ARCHAEOLOGICAL SERVICES
DURHAM UNIVERSITY

on behalf of
Gus Robinson Developments Limited

# West Boldon School
# West Boldon
# Tyne and Wear

# heritage statement

report 4910r2
August 2019

Durham University

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# 1. Summary

## The project

1.1 This report presents the results of an archaeological heritage statement, conducted in advance of a proposed development at West Boldon, Tyne and Wear.

1.2 The works were commissioned by Gus Robinson Developments Limited and conducted by Archaeological Services Durham University.

1.3 The proposed development area is within the northern part of the West Boldon Conservation Area. The area is based around the medieval village and has a secluded rural character with mixed groups of inward-looking historic and modern housing in a traditional village setting. The special characteristics of the conservation area are outlined by South Tyneside Council within a conservation area appraisal and associated management plan.

1.4 The report considers the potential for the development to impact on the conservation area and associated heritage assets. It is considered that the development will not impinge on the special characteristics of the conservation area.

1.5 The development will have no effect on any individual designated or undesignated heritage asset within the conservation area, as these are not within the visual envelope of the development.

1.6 The development has limited potential to impact on any unknown archaeological resource on the site; any such impact can be mitigated through an appropriate scheme of archaeological works.

# 2. Project background

### **Location** (Figures 1 & 2)

2.1 The site is located at the former West Boldon School, West Boldon, Tyne and Wear (NGR centre: NZ 3490 6115). It is roughly rectangular in plan, and covers an area of approximately 0.39 ha. To the east is North Road and beyond is a recreation area, to the north is agricultural land, to the south are modern residential properties and to the west are the playing fields of the former school.

### **Development proposal** (Figure 3)

2.2 A residential development with associated access, services and green space is proposed.

### Objective

2.3 The objective of the heritage assessment was to identify and consider the significance of any heritage assets that may be affected by the proposed development.

### Dates

2.4 The field visit took place on 16th November 2018. This report was prepared for December 2018 and revised for August 2019.

### Personnel

2.5 Research was conducted and this report prepared by Catrin Jenkins, with graphics by Janine Watson, and editing by Peter Carne. The Project Manager was Daniel Still.

### OASIS

2.6 Archaeological Services Durham University is registered with the **O**nline **A**cces**S** to the **I**ndex of archaeological investigation**S** project (**OASIS**). The OASIS ID number for this project is **archaeol3-335960.**

# 3. Heritage planning policies and guidance

### National policy and guidance

3.1 The National Planning Policy Framework (NPPF) outlines the Government's planning policies for England with regard to the protection of all heritage assets and how these are applied. The framework is intended to be used in conjunction with local plans. It is supported by planning practice guidance issued in 2014 and subsequently revised. This report has been conducted specifically with regard to chapter 16 of the framework, Conserving and enhancing the historic environment. Of particular relevance are the following parts of the framework:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining planning applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

3.2 The associated planning practice guidance gives the following relevant advice:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes

clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.

**Legislative context**

3.3 The legislative framework has regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving any listed building and its setting, as well as the need to preserve or enhance the character, appearance and setting of conservation areas (s.72) of the Act.

## Local policy and guidance

3.4 The South Tyneside Local Development Framework is the current local plan for South Tyneside and includes statutory Development Plan Documents (DPD). Along with national policy and guidance, the LDF policies set the basis for assessing all planning applications and development proposals. The following policy from the DPD is pertinent to this heritage statement;

Policy DM6 Heritage Assets and Archaeology

We will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings, including:

A the following Scheduled Ancient Monuments/World Heritage Sites:
- i) Arbeia Roman Fort (and Vicus as part of the Frontiers of the Roman Empire World Heritage Site);
- ii) Marsden Lime Kilns; and
- iii) St. Paul's Monastery and the site of the former Village of Jarrow (as part of the candidate Wearmouth-Jarrow World Heritage Site).

B the following Conservation Areas, including their historic settlement cores, distinctive open spaces and boundary walls:
- i) Cleadon;
- ii) Cleadon Hills;
- iii) East Boldon;
- iv) Hebburn Hall;
- v) v) Mariners' Cottages;
- vi) vi) Mill Dam;
- vii) vii) Monkton Village;
- viii) viii) St. Paul's, Jarrow;
- ix) ix) West Boldon;
- x) x) Westoe Village;
- xi) and xi) Whitburn;

C listed buildings and structures, non-listed buildings and structures included on the council's list of locally significant heritage assets, significant landscape features of local heritage and archaeological value and archaeological deposits and remains.

Scheduled Ancient Monuments and Conservation Areas are shown on the Proposals Map.

Archaeological deposits and remains, below ground and on the surface should be recorded, and where possible, preserved in situ. Proposals for built development on:

i) previously undeveloped sites; or

ii) previously developed sites where archaeological interest has been established by a previous find recorded in the Historic Environment Record;

will not be determined until the potential impact of the proposed development on archaeological deposits and remains has been adequately assessed and evaluated, and any adverse impacts will be avoided, minimised or mitigated, or in the absence of adequate information, will be refused.

Planning permission will be refused if the impact of development on heritage assets and archaeological remains is unacceptable. Where appropriate, we will use Article 4 directions, planning conditions and planning obligations to secure mitigation measures to ensure that development is acceptable in planning terms.

### West Boldon Conservation Area

3.5 The West Boldon Conservation Area Character Appraisal and Management Plan (South Tyneside Council 2006; 2007) are supplementary planning documents. The conservation area was designated in 1975 and contains five Grade II listed buildings and the Grade I listed Church of St, Nicholas. The area is divided into twelve distinct character areas; the proposed development area is within Character Area 3: Don Gardens.

### Historic England guidance

3.6 Historic England's *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (2008) provides guidance on all aspects of the historic environment and combines its protection with the economic and social requirements of the public. It acknowledges that the historic environment is fundamental to England's cultural heritage and sense of identity, and should be recognised as a non-renewable resource sustained for the benefit of present and future generations.

3.7 Historic England have provided guidance on the setting of heritage assets in *Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets* (Historic England 2nd edition December 2017), which defines the nature and extent of settings, their relationship to the asset and the basis for assessing the effects of proposed development.

# 4. Historical and archaeological development

4.1 No previous archaeological works have been identified within the proposed development area. Two desk-based assessments (HERs 1996/34, 2006/148) have been undertaken within West Boldon, which have highlighted the historic nature of the settlement.

### **The prehistoric period** (up to AD 70)

4.2 The earliest evidence for prehistoric activity in the area around West Boldon derives from Neolithic flints (HER 879) recorded at Downhill Quarry, to the south of the village. Further evidence for occupation in the area to the south of West Boldon is provided by a Neolithic stone axe (HER 17545).

4.3 There is limited archaeological evidence for occupation in the later prehistoric period, although the wider area is known to have been exploited. At Great Usworth, to the west of the proposed site, a rectilinear enclosure with internal roundhouses (HER 328) is recorded. The higher ground to the south of the site is more likely to have been exploited for settlement than the development site.

### **The Roman period** (AD 70 to 5th century)

4.4 The evidence for Roman occupation in the West Boldon area is scant. However, reused Roman stones (HER 5189) have been found in The Church of St. Nicholas suggesting activity in the vicinity from where the stones may have been removed. A Roman road is also purported to have extended along the coast to the Roman fort and supply Station at Arbeia in South Shields, *c.*6km to the north-east of the site. Any later prehistoric settlement in the area may have continued to have been occupied during the period.

### **The medieval period** (5th century to 1540)

4.5 Boldon was probably settled as a green village on the hills between the Tyne and Wear valleys prior to the 12th century (South Tyneside 2006, 6). By the late 12th century the manor of Boldon (HER 954) was in the possession of the See of Durham and was recorded in the Boldon Book of 1183; the settlement giving its name to the survey (Austin 1982, 13-15). The book records 170 residents, 40 houses, a manor house, a watermill (HER 958) and a church (HER 956) at Boldon, bounded by 900 acres of common arable land (HER 974). The land was farmed using the three field system, with fields divided into individual strips, with common moors and pasture beyond (South Tyneside 2006, 6). The records show that the manor appears to have been chiefly provided in service to the lord of the manor or the Bishop (Surtees 1820, 58).

4.6 In Bishop Hatfield's survey of *c.*1382, a water mill and wind mill are mentioned with moorland and desmesne (Surtees 1820, 58). The settlement had 23 holdings of 10 acres each of desmesne land, 23 bondage holdings consisting of a messuage and 2 bovates, six cottagers holding 50+ acres of land and 9 cottages within only a cottage and no desmesne land (HER 954). Although the medieval surveys do not differentiate between East and West Boldon, it is probable that West Boldon was the original settlement, with East Boldon being planned in the 13th century as a new village (HER 954).

4.7 LiDAR data (Figure 4) records medieval ridge and furrow cultivation immediately to the north and west of the proposed development area. This cultivation would have

been part of the common strip fields (HER 974) farmed in the medieval period and it is probable that the proposed site would also have been part of this land during the period.

### **The post-medieval period** (1541 to 1899)

4.8 The two Boldon settlements are recorded as the *Bowdons* on John Speed's map of Durham in 1610 (not illustrated). The proposed development area would probably have remained as agricultural land at this time and remained unaltered until enclosure began to take place at West Boldon in the later 17th century.

4.9 Andrew Armstrong's map of the County Palatine of Durham in 1769 (not illustrated) depicted the separate villages of East and West Boldon. West Boldon is recorded on the map as a linear settlement laid out along an east to west road, with the Church of St. Nicholas to the north of the road. There is no detail provided of the proposed development area on the map.

4.10 The tithe plan of Boldon of 1839 recorded the alterations to the village since enclosure. The medieval green had begun to be built upon and several farms were shown within the village. The proposed development area was in the possession of two landowners. The western side of the area belonged to William Atkinson and was farmed by Thomas Rennoldson. The eastern side of the plot was owned by the Reverend Nathaniel John Hollingsworth and occupied by himself and others.

4.11 The 1st edition Ordnance Survey map of 1862 (Figure 5) records the eastern side of the proposed development area divided across garden plots, with the rectory to which it belonged labelled to the south. The western side of the area contains farm buildings around a courtyard, with a gin-gang depicted on the western side, and the farmhouse to the east. The map records some development within the village with further housing added and infilling.

4.12 The 2nd edition Ordnance Survey map of 1898 (Figure 6) records a similar layout to the earlier survey edition, but the garden plots are not present.

### **The modern period** (1900 to present)

4.13 The layout remains the same on the 3rd edition Ordnance Survey map of 1921 (Figure 7). Additional residential areas have been constructed to the south of Boldon Colliery and there has been some further additions to the outskirts of West Boldon village.

4.14 The 1930s edition Ordnance Survey map (not illustrated) records that the gin-gang has been removed from the site. The farm building is now labelled as an abattoir. In the wider area further residential housing has encroached on former farmland to the north of West Boldon and a new residential estate also added to the south-east of the village.

4.15 The 1950s edition Ordnance survey map (not illustrated) records the abattoir and the agricultural building within the proposed development area as in ruins. No other changes are recorded on the map to the site.

4.16 West Boldon Primary School is recorded as having been built on the site on the 1970s edition Ordnance Survey map (Figure 8). The growth of residential areas

continued in the later 20th century and the settlements of Boldon Colliery and East and West Boldon were effectively joined by the end of the century.

4.17 The school was closed in 2009 and demolished recently.

# 5. Site description

## Walk-over survey

5.1 A walk-over survey was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource, and its relationship with the conservation area. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was completed. Photographic locations are shown on Figure 2.

5.2 The proposed development area currently comprises the fenced off area of the former school building, with a playground to the west and a grassed area to the north (Photographs 1-3). Across the fenced area are spoil mounds derived from the removal of the building, and brick and concrete foundations are apparent. The tarmac playground to the west of the building has also been removed and is covered with aggregate. A low stone wall surrounds the site to the east and south and there are mature trees around all sides of the school plot, which are particularly dense along the northern boundary. The areas to the north and west, which comprised the sports pitches and playing areas of the former school, are grassed (Photographs 4 & 5).

**LiDAR data** (Figure 4)

5.3 The data records the site of the former school building and playground with no other features apparent within the proposed development area. Widely space medieval ridge and furrow cultivation earthworks are apparent in the open ground to the north and west of the site.

# 6. Heritage assets and their significance

## West Boldon Conservation Area

6.1 The West Boldon conservation area is centred on the medieval village, the layout of which is preserved in modern boundaries and roads. The area includes a variety of architectural influences and building materials and is dominated by the Grade I listed 13th century Church of St Nicholas. The proposed development area is sited within the conservation area's Don Gardens Character Area (3), which is a secluded, private residential road with views down to the north-west to the River Don. The views into the character area from the north are of open ground and trees, which form its natural setting. The majority of the houses on the tree-lined Don Gardens are set back from the road in large plots, and while the buildings range in style, integrity is provided by the rural surroundings. The character area contains Magnesian limestone boundary walls, which includes the walls surrounding the former school site. The northern approach to the village is characterised by the steep approach to Rectory Bank, and is also flanked on either side by Magnesian limestone walls. The conservation area also contains the imposing hillside views of the Don Valley which are accessible from the several points in this part of the village and contribute to the

character and setting of West Boldon. As a designated heritage asset, the West Boldon conservation area is considered to be of regional significance.

### Grade I listed building: St Nicholas Church (1355070)

6.2 The early 13th century parish church has a later south porch and was restored in the 19th century when the north porch was added. There were early alterations to the three-bay nave, with north and south aisles. The chancel has 3 bays and the church has a west tower, with clasping buttresses and a broach spire. The 19th century windows have original headstops on the hoodmoulds on the north wall. A round-headed block door in the south chancel wall has a keystone dated 1767 and the east window has three lights. Internally the nave arcades have octagonal piers with moulded capitals and some nailhead decorations. There are two 14th century effigies of priests, one with a restored head. These are located in a tomb recess in the south aisle wall and in the chancel. The tower contains two pre-reformation bells and beside the south porch is a foot-scraper. As a Grade I listed building the church is nationally significant.

### Grade II listed building: Doorway to south of Rectory Green (1185725)

6.3 The 18th century, sandstone doorway is in a wall within the grounds of a demolished rectory. It has a moulded architrave with a pulvinated frieze and a moulded pediment with stone coping. Due to its Grade II designation the doorway is considered to be of regional significance.

### Archaeological remains

6.4 There is scant evidence for a resource of Roman or prehistoric date within the study area and little potential for such a resource within the proposed development area. The site would have been part of the common agricultural land of West Boldon during the medieval period and was a farm and later an abattoir in the post-medieval and modern periods. Ground disturbance associated with the construction of the school in the second half of the 20th century will have removed archaeological remains across much of the site. The site lies outside the area of potential archaeological interest, as defined within the West Boldon Conservation Area Management Plan. There is limited potential for an archaeological resource to survive.

## 7. Impact assessment

### West Boldon Conservation Area

7.1 South Tyneside Council have provided a West Boldon Conservation Area Character Appraisal (March 2006) and Management Plan (SPD11 June 2007) which form a basis for assessing the heritage value of aspects of the conservation area and its subsequent development.

7.2 The overarching character of the conservation area is described in the appraisal document: ‘The conservation area is based on the historic hilltop settlement and includes open countryside below to the north and west which is important to its setting.’ Further reference is given to the need to protect the long distant views from the hill over open countryside, and the need to protect the ‘grassy hillside setting’ to the north.

7.3 The proposals are situated within the footprint of the former school, which was noted in the conservation area's management plan to have detracted from the residential character of this part of the area. It will bring the derelict site back into use. The potential for public enjoyment of the riverbank area to the north of the site, which is included in the conservation area, is maintained within the development plan, as is the green buffer defined within the conservation area management plan.

7.4 The development is at the base of the hilltop immediately adjacent to the open countryside. It is separated from the open land by dense tree bands to the north and west, where the retained category A trees are mostly located, and by trees to the south from Don Gardens. The discontinuous line of trees on the east which are to be removed are not pertinent to this overarching characteristic. In contrast, the dense tree coverage along the River Don is referred to as important, including its ability to mask the industrial complex to the west, and to frame the village.

7.5 The trees to be removed along the eastern side of the site are along the edge of North Road. North Road is an approach road into the hillside settlement, and has been included within the conservation area together with the important open space to either side. Approaches to and routes through conservation areas can be important ways by which they can be appreciated. In this instance, the character appraisal highlights the views from the south (Hylton Lane and Downhill Lane), as best for appreciating the isolated and clustered nature of the settlement, and the approach along Newcastle Road, which creates a strong sense of arrival, enhanced by tree coverage, and the least diluted by new development. The North Road approach is described in Chapter 10 of the appraisal document as less picturesque than the Newcastle Road approach. The important view in the approach is to the east, over the doomed open field towards the spire of St Nicholas Church. This is not affected by tree coverage on the site. The chapter defines the special characteristics of this part of the conservation area as:

- Green, open countryside banks of *River Don* valley.
- 'Signature' view of domed hillside with church spire above.
- Magnesian Limestone boundary walls.
- Entrance to village core at top of *North Road*.

7.6 The development and the removal of trees do not affect any of these special characteristics. The development does not impinge on the entrance to the village at the top of North Road or on the open countryside. It does not affect the signature view on the approach to the village, and the limestone boundary walls are to be retained. Communal appreciation of the signature view will be increased, as the street frontage of the development faces in this direction.

7.7 The plan notes that further intensification of development in the area should be resisted, especially at the end of Don Gardens away from the former school, which is rural in character, and that the sub-division of building plots should be avoided. The proposals avoid extending the development to the west away from the former school site. Gardens to the rear of the new properties will look back over the rural landscape to the west. The development would conform with the residential character of this part of the conservation area. Employment of sympathetic building materials in-keeping with the prevailing architectural style would further add to the quality of this part of the conservation area. Retention of the stone boundary walls

to the site would retain the setting to the northern approach to the village, and help frame the development. The proposals have the potential to enhance the conservation area, through the removal of the demolition site, by mirroring the residential nature of the Don Gardens Character Area, use of sympathetic building materials and design, and retention of stone boundary walls and mature trees.

7.8 The development is in keeping with the actions listed within the management plan, where it relates to Character Area 3 – Don Gardens, and the adjacent character Area 12 – Open Countryside. These relate to resisting development in open countryside, retaining important views in and out of the village that contribute to its character; resisting the sub-division of building plots within Don Gardens, and the maintenance of historic fabric such as the limestone walls.

7.9 The development has no effect on any other individual designated or undesignated heritage asset within the Conservation Area, as these are not within the visual envelope of the development.

7.10 In conclusion, the development, including the removal of the trees, does not impinge on the special characteristics of the conservation area, as defined by South Tyneside Council.

### Grade I listed building: St Nicholas Church (1355070)

7.11 The church provides a dominate element to the conservation area with its spire visible from much of the area and beyond. The church's immediate setting is within the churchyard surrounded by mature trees and modern housing. The intervisibility between the church and the proposed development site is restricted to views of the church spire. The proposals would not impact on or obscure the visibility of the church or its spire and the evidential, historical, communal and aesthetic value of the heritage asset would remain unaltered; the proposed development would not therefore impact on its setting.

### Grade II listed building: doorway to south of Rectory Green (1185725)

7.12 The doorway was part of the grounds of the now demolished 18th century rectory. As there is no intervisibility between the proposed development area and the doorway, and the proposals would not alter the ability to understand the heritage asset, and no impact upon setting of the doorway is anticipated.

### Archaeological remains

7.13 There is some limited potential for an unknown archaeological resource to be present on the site, any impact on which could be mitigated through a scheme of archaeological monitoring and recording during initial groundworks.

## 8. Sources

### Cartographic sources

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### Aerial photographs and LiDAR data

Aerial photos and satellite images were viewed on-line at Google Earth. LiDAR data for the area was also consulted using https://houseprices.io/lab/lidar/map.

### Geotechnical works

No records of geotechnical works within the proposed development area were identified for this assessment.

# Appendix: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

### Historic Environment Record and designated heritage assets

(PRN = Public Record Number, Designation - LB=Listed building, LL=Local List)

| PRN | Designation | Description | Grade | Date |
|---|---|---|---|---|
| 879 | | Flints | | Neolithic |
| 888 | | West Boldon, Quaker Burial Ground | | 17th century |
| 954 | | West Boldon village | | medieval |
| 956 | LB 1355070 | Church of St Nicholas | | 13th century |
| 958 | | Boldon medieval mill | | 14th century |
| 959 | | Boldon Bridge | | 17th century |
| 974 | | Boldon common fields | | |
| 1588 | LB 1025227 | Boldon Mill | II | 19th century |
| 1601 | LB 1025248 | Downhill Farmhouse | II | 18th century |
| 1784 | | Pillbox | | 20th century |
| 2290 | | N.E.R, Pontop and South Shields Branch | | 19th century |
| 2303 | | Down Hill, Quarry | | 19th century |
| 2304 | | Down Hill, Tannery | | 19th century |
| 2305 | | Down Hill, Quarry | | 19th century |
| 2306 | | Down Hill, Lime Kiln | | 18th/19th century |
| 2307 | | Robinson's Quarry | | 19th century |
| 2308 | | West Boldon, Quarry | | 19th century |
| 2309 | | lime kilns | | 19th century |
| 2310 | | West Boldon, Quarry | | 19th century |
| 2311 | | Boldon Station | | 19th century |
| 2312 | | Boldon quarry | | 19th century |
| 2313 | | N.E.R, Newton Garths Branch | | 19th century |
| 2315 | | Gateshead to Monkwearmouth Road | | 19th century |
| 2567 | | Boldon Colliery | | 19th century |
| 2568 | | West Boldon, Reservoir | | 19th century |
| 2570 | | West Boldon, Brickworks | | 19th century |
| 2571 | | West Boldon, Quarry | | 19th century |
| 5070 | | West Boldon, skeleton | | 17th century? |
| 5091 | | Boldon Colliery, ridge and furrow | | medieval? |
| 5189 | | West Boldon church, reused Roman stones | | Roman |
| 5425 | | Boldon, pillbox | | 20th century |
| 5459 | | West Boldon, Ascot House, wells | | 19th century |
| 5850 | | West Boldon, WW2 road block | | 20th century |
| 5852 | | Prisoner of War Camp | | 20th century |
| 8040 | LB 1025226 | West Boldon Hall | II* | 18th century |
| 8044 | LB | West Boldon, walls and gate piers | II | uncertain |
| 8050 | LB | Downhill Farm, lodge cottage | II | 18th century |
| 8058 | LB 1185551 | West Boldon, Nos 1-5 Harton View, Mansion House | II | 18th/19th century |
| 8061 | LB 1185725 | West Boldon, doorway to south of Rectory Green | II | 18th century |
| 8063 | LB 1185751 | West Boldon, tomb of W. Wilson | II | 19th century |
| 8150 | LB 1299610 | West Boldon Hall, walls gates and gate piers | II | 19th century? |
| 8164 | LB 1355079 | Downhill House | II | 18th century |
| 8370 | LB 1355078 | Downhill Farm, barn and gin-gang | II | 18th/19th century |
| 8509 | | Aysgarth House | | 19th century |
| 8512 | | Western Terrace | | 19th century |
| 8676 | | West Boldon, Folly House | | 19th century? |
| 8678 | | West Boldon, level crossing | | 19th century |
| 8679 | | West Boldon, rectory | | 18th century |
| 9600 | | Boldon Colliery, Dunelm House | | 19th century |

| PRN | Designation | Description | Grade | Date |
|---|---|---|---|---|
| 9603 | | Boldon Colliery, Queens Head PH | | 19th century |
| 9604 | LL | Boldon Colliery, Hubert Lane, drinking fountain | | 19th century |
| 9605 | LL | Boldon Palace Cinema | | 20th century |
| 9621 | LL | Boldon Golf Club | | 20th century |
| 9622 | | East Boldon, Dipe Lane, Shotley Grove | | 19th century |
| 9623 | LL | West Boldon, Hall Green Farm | | 19th century |
| 9631 | | 27 and 29 Rectory Bank | | 19th century |
| 9632 | | Osborne House | | 19th century |
| 9633 | | Bank House | | 18th century |
| 9634 | | West Boldon cemetery | | 19th century |
| 9635 | LL | West Boldon, walls and railings | | 19th century |
| 9636 | | West Boldon, Wayside | | 19th century |
| 9640 | LL | Mount Pleasant Farm | | 19th century |
| 9733 | | Boldon Colliery Village | | 19th century |
| 10889 | | Civil War skirmish | | 17th century |
| 11019 | LL | Sandfield and High Cross | | 19th century |
| 11449 | | West Boldon Conservation Area | | |
| 11450 | | Glebe Farm | | 20th century |
| 11451 | | Glebe Farm Cottages | | 20th century |
| 11452 | | Ashby Villas | | 20th century |
| 11453 | | Rectory Terrace | | 19th century |
| 11454 | | Red Lion PH | | 20th century |
| 11455 | | Belvedere | | 20th century |
| 11456 | | Don Villa | | 20th century |
| 11457 | | parish hall | | 20th century |
| 11458 | | 19 to 25 Rectory Bank | | 20th century |
| 11459 | | Black Horse PH | | 19th century |
| 11460 | | Wheatsheaf PH | | 19th century |
| 11461 | | St Nicholas Road | | 18th century |
| 11462 | | Hill Top House | | 18th century |
| 11463 | | 1 and 2 Gateshead Terrace | | 20th century |
| 11464 | | Harpers Buildings | | 18th century |
| 11465 | | 1 and 2 The Folly | | 19th century |
| 11466 | | 5 The Folly | | 19th century |
| 11467 | | Avery Cottage | | 19th century |
| 11468 | | Hillside and Grosmont | | 19th century |
| 11469 | | post office | | 19th century |
| 11470 | | Browns Buildings | | 19th century |
| 11686 | | ridge and furrow | | medieval? |
| 11731 | | ridge and furrow | | post-medieval |
| 11733 | | ridge and furrow | | medieval |
| 11735 | | aircraft obstruction | | 20th century |
| 11754 | | quarry | | 20th century |
| 11864 | | East Boldon Conservation Area | | |
| 13369 | LL | post box | | 19th century |
| 13572 | | effigies of priests | | 14th century |
| 15242 | | cemetery chapel | | 19th century |
| 15243 | LL | boundary wall to rectory green | | 19th century |
| 15328 | | font | | 13th century |
| 15777 | | Independent Methodist Church | | 19th century |
| 16740 | | Wesleyan Methodist Chapel | | 19th century |
| 16741 | | Well | | 19th century |
| 17545 | | Neolithic stone axe | | Neolithic |
| | LB 1025231 | Walls and gate piers to St. Nicholas Church | II | post-medieval |

## Previous archaeological interventions

| PRN | Description |
|---|---|
| 1990/24 | Desk-based assessment: Fellgate |
| 1996/34 | Desk-based assessment: St Nicholas Church |
| 1998/55 | Building recording: St Nicholas' Church |
| 2004/55 | Building recording: St Nicholas Churchyard Walls |
| 2006/122 | Building recording: Dunelm House, Boldon Colliery |
| 2006/148 | Desk-based assessment: The Folly, West Boldon |
| 2006/29 | Desk-based assessment: Hall Green Farm, West Boldon |
| 2006/61 | Evaluation: Hall Green Farm, West Boldon |
| 2007/26 | Watching brief: Hall Green Farm, West Boldon |
| 2007/28 | Watching brief:A19 Junction Improvement |
| 2008/166 | Building recording: Downhill House |
| 2008/199 | Desk-based assessment: West Boldon Substation |
| 2010/17 | Building recording: Downhill House, West Boldon |
| 2010/46 | Watching brief: St. Nicholas, West Boldon |
| 2010/61 | Desk-based assessment: Former Springfield Cars, Addison Rd |
| 2016/168 | Evaluation: Springwell Cars, West Boldon |



Photograph 1: The proposed development area from south-east corner, looking south-west



Photograph 2: The proposed development area from south-east corner, looking north-west



Photograph 3: The northern side of the proposed development area from north-east corner, looking west



Photograph 4: View of the proposed development area from west, looking north-east



Photograph 5: View of the proposed development area from west with spire of St. Nicholas Church in centre skyline, looking east

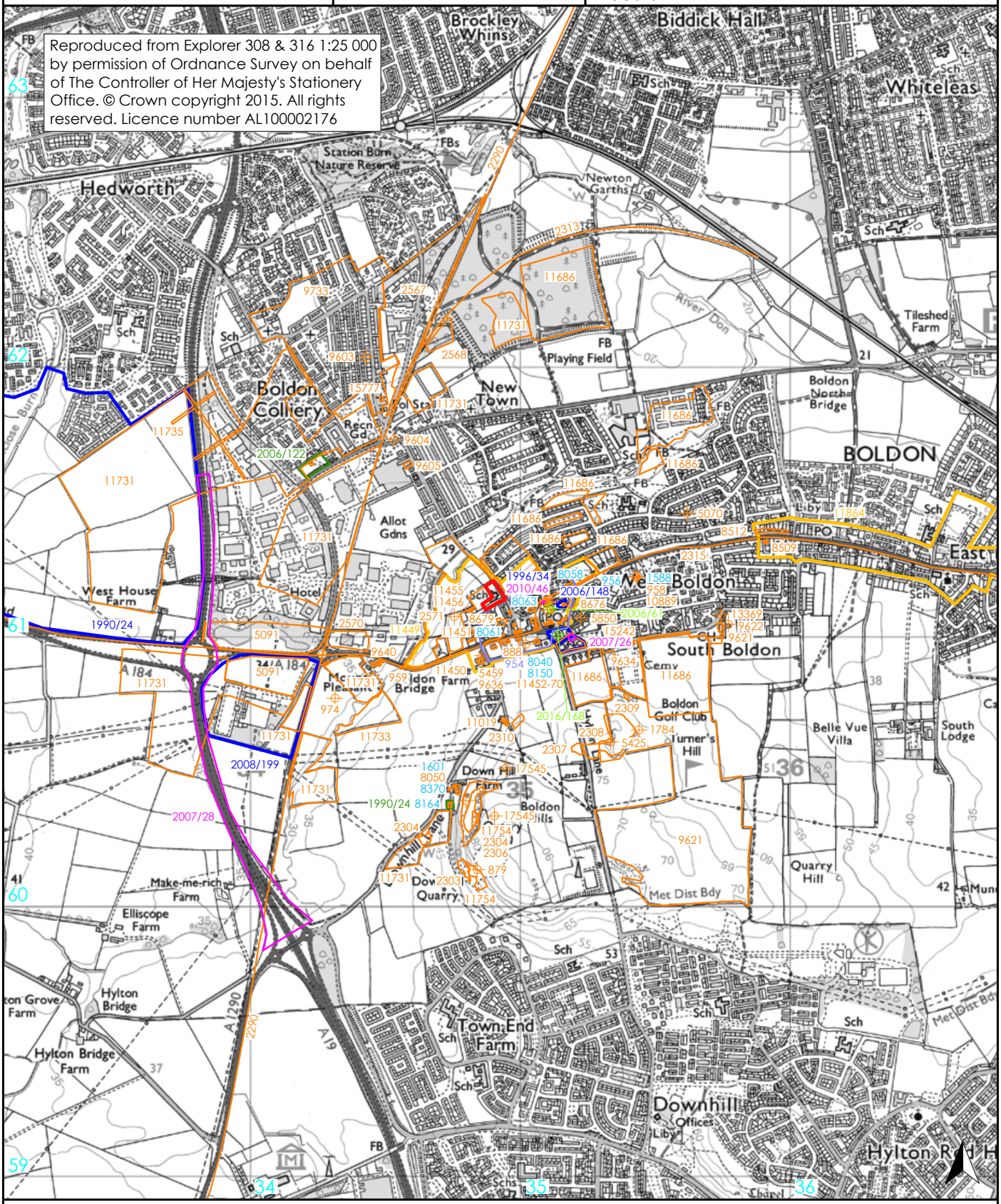
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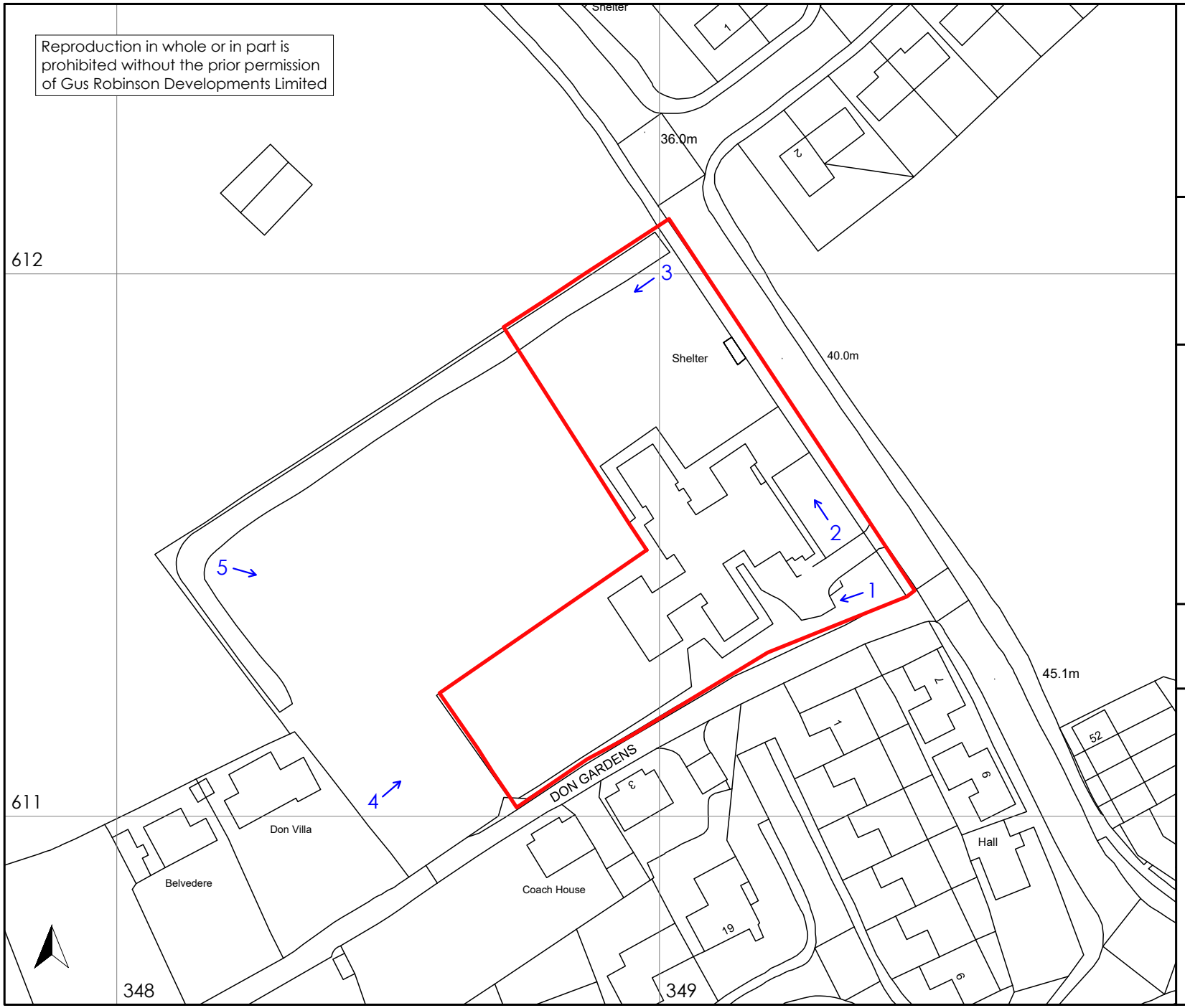
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Figure 1: Site location and Historic Environment Record



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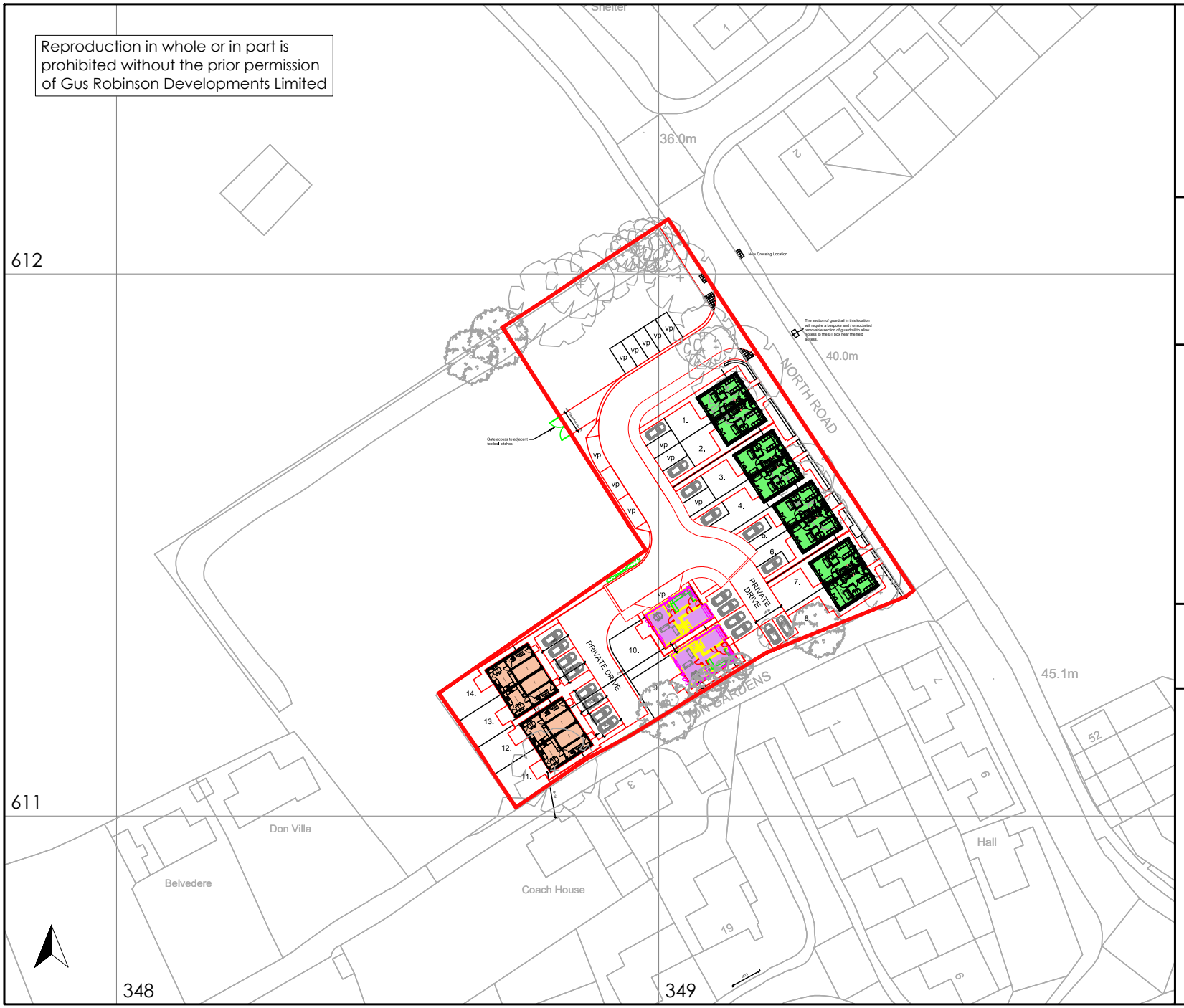
Figure 2: Site as existing

0 50m
scale 1:1000 for A4 plot

site location

4 photograph

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Figure 3: Proposed development

0 50m
scale 1:1000 for A4 plot

site location



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Figure 4: LiDAR data

0 150m
scale 1:3000 for A4 plot

site location




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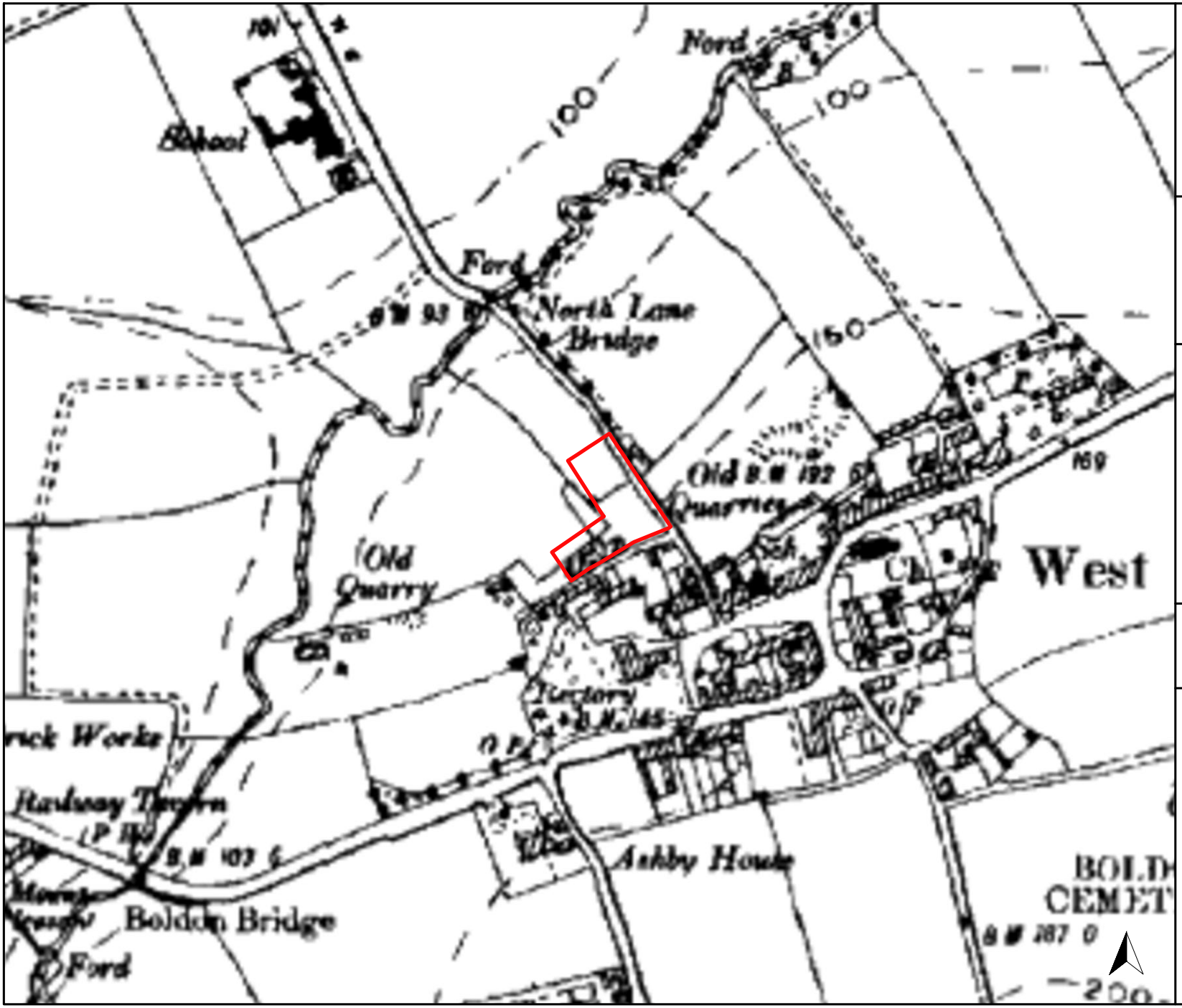
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Figure 5: Extract from the 1st edition Ordnance Survey map, 1862

0 200m
scale 1:4000 for A4 plot

site location




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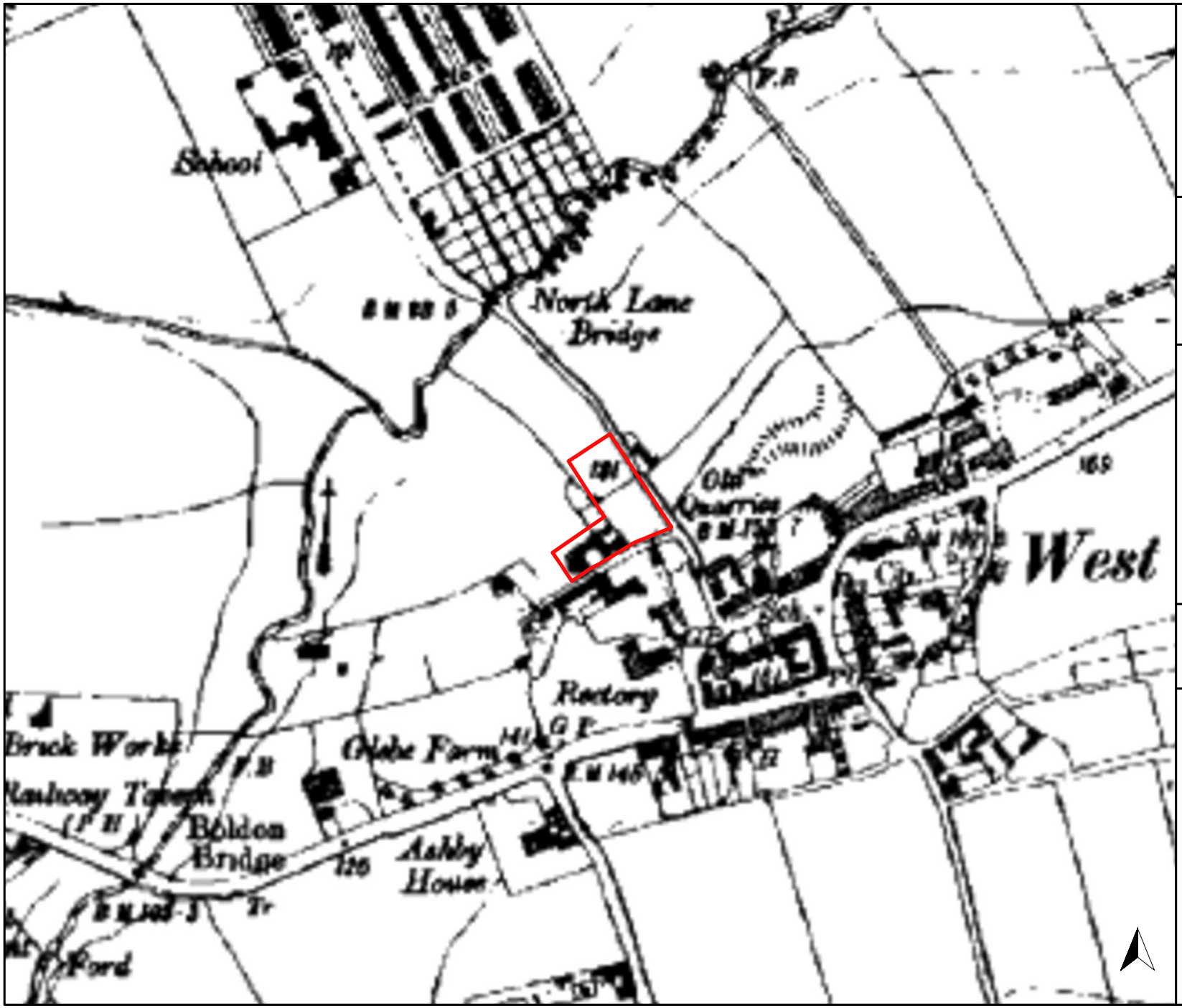
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Figure 6: Extract from the 2nd edition Ordnance Survey map, 1898

0 200m
scale 1:4000 for A4 plot

site location




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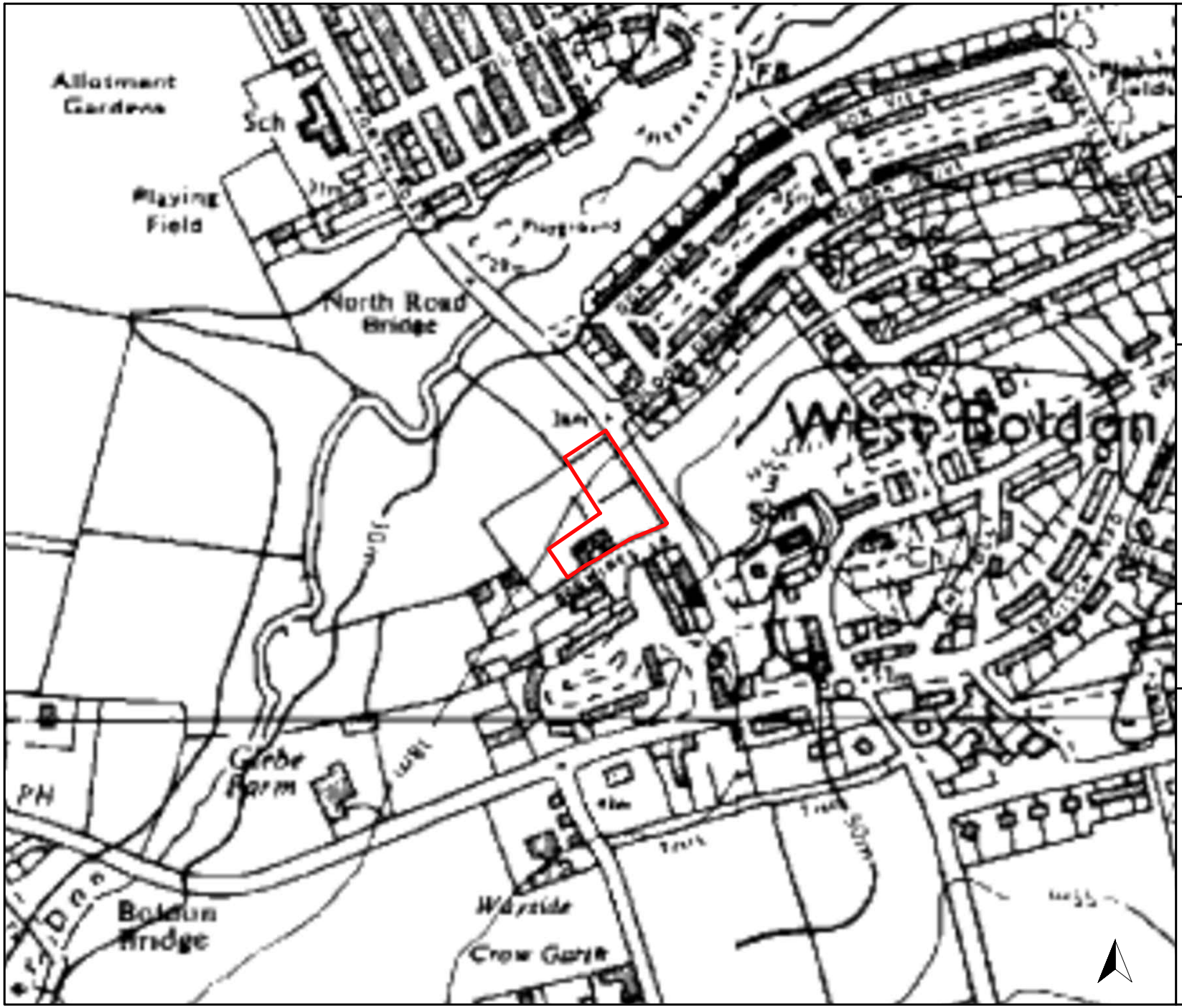
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Figure 7: Extract from the 3rd edition Ordnance Survey map, 1921

0 200m
scale 1:4000 for A4 plot

site location




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Figure 8: Extract from the 1970s edition Ordnance Survey map

0 200m
scale 1:4000 for A4 plot

site location