



Heritage Statement

Earl Grey House
11 Beach Road
South Shields

Revision A



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1.0 – Introduction

This heritage statement is in respect and support of the Planning Application and Listed Building Consent for The Earl Grey House, 11 Beach Road, South Shields. It is considered that the special significance and character of the South Shields area is derived from the following:

- A varied history including a Stone Age settlement and Roman occupation. The Roman Fort has had partial reconstruction with a section of the fort wall in fantastic condition.
- 9th century Raids by the Vikings and Danes influenced customs and beliefs. This led to the further development of settlements.
- The town was founded in 1245 when the church became influential and South Shields became predominantly a fishing port.
- Industries which played a part in shaping South Shields include salt panning in the 15th century, followed by the glassworks and chemical manufacture in the 18th century. The industrial revolution at the beginning of the 19th century saw the growth of coal mining and ship building in the area.
- The wealth generated from the industries that helped shape South Tyne Side can be seen reflected in the public buildings such as the Town Hall and council building, which is located opposite 11 Beach Road, but due to the decline of these industries their associated prosperity also deteriorated.
- Westoe was originally a separate village south of the main centre. The area is notably of the Georgian and Victorian architecture linked to the rise in ship and coal mining industries of that period. South Shields expanded into Westoe village, absorbing the village during the urban sprawl. The area is now a conservation zone protecting the heritage within the urban character of Westoe Village.



Figure 1.01 – Area local to 11 Beach

- There is a number of listed buildings in the area with historical significance including the old Town Hall (Grade I), South Shields Museum and Art Gallery (Grade II) and The Former Marine school (Grade II).
- Beach Road connects through to the coast by North and South Marine Parks and Bents Park which are grade II listed parks, that reclaimed the industrial landscape and transformed South Shields’ seafront into a recreational promenade. The history of South Shields and prominence of Beach Road’s has been considered in the creation of this proposals.

2.0 – South Shields Town Centre

Earl Grey House/ 11 Beach Road is located in the Southern Gateway area of South Shields town centre. South Shields is a coastal town forming the Southern zone to the mouth of the River Tyne. The town has strong heritage links to the river and its development of the town. South Shields is 3.7 miles downstream from Newcastle Upon Tyne, it has six miles of coastline and three miles of river frontage dominated by the North and South Tyne piers. South Shields is Sandwiched between the River Tyne and River Wear, which is situated within the metropolitan borough of South Tyneside.

Local Setting

Set Inland from the river ferry terminal, the Old Town Hall plaza now accommodates the marketplace, and continues eastwards to connect with the pedestrianised main shopping street King Street. King Street acts as the main street and in doing so continues to the sea after merging into Ocean Road which is typical for many seaside towns. This creates a direct route across South Shields and extends to views towards the North Sea. The town centre sprawls southward and connects with other residential areas such as Westoe.

The immediate surroundings of 11 Beach Road include the South Shields Town Hall building on the opposite side of the road, whose clock tower is identified as the most prominent feature of the urban landscape, at the prominent junction of Fowler Street and Beach Road, joining the shop fronts of Fowler Street and the tree lined, residential nature of Beach Road and likewise neighbouring road Broughton Road.

In addition to the seafront connection and sea views along the promenade, the shipping docks have retained their key features, contributing to the sense of place, and history embedded within the landscape of South Shields. There was heavy bombing during World War II and thankfully many significant historic buildings, streets and ports remained intact and in doing so conserved the heritage of the area.

The current proposal for South Shields Town Centre sees the addition of new residential areas to the west of Fowler Street and behind Beach Road (see points 3,4 & 5 on **Figure 2.02**). This development is to accommodate an increased number of occupants and introduce a contemporary residential area whilst also increasing the quality of pedestrian zones and active frontages.

Key Heritage Assets within South Shields include but are not limited to:

- | | |
|---|--|
| 1. The Quadrant, Mill Dam | 15. The Dolly Peel, River Drive |
| 2. Mill Dam Jetty, Mill Dam | 16. 1-18 Greens Place, Mile End Road |
| 3. Merchant Navy Memorial, Mill Dam | 17. Former Rennoldsons Shipyard Building, Wapping Street |
| 4. Chimney, former Cookson Glassworks, Harton Staithes | 18. NorthEast Maritime Trust wooden workshops, Wapping Street |
| 5. Middle Docks, Mill Dam | 19. Fleet and Spirit of South Shields Artworks, Market Dock/Long Row |
| 6. Staithes House (includes wall), Mill Dam | 20. Bridge, River Drive |
| 7. The Waterfront PH, 9-11 (odds) Mill Dam | 21. Pier Watchman's Office, South Pier |
| 8. Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam | 22. South Pier |
| 9. The Mission to Seafarers, Holborn House, 53 Mill Dam | |
| 10. Unity Hall, 71 Mill Dam | |
| 11. Painted Mural, Commercial Road | |
| 12. Ferry Landing | |
| 13. Harton Low Staithes 30. Riddicks, 22 Fowler Street | |
| 14. HSBC Bank, 21 Fowler Street | |



Figure 2.01 – South Shields Town Centre and sub-sections (Extracted from the 2023 – 2043 South Shields Town Centre Vision).



Figure 2.02 - Proposed development for Southern Gateway (Extracted from the 2023 – 2043 South Shields Town Centre Vision).

3.0 – Assessment of Significance

External Building Characteristics and Features

Beach Road, formerly known as Ogle Terrace, has retained its character since the early 19th century, showcasing architecture typical of Georgian-style housing from this period. The buildings are characterised by stepped approaches with half basements and light wells. The Tuscan fluted pilasters and doors with fanlights are set back from the street, buffered by front lawns, with several mature trees lining the route to the seafront. The principal elevation of Number 11 Beach Road stands out in the context of the street; it is one of several buildings that have retained its exposed brick facade, a feature that reflects the listing status placed on the building.

The terrace housing along Beach Road generally follows a consistent design, with slight variations in character across the building frontages. Number 11 Beach Road features a small roof dormer, slate-tiled roofing, red common brick walls, two first-floor windows, and a two-story box bay with windows on the lower ground floor and the ground floor. The presence of contemporary architecture within the streetscape is minimal, maintaining a retained material palette and building form on the southeast elevation. Neighbouring properties exhibit larger dormers that stretch across the width of the house but lack the two-story box bay with windows, which authentically represents the building's Georgian architecture and Victorian heritage.

The southeastern views and street frontage contribute significantly to the overall character of the area, juxtaposing the Edwardian Baroque Town Hall with the Georgian houses. In comparison, the terraces appear simplistic and minimalistic; however, upon closer inspection, they reveal detailed characteristics. For instance, Number 11 Beach Road features a Tuscan door casing with fluted pilasters and a detailed Olympic arch fanlight above the entrance door. These elements reflect the era in which the house was built, while emphasising the features of the Town Hall across the road.

The northern (rear) facade is secluded, with access provided via an alley behind the property. Most properties along Beach Road have rear extensions designed with a focus on volume. However, the current extension to Number 11 Beach Road is in poor condition. The brickwork is faded, with some areas having been removed and replaced, while others continue to deteriorate.

Internal Features

The interior of the building has largely been preserved; it includes detailed architraves on the ground and first-floor door frames, complete with corner blocks, as well as plaster cornices lining the ceilings. The front room/reception area on the ground floor and the store on the lower ground floor feature a two-story box bay with windows, showcasing timber panels on the sides of the box bay window reveals. The timber-panelled windows also include stained glass detailing in the windowpanes. The staircase is a significant feature of the building, with wave-styled cove mouldings beneath each stair tread extending from the ground to the second floor.



Figure 3.1.01 - The Earl Grey House, 11 Beach Road, South Shields
(Taken from Historic England's Official List Entry and photos).

3.1 – Assessment of Significance

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1277484
Date first listed: 01-Feb-1983
List Entry Name: 11, BEACH ROAD
Statutory Address 1: 11, BEACH ROAD

Location

Address: 11, BEACH ROAD (the building or site itself may lie within the boundary of more than one authority).

District: South Tyneside (Metropolitan Authority)
Parish: Non-Civil Parish
National Grid Reference: NZ 36621 66948

Details

1. 5102 BEACH ROAD (north side) (formerly Bent House Road) No 11 NZ 3666 NE 8/7

II GV 2. Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-shashed. C19 wood bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment, good fanlight.

Listing NGR: NZ3662166948

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 406731
Legacy System: LBS

Sources

Books and journals.
'Newcastle Courant' on 19 April, (1817).



Figure 3.0.01 - The Earl Grey House, 11 Beach Road, South Shields
(Taken from Historic England's Official List Entry and photos).

Information has been extracted from Historic England official List Entry



Figure 3.1.02 – SouthEast view, showing impact of the Town Hall against the terraced housing.

The Edwardian Baroque Town Hall has a commanding presence on the streetscape. The clock towers prominence, when viewed against the backdrop of the terraced properties gives a sense of compression when taking in the entirety of the street.

The principal elevation of 11 Beach Road attracts attention from the surrounding buildings, as a consequence of not being rendered as the adjacent properties, the red common brick has been retained as well as the small dormer window. The Tuscan door and fluted pilasters with Olympic arch fanlight has been retained as well, whereas the nearby properties have begun amending their history and begun contemporising their facades.



Figure 3.1.03 – SouthEast Elevation / Elevation / Principal Elevation.



Figure 3.1.04 – North Elevation.

The North (rear) Elevation, as stated is secluded and is intended to be functional whilst still utilising the details and characteristics of the main (front) facade. The current extension is not adding logical space to the property, or relating to facades language for the original build, and nor does it lend itself to the vision of the council's masterplan. This could however be altered by the South Tynesides 2023 – 2043 masterplan vision document, which looks to introduce contemporary design to the area. The document and its precedent images for the Southern Gateway were part of the design process when looking into form and elevation treatment.

4.0 – Impact Assessment / Proposed Alterations

The application seeks approval for the replacement of the existing single roof light to the stairwell on the northwest facing roof façade. The proposal is to replace the existing roof light with an automatic opening vent roof light which is required by South Tyneside Building Control to comply with Approved Document Part 'B' and will enable the proposed change of use as approved under the application ST / 0461 / 24 / LBC (Planning Application Reference ST / 0479 / 24 / FUL).

The existing roof light was originally retained in the approved application, in which time it has become apparent the existing roof light is of poor quality and prone to leaking during heavy periods of rainfall. A timber surround features around the inside of the roof light opening which is co-ordinated with the existing timber detail to the ceiling.

A bespoke Velux Conservation Roof Light is proposed for use as an AOV, this style of roof light has a slim profile to minimise the visual impact of the proposed roof light (see example image figure 4.2) and ensure the roof light blends in with the existing roof finish. This matches with the two roof lights proposed on the approved application ST / 0461 / 24 / LBC which would be adjacent to the AOV. The AOV needs to have a minimum opening area of 1.0m² to comply with the requirements of Approved Document Part 'B', this equates to a roof light 1.14m x 1.18m in size.

As part of the proposed roof light replacement, the timber surround feature would be replicated internally and co-ordinated with the existing timber detail to the ceiling.

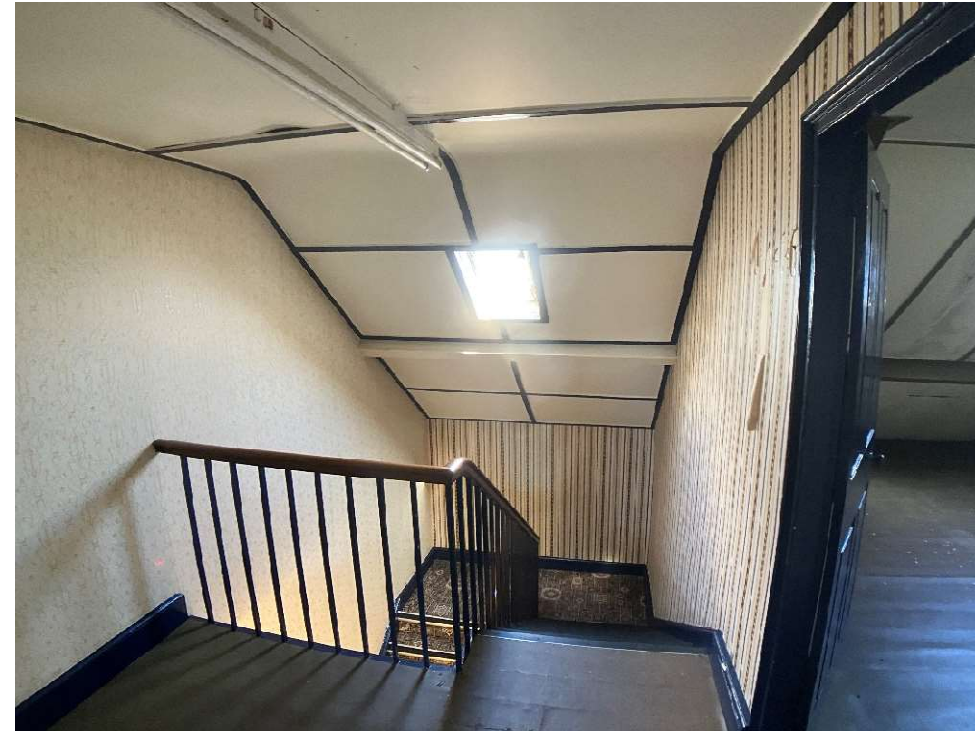


Figure 4.0. – Internal image of existing roof light from second floor landing.



Figure 4.2. – Image of Velux Conservation Roof Light.



Figure 4.1. – External image from service road to northwest of site.

5.0 – Conclusion

The proposed application seeks approval for replacement of the existing roof light to the northwest façade with a conservation style velux roof light with an automatic opening vent mechanism. This is required by building control to facilitate the approved change of use of the building under Approved Application ST / 0461 / 24 / LBC (Planning Application Reference ST / 0479 / 24 / FUL) and to comply with the requirements of Approved Document Part 'B'.

The proposal will allow the buildings change of use to proceed as planned, allowing for the essential repairs and alteration works to take place. This will allow the building to be brought back into use after an extended period of vacancy.

The proposed works to Earl Grey House is considered to have minimal impact on the historic value and character of the property. Careful attention been paid to retain significant historical features throughout the project with key features such as timber panelling around windows that contribute to the building's historical character.

It is our belief that the proposal for 11 Beach Road will respect the property's historic value and will facilitate the approved change of use which will provide necessary maintenance and repairs to its historical fabric and improve the building's condition.



Figure 5.0. - The Earl Grey House, 11 Beach Road, South Shields
(Taken from Northwest Service Road)