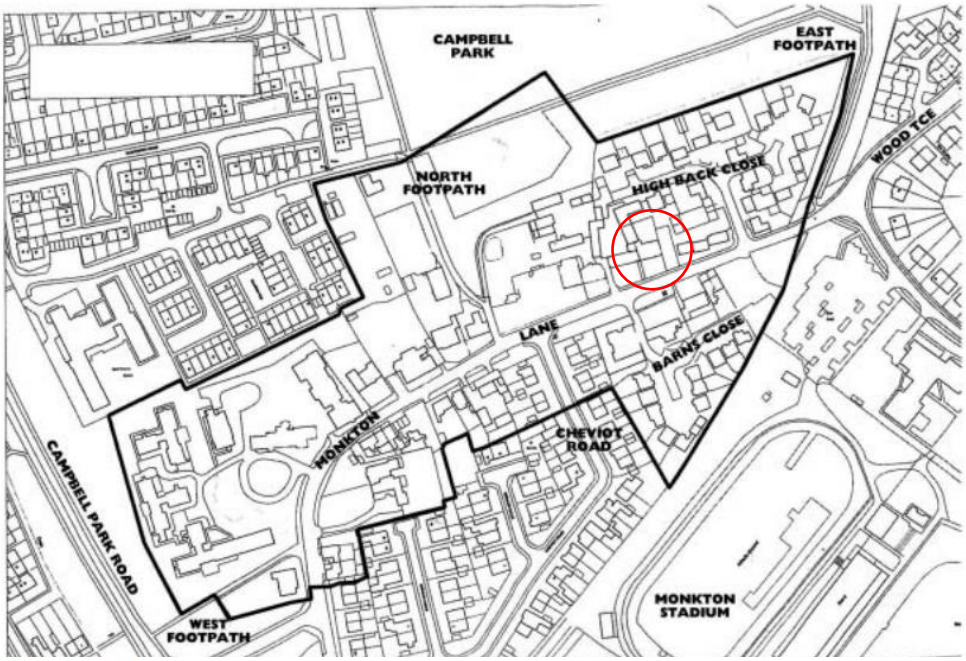
Monkton Lane is a 20mph speed limit road with a continuous pedestrian footpath along the north side of the road only. At reaching the properties boundary the footpath is gated and shared with the neighbours to the west.

Immediately south of the property further residential properties line the opposite side of the street on Monkton Lane.

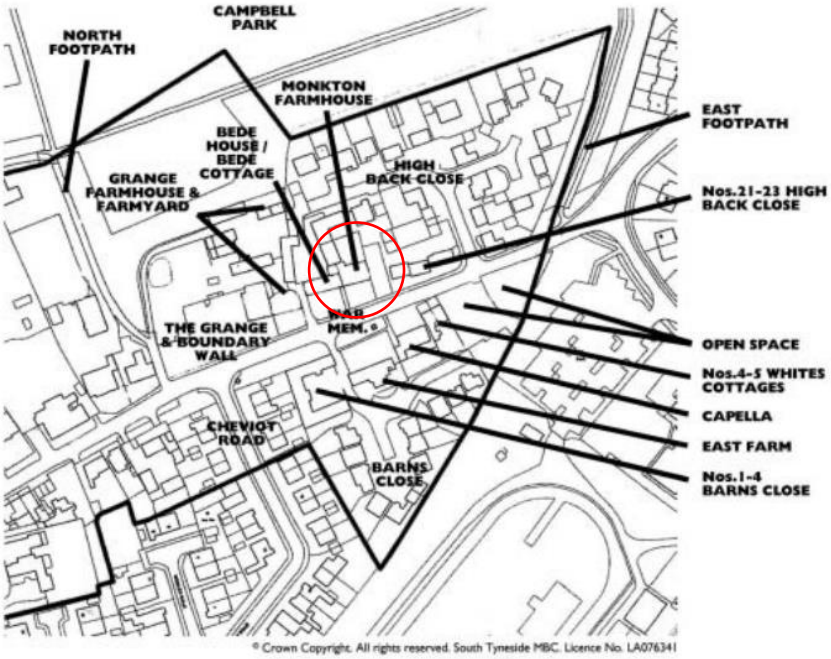
Neighbouring properties to the north, east and west hem in the farmhouse and its grounds. Beyond the neighbours to the north lies Campbell Park, an open green space, and beyond the houses to the south is Monkton Stadium.

2.3 Conservation Area Map from South Tyneside Council (see location plan for further detail)

Map 1: Monkton Conservation Area – Boundary



Map 2: East End



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2.4 Contemporary Map



Google Maps in 2024, use imagery as old as 2018 therefore whilst it is the latest sourced map it is not 100% accurate. For the site as surveyed see: AsExisting-MFDA-ASA-XX-ZZ-DR-A-001-P01.

2.5 Historic Map



OS 1862. Monkton Farmhouse and the neighbouring Bede Cottage highlighted.

3.0 Heritage Listing

3.1 Monkton Farmhouse Listing

Monkton Farmhouse is grade II* listed.

First listed 18/01/1949. NGR: NZ3213963756.

The official Historic England listing is as follows:

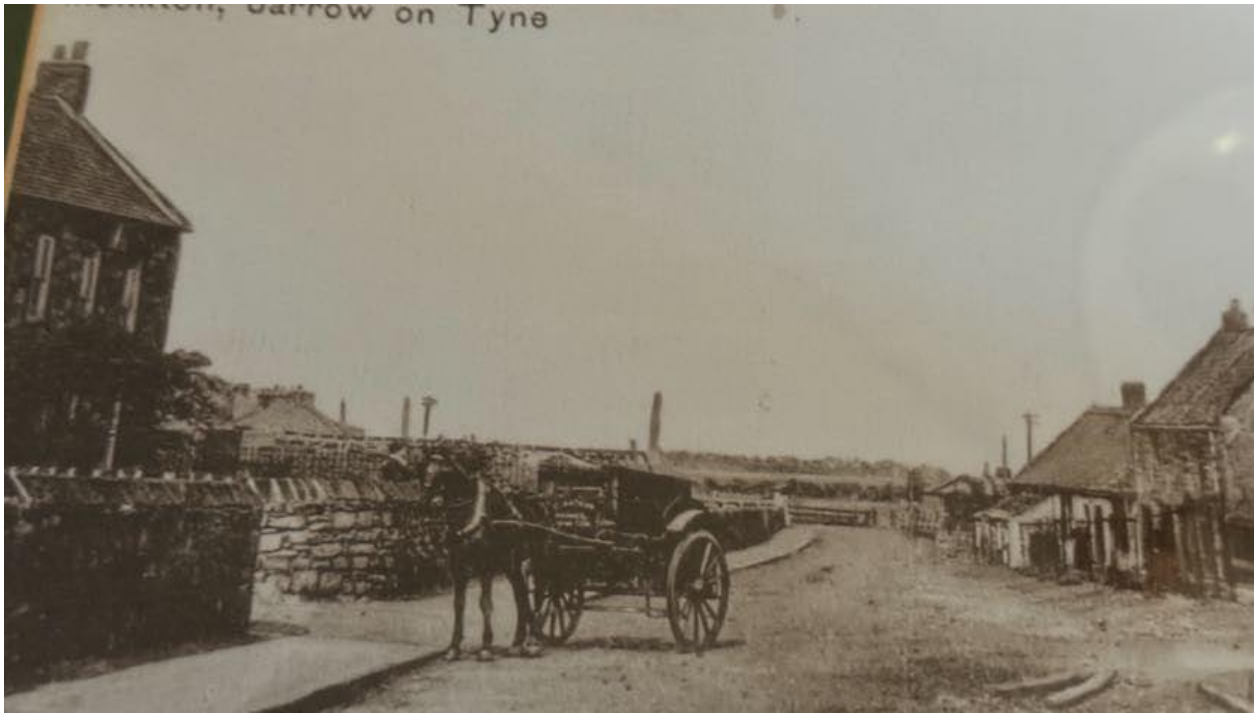
House, formerly farmhouse. Mid C18. Ashlar sandstone; Welsh slate roof; repaired brick gable. 2 storeys, 3 windows. Central 8-panelled door in Tuscan doorcase of stone; sash windows in raised surrounds have rusticated lintels imitating voussoirs, east gable has 2 high narrow widows; rear off- shot raised 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.

4.0 Historical Analysis

4.1 Historic Images

The following historical images highlight the state of the boundary and inner garden walls throughout the Farmhouse's history. The image below, date unknown, shows a short stone boundary to the property at the south side, adjoining Monkton Lane, complete with shaped coping stones and no metal railing. Additionally, in the background latticework, likely timber, can be seen. This is either dividing the front and side gardens or used in the side garden up against the boundary wall, which can be seen as a tall stone wall.

This shows part of the present-day boundary wall to not be original, as it has flat stone coping stones where metal railings have been fixed, removed and fixed again in recent years. Additionally, the height of the remaining stone wall is much shorter than it is currently.



Historic Image 01

4.1 Historic Images (continued)

The two images below are estimated to be from between 1975-1988. The image directly below, Historic Image 02, shows the shared pedestrian access to have no metal railings. It also shows a small section of wall the pedestrian access walls meet the boundary. In the bottom right of the image, the heigh of one of the pedestrian access walls can be seen rising to a higher height than the other. This feature is no longer evident at the pedestrian access to the southern boundary; therefore, it can be said that various changes have occurred throughout the recent decades.

Present day site inspection and Historic Image 02, shows the current railings are later and not original.



Historic Image 02

Additionally, earlier railings have been cut from the stone coping and the fixing points remain inset in the stone. It is not known when the earlier railings were installed or removed. Additionally, there is no mention of railings or boundary walls and their associated features within the listing description.

The existing inner garden wall perpendicular to the boundary and leading to the SE corner of the farmhouse is also not original. As seen in Historic Image 02, a timber fence is met by a small section of stonewall. The stone wall abutting the farmhouse in the historic image also differs from the present-day stone wall. Confirming the present-day wall is later also and of no historical significance.

4.1 Historic Images (continued)

In the image below, Historic Image 03, the east boundary wall of Monkton Farmhouse is visible in the rear. The stone wall no longer runs the length of the boundary nor does it change size significantly across its length and especially not at the junction to the southern boundary, as can be seen in the stepping down circled in the image below. It is likely that the remaining stone of the east boundary wall has been rebuilt.



Historic Image 03

5.0 The Proposed Scheme

5.1 The Proposal

The proposal is for the creation of a vehicle entrance and accompanying driveway and a pedestrian entrance for the sole use of Monkton Farmhouse.

In the southeast corner of the site, parallel to Monkton Lane, the existing boundary wall will be replaced with two curving sections of smaller height wall with an opening for vehicles to enter. Immediately to the north of this, sat back from the road, it is proposed that two taller sections of walling will create an opening, and a solid timber gate will enclose the site. Maintaining the sense of enclosure and privacy to the east side of the site. The vehicle opening onto Monkton Lane has been designed to include visibility splays from the vehicle user suitable for a 20mph speed limit road and pedestrian visibility splays also toward the opening in the boundary wall. New proposed stone walling will be complete with lime mortar.

Perpendicular to the southeast corner of Monkton Farmhouse a second non original and later wall is to be removed allow for vehicular parking and turning. The existing inner garden wall perpendicular to the boundary and leading to the SE corner of the farmhouse, that is not original, is to be removed to allow vehicles space to turn so users can enter and leave the property safely facing forwards. Later raised planting beds in the southern corners of the side garden will also be removed to positive effect.

A new pedestrian gate will be installed in the centre of the smaller stone wall with railings at the south boundary, off Monkton Lane. The gate will be former of metal balusters like the railings and the same height also to maintain character. The access will be centrally aligned to the Farmhouse, and the proposed path will run straight toward the door in the south elevation of Monkton Farmhouse. See proposed drawings for pedestrian gate details.

A new vehicle access electric gate will be installed in the centre of the taller stone wall to the southeast of the boundary, off Monkton Lane. The gate will be solid metal painted black with baluster detailing to the front side. The baluster detailing rises to the height of the existing railings adjacent to the gate. The solid opaque body of the gate finishes at the same height as the stone wall it is set within. Additional lower baluster detailing to the front will align in height with the existing stone wall, below the existing railings, adjacent to the gate to the west. See proposed drawings for vehicle gate details. An electric vehicle (EV) charging point is proposed to be fitted to the east elevation of the Farmhouse, see proposed for location adjacent to the parking space.

Where possible, the walls will be built from the existing sandstone walls to be taken down on site. The path will be stone to match the existing. The proposed railings and gates will be metal painted black to match the existing, and the existing railings will also be painted. The hardstanding is proposed to be gravel, and planting is proposed to be reduced into a more manageable size and will let more light and views towards Monkton Farmhouse.

Additional hardstanding details include an arrangement of stone sets to the south of the proposed driveway. Large granite setts will run between the opening in the new stone boundary wall, to the exterior of the metal gates, forming a boundary to the gravel hardstanding. Additionally, granite setts will run along the property's exterior boundary demarcating the line of the former stone wall, alluding to the historic boundary that once stood in its place. Between these two linear details, smaller granite setts will complete the entrance. Beyond the metal gates, permeable gravel hardstanding will make up the driveway.

5.2 Ancillary Services

Electric supply: the electric supply to the EV charging point and gates is proposed to be taken from the existing supply from Monkton House. The supply to the gates will be ran in the trench of the former inner garden wall as to not disturb any existing hardstanding or features or cause any archaeological issues.

Water drainage: The driveway is to be finished with loose laid porous gravel surface, on a geotextile membrane. Rainwater run-off will disperse through the loose laid gravel.

Refuse: With the inclusion of a new footpath the homeowner will now be able to place their bins for collection without going through another resident's property and the setting back of the wide vehicle entrance allows an area for bins to be stored for collection that isn't on the public footpath.

Parking: One parking space will be created to the east of the Farmhouse. The parking space will be equipped with electric charging. The electric vehicle charging point will be fixed in a low position to the east elevation of the farmhouse.

Footpaths: The existing footpaths to the south and east of the house will not be altered. The proposed footpath from the pedestrian access gate in the south boundary will be in stone to match the existing.

Access: The property will be accessed via vehicle from the main secure electric gate off Monkton Lane and on foot by the smaller pedestrian gate.

Overall, the scheme, will allow Monkton Farmhouse and its architectural quality and heritage to be seen from the street, as is evident in historic images, meanwhile making the property fit for purpose in the 21st century. The changes will reduce on street parking and therefore increase safety on Monkton Lane.

6.0 Statement of Significance

6.1 Significance Definition

This assessment implements the following significance classification where applicable:

High

Parts or elements of the heritage asset that are of particular special interest and are fundamental components of the archaeological, architectural, aesthetic or historic interest, and form part of the reason for designation, or identification as a heritage asset.

Medium

Parts or elements of the heritage asset that are of some special interest and make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset.

Low - None

Parts or elements of the heritage asset that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset.

Negative

Parts or elements of the heritage asset that make no contribution, or detract from the archaeological, architectural, aesthetic or historic interest of the heritage asset

6.2 Significance

Monkton Farmhouse is of **high** significance in its own right as it is listed grade II* but also is important as a part of the wider Monkton conservation area.

The mapped boundary to the property is significant, as seen in historical maps this has prevailed through time. However, currently the built tall stone wall to the southeast corner is of **low** significance as it is not original and has recently been rebuilt.

The lower stone wall with metal railings is considered to be **medium** significance as the stone section of the wall looks to be similar to historic imagery and includes evidence of an earlier metal railing.

The existing metal railing on site at present is considered to be later and of **low** significance.

The inner garden wall (from SE corner of the building to the boundary) dividing the front and side gardens is of **no** significance, historic photographs show the wall is later and not original fabric. A timber fence is seen in its position in the 20th century.

Additionally, the ground plane is relatively flat within the boundary walls and the only remaining feature of potential value is the stone path running parallel to the south and east elevations. The remaining site is currently overgrown or later domesticated planting with additional later stone planting beds adjacent to the southern boundary and southeast corner.

7.0 Impact Assessment

7.1 Addressing the Setting of the listed Farmhouse and Surrounding Area

The setting of Monkton Farmhouse is generated from it being sat back from the road, like its neighbour, making its wider site important to how it is read architecturally.

Monkton Conservation Area Character Appraisal (March 2006) states;

Much of the area's early agricultural character has managed to survive and the settlement retains its strong linear, introspective development pattern based on farmhouses and land behind. This is despite – and, in places, because of – Monkton's two subsequent significant stages of development history, nineteenth century industrialisation around the edges, and twentieth century development infilling the medieval layout.

Opposite East Farm is the most attractive and characterful collection of historic buildings on Monkton Lane, comprising four listed buildings in a row at the core of the village – Monkton Farmhouse, Bede House, Grange Farmhouse and The Grange. Together with their outbuildings, gardens and farmyard, they define the agricultural origins of the settlement and the rich, mature character of its principal historic buildings and spaces.

Monkton Farmhouse (Grade II) is a tall mid-eighteenth century, two-storey, five-bay, sandstone house with a Welsh slate roof, stone watertabling with kneeler-blocks, brick chimneys and brick gable-end repairs. The front is ashlar whilst the side and rear are coursed rubble, the rear including a tall arched stairwell window typical of the period. This elegant, mature building makes a dominant statement behind a deep garden with rubble stone boundary walls (reduced in height and topped with flat stone copes and formal railings), with thick garden shrubs behind. It has unusually tall sliding sash windows with horns and exposed weight-boxes, and a central stone Tuscan doorcase with an 8-panel door, and a large stone above containing a coat of arms, the letters 'R', 'A' and 'F' and the date '1740'. To the rear is a group of small, vernacular single-storey farm outbuildings which wrap around a yard, with roofs showing early clay interlocking pantiles, brick chimneys, a small timber dormer and early rooflights.*

The character within the area of the site relating to the application can be defined as enclosure, to varying degrees. Directly to the south, the front garden, there is more or less enclosure depending on the time of year due to vegetation either from natural cycles or pruning and additional metal railings give a sense of permeability. The side garden to the east is more enclosed due to its solid wall just above typical eye level, thus not allowing immediate views out or connection to the road/pedestrian footpath.

7.2 Addressing the Impact upon the Setting of the Listed Building and Surrounding Area

The impact of the scheme intends to tweak the existing character of the two distinct areas, the front garden and side garden, whilst maintaining the sense of enclosure and enhancing the position of the Farmhouse from beyond the deep front garden.

We have been advised that the tall stone element of the southern boundary wall has also been taken down and rebuilt as recently as the development of the newer houses to the east and rear of the house.

The mass and form of the boundary wall is significant to the character of the village however the proposed design seeks to complement the previous arrangement by maintaining these features of the boundary to both sides of the southern wall.

The heavy tall feel of the former stone wall is seen in the new set back stone wall, and the visually solid nature of the wall is continued in the use of the solid metal gates, creating privacy and security. The new boundary is set back in order to achieve vision splays, stone setts in the floor demark the former position of the boundary wall.

In the remaining southern boundary, the lightness and order of the metal railings is not lost as these are maintained and the new proposed gate through the wall uses the same metal balusters design to continue the visual transparency.

Replacing the later non-original stone boundary wall to the south

The later stone boundary wall is to be removed, and its replacement set slightly back from its former position, due to incorporating vision safety splays for both pedestrians and vehicles.

The proposed replacement is to be built to the same height as the former, with the same coping detail and where possible the same rubble sandstone walling will be used in the same random coursing. The replacement wall will have a vehicle opening aligned centrally and the opening complete with metal gates.

Whilst different to the former stone wall, the metal gates will be the same height and also will be solid and will maintain the sense of enclosure to the side garden, blocking views in and out.

The existing metal railings are to be restored via painting and the planting pruned back to a manageable scale. This will return the front garden to a slightly more open space, in which the sense of permeability is created by the railings allowing more light and views in and out. Returning the farmhouse to the character evident in historic images.

Later raised planting beds in the southern corners of the side garden will also be removed to positive effect.

Removing the later non-original inner garden wall

The removal of the later inner garden stone wall will join the existing front and side garden spaces together. It will open up the internal space for the user, allowing them to safely manoeuvre a vehicle into the property's boundary, without the need to stop in the road and reverse into the space or have to reverse onto the main road. The removal of the later inner garden wall will not negatively impact the reading of the property. The reading of the principal elevation from the pedestrian footpath will remain the same. Additionally, the reading of the property will remain the same for a passerby as the vehicle gates are proposed to be solid to retain privacy. From within the site, the removal of the inner garden wall will allow the building's main south elevation and east gable elevations to be read more clearly at the same time.

Reducing vegetation

Planting is proposed to be reduced into a more manageable size and will let more light and views towards Monkton Farmhouse. The architectural quality of Monkton Farmhouse will become more visible and its street frontage more similar to the open qualities seen in the historic imagery.

Hardstanding

The front and side gardens retain no relation to a space akin to a farmhouse. The only remaining feature that may or may not be original is the stone path that wraps around the main and then side elevation. This will be restored by managing the existing vegetation and cleaning the stone. As for the proposed path, the front and side gardens are considered domesticated and the addition of a new stone path through the front garden from the boundary to the front door will not impact the reading of the listed building.

The hardstanding for vehicle parking will be gravel; easily reversed, low maintenance, permeable and will be bordered by the stone paths, existing and proposed, and a stone border at the vehicle entrance to keep contained. This feature will be largely unseen from the public footpath due to the tall tone boundary and metal vehicle gates.

Beyond the metal vehicle gates to the exterior of the proposed boundary wall the stone sett detailing, as previously described in 5.0, will highlight where the former boundary once stood in the ground.

Electric Vehicle Charging Point Impact

The EV charging point will be positioned on the east gable wall, not on the main elevation as to not distract from the main facade. The EV charging point will be fixed to the original fabric in a manner that will cause nominal harm to the stonework. The addition will be virtually reversible when drilled holes are refilled with mortar to match existing. The EV charging point's position on the east gable will be set well back from the building line of the principal elevation to reduce its impact. The inclusion of EV charging brings the property into the 21st century.

Timber Fence Impact

A timber fence, separate to the boundary, is to be erected within the site's grounds. Spanning from the east gable to the east boundary, set back from the building line of the principal elevation. The fence is to be 2 metres high to match the existing timber boundary fence to the east and the stone wall boundary to the south, a timber gate is to be included. The timber fence is to be set back from the building line of the principal elevation as to reduce impact upon the listed building. The fence's structure is to be fixed minimally to the gable as to not physically impact the listed building. The fences gate post will be fixed to the original fabric in a manner that will cause nominal harm to the stonework. The addition will be virtually reversible when drilled holes are refilled with mortar to match existing

Addressing the Impact of Hidden Services

The electric supply to the EV Charging Point will come from the existing supply from within property. The electric supply will continue on from the charging point to the electric sliding gates. The supply will run along to the gates in the trench of the former inner garden wall and will be covered by gravel hardstanding.

Further advice from a structural engineer will be sought after to maintain the existing condition of the listed building's wall in the services design stage, installation and post-completion. We believe the minor penetration within the wall will be balanced out by the positive impact of the rest of the scheme. The only visible impact to the wall will be the EV Charging Point unit and vertical cable in a stainless-steel conduit.

8.0 Conclusion

To conclude, the scheme has been developed with the client to be as light touch as possible, using existing spaces and service supplies where possible. The design proposals aim to reuse existing stone where possible too. The proposed pedestrian gate and vehicular gate materials and their heights have been chosen to match with existing. Additionally, there are no extraneous features within the scheme that will detract from the main farmhouse.

The associated works are necessary to make the property fit for the 21st century. The proposed changes will change the feel of the boundary wall however the main interventions of removing two small sections of stone wall do not largely or negatively affect the character of the listed building and it's setting. The two stone walls are later and non-original.

The mass and form of the boundary wall is significant to the character of the village however the proposed design seeks to complement the previous arrangement by maintaining these features of the boundary to both sides of the southern wall. The heavy tall feel of the former stone wall is seen in the new set back stone wall, and the visually solid nature of the wall is continued in the use of the solid metal vehicle gates, creating privacy and security. In the remaining southern boundary, the lightness and order of the metal railings is not lost as these are maintained and the new proposed gate through the wall uses the same metal baluster design to continue the visual transparency.

Furthermore, the homeowners have on two occasions had incidents in which their cars have been damaged by parking on Monkton Lane. Wider community concerns have resulted in a traffic survey highlighting the road is exceptionally busy and many cars have been found to have been breaking the speed limit. Hence the desire for off-street parking. On balance, the increased safety of reducing on street parking on what is a notoriously busy street should be deemed acceptable. Furthermore, the applicants currently do not have their own access to their property, only shared.

We have been advised that the southern stone boundary has previously been taken down and rebuilt due to access to the nearby housing development, therefore due to the boundary walls in question being later and not original, the proposal is fully reversible and does not amount to harm in policy terms.

The proposed changes will not affect the listed buildings historical and architectural significance. There is minimal effect on the setting of the listed assets.

Overall, it is considered that the application proposals are acceptable when considered against the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Polices for heritage, and those contained in Section 16 of the NPPF.

9.0 Involved Parties

9.1 Client

Scott High

Monkton Farmhouse

Monkton Lane

Monkton Village

Jarrow

Tyne & Wear

NE32 5NN

9.2 Architect

Ainsworth Spark Associates

Summerhill House

9 Summerhill Terrace

Newcastle upon Tyne

NE4 6EB

10.0 Site Photo Appendix



Site Photograph 1

View of Monkton Farmhouse from the east of Monkton Lane



Site Photograph 2

Later non-original southern stone boundary wall as viewed from pavement of Monkton Lane



Site Photograph 3

Later metal railings and stone wall at southern boundary to Monkton Lane



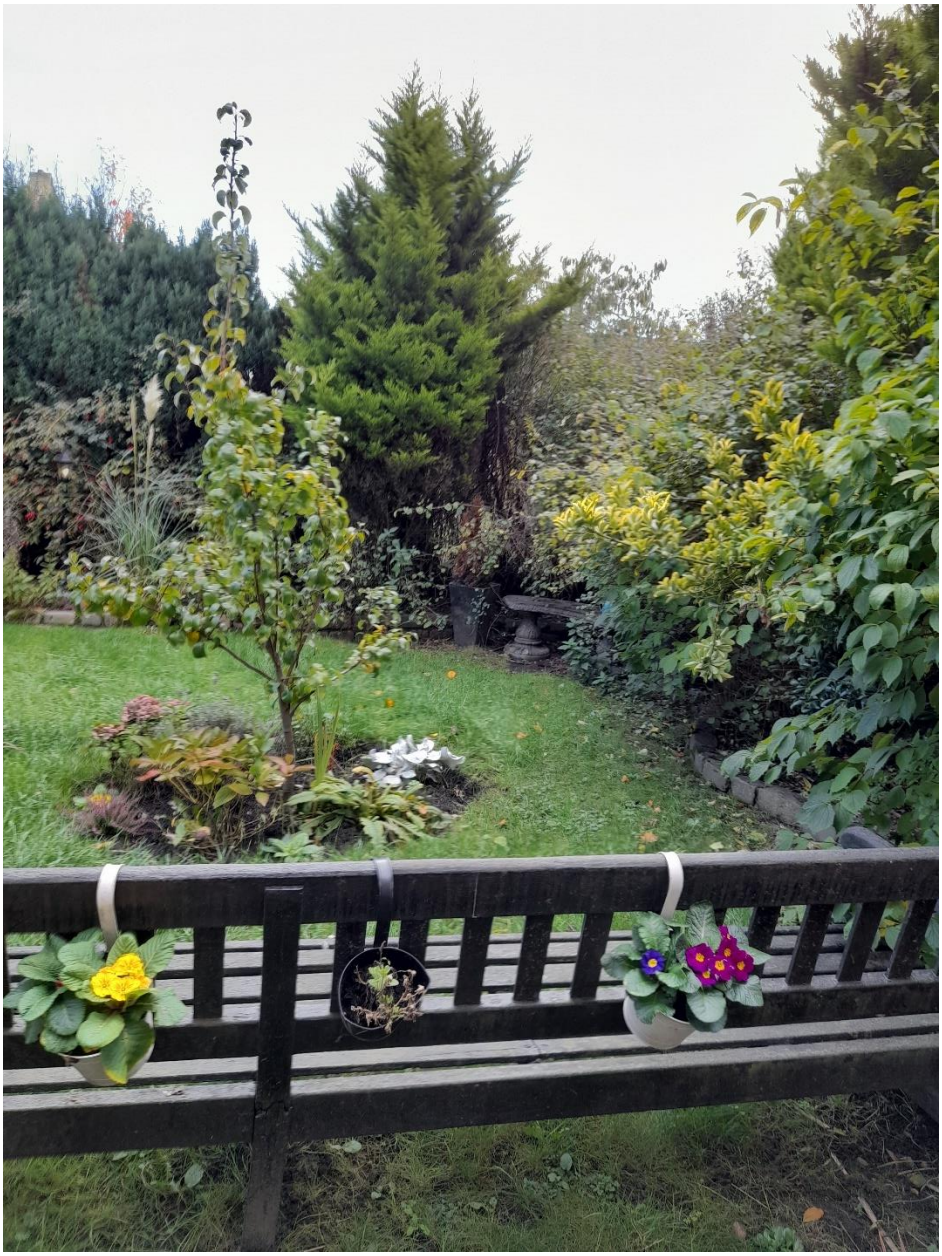
Site Photograph 4

Junction of low stone wall and railings to taller stone wall at southern boundary



Site Photograph 5

Later railings and stone wall at shared pedestrian access with neighbouring Bede House/Cottage



Site Photograph 6

View of southwest corner of front garden



Site Photograph 7

View of southeast corner of front garden



Site Photograph 8

Later non-original inner garden stone wall, between front and side garden



Site Photograph 9

Monkton Farmhouse east gable and side garden



Site Photograph 10

View of southwest corner of side garden



Site Photograph 11

View of southeast corner of side garden



Site Photograph 12

Stone path along foot of east gable