

**1-3 BEACH ROAD
SOUTH SHIELDS**

**HERITAGE
STATEMENT**



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SECTION 1

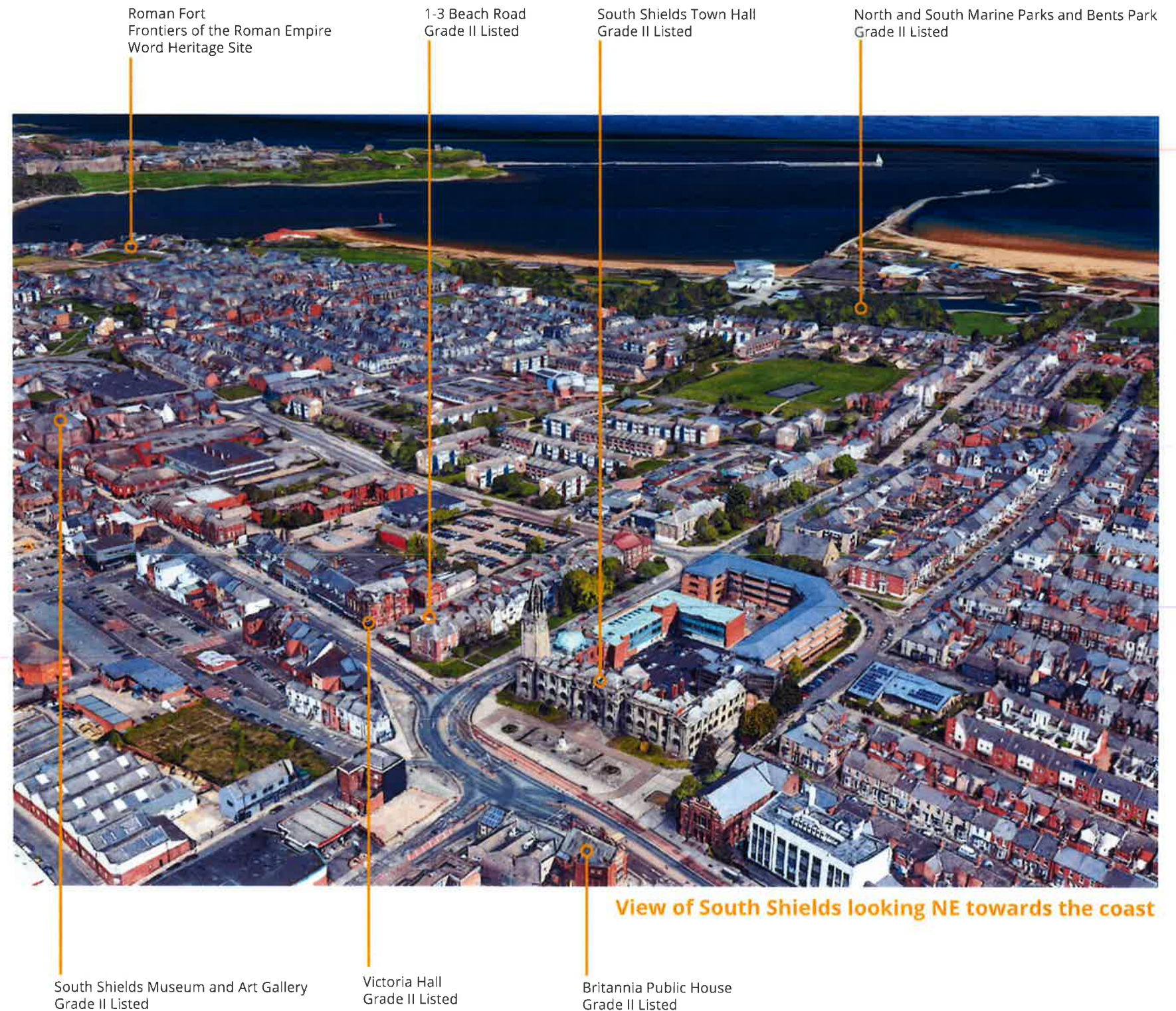
INTRODUCTION

Introduction

This heritage statement is in respect and support of the Planning Application and Listed Building Consent for 1, 3 & 3a Beach Road, South Shields. It is considered that the special significance and character of the South Shields area is derived from the following:

- A diverse history including a Stone Age settlement and Roman occupation with reconstructions part of the Frontier of the Roman Empire World Heritage Site.
- 9th century Raid by the Vikings and Danes influenced customs and beliefs and introduced further settlements.
- The town was founded in 1245 when the church became influential and the town was predominantly a fishing port.
- Industries which have played a part in shaping South Shields including salt panning in the 15th century, followed by glass-works and chemical manufacture in the 18th century. The industrial revolution saw the growth of coal mining and ship building in the area.
- Westoe was originally a separate village south of the main centre notable for Georgian and Victorian houses linked to the rise in ship and coal mining industries, absorbed by South Shield's urban sprawl.
- The wealth generated from these industries can be seen reflected in the public buildings such as the Town Hall which sits opposite 1-3 Beach Road, although prosperity did not last following the decline of these industries.
- There is a number of significant listed buildings in the area including the Old Town Hall (Grade I), South Shields Museum and Art Gallery (Grade II) and The Former Marine School (Grade II) .
- South Shields centre is focused around the shops and buildings along King Street however peripheral streets contain a number of empty shop fronts with the low rise town centre townscape dominated by the south shield town hall clock tower.
- Beach Road connects through to the coast by North and South Marine Parks and Bents Park which are grade II listed parks that reclaimed the industrial landscape and transformed south shields' seafront into a recreational promenade.

This history, and Beach Road's connection to this, has been considered in the creation of these proposals.



SECTION 2

SOUTH SHIELDS TOWN CENTRE

South Shields Town Centre

1, 3&3a Beach Road are located within the town centre of South Shields, a coastal town at the mouth of the River Tyne approximately 3.7 miles downstream from Newcastle Upon Tyne. South Shields has six miles of coastline and three miles of river frontage dominated by the north and south Tyne piers. Sandwiched between the river Tyne and River Wear, South Shields is situated within the metropolitan borough of South Tyneside.

Local Setting

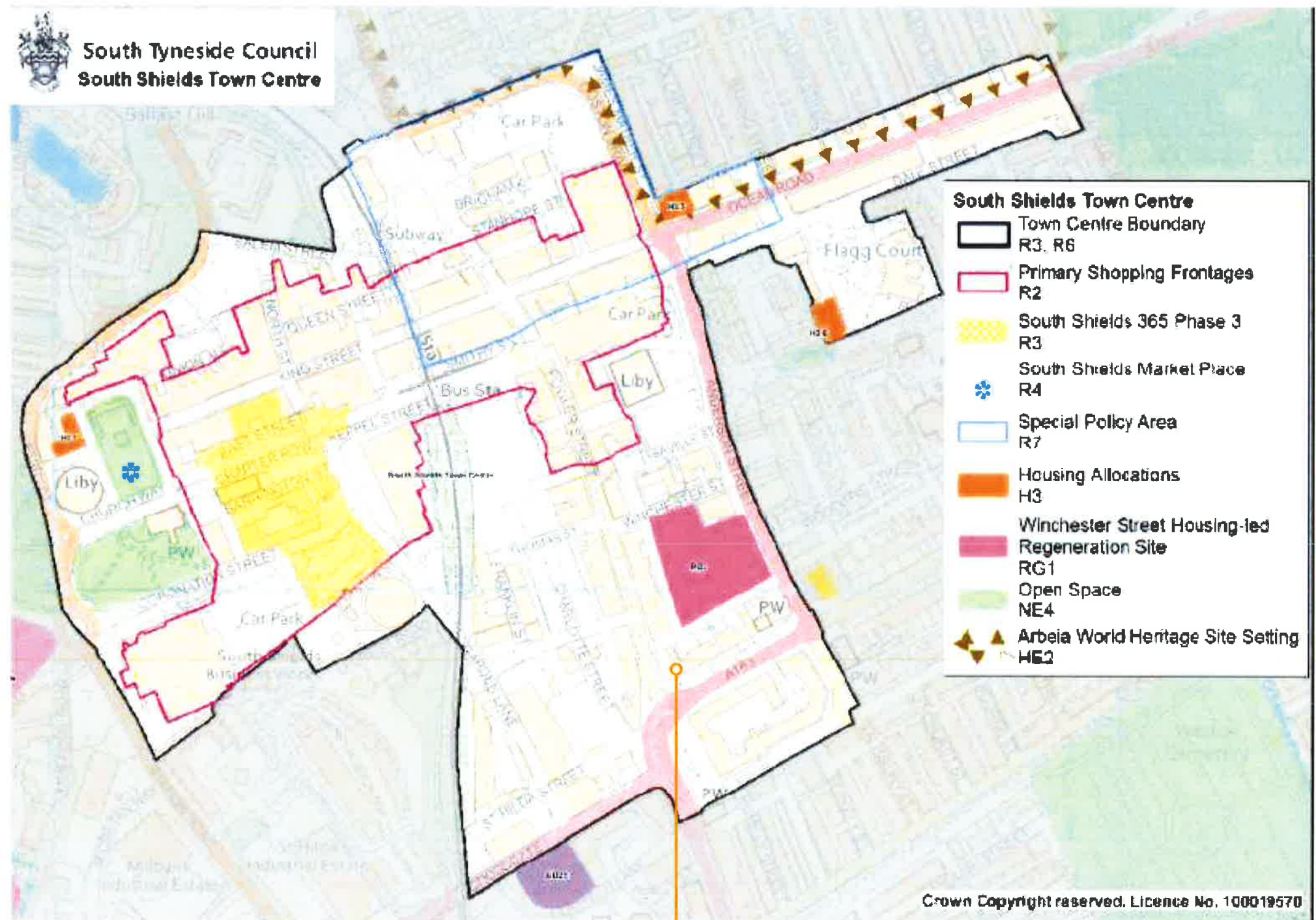
Inland from the river ferry terminal, the market place and Old Town Hall plaza continues eastwards to connect with the pedestrianized main shopping street, King Street. Typical of many seaside towns, the main street continues to the sea along Ocean Road which extends to views towards the North Sea. The town centre sprawls southward to connect with other residential areas such as Westoe.

The immediate surroundings of 1, 3&3a Beach Road include the South Shields Town Hall, whose clock tower is identified as the most prominent feature of the urban landscape. Positioned at junction of Fowler Street and Beach Road, the terraces are at the joining point of the concentrated shop fronts of Fowler Street and the more residential nature of the east of Beach Road and likewise neighbouring road Broughton Road.

In addition to the connection to the seafront and landscaped promenade, the retained features of the shipping docks contribute to the feel of the area and are embedded in the landscape features of South Shields. The area has a significant amount of intact historic buildings, structures and parks despite being heavily bombed during the world wars which are significant to the area character.

Key Heritage Assets within South Shields include but are not limited to:

1. The Quadrant, Mill Dam
2. Mill Dam Jetty, Mill Dam
3. Middle Docks, Mill Dam
4. Chimney, former Cookson Glassworks, Harton Staithes
5. Merchant Navy Memorial, Mill Dam
6. Staithes House (includes wall), Mill Dam
7. The Waterfront PH, 9-11 (odds) Mill Dam
8. Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam
9. The Mission to Seafarers, Holborn House, 53 Mill Dam
10. Unity Hall, 71 Mill Dam
11. Painted Mural, Commercial Road
12. Ferry Landing
13. Harton Low Staithes 30. Riddicks, 22 Fowler Street
14. HSBC Bank, 21 Fowler Street
15. The Dolly Peel, River Drive
16. 1-18 Greens Place, Mile End Road
17. Former Rennoldsons Shipyard Building, Wapping Street
18. North East Maritime Trust wooden workshops, Wapping Street
19. Fleet and Spirit of South Shields Artworks, Market Dock/Long Row
20. Bridge, River Drive
21. Pier Watchman's Office, South Pier
22. South Pier



South Shields Town Centre Local Plan Extract

1-3 Beach Road

SECTION 3

ASSESSMENT OF SIGNIFICANCE

Historic England Entry

1 BEACH ROAD, SOUTH SHIELDS

List Entry Number: 1231575

Grade: II

1. 5102 BEACH ROAD (north side) (formerly Bent House Road) No 1 NZ 3666 NE 8/4

II GV

2. Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.

Listing NGR: NZ3657866923

3 BEACH ROAD, SOUTH SHIELDS

List Entry Number: 1231674

Grade: II

1. 5102 BEACH ROAD (north side) (formerly Bent House Road) Nos 3 and 3A NZ 3666 NE 8/5

II GV 2. Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.

Listing NGR: NZ3658866928

Assessment of Significance

External Building Character and Features

Beach Road, formerly known as Ogle Terrace is characterised by largely retained early 19th century Georgian terraces detailed with stepped approaches, half basements with lightwells, tuscan/doric door cases with fanlights which sit back from the street buffered by front lawns and a number of mature trees stretching along the route to the seafront. The buildings sit in a prominent location, with their principal south-east facade sitting opposite the Edwardian baroque Town Hall and backing on to the side elevation of grade II listed Victoria Hall along Fowler Street.

The terraces are characterized by their symmetrical facades, door and window placement as well as their material palette. The buildings are composed of a variety of tones of red brick, hipped slate roof with retained chimneys and dormers. The replacement with unsympathetic modern materials is minimal and the original features are significant to the symmetry of the facades. At 3 Beach Road the previous addition of a textured pebble-dash render detracts from the overall appearance of the building however the general Georgian appearance is retained despite this.

The views from the south-east contribute most strongly to the character of the street, along with the secondary south-west elevation of 1 Beach road which can be seen alongs Fowler Street. The Beach Road terraces compliment the the grander architecture of the grade II listed town hall with contrasting architectural styles. The north facing elevations are of much lesser importance, adjoining the rear access street or adjoining the terrace. The rear elevations are generally in poorer condition and of more modest architectural detailing including a later extension to 3 & 3a Beach Road which has seen alterations including a rotten timber dormer. To the rear there is a former coach house of pitched design with gabled ends which sits in a derelict condition, overgrown by self-seeded shrubery and inaccessible in parts due to the condition of the structure. In May 2021 a letter was issued by South Tyneside Council stating that the outbuilding at 3 Beach Road will pose a danger to the general public without intervention. Following a structural survey it was determined that up to 75% of the original fabric would need to be replaced due to its condition. The letter is attached as part of the appendix and structural survey submitted as part of this application.

Internal Features

The retained internal features also hold architectural interest with a front and rear room layout to 3 Beach Road with the principal ground floor rooms containing the majority of retained ornate features including plaster cornicing ceiling rose, marble fireplace and wooden panelling to the bay window. The altered rear yard buildings hold less significance of lesser architectural detailing containing less of the original fabric which detracts from the main house.

Internally at 1 Beach Road the plan runs off the central hallway and staircase with front and back rooms to either side. Some of the original features have been retained including the central staircase, ceiling cornices, panelled doors and surrounds. Most of which are present in the main rooms to the ground floor with the basement and first floors having been altered in parts to accommodate the previous function as office lets, including the installation of a toilet block, kitchen fit outs as well as alterations to internal partition layouts. There is notable evidence of damp ingress to the basement and external walls which will need to be rectified to prevent further damage to the historic structure.



View of south-east facade of Beach Road

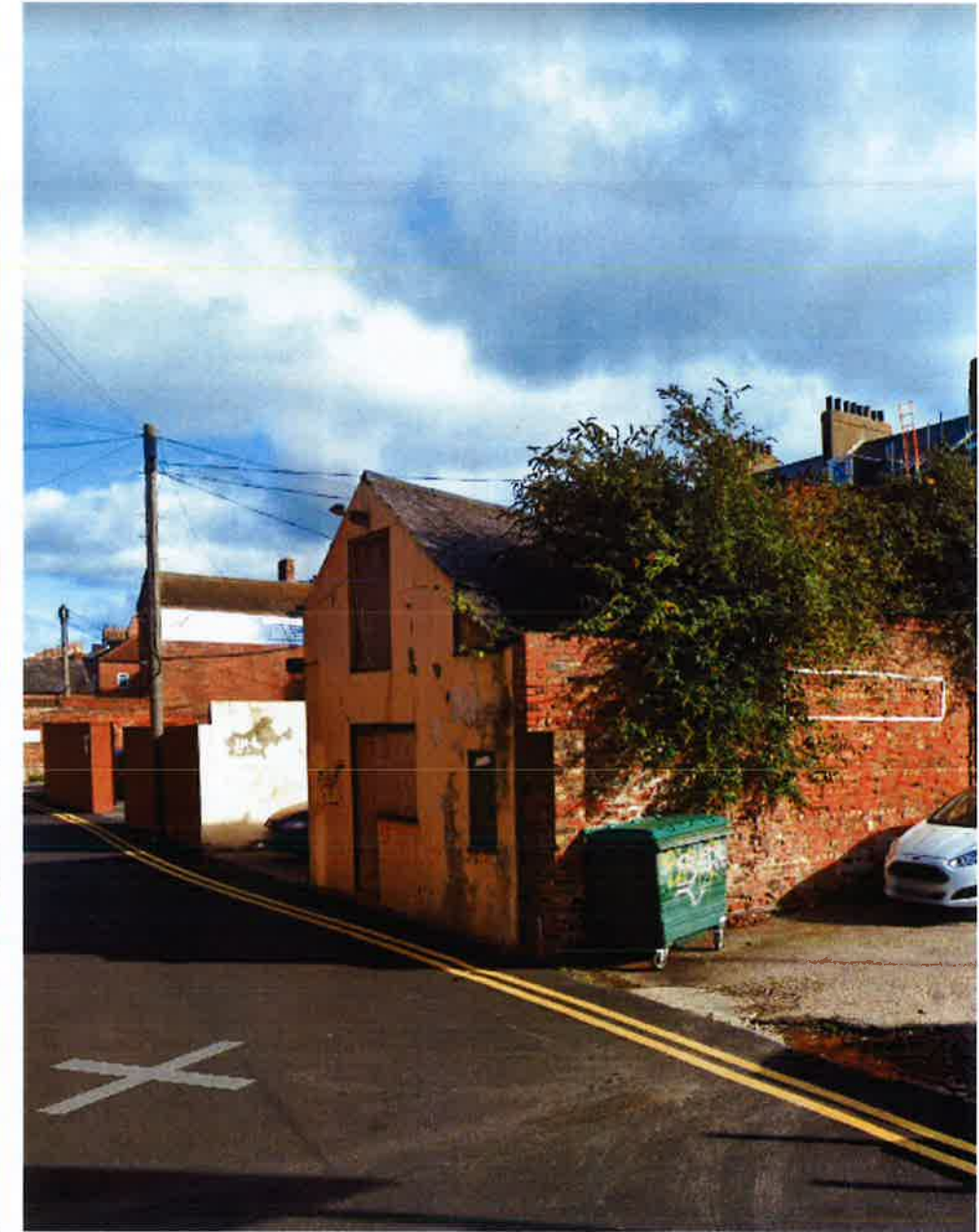
Assessment of Significance



Beach Road setting backdrop to Town Hall



North view of Terraces backing on to access street



Derelict Coach House

SECTION 4

IMPACT ASSESSMENT

Impact Assessment

Management Proposals:

The approach for minimising the impact of the proposals at 1, 3 & 3a Beach Road are as follows:

- The proposed layouts and division of flats have been arranged to allow for minimal alteration to the internal layouts and to retain the character of the plans. Where key features are identified they are proposed to be retained and priority has been made to retaining the historic fabric.
- Appropriate detailing will be proposed for any new formed openings.
- The majority of the proposals intervention to the external facade is limited to rooflights and the rear outbuildings and yard. Works to the external facade shall be carried out to ensure the repair, maintenance and waterproofing of the property. Any repair shall be done with sympathetic materials and consult South Tyneside Council conservation team for ensuring best practice conservation methods and materials.
- The proposals will not be detrimental to the appearance of the significant south-east and south-west facades.
- Where applicable encourage the reinstatement of missing architectural features and the replacement of unsuitable materials and details with historically appropriate alternatives. This includes windows, doors and chimneys.
- Appropriate restoration of brickwork and plaster exposed to damp.
- Appropriate stone work and detailing to new formed internal openings where applicable
- We will ensure appropriate repair, restoration and general maintenance works of the historic building by engaging Northumberland County Council conservation team and ensuring best practice conservation methods and materials including the use of stone mason and timber specialists.
- The delicate balance of retaining historic character with energy efficiency must be carefully weighed in order to avoid harm to historic appearance. Any alterations to mechanical and electrical provisions will work with the existing structure to ensure that alterations to the original building are minimised.
- Management and continued maintenance of the rear of the site to be improved with the addition of a communal garden composed of low maintenance planting, which is currently used as a carpark and is visible from Fowler Street.

Impact Assessment

Alterations Proposed at 1 Beach Road

Edwards Architecture are proposing minimal external alterations which include:

- Blocking up 2 small windows to less prominent rear elevation.
- Addition of 8 conservation rooflights, one of which is to the principle south elevation.
- Feature windows with timber panelling to be retained and appropriately repaired where necessary.
- Any damp ingress to be resolved and made good with appropriate materials and craftsmanship.

Basement Floor

- New internal partition to compartment proposed flat from central staircase and to enclose the proposed bathroom.
- Removal of three internal partitions to improve layout and natural light to basement plan and new opening proposed.
- New doorway beneath front stepped entrance to allow access and maintenance of lightwell as mirrored by 3 Beach Road's existing layout.
- Removal of bars to windows

Ground Floor

- New internal partition to compartment flat from central staircase and to enclose proposed bathroom and bedroom.
- Toilet block to be removed.
- Half landing level to rear room to be reviewed and leveled out.
- Two new openings to be formed to allow access to all rooms following compartmentation. Where ceiling cornices are visible the opening detail will allow this feature to be retained.
- Two existing doorways to be filled in.

First Floor

- New internal partition to compartment flat from central staircase and to enclose proposed bathroom.
- Half landing level to rear room to be reviewed and leveled out.
- New openings to be formed to allow access to all rooms following compartmentation. Where ceiling cornice is visible the opening detail will allow this feature to be retained.
- Three existing doorways to be filled in.

Second Floor

- New internal partition to compartment flat from central staircase and to enclose proposed bathrooms.
- Removal of three internal partitions to improve layout and access
- Replacement of existing ceilings to roof to allow for insulation and improved head height.
- Three existing doorway to be filled in.
- New proposed opening and doorway.

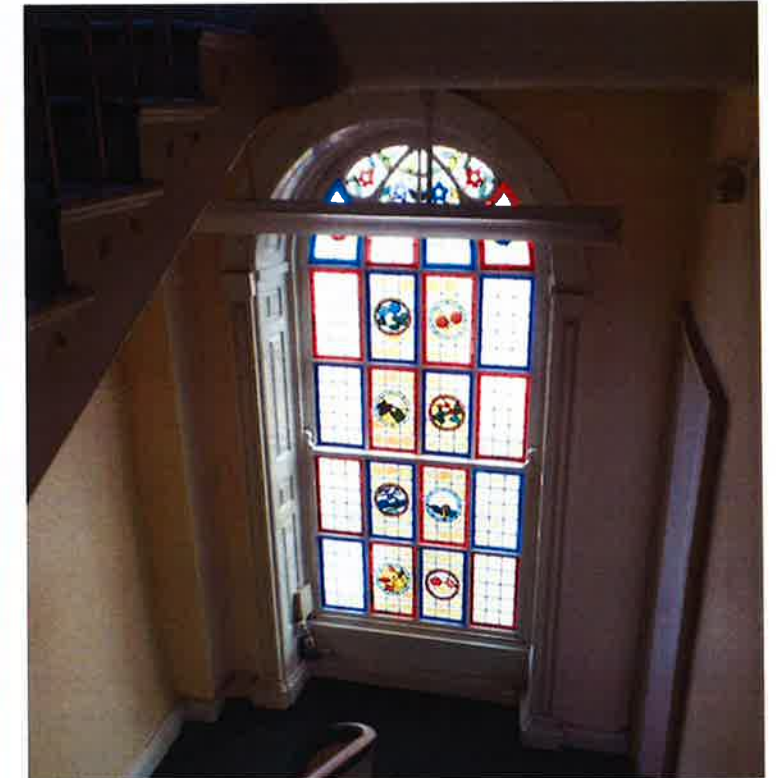
Please see the Design and Access Statement for further details.



South view of 1 Beach Road



1 Beach Road: Retained feature windows, stair ceiling cornices and door architraves



Impact Assessment

Alterations Proposed at 3 & 3a Beach Road

Edwards Architecture are proposing minimal external alterations which include:

- Demolition of the derelict coach house and associated connecting timber store to rear access road.
- Addition of 4 conservation rooflights, two of which to the principle south elevation.
- Feature windows with timber panelling to be retained and appropriately repaired where necessary.
- Any damp ingress to be resolved and made good with appropriate materials and craftsmanship.

Basement

- Existing and inner walls removed along hallway, existing staircase proposed to be removed and ceiling infilled and made good.
- Internal door to be filled in relocated.
- Wall to be consolidated as external wall.
- Removal of bars to windows.

Ground Floor

- Proposed new opening between kitchen and living area.
- Split level floor infill over existing stair opening rom the basement, to allow / accommodate tight level access from the GF of the Main building to the rear annex.

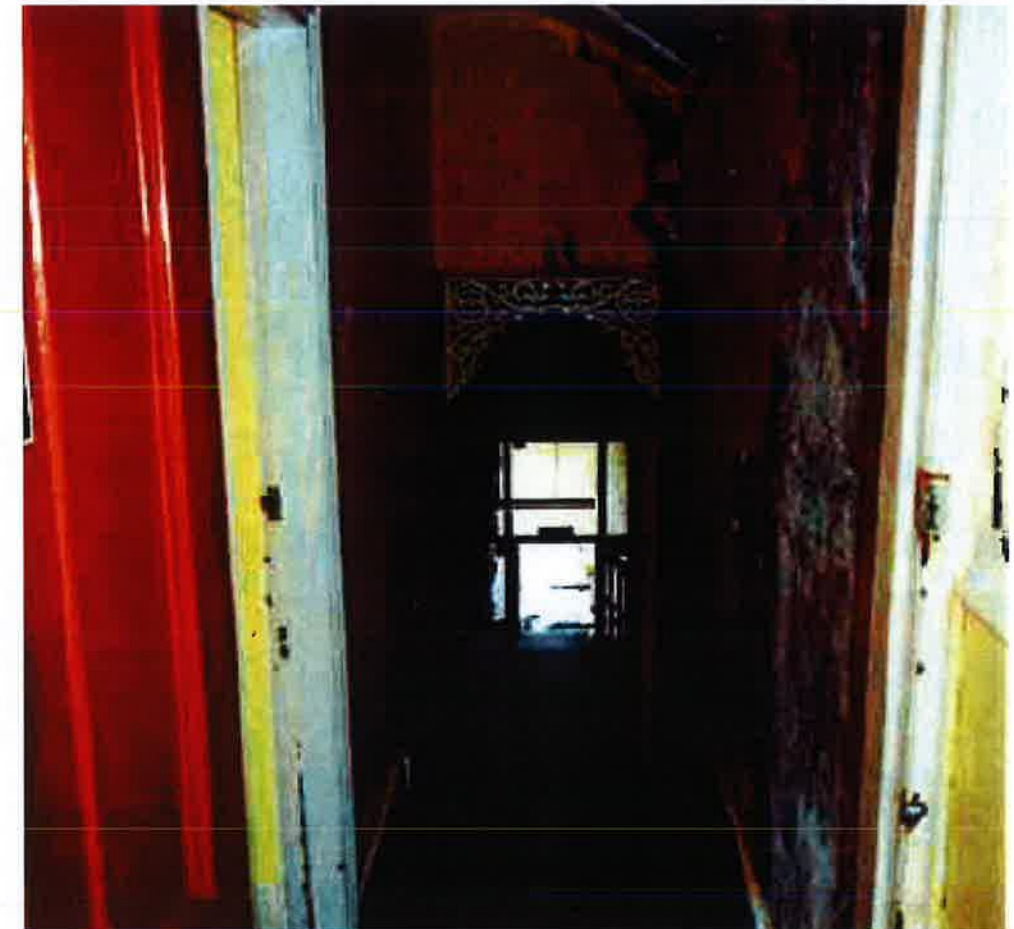
First Floor

- Existing levels between floors and stairs are to be reviewed and partitions to be altered to rear annex where ensuite proposed.
- Door to be filled in and relocated.

Second Floor

- Removal of existing door to ensuite to be replaced with new partition and doorway to ensuite to allow access to bedroom.
- New opening and doorway to bedroom.
- Wall and existing door to be relocated to create walk-in wardrobe.

Please see the Design and Access Statement for further details.



Original Detailing above stair



3 Beach Road: Retained feature bow window, ceiling cornices and fireplace

Conclusion

The proposed works at 1, 3 & 3a Beach Road are considered to be of minimal impact to the overall historic significance of the terraces. Careful consideration was taken to reduce alterations, especially to the external facades due to the significance of the location, sitting opposite the South Shields Town Hall. In addition, the proposals will offer improved external landscaping to the rear carpark. The removal of the derelict outhouses which are delapidated and deemed a risk to the public, will also improve the rear alley streetscape and allow for the introduction of a community garden visible from Fowler Street and the formalisation of the carparking provisions.

Any internal changes which have been proposed are only where absolutely necessary to provide compartmentation and allow appropriate circulation and retain best use of the building's main spaces. Priority has been placed on retaining the key architectural features such as existing cornices, fireplaces and panelling to bay window as well as maintaining as much of the character of the original layouts as possible.

Overall, we feel the proposals will be respectful to the historic asset, resulting in minor negative impacts while providing the necessary repair and maintenance, while also improving on the current dated office fit-out. Equally we believe the proposals will provide a high quality design and sustainable use for the listed building moving forward.



SECTION 5

REFERENCES

References

South Tyneside Landscape Character Study 2012

https://www.southtyneside.gov.uk/media/14683/Landscape-Character-Study-Part-1-Character-Assessment-March-2012-/pdf/STLCS_Part_1_with_associated_maps.pdf

South Tyneside Local Plan

<https://www.southtyneside.gov.uk/article/36012/Emerging-Local-Plan>

South Tyneside Sustainability Appraisal Appendix 1: Inner South Shields 2019

https://www.southtyneside.gov.uk/media/41647/South-Tyneside-Site-Specific-Sustainability-Appraisal-Inner-South-Shields-August-2019-/pdf/ISS_site_appendix.pdf?m=637013949037970000

South Tyneside Local Development Framework

https://www.sunderland.gov.uk/media/18549/SD21-South-Tyneside-Local-Development-Framework-Development-Management-Policies-DPD-December-2011/pdf/SD21_South_Tyneside_Development_Management_Policies_Dec_11.pdf?m=636217368115170000

Conservation Principles Policies and Guidance

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>

Appendix

Letter from South Tyneside Council relevant to outbuildings
proposed to be demolished



South Tyneside Council

Mandeville Properties Ltd
107 Darlington Lane
Stockton-on-Tees
TS20 1BW

Date 07 May 2021
Our Ref BC/DS/2021/02867

Dear Sir/Madam

The Building Act 1984 The Building Regulations 2010
Dilapidated building at 3 Beach Road, South Shields, South Tyneside, NE33 2QA

I am writing to let you know that the Council has received a complaint regarding the condition of the property, 3 Beach Grove, South Shields, NE33 2QA (former taxi office). I have inspected the property and would confirm that it is in a dilapidated state which, without remedial works and repairs, will pose a danger to the general public.

There is vegetation growing out of the building which will cause the brickwork to become unstable and the render is spalling with sections missing. The roof appears to have suffered from roof spread which is causing the east elevation wall to lean.

The Council in their duty of care, are bringing this matter to your attention for reasons of public safety and to make you aware of the risk of injury should the brickwork, render or roof collapse and fall onto the highway.

As a result of this, you are advised to make arrangements to have the property repaired or inspected by a qualified structural engineer as soon as possible and no later than 28 days from receipt of this letter. Please let me know when you have attended to this so that the records can be closed.

If you have any questions, or if you need more information, please contact me.

Yours faithfully,

John-Paul Donohue
Senior Building Surveyor

Tele: 0191 424 7431
Email: buildingcontrol@southtyneside.gov.uk

BE AWARE OF THE DANGER OF STRUCTURAL FAILURE