HERITAGE STATEMENT

The Gables, 43 Whitburn Road, Cleadon, South Tyneside

ARS Report N°: 2022/130



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HERITAGE STATEMENT: THE GABLES, 43 WHITBURN ROAD, CLEADON, SOUTH TYNESIDE

ARS LTD REPORT 2022/130

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Site central NGR:	NZ 38204 61818

EXECUTIVE SUMMARY

Project Name:	Heritage Statement: The Gables, 43 Whitburn Road, Cleadon, South Tyneside
Planning Authority:	South Tyneside Council
Location:	The Gables, 43 Whitburn Road, Cleadon, South Tyneside, SR6 7QY
Parish:	Cleadon
Site central NGR:	NZ 38204 61818
Date of Report:	September 2022

In September 2022 Archaeological Research Services Ltd was commissioned by Mario Minchella Architects (the clients) to produce a Heritage Statement to assist the proposed development on the site of The Gables, 43 Whitburn Road, Cleadon, South Tyneside, SR6 7QY. The proposals would see the demolition of the building, and the construction of a new residential property on the site.

The Gables, 43 Whitburn Road, Cleadon, dates to the early 20th century, comprising a large three-storey villa style Late Victorian house. The building had been constructed in connection with the Cleadon Plantation housing development, which represented a significant change to the layout and landscape of the settlement. The housing estate had been known for its villa-style properties, which provided generous grounds, and took inspiration from estates like Regent's Park in London, built in the 1830s and 30s, as well as the Garden Suburb movement.

The building is not listed, but is recorded on the Tyne and Wear HER as part of the Cleadon Plantation record (HER 12901). The building is also situated within the southern boundary of the Cleadon Conservation Area, and this Conservation Area had been extended to include Cleadon Plantation, owing to the special interest of buildings such as these. Overall, the building represents a non-designated heritage asset, and is deemed to possess a medium degree of significance.

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1 INTRODUCTION

1.1 Project Background

Archaeological Research Services Ltd was commissioned by Mario Minchella Architects (the clients) to produce a Heritage Statement for a proposed development on land at The Gables, 43 Whitburn Road, Cleadon, South Tyneside, SR6 7QY. The proposals would see the demolition of the existing dwelling, and replaced with a new dwelling positioned further back from Whitburn Road. This would comprise a large, two-storey building with six bedrooms, constructed of red brick with ashlar sandstone dressings. The report includes a building appraisal of The Gables, which assesses the significance of the building. The Heritage Statement culminates in a heritage impact assessment, which considers the potential impacts to the asset's significance, as well as the potential impacts to the setting of Cleadon Conservation Area.

The Gables, 43 Whitburn Road, Cleadon, dates to the early 20th century, comprising a large three-storey villa style Late Victorian house. The building had been constructed in connection with the Cleadon Plantation housing development, which represented a significant change to the layout and landscape of the settlement. The housing estate had been known for its villa-style properties, which provided generous grounds, and took inspiration from estates like Regent's Park in London, built in the 1830s and 30s. The Gables represented one of the larger, and more affluent, of the Cleadon Plantation villas, comprising one of the only buildings relating to the original phase of the housing development on Whitburn Road. The site is situated on the southern side of Whitburn road, within the southern boundary of the Cleadon Conservation Area (**Figure 1, Appendix 1**). The site is positioned *c*.0.4 miles to the south-west of Cleadon town centre. The proposed development area comprises a large rectangular plot of land, roughly c.0.58 acres in size, with the dwelling in question situated within the northern extent of the site. The geology of the site comprises Yellow Sands Formation – Sandstone – sedimentary bedrock formed in the Permian Period (British Geological Survey 2022). The soils are recorded as *'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils"* (Cranfield University 2022).

2 METHOD STATEMENT

2.1 Approach

This assessment of The Gables, 43 Whitburn Road, Cleadon, was undertaken in accordance with National Planning Policy as enshrined in the *National Planning Policy Framework* (*NPPF*) (MHCLG 2019a).

The approach to the assessment of 'heritage significance' is as described in the *National Planning Policy Framework (NPPF)*, which defines 'heritage significance' as the *'value of a heritage asset to this and future generations because of its heritage interest. That interest may be* archaeological, architectural, artistic *or* historic*. Significance derives not only from a heritage asset's physical presence, but also from its setting'* (MHCLG 2019, 71).

Reference is also made to the concept of 'heritage values' as defined in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential, historical (*either *illustrative* or *associative), aesthetic* or *communal*.

The approach is also cognisant of the professional guidance detailed in *Principles of Cultural Heritage Impact Assessment in the UK* (IEMA/IHBC/CIfA 2021), which identifies that as well as the assessment of significance, the assessment of importance is also a key stage in the process of Cultural Heritage Impact Assessment (CHIA):

'The importance of a cultural heritage asset is a measure of the degree to which cultural significance of that asset is sought to be protected through, for example, legislation and planning policy. Determining the importance of a cultural heritage asset is a key component in the CHIA process as it will influence the way in which decisions are made during the development of a proposal as well as the weight to be given it by the decision-maker.

Importance is scaled (unlike cultural significance) and requires the competent practitioner to make a judgement regarding the merits of different cultural heritage assets. It is therefore appropriate to refer to 'high', 'medium' or 'low' importance or any other simple scale that offers a form of gradation' (IEMA/IHBC/CIfA 2021, 9).

Many local planning policies (not only those for design and conservation) can affect development with regard to heritage assets. For instance polices on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all have an influence on development and the quality of the environment. However, policies concerned with design quality and character generally take greater importance in areas concerning heritage assets. These policies, along with other matters, will be considered in the ongoing management of development in the area. The following are the documents and policies adopted by South Tyneside Council, deemed as relevant in this case.

The *Development Management Policies* (2011) for South Tyneside Council, describes the protection of heritage and archaeology within the area through Policy DM6. This states the following.

DM6 Heritage Assets and Archaeology

> *'We will development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings, including:*
>
> *A) the following Scheduled Ancient Monuments/ World Heritage Sites:*
>
> *i) Arbeia Roman Fort (and Vicus as part of the Frontiers of the Roman Empire World Heritage Site); ii) Marsden Lime Kilns; and iii) St. Paul's Monastery and the site of the former Village of Jarrow*
>
> *B) the following Conservation Areas; including their historic settlement cores, distinctive open spaces and boundary walls:*
>
> *i) Cleadon; ii) Cleadon Hills; iii) East Boldon; iv) Hebburn Hall; v) Mariners' Cottages; vi) Mill Dam; vii) Monkton Village; viii) St. Paul's, Jarrow;ix) West Boldon; x) Westoe Village; and xi) Whitburn;*
>
> *C) listed buildings and structures, non-listed buildings and structures included on the council's list of locally significant heritage assets, significant landscape features of local heritage and archaeological value and archaeological deposits and remains.*

The *Supplementary Planning Document 21: Locally Significant Heritage Assets (*South Tyneside Council 2011*),* also provides the principals for the protection of heritage assets.

HA1 Alterations to a Heritage Asset

> '*Proposals involving the alteration of locally significant heritage assets must be appropriate in terms of scale and proportions, alignment, form, use of materials and architectural detailing. Where original fabric has deteriorated, repair rather than replacement should always be the first option. Extensions should normally be subservient to the host building.*
>
> *Materials must respect the age and character of the asset. Proposals that are considered detrimental to the character and appearance, or overall significance, of a heritage asset will be resisted*.'

HA2 Setting of a Heritage Asset

'*The effect of a development proposal on the setting of a heritage asset will be a material consideration in the determination of that application.*

Where the setting of a heritage asset contributes to the significance of that asset, any development that affects its setting shall make a positive contribution.'

HA3 Demolition of a Heritage Asset

'*The council will encourage the retention and sympathetic conversion of heritage assets, particularly where the asset is considered to be locally significant and makes a positive contribution to the local character or distinctiveness of an area. Demolition, in whole or in part, is considered a last resort*.'

HA4 Non-Designated or Previously Unidentified Heritage Assets

'*The council will assess potential heritage assets against the selection criteria used for local listing. Where the asset meets at least one of the criteria, consideration will be given to adding the asset to the local list.'*

2.2 Methodology

The assessment follows the guidelines set out in *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019) which recommends a 5-stage approach to decision-making in applications affecting heritage asset:

- Stage 1: Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
- Stage 2: Understand the significance of the asset(s)
- Stage 3: Understand the impact of the proposal on that significance
- Stage 4: Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
- Stage 5: Look for opportunities to better reveal or enhance significance

The assessment is also cognisant of the staged approach described in *Principles of Cultural Heritage Impact Assessment in the UK* (IEMA/IHBC/CIfA 2021). This good practice guidance document identifies two main principles and six analytical stages that allow Cultural Heritage Impact Assessment (CHIA) to be used to make informed decisions about the sustainable management of cultural heritage assets:

A. Understanding cultural heritage assets:

1. describing the asset;
2. ascribing cultural significance; and
3. attributing importance.

B. Evaluating the consequences of change:

1. understanding change;
2. assessing impact; and
3. weighting the effect.

2.3 Information sources

The following sources of information were consulted to inform this assessment:

- The National Heritage List for England (NHLE) maintained by Historic England for information regarding designated assets.
- The Tyne and Wear Historic Environment Record for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (HLC) mapping (**Appendix 2 & 3**).
- Ancestry.co.uk and the Genealogist for census records and tithe apportionment.
- Groundsure Historic Mapping Report for historic Ordnance Survey maps (**Appendix 4**).
- The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).
- Cranfield University's *Soilscapes* free interactive online viewer for a simplified version of the 1:250,000 scale Digital National Soil Map for England and Wales.
- Google Earth and Bing online historical satellite imagery.
- Various other relevant books, journals and publications identified during the course of the assessment, details of which can be found in the references section of the report.

3 The Heritage Asset and its Significance

3.1 Historical Background

3.1.1 Prehistoric to Romano-British Period

During the early-prehistoric period, much of the South Tyneside landscape was covered with dense woodland. However, the later-prehistoric period is likely to have changed the landscape of Cleadon quite extensively. Pollen analysis from the Tyne-Tees region suggests significant woodland clearance and subsequent settlement during the prehistoric period (Fenton-Thomas 1992). Evidence suggests that settlements were concentred away from Cleadon and the 1km study area, with more permanent settlements located along the coastal plain. Whilst there is no direct evidence of settlement within the Cleadon area, it would likely have seen some activity during this period, with hunting taking place over Cleadon Hills c.2km northeast of the PDA (NAA 2014, 78). There is with no evidence of the prehistoric recorded within the PDA nor the 1km study area.

The construction of Hadrian's Wall, starting in 122 AD, brought Romano-British settlement to the area when an associated fort was built at South Shields in around 128 AD, located c.5.5km north of the PDA. It has been speculated that a road running along the coastal ridge towards the fort at South Shields would have passed close to Cleadon, suggesting some interaction between the Romano-British settlement and the local population at Cleadon may have been likely. However, solid evidence of a road existing near Cleadon does not exist. Additionally, there is no evidence of the Romano-British period within the PDA or 1km study area that has been recorded be the Tyne and Wear HER. Despite this, the relatively close proximity to the fort at South Shields suggests that there is likely to have been some activity associated with the Romano-British period within Cleadon, and perhaps the 1km study area.

3.1.2 Medieval to Post Medieval Period

The Medieval period marks significant settlement development within Cleadon. It has been argued that the Medieval settlement at Cleadon is one of the oldest in the region, possibly pre-dating the Norman Conquest (Roberts 2008). Cleadon is first documented in the 1183 Boldon Book as *'Clyuedon et Whiteberne'*, with '*Clyuedon'* roughly translating to 'hill of the cliffs' referring to the topography of the area (NAA 2014, 94). The boundaries of Cleadon seen today are likely to have been established in the Medieval period (NAA 2014, 96). These boundaries remained and became the foundation of Cleadon Civil Parish in 1911.

According to the Boldon Book, Cleadon was an agricultural settlement (NAA 2014, 94-96). This corresponds with the existence of Medieval to post-Medieval ridge and furrow recorded within the Tyne and Wear HER (HER 1186; HER 11686; HER 973). This is located c.15m from the PDA at its closest point. This suggests that the Medieval land use of the PDA is likely to have been a part of this wider agricultural landscape that was forming within Cleadon. The agricultural use of the land is further suggested by the presence of a Medieval pinfold located *c.*500m north of the PDA (HER 12761). This was used to impound animals that strayed onto communal agricultural lands and was documented in the 1183 Boldon Book, suggesting an early presence and an established agricultural settlement (HER 12761).

The post-Medieval period sees some development that enables the growth of the agricultural industry within Cleadon. The earliest depiction of Cleadon is shown in minimal detail on Saxton's 1576 *Dunelmensis Episcopatus* map. Although, it is not until the 1842 Tithe map that the area can be properly discerned. The symbolism used in Saxton's map suggests that Cleadon was a village or hamlet with no church.

The sixteenth and seventeenth centuries saw small local industries develop around the area of Cleadon. Most notable was the development of the limestone quarrying industry in the north of Cleadon. Additionally, the presence of limestone quarrying may correspond with the wider introduction, and production, of lime fertiliser that was used for agricultural purposes (NAA 2014, 116-117). This suggests that whilst a small amount of industry was developing, this was probably to support a continued agricultural industry within Cleadon. The use of the land within the PDA is likely to have remained agricultural throughout the post-Medieval period.

By the eighteenth century, wider Cleadon became popular with merchants and industrialists due to the close proximity to both Sunderland and South Shields (NAA 2014, 131). This enabled the development of large estates associated with increased migration and wealth within the area. This is evident in the construction of Cleadon House in 1738 (NHLE 1025212). However, the 1km study area and PDA remained agricultural. The 1842 Whitburn tithe map shows that there are two parcels of land that the PDA cover, with 43 Whitburn existing on the approximate location of a field boundary. These are both listed as arable land, suggesting continuous agricultural use of the land within the PDA. This field boundary is still evident in the 1855-56 OS map. According to historic map regression, this boundary is later destroyed by 1896, but a field system remains. This suggests a continued agricultural use of the land within the PDA until the end of the nineteenth century. This corresponds with the record of post-Medieval ridge and furrow *c.*350m southwest of the PDA, suggesting that the agricultural industry remained present in Cleadon through the post-Medieval period (HER 974).

3.1.3 Modern Period

Cleadon sees significant change in the landscape during the modern period. The wider developments during the modern period allowed the 1km study area to establish the streetscape and landscape that can be recognised today. This is evident from historic map regression, comparing the 1896 OS map to the 1919 edition. The PDA itself sees significant development during the modern period. Once an agricultural unity used as part of the wider landscape, the 1919 OS map shows that the PDA was redeveloped into the site of the house that exists there today. This site is associated with the development of the Cleadon Plantation Housing Estate and is listed as part of Cleadon Plantation on the Tyne and Wear HER (HER 12801).

The development of Cleadon Plantation in around 1900 is perhaps the most significant change to the layout of Cleadon village throughout its history (NAA 2014, 216). This was the first of the housing developments that took place within Cleadon. The development took place following the division and sale of land associated with Cleadon House in 1893 (NAA 2014, 217). The estate was later established in the early 1900s when construction began. The first streets to be developed were West Park Road, Underhill Road, and the south side of Whitburn Road. The first available map to depict the development site is the 1919 *Ordnance Survey (*OS) *Map.* This depicts the building within the northern

extent of the site, shown as 'L' plan in formation. Extensions to the north-east, south and west are also present by this date. The large rectangular plot of the *in-situ* site had been subdivided into three smaller plots at this time. To the south-west of the house, there is a small rectangular building, with an additional rectangular building at the southern end. By the 1939 *OS Map,* a new small square building is depicted to the east of the house. The grounds are noted as one large rectangular space, with drive connection to the rectangular building at the southern end of the site. A new rectangular building is also depicted as attached to the western side of this structure.

Further development on the south of Whitburn Road did not take place until after the Second World War, suggesting that the house within the PDA, known as The Gables according to the 1957-58 OS map, remained one of the first houses associated with the Cleadon Plantation Estate to exist on Whitburn Road. This demonstrates that the PDA formed part of the initial development of Cleadon Plantation. The houses on the Cleadon Plantation estate were all built to a similar style and have specific characteristics. The estate was known for its large villa-style properties, generous gardens, and hedge lines that create a sense of enclosure and privacy (HER 12801). This reflects estates like Regent's Park in London that were built in the 1830s and 40s, as well as the later Garden Suburb movement. It is evident from historic map regression that the PDA remained roughly the same size and layout from when it was first constructed in the early 20th century. This is reflected in its later inclusion in the Cleadon Conservation Area in 2004 when it was extended to include the Cleadon Plantation (South Tyneside Council 2007).

3.2 Site Inspection

A historic building appraisal of The Gables, 43 Whitburn Road, Cleadon, was carried out in September 2022, in order to assess the significance of the building and the impact of the proposed development.. The fieldwork was undertaken by Joseph Empsall (BA, MA, MRes).

A systematic text description of the buildings is provided with an evaluation of the historical and architectural significance based on the existence or non-existence of statuary and non-statutory designations and also on the author's professional judgement formulated by substantial experience of historic building analysis.

A series of digital photographs were taken of the building's general situation and particular features of note in reference to this report. A 2m scale was included in the photography where possible.

All aspects of the building appraisal were conducted according to the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* by Historic England (2016) and the *Standards and Guidance for Archaeological Investigational Recording of Standing structures* by the Chartered Institute for Archaeologists (2020).

3.2.1 Site Location

The Gables is situated on the southern side of Whitburn Road, within the southern boundary of the Cleadon Conservation Area (**Photograph 1**) (**Figure 1, Appendix 1**). The site is positioned *c*.0.4 miles to the south-west of Cleadon town centre. The building comprises the largest structure within the immediate vicinity, and holds a commanding position on Whitburn Road, which is visible further to the west and east (**Photographs 2 & 3**). The proposed development area comprises a large rectangular plot of land, roughly c.0.58 acres in size. This represents one of the larger sized grounds for houses associated with the Cleadon Plantation, which had originally been surrounded by fields. The site is now bounded by residential properties to the west, east, and south, and by Whitburn Road to the north. The house to the east had been added in the mid-20th century, subdivided The Gables' original garden plot, with many of the houses to the south added in the 1960s, and the house to the west added in the late 20th century. Adjacent to the western house, there is Ardmore, a Modernist building constructed in 1932 (HER 15247) (**Photographs 4 & 5**).

The site at Whitburn Road is accessed from brick gateposts with moulded stone ball finials (**Photograph 6**). The perimeter is lined with timber fencing and hedges, with a former pedestrian access point to the east, with '*The Gables'* signage (**Photographs 7**). A tarmacked driveway links with the northern extent of the property, and had historically continued along the western side of the building to the southern boundary of the plot (**Photographs 8-9**). This connects with an extant original brick motor car garage and a later lean-to garage at the southern end of the site (**Photographs 10-14**). The lean-to had been present by the 1939 OS Map. The land in between the main house and southern structures is formed of a grassy field, with a range of trees surrounding the site, and with temporary gazebo structures present to the north (**Photograph 15**). To the west of the main building, there is a single-storey timber structure, with a hipped roof (**Photograph 16**). A structure is depicted within this position on the 1919 OS Map, which was the first to depict the developed site. However, it is not shown on any subsequent mapping. To the east of the main building, there is a small, single-storey mono-pitched structure, with two timber plank doors on its western side (**Photograph 17**). This appears to be a historic privy, though no historic features survive internally. The structure appears on the 1919 OS Map, but is not depicted on subsequent mapping.



Photograph 1: View of The Gables from Whitburn Road, taken facing south-east



Photograph 2: View showing the visibility of The Gables from the west on Whitburn Road, taken facing south-east



Photograph 3: View of the visibility of The Gables from the east on Whitburn Road, taken facing south-west



Photograph 4: View of the modernist building on Whitburn Road, taken facing south



Photograph 5: View of the proximity between The Gables (RED) and the modernist building (YELLOW) on Whitburn road, taken facing south-east



Photograph 6: View of the entrance point to the site, taken facing south-east



Photograph 7: View of the low timber fence and pedestrian entrance bounding the northern perimeter of the site, taken facing south-west



Photograph 8: View of the driveway for the site, taken facing south



Photograph 9: View of the land to the south of the site, along the tarmacked track



Photograph 10: View of the garage structures within the southern boundary of the site, taken with 2m scale facing south



Photograph 11: View of the eastern side of the eastern garage, taken facing west with 2m scale



Photograph 12: View of the eastern garage's interior, taken facing east with 2m scale



Photograph 13: View of the western side of the later garage structure, taken facing east with 2m scale



Photograph 14: View of the later garage structure's interior, taken facing west with 2m scale



Photograph 15: View to the north towards The Gables, from the southern boundary of the site



Photograph 16: View of the single-storey timber structure to the south-west of The Gables house, taken facing north-east with 2m scale



Photograph 17: View of the single-storey brick structure to the east of The Gables house, taken with 1m scale facing south-east

3.2.2 Building Description – Exterior

The Gables, 43 Whitburn Road, comprises a large three-storey villa style Late Victorian house (**Photograph 18**). The building has been constructed with hydraulically pressed red brick in a stretcher bond, with cementitious mortar, and features a brick plinth with chamfered head (**Photograph 19**). The core structure is 'L' plan in formation, gabled to the north, west and east. The upper portions of these gables features faux timber framing formed of machine cut studs, with infill white render, and features plain bargeboards. The roofing is comprised of a Welsh slate, and features a central brick chimneystack along the eastern pitch. The building features three single-storey flat roofed extensions, situated to the north-east, west, and south.

The northern elevation is roughly over three bays, and is gabled to the west, with a flat roof projection to the east (**Photographs 20 & 21**). The elevation features a central porch structure with a brick base and hipped roof (**Photograph 22**). This porch represents a later insertion, which partially abuts a window to the east. To the west of the porch, there is the northern gable end, which features a ground floor canted bay window, formed of moulded white painted stone with a brick base. This comprises two-light sash windows with horns. The second floor level of the gable features a timber framed window with stone sill, built into the timber framing (**Photograph 23**). The eastern portion of the elevation features a single-storey flat roofed extension. This has a continuation of the brick plinth, but has been constructed of red brick in a Flemish Garden Wall bond, evidencing the separate phasing. This area features a timber framed window with upper sash, which has a stone sill and flat arched lintel formed of brick voussoirs (**Photograph 24**). In the first floor eastern portion of the core structure, there is a timber framed window with segmental arched lintel formed of brick voussoirs (**Photograph 25**).

The eastern elevation of the building is formed of the original gabled structure, which is two bays in length over three storeys, which is flanked by flat roofed single-storey extensions to the north and south (**Photographs 26 & 27**). The northern extension features a timber framed window with stone sill and brick flat arch (**Photograph 28**). The core gabled eastern elevation has a segmental arched ground floor window, with stone sill (**Photograph 29**). At first floor level, there is a sash window, with the lower sash formed of a single-glazing light, and the upper sash comprising 12-lights (**Photograph 30**). Adjacent to this to the north, there is a timber framed window with lead glazing lights. The second floor features two timber framed windows built into the timber framing, which feature stone sills. The southern extension of the elevation is built from machine cut brick in a stretcher bond (**Photograph 31**). This elevation features a small window and central door approached by concrete steps. A brick garden wall is attached to its southern extent.

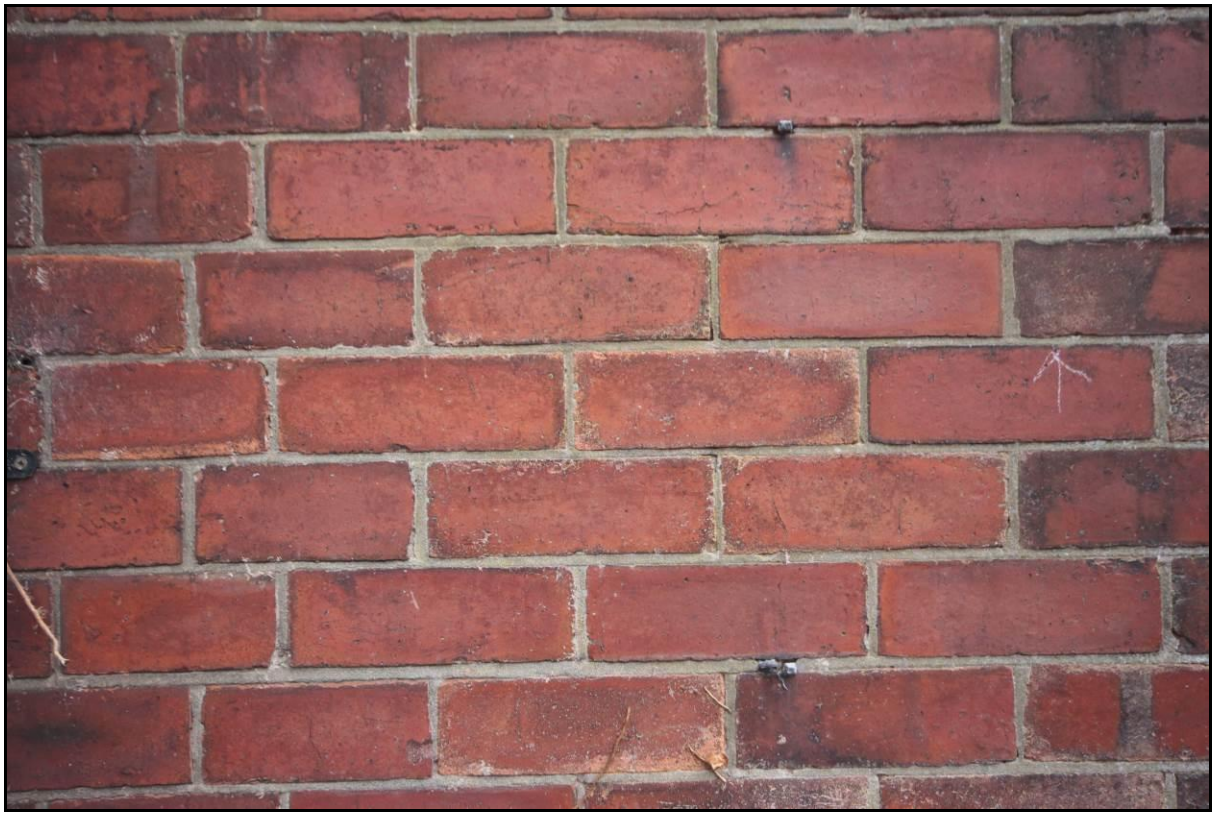
The southern elevation of the building is comprised of the single-storey flat roofed extension at ground floor level, which has abutted the core original building (**Photograph 32**). This elevation comprises a longitudinal side of the building, and is roughly over three bays. The flat roofed extension features three timber framed windows, and originated with three doorways approached by semi-circular stone steps, two of which have now been blocked (**Photograph 33**). The first floor of the elevation features a range of windows with stone lintels and sills (**Photograph 34**). This is comprised of three central small timber framed windows, a tall timber framed window with central timber mullion and raised transom, and a large rectangular modern window.

The western elevation is formed of the core gabled structure, a central ground floor extension, and the southern extension (**Photograph 35**). The core structure features a ground floor segmental arched window, two first floor timber framed windows, and a second floor small window associated with the gable (**Photographs 36 & 37**). The ground and first floor windows appear to be original. The ground floor southern extent of the core structure has been abutted by a single-storey brick structure, which

extends out to the west, and features a large rectangular window (**Photograph 38**). The southern end of the elevation features the flat roofed southern extension, which features a large timber framed window with brick sill (**Photograph 39**).



Photograph 18: View of The Gables, taken facing south-east with 2m scale



Photograph 19: Close view of the brickwork used in the construction of The Gables



Photograph 20: Oblique view of the northern elevation, taken with 2m scale facing south-east



Photograph 21: Oblique view of the northern elevation, taken facing south-west with 2m scale



Photograph 22: Close view of the later porch and canted bay window of the northern elevation, taken facing south-east with 2m scale



Photograph 23: View of the second floor window of the northern elevation, taken facing south



Photograph 24: View of the window associated with the flat roofed extension of the northern elevation, taken with 2m scale facing south-west



Photograph 25: View of the first floor segmental arched window of the northern elevation, taken facing south-west



Photograph 26: Oblique view of the eastern elevation, taken with 2m scale facing south-west



Photograph 27: Oblique view of the eastern elevation, taken with 2m scale facing north-west



Photograph 28: View of the northern extent of the eastern elevation, taken facing west with 2m scale



Photograph 29: View of the ground floor central portion of the eastern elevation, taken facing west with 2m scale



Photograph 30: View of the upper portions of the eastern elevation, taken facing west



Photograph 31: View of the southern portion of the eastern elevation, taken with 2m scale facing south-west



Photograph 32: View of the southern elevation, taken facing north with 2m scale



Photograph 33: View of the ground floor portion of the southern elevation, taken facing north-east with 2m scale



Photograph 34: View of the first floor portion of the southern elevation, taken facing north



Photograph 35: View of the western elevation, taken with 1m scale facing east



Photograph 36: View of the northern extent of the western elevation, taken facing east with 2m scale



Photograph 37: View of the upper portions of the core structure's western elevation, taken facing east



Photograph 38: View of the western elevation of the western extension, taken facing west



Photograph 39: View of the western elevation of the southern extension, taken facing east with 2m scale

3.2.3 Building Description – Interior

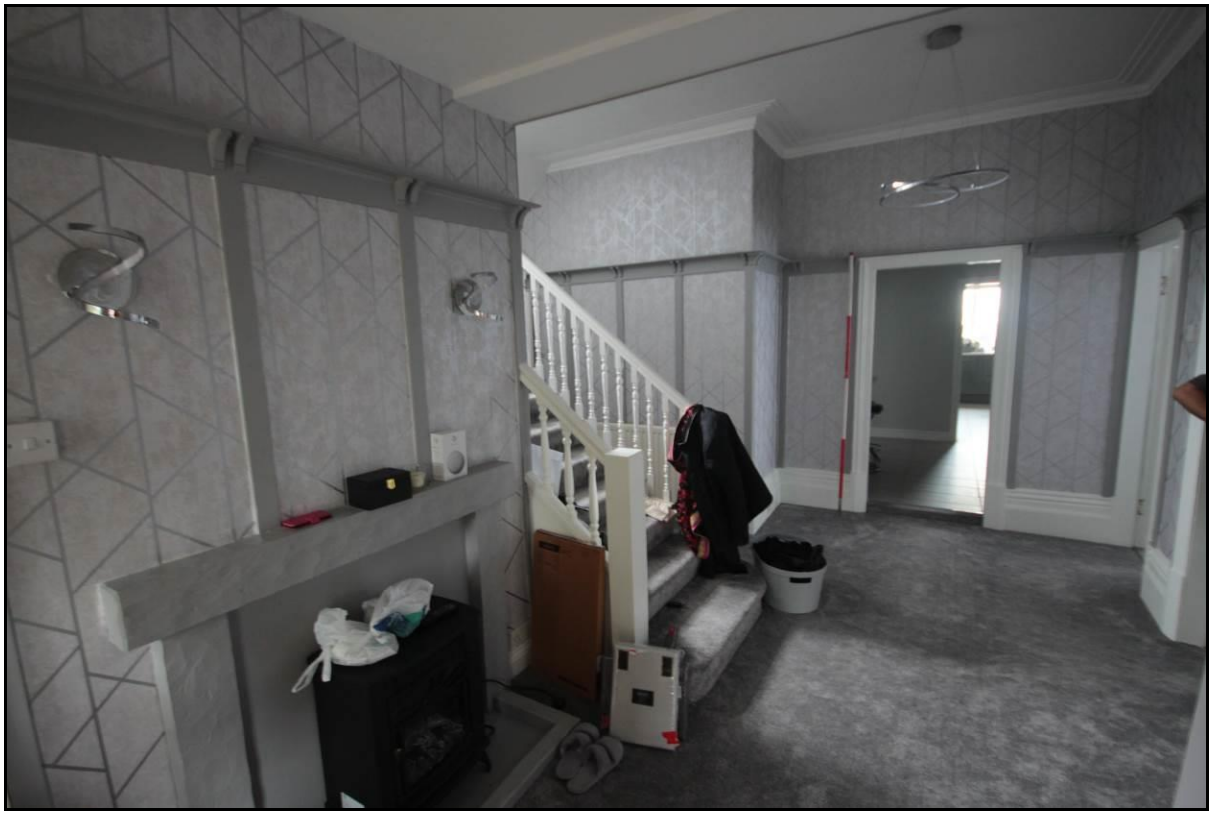
The interior of the building is over three storeys, comprising a large villa-style house. The building retains a range of early features, though has seen extensive modern modifications. The ground floor of the building features an entrance hall, two living rooms, dining room, kitchen, bathroom, and utility spaces. The ground floor retains a range of early door architraves and doors with glazing panels (**Photograph 40**). The entrance hall retains an early decorative tall skirting board and cornice, with modern timber panelling on the walls (**Photographs 41-43**). The position of the staircase is original, but the baluster, hand rail and newel post appear to be of later date. The entrance hall features a fireplace with modern stone surround. In the north-eastern corner of the entrance hall, a modern bathroom has been inserted, which partially abuts a sash window (**Photograph 44**). The original living room features the early skirting board and cornice, and has a timber panelled architrave for the canted bay window (**Photograph 45**). There is a buildout within this room, though no fireplace survives. The second living room features the original cornice in areas, as well as a decorative plasterwork medallion, and has a decorative fireplace surround with modern steel gas fire inserted (**Photographs 46-48**). This space has been extended outwards to the west by the western single-storey extension. The dining room is situated within the southern extension, and features a wide modern gas fireplace (**Photographs 49**). The kitchen, utility areas, and bathrooms are all of modern furnishings, though a laundry room retains a tiled floor (**Photographs 50-52**).

The first floor space is comprised of three bedrooms and two bathrooms. One of the first floor bedrooms features decorative plasterwork in the frieze above modern timber panelling (**Photograph 53**). This includes a heraldic device showing a central horizontal sash flanked by roses, and surrounded by fruit with a knight overhead (**Photographs 54 & 55**). This heraldry is flanked by plasterwork roaring lions, with these features situated on a building, which would have been positioned above a fireplace (**Photograph 56**). The room also features decorative plasterwork depictions of thistles and what appears to be a variation of the symbol for the Prince of Wales, with three feathers enclosed by a belt, rather than the typical crown (**Photographs 57 & 58**). Two of the other bedrooms retains an early cornice, skirting board, and buildout (**Photographs 59 & 60**). The remaining spaces retain no clear historic fabric, with modern furnishings (**Photograph 61**).

The second floor of the building features two bedrooms, a bathroom, and storage space. The roofing in this area is pitched, revealing parts of the timber trusses and joists (**Photograph 62**). The rooms feature modern furnishings, with no historic fabric present (**Photographs 63 & 64**).



Photograph 40: View of one of the early doors with architraves of the ground floor, taken with 2m scale



Photograph 41: View of the entrance hall of The Gables, taken with 2m scale



Photograph 42: View of the early cornice of The Gables' interior



Photograph 43: View of the early skirting board of The Gables' interior, taken with 1m scale



Photograph 44: The modern ground floor bathroom off the entrance hall, taken with 1m scale



Photograph 45: The first ground floor living room of The Gables, taken with 2m scale



Photograph 46: View of the second ground floor living room of The Gables, taken with 2m scale



Photograph 47: View of the plasterwork medallion of the second living room



Photograph 48: View of the fireplace surround of the second living room



Photograph 49: View of the ground floor dining room within the southern extension, taken with 2m scale



Photograph 50: View of the modern ground floor kitchen, taken with 2m scale



Photograph 51: View of one of the ground floor utility spaces, taken with 2m scale



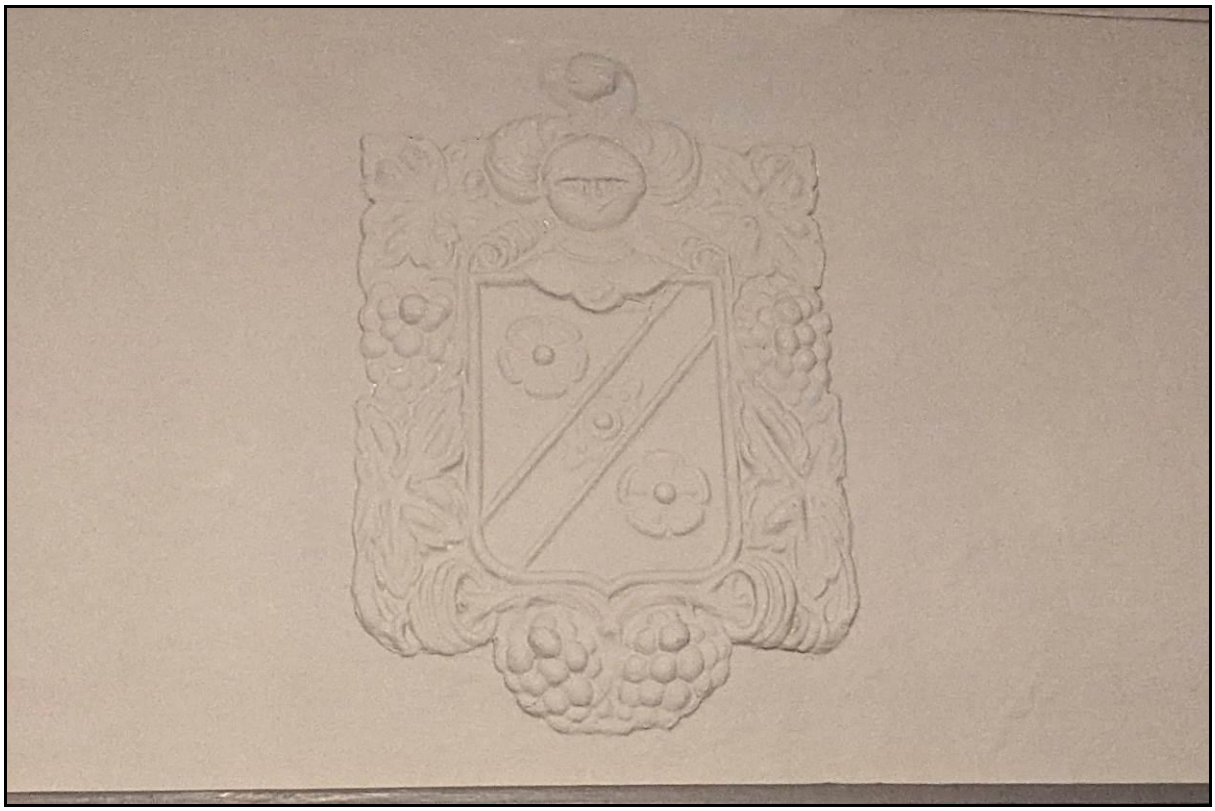
Photograph 52: View of the ground floor laundry room, taken with 2m scale



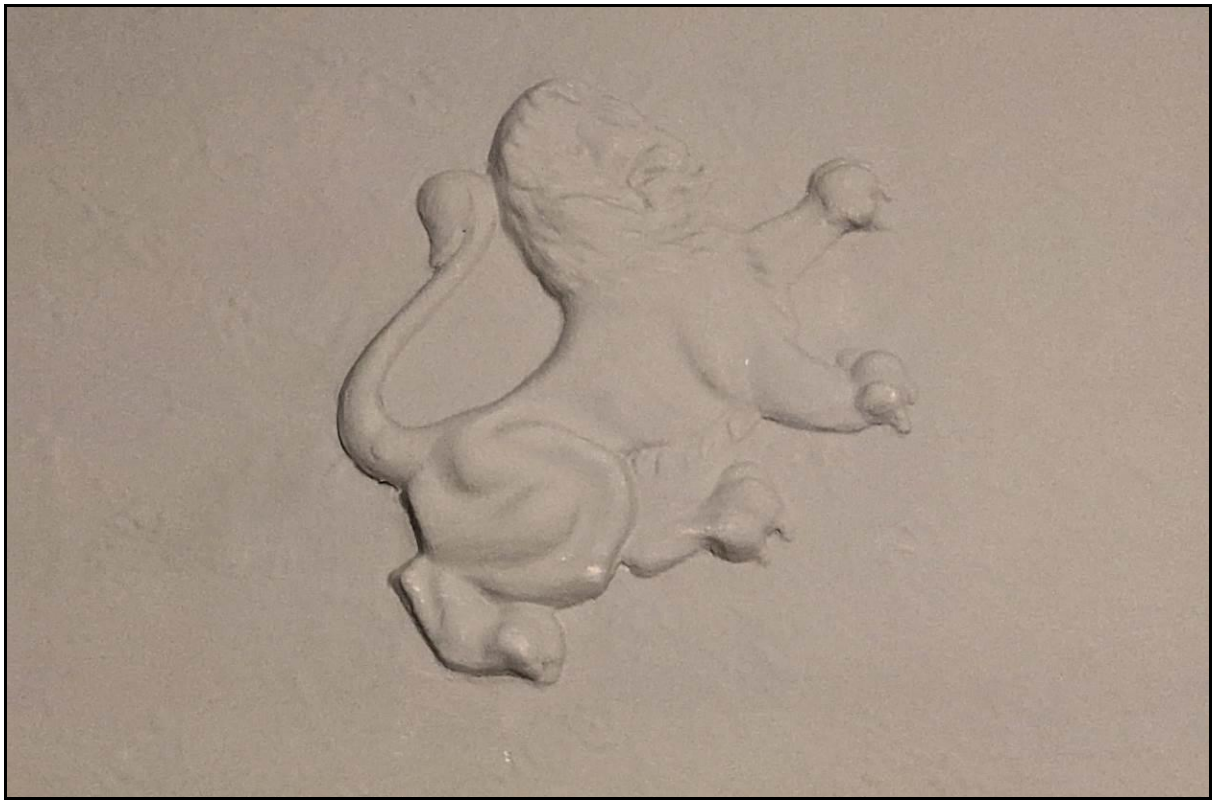
Photograph 53: View of the first floor bedroom with decorative plasterwork (highlighted), taken with 2m scale



Photograph 54: View of the decorative plasterwork in one of the first floor bedrooms



Photograph 55: View of the heraldry of one of the first floor bedrooms



Photograph 56: View of one of the decorative plasterwork lions of the first floor bedroom



Photograph 57: View of one of the decorative plasterwork thistles of the first floor bedroom



Photograph 58: View of the plasterwork feather symbol enclosed by a belt of the first floor bedroom



Photograph 59: View of the second first floor bedroom of The Gables, taken with 2m scale



Photograph 60: View of the third first floor bedroom of The Gables, taken with 2m scale



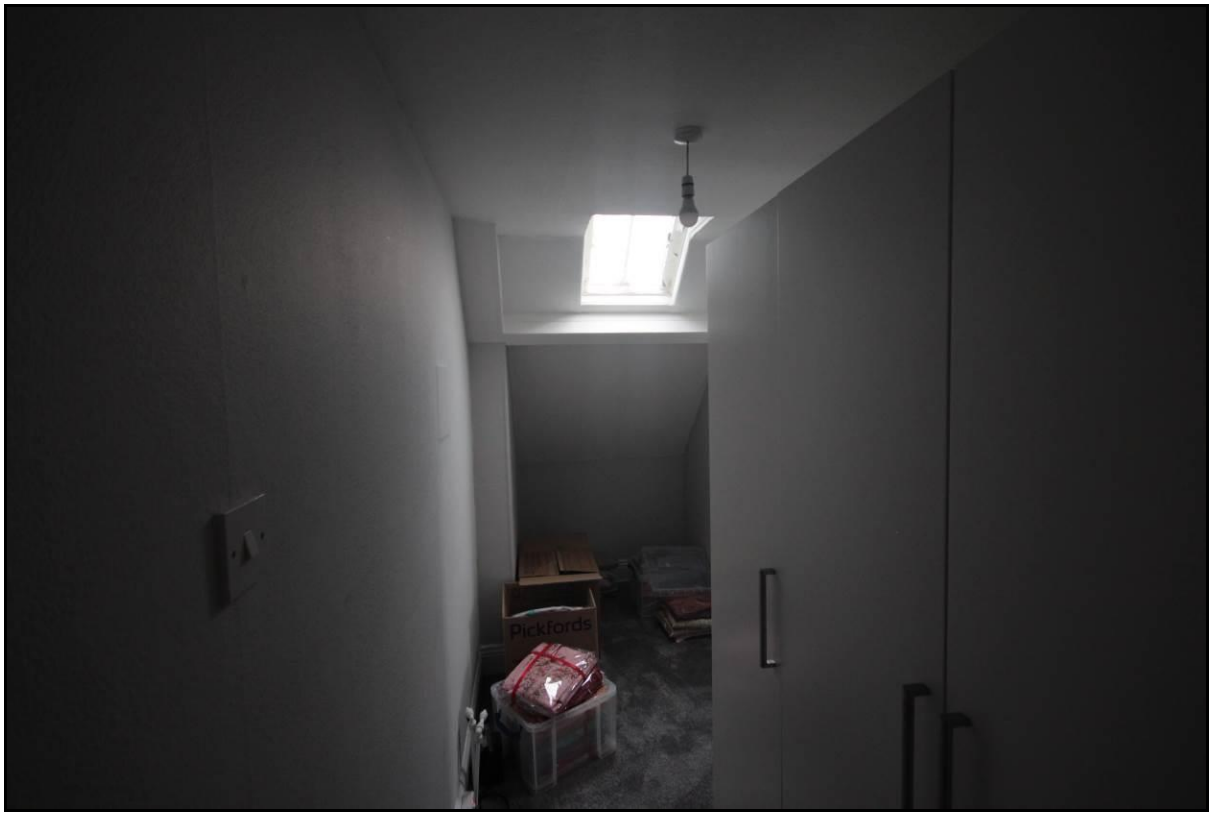
Photograph 61: View of the modern first floor bathroom of The Gables, taken with 1m scale



Photograph 62: View of the revealed trusses of The Gables' second floor



Photograph 63: View of the second floor bedroom, taken with 2m scale



Photograph 64: View of the second floor storage space of The Gables

3.2.4 Discussion

The Gables, 43 Whitburn Road, Cleadon, dates to the early 20th century, comprising a large three-storey villa style Late Victorian house. The building had been constructed in connection with the Cleadon Plantation housing development, which represented a significant change to the layout and landscape of the settlement. The housing estate had been known for its villa-style properties, which provided generous grounds, and took inspiration from estates like Regent's Park in London, built in the 1830s and 30s. Following the ideas of the Garden Suburb movement, The Gables plays a subsidiary spatial role to that of its substantial grounds, which creates a balance between the built form and its landscapes setting. The Gables represented one of the larger, and more affluent, of the Cleadon Plantation villas, comprising one of the only buildings relating to the original phase of the housing development on Whitburn Road. The structure is gabled to three sides, where it gets its original name, and had been constructed with hydraulically pressed red brick in a stretcher bond, with timber framing on the upper gables. The building retains a range of early windows of varying styles, including segmental arched windows, sash windows, and rectangular windows with raised transoms. Internally, the building has been substantially modernized, but retains several features of interest. This includes the decorative plasterwork on the frieze of one of the first floor bedrooms. These evidence that the building would likely have represented a highly decorative structure when it was first built. The building also retains an early cornice and skirting board, with most original features now lost. The grounds of the building had represented one of the larger sized for the housing scheme, at *c.*0.58 hectares. An early motor car store is present to the south of the grounds. By the 1919 *OS Map,* the first to depict the building, there had been western, north-eastern, and southern extension to the building, with these structures still present today.

3.3 Assessment of Significance

3.3.1 Archaeological Interest

The Gables, 43 Whitburn Road, Cleadon, possesses *archaeological interest* due to the nature of its construction and design. The building has been constructed in the traditional style, comprising a Late Victorian villa-style house, constructed from locally sourced materials, including hydraulically pressed red brick in a stretcher bond. The building has *archaeological interest* from its surviving layout, which evidences the scale of one of the more affluent buildings associated with the Cleadon plantation. The grounds of the site are of *archaeological interest,* representing one of the larger sized grounds for the development. The grounds would have provided a quiet, spacious, and relaxed layout, with the Cleadon Plantation development clearly placing a strong emphasis on landscape for the housing scheme. Following the ideas of the Garden Suburb movement, The Gables plays a subsidiary spatial role to that of its substantial grounds, which creates a balance between the built form and its landscapes setting. The site has retained its original grounds, whilst the surrounding landscape has seen infill housing developed throughout the 20th century.

3.3.2 Architectural and Artistic Interest

The building possesses *architectural interest* having been built in the local traditional style. This vernacular style adds to the residential character of the Cleadon Conservation Area. The Cleadon Plantation development had placed a strong degree of emphasis on producing a picturesque landscape, taking inspiration from the Garden Suburb movement with spacious grounds, and this *architectural interest* is apparent for The Gables. The building represents a Late Victorian villa-style house, which takes influence from the Arts and Crafts movement, as seen with the faux timber framing and leaded window lights. The building has retained a range of attractive exterior features, including the sash and segmental arched windows. The building possesses group value from the contribution this architectural style makes to the immediate setting of the Cleadon Conservation Area, as well as the other attractive early 20th century buildings part of the Cleadon Plantation development. Internally, The Gables has been extensively modernised, though there are a number of features of

architectural interest. This includes the surviving early cornice, skirting boards, and door architraves. Of particular note is the decorative plasterwork of the first floor bedroom, which evidence that the building would have originated as a highly decorative space.

3.3.3 Historic Interest

The Gables, 43 Whitburn Road, Cleadon, dates to the early 20th century, comprising a large three-storey villa style Late Victorian house. The *historic interest* for the building derives from its connection with the Cleadon Plantation housing development. This development represented a significant change to the settlement of Cleadon, which saw the layout and landscape of the town extensively altered. The housing estate had been known for its villa-style properties, which provided generous grounds, and took inspiration from estates like Regent's Park in London, built in the 1830s and 30s, as well as from the Garden Suburb movement. The Gables represented one of the larger, and more affluent, of the Cleadon Plantation villas, comprising one of the only buildings relating to the original phase of the housing development on Whitburn Road.

3.4 Assessment of Importance

In this assessment, *importance* is measured according to hierarchical gradation as follows:

- Highest. An asset important at national to international levels, including scheduled ancient monuments, Grade I and II* Listed Buildings and World Heritage Sites. The *NPPF* advises that substantial harm should be wholly exceptional.
- High. A designated asset important at a regional level and also at a national level, including Grade II Listed Buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.
- Medium. An undesignated asset important at local to regional level, including local (non-statutory) Listed Buildings or those that make a positive contribution to the setting of a Listed Building or to a conservation area. May include less significant parts of Listed Buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low. Structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to Listed Buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Neutral. Without strong positive or negative significance.
- Negative. Structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement

The Gables, 43 Whitburn Road, Cleadon, is not listed, and is recorded on the Tyne and Wear HER as part of the Cleadon Plantation record (HER 12901). The building is also situated within the southern boundary of the Cleadon Conservation Area. Overall, the building represents a non-designated heritage asset, and is deemed to possess a *medium degree of significance,* using the criteria defined in Section 5.3.1 above.

4 Impact on Significance

4.1 Proposed Development

The proposed development seeks to demolish The Gables, 43 Whitburn Road, and replace it with a new detached dwelling, set further back from Whitburn Road than the existing property. The

proposed scheme would impact the building, the grounds within which it was constructed, and the Cleadon Conservation Area.

The Gables, 43 Whitburn Road, represents a non-designated heritage asset, which is recorded within the HER, and situated within the Cleadon Conservation Area. The Gables represents an attractive early 20th century building, which has been constructed in the traditional vernacular style, and retains a range of early features. This includes the range of windows, as well as the decorative plasterwork of the first floor bedroom. However, the interior of the building has been heavily modernized, and is deemed to be of lesser interest. The demolition of the building would result in the loss of these features, which would be deemed to have a *major impact to significance*. The significance of the building mainly derives from the group value it shares with the other attractive early 20th century buildings, related to the Cleadon Plantation housing development, as an example of the regional historic aesthetic. The demolition of this building would therefore also be seen to impact the immediate setting, as well as the Cleadon Conservation Area. The building is situated within a commanding position on Whitburn Road, representing one of few buildings connected to the original phase of the housing development in this area. The proposed demolition of the building could also be seen to impact the grounds. The Cleadon Plantation development had taken inspiration from the Garden Suburb movement, where the house plays a subsidiary spatial role to the extensive grounds. The proposed works would also see the removal of the two structures at the southern end of the site, as well as the timber structure and former privy adjacent to the house. The demolition of the building would impact the archaeological legibility of this developed landscape, with the house and grounds of group vale.

The proposed new dwelling would comprise a spacious six bedroom house, with the building set further to the south than the present structure. The core building would comprise a two-storey rectangular structure, triple gabled to the north and twin gabled to the south. It is proposed to have a single-storey outshot to the south, as well as a connected rectangular structure to the north-east, forming a two-storey garage. The building would be constructed from red/orange brick, with ashlar sandstone dressings, which would be in-keeping with the traditional character of the area, whilst being understood as a modern structure. With the building positioned further to the south off Whitburn Road, there would be reduced visibility of the building. Overall, there would be a *moderate impact* to the significance of the Cleadon Conservation Area. The position of the new building can also be seen to impact the historic legibility of the site, with the relationship of the grounds. This new position subdivides the grounds into two spaces, with the original Cleadon Plantation development intending for the house to be subsidiary to the garden landscape.

5 Conclusions

The Gables, 43 Whitburn Road, Cleadon, dates to the early 20th century, comprising a large three-storey villa style Late Victorian house. The building had been constructed in connection with the Cleadon Plantation housing development, which represented a significant change to the layout and landscape of the settlement. The housing estate had been known for its villa-style properties, which provided generous grounds, and took inspiration from estates like Regent's Park in London, built in the 1830s and 30s, as well as the Garden Suburb movement.

The Gables is not listed, and is recorded on the Tyne and Wear HER as part of the Cleadon Plantation record (HER 12901). The building is also situated within the southern boundary of the Cleadon Conservation Area, with this Area extended to include Cleadon Plantation, owing to the special interest of buildings such as these. Overall, the building represents a non-designated heritage asset, and is deemed to possess a *medium degree of significance*.

6 STATEMENTS AND ACKNOWLEDGEMENTS

6.1 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

6.2 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

6.3 Acknowledgements

Archaeological Research Services Ltd would like to thank Mario Minchella Architects for commissioning the work and for providing access to the site, as well as for providing the development design proposals.

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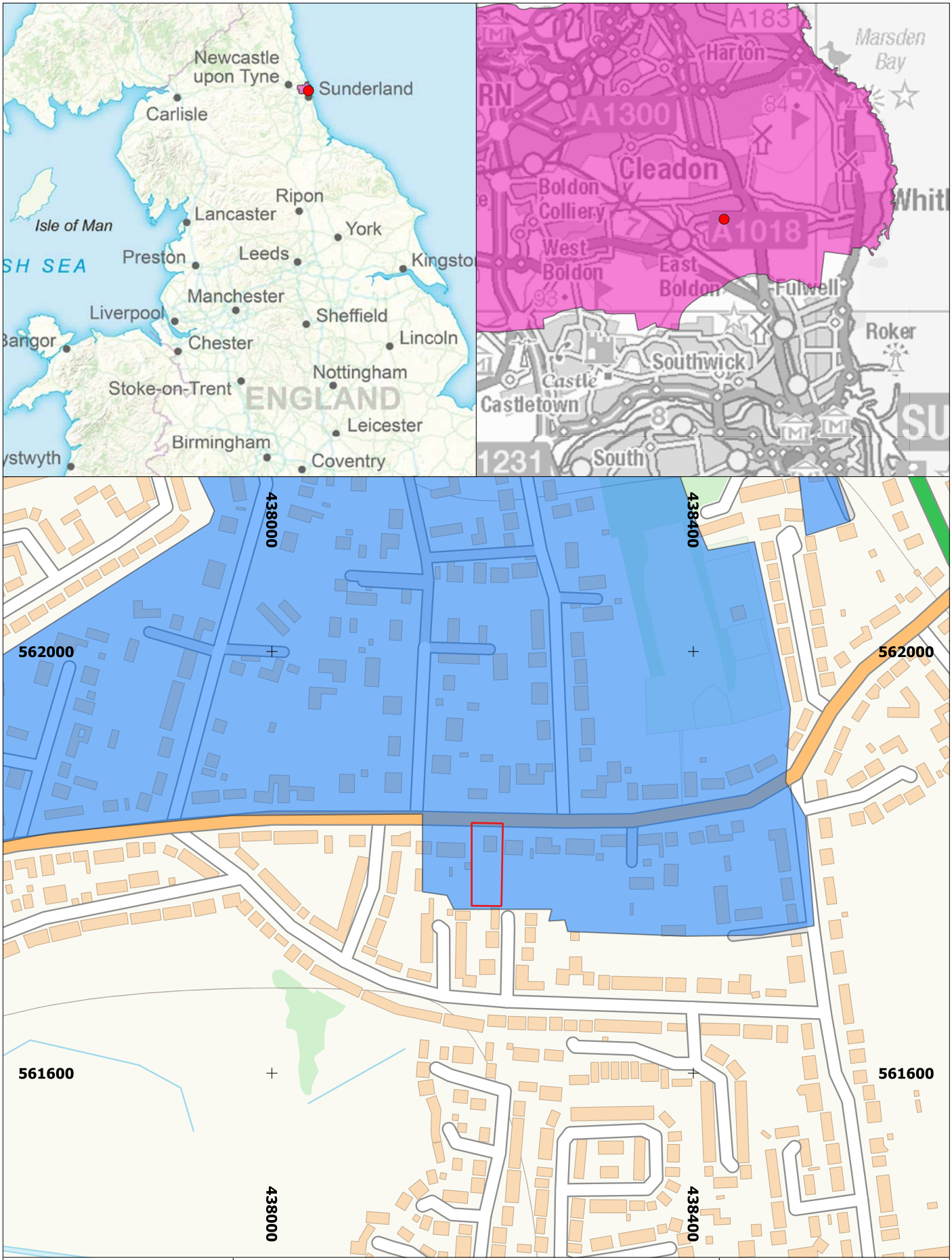
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APPENDIX I FIGURES



Site name: The Gables, Cleadon Date: September 2022 Drawn by: JE Scale: Varies	Site Location Red Line Boundary South Tyneside Borough Council Cleadon Conservation Area	**Archaeological Research Services Ltd** Angel House Portland Square Bakewell Derbyshire DE45 1HB Tel: 01629 814540 www.archaeologicalresearchservices.com
This drawing: © ARS Ltd Contains Ordnance Survey data. © Crown copyright and database right 2022	**Figure 1:** **Site Location**	

APPENDIX 2 GAZETTEER OF ARCHAEOLOGICAL REMAINS

HER Entries

HER ID	Description	Period
12761	**Pound** The Boldon Book of 1183 (a survey of land belonging to the Bishop of Durham, Hugh du Puiset) mentions Cleadon pound or pinfold. Wawn in his 'Notes on the Antiquities of Cleadon' says that the pound was Cleadon's oldest heritage. From at least the 18th century the pound was located at the junction of West Park Road (formerly Pinfold Lane) and Boldon Lane. Today there is a plaque and seat at the road junction to commemorate it. The pinfold was also known as a pinder and leant its name to Pinder Lane (now West Park Road). The pinfold was replaced by a post and rail fence in the early 20th century. Dated C12th.	Medieval
1186	**Ridge and Furrow** Destroyed monument.	Medieval – Post-Medieval
11686	**Bolden Flats, Ridge and Furrow, banks and ditches** Ridge and furrow of Medieval or Post Medieval date seen as earthworks and mapped from air photographs. Most of these remains still survive. There is particularly good earthwork survival from the west beside the River Don, on Boldon Flats and to the east in the area of Cleadon Hills Farm.	Medieval – Post-Medieval
973	**Cleadon Common Fields, Ridge and Furrow, banks and ditches** Ridge and furrow survives as earthworks, or on air photos, north (NZ 38 63) and north-east (NZ 39 63) of Cleadon village, on what were named as North Field and Cleadon Lizards on the 1st ed. OS 6". There are traces east of the village, on both sides of Cleadon Lane (the first above grid ref) in East Field, and on what survives of Cleadon's share of Boldon Flats (second grid ref) called Cleadon Moor on the 1st ed. 6". Area retains considerable ridge and furrow, with what appear to be large ditched boundary banks. There are a few mysterious lumps which seem to overlie the ridge and furrow. The ridge and furrow at Boldon Flats and that between East Farm and Undercliff at Cleadon is on South Tyneside Council's Local List. Surveyed as part of a ridge and furrow project by ASUD in 2013. The report concluded that the even spacing and straight and narrow nature of the ridge and furrow suggests a post-medieval date. The remains are thought to be associated with Cleadon Hill Farms as they conform to the enclosure denoted by the existing drystone walling. The ridges measure between 4-6m crown to crown and 0.3-0.4m in height.	Medieval – Post-Medieval
2581	**Site of Moor Lane Brick Works** Moor Lane Brick Works, including a probable clay pit. These works are not shown on the 1st edition OS mapping, so were opened after 1855.	Post-Medieval
974	**Bolden Common Fields, Ridge and Furrow** Ridge and furrow survives as earthworks, or on air photos, east of East Boldon on Boldon Flats (NZ 37 61), south of East Boldon (NZ 36 61 and 36 60), and west of West Boldon (NZ 33 60, 33 61, 34 60 and 34 61) {1-2}. Area retains considerable ridge and furrow, with what appear to be large ditched boundary banks. There are a few mysterious lumps which seem to overlie the	Post-Medieval

HER ID	Description	Period
	ridge and furrow. Miket suggested a site at Boldon Flats NZ 377 614 as a possible prehistoric site. Steve Speak of Tyne and Wear Museums says this is a pond, possibly within a subsidence hollow or collapsed shaft. Now filled in. A channelled drain on its northern drain is of no antiquity. Some possible damage to the ridge and furrow by drainage works at NZ37806120 was reported by Natural England in October 2021. Some photos were provided which indicated that the works were small scale in nature.	
12793	**Workshop, Front Street** The backland area annexed to Cleadon House (HER 8027) comprises a small but extremely interesting collection of buildings. This includes a small irregular coursed limestone workshop with a high roof pitch. There is a red brick back wall of a former estate building with an attractive late 19th century box bay at first floor level. The yard gives an interesting glimpse of the working buildings of the old village. It is of considerable architectural and historic merit.	Post-Medieval
12803	**Site of Lake** The grounds to Cleadon House were laid out in the picturesque style of the mid to late 18th century, decorated by the gothic grotto (HER 8159) that overlooked a lake and terraces. The lake has gone.	Post-Medieval
2582	**Gravel Pits** Gravel Pits, west of Cleadon, their location is unclear on the 2nd edition OS mapping. There are not shown on the 1st edition OS mapping, so were operational after 1855.	Post-Medieval
5452	**Cleadon, Five Human Burials** Five burials were found near Cleadon Tower in 1927. Wawn suggests that they were members of the Chambers family of Cleadon House, who had a dispute with the Bishop of Durham, which led to their excommunication. As excommunicants, they would have been denied the right to burial in consecrated ground. The burials may have been exhumed from a small gravel pit close to Cleadon House.	Post-Medieval
12804	**Gravel Pit** Shown on Ordnance Survey third edition of 1919.	Modern
12805	**Old Sand Pit** Shown on Ordnance Survey third edition of 1919 as 'old' meaning out of use.	Modern

APPENDIX 3 GAZETTEER OF THE HISTORIC BUILT ENVIRONMENT

Listed Buildings

NRHE ID	HER ID	Description	Grade
1025212	8027	**Cleadon House** House. Supposedly 1738 (rainwater heads) for John Dagnia of South Shields, glass manufacturer. Brick with stone dressings; roof of plain tiles. Simple block plan. 2 storeys, 5 windows, including a central Venetian staircase window, all with broad moulded glazing bars, raised surrounds and projecting cills. Plinth, raised quoins; band and coping to parapet of parallel-ridged roof; 4 corniced end brick chimneys. Later porch off-centre; brick with raised quoins and raised surround to door with 6 fielded panels; flat roof. South front to garden has scrolled pediment to central door, moulded architraves to all windows, large oblong fanlights with radial decoration above two side doors; a C19 conservatory encloses the 3 doors. Interior: staircase has dado rail and cornice and a wrought-iron balustrade of c.1750 in a rococo design of leaves, seed-pods and curved bars; the front porch has been inserted beneath this; doors to main rooms in hall have corniced picture-panels; fluted pilasters support an elliptical arch to the narrower section of hall opposite the stairs.	II*
1252872	8117	**Gas Lamp Opposite Entrance to Number 8 Tree** Gas street lamp. Late C19. Cast iron fluted standard, supporting square glazed lap with sircular ventilator cap.	II
1262061	8114	**Gas Lamp Opposite Entrance to Number 4** Gas street lamp. Late C19. Cast Iron fluted lap standard, supporting square glazed lamp with circular ventilators cap.	II
1355067	8159	**Grotto in Cleadon Recreation Park** Garden feature, (formerly in grounds of Cleadon House) C18. Roughly squared coursed limestone rubble with brick dressings. Wall and two returns into and retaining a hill. South elevation has 3 pointed arches flanked by 2 similar niches. A square cover in the ground behind probably replaces a lantern. Interior octagonal with 3 niches in the 3 north sides. There was formerly a lake in front of the grotto.	II

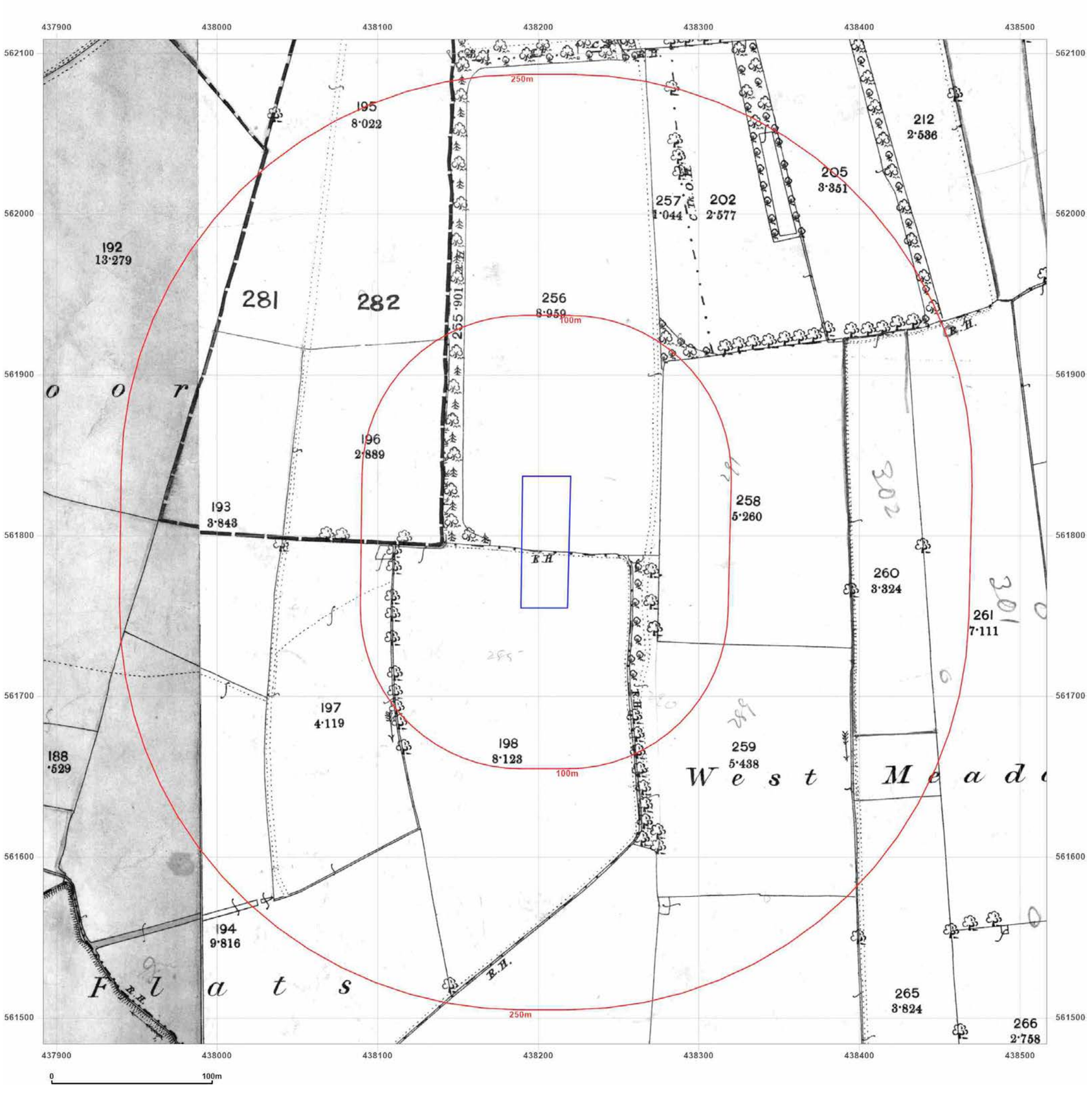
HER Entries

HER ID	Description	Period
12798	**Methodist Church** Built in 1899. Single storey brick church. Extended at the back. A new simple lych gate has been built by the entrance to the car park. This church replaced a farm cottage at Burdon's farm as the Methodist church for the village. John Burdon preached at the farm from 1780 onwards. In 1807 it became a licensed premises for preaching. The foundation stone for the 1899 church was laid by Dr John Burdon, grandson of the first minster.	Post-Medieval
15245	**Greenlands, 2 Bolden Lane** Detached house built between 1897 and 1914. The only pre- First World War house in the street. Brick built with a Welsh slate roof, raised loop tiles, terracotta chimney pots and attractive moulded terracotta cill course. There is a coach house/stable in the grounds with a double ventilated roof, faced brick walls, rendered gable ends and stepped kneelers. The garden is contained within sandstone boundary walls with brick coping stones and red	Post-Medieval

HER ID	Description	Period
	brick walls. Ashlar gate pier. A stone lintel is inscribed with 'Greenlands'. Boarded timber gate.	
15246	**19 Underhill Road, Cardrona House** Detached brick villa. Built between 1897 and 1914. Polygonal corner bay window, Art Nouveau style stained glass and Arts & Crafts style porch. Welsh slate roof, red pantile over the bays, elegant open sided timber and brick front door porch. Two tall chimney stacks with stone cornices and terracotta pots. The garden contains fine trees.	Post-Medieval
12802	**Recreation Ground (former garden of Cleadon House)** No surviving description of the garden - the first record of the garden is the tithe map of 1842 when it belonged to Bryan Abbs. The grounds to Cleadon House were laid out in the picturesque style of the mid to late 18th century, decorated by the gothic grotto (HER 8159) that overlooked a lake and terraces. The house had its principal elevation overlooking the grounds, with open views channelled through woodlands to the grotto, lake and pastures beyond. Some vestiges of the grounds survive. The house was virtually detached from its grounds by gravel extractions in the early 20th century followed by woodland planting that also wraps around the grotto. Some large mature trees, principally Chestnut but these probably only date from the late 19th century. The lake has gone. The former sweep of pasture is now laid out as football pitches. At the southern end there is a children's play area and bowling greens.	Post-Medieval
2331	**Whitburn, South Shields to Sunderland** Toll Road from South Shields to Sunderland. Tolls included Harton Turnpike.	Post-Medieval
12793	**Workshop, Front Street** The backland area annexed to Cleadon House (HER 8027) comprises a small but extremely interesting collection of buildings. This includes a small irregular coursed limestone workshop with a high roof pitch. There is a red brick back wall of a former estate building with an attractive late 19th century box bay at first floor level. The yard gives an interesting glimpse of the working buildings of the old village. It is of considerable architectural and historic merit.	Post-Medieval
8028	**Wall and Gate Piers, Cleadon House** Wall and gate piers. C18. Arising from front right of the house is a high brick wall with 3 banded square piers and a garden entrance; this connects with a high garden wall, extending the width of the garden, of roughly squared coursed limestone rubble with a triple moulded brick coping. The entrance from the street is formed by a low wall of brick with stone coping, continuing along through 3 square brick piers with plinths, in which are 2 ashlar gate piers with overhanging cornices. Original iron gates and railings have been removed.	Post-Medieval
12801	**Cleadon Plantation** Cleadon Plantation, a landscaped estate, was built over Cleadon Moor and Little Moor to the west of the historic core from the start of the 20th century. It lies over an undulation of Cleadon Hills falling gently from the north east to south west. The estate comprised a collection of large houses in generous gardens using well established tree and hedge lines to create a sense of enclosure and privacy. The quality of pre-First World War housing stock is outstanding. Houses were approached by drives that cut across the gardens and were south facing to take advantage of views over the sloping gardens. Some houses had short garden terraces. This echoes the estates like Regent's Park in London that were built in the 1830s and 40s and the later Garden Suburb movement. The houses are mostly in hard hydraulically pressed smooth faced red brick with heavy gables, Welsh slate roofs and sliding sash windows, some with coloured glass. Some houses have patterned timber	Modern

HER ID	Description	Period
	framing over render. The first streets to be developed were West Park Road, Underhill Road, the south side of Whitburn Road (B1299) and West Meadows Road. About 2/3 of Cleadon Plantation was built during this period, and is in the same spirit as William Webb's landscape estate in Croydon. Some of the houses have a coach house in the garden. In the inter-war period Laburnum Grove was begun, partly on the grounds of Cleadon House.The inter-war period houses are in white painted render with flat red roof tiles. The Crescent introduced smaller houses and semi-detached properties. The houses were designed to look like cottages, built in warm red brick with red clay pantiled roofs. Hedges and trees contained the front gardens. Laburnum Grove was finished after the Second World War, along with Whitburn Road and Marsden Road. Much of the former garden of Cleadon House to the east of Laburnum Grove was turned into a recreation ground. In the latter 20th century some of the larger gardens were subdivided and infilled. Extensions to houses, the spread of bungalows and the introduction of boundary fences and walls has begun the gradual corrosion of the original appearance and unique distinctiveness of the estate. Notable properties include Banks (No.3 Laburnam Grove), Greenlands (No.2 Boldon Lane), West House (No. 4 Boldon Lane), Tudor House (No. 2 Laburnam Grove), The Rising (No. 4 Laburnum Grove), Cherry Tree House (No. 8 West Park Road), Nos. 10 and 12 West Park Road, Violet Bank and West Mount (Nos. 14 and 16 West Park Road, a pair of semis), No. 18 West Park Road with Brisbane House built in the garden in the post war period, No. 20, Wingrove (at the junction of Boldon Lane and West Park Road), and Red Lodge (No. 7 West Park Road) which once had a fountain in its garden. Opposite West House on the site of the former pinfold and an Edwardian Villa is No. 4 West Park Road (detached white bungalow with concrete tiled roof) and Nos. 6, 6a and 6b (timber clad Scandinavian style chalets built as a dower house and staff accommodation for the Chapman family in Cleadon House). On Underhill Road the nicest houses include Berry Home (No. 1), Lyndhurst (No. 8 Boldon Lane), No. 2 West Park Road, Hillhouse (No. 3 Underhill Road), Pinehurst (No. 5), Hillfield (No. 7), Alderside (No. 9) and Nos. 11 and 13, Woodlands (No. 17), Cardrona House (No. 19), Aysgarth (No. 21). On the west side of Underhill Road are Nos. 4-8, Whyteleafe (No. 10), Moor View (No. 12), Rosedale Cottage (No. 16), Nos. 18-20 and 24-26. Marsden Road is a short cul-de-sac leading from Whitburn Road. 'Pinfold Court' was built on Boldon Lane before the extension of the Conservation Area. It overwhelms its neighbours.	
12800	**No. 14 Sunderland Road** An early 20th century detached house that is rendered and painted white with a Welsh slate roof. It was extended in the early 1970s. The windows have been replaced. Substantial loss of original character.	Modern
15247	**45 Whitburn Road, Ardmore** Modernist/Art Deco house built in 1932. Flat roof, horizontal windows, windows cut through the wall returns. Recently restored.	Modern

APPENDIX 4 GROUNDSURE HISTORIC MAPPING REPORT



Groundsure INSIGHTS

Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

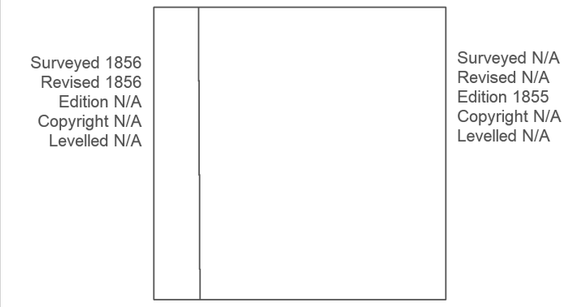
Map Name: County Series

Map date: **1855-1856**

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Printed at: 1:2,500

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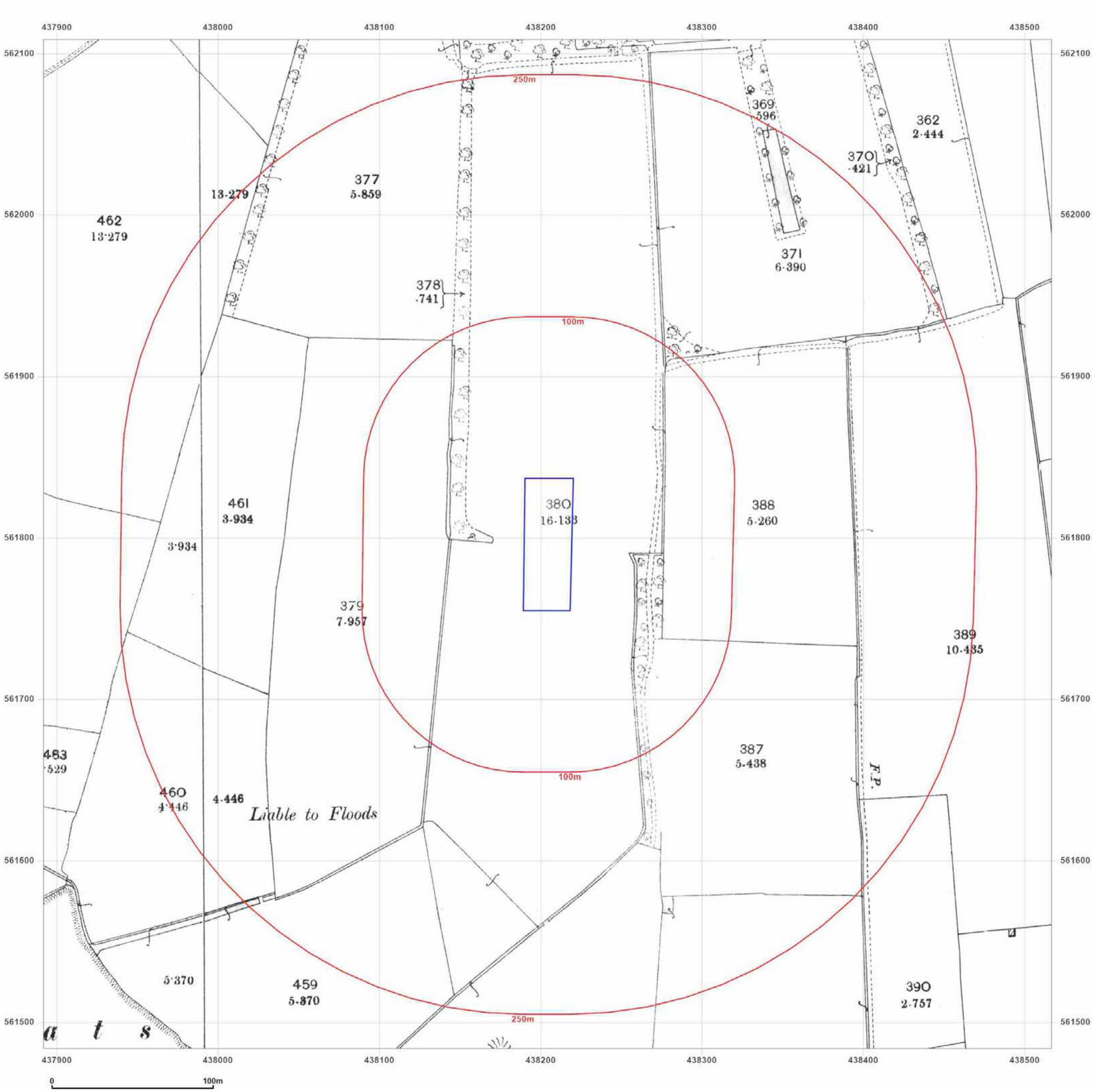
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Groundsure INSIGHTS

Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

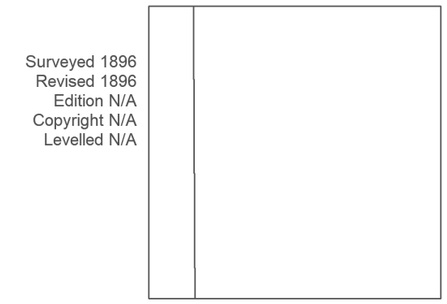
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Map date: **1896**

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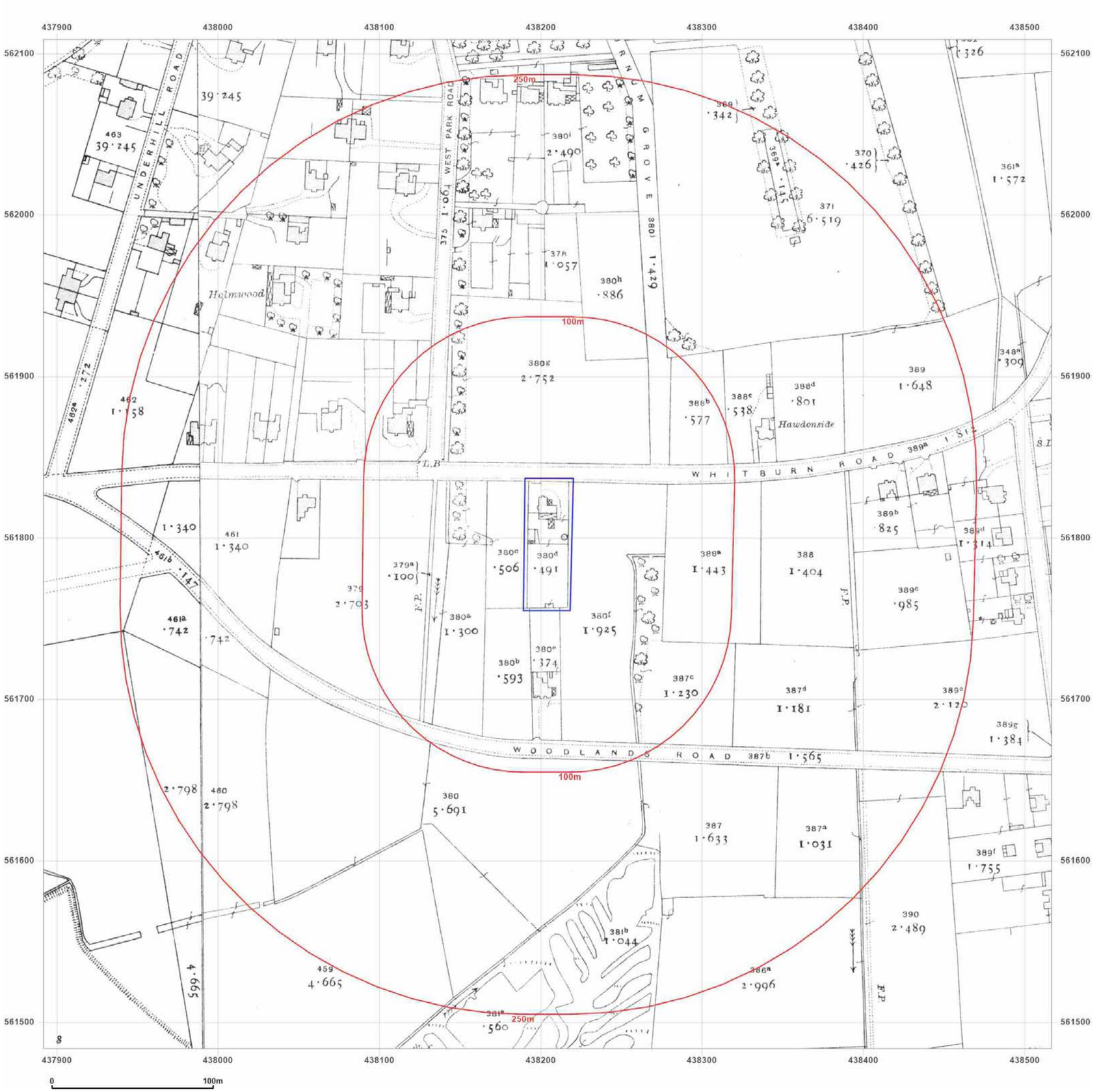
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Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: County Series

Map date: **1919**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1919
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Edition N/A
Copyright N/A
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Revised 1919
Edition N/A
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Site Details:

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Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

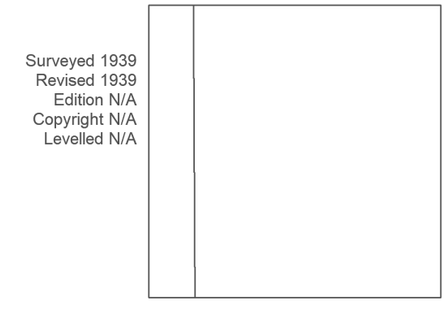
Map Name: County Series

Map date: **1939**

Scale: 1:2,500

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Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1957-1958**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1958
Revised 1958
Edition N/A
Copyright N/A
Levelled 1939

Surveyed 1958
Revised 1958
Edition N/A
Copyright N/A
Levelled 1939

Surveyed 1958
Revised 1958
Edition N/A
Copyright N/A
Levelled 1939

Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled 1939

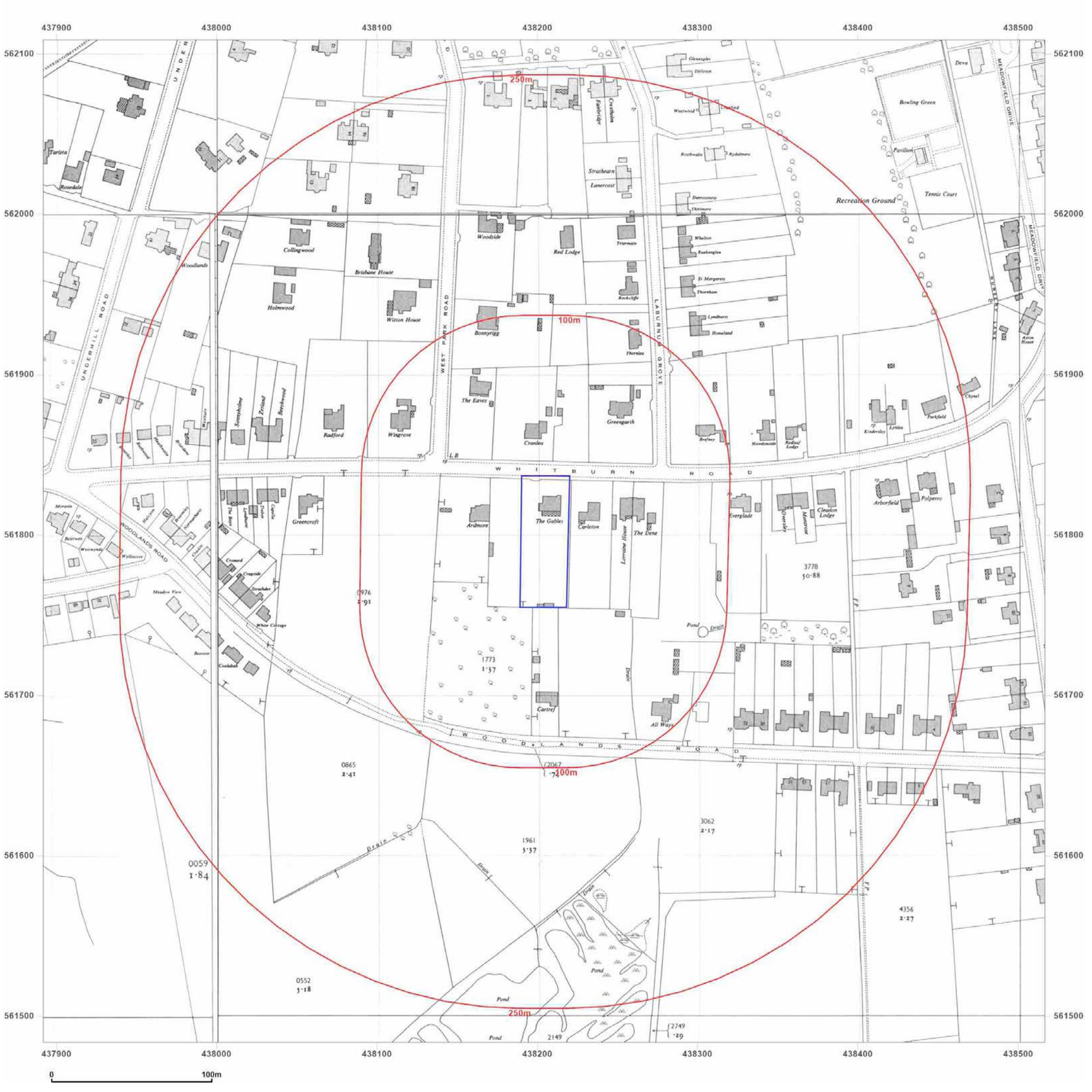
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Groundsure INSIGHTS

Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1958-1959**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1958
Revised 1958
Edition 1959
Copyright N/A
Levelled 1939

Surveyed 1958
Revised 1958
Edition 1959
Copyright 1959
Levelled 1939

Surveyed 1958
Revised 1958
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Levelled 1939

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Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1958-1960**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1958
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Edition N/A
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Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1963-1967**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1958
Revised 1967
Edition N/A
Copyright 1967
Levelled 1967

Surveyed 1957
Revised 1963
Edition N/A
Copyright 1963
Levelled 1957

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Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1967-1970**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1963

Surveyed 1963
Revised 1963
Edition N/A
Copyright 1967
Levelled 1957

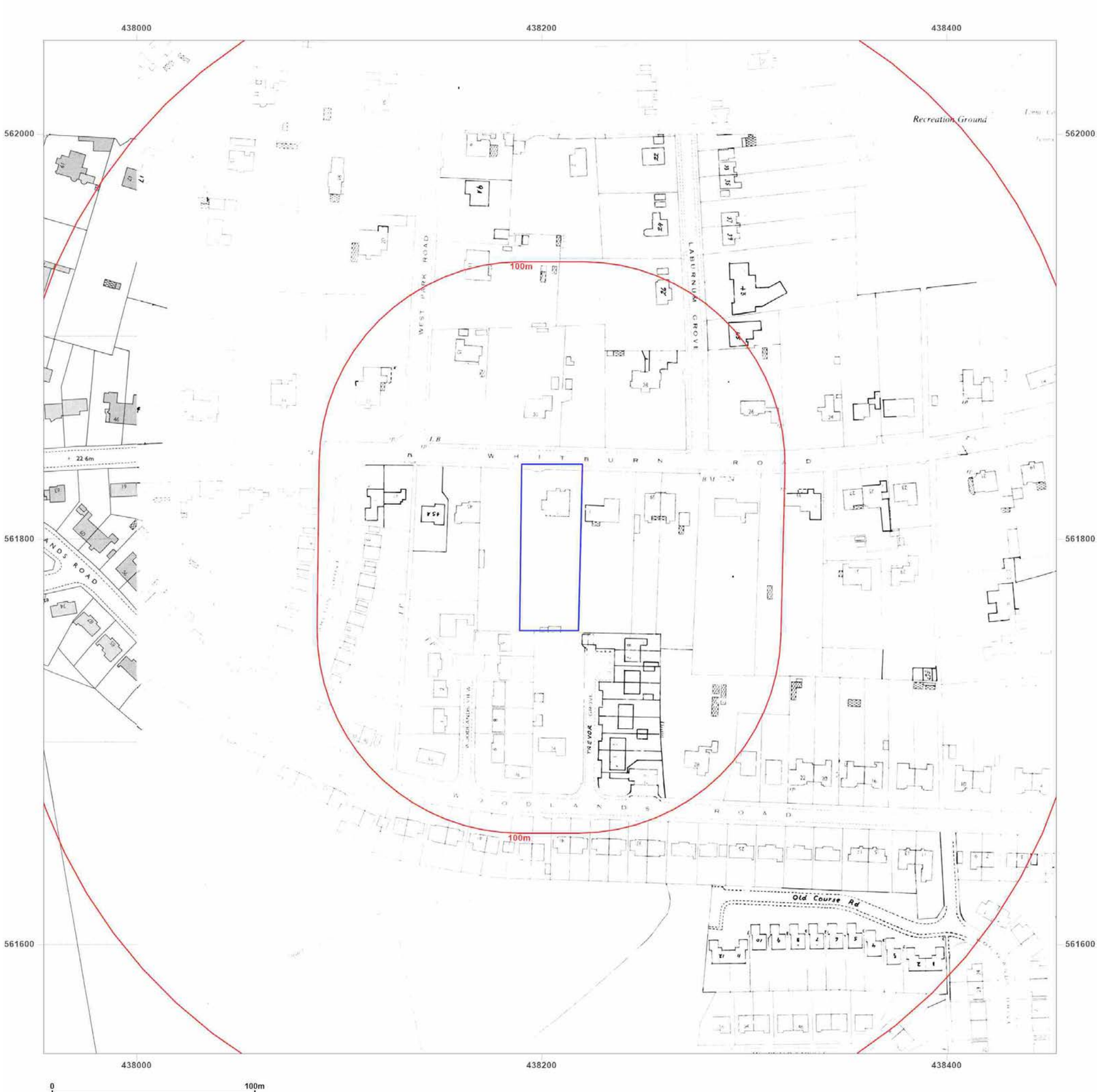
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Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1973-1974**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
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Surveyed 1958 Revised 1973 Edition N/A Copyright 1973 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

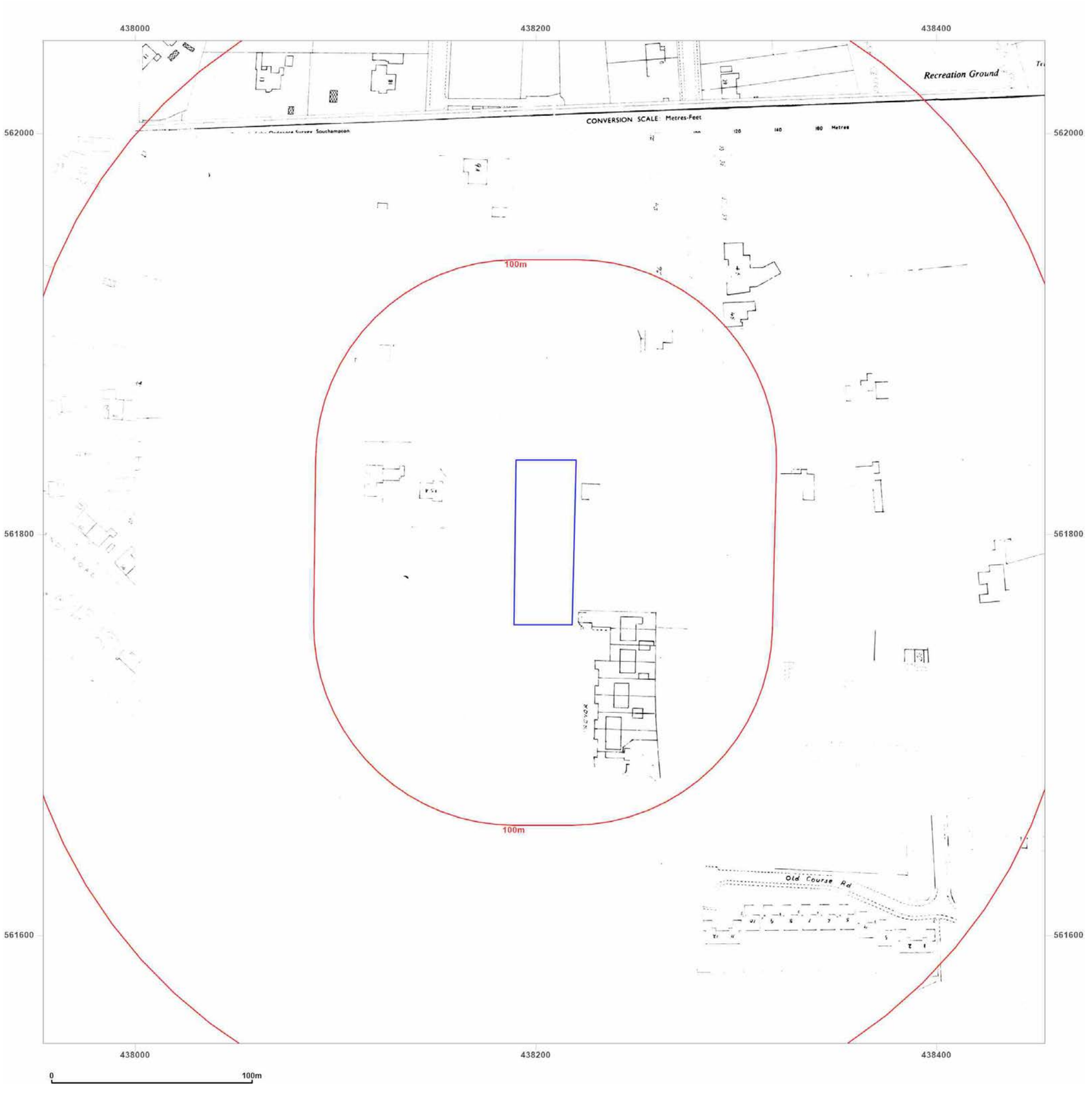
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Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1974**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1974-1977**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
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Surveyed 1957
Revised 1976
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Groundsure INSIGHTS

Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1988-1993**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1988 Revised 1988 Edition N/A Copyright 1988 Levelled N/A	Surveyed 1993 Revised 1993 Edition N/A Copyright N/A Levelled N/A
Surveyed 1993 Revised 1993 Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1990 Levelled N/A

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Groundsure INSIGHTS

Site Details:

43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: National Grid

Map date: **1990-1993**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1956
Revised 1989
Edition N/A
Copyright 1990
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
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Production date: 20 September 2022

Map legend available at:
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Groundsure INSIGHTS

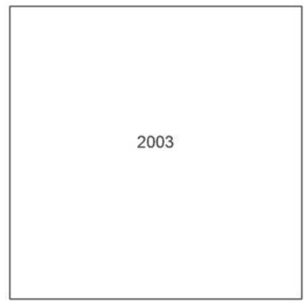
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43 Whitburn Road, Cleadon

Client Ref: 2022234
Report Ref: GS-9065649
Grid Ref: 438204, 561796

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Production date: 20 September 2022

Map legend available at:
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APPENDIX 5 DEVELOPMENT PROPOSALS

REVISION DATE / DESCRIPTION

EXISTING ROOF & SITE PLAN

Whitburn Road

WHITBURN ROAD

22.6M

LB

Existing House No.43

Gravel parking area

driveway

garden

patio

Paving Stones

Planter

Timber summer house

Outbuildings

Existing garages

Tank

Gravel parking area

Tarmac

Gravel

Soil

Hedge

Close Boarded Fence

gates

gate

pier

Concrete

telecom

Gully

MH

Inspection Ch

Step

Stepd

Sheet orientated grid north

OSGB36 TOCORD				
Code	Number	Northing	Easting	Height
BENC	471	454855.750	56[illegible].750	101.473
BENC	472	454[illegible].[illegible]	56[illegible].[illegible]	101.[illegible]
BENC	473	454[illegible].[illegible]	56[illegible].[illegible]	101.[illegible]
BENC	474	454[illegible].[illegible]	56[illegible].[illegible]	101.[illegible]
BENC	475	454[illegible].[illegible]	56[illegible].[illegible]	101.[illegible]

0 1 2 3 4 5 6 7 8 9 10
metre scale bar

REVISION

NORTH

STAGE: PLANNING

PROJECT

DEMOLISH & RE-BUILD
@ 43 WHITBURN ROAD, CLEADON.
SR6 7QP

DRAWING

EXISTING ROOF &
SITE PLAN

PROJECT NO.	DRAWING NO.	REVISION
3542	C-01	
DATE	SCALES	DRAWN BY
SEPT '22	1:200@A1	DJB

MARIO MINCHELLA ARCHITECTS

UNIT 4, WITNEY WAY,
HI-TECH VILLAGE,
BOLDON BUSINESS PARK
TYNE AND WEAR
NE35 9PE

T: 0191 3002227

W: WWW.M-M-A.NET
E: INFO@M-M-A.NET

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NOT TO BE SCALED
ALL DIMENSIONS TO BE CHECKED ON SITE

REVISION DATE / DESCRIPTION

LB

22.6M

WHITBURN ROAD

22

45

43A

garden

garden

existing house
demolished

17520

27700

driveway

FFL

2853

2-storey

FLAT ROOF

3922

2-storey

FLAT ROOF

8503

FLAT ROOF

1-storey

patio

garden

garden

34735

51

49

PROPOSED ROOF & SITE PLAN

NEW TREE
AS PART OF
LANDSCAPING SCHEME

EXISTING TREE
RETAINED

0 1 2 3 4 5 6 7 8 9 10
metre scale bar

REVISION

NORTH

STAGE: PLANNING

PROJECT

DEMOLISH & RE-BUILD
@ 43 WHITBURN ROAD, CLEADON.
SR6 7QP

DRAWING

PROPOSED ROOF &
SITE PLAN

PROJECT NO.	DRAWING NO.	REVISION
3542	C-02	

DATE	SCALES	DRAWN BY
SEPT '22	1:200@A1	DJB

MARIO MINCHELLA ARCHITECTS

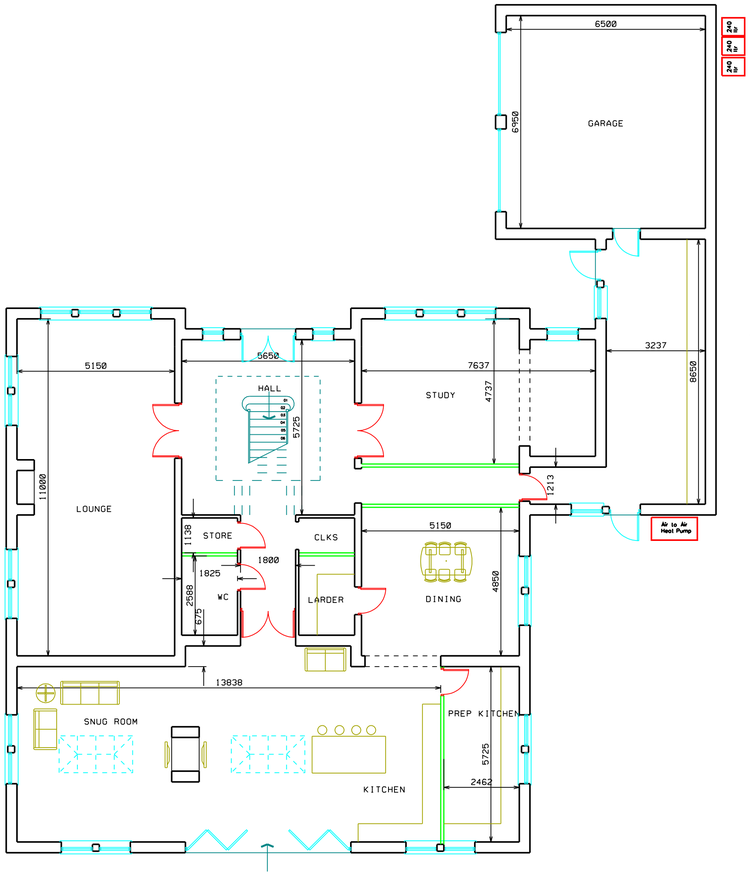
UNIT 4, WITNEY WAY,
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TYNE AND WEAR
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T: 0191 3082227

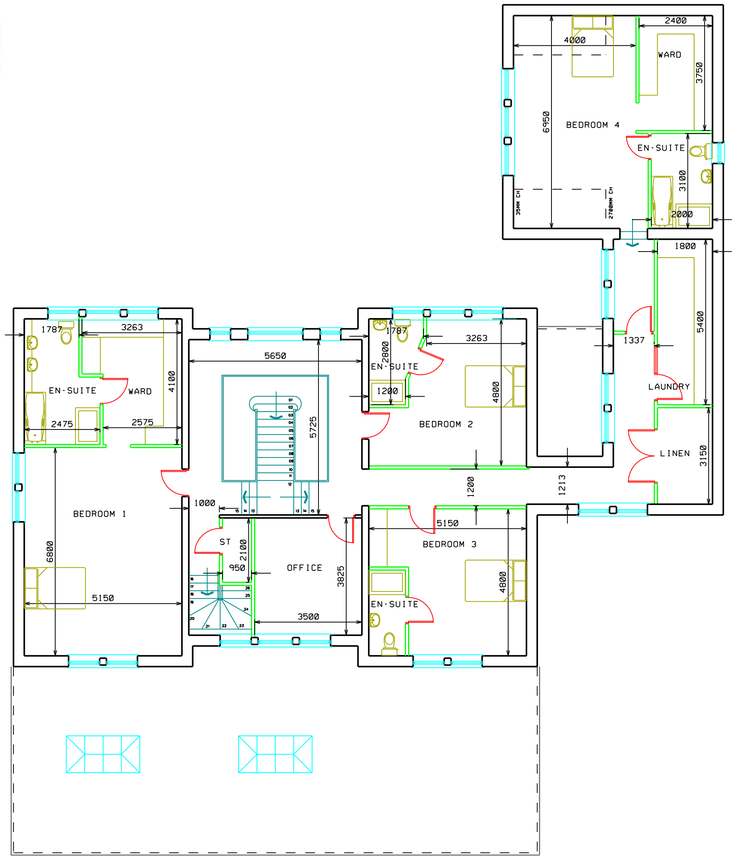
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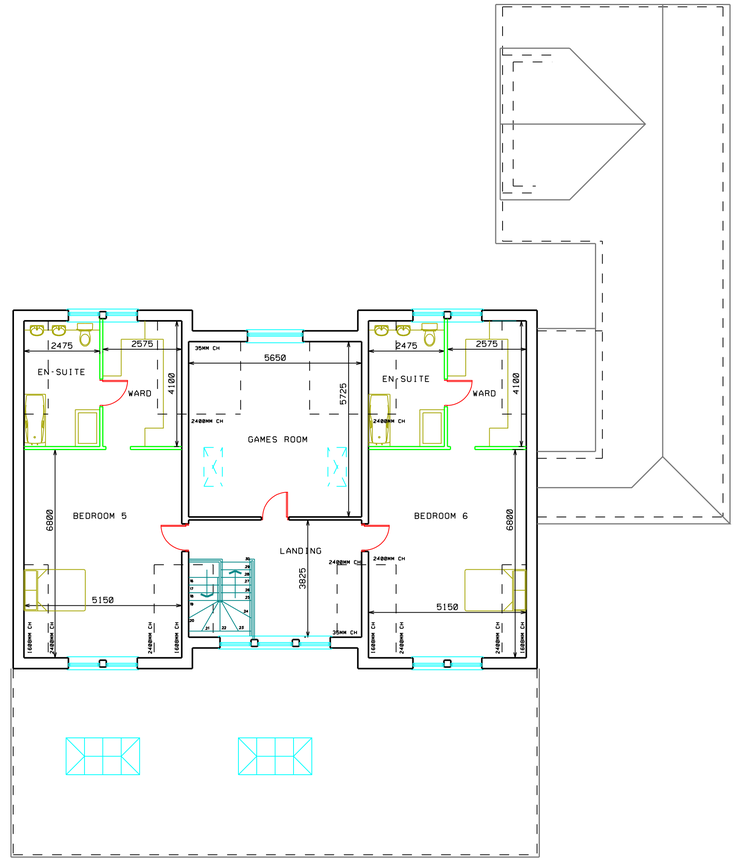
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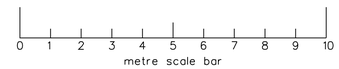
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



REVISION DATE / DESCRIPTION

REVISION

NORTH

STAGE: PLANNING

PROJECT

DEMOLISH & RE-BUILD
@ 43 WHITBURN ROAD, CLEADON.
SR6 7QP

DRAWING

PROPOSED FLOOR PLANS

PROJECT NO.	DRAWING NO.	REVISION
3542	C-03	

DATE	SCALES	DRAWN BY
SEPT '22	1:100@A1 1:200@A3	DJB

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PROPOSED FRONT (NORTH) ELEVATION



PROPOSED REAR (SOUTH) ELEVATION



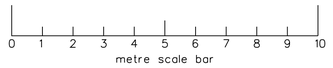
PROPOSED SECTION & PARTIAL (EAST) ELEVATION



PROPOSED SIDE (EAST) ELEVATION



PROPOSED SIDE (WEST) ELEVATION



REVISION DATE / DESCRIPTION

REVISION

NORTH

STAGE: PLANNING

PROJECT

DEMOLISH & RE-BUILD
@ 43 WHITBURN ROAD, CLEADON.
SR6 7QP

DRAWING

EXISTING ELEVATIONS

PROJECT NO.	DRAWING NO.	REVISION
3542	C-04	
DATE	SCALES	DRAWN BY
SEPT '22	1:100@A1 1:200@A3	DJB

MARIO MINCHELLA ARCHITECTS

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