

Heritage Statement to accompany Planning Application for the demolition of 7 Rectory Terrace, West Boldon, Tyne and Wear, NE36 0QB.

1.0 This Heritage Statement has been prepared to support an application for the demolition of 7 Rectory Terrace, West Boldon, Tyne and Wear, NE36 0QB. The residential property is located within the West Boldon Conservation Area and has been badly damaged following a fire at the adjacent Wrightway Car Parts / Tubs and Shrubs Garden Nursery. Following the fire the roof structure and first floor level were demolished and remedial repairs to the exposed party wall / gable peak elevation of 6 Rectory Terrace were completed in circa 2019-2020. An Application for Planning Permission has been submitted for the demolition of the remaining ground floor structure, elevations, boundary walls and rear yard / garden area of 7 Rectory Terrace including remedial works to the exposed gable wall of 6 Rectory Terrace (Full Extent of the remedial works to the gable wall will be established following the completion of the demolition works and structural survey).

1.1 The Application for Planning Permission is for the demolition of the remaining ground floor structures of 7 Rectory Terrace, West Boldon, Tyne and Wear, NE36 0QB located within the West Boldon Conservation Area, HER Number 11449, District : South Tyneside, Site Name: West Boldon Conservation Area, Place: West Boldon, MAP SHEET NZ363W, Class: Domestic, Site Type: Broad Settlement, Specific Town Quarter, General Period: 20th Century, Specific Period: Late 20th Century 1967 – 2000.

1.2 This Heritage Statement has been prepared by Paul Quinn (Project Manager) of South Tyneside Council, Asset Management, Construction and Technical Services.

Nos. 6 and 7 Rectory Terrace are described in the West Boldon Conservation Area Character Appraisal as a pair of Victorian houses in local stone faced with red brick. Larger than other terraces in the village, they have attractive margined sashes (well-designed double-glazed replacements) and simple classical door surrounds (no. 7, a replica).

The clearance of the rest of Rectory Terrace has resulted in a large, blank gap used for parking. Although this allows views out to the south, it has eroded the sense of enclosure along the street.

An Article 4 Direction was placed on these properties to remove permitted development rights to protect the special character or appearance of the Conservation Area.

Unfortunately, the first floor and roof structure of no. 7 Rectory Terrace were extensively damaged by fire in 2019 resulting in partial demolition of the building, first floor and roof structure, and repair works of the adjacent property, 6 Rectory Terrace involving the exposed elevation gable peak and chimney stack.

The remaining ground floor structure of 7 Rectory Terrace consists of partial brick-built elevations built in a stretcher bond with a course of headers every sixth course, stone window cills and stone lintels to the North and South facing elevation window openings and a mix of stone and brick construction to the West facing elevation which shows signs of structural damage caused by the fire.

Two sash windows remain. The entrance door opening consists of a classical door surround with a timber door frame and transom window light.

The righthand column of the door surround has been fire damaged and the entrance door has been lost and replaced with a plywood sheet.

The building owner's insurance company would not cover the cost of the rebuild of the property to its original specification (like-for-like rebuild) therefore the owners have not actioned any rebuild of the property leading to the need for demolition.

2.0 Assessment of Neighbouring Buildings:

6 Rectory Terrace, West Boldon, Tyne and Wear, NE36 0QB 3.

6 Rectory Terrace is a mid-terrace house constructed of brick-built elevations to the North, South and West facing elevations. The brick work is built in stretcher bond with a course of headers every sixth course.

To the North and South facing elevations there are stone window cills and stone lintels to the first and ground floor window openings, the windows are glazed timber vertical opening sash windows.

The North facing elevation door opening consists of a classical door surround with a timber doorframe and transom window light. The external entrance door is a solid timber four panelled door.

The roof structure consists of double pitch timber truss construction with Welsh slate covering.

The exposed gable brick constructed roof peak and chimney stacks have been rebuilt, circa 2019-2020, because of structural damage caused by the 2019 fire to the adjacent properties 7 Rectory Terrace, Wrightway Car Parts and Tubs and Shrubs Garden Nursery.

The proposed demolition of the remains of 7 Rectory Terrace are necessary and justified because of extensive damage caused by the 2019 fire.

The proposed demolition will also allow access to undertake a full structural survey of the exposed party wall of 6 Rectory Terrace and to enable any repairs to be completed to the party wall to ensure the property remains structurally sound and to preserve this non-designated heritage asset.

There may be no requirement for remedial work except for the removal of the exposed internal plaster finish to the exposed party wall / gable elevation. However, the scope of remedial work, if necessary, could include the piecing in and/or repair to the exposed wall in matching brickwork with lime mortar and possible structural support of the exposed gable elevation in the form of brick piers.

3.0 CONCLUSIONS

Whilst the loss of a non-designated heritage asset is regrettable, what little remains of the property is considered to have a negative impact on the appearance of the terrace. Demolishing the remains of the property would therefore be beneficial in terms of preserving the character and appearance of West Boldon Conservation Area.

Yours Sincerely,



Paul Quinn (Project Manager)

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