border archaeology

Heritage Assessment



8-12 Moor Lane,
South Shields
Newcastle
NE34 6BZ

On behalf of

SRJ Energy Ltd

June 2024
(Updated July 2025)

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Cover: View looking southeast towards Moor Lane Garage and Harton Hall Cottages

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1 Executive Summary

This Heritage Assessment has been produced regarding the proposed redevelopment of a service station at 8-12 Moor Lane, Harton, South Shields, comprising the demolition of the existing shop/sales building and the attached Locally Listed two storey building known as Harton Hall Cottages and the construction of a new forecourt shop/sales building to the E of the existing shop and additional car parking and cycle spaces. The results of the Heritage Assessment may be summarised thus:

Harton Hall Cottages: The impact of the proposed development on Harton Hall Cottages can be assessed as **Moderate** based on a cross-referencing of the **Medium** significance of the asset, representing a pair of Locally Listed late 19th century estate cottages closely associated with the nearby mansion of Harton Hall and probably built by Joseph Mason Moore, a wealthy civic dignitary and philanthropist in South Shields during the late Victorian period, which were subject to extensive alteration in the late 20th century as a result of its conversion to a garage and car showroom, cross-referenced against the magnitude of impact, assessed as **Moderate to Major.**

The proposed development involves the complete demolition of the cottages which evidently have a group value with the adjacent late 19th century property at Harton Hall and the nearby church of St Peter, however these cottages have already been subject to a substantial degree of unsympathetic alteration, both externally and internally, which has significantly detracted from their intrinsic value in historical and architectural terms.

Based on the above assessment, it is considered that the demolition of the cottages may be supportable in heritage terms but it is suggested that a detailed programme of historic building recording would need to be carried out to ensure preservation by record and thus mitigating to a certain extent the harm which would evidently result from the loss of this non-designated heritage asset.

Consideration should also be given as to whether any of the fabric from the existing cottages could be re-used and incorporated into the new shop premises. It appears that the proposed new shop, due to its single storey height and use of local red brick, would be less prominent in the view compared to the present two-storey cottages; however, it is respectfully suggested that it may be worth considering a gabled roof profile for the new building as being more in keeping with the character of the surrounding built environment.

Church of St Peter, Harton (GII) and Boundary Wall immediately to the S of the Church of St Peter (GII): The overall impact of the proposed development on the Church of St Peter and its associated boundary wall can be assessed as **Moderate to Slight**, taking into account the **High** significance of the building as a modest, well-preserved example of a 19th century village church in Early English Gothic style by the noted Late Victorian church architect C. Hodgson-Fowler, considered against the magnitude of impact assessed as **Minor**.

This assessment reflects the fact that while existing tree cover significantly limits intervisibility between the church and the proposal site, it is considered that the proposed demolition of Harton Hall Cottages would have an indirect impact on the wider setting of the church and its surrounding churchyard.

Harton Hall (Locally Listed): The overall impact of the proposed development on the setting of Harton Hall may be assessed as **Moderate to Slight**, based on a cross-referencing of the **Medium** significance of the Hall as a prominent Locally Listed building erected in 1881 as the residence of Joseph Mason Moore, a leading civic dignitary and landowner in Harton and South Shields during the late 19th century, considered against the magnitude of impact, assessed as **Minor to Moderate**. Clearly the demolition of the nearby Harton Hall Cottages (also built by Moore in 1878 and forming part of his estate) would have an impact on the setting of Harton Hall due to the close historic and visual association between these two buildings; however it is considered that this impact can be partially mitigated by sensitive design and use of appropriate local building materials for the new shop premises.

The Vigilant P.H., Sunderland Road (Locally Listed): The overall impact of the proposals on the setting of the Vigilant public house can be assessed as **Slight to Moderate**, based on a cross-referencing of the **Medium** significance of the Locally Listed asset as a prominent late 1920s public house, against the magnitude of impact assessed as **Minor**. The immediate setting of the Locally Listed public house would not be affected; however the demolition of Harton Hall Cottages would evidently result in a noticeable change to existing views looking westwards from the Vigilant towards Moor Lane in which the cottages and the adjoining service station feature noticeably.

Harton Village School, Moor Lane, now St Peter's Church Hall (Locally Listed): The overall impact of the proposed development on the setting of the former Harton Village School can be assessed as **Slight to Moderate**, this assessment reflecting the **Medium** significance of the asset as a Locally Listed late 19th century parish school, considered against the magnitude of impact assessed as **Minor**. Views from the School towards the proposal site and *vice versa* are obscured by existing tree cover along the W side of the churchyard and thus there would not be an effect on its immediate setting. However, the School forms one of a cluster of Late Victorian buildings situated towards the eastern end of Moor Lane which are closely associated in historical terms and consequently it may be argued that the demolition of Harton Hall Cottages would have an indirect effect on its setting.

Conclusion: The proposed development may be assessed as having an overall Moderate impact in heritage terms, with particular reference to the Locally Listed pair of late 19th century cottages at Harton Hall Cottages. The impact on the settings of the parish church of St Peter and its churchyard boundary wall (both Grade II listed) and the nearby late 19th century house at Harton Hall, can be assessed as Moderate to Slight, while the impact on the Locally Listed Vigilant public house and Harton Village School has been assessed as Slight to Moderate.

It is considered that the impact resulting from the loss of the cottages could be partially mitigated by a detailed programme of historic building recording carried out prior to demolition of the building. Consideration should be given as to whether fabric from the cottages could be incorporated into the new shop premises and it may be argued that a gabled roof profile would be more in keeping with the architectural character of the surrounding *locale*.

In terms of the National Planning Policy Framework, the overall impact of the proposed development in heritage terms, based on the results of this assessment, may be said to constitute 'less than substantial harm' and may be considered to fall within the Moderate range of this category of impact.

2 Introduction

Border Archaeology (BA) was instructed by Rapleys on behalf of SRJ Energy Ltd to produce a Heritage Assessment in connection with the redevelopment of a service station at 8-12 Moor Lane, Harton, South Shields, NE34 6BZ, comprising the demolition of the existing shop/sales building and the attached Locally Listed two storey building known as Harton Hall Cottages and the construction of a new forecourt shop/sales building to the E of the existing shop and additional car parking and cycle spaces.

3 Site Location

The proposal site is located on the S side of Moor Lane about 30m W of the crossroads with Sunderland Road, within the village of Harton, now a residential suburb of South Shields within the county of Tyne and Wear.

The site is occupied by a modern service station and canopied forecourt with a small associated shop, with a 3.5m brick boundary wall to the S and W of the forecourt. The proposal is not located within a Conservation Area, however the site does include a Locally lLsted building, Harton Hall Cottages (8-10 Moor Lane) a pair of late 19th century cottages adjoining the rear of the shop premises associated with the service station.

The ground floor of the cottages was previously occupied by a garage and car showroom, with accommodation on the upper floor. Several extensions have been added to the cottages associated with its usage as a garage and showroom.

Located about 60m N of the proposal site is the Grade II listed parish church of St Peter built in 1866-67 and situated within a large rectangular churchyard bounded to the S and E by stone masonry walls which are also listed.

Situated *c.*10m E of the proposal site is Harton Hall, a late 19th century house converted to shop premises (also Locally Listed). Another locally listed building, The Vigilant Public House, is located about 50m NE of the site, along Sunderland Road, while about 40m WNW of the site is the former Harton Village School, a late 19th century former school building (also Locally Listed) within the grounds of St Peter's Church.

3.1 Soils & Geology

The British Geological Survey (BGS) identifies the solid geology underlying the site as Yellow Sands Formation sandstone, a sedimentary bedrock formed between 298.9 and 252.2 million years ago, during the Permian period. The overlying geology is recorded as Devensian Till (Diamicton), a sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. (BGS 2024).

4 Summary Archaeological and Historical Background

The following summary background is based on consultation of the Tyne and Wear Historic Environment Record and other relevant sources of archaeological and historical information including historic mapping. A total of 26 archaeological monuments, three events, two listed buildings and seven locally listed buildings were identified within a 500m radius of the site (*figs. 2-3)*

Prehistoric: No prehistoric deposits or features are recorded within the immediate vicinity of the study area, however some evidence of prehistoric activity has been identified in the wider locality of South Shields, particularly to the N of the site, near the River Tyne, ranging in date from the Mesolithic period through to the Iron Age. The site is located at some distance from the riparian and riverine resources of the River Tyne and the marine resources of the coast, which may be a limiting factor with regard to archaeological potential (PDM 2012).

Romano-British: The substantial Romano-British presence in the wider area of South Shields is attested by the designated heritage assets of *Arbeia* Roman Fort (1005910) (a significant garrison and supply base) and the northern frontier fortification of Hadrian's Wall (1000098) both of which are located a little over 3km to the N of the site. However, the HER records no evidence of Romano-British activity within the study area.

This apparent paucity of evidence may be attributable in part to the limited archaeological fieldwork undertaken in the area around the site to date. However, it is also noted that no discoveries appear to have been made in the wider Harton area, in spite of the 19th century mining and quarrying operations to the E and W of the site and the major development of Harton that took place during the mid-20th century. In addition to this lack of evidence and the significant distance of the site from *Arbeia* Roman Fort, the *Wrekendike*, the NE-SW aligned Roman road leading to the fort, also lies c.1.7km to the NW.

Medieval: The earliest record of Harton dates to around 1074-1083 and refers to the vill of *Heortedun,* meaning 'the hill of stags', which was granted by Bishop Walcher of Durham for the reconstruction of the church at Jarrow. In 1464, Harton was listed in an inventory of the possessions of Durham Priory, which survived until its dissolution in 1540 (Surtees 1820; Fordyce 1857). At this time - and through much of the medieval period – Harton, in common with much of the South Shields coastline, was predominantly an area of forest interspersed with arable land (PDM 2012).

The lack of medieval features and finds recorded on the HER within the study area and the areas of largely destroyed medieval to post-medieval ridge and furrow recorded by the National Mapping Programme (NMP) (HER 11719) support this characterisation. However, as the HER notes, there is documentary evidence for the village's occupation from around the 15th-16th century, with 'gillicorn' being 'due from 21 bondages' in 1424 and 10 tenements being documented in Harton in 1539 (HER 952). These tenements appear to have been located further to the S of the 18th to early 20th century settlement form, in the area where the 1st Edition of the Ordnance Survey places the 'Site of the Old Village of Harton' (*fig. 8*).

Occupation of the wider South Shields area is well-attested from the early medieval period onwards. The 7th century monastery at Jarrow, to which Harton belonged, was located several kilometres to the NW of the site while

the slightly earlier foundation of St. Hilda stood several kilometres S of the site. Both foundations were plundered and abandoned following Danish raids in the 9th century but were re-established in the 11th century. Further churches were established in the 11th and 12th centuries but settlement appears to have remained limited in scale and largely seasonal around them until the mid-13th century and the emergence of South Shields as a significant fishing port under the patronage of the Prior and Convent of Durham (PDM 2012).

Post-Medieval: The earliest available map of the site is the 1768 Plan of Westoe and Harton by Richard Richardson (not reproduced), which shows the area of the site located within Plot 309, a meadow known as 'Townend Field'. abutting Moor Lane, the course of which was already in existence by that date although it took a slightly different course further to the W compared to its existing alignment.

The line of Sunderland Road had also been partly established on its present course through the village but diverging from the modern route further to the N. Moor Lane East too was in existence but does not yet exhibit the curving alignment which connects it with Marsden Road. The settlement at Harton, which would appear to have comprised around a dozen houses, cottages and farmsteads, appears then to have been located to the E of the site, along the E side of Sutherland Road and to the S of Marsden Road.

The 1838 Tithe Survey of Harton township within the parish of Jarrow (*fig. 8*) again shows the site within an undeveloped plot, now Plot 61, known as 'North Town Field', the previous area of 'Townend Field' having been subdivided. The alignment of Sunderland Road is now shown to be fully established on its present course and is named. To the immediate ENE of the site, at Plot 77, a roughly L-shaped building is now shown directly on the S corner of Moor Lane and Sutherland Road. The plot is recorded as 'House and Garden in Harton'; the position and form of the building differs from that of Harton Hall but it may represent an earlier building that was demolished or possibly incorporated into the fabric of the later residence (built in 1881).

Plot 60 to the immediate S of the site is identified as 'South Town Field', while Plot 63 over Moor Lane to the N is recorded as 'Clay Pool Field'. Both plots are undeveloped, although a small building in the form of a cross is shown within a small enclosure to the SE corner of Plot 63, likely representing Harton Oratory built c. 1836 and funded by private subscription for the inhabitants of Harton (HER 19120). Settlement appears to be concentrated on the future Moor Lane East, to the NE of the site, the plots in this area being recorded as houses and yards or gardens and homesteads, while the remainder of the parish appears to be undeveloped farmland. It may be noted that several of the fields around the settlement are described as 'Garths', a term derived from the Middle English or Old Norse meaning an enclosed garden or yard.

The 1862 Ordnance Survey 1st Edition 6-inch map (*fig.9*) shows the area of the site has now been developed, with a small square building standing within its area, the remainder of which is garden. The building within the site is identified as a school, suggesting it is the 'neat stone [school] building, erected in 1842' which appears to have been demolished and replaced in 1875 by a larger school building to the W of the parish church.

The chapel on the N side of Moor Lane opposite the site appears to have been enlarged and named as 'Horton Oratory' on the OS 1st edition map (Fordyce 1857). The layout and occupation of the settlement remains otherwise largely unchanged from that shown on the tithe map, with sources noting it contained around 13 farms and two

public houses around the middle of the 19th century (Fordyce 1857). Additionally, as previously mentioned, this map indicates the 'Site of the Old Village of Harton' to the SE of the site, east of Sutherland Road.

The 1898 Ordnance Survey 2nd Edition 6-inch Map (*fig. 10*) shows that significant building activity had taken place in the immediate vicinity of the site, with the construction of Harton Hall Cottages, erected in 1878 as accommodation for the coachman and gardener employed by Joseph Mason Moore, a wealthy local landowner, justice of the peace and civic dignitary who held a substantial landholding in Harton and South Shields and subsequently built Harton Hall to the E of the cottages some three years later.

Along the N side of Moor Lane, directly opposite the site, the 'Harton Oratory' is shown as having been demolished and replaced by St. Peter's Church, built in c.1866-7 and situated within a large rectangular churchyard. A new village school building erected c.1875 is shown on the N side of Moor Lane, to the W of the church. Several new buildings including a vicarage are shown along the W side of Sutherland Road, accessed via a new road named 'The Avenue' (now North Avenue), while several buildings, including a complex named 'Harton Grange', are shown along the E side of Sutherland Road.

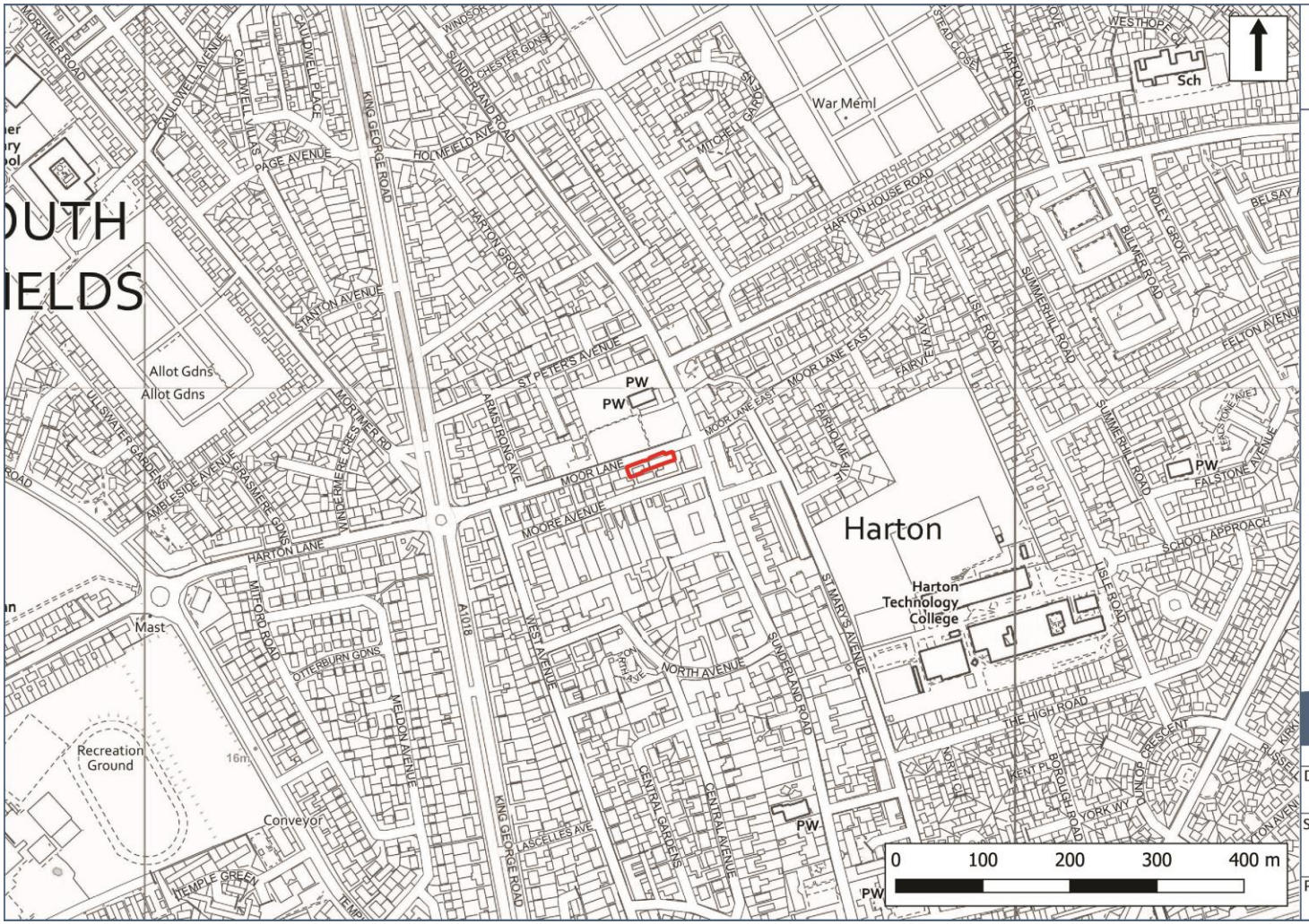
The 1916 Ordnance Survey 3rd Edition 25-inch Map (*fig. 11*) shows little to no change within the site, although more detail is shown regarding the layout of the buildings occupying the site. The row of Harton Hall Cottages is shown as comprising a rectangular block flanked by an additional outbuilding to its E and another rectangular structure to its W. The detached building situated further to the W of the cottages appears to have been altered while Harton Hall also appears to have been enlarged within the addition of a new outbuilding to the S of the main residence. Several terraces, including one in the former area of the Harton Grange complex, have appeared along Sutherland Road to the N and S of the settlement core.

A photograph looking W from Sunderland Road along Moor Lane taken in 1929 (fig. 12) shows that significant redevelopment had taken place along the S side of Moor Lane with the construction of a row of shops extending W from the frontage of Harton Hall up to Harton Hall Cottages, with a tall doorway depicted in the E gable end of the cottages extending almost up to eaves level.

This depiction is confirmed by the Ordnance Survey provisional edition 25-inch Map of 1947 (*fig. 13)* which clearly shows the intensive suburban development of Harton during the interwar years. Many new roads flanked by semidetached houses and terraces had been laid out, with Red House Farm and South Farm evidently the sole surviving farmsteads. Harton Hall Cottages appears to have been subject to alteration, with an extension having been added to the rear of the building. Harton Hall also appears to have been altered and enlarged (probably associated with the construction of commercial premises as shown on the 1929 photograph), although the school, vicarage, church and churchyard remain essentially unchanged. Additions to the street layout include the laying out of King George Road and tramway to the W of the site and the straightening of Moor Lane, with Moor Lane East to the E also having been laid out on its existing curvilinear alignment extending to Marsden Road.

Further significant changes to Harton Hall Cottages appear to have occurred in the 1960s-70s following the construction of the service station to the W of the site in the 1960s-70s. The service station and the cottages were redeveloped in the early 1980s with the construction of an adjacent car showroom and garage.

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Site Boundary

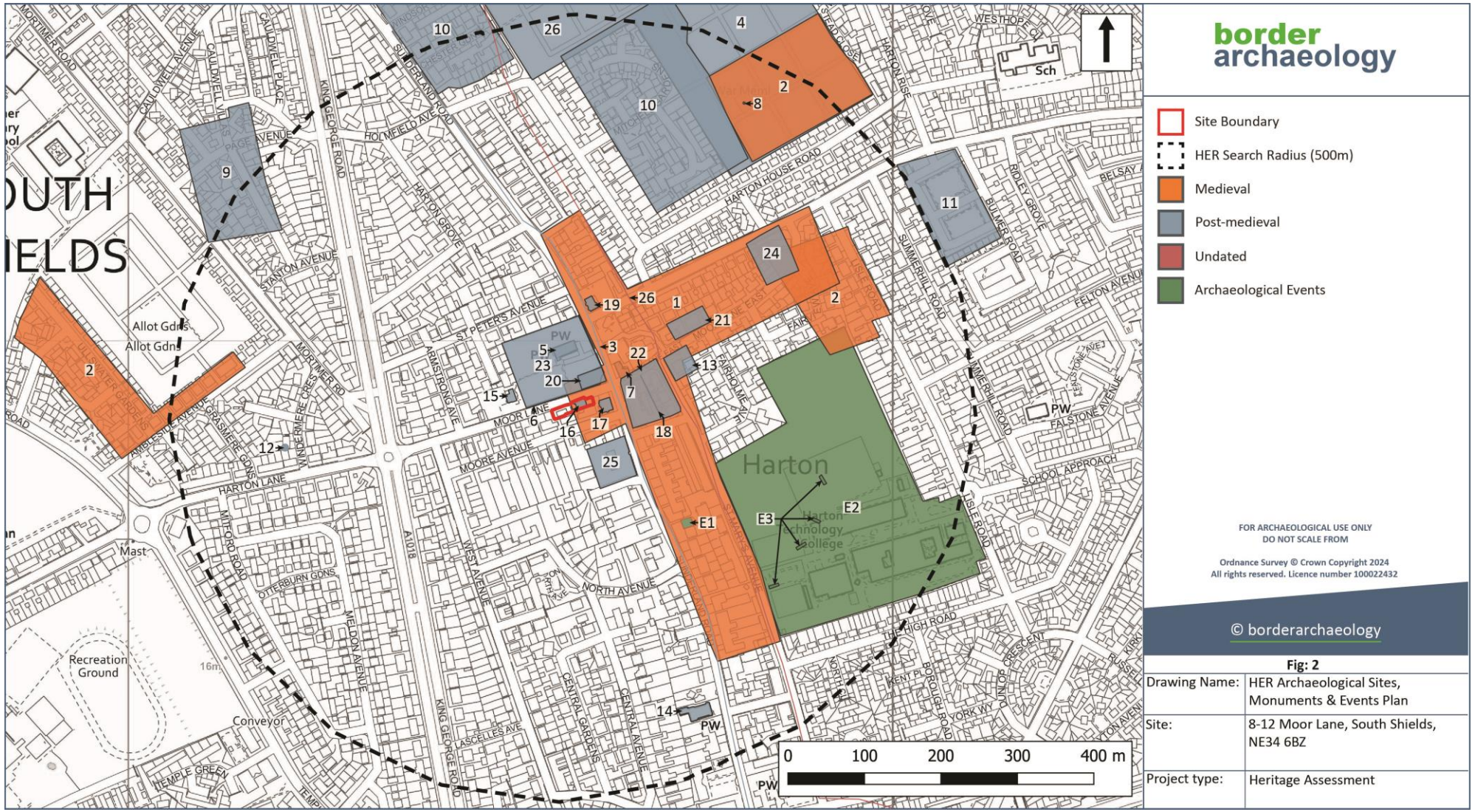
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Fig: 1

Drawing Name:	Site Location Plan
Site:	8-12 Moor Lane, South Shields, NE34 6BZ
Project type:	Heritage Assessment


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Site Boundary
HER Search Radius (500m)
Medieval
Post-medieval
Undated
Archaeological Events
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0 100 200 300 400 m
Harton
Harton Technology College
Recreation Ground
Allot Gdns
Mast
Conveyor
Fig: 2
Drawing Name: HER Archaeological Sites, Monuments & Events Plan
Site: 8-12 Moor Lane, South Shields, NE34 6BZ
Project type: Heritage Assessment

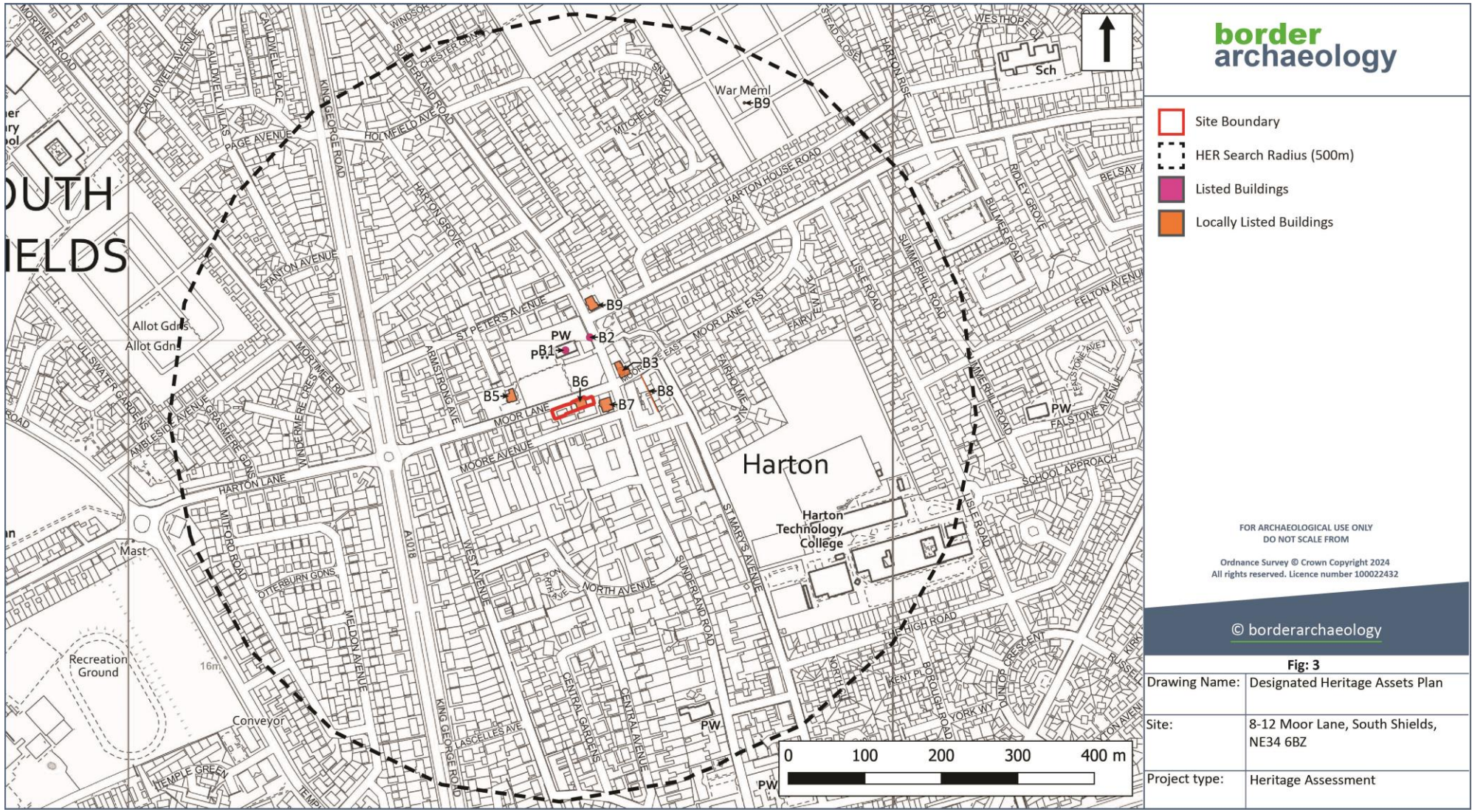
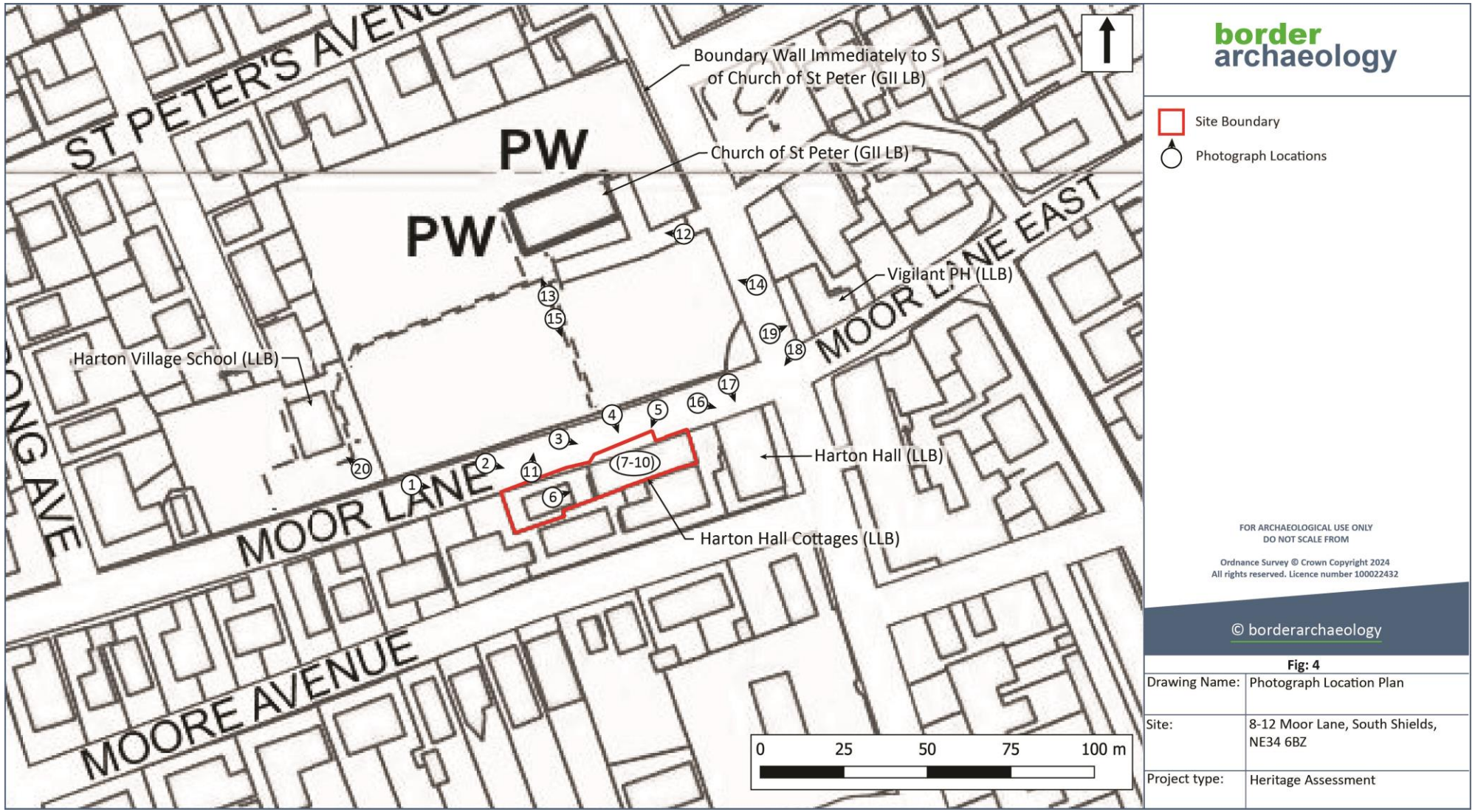


Fig: 3

Drawing Name:	Designated Heritage Assets Plan
Site:	8-12 Moor Lane, South Shields, NE34 6BZ
Project type:	Heritage Assessment


ST PETER'S AVENUE
PW
PW
Boundary Wall Immediately to S of Church of St Peter (GII LB)
Church of St Peter (GII LB)
Vigilant PH (LLB)
MOOR LANE EAST
Harton Village School (LLB)
MOOR LANE
Harton Hall (LLB)
(7-10)
Harton Hall Cottages (LLB)
MOORE AVENUE
0 25 50 75 100 m
Site Boundary
Photograph Locations
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Fig: 4
Drawing Name: Photograph Location Plan
Site: 8-12 Moor Lane, South Shields, NE34 6BZ
Project type: Heritage Assessment

5 Methodology

This Heritage Assessment identifies and describes those designated and undesignated heritage assets that may be affected by the proposed development and assesses their significance; this is followed by a description of the application proposals and an assessment of their potential impact on these heritage assets in order to reach an overall assessment of the significance of impact upon the built heritage resource in the vicinity of the proposed development.

5.1 Legislative Framework

BA is cognisant of the following national and local planning policy guidance and legislative information relating to the status of designated and non-designated heritage assets and the preparation of Heritage Assessments. s. 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to preserving a listed building or its setting. Listed Buildings are referred to as 'designated heritage assets' at national planning policy level and under the current National Planning Policy Framework (DLUHC 2023) the following policies are of specific relevance to the assessment of these assets.

The *National Policy Planning Framework* Chapter 16 paragraph 200 states that '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 (DLUHC 2023).'

NPPF Chapter 16 para. 201 states that: *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.*

Chapter 16 para 201 states that: *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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

(201) Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.'

Paragraphs 205-210 of NPPF are also of particular relevance with regard to the assessment of impact on designated and non-designated heritage assets and read as follows:

(205) 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.

(206) Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

(207) Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

(208) 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, where appropriate, securing its optimum viable use.

With regard to non-designated heritage assets, the following sections in the NPPF are of relevance. Chapter 16 para. 209 states that '*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 directly or indirectly affect 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*'. Chapter 16 para. 210 states that '*local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred*.

(212) 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.

(213) 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 207 or less than

substantial harm under paragraph 208, 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.

BA is also fully cognisant of relevant local policy guidance contained in the *South Tyneside Local Development Framework Core Strategy* (adopted June 2007) in particular **Policy EA1 (Local Character and Distinctiveness)** which states that:
To conserve the best qualities of South Tyneside's built and natural environment the Council will:
A/ improve the distinctive urban characters of South Shields, Jarrow and Hebburn;
B/ protect and enhance the openness of Green Belt;
C/ preserve the special and separate characters of the urban fringe villages of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn;

This assessment has also been informed by the most recent iteration of the *South Tyneside Draft Local Plan 2023-2040* (issued in January 2024 but not yet formally adopted), with particular reference to the following policies:

Policy SP24: Heritage Assets

Development proposals that protect and where possible enhance the rich and diverse historic environment of the borough will be supported
Development shall, where possible, make a positive contribution to strengthening links between culture and the historic environment through a better understanding of heritage significance.
Every effort will be made to put heritage assets to viable uses consistent with their heritage significance.

Policy 43: Development Affecting Designated Heritage Assets

1. Development proposals involving designated heritage assets shall be accompanied by a Heritage Statement that includes an adequate description of the heritage significance of those heritage assets affected.

2. Proposals that help to ensure a sustainable future for heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported. The removal of harmful additions and reinstatement of features that have been lost will be actively encouraged.

- *Alteration, Extension or Change of Use*

3. Development involving the alteration, extension or change of use of a designated heritage asset or construction of any structure within its curtilage will only be permitted if the proposal:
i. Preserves or enhances its significance as a heritage asset
ii. Protects existing historically significant hard and soft landscaping, including trees, hedges, walls, fences, and surfaces
iii. Retains historic plot boundaries and layouts
iv. Ensures the sensitive and viable use of the building

- *Setting*

4. Development should protect those features of a designated heritage asset's immediate setting that contribute to its significance, including the space(s) around the heritage asset and the historically significant hard and soft landscaping, including trees, hedges, walls, fences, and surfacing.

- *Harm*

5. Where a development will lead to the substantial harm or total loss of a designated heritage asset, applications will be assessed in accordance with National Policy.

6. Where it is appropriate to grant consent for demolition, there shall be a condition, or legal agreement, to ensure that demolition shall not take place until a contract for the carrying out of works for redevelopment has been signed and planning permission for those development works has been granted. There may be exceptional cases where this would not be appropriate, for example because the demolition would give rise to a positive effect on the character or appearance of the area.

Policy 45: Development Affecting Non-Designated Heritage Assets

1. Development should conserve and, where possible, enhance the character, appearance and setting of non-designated heritage assets. Proposals that manage development in such a way that sustains or enhances the significance of heritage assets and their settings will be supported.

2. Development that could affect previously unrecognised heritage assets will be expected to provide sufficient information for any impacts to be assessed.

3. In determining applications that would result in substantial harm to, or total loss of, a non- designated heritage asset or its setting, proposals must demonstrate that the public benefits of the development would outweigh any harm or loss of the heritage asset, based on heritage significance. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

4. Where development has the potential to include heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, field evaluation, will be required to allow any impact to be assessed.

5.2 Criteria

Although there are no statutory criteria for assessing the visual and physical impacts on built heritage assets in England, this Heritage Assessment has been informed by Historic England guidance for assessing heritage significance within views, namely, *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 Second Edition* (Historic England, 2017), *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *Understanding Place: Historic Area Assessments: Principles and Practice* (EH, 2010 [Rev. 2012]) and *Seeing the History in the View (*EH 2011b [Rev. 2012]).

It has also been informed by criteria for assessing visual and physical impact on cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020). 'Setting' is herein defined as "the surroundings in which [the asset] is experienced". It is acknowledged that these surroundings may evolve and that elements of a setting may 1) make a positive or negative contribution to the significance of an asset, 2) affect the ability to appreciate that significance or 3) be neutral (Historic England 2017).

In more detail, the assessment process can be described as comprising the following elements:

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding the heritage assets in the vicinity of the proposed development was obtained from the Tyne and Wear Historic Environment Record, the National Heritage List for England and the Tyne and Wear Archives, Newcastle.

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance

The significance of the heritage asset or assets was assessed with reference to criteria detailed in *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 Second Edition* (Historic England, 2017) which are briefly outlined below:

Rarity: Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.

Representativeness: Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.

Aesthetic appeal: Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials or through its attractive physical condition?

Integrity: Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.

Associations: Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

1/ Topography
2/ Presence of other heritage assets
3/ Formal design
4/ Historic materials and surfaces
5/ Land use
6/ Trees and vegetation
7/ Openness, enclosure and boundaries
8/ History and degree of change over time
9/ Integrity
10/Surrounding landscape character
11/Views from, towards and across the asset (to including the asset itself)
12/Visual prominence & role as focal point
13/Intentional inter-visibility with other historic and natural features
14/Sense of enclosure, seclusion, intimacy or privacy
15/Accessibility, permeability and patterns of movement
16/The rarity of comparable survivals of setting
17/Associative relationships between heritage assets
18/ Cultural associations

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

The magnitude of physical and visual impact resulting from the proposed development on the setting of the built heritage assets was then assessed.

Consideration was given to key attributes of the proposed development in terms of:

1/ Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset & position in relation to key views
2/ Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials. architectural style or design
3/ Additional effects e.g. change to built surroundings and spaces, change to general character and tree-cover.
4/ Permanence

The assessment of magnitude of impact was based on the following criteria:

High: The development will result in substantial changes to key historic building elements, such that the resource is totally altered. The development will result in comprehensive changes to the setting of the heritage asset.

Moderate: The development will result in changes to many key building elements, such that the resource is significantly modified. The development will result in changes to the setting of an historic building, such that it is significantly modified.

Minor: The development will result in changes to key historic building elements, such that the asset is slightly different. It will result in changes to the setting of an historic building, such that it is noticeably changed.

Negligible: The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

No change: There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposed development to produce an overall assessment of the implications of the development proposals (*Table 4*).

Table 4: Overall Significance of impact on heritage assets

Magnitude of impact.	***Importance of heritage asset.***				
	Very High	**High**	**Medium**	**Low**	**Negligible**
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

6 Site Assessment

6.1 Description (including Harton Hall Cottages)

The proposal site is located on the S side of Moor Lane close to the junction with Sunderland Road, within the village of Harton, now a residential suburb of South Shields. It is occupied by a modern service station with canopied forecourt with four petrol pumps and a small single-storey shop premises at the E end of the forecourt (*Plates 1-2*). The service station has been present on the site since the 1960s-70s and was redeveloped in the early 1980s with the construction of an adjacent car showroom and garage.

Adjoining the shop premises to the E and fronting onto Moor Lane is a gabled rectangular two-storey brick building, six bays long (E-W) and a single bay in depth, with a half-hipped slate roof surmounted by tall brick end-gable chimneystacks and a third projecting brick chimneystack centrally placed in the S wall, the lower stage bearing a plaque embossed with the date '1878'.

This building, known as Harton Hall Cottages (HER 17857), was originally built in 1878 as a pair of estate cottages for Joseph Mason Moore, Town Clerk of South Shields and owner of a substantial landholding at Harton, who erected a mansion, Harton Hall, to the E of the cottages three years later. In 1881, the census return for Harton parish records that the cottages were occupied by the Coachman and Gardener in the service of J.M Moore. Substantial alterations to the cottages were made in the late 20th century when the ground floor was converted into a garage service bay and showroom and the first floor was converted into a single flat.

Harton Hall Cottages were designated in 2023 as a locally listed building by South Tyneside Council (HER 17857), the description of the cottages given in the South Tyneside Local List reads as follows: '*Built in 1878, according to the builder's date stone. It is likely to have been two cottages for the coachman and gardener of Joseph Mason Moore the Town Clerk and probable owner of the land at that date. In 1881 J M Moore builds Harton Hall next door to the cottages. In the 1881 census George Hetherington (Coachman) and Robert Robson (Gardener) seem to be the two occupants. It is possibly the only example of late Victorian cottages in South Shields. Later it became Harton Village Car Centre but looks unoccupied now*'.

The front (N-facing) elevation of the building is six bays long and is roughcast at ground floor level, with most of the window and door openings having been blocked up with the exception of a small porch at the W end of the building providing access to the staircase leading to the upper floor. On the first floor, the brickwork has been heavily whitewashed but the fenestration appears to have remained largely intact, with two large two-light mullioned and transomed windows at either end of the elevation, set within large projecting dormers with hipped slate roofs surmounted by finals with rectangular panels with ornate lozenge decoration beneath. Flanking either side of the central chimneystack are two smaller single-light mullioned-and-transomed dormer windows with gabled slate roofs surmounted by finials (*Plates 3-4*).

The E gable end of the building has been heavily altered with the insertion of a broad car port with steel roller door providing access to the garage service bay at ground level which appears to have obliterated evidence of an earlier doorway (*Plate 5*) while the W gable end was altered to accommodate the shop premises and a large single-storey gabled building was also erected to the S and SE of the cottages accommodate the car showroom premises in the 1980s (*Plate 6*).

The interior of the building at ground level appears to have been gutted to accommodate the garage service bay and showrooms and original internal partitions and features of architectural interest appear largely to have been removed in this area to create a single compartment (*Plates 7 & 8*). A flight of stairs leads from the porch at the W end of the cottages to the upper floor which contains a kitchen, bathroom, living room and bedroom (*Plate 9*). These rooms appear to have been subject to a degree of modern alteration and refurbishment and few internal features or fittings of historic interest were noted, except for a fireplace in the N wall (*Plate 10*).



Plate 1: General view looking E along Moor Lane towards the service station with Harton Hall Cottages to the immediate E of the forecourt and the boundary wall of St Peter's Churchyard along the N side of Moor Lane, to left of picture



Plate 2: View looking ESE towards the service station shop with Harton Hall Cottages adjoining it



Plate 3: View looking SE towards Harton Hall Cottages with shop premises to right of picture



Plate 4: View looking S across Moor Lane to N-facing elevation of Harton Hall Cottages



Plate 5: View looking SW towards Harton Hall Cottages with late 20th century garage premises to left and service station to right of picture



Plate 6: Oblique view looking E showing the service station and shop with Harton Hall Cottages behind it

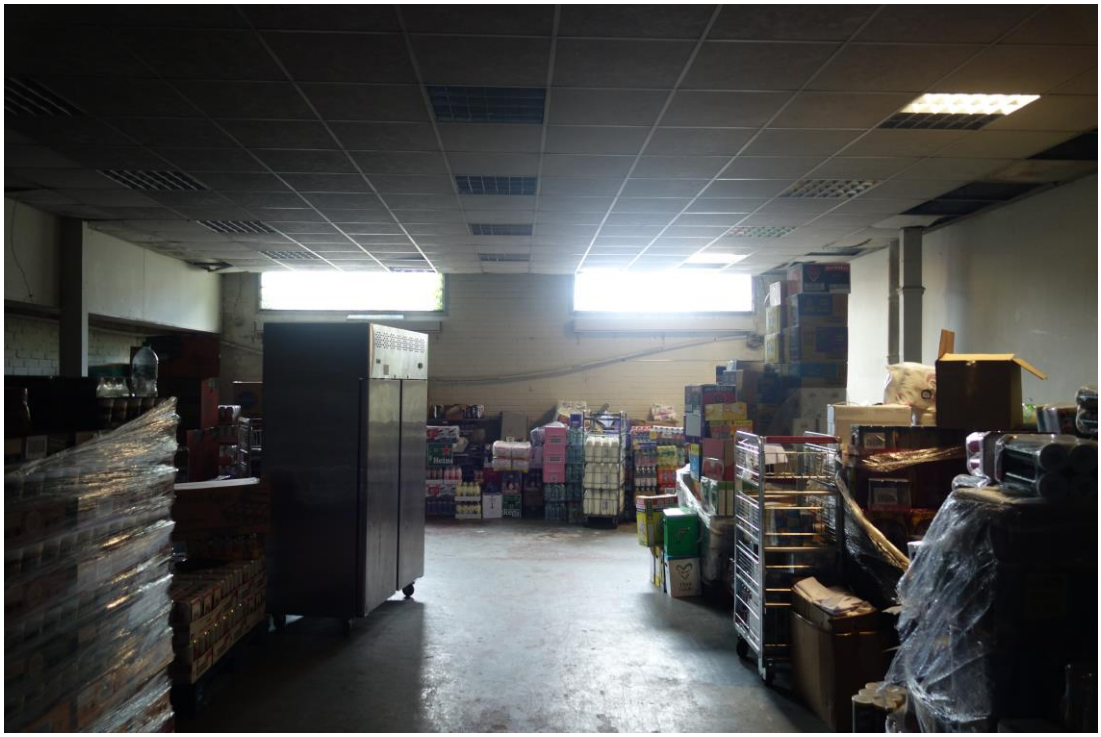


Plate 7: View W showing interior of ground floor of former garage/showroom (to rear of shop premises) with rear wall of cottages visible to right of picture

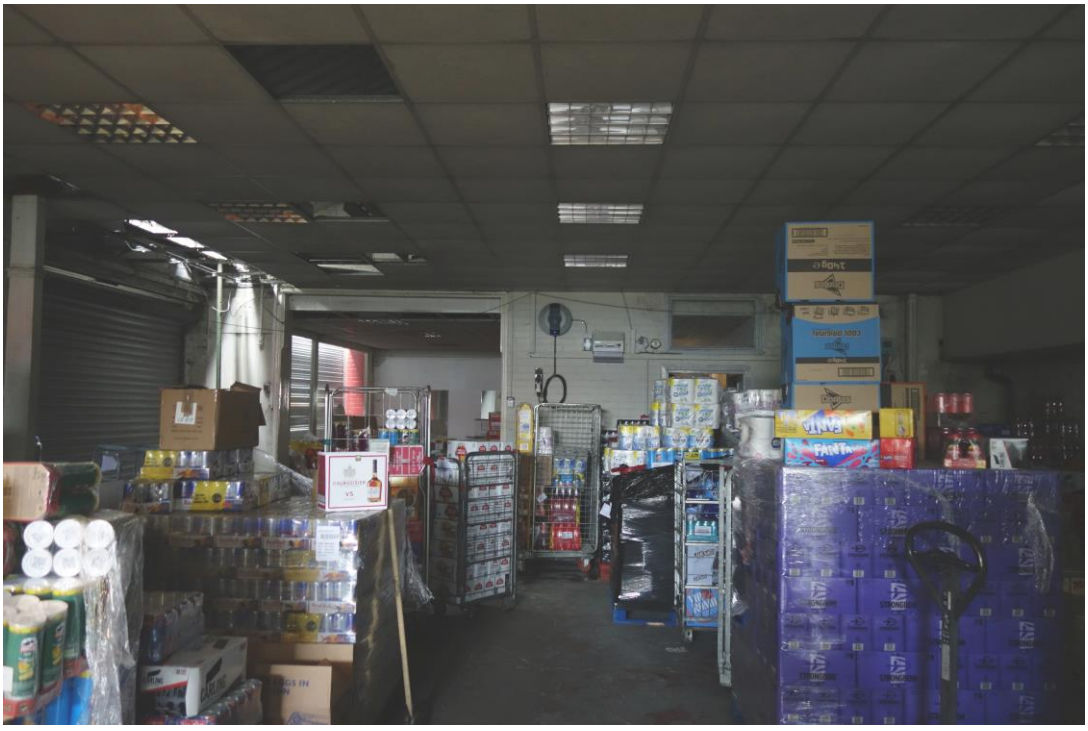


Plate 8: View E showing interior of ground floor of former garage/showroom (to rear of shop premises)



Plate 9: View looking E showing interior of living room on first floor



Plate 10: View looking NW showing fireplace in N wall of living room on first floor

- Assessment of significance (Harton Hall Cottages)

Harton Hall Cottages may be regarded as a heritage asset of **Medium** significance, reflecting its status as a Locally Listed Building, representing a late 19th century estate cottage closely associated with the nearby mansion of Harton Hall. It occupies a prominent position fronting onto Moor Lane close to the junction with Sunderland Road and may be considered to have a group value with Harton Hall and the church of St Peter's on the N side of Moor Lane, representing a distinct cluster of late Victorian buildings within the centre of the historic village of Harton. The Local Listing description suggests that it may represent one of the few surviving examples of late Victorian cottages in the South Shields area, which also lends it a certain rarity value in local heritage terms.

However, the cottages have been subject to extensive alterations, both externally and internally, with the significant removal of historic fabric (particularly on the ground floor which was converted to use a garage service bay and showroom, resulting in the removal of internal partitions and blocking up of windows) which have detracted from their intrinsic value and legibility in heritage terms. Nevertheless, the exterior of the building does retain some features of architectural interest, in particular the half-hipped roofs with tall end-gable chimneystacks and the distinctive, picturesque dormer windows flanking the projecting central chimneystack at first floor level.

7 Heritage Assessment

7.1 Identification of Built Heritage Assets, Settings & Significance

This section of the Heritage Assessment consists of 1/ a description of designated and undesignated built heritage assets in the vicinity of the site and their respective settings and 2/ an assessment of the significance of these heritage assets and the extent to which setting contributes to their significance.

7.2 Designated and Non-Designated Heritage Assets

Consultation of the Tyne and Wear Historic Environment Record and the National Heritage List for England identified a total of two listed buildings within a 500m radius of the site (*fig. 3)*, namely the parish church of St Peter, Harton and the Boundary Wall immediately to the S of the Church of St Peter, both of which are designated as a Grade II listed buildings and seven Locally Listed buildings, namely Harton Hall Cottages (assessed in the previous section), Harton Hall, The Vigilant P.H. Sunderland Road, Harton Village School, Red House Farmyard Wall, 169 Sunderland Road, The Old Ship Public House, 47 Sunderland Road and the Crosses of Sacrifice in Harton Cemetery.

Following a site visit to determine the impact of the development on the settings of these heritage assets, it was determined that there was potential for the proposals to affect the settings of the two Grade II Listed Buildings and four of the abovementioned Locally Listed buildings, namely Harton Hall Cottages, Harton Hall, The Vigilant P.H. and Harton Village School. The following section will thus describe these heritage assets and their respective settings and assess their significance in historical and architectural terms.

7.2.1 Church of St Peter, Harton (GII) and Boundary Wall immediately to the S of the Church of St Peter (GII)

- **Identification of the Heritage Asset and its Setting**

St Peter's Church is a Grade II listed church built in 1866-67 to designs by Charles Hodgson-Fowler (1840-1910), a noted and prolific ecclesiastical architect in the north-east of England during the late Victorian period. The present church replaced an earlier chapel built by private subscription and opened in 1836 by the Rev. William Coward which was known as Harton Oratory (as marked on the OS 1st edition map of 1862).

The church is built of coursed rubble and ashlar in Early English Gothic style and comprises a nave, chancel (both with slate roofs) and SW tower with a prominent octagonal spire. A vestry was added to the N side of the chancel in the 20th century (*Plates 11-13*). The interior of the church is relatively plain but has a tall timber wagon roof in the nave and an east window of three lancets with stained glass dating from 1873 (Pevsner & Williamson 1983, 417).



Plate 11: View looking NNW from the service station on Moor Lane towards St Peter's Church and its Churchyard

St Peter's Church was designated as a Grade II listed building on 1st February 1983 (List Entry No. 1232324), the listing description extracted from the National Heritage List for England reads as follows:

'*1866-67. C Hodgson Fowler architect. Pleasant, modest church in Early English style. Coursed rubble and ashlar to windows, doors etc. Slate roofs. Church consists of chancel, nave and a south-west tower. Later, C20, vestry etc on north side of chancel. First stage of tower forms the south porch to the church. Tower of 2 stages, then slides into an octagonal ball-turret with 2 light openings under one pointed arch to each face. Capped by an octagonal spire. The east window of 3 lancets filled with stained glass in 1873. Interior very simple in its detail and decoration*'.



Plate 12: View looking W towards E end of St Peter's Church



Plate 13: View looking E towards St Peter's Church and SW tower and spire



Plate 14: View looking E towards St Peter's Church from Sunderland Road, with Grade II listed boundary wall in foreground



Plate 15: View looking S from St Peter's Church across churchyard towards the Moor Lane service station

The church is situated within a large rectangular churchyard at the corner of Moor Lane and Sunderland Road, which contains a large number of funerary monuments of 19th/20th century date (*Plate 15*). The S and E boundaries

of the churchyard (abutting Sunderland Road and Moor Lane respectively) are defined by a low stone boundary wall with ashlar saddle-back coping and entrance gates off Sunderland Road, contemporary with the church (and separately listed as Grade II) and are also bounded by extensive tree cover which restrict visibility of the church from both these streets to a certain degree (particularly in the case of views from Moor Lane) thereby creating a distinct sense of leafy seclusion within the churchyard (*Plates 11 & 14-15*).

The churchyard boundary wall was listed as Grade II on 1st February 1983 (List Entry No. 1232560), the listing description reads as follows:

'*Boundary wall to churchyard on Sunderland Road and Moor Lane (1866-67). Coursed rubble with ashlar saddle-back coping. Entrance gates front onto Sunderland Road. Two square, ashlar piers with pyramidal caps. Original cast iron lamp with faceted globe remains on the northern pier*'.

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

St Peter's Church and its associated Churchyard Boundary Wall may be regarded as being of **High** importance, reflecting their status as Grade II Listed Buildings and representing a modest, well-preserved example of a Victorian village church designed by the noted Late Victorian church architect Charles Hodgson-Fowler. The significance of the church is enhanced by its secluded, leafy setting within a large churchyard bounded by trees and a well-preserved stone boundary wall along its S and E perimeter. The church and its churchyard may be regarded as a leafy oasis within the residential suburb of Harton and represents an important remnant of the former village, along with Harton Hall and Harton Hall Cottages.

7.2.2 Harton Hall

- **Identification of the Heritage Asset and its Setting**

Prominently situated at the SW corner of Moor Lane and Sunderland Road, about 10m E of the proposal site, Harton Hall is a substantial two and a half storey gabled brick building with a steeply pitched slate roof with Neo-Gothic detailing which was built in 1881 as the residence of Joseph Mason Moore, the owner of a substantial estate in Harton and South Shields and who served as Mayor in 1871 and was then Town Clerk for 21 years (*Plates 16-18*). Moore was a prominent civic dignitary, justice of the peace and philanthropist in South Shields during the late Victorian period and his residence at Harton Hall functioned an important venue for public cultural and recreational events in the area during the late 19th/early 20th century.

Harton Hall and its associated estate were sold off piecemeal in the early 20th century after Moore's death and was subsequently converted to use as commercial premises with the construction of modern shopfronts at ground level. It has close associations with the neighbouring property at Harton Hall Cottages and the parish church of St Peter, where Moore served as churchwarden for some 44 years.

Harton Hall was designated as a Locally Listed Building by South Tyneside Council in 2023 (HER 17858), the listing description extracted from the South Tyneside Local List reads as follows:

'*Built in 1881 as the home of Joseph Mason Moore.*

He was the mayor in 1871 then was the Town Clerk for 21 years. He was a principal mover in the establishment of the Marine School, Free Library, Ingham Infirmary, Union British School and Boys High School. He funded the building of Harton Village School, offered numerous scholarships and gave multiple charitable donations, he was President of the Mechanics Institute, Secretary of South Shields Chamber of Commerce and served as a magistrate for over 30 years.

He was president of South Shields Art Club, Choral Society, Orchestral Society and St Peter's Church Warden for 44 years. He was by far the most important public figure in the mid to late nineteenth century in South Shields.

His home in Harton Hall was often open to the public for cultural, musical and gardening events. It was often used as a venue for fundraising events including; the Missions to Seamen, Harton parish church and Harton Colliery church. For over 20 Years Harton Hall and grounds were an important centre for culture, fund raising and public entertainment in Harton Village and South Shields. When he died parts of Harton Hall were sold off and some of his land later became houses on Moore Avenue which is named after him.'



Plate 16: View looking SE from Moor Lane towards Harton Hall

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

Harton Hall may be regarded as a heritage asset of **Medium** importance, reflecting its Locally Listed status and its associations with the Joseph Mason Moore, a wealthy local landowner, civic dignitary and philanthropist who served as Mayor and Town Clerk in South Shields during the late 19th century. Its significance is enhanced by its prominent setting at the corner of Moor Lane and Sunderland Road and its close association with the adjoining property at Harton Hall Cottages and the Grade II listed church of St Peter which it overlooks.



Plate 17: View looking S towards Harton Hall from the junction of Moor Lane and Sunderland Road



Plate 18: View looking WSW towards Harton Hall from the junction of Moor Lane East and Sunderland Road

7.2.3 Vigilant P.H. Sunderland Road

- **Identification of the Heritage Asset and its Setting**

Prominently situated at the NE corner of Moor Lane East and Sunderland Road opposite St Peter's Church, the Vigilant is a large two storey interwar public house, built between 1925 and 1930 when Harton became a residential suburb of South Shields and replacing an earlier public house of 19th century date which occupied the site. It is a substantial red-brick building with buff stone dressings for the windows and doors and a central projecting gable housing the main entrance at ground level.

It was designated as a Locally Listed Building in 2023 (HER 9548), the listing description contained in the South Tyneside Local List reads as follows: '*Built between 1925 and 1930 when Harton Village was assimilated into South Shields. It replaces a public house that pre-dates 1900. This red brick building is located on an important landmark corner opposite St Peter's Church.*'



Plate 19: View looking E towards the Vigilant PH from the junction of Moor Lane and Sunderland Road near St Peter's Church

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

The Vigilant public house may be regarded as a heritage asset of **Medium** significance, reflecting its Locally Listed status and importance as a substantial, well-preserved interwar public house of late 1920s date, occupying a landmark position at the corner of Moor Lane East and Sunderland Road.

7.2.4 Harton Village School, Moor Lane (now St Peter's Church Hall)

- **Identification of the Heritage Asset and its Setting**

Located about 40m WNW of the proposal site and occupying a somewhat recessed position off Moor Lane, adjacent to the W side of the churchyard of St Peter's Church is the former Harton Village School (now St Peter's Parish Hall), a rectangular single-storey gabled red-brick building in Gothic style with polychrome brick detailing, originally built in 1875 to designs by T.A. Page and Sons of Newcastle and funded by a donation of £500 given by Joseph Mason Moore, the owner of nearby Harton Hall. The school was refurbished and converted to use as a Parish Hall in 1937 and further additions were made in 1967 and 2017.



Plate 20: View looking NW towards the former Harton Village School, built in 1875

The former Harton Village School was added to the South Tyneside Local List in 2023 (HER 17856), the listing description which is based on an entry in J. Stokes' publication 'Harton Village 1900' (Stokes 2017) reads as follows:

'The Harton Village School building is in the grounds of St Peter's Church Harton (a nationally listed building) and is accessed through Moor Lane. The first school in Harton Village was built in 1846. The Reverend Phillpott's (first vicar of St Peter's church) journal details the building of the second school. It was designed by the well-known architects T. A. Page and Sons 67 King Street. It was built in 1875 for the sum of £500 donated by Joseph Mason Moore the Town Clerk. His daughter Sarah Jane Moore (AKA Poppy) laid the foundation stone on 1 June 1875.

Children attended from the whole of Harton Township. In 1901 there were three teachers and forty-six children at the school but, with the opening of the Mortimer Road Schools under the Board of Education, the numbers at the Village School reduced.

The plan from 1905 showing proposed addition of indoor toilets. Interestingly the dry toilet building survives though all internal signs of its original use have vanished, and it is used as sheds for storage by the church and the scouts.

As a result of the incorporation of Harton Township into the Borough of South Shields in 1921 the school came under the authority of the South Shields Education Authority, which closed it as a day school on 8 January 1932. The pupils, headteacher and two assistant teachers were transferred to Cleadon Park, Mortimer or Stanhope Schools. The Vicar and churchwardens were then authorised to use the premises as a Sunday School or for evening classes, for educational lectures and for physical instruction.

In 1937 it was agreed that the school could be used for church purposes and thus the school came to be used as the Parish Hall. Extensive work was carried out at this time, comprising of a new floor, new toilet accommodation, roof repairs and seating. On 26 February 1941, the hall was requisitioned by the army at a rental of £50 per annum until it was handed back in September 1944. Further refurbishments of the hall took place in 1967 and in August 2017. It is now called St Peter's Church Hall. Harton Village School building has been an integral part of Harton Village's social, religious and cultural life for nearly 150 years.'

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

The former Harton Parish School may be regarded as a building of **Medium** significance in heritage terms, reflecting its status as a Locally Listed building and representing an architecturally distinctive example of a late 19th century village school built to designs by T.A. Page and Sons, a prominent architectural practice in Newcastle during the Late Victorian/Edwardian period and closely associated with Joseph Mason Moore, owner of the nearby Harton Hall estate who donated the endowment for the construction of the school. It forms one of a cluster of Late Victorian buildings at the E end of Moor Lane including St Peter's Church, Harton Hall and Harton Hall Cottages.

8 Description of Proposals

8.1 Summary Description of Proposals

The following summary description of the development is based on architects' drawings and Design and Access Statement supplied by the client in May 2024, and updated in July 2025 (Figs. 4-6). Subsequent publication of revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

The proposed works comprise the following:

- The demolition of the existing buildings and canopy at 8-12 Moor Lane although the existing brick boundary walls will be retained
- The breaking-out of the existing below ground fuel tanks and installation of two 60,000 litre double skin fuel storage vessels and associated pipework and infrastructure.
- The construction of a new canopied forecourt and a new macadam surfacing parking area providing four parking bays, and cycle parking
- Construction of a new, larger shop premises to the E of the existing shop, a single-storey height and constructed of red brick with a flat roof;
- The construction of a block paved pedestrian path around the shop.
- The construction of two new 4m tall floodlights.

8.2 Assessment of Magnitude of Impact

8.2.1 Harton Hall Cottages

The impact of the proposed development on Harton Hall Cottages can be assessed as **Moderate to Major.**

The proposed development would entail the complete demolition of the cottages which evidently have a group value with the adjacent late 19th century property at Harton Hall and the nearby church of St Peter, however the cottages have already been subject to a substantial degree of unsympathetic alteration, both externally and internally, which has significantly detracted from their intrinsic value and legibility in historical and architectural terms.

Based on the above assessment, it is considered that the demolition of the cottages may be supportable in heritage terms but it is suggested that an appropriately detailed programme of historic building recording would need to be carried out to ensure preservation by record and thus mitigating to a certain extent the harm which would inevitably result from the loss of this non-designated heritage asset.

Consideration should also be given as to whether any of the fabric from the extant cottages could be re-used and incorporated into the new shop premises (with particular reference to the principal N-facing elevation). It appears that the proposed new shop premises, due to their single storey height and use of local red brick, would be relatively less prominent in the view compared to the present cottages; however it is respectfully suggested that

it may be worth considering a gabled roof profile for the new building as being more in keeping with the character of the surrounding built environment.

8.2.2 Church of St Peter, Harton (GII) and Boundary Wall immediately to the S of the Church of St Peter (GII)

The impact of the proposed development on the setting of the Grade II listed parish church of St Peter can be assessed as **Minor**. Views looking from the parish church towards the proposal site (*and vice versa*) are significant obscured by mature tree cover although there would probably be greater visibility during winter months when the foliage is reduced. Nevertheless, it is considered that there would be a noticeable indirect effect on the setting of the church and churchyard wall resulting from the demolition of Harton Hall Cottages, which have a distinct group value as representing a well-defined grouping of Late Victorian buildings situated at the junction of Moor Lane and Sunderland Road.

8.2.3 Harton Hall

The impact of the proposed development on the setting of Harton Hall can be assessed as **Minor to Moderate**. Due to the close association in historical and visual terms between Harton Hall Cottages and Harton Hall, it is evident that the demolition of the cottages would result in noticeable effect on the setting of the latter building.

However, it is considered that this impact is slightly lessened by the fact that there has already been a significant degree of modern commercial development along the S side of Moor Lane between Harton Hall and the Cottages with the erection of shop frontages (dating back to the 1920s) and thus it may be argued that the erection of a new shop premises on the site of the cottages would not be out of keeping with the surrounding *locale*. The use of local red brick would be in keeping with the character of Harton Hall and it is suggested that further

8.2.4 Vigilant P.H. Sunderland Road

The impact of the proposals on the setting of the Vigilant public house can be assessed as **Minor**. The immediate setting of the Locally Listed public house would not be affected; however the demolition of Harton Hall Cottages would evidently result in a change to existing views looking westwards from the Vigilant towards Moor Lane in which the cottages and the adjoining service station feature noticeably.

8.2.5 Harton Village School, Moor Lane (now St Peter's Church Hall)

The impact of the proposed development on the setting of the former Harton Village School can be assessed as **Minor**. Views looking E from the School towards the proposal site and vice versa are obscured by existing tree cover along the W side of the churchyard and consequently there would not be an effect on its immediate setting. However, the School forms one of a cluster of Late Victorian buildings at the eastern end of Moor Lane which are closely associated in historical terms and consequently it may be argued that the demolition of Harton Hall Cottages would have an indirect effect on its setting.



Fig.5: Existing site plan
(Reproduced by courtesy of the client)



Fig. 6: Proposed Site Layout (Reproduced by courtesy of the client)

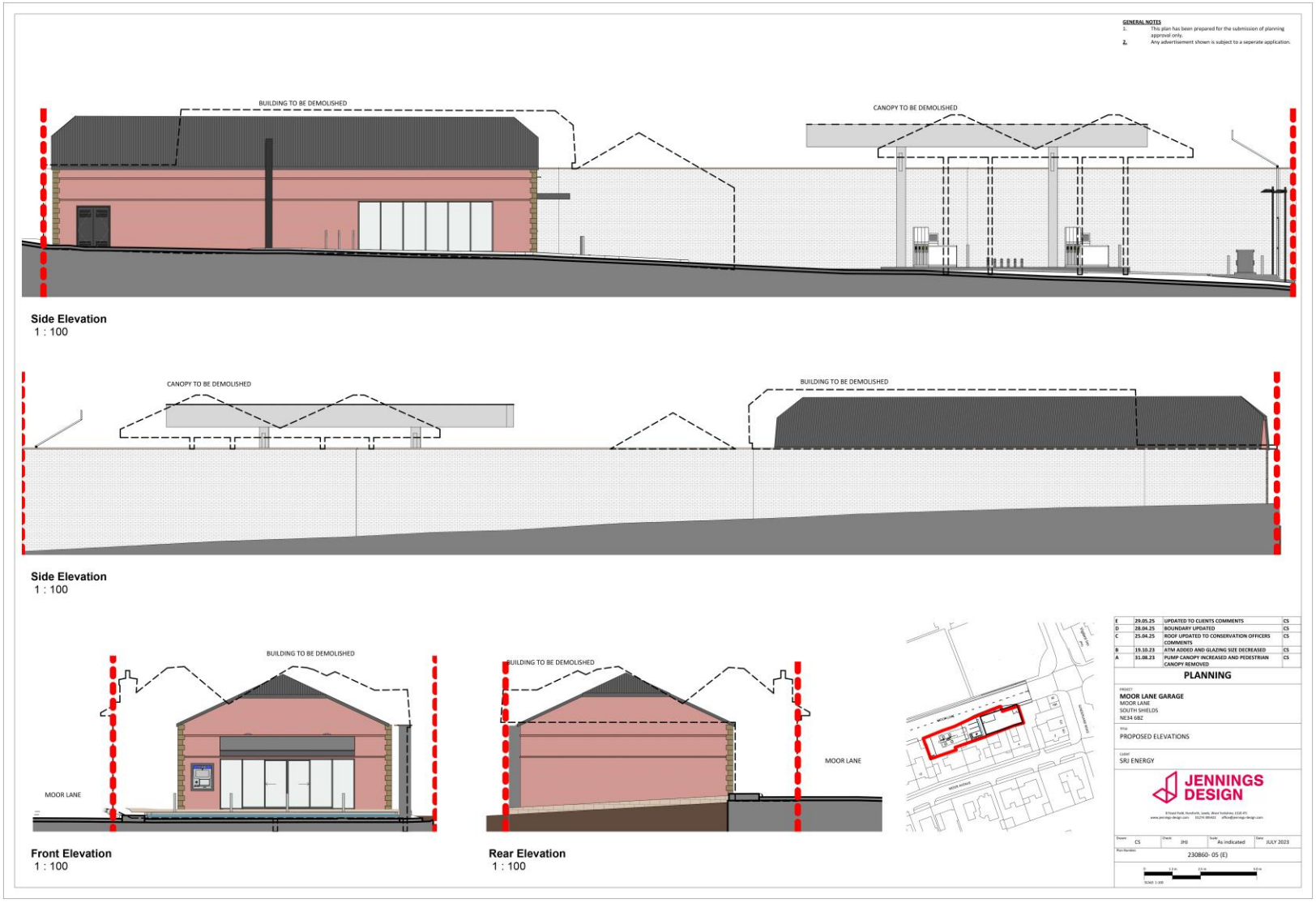


Fig. 7: Proposed Elevations (Reproduced by courtesy of the client)

9 Overall Significance of Impact & Conclusion

Having determined the intrinsic significance of the specific heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these assets, it is now possible to reach an informed overall appraisal of the implications of the proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

Harton Hall Cottages: The impact of the proposed development on Harton Hall Cottages can be assessed as **Moderate** based on a cross-referencing of the **Medium** significance of the asset, representing a pair of Locally Listed late 19th century estate cottages closely associated with the nearby mansion of Harton Hall and probably built by Joseph Mason Moore, a wealthy civic dignitary and philanthropist in South Shields during the late Victorian period, which were subject to extensive alteration in the late 20th century as a result of its conversion to a garage and car showroom, cross-referenced against the magnitude of impact, assessed as **Moderate to Major.**

The proposed development would necessitate the complete demolition of the cottages which evidently have a group value with the adjacent late 19th century property at Harton Hall and the nearby church of St Peter, however these cottages have already been subject to a substantial degree of unsympathetic alteration, both externally and internally, which has significantly detracted from their intrinsic value in historical and architectural terms.

Based on the above assessment, it is considered that the demolition of the cottages may be supportable in heritage terms but it is suggested that a detailed programme of historic building recording would need to be carried out to ensure preservation by record and thus mitigating to a certain extent the harm which would evidently result from the loss of this non-designated heritage asset.

Consideration should also be given as to whether any of the fabric from the existing cottages could be re-used and incorporated into the new shop premises. It appears that the proposed new shop, due to its single storey height and use of local red brick, would be less prominent in the view compared to the present two-storey cottages; however, it is respectfully suggested that it may be worth considering a gabled roof profile for the new building as being more in keeping with the character of the surrounding built environment.

Church of St Peter, Harton (GII) and Boundary Wall immediately to the S of the Church of St Peter (GII): The overall impact of the proposed development on the Church of St Peter and its associated boundary wall can be assessed as **Moderate to Slight**, taking into account the **High** significance of the building as a modest, well-preserved example of a 19th century village church in Early English Gothic style by the noted Late Victorian church architect C. Hodgson-Fowler, considered against the magnitude of impact assessed as **Minor**. This assessment reflects the fact that while existing tree cover limits intervisibility between the church and the proposal site, it is considered that the proposed demolition of Harton Hall Cottages would have an indirect impact on the wider setting of the church and its churchyard.

Harton Hall (Locally Listed): The overall impact of the proposed development on the setting of Harton Hall may be assessed as **Moderate to Slight**, based on a cross-referencing of the **Medium** significance of the Hall as a

prominent Locally Listed building erected in 1881 as the residence of Joseph Mason Moore, a leading civic dignitary and landowner in Harton and South Shields during the late 19th century, considered against the magnitude of impact, assessed as **Minor to Moderate**. Clearly the demolition of the nearby Harton Hall Cottages (also built by Moore in 1878 and forming part of his estate) would have an impact on the setting of Harton Hall due to the close historic and visual association between these two buildings; however it is considered that this impact can be partially mitigated by sensitive design and use of appropriate local building materials for the new shop premises.

The Vigilant P.H., Sunderland Road: The overall impact of the proposals on the setting of the Vigilant public house can be assessed as **Slight to Moderate**, based on a cross-referencing of the **Medium** significance of the Locally Listed asset as a prominent late 1920s public house, against the magnitude of impact assessed as **Minor**. The immediate setting of the Locally Listed public house would not be affected; however the demolition of Harton Hall Cottages would evidently result in a noticeable change to existing views looking westwards from the Vigilant towards Moor Lane in which the cottages and the adjoining service station feature noticeably.

Harton Village School, Moor Lane (now St Peter's Church Hall): The overall impact of the proposed development on the setting of the former Harton Village School can be assessed as **Slight to Moderate**, this assessment being based on a cross-referencing of **Medium** significance of the asset as a Locally Listed late 19th century parish school, against the magnitude of impact assessed as **Minor**. Views from the School towards the proposal site and *vice versa* are obscured by existing tree cover along the W side of the churchyard and thus there would not be an effect on its immediate setting. However, the School forms one of a cluster of Late Victorian buildings situated towards the eastern end of Moor Lane which are closely associated in historical terms and consequently it may be argued that the demolition of Harton Hall Cottages would have an indirect effect on its setting

Conclusion: The proposed development may be assessed as having an overall Moderate impact in heritage terms, with particular reference to the Locally Listed pair of late 19th century cottages at Harton Hall Cottages. The impact on the settings of the parish church of St Peter and its churchyard boundary wall (both Grade II listed) and the nearby late 19th century house at Harton Hall, can be assessed as Moderate to Slight, while the impact on the Locally Listed Vigilant public house and Harton Village School has been assessed as Slight to Moderate.

It is considered that the impact resulting from the loss of the cottages could be partially mitigated by a detailed programme of historic building recording carried out prior to demolition of the building. Consideration should be given as to whether fabric from the cottages could be incorporated into the new shop premises and it may be argued that a gabled roof profile would be more in keeping with the architectural character of the surrounding *locale*.

In terms of the National Planning Policy Framework, the overall impact of the proposed development in heritage terms, based on the results of this assessment, may be said to constitute 'less than substantial harm' and may be considered to fall within the Moderate range of this category of impact.

10 Copyright

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12 Cartography

(All maps were obtained from the National Archives unless otherwise stated).

1786: Plan of Westoe and Harton by Richard Richardson

1838: Tithe Map of the Parish of Harton;

1862: OS 1st Edition 6-Inch Survey of Durham;

1898: OS 2nd Edition 6-Inch Survey of Durham;

1916: OS 3rd Edition 25-Inch Survey of Durham;

1947: OS 4th Edition 25-Inch Survey of Durham;

1968: OS 1:10000 National Survey.

13 Appendix 1: Historic Maps

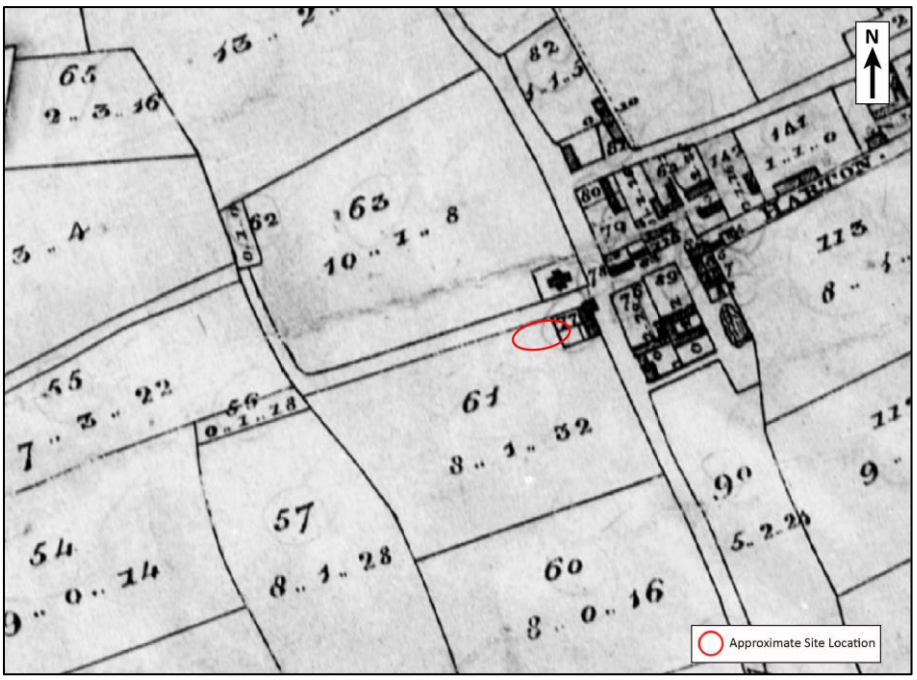


Fig. 8: Extract from the tithe map of Harton (1838)
(Reproduced by courtesy of the National Archives)

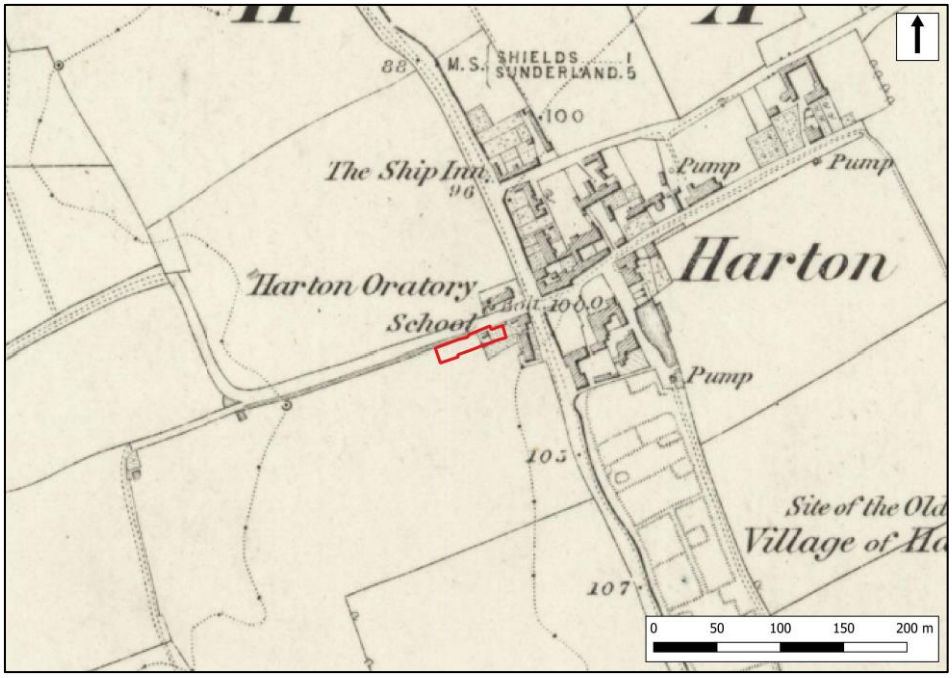


Fig. 9: Extract from the OS 1st edition 6-inch map (1862)
(Reproduced courtesy of the National Archives)



Fig. 10: Extract from the Ordnance Survey 2nd edition 25-inch map (1894)
(Reproduced courtesy of the National Archives)



Fig. 11: Extract from the Ordnance Survey 3rd edition 25-inch map (1915)
(Reproduced courtesy of the National Archives)



Fig. 12: Extract from a photograph of 1929 looking W along Moor Lane, showing Harton Hall Cottages to right of picture
(Reproduced courtesy of South Tyneside Libraries)

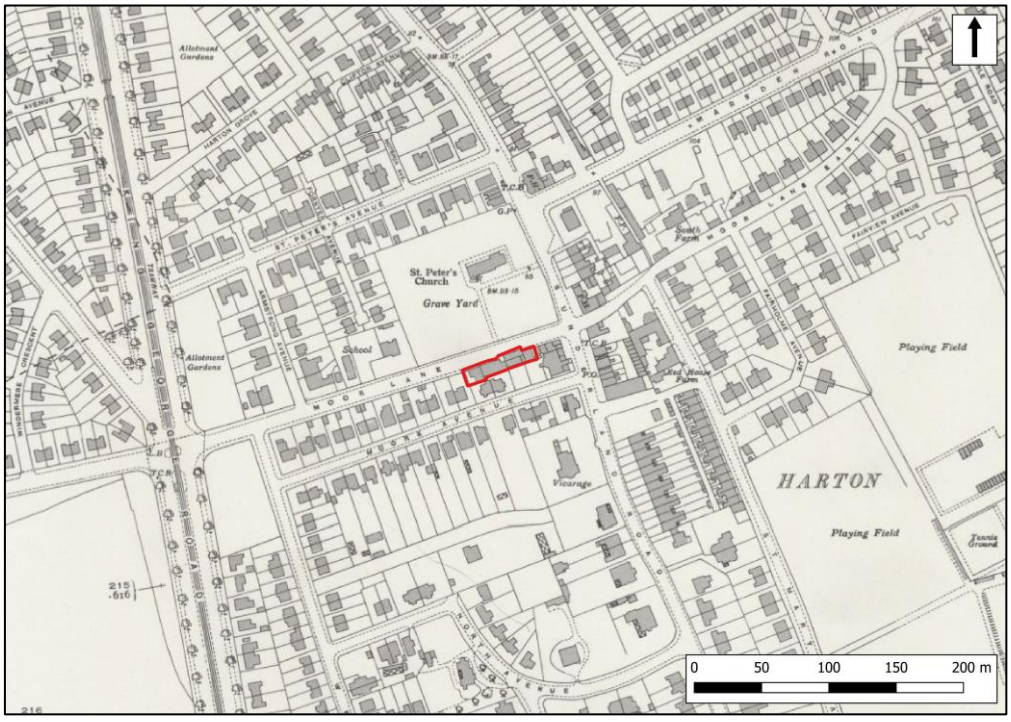


Fig. 13: Extract from the Ordnance Survey provisional edition 25-inch map (1947)
(Reproduced courtesy of the National Archives)

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