

HERITAGE STATEMENT



ADDRESS: GLEBE FARM, NEWCASTLE ROAD, WEST BOLDON, NE36 0BJ

DATE: 05.07.25

Introduction/ Brief

My client has asked to prepare and submit planning for rear extension to the property to include following:

- Replacing existing front single story extension
- New loft conversion with rear dormer and velux roof lights
- Single story side extension between house and garage
- Alterations to door and window openings.
- Replace existing windows

The property lies in the West Boldon conservation area.

Conservation area

West Boldon Conservation Area, designated in 1975, is based on a village with medieval origins – 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.

The village has been moulded over many centuries and bears good evidence of its development in the buildings, streets, boundaries, spaces and trees. A variety of building styles combine to create a real sense of harmony which is most attractive, dominated by St Nicholas Church and set in open countryside with striking long-distance views.

This quiet, predominantly residential area is a valuable historic environment within South Tyneside borough, and represents a townscape of considerable interest worthy of preservation and enhancement.

West Boldon's location is one of its principal defining characteristics. The village is on the steep western scarp of the northern most of the Boldon Hills (the northern tip of the Durham magnesian limestone plateau), one of the most topographically prominent locations in the region. St Nicholas Church is at the summit and is a major landmark for many miles to the north, with the coal-rich plains of Harton and Simonside panning out below, and the Wear valley towards Hylton to the south.

Boldon began life, probably before the twelfth century, as a small, isolated hill-top village, built around a green on a highway between the Tyne and Wear valleys (Wilson M, 1935). Today it has a collection of buildings and a street layout which can appear random, even arbitrary, due to successive phases of development, clearance and changes to the roads, but the origins of the development pattern still form a firm basis for the scene today.

The medieval village had grown but very little changed until the seventeenth century when enclosure created a number of farms nearby, such as Downhill. An 1840 tithe map (see Map 8) shows a wide Rectory Bank, the rectangular green already partly built upon, the church and rectory at either end of the village, the main through-route from Newcastle Road past West Boldon Hall out by the Mansion House, The Folly as a back lane, the line of North Road slipping in from the north, with Downhill Lane, Hylton Lane and Dipton Lane heading off to the south.

It was following the opening of Downhill Quarry and then the sinking of Boldon Colliery in the 1850s that significant change in the village began and, during the last half of the nineteenth century, the medieval, rural origins were overlain to create a more built-up townscape (Wilson M, 1935). This included more buildings on the green, short terraces for mine workers and

linear development along Newcastle Road.

This period was perhaps climactic of West Boldon's history as, during the mid twentieth century, the development pattern was somewhat chopped at, but not enough to destroy its integrity and innate character.

The building is noted in the conservation area assessment as:

"Glebe Farm is not one of the borough's historic agricultural groups, dating from the early 20th century, but it does contribute to the area's character through its rural nature and activity. The double-fronted red brick farm house, hidden by shrubbery, appears only slightly altered and many of the farmyard buildings, with green painted joinery, retain their rural character and create an interesting group glimpsed through the trees and fences. Recent corrugated buildings and earth moving, which should not be further expanded, detract from views across the paddocks on the banks of the Don, but the green setting to the village from the west is, in general, enhanced by Glebe Farm. The farm has been residentially redeveloped, with the corrugated sheds being demolished, the brick barns converted, and new build elements designed to reflect, and give the appearance of a group of farm buildings. The use of high quality materials and simple architectural detailing has produced a scheme which enhances the character and appearance of the conservation area."

Site

The property lies within prominent location on Newcastle road at the entrance to Glebe Farm development.

The property has been vacant for number of years with no maintains having taken place. Internally there is structural cracking and water ingress/ damp. These would be addressed a spart of the renovation work.

The property is detached 2 story of traditional red brick construction with natural slate roof. It was originally a farm but the extensive outbuilding were converted into a gated residential development with some new build properties.

The property has been previously extended with:

- front flat roof single story extension
- window replacement
- new detached garage

Design

The proposed alterations have been designed to minimise impact on the conservation area when viewed from Newcastle Road and the approach to West Boldon both visually and in terms of privacy to neighbouring properties.

The replacement of the front extension with a more sympathetic pitched roof extension using materials to match the existing property will greatly improve the appearance from Newcastle Road and help define the frontage and entrance facing Newcastle Road.

The single story side extension to link the house and garage has been set back to reduce its scale to both the house and garage and break up the visual impact maintaining the feel of the wider Glebe Farm development which is quite density arranged.

The loft conversion will involve the loss of the existing chimney stacks to provide the required space internally. The roof will be repaired with natural slate to match the existing. There will be a single conservation style roof light to the front elevations. The majority of the works have been designed to the rear where there would be new dormer windows to provide head room to the new staircase which continues the flow of the existing staircase into the attic. There will also be new velux conservation style roof lights to the rear elevation. This proposed work to the rear elevation will not be visible from Newcastle Road.

Window and door alterations will be carried out as per the proposed plans and elevations. A window will be provided within the gables of the loft conversion, this reduces the requirement for dormer windows etc and ensures there will be no privacy issues with neighbouring properties and providing the required amenity to the new rooms. Other windows and doors will be altered to the ground and first floors to suit the proposed new layout/ extensions and improve privacy for my client and neighbouring properties along the rear elevations where the property directly abuts the boundary and access to the neighbouring properties. All altered windows and doors will be to the same proportions as the original windows and have stone sill and lintel detail to match the existing. Where windows will be blocked up reclaimed bricks from the building will be used to ensure an exact match is achieved. It is proposed to renew all windows and doors with modern off white (to match neighbouring development) UPVC sliding sash windows that provide greater acoustic and thermal performance while maintaining the original character and window proportions of the property

Appendix

Photos



Fig 1 existing front extension with flat roof and casement windows



Fig 2 existing gable elevation facing field



Fig 3 view of garage and gable



Fig 4 existing rear elevation and proximity to neighbouring property and public access



Fig 5 view down rear of the building which is tight on boundary to access to neighbouring properties.