

1. Built Heritage ES Scoping Report

Introduction

- 1.1 An assessment of the likely significant environmental effects to the above ground historic built environment of the Application Site and the surrounding area for the construction and operation stages of the Proposed Development will be prepared by Turley Heritage.
- 1.2 A Heritage Assessment which assesses the significance and setting of heritage assets within the Study Area will be included as an appendix to the chapter.

Study Area

- 1.3 Baseline information will be obtained for the Application Site and the surrounding area within a 500m radius of the boundary of the Application Site (the 'Study Area'). In order to define the study area, a number of different factors have been taken into consideration. These include:
 - the nature and scope of the Proposed Development;
 - the proximity of heritage assets to the Proposed Development;
 - The degree of inter-visibility between the heritage assets and the Application Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features; and
 - The sensitivity of the relevant heritage assets and their setting.

Baseline Conditions

- 1.4 The Application Site encompasses the town centre of South Shields. This area dates from the pre-historic times, originally being the site of an Arbeia Roman Fort which was constructed in AD.160¹. The area was chosen due to its close proximity to the sea and River Tyne, helping to supply Hadrian's Wall. Following the decline of the Roman Empire, the area is believed to have become a royal residence for King Oswald of Northumbria², whose son provided land to St Hilda for the foundation of a monastery in c.647 on the site of the present-day Church of St Hilda³.
- 1.5 The current town of South Shields was founded in 1245 and developed as a fishing port, with salt-panning expanding as an industry in the 15th century. The name South Shields developed from the 'Schele' or 'Shield', which was a small dwelling used by fishermen. In 1644 during the English Civil War, Parliament's Scottish Covenanter allies captured the town and its small fortification close to the site of the original Roman fort to aid their ongoing siege of Newcastle. This was in a bid to control the mouth of the River Tyne and caused the Royalist force to flee south, leading to the Battle of Boldon Hill.

¹ Roman Forts and Settlements: Tyne and Wear [URL: <http://www.roman-britain.org>]

² Swanton, Michael (1996) The Anglo Saxon Chronicles.

³ Ryder, P (2006) An Archaeological Assessment of St Hilda's Church, South Shields

- 1.6 Following this, in 1767 the Dean and Chapter of Durham who were the major land owners at the time, encouraged the curate of the Church to dispose of 8 acres of land for the purpose of a market and associated buildings⁴ to develop the town of South Shields. Of the 8 acres, 2 were reserved for a Market Place and the remaining 6 were utilised for surrounding shops and warehouses. They also obtained a charter in 1770, sanctioning a weekly market and two annual fairs, the first of which was held on the 25th June 1771⁵.
- 1.7 In the 19th century, coal mining, shipbuilding and glass making led to a boom in the town and the population increased from 12,000 in 1801 to 75,000 by the 1860s, sustained by economic migration from Ireland, Scotland and other parts of England⁶. These industries played a fundamental part in creating wealth for South Shields and the wider area.
- 1.8 During both World War I and World War II, the German Luftwaffe repeatedly attacked the town and, destroying many of the buildings within the town centre and causing extensive damage to the town's ports. Throughout the 20th century, industry declined and services and tourism played an increasing role in the economy.
- 1.9 Comprehensive redevelopment of the town centre took place in the 1960's and 1970's which involved redevelopment and the erection of new buildings to the north and west of the town. The road network within the town was also improved in the late 20th century and many properties along key routes into and out of the town were demolished to allow for road widening and associated infrastructure.

Baseline Information

- 1.10 All designated and non-designated heritage assets within the Study Area will be identified and these will be shown on a Heritage Asset Plan, included as an appendix to the chapter.
- 1.11 Baseline information will be compiled from the following sources:
- National Monuments Record (Historic England);
 - National Heritage List for England (Historic England);
 - England's Places, the Architectural Red Box Collection (Historic England);
 - Tyne and Wear Historic Environment Record;
 - Historic Ordnance Survey Mapping;
 - South Tyneside Council;
 - Detailed visual site inspection; and
 - Other published sources of information are referred to where relevant.

⁴ Hutchinson, W (1794) History and Antiquities of the County Palatine of Durham II
⁵ South Shields Local Landmarks (2014) [URL: <http://the-handbooks.co.uk>]
⁶ British History Online (2014) South Shields [URL: <http://www.british-history.ac.uk>]

1.12 There are no Scheduled Ancient Monuments, Registered Parks and Gardens or Registered Battlefields within the Study Area. From reviewing the National Heritage List for England and South Tyneside Council, there are several designated and non-designated heritage assets within the boundary of the Application Site, these are as follows:

Designated Heritage Assets within the Application Site

- River Tyne, River Police Offices (grade II listed);
- The Former Mercantile Marine Offices (grade II listed);
- Mill Dam (grade II listed);
- No 23 Mill Dam (grade II listed);
- St Hilda's Colliery Head Stocks (grade II listed);
- Sundial to South West of Church St (grade II listed);
- Four gate piers immediately to the West of Church of St Hilda (grade II listed);
- Church of St Hilda (grade II listed);
- Trustee Savings Bank (grade II listed);
- 16 Barrington Street (grade II listed);
- Alum House Ham (grade II listed);
- Old Town Hall (grade I listed);
- No's 105 and 107 King Street (grade II listed);
- Lloyds Bank (grade II listed);
- Entrance building of the former Theatre of Varieties (grade II listed);
- Marks and Spencer (grade II listed);
- No's 67 and 69 King Street (grade II listed);
- The Scotia Public House (grade II listed);
- Barclays Bank (grade II listed);
- South Shields Museum & Art Gallery (grade II listed);
- Wall and railings of the museum and Art Gallery Fronting Road (grade II listed);
- The former Marine School (grade II listed);
- Stags Head Public House (grade II listed);

- Victoria Hall (grade II listed);
- No 1 Beach Road (grade II listed);
- No's 3 & 3a Beach Road (grade II listed);
- No 5 Beach Road (grade II listed);
- 11 Beach Road (grade II listed);
- 17 Beach Road (grade II listed);
- 23 Beach Road (grade II listed);
- No's 21 & 21a Beach Road (grade II listed);
- No's 29-33 Beach Road (grade II listed);
- No's 37-57 Beach Road (grade II listed);
- Municipal Buildings (grade II listed);
- Railings and Piers to the Municipal Buildings (grade II listed);
- The Britannia Public House (grade II listed);
- Forecourt Railings and Statue of Public House (grade II listed);
- No's 1-22 Mariners' Cottage, north side (grade II listed);
- No's 23-39 Mariners' Cottage, south side (grade II listed);
- Mill Dam Conservation Area;
- Marines Cottages Conservation Area; and
- Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site.

Non-Designated Heritage Assets within the Boundary

- The Quadrant, Mill Dam;
- Mill Dam Jetty, Mill Dam;
- Middle Docks, Holborn;
- Chimney, former Cookson Glassworks, Harton Staithes;
- Merchant Navy Memorial, Mill Dam;
- Staithes House (including wall), Mill Dam;
- The Waterfront Public House, 9-11 (odds) Mill Dam;

- Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam;
- The Mission to Seafarers, Holborn House, 53 Mill Dam;
- Unity Hall, 71 Mill Dam;
- Painted Mural, Commercial Road;
- Ferry Landing;
- Harton Low Staithes;
- No's 29-33 (odds) King Street;
- Former Woolworth Building, King Street;
- Former Bridge Buffet, 30 King Street;
- National Westminster Bank, 40 King Street;
- Edinburgh Buildings, 20-24 (evens) King Street incorporating 1–4 Station Approach;
- The Criterion Public House, 2 Ocean Road;
- 4-8 (evens) Fowler Street;
- Mechanics Arms Public House, East Street;
- Lambton Arms Public House, East Street;
- Victorian Pillar Box, Market Place / King Street;
- 10 Mile End Road;
- Minchellas Cafe, 9-11 (odds) Ocean Road;
- Burton Menswear, 64 King Street;
- Man with the Donkey Statue, Ocean Road;
- Lion Statue, Ocean Road;
- The Ship and Royal Public House, 1 Ocean Road;
- Riddicks, 22 Fowler Street;
- HSBC Bank, 21 Fowler Street;
- The Dolly Peel Statue, River Drive;
- Fleet and Spirit of South Shields Artworks, Market Dock / Long Row;

- Bridge, River Drive;
- Victorian Pillar Box, Beach Road / St Hilda Street, opposite South Shields Town Hall;
- Former South Shields Hebrew Congregation, 25 Beach Road;
- St Paul and St John United Reform Church, Beach Road;
- St Bede's RC Church and Vicarage, 10 Westoe Road;
- Gas Holder, Oyston Street;
- Bethesda Free Church, Victoria Road;
- Al-Azhar Mosque, Laygate; and
- The Cyprus Public House.

1.13 These designated and non-designated heritage assets were identified and confirmed through a search of the Historic Environment Record for Tyne and Wear (dated 05/05/15). An additional three buildings/structures were also identified as being on the Historic Environment Record and have also been included. These are:

- Victoria Statue, Westoe Road;
- War Memorial, Church Way; and
- Baptist Church, Westoe Road.

1.14 The baseline assessment will be undertaken using a combination of desk-based study, research and fieldwork to identify and assess the heritage significance of the designated and non-designated heritage asset receptors. This will also establish the way in which their settings and the Application Site contribute to the heritage significance of these assets.

Proposed Method of Assessment

Overview

1.15 The aim of the assessment is to:

- Identify all known designated and non-designated heritage assets that may be affected by the Proposed Development and evaluate the significance/value of the heritage assets;
- Outline any likely environmental effects of the Proposed Development and the heritage asset receptors likely to be affected, assessing the magnitude of impacts;
- Assess the effects of the Proposed Development upon those heritage asset receptors, categorising the scale of effect against significance/value;

- Identify, where relevant, any mitigation measures and assess the likely residual impact after such mitigation on the identified heritage asset receptors; and
 - Carry out an overall assessment of the cumulative impact of the Proposed Development in association with other schemes and with other environmental disciplines, on the overall significance of the heritage assets.
- 1.16 There will be no direct impacts on designated heritage assets; the focus of the assessment will therefore be the impact of the Proposed Development upon the setting of identified heritage assets.
- 1.17 This assessment will be carried out in light of the statutory duty of The Planning (Listed Buildings and Conservation Areas) Act 1990, relevant policies of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance for the historic environment. The assessment will also be carried out in accordance with Historic England’s Good Practice Advice in Planning Note 3 - the Setting of Heritage Assets (2015).
- 1.18 In the absence of specific prescribed criteria for establishing the relative value or importance of designated heritage asset receptors, guidance on assessing the value and importance of heritage significance in views will be taken from Historic England’s guidance: Seeing the History in the View: A Method for Assessing Heritage Significance within Views (2011).
- 1.19 The following table is taken from that guidance:

Table 1.1: Value/Importance of Individual Heritage Assets

Value/Importance	Definition
High	The asset will normally be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
Medium	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be

	a good, but not the best or only place to view the heritage asset.
Low	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may not be the best or only place to view the heritage asset.

- 1.20 The value/importance of the heritage asset will be defined on the basis of the above table. These judgements will also be informed by an understanding of the significance of the heritage asset, set out in the Heritage Assessment that will be appended to the chapter. The Heritage Assessment not only informs the judgement on the value of the identified heritage assets, it also informs the judgement on the magnitude of impact and magnitude of impact against value.

Magnitude of Effect

- 1.21 The magnitude of effect of the Proposed Development in terms of scale, position in a view or design is described in accordance with Table 1.2 below, taken from Historic England's guidance: Seeing the History in the View.

Table 1.2: The Magnitude of Impact of Proposals on Heritage Assets

Magnitude of Impact	Definition
High beneficial	The development considerably enhances the heritage values of the heritage assets or the ability to appreciate those values.
Medium beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets or the ability to appreciate those values.
Low beneficial	The development enhances to a minor extent the heritage values of the heritage assets or the ability to appreciate those values.
Imperceptible/None	The development does not affect the heritage assets or the ability to appreciate those values.
Low adverse	The development erodes to a minor extent the heritage values of the heritage assets or the ability to appreciate those values.
Medium adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets or the ability to appreciate those values.
High adverse	The development severely erodes the heritage values of

the heritage assets or the ability to appreciate those values.

Significance of Effect

- 1.22 The matrix shown in Table 1.3 from Historic England's guidance: Seeing the History in the View combines the two measures of magnitude and sensitivity to provide a measure of the significance of effect. The significance of effect will be assessed for both the construction and operation phases of the Proposed Development.

Table 1.3: Magnitude of Impact against Value

Value / Importance of Asset	Magnitude of Impact			
	High	Medium	Low	Negligible/Neutral
High	Major effect	Major effect	Moderate effect	Negligible effect
Medium	Major effect	Moderate effect	Minor effect	Negligible effect
Low	Moderate effect	Minor effect	Negligible effect	Negligible effect

Cumulative Effects

- 1.23 Potential cumulative effects resulting from the combination of past, present or future actions of existing or planned activities in the Study Area will be considered

Mitigation Measures and Residual Effects

- 1.24 Having assessed the magnitude of impact against the value of the identified heritage assets, the chapter will consider whether any mitigation measures are necessary where adverse effects have been identified and will set out any residual effects following mitigation.