

**Family Self Build
Development, Western
Terrace, East Boldon
Heritage Statement**

Client: MR & MRS PRATT

AB Heritage Project No: 63671

Date: 06/03/2025

Family Self Build Development, Western Terrace, East Boldon Heritage Statement

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Mr & Mrs Pratt to update a Heritage Statement produced in 2022 covering the construction of two dwellings at Western Terrace, East Boldon, NE36. This update was requested as part of a forthcoming planning application for the construction of a single family self-build dwelling.

The proposed development seeks to construct a single family self-build dwelling. The dwelling would be single-storey with attic accessed by a gravel driveway and soft landscaping included.

The report has charted the development of the site and surrounding area and found that until the mid-late 19th century, it was part of a large area of farming land that lay outside the village core of East Boldon. The site later became part of a plot that was developed to accommodate three terraced houses, however, there is anecdotal and physical evidence identified during the site visit, that suggests the row of terraced houses was expected to continue into the proposal site. By the late 20th and into the 21st century, the areas of farmland to the west of the site had been developed to accommodate large modern housing estates.

This report identified East Boldon Conservation Area and Shadwell Towers as the only heritage assets in close proximity to the site that had the potential to be affected by the proposed development. In turn, East Boldon Conservation Area was found to be a heritage asset of High Significance, and Shadwell Towers a Heritage Asset of Medium Significance.

The Impact Assessment concluded that the family self-build proposal would have a beneficial impact to the appearance and overall heritage significance of East Boldon Conservation area. The proposed development was found to make no change to the setting of Shadwell Towers, and therefore, No Impact to its overall heritage significance.

There are no recommendations in relation to heritage.

Recommendations for further work are the preserve of the Local Planning Authority.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Mr & Mrs Pratt to update a Heritage Statement produced in 2022 covering the construction of two dwellings at Western Terrace, East Boldon, NE36. This update was requested as part of a forthcoming planning application for the construction of a single family self-build dwelling.
- 1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposal site is located on the south side of Western Terrace in East Boldon, centred approximately on NGR: NZ 35892 61339. The site is an overgrown, rectangular plot covering an area of c. 0.1 hectares.



Plate 1. Aerial Photograph of the Site and Surrounding Area (Google Earth, 2025)

1.3 Overview of Proposed Development

- 1.3.1 The proposed development seeks to construct a single, detached, L-shaped family self-build dwelling. The two-bedroom house would be single-storey with attic, a gravel driveway and soft landscaping (Figures 3 – 6).

1.4 Planning Background & Consultation

- 1.4.1 In April 2022, the client submitted a planning application for the proposed development scheme to South Tyneside District Council (Ref: ST/0128/22/FUL). The application was registered but required a Heritage Statement due to its location within a Conservation Area. This has prompted the client to commission this report.
- 1.4.2 On the 23rd May 2022, Leanne Tindle (Heritage Consultant, AB Heritage) contacted Ms Lucy Routledge (Historic Environment Officer, South Tyneside Council) by email. The purpose of the consultation was to outline the focus of the report, that had identified the East Boldon Conservation Area and Shadwell Towers as being the only heritage assets that had the potential to be impacted by the proposed development. The email also informed Ms Routledge that a HER dataset covering a 100m study area had been obtained to accompany the report. At the time of writing, no response had been received.

1.5 Project Qualifiers

- 1.5.1 This report has been prepared under instruction and solely for the use of Mr & Mrs Pratt, and any associated parties they elect to share this information with.
- 1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

- 2.1.1 Assessment of the implications of a development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 207 requires local planning authorities to request descriptions on the significance of any heritage assets affected by works, including any contribution made by their setting. This states that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

- 2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

- 2.2.1 A study area of 100m was considered sufficient to capture the known built heritage assets that have the potential to be affected by the proposed family self-build development.

Standards & Guidance Used

- 2.2.2 The assessment has been carried out in line with the following guidance:

- *Standard and guidance for Historic Environment Desk-Based Assessment* (ClfA, 2020).
- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
- *Understanding Historic Buildings* (Historic England, 2016).
- *The Setting of Heritage Assets* (Historic England, 2017).
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).
- *Local Heritage Listing: Identifying and Conserving Local Heritage - Historic England Advice Note 7 (Second Edition)* (Historic England, 2021a).

Selection and Assessment of Sources

2.2.3 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Tyne & Wear Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	23/05/2022	The HER Commercial dataset covering a 100m study area was ordered on the 23 rd May and received on the 30 th May 2022.
Consult South Tyneside Conservation Officer	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	23/05/2022	Leanne Tindle (Heritage Consultant, AB Heritage) contacted Ms Lucy Routledge (Historic Environment Officer, South Tyneside Council) via email on 23 rd May 2022. See Section 1.4.
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	23/05/2022	A site visit was undertaken by Leanne Tindle (Heritage Consultant, AB Heritage) on the 23 rd May 2022. A subsequent site visit was undertaken in February 2025 to check there had been no changes to the baseline of the site since 2022.
National Heritage List for England (NHLE)	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	20/05/2022	
Tyne & Wear Archives	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	23/05/2022	
Archaeology Data Service	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	23/05/2022	

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
MAGIC	The MAGIC website provides authoritative geographic information about the natural environment from across government, including from Historic England. The information in an interactive map format covers rural, urban, coastal and marine environments.	20/05/2022	
Local Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the history of the proposed development site.	23/05/2022	Boldon Historical Society have a website that provided information about the historical development of the village including historic photographs. Can be found here: http://www.boldon.yolasite.com/

2.2.4 For reporting purposes, any relevant information gathered from the above sources has been allocated an AB numbers, which can be viewed in the Cultural Heritage Features Gazetteer (Appendix 1).

Assessment of Significance

- 2.2.5 Assessment of heritage significance is judged on various factors, including existing designation(s) and the perceived heritage interests or values of a feature and / or its setting in-line with criteria set out by English Heritage in '*Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment*' (2008) and Historic England's '*Advice Note 12*' (2019).
- 2.2.6 As a result, this report will assess significance against **Archaeological**, **Architectural**, **Artistic**, **Historic** and **Setting** interests. Each relevant category discussed will result in an overall level of significance being defined for the feature, in accordance with a five-point scale comprising Very High, High, Medium, Low and Uncertain.

Impact Assessment

- 2.2.7 The degree of impact upon the heritage resource is determined based on professional judgement as to the level of effect from a development on the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact will be expressed against a five-point scale comprising Very High, High, Medium, Low and Uncertain.
- 2.2.8 Overall, the degree of change will be assessed in terms of NPPF (as harmful or beneficial) and, where appropriate, against relevant local planning policy.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2024

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 214 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 215 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 209 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

- 3.3.1 South Tyneside Council are currently in the process of producing a new Local Plan. Until this is adopted however, the following policies will remain in place:

South Tyneside Development Management Policies (December 2011)

Policy DM6 Heritage Assets and Archaeology

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

- East Boldon Conservation Area, its historic core, distinctive open spaces and boundary walls.
- 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.

East Boldon Conservation Area Management Plan (April 2009)

- 3.3.3 The Conservation Area Management Plan is a supplementary planning document intended to support and provide guidance stemming from the statutory policies outlined in the Development Management Policies (2011).
- 3.3.4 For the purposes of managing development within East Boldon Conservation Area, the Council will have particular regard to the following development principles:

Policy CA-EB1 - New Development

- 3.3.5 The Council will only permit development in, or affecting the setting of, East Boldon Conservation Area that protects, preserves and where possible enhances its character or appearance. New development will be required to:
- Retain and protect agricultural land, gardens, parks, recreational areas and any other areas of open space;
 - Respect the scale, harmony and design of the surrounding buildings and the wider streetscape; and
 - Retain healthy trees.
- 3.3.6 In particular, proposals involving the sub-division of the gardens of existing residential properties and other previously undeveloped land will normally be resisted.

4. HERITAGE REVIEW OF THE SITE

4.1 Historic Development of the Site & Surrounding Area

- 4.1.1 East Boldon is first mentioned in records from the 13th century. Prior to this, it formed part of what is now known as West Boldon and together were once a single township. East Boldon developed as a small ribbon development along Front Street with rear service lanes now known as North Road and South Lane running parallel (South Tyneside Council, 2006). Despite remaining a small rural settlement until the mid-19th century, East Boldon retains multiple buildings dating from the 17th and 18th century including small, vernacular cottages and large Georgian Villas located c. 190 – 360m east of the site.
- 4.1.2 The First Ordnance Survey Map shows the site and surrounding area in 1862 (Plate 2). At this time, the proposal site lay outside of the core of the village, in an area of farming land. To the east of the site, the village of East Boldon can be seen situated along Front Street with the rear service lanes of North Road and South Lane creating a rectangular enclosure around the settlement.

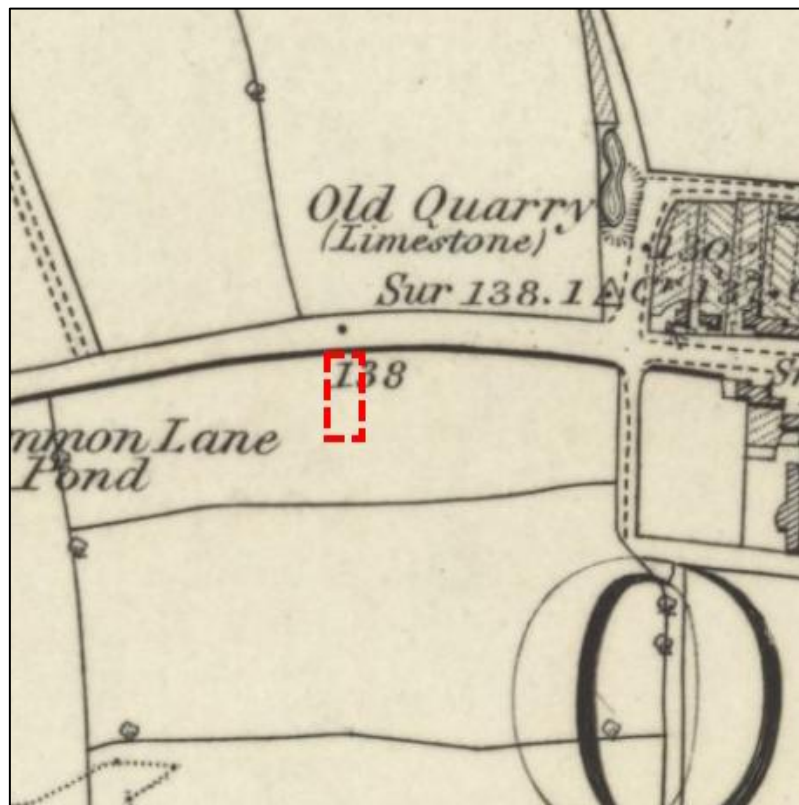


Plate 2. Six Inch OS Map of 1862 (National Library of Scotland, 2025)

- 4.1.3 In the latter half of the 19th century, the village began to develop east and westwards along what is now Station Road and Western Terrace. The development westwards from the village core included the construction of a Methodist Church [AB 5] c. 75m east of the site, and the development of a terrace of houses [AB 2] located on the north side of Western Terrace (South Tyneside Council, 2006).

- 4.1.4 Plate 3 shows the site and surrounding area in 1896. During this time, the proposal site was still located on the rural outskirts of the village but the new row of terraced houses [AB 2] and Methodist Church [AB 5] can be seen to the north and east of the site.

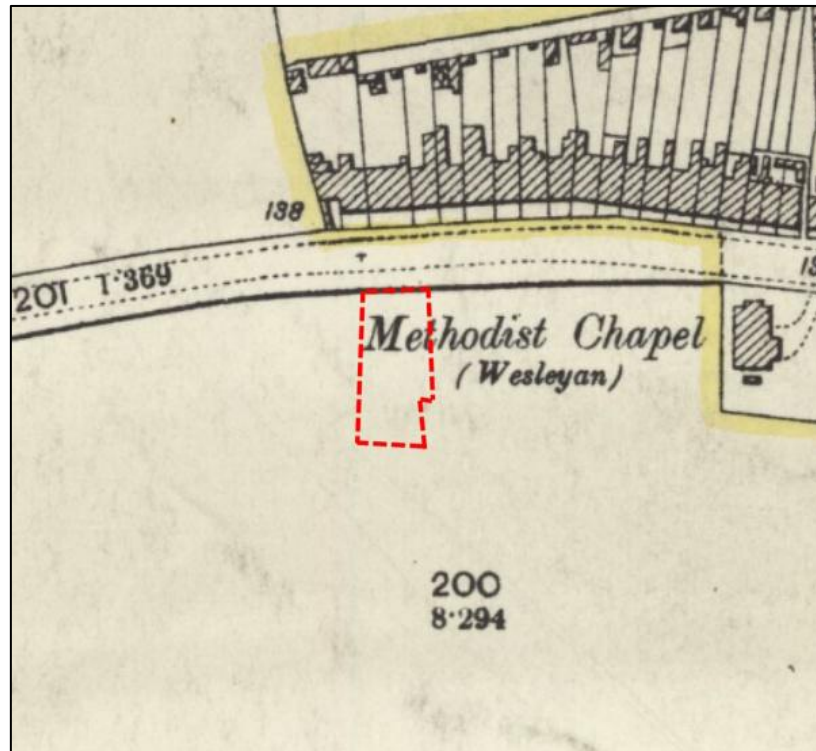


Plate 3. 25 Inch OS Map of 1896 (National Library of Scotland, 2025)

- 4.1.5 The development of East Boldon was further precipitated by the opening of Cleadon Lane Station in 1898 c. 1.2km east of the site. This resulted in East Boldon expanding as a commuter settlement.
- 4.1.6 Anecdotal evidence provided by the client suggests that around the beginning of the 20th century, the proposal site was part of a plot of land purchased for a small row of terraced houses. Three houses were constructed to the immediate east of the site including Shield Hurst, Aysgarth House and Fontenette [AB 1]. The proposal site is situated at the west end of the terrace and it is believed that the terrace was expected to extend to within the site but the death of the builder ended the development (*Pers. Comm.* Mr Pratt) before the intended scheme was complete.
- 4.1.7 Plate 4 shows the site and surrounding area in 1919. The map depicts the site as part of a plot of land with three terraced houses [AB 2] and the site itself remaining vacant. Shadwell Towers [AB 4] located c. 35m west of the site had also been constructed by this time, adjacent to the Methodist Church [AB 5].

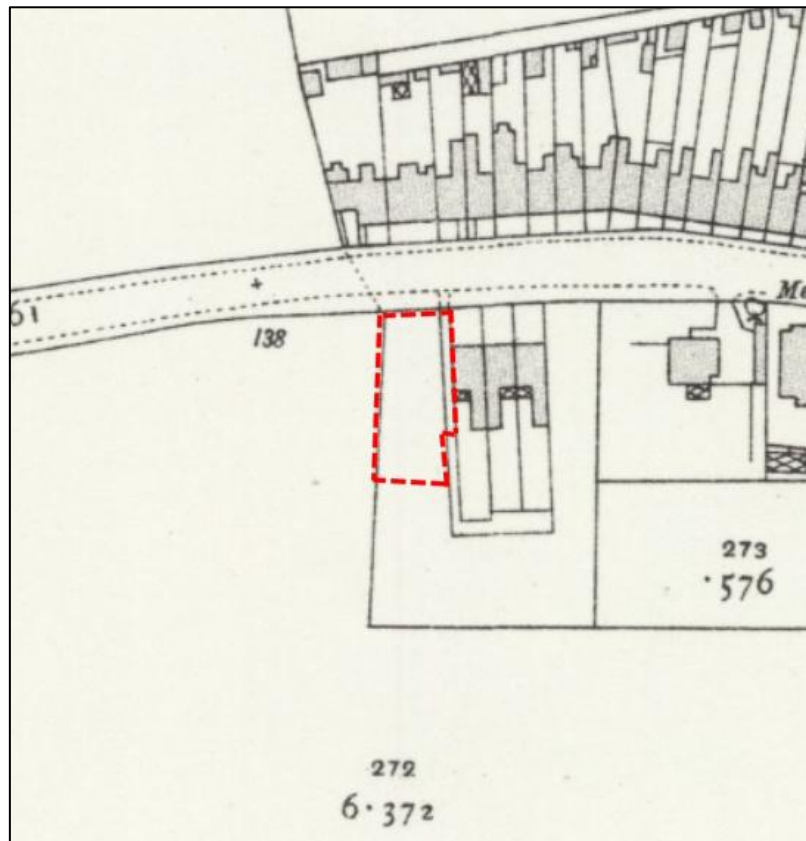


Plate 4. 25 Inch OS Map of 1919 (National Library of Scotland, 2025)

- 4.1.8 Plate 5 shows the site and surrounding area in 1946. Nothing appears to have changed since 1919.

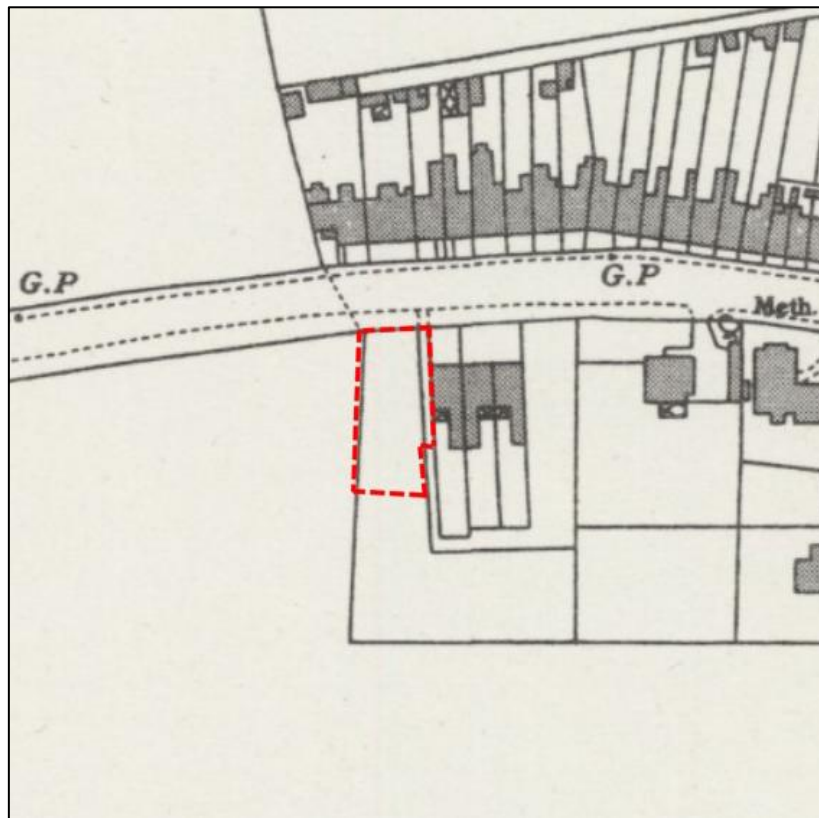


Plate 5. 25 Inch OS Map of 1946 (National Library of Scotland, 2025)

- 4.1.9 In the mid-late 20th century, development extended to the west of the site on either side of Western Terrace and the area is now modern housing estates. The site remains undeveloped into the 21st century and is currently an overgrown plot bounded by housing on the east, south and west (Plate 1).

4.2 Site Visit

- 4.2.1 A site visit was undertaken by Leanne Tindle (Senior Heritage Consultant, AB Heritage) on the 23rd May 2022 & 28th of February 2025. The purpose of the site visit was to gain a first-hand understanding of the site and its contribution to the East Boldon Conservation Area. The purpose of the site visit was also to gain an understanding of the setting of the neighbouring Locally Listed Shadwell Towers located c. 35m north east of the site.
- 4.2.2 The proposed site of the family self-build dwelling is a rectangular plot of overgrown land that was originally part of a farm pasture but has been an unmanageable garden for 35 to 40 years. To the east of the site is a set of three terraced houses, and to the south and west, the site is bounded by modern 1960's bungalows. The long established private driveway into the site is marked by a five-post gate and the northern boundary is lined with a wooden fence, shrubbery and large, mature trees (Photo 1).



Photo 1. View of the northern boundary of the proposal site from Western Terrace in 2025

- 4.2.3 The rectangular site is separated from the private driveway by a simple wooden fence. The site is currently overgrown (Photo 2).



Photo 2. The proposed development site in 2025

- 4.2.4 Sheild Hurst house **[AB 1]** is located to the immediate east of the site. During the site visit, it was noted that the gable end of the house contains the openings for fireplaces on its external elevation (Photo 3). This supports the suggestion that the proposal site was earmarked to accommodate the next house in the terrace but this was never built (See Section 4.1.6).



Photo 3. Gable End of Sheild Hurst House

- 4.2.5 The Locally Listed Shadwell Towers **[AB 4]** is located c. 35m north east of the site. Due to the proposed position of the new family self-build dwelling within the site boundary, there would be no visibility between the House and Shadwell Towers due to the intervening terrace including Shield Hurst House.

East Boldon Conservation Area **[AB 8]** – Front Street Character Area

- 4.2.6 The proposal site is located within the Front Street Character Area of East Boldon Conservation Area. This Character Area covers the Front Street, containing the historic core of the village, and Western Terrace that developed in the 19th century.
- 4.2.7 On entering the Front Street Character Area from the west, 19th century terraced houses **[AB 2]** are located on the north side of Western Terrace. On the south side of Western Terrace are the large trees that form the northern boundary of the proposal site, described in the Conservation Area Appraisal as a ‘pinch point’ on entering from the west (Photo 4).



Photo 4. View into the Front Street Character Area from the western boundary of the Conservation Area

- 4.2.8 The variation in building types, materials and styles is a key characteristic of the Front Street, this includes the 19th century red-brick building terraced houses of Shield Hurst, Aysgarth House and Fontenette [AB 1] located to the immediate east of the site (Photo 5).



Photo 5. Aysgarth House, Fontenette and Shield Hurst

- 4.2.9 There are a number of Listed Buildings in the Front Street Character Area including part of the small, 17th – 19th century vernacular, stone-built cottages located c. 450m east of the site (Photo 6).



Photo 6. Nos 30 – 36 Front Street

- 4.2.10 The Front Street Character Area also contains large, brick-built Georgian Villas including Boldon House located c. 350m east of the site (Photo 7).



Photo 7. Boldon House & 64 Front Street

- 4.2.11 There are a small number of modern additions in the Front Street Character Area that are mentioned within the Conservation Area Appraisal as being well designed and of a modest scale that respond well within their context. This includes Nos 40-42a Front Street (Photo 8).



Photo 8. Nos 40-42a Front Street

5. STATEMENT OF SIGNIFICANCE

5.1 Focus of Study

5.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.

5.1.2 The site is in proximity to several heritage assets (see Fig. 1 & 2 and Appendix 1). However, based on the site visit and historic research, this report will focus on providing an understanding of the potential impacts to the following Heritage Assets and their settings:

- East Boldon Conservation Area [AB 8]
- Shadwell Towers – Locally Listed Building [AB 4]

5.2 East Boldon Conservation Area

Description & General Condition

5.2.1 East Boldon Conservation Area is divided into four separate character areas. The Front Street Character Area covers the Medieval core of the village and includes the later 19th century development along Western Terrace. The proposal site is located at the far western end of the Front Street Character Area.

5.2.2 The South Lane Character Area covers the area that was originally laid out with rear service access to the houses and farms fronting onto Front Street and still retains the tall rear boundary walls of the houses and farms. The area is also characterised by Victorian suburban housing and later 20th century infill development.

5.2.3 The North Road Character Area is defined much the same as South Lane with the tall rear boundary walls being a key characteristic and later 19th century development. The only difference between the character areas is that North Road is primarily characterised by 19th century development with little 20th century development.

5.2.4 The Eastern Growth & Station Road Character Area covers the area of Victorian suburban housing that developed to the east of the village core along Station Road close to Cleadon Lane Railway Station (later known as East Boldon Station).

Assessment of Heritage Interest

Architectural Interest

5.2.5 The architectural interest of the East Boldon Conservation Area is derived from its collection of multi-period buildings exhibiting a range of different architectural designs and detailing, building types and construction materials.

5.2.6 The date range of the buildings within the Conservation Area spans from 17th century vernacular cottages to Georgian Farmhouses and Villas, large Victorian Villas and smaller

terraced housing. The buildings exhibit a wide variation in building materials throughout the Conservation Area ranging from locally sourced limestone rubble and masonry, red brick with stone dressings, slate, red pantiles and render finishes.

- 5.2.7 Many of the building in the Conservation Area retain their original architectural details such as single-glazed wooden sash windows, original doors, timber and brick porches, stepped gable ends, decorative dog-tooth eaves, ridge tiles and decorative barge boards.
- 5.2.8 There are several modern developments along the Front Street that are well designed to fit seamlessly into their context. This has been achieved by incorporating a material palette consistent with the surrounding building stock and including features such as prominent gables, dormer windows and porches.
- 5.2.9 The diverse building stock in the Conservation Area makes an important contribution to the historic character and appearance of the area. The architectural interest of the Conservation Area makes the largest contribution to its overall heritage significance.

Historical Interest

- 5.2.10 The historical interest of East Boldon Conservation Area stems from its time depth reflected in the surviving historic buildings that represent a legacy of the area's evolution and development, illustrating where the occupants once lived, worked, and socialised.

Archaeological Interest

- 5.2.11 The archaeological interest of East Boldon Conservation area is rooted in its occupation since at least the Medieval period, with possible earlier origins in the Anglo-Saxon period, and the potential that further expert investigation could provide evidence of the earliest occupation of the village (South Tyneside Council, 2006).

Setting

- 5.2.12 The setting of East Boldon Conservation Area to the east and west is modern housing and to the north and south is modern housing and fields. The modern housing that forms part of the setting helps define the historic village from the later development. The fields to the north and south make a positive contribution to the village character of the Conservation Area. The setting is deemed to make an overall positive but small contribution to how the Conservation Area is understood, appreciated and experienced.

Overview of Significance

- 5.2.13 The heritage significance of East Boldon Conservation Area is mainly derived from the architectural and historical interest with its wide range of historic buildings illustrating the time depth of the village. The archaeological interest of the area makes a positive contribution to its heritage significance, stemming from the archaeological potential it may hold to inform us of the early origin of the village. The setting makes a positive but minor contribution.
- 5.2.14 Overall, East Boldon Conservation Area is concluded to be a heritage asset of High Significance.

5.3 Shadwell Towers

Description & General Condition

- 5.3.1 Shadwell Towers is a Locally Listed Building located on the south side of Western Terrace. The building is a 19th century, two-storey, detached house composed of red-brick, featuring a slate roof, a large bow window on the principal elevation and a classical moulded doorway (Photo).



Photo 9. Shadwell Towers

Assessment of Heritage Interest

Architectural Interest

- 5.3.2 The architectural interest of Shadwell Towers is derived from its design as a grand Victorian villa, set back from the Front Street and enclosed with a brick wall. The building retains decorative architectural details such as its classical door surround and bow window. The architectural interest of Shadwell Towers makes the largest contribution to its heritage significance.

Historical Interest

- 5.3.3 The historical interest of Shadwell Towers is derived from it being illustrative of an affluent period of building in the 19th century, when East Boldon was expanding as a commuter settlement.

Setting

- 5.3.4 Shadwell Towers has a dual aspect setting that includes its prominent roadside location, fronting onto the busy Front Street, and the large gardens that surround the property. The residential character of the surrounding area makes a positive contribution to how it is experienced, understood and appreciated.

Overview of Significance

- 5.3.5 The heritage significance of Shadwell Towers is derived from it being a good, surviving example of an architecturally designed Victorian Villa that retains original external fixtures and fittings. The historical and settings interest of the heritage asset also make a positive contribution to its overall heritage significance.
- 5.3.6 Shadwell Towers is concluded to be a heritage asset of Medium Significance.

6. IMPACT ASSESSMENT

6.1 Mitigation by Design

- 6.1.1 The proposed design scheme has been created to be sympathetic with its surroundings, incorporating a neutral colour palette including grey timber cladding, grey windows and stone dressings, as well as respecting the scale of the surrounding built form. The new family self-build dwelling has been designed with cues taken from the surrounding building stock in East Boldon and incorporate details including bargeboards.

6.2 Details of Proposed Development

- 6.2.1 The proposed development seeks to construct a single, detached, L-shaped family self-build dwelling. The two-bedroom house would be single-storey with attic, a gravel driveway and soft landscaping (Figures 3 – 6).

6.3 Assessment of Change

The East Boldon Conservation Area [AB 8]

- 6.3.1 The proposal site is currently an overgrown, vacant plot. Other than the large and mature trees visible primarily along the northern boundary of the site, that are identified in the Conservation Area Appraisal as being a 'pinch point' marking the entrance into the Conservation area, the site does not make a positive contribution to its character or appearance. The proposed family self-build scheme plans to retain the treelined northern boundary, whilst improving the overall appearance of the site.
- 6.3.2 The scale and massing of the proposed self-build dwelling is smaller than the surrounding housing stock and has been designed to be sympathetic within its surroundings. The proposed development will introduce a well-considered scheme to improve the appearance of this small part of the Conservation Area whilst enhancing the residential character of the site.
- 6.3.3 The proposed family self-build dwelling is deemed to have a low beneficial impact to the appearance and overall significance of the Conservation Area.

Shadwell Towers [AB 4]

- 6.3.4 The setting of Shadwell Towers is the busy Front Street of East Boldon, characterised by residential properties to the north, south and west, and the Methodist Church to the east. The proposed development will not change this setting but rather adds to the residential character that already exists. Therefore, as the proposed self-build dwelling will not change the character of the setting of this Locally Listed Building, it will have No Impact to its overall Heritage Significance.

7. RECOMMENDATIONS & CONCLUSIONS

7.1 Outline Recommendations

- 7.1.1 There are no recommendations made in relation to heritage.

7.2 Conclusion

- 7.2.1 AB Heritage Limited has been commissioned by Mr & Mrs Pratt to update a Heritage Statement produced in 2022 covering the construction of two dwellings at Western Terrace, East Boldon, NE36. This update was requested as part of a forthcoming planning application for the construction of a single family self-build dwelling.
- 7.2.2 The proposed development seeks to construct a single family self-build dwelling. The two-bedroom dwelling would be single-storey with attic accessed by a gravel driveway and soft landscaping included.
- 7.2.3 The report has charted the development of the site and surrounding area and found that until the mid-late 19th century, it was part of a large area of farming land that lay outside the village core of East Boldon. The site later became part of a plot that was developed to accommodate three terraced houses, however, there is anecdotal and physical evidence identified during the site visit, that suggests the row of terraced houses was expected to continue into the proposal site. By the late 20th and into the 21st century, the areas of farmland to the west of the site had been developed to accommodate 1960s and later housing.
- 7.2.4 This report identified East Boldon Conservation Area and Shadwell Towers as the only heritage assets in close proximity to the site that had the potential to be affected by the proposed family self-build. In turn, East Boldon Conservation Area was found to be a heritage asset of High Significance, and Shadwell Towers a Heritage Asset of Medium Significance.
- 7.2.5 The Impact Assessment concluded that the proposals would have a beneficial impact to the appearance and overall heritage significance of East Boldon Conservation area. The proposed family self-build dwelling was found to make no change to the setting of Shadwell Towers, and therefore, No Impact to its overall heritage significance.
- 7.2.6 There are no recommendations in relation to heritage.
- 7.2.7 Recommendations for further work are the preserve of the Local Planning Authority.

8. REFERENCES

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Documentation & Online Sources

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<https://www.southtyneside.gov.uk/article/36256/Character-appraisals-and-management-plans>
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Correspondence

- Leanne Tindle (AB Heritage) contacted Ms Lucy Routledge (Historic Environment Officer, South Tyneside council) on 23rd May 2022.

Appendices

Appendix 1 Cultural Heritage Features Gazetteer

This gazetteer incorporates relevant archaeological, heritage and historic environment assets identified during a search of sources listed in Table 1 within 100m of the site.

Abbreviations

GI LB – Grade I Listed Building

GII LB – Grade II Listed Building

LLB – Locally Listed Building

SMR: Tyne & Wear HER Monument Prefix and UID

AB No.	Period	Description	Status	NGR	Ref. No.
1	Modern	Sheild Hurst, Aysgarth House & Fontenette, East Boldon		NZ 35910 61356	SMR 8509
2	Modern	Western Terrace, East Boldon		NZ 35936 61395	SMR 8512
3	Modern	The Cottage, Front Street, East Boldon		NZ 35998 61386	SMR 8506
4	Modern	Shadwell Towers, Front Street, East Boldon	LLB	NZ 35954 61357	SMR 9616
5	Modern	Methodist Church, Front Street, East Boldon		NZ 35979 61353	SMR 8673
6	Modern	Nos 16 – 18 Victoria Terrace, East Boldon		NZ 36027 61305	SMR 8602
7	Modern	Vanborough House & Camp Villa, Front Street, East Boldon		NZ 36023 61344	SMR 8507
8	Modern	East Boldon Conservation Area			

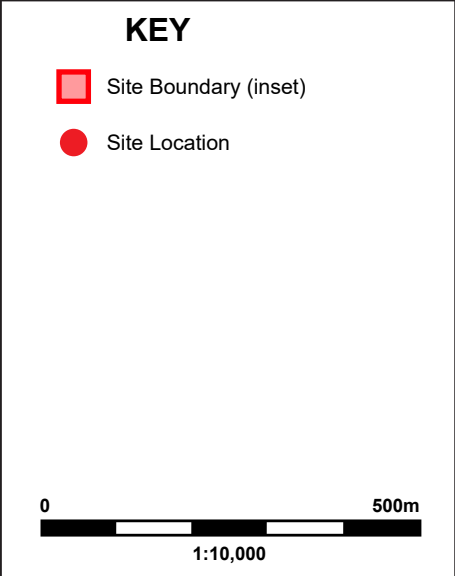
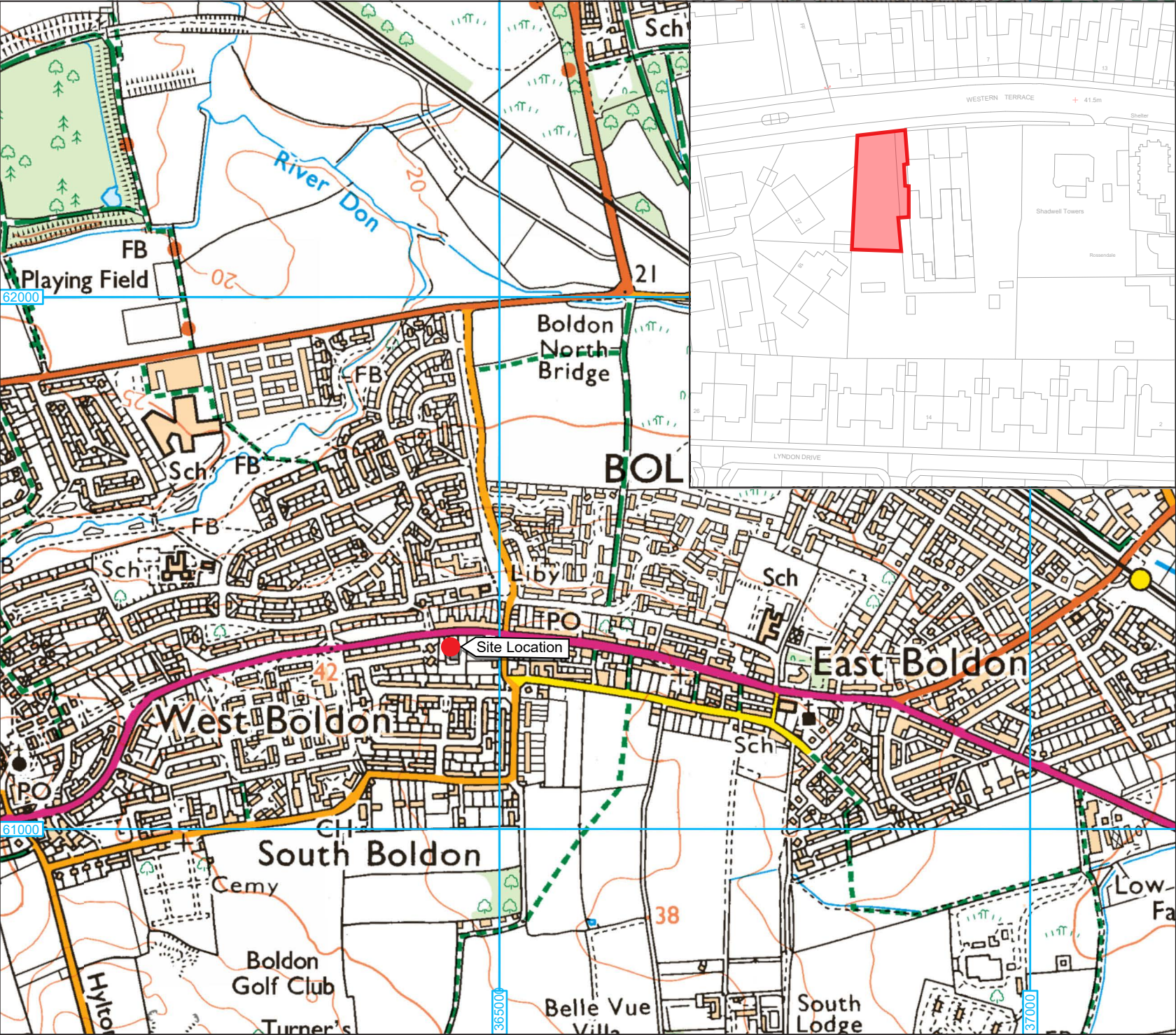
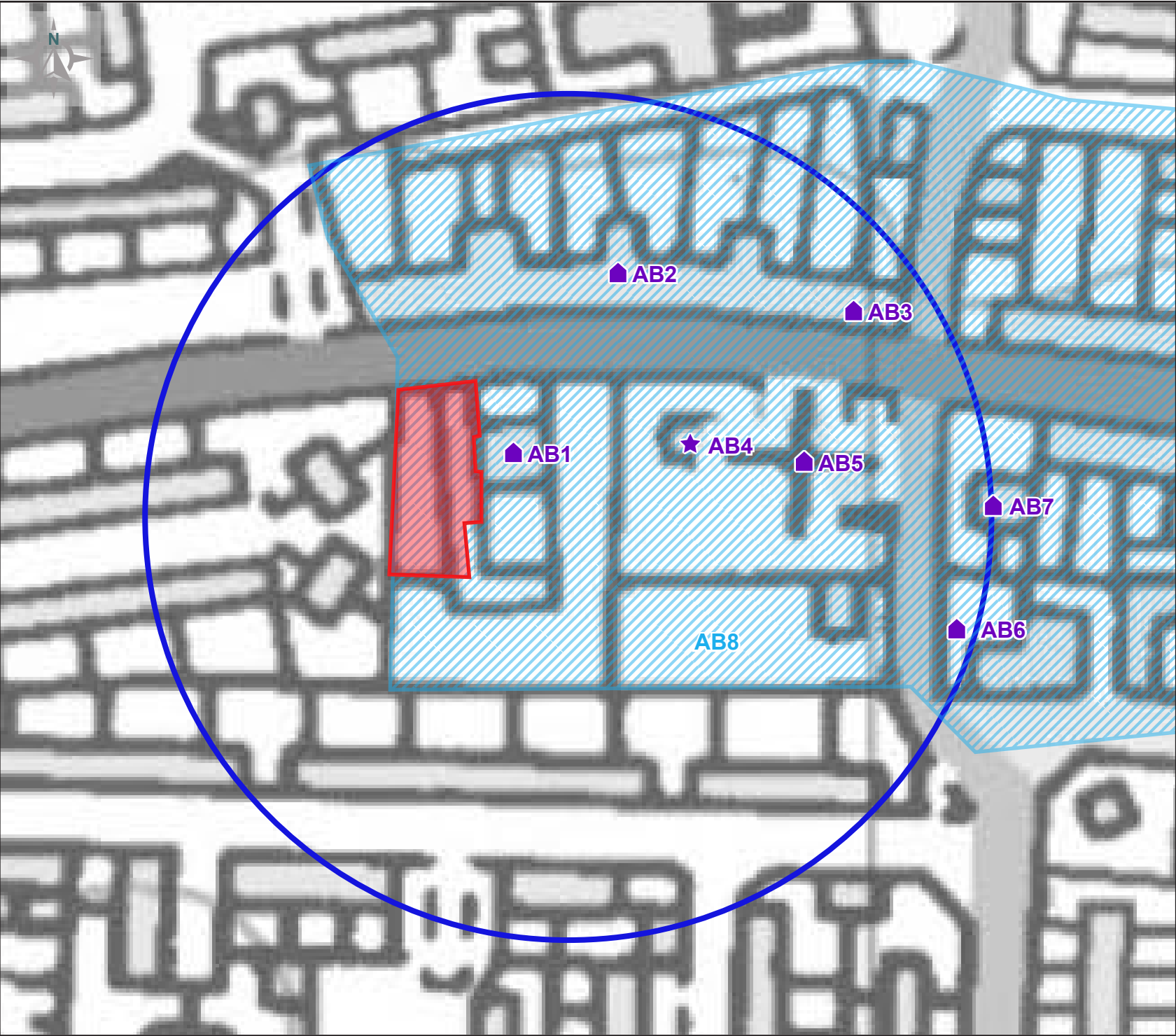


Figure 1: Site Location	
Project: Land at Western Terrace, East Boldon	
Date: 28/02/25	Job No: 63671



KEY

-  Site Boundary
-  Search Area (100m)
-  Locally Listed Building
-  HER Monuments
-  Conservation Area AB8

PERIOD

-  Prehistoric
-  Roman
-  Medieval
-  Post Medieval
-  Modern
-  Undated

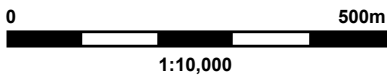
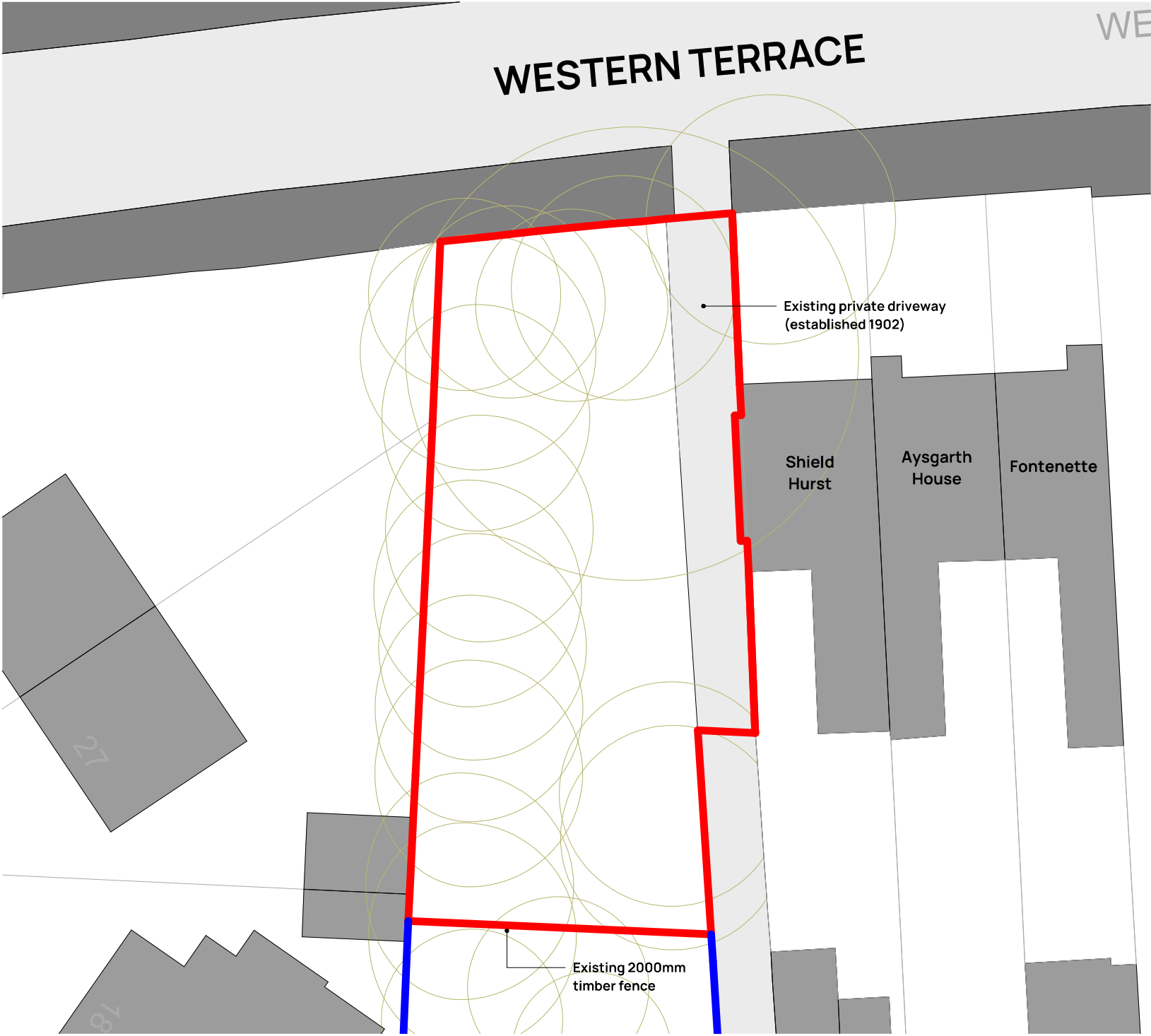


Figure 2: Cultural Heritage Features Map

Project: Land at Western Terrace, East Boldon

Date: 28/02/22	Job No: 63671
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Do not scale from drawings unless by agreement with Architect/Engineer. Work to figured dimensions only. Check all dimensions on site prior to commencing the works. Drawings to be read in conjunction with other relevant consultant information. Where any discrepancy is found to exist it should be reported to the Architect/Engineer immediately.



Revision	Date	Issued	Description
P1	20/01/25	AF	Final Issue prior to planning submission

Client & Project

Private: Family Self Build Scheme
Western Terrace

Address

Plot at Western Terrace
East Boldon
NE36 0RU

Drawing Title

Existing Site Plan

Status / Stage	Scale @ A3	Drawn	Checked	Approved
03	1 : 200	AF	CF	FY

Drawing Number	Revision
1613-FITZ-XX-XX-DR-A-(05)3001	P1

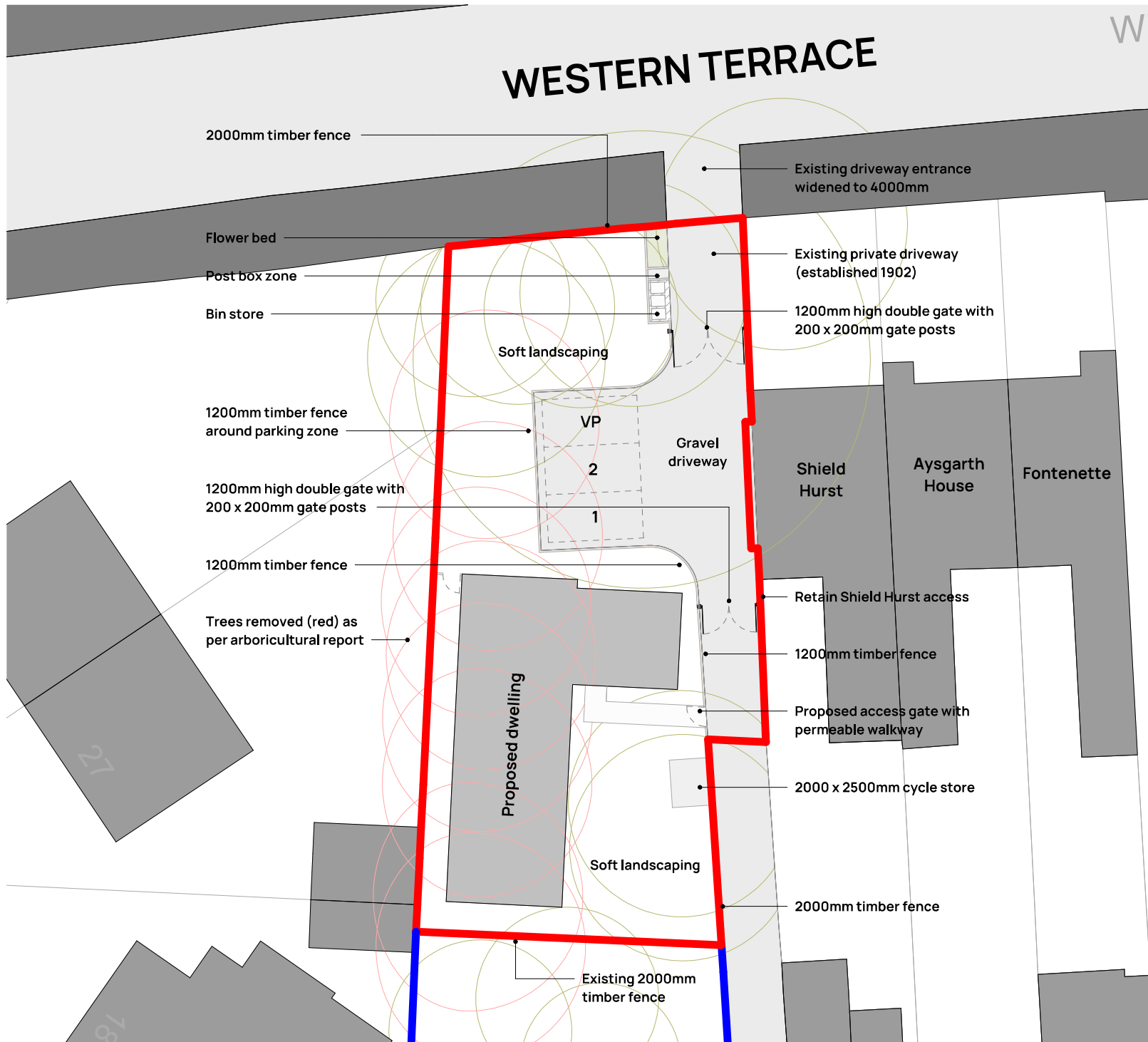
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North East
The Old School, Simpson Street, Sunderland, SR4 6DR

FITZARCHITECTS

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WESTERN TERRACE



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Scale: 1:200



Revision	Date	Issued	Description
P1	20/01/25	AF	Final Issue prior to planning submission

Client & Project

Private: Family Self Build Scheme
Western Terrace

Address

Plot at Western Terrace
East Boldon
NE36 0RU

Drawing Title

Proposed Site Plan

Scale @ A3	Drawn	Checked	Approved
1 : 200	AF	CF	FY

WORK IN PROGRESS

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Proposed East



Proposed North

Scale: 1-100

0mm 1.0m 2.0m 4.0m 6.0m

Revision	Date	Issued	Description
P1	20/01/25	AF	Final Issue prior to planning submission

Client & Project

Private: Family Self Build Scheme
Western Terrace

Address

Plot at Western Terrace
East Boldon
NE36 0RU

Drawing Title

Proposed Elevations

Scale @ A3	Drawn	Checked	Approved
1 : 100	AF	CF	FY

WORK IN PROGRESS

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Proposed South



Revision	Date	Issued	Description
P1	20/01/25	AF	Final Issue prior to planning submission

Client & Project

Private: Family Self Build Scheme
Western Terrace

Address

Plot at Western Terrace
East Boldon
NE36 0RU

Drawing Title

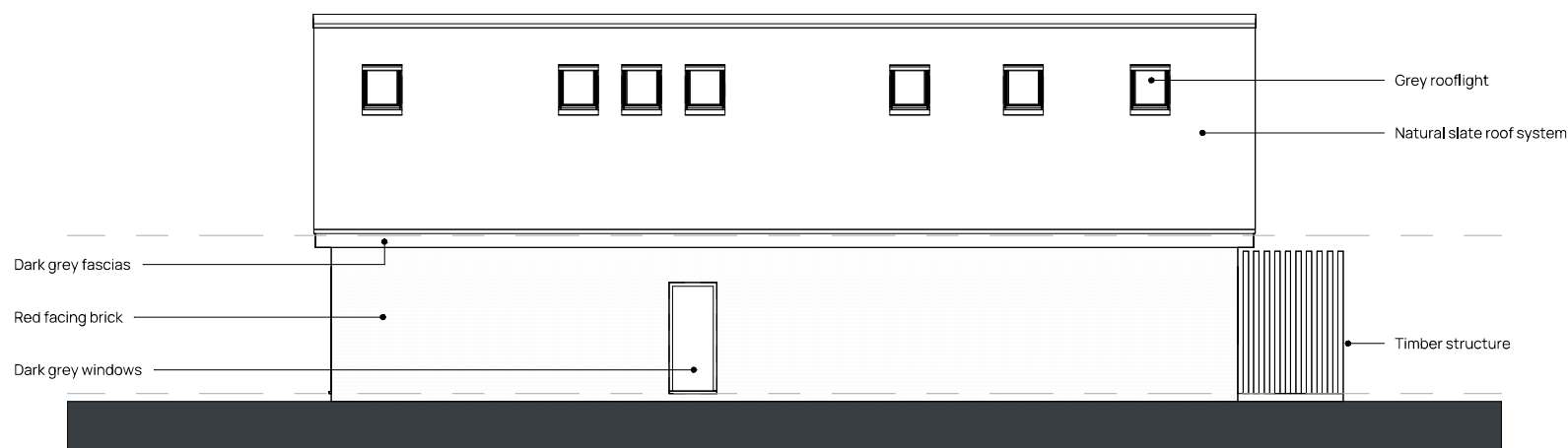
Proposed Elevations

Scale @ A3	Drawn	Checked	Approved
1 : 100	AF	CF	FY

WORK IN PROGRESS

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North East
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Proposed West

