

Boldon Hall

Heritage/Design and Access Statement

1.0 INTRODUCTION

1.1 Boldon Hall is a grade II* listed, very imposing house located in the West Boldon Conservation Area within the boundary of the South Tyneside Council. There are a number of modifications which the current owners seek to carry out. These are generally replacing like for like such as the roof covering etc. but also includes a new Porch as well as lightweight garden shed and summer house. It is also intended to extend the existing patio and adjust/relocate the stone steps down to the formal garden on the west façade of the building.

2.0 NATIONAL PLANNING POLICY CONTEXT

2.1 Section 66 of the Listed Buildings and Conservation Areas Act provides a statutory duty in respect of Listed Buildings for the decision maker to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

2.2 Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

2.3 Section 72 of the same Act states that in exercise of planning functions “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

2.4 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

2.5 The National Planning Policy Framework (NPPF), most recently updated in July 2021, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The heart of the NPPF is set out within Paragraph 11, which stresses the presumption in favour of sustainable development. In decision making, this means: • Approving development proposals that accord with an up-to-date development plan without delay; or • Where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. 2.6 Paragraph 8 sets out the three key dimensions to the delivery of sustainable development – economic, social and environmental – and it is stressed that these fundamental roles cannot be undertaken in isolation, owing to their mutual dependency. Therefore, to

achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

2.7 Paragraph 10 stresses that plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas and to reflect the character, needs and opportunities of each area.

2.8 Section 12 – Achieving well-designed places – This section of the NPPF is applicable to all development proposals, to ensure that high quality buildings and places are created. It is also stressed that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” (Paragraph 126).

2.9 Section 16 – Conserving and enhancing the historic environment – This section of the NPPF seeks to ensure that heritage assets are appropriately considered to ensure that they are conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

3.0 LOCAL PLANNING POLICY CONTEXT All new development within the boundary of South Tyneside Council must give consideration to the South Tyneside LDF Core Strategy (June 2007) and the South Tyneside LDF Development Management Policies (December 2011). These documents state that the Authority are keen to promote high quality design in order to conserve and enhance the environment, especially in relation to heritage assets. In this case, the following policies are most relevant: POLICY EA1 – Local Character and Distinctiveness POLICY DM1 – Management of Development POLICY DM2 – Heritage Assets and Archaeology In addition to the above policies, attention has also been paid to the following SPD's: - SPD 9: Householder Developments (revised January 2014) SPD 11: West Boldon Conservation Area Management Plan (August 2007) SPD 21: Locally Significant Heritage Assets (November 2011)

4.0 CONTEXT AND HISTORY OF BOLDON HALL AND SURROUNDING AREA

4.1 Boldon Hall is a large early 18th century, Queen Anne style, grade II* listed house situated in the village of West Boldon, South Tyneside and falls within the West Boldon Conservation Area. It was built for William Fawcett in 1709 (as depicted by the Fawcett arms over south elevation door) and later restored in 1939. The village of West Boldon lies between Newcastle upon Tyne and Sunderland and is part of 'The Boldons'; an area made up of East Boldon, West Boldon and Boldon Colliery.

4.2 In addition to the main house being grade II* listed, the walls, gates, and gates piers to the south of Boldon Hall are grade II listed.

4.3 Constructed of sandstone ashlar with a Welsh Slate roof, Boldon Hall was built in a simple and sturdy block plan. Although the main house dates to the early C18, there is evidence of a much earlier, small house dating from the Tudor period; described in the 'Boldon Buke' as a “neat stone building consisting of two storeys, one up, one down”. This original building was what is now the kitchen and the room above. This is evident from the thick stone walls and a flattened Tudor arched stone lintel at the chimney breast in the kitchen as well as the original front door in which is now the rear elevation.

4.4 1709 brought about the enlargement of the property into the form we see today – three-storey's; two main floors and attic rooms. There are latter additions, however, but these are modest, such as the

building that serves as the garage on the east elevation, which is constructed from brick and timber cladding and is believed to have been a billiards room in its' day. There is a surviving hearth within the stone wall presumably part of an original 'smithy' – this tie's in with written evidence of historic coach and horses passing this way - and a mechanism within the roof for what was possibly an original lantern housed within the tiled roof. [Within the close by Don Gardens (formerly Bog Mires Lane) there existed a Coaching House with stables and building for the coach as well as stay over rooms, this was in a dreadful state of repair being demolished some 40 years ago upon which stand 2 No brick built houses.]

In addition to the garage, there is the glazed lean-to conservatory on the west elevation, the subject of this application, which is harder to date but was extended further along the west elevation from what was originally a small greenhouse by the previous owners after their occupation of the hall in 1957. Interestingly, prior to this and evident from 1914 onwards there is the presence of historic extensions in situ here.

4.5 It is understood from research and Ward's North of England Directory (1855) pg. 273 that Boldon Hall was once an Academy run by John Pybus, a schoolmaster who ran a school in Barnard Castle in the year c1800 before moving to West Boldon. It is around this time that photos and maps show a group of terraces attached to the north elevation of Boldon Hall. In 1881, the introduction of mains sewers and water saw the walkway that served these terraces demolished and the construction of the present day small two-storey 'block' that now covers the original front door in the north elevation. This was to house a sink and waterpipe delivering mains water to the downstairs and housed a bathroom upstairs. It is believed that Boldon Hall was run as a school for approximately 30 years. After this the hall was turned into tenements in the 1930's before being bought by Theodore Nicholson who restored it back to a single dwellinghouse in 1939.

4.6 Boldon Hall is situated to the south of the A184 Newcastle Road and behind what was Redcar Terrace, a group of Victorian terraced houses demolished and grassed over in c1970. To the south of the property runs Bone Drive, a public bridleway providing the main access to the hall via the grade II listed walls, gates, and piers. To the east of the boundary is Hill View a relatively modern bungalow, built before the Conservation Area was designated. The Conservation Area Character Appraisal describes this, as well as other modern development, as having "weakened their neighbour's appearance and integrity". To the western boundary sits The Red Lion Inn. With open views of paddocks and farmland to the south, the property benefits from a large plot, surrounded by mature trees and dense boundary planting making it private from its' neighbours and the main road.

4.7 As covered in 1.0 'Introduction', Boldon Hall lies in the West Boldon Conservation Area, designated in 1975. Boldon Hall lies in Character Area 1 – Newcastle Road as defined in SPD 11: West Boldon Conservation Area Management Plan (August 2007) of which there are two Actions identified under 'Built Form' and 'Public Realm'. The Boldons, as a collective, are also categorised as Character Area 3 within SPD 21: Locally Significant Heritage Assets. The Conservation Area is described "an isolated, introspective, cluster of historic and modern houses in a traditional village setting, shrouded in mature trees, and sited on a prominent hill between the Tyne and the Wear". Boldon Hall, Redcar Terrace, West Boldon, Tyne and Wear NE36 0PZ Heritage, Design & Access Statement: December 2023 Page 6 of 20

4.8 West Boldon is medieval in origin and lies within the historic boundaries of County Durham. The first settlement found here was identified in the Boldon Buke of 1183 (mentioned above), widely known as

the Domesday Book of the North, and contained the results of a survey of the bishopric of Durham on the orders of the Bishop of Durham, Hugh du Puiset; designed to assist the administration of the vast diocesan estates.

4.9 The architectural and historic character of Boldon Hall was recognized in 1949 when it was added to the statutory list as a grade II* listed building as shown in Appendix A. An understanding of the evolution of the property can be gained from a combined assessment of surviving historic maps and records as well as a visual appraisal of the building itself.

4.10 Unquestionably, Boldon Hall has a degree of architectural and historical significance as was demonstrated by its initial addition to the statutory list. However, the extent and focus of this significance needs to be further considered in the context of the building as a whole and its environs – especially when considering work to such a building.

4.11 It can be fairly summarized that with respect to Boldon Hall, the principal areas of significance are its statutory listing and its setting and location within the Conservation Area. This is a clear example of how a building has had, over the years, appropriate development, and renovation, showing that Boldon Hall can successfully accommodate appropriate and considered change as it continues to evolve.

5.0 HISTORIC MAPS 5.1 At the beginning of the 19th Century, Ordnance Survey began to map and publish their first series of maps for the country on a County-by-County basis. Boldon Hall was included on a c.1857 map as shown in fig. 4 below. A clearer identification of Boldon Hall can be seen in the 1895,

maps(figs. 4-7). Shown below:-
1914 and 1940 OS



Fig. 4 – 1857 OS map of Boldon Hall.

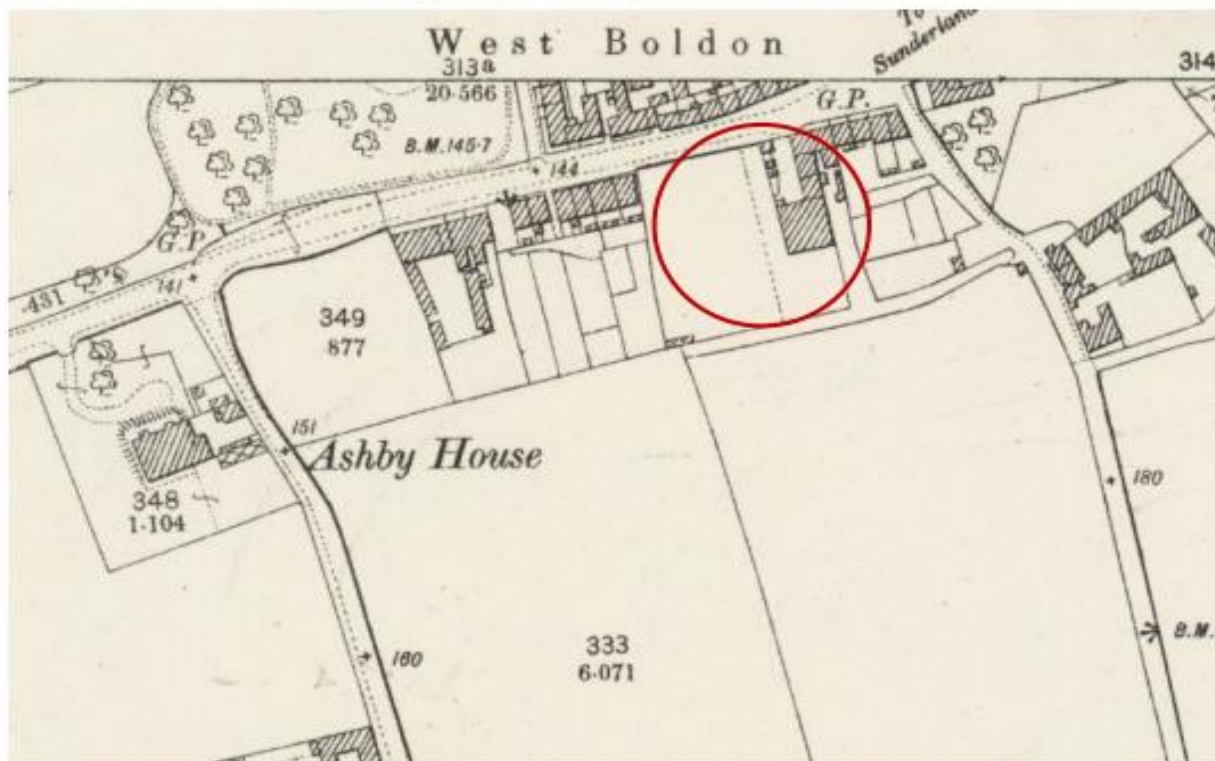


Fig. 5 – 1895 OS map.

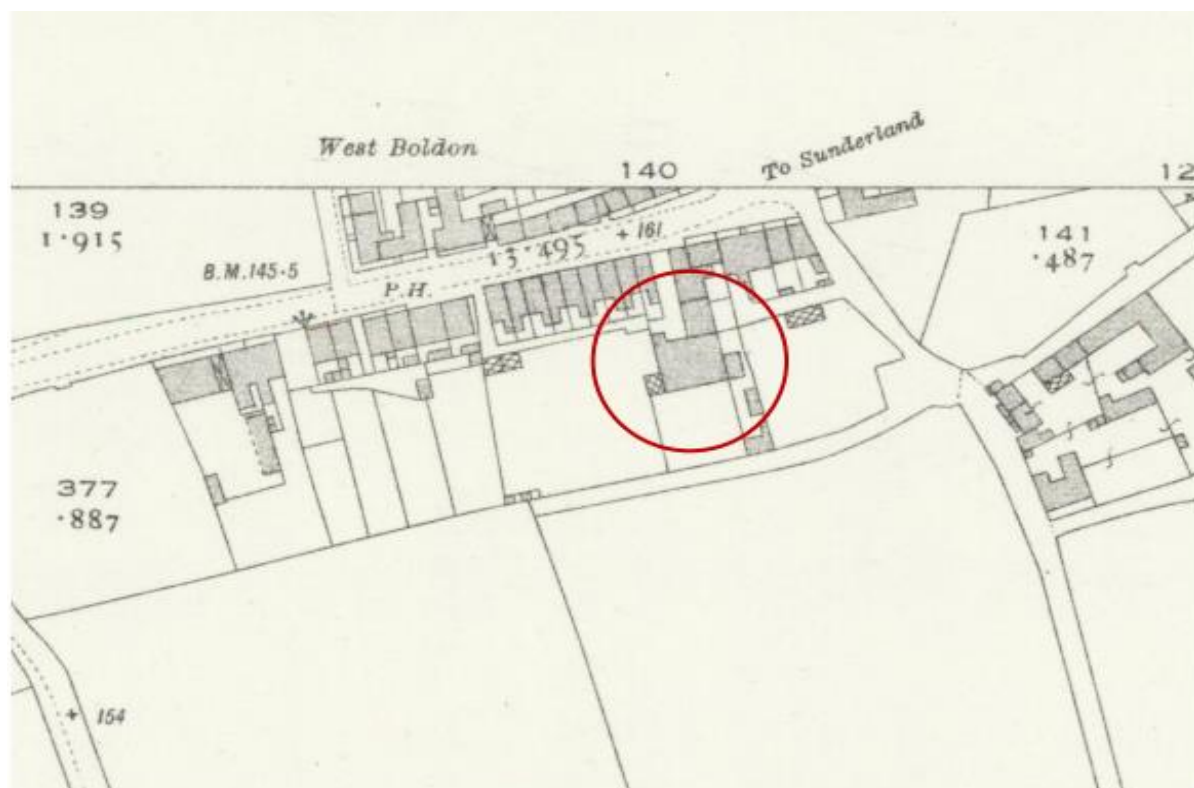


Fig. 6 – 1914 OS map showing the introduction of the 'Smithy' and a structure in the proposal area.

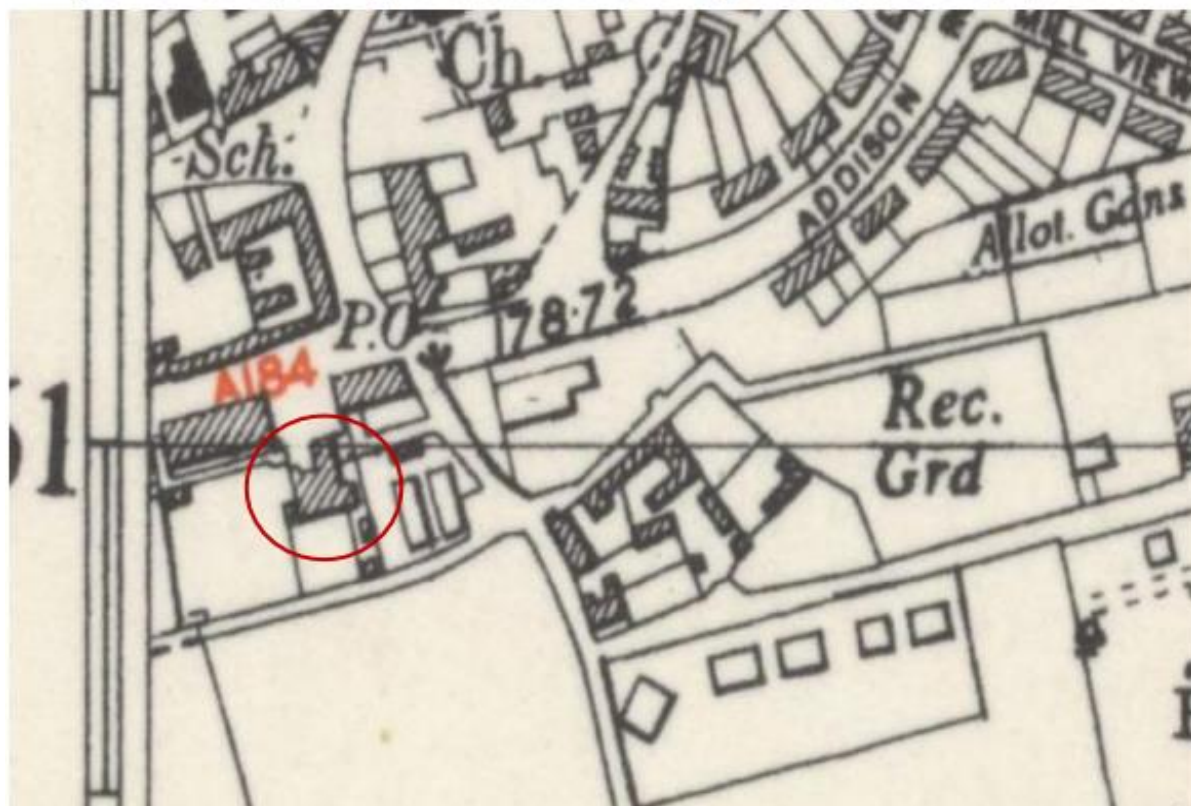


Fig. 7 – 1940 OS map.

Ink engraving early 18century



6.0 Property description

Large house. Dated 1709 on Fawcett arms over door; incorporating part of an earlier house. Sandstone ashlar with Welsh slate roof. Simple block plan. 2 storeys, 5 windows, central door on west side with moulded architrave and open segmental pediment on brackets. Windows have 24-pane sashes, with broad glazing bars, except for the rear which has cross windows at ground and first floor north, a central round-headed staircase window with narrow glazing bars, and the south elevation which has, at its east, 4-light ground and 3-light first floor mullioned and transomed windows.

String course at first floor level, and moulded eaves cornice. Roof is hipped with swept eaves and a central rectangular well; two massive stone chimneys at rear have 3 sets backs; 2 others on the side ridges.

The interior has bolection moulded fielded panelling throughout the ground floor save in the kitchen at the south east; all chimney pieces are bolection moulded, most are in the corners of rooms; the kitchen has a flattened Tudor-arched stone lintel at the chimney breast. There are early C18 niches, a corner cupboard, round-headed arches, architraves, doors and hinges. Staircase has small open well; decorated

tread ends; balusters with turned and graduated twist sections. Kitchen door plank and batten. LISTED GRADE 2*

It is documented that the building has been used as a school as well as a detention centre for prisoners of war as well as housing people with small pox during the late 19 century.

7.0 Conservation Area Designation

7.1 Designated in 1975. The Conservation Area is based on West Boldon medieval village (HER 954) and comprises of an isolated, introspective cluster of historic and modern houses in a traditional village setting, shrouded in mature trees.

7.2 The village is dominated by St. Nicholas Church (HER 956). During the last half of the C19 with the opening of Downhill Quarry and Boldon Colliery, the medieval rural origins of West Boldon began to change. Buildings were built on the green and terraces of cottages for miners built along Newcastle Road.

7.3 Many early houses on Gateshead Terrace, Redcar Terrace and Rectory Bank were cleared and the sites grassed over in C20. After WW2 there was a comprehensive redevelopment plan to demolish almost everything in the village, except the church and public houses, to construct a brand-new village centre. The only part of this scheme which was built was St. Nicholas View. Individual gap sites were infilled with Ashby Villas and Glebe Farm Cottages, Wayside Cottage, Hill View and The Bungalow.

These dwellings have weakened the appearance of the neighbouring Ascot Court, West Boldon Hall and Mansion House. Few development opportunities are now available. There is green Belt to the south, and a grassy hillside to the north which needs protecting.

7.4 Early buildings in West Boldon are built of local magnesian limestone rubble (Mansion House, Hill Top House, Hall Green Farm, 1-5 The Folly). This stone is used extensively for boundary walls. Mid to late C19 buildings are in warm red brick. Early roofs are in hand-made clay pantiles (Hall Green Farm and 1-5 The Folly). West Boldon Hall, 19-25 Rectory Bank and the Red Lion use Welsh slate.

7.5 In the last 40 years, materials such as grey brick, smooth bright red brick, orange brick and concrete tiles and diluted character. Rendering and painting of the Wheatsheaf Public House has also altered character.

8.0 Current obligations

8.1 The current owners Mr & Mrs Alan Bone have owned the dwelling for approx.

10 years, in which time they have renovated the building to a very high standard. They have repaired some external window features/stone work working with the Conservation Officer and specialists to retain the character of the external fabric of this beautiful detached building.

8.2 The internal structure remains intact but with contemporary finishes yielding a very pleasant visual entity.

9.0 Proposed obligations

9.1 It is very clear the current owners are more than willing to continue to repair the building to its former glory. They propose to maintain the integrity of both internal and external materials/finishes etc. Whilst retaining to the character of building as a whole. As shown on the proposed plans brickwork is to be replaced with random stone.



Pic shows the brick wall which will be replaced with random stone. Windows, guttering and downpipes will be replaced to match existing.

9.2 Windows replaced to match existing sliding sash (see proposed elevations)

9.3 Flat roof to be replaced with a slated pitched roof.

The north elevation houses a flat roofed brick/stone structure containing a utility room and first floor dressing/ensuite bathroom. The upper wall depicts a bygone pitched roof. This housed a high-level footbridge between Boldon House and buildings long since demolished where Addison Road now lies. It is intended to reconstruct a slated pitched roof in keeping with the main roof. (see proposed plans)

(photographs showing previous rooflines are attached below).



Right pic. Line on stone chimney just below blue line depicts previous pitched roof.

Left pic depicts a pitched roof line and bricked up door leading to long since removed bridge.

9.4 The formal gardens are currently being maintained and slowly brought back to their former glory; this is a painstaking slow procedure. Some of the fruit trees are beyond life expectancy whilst the mature trees appear to be in fine condition.

9.5 The timeless cut/dressed stone steps leading from the raised patio will be carefully removed cleaned and repaired and re-sited slightly south/west of the current position. see photo below.



The retaining wall has collapsed in part, this will be dismantled and re-sited in line with the stone steps. All of the retained stone will be carefully reused offering a decorative faced wall either side of the stone steps.

A stone wall 2100 high will be constructed with pass door on the north side of this patio. It is also proposed to rearrange the timber fence/gates leading to the south (main) façade together with a ramped footpath leading to the west formal garden area. (see proposed plans)

9.6 All boundary walls/fences will be retained/refurbished in keeping with that which exists.

A small number of rooflights are proposed, these will be conservation types with vertical centre mullions in keeping with traditional rooflights. All roof flashings, soakers aprons etc. will comprise code 4 lead relacing the existing lead items.

9.7 The main roof needs to be stripped and the timber structure repaired. The Attic is to be used for habitable purposes as it once was. Current government requirements are that the roof/floor structures need to be insulated for thermal/sound transmission purposes. The proposal is to retain the structure which will be suitably treated, using new treated jack rafters to create a common roof pitch/line with Welsh slate to replace the decaying slate which exists. The floor boards will be carefully taken up, once again a common floor line will be adopted using tanalised battens to suit. A 100 thick layer of Rockwool sound deadening quilt will be laid between all joists and all useable floor boards being reinstated. Any additional boards will be suitably sourced from salvage yards and installed in keeping with the original flooring. The Attic will house a bedroom suite within the south zone. This area currently has 2 No rooflights within the inner slope, these are original single pieces of glass. This area cannot be seen from any vantage point being enclosed by the whole inner valleyed roof. These will be replaced with modern double glazed "conservation type" units. This will not be sufficient to provide the required daylight for

the floor area of concern. It is therefore proposed to install two new “conservation type” rooflights within the west elevation. This also enables adequate ventilation and open views over the south facing rolling hills beyond.



1 Single pane rooflight set within roof.

2 Existing roof member required cutting and a timber wall plate installed to prop the roof structure.

9.7 It is intended to retain/repair all existing cast iron rain water pipes, any plastic pipes/gutters will be replaced with suitable items in keeping with traditional elements.

9.8 A new conservatory will be installed in accordance with planning applications ST/0855/23/HFUL and ST/0864/23/LBC, this will be set on the existing but extended raised patio, leading to the retained/relocated stone steps down to the formal lawned garden.

9.9 A new open porch/canopy is proposed to adorn the rear entrance, this is to offer some protection from the weather prior to entering the boot room of the house. A rustic Oak frame will be supported on a stone plinth with stone slab/steps. Exposed slate roof will top out this small structure. See attached plans within application.

9.10 Within the garden, it is proposed to erect a garden shed, this will house all require gardening equipment including sit on lawn mower and other power equipment. A Garden room is also proposed which will cater for formal garden parties, this will house a sitting room with dining and cooking areas. These are proposed to be simple timber clad buildings with low pitch roofs in keeping with the existing Garage abutting the East façade of the main dwelling.

The roof will be clad in timber shingles or a raised jointed zinc roof, rainwater will be discharged into a drainage bed similar to that which exists.

9.11 The existing greenhouse and cold frames will be relocated to the southwest corner of the formal garden as shown on the proposed site plan.

9.12 The current Garage has a flat roof area, it is known there was a glazed lantern over this area, having been removed some 3-4 decades ago. It is intended to remove the flat roof and replace with a timber/glazed lantern similar to that proposed in the new conservatory on the west elevation.



The flat roof (appearing as ridge) is to be replaced with a glazed lantern similar to proposed conservatory.

10.0 Conclusion.

10.1 It is accepted by the conservation officer that all works completed thus far are indeed correct and in keeping with the building and grounds.

It is concluded the proposals/improvements/refurbishments etc. are held in keeping with the original architecture/appearance of this imposing building. The removal and installation of windows, lanterns etc. seek to retain the original profile/design and therefore, the Architecture of the building.

Most if not all brickwork will be removed and replaced with random stone reflecting the surrounding side extension and that of the main dwelling.

The raised patio has to be extended, to house the previously granted conservatory. The stone retaining walls as well as the steps leading down to the formal lawned garden will be carefully deconstructed and reinstated in similar fashion to that which exists. It is intended to realign and rationalize the steps to ensure all are of the same rise/tread to meet current building regulation requirements.

The overall concept seeks to retain and enhance this beautiful Grade 2 listed building, the proposals will not impinge/impact on any neighbouring properties given the fact that it set behind a high formal garden walls, as well as being screened with mature trees/vegetation.

It is considered this proposal complies with the wider conservation area documentation and that it causes no damage (but is considered) to enhance the appearance of the building thus complying with current NPPF and Local Plan policies.

This application seeks the backing of South Tyneside Council's Planning dept. to support and approve this proposal as described/shown within the accompanying documentations and drawings.

This proposal seeks to preserve and enhance this listed building and grounds. For the reasons stated above and shown within the existing/proposed plans it is expected that South Tyneside Council will support this application and approve this application forthwith.

