

HERITAGE STATEMENT

Proposed Conversion of Former Funeral Home to Residential Use
6 St John's Terrace, Jarrow, NE32 3AB

1. Introduction

This Heritage Statement has been prepared to accompany a planning application for the change of use and conversion of 6 St John's Terrace, Jarrow, from a former funeral home (sui generis use) to three residential units comprising two houses and one bungalow.

The site lies immediately adjacent to the Grade II listed St Bede's Church, and therefore has the potential to affect the setting of a designated heritage asset.

This statement assesses the significance of the heritage asset and evaluates the impact of the proposed development in accordance with national and local planning policy.

2. Site Description

The application site comprises a former funeral home premises located within a predominantly residential terrace in Jarrow. The building is of traditional construction and sits within a mixed urban context characterised by:

- Residential terraces and dwellings
- Local community uses
- The adjacent historic church and associated grounds

The property is not listed and does not lie within a designated conservation area, however its proximity to a listed building means that consideration of setting is required.

3. Heritage Assets

3.1 Designated Heritage Asset

The primary heritage asset relevant to this application is:

- St Bede's Church (Grade II Listed)

Significance Summary:

- Historic ecclesiastical building associated with the early medieval monastic settlement of Jarrow
- Strong architectural and historic value
- Landmark presence within the local townscape
- Important communal and cultural role

The significance of the church derives from:

- Its architectural form and materials
 - Its historical associations with early Christianity in the region
 - Its visual prominence and setting within its grounds
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3.2 Setting of the Listed Building

The setting of St Bede's Church includes:

- Its immediate churchyard
- Adjacent streets including St John's Terrace
- Surrounding built form that contributes to its visual and historical context

The application site forms part of this wider urban setting but is not within the primary curtilage of the church.

4. Proposed Development

The proposal comprises:

- Conversion of the existing building into:
 - 2 residential houses
 - 1 single-storey bungalow
- Internal reconfiguration of the existing structure
- Limited external alterations (if applicable—can refine if you confirm details)
- Retention of the existing building footprint and overall massing

The scheme represents a reuse of an existing building, rather than demolition or large-scale redevelopment.

5. Planning Policy Context

5.1 National Policy

The proposal has been assessed against the National Planning Policy Framework (NPPF), in particular:

- Paragraph 199–208: Conserving and enhancing the historic environment
- Requirement to assess harm to heritage assets and weigh against public benefits

Key principles:

- Great weight should be given to conservation of heritage assets
 - Harm should be avoided or minimised
 - Less than substantial harm must be weighed against public benefits
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5.2 Local Policy

Relevant policies from the South Tyneside Local Plan (or emerging plan) include:

- Protection of heritage assets and their setting
 - Encouragement of sustainable reuse of buildings
 - Support for residential development in sustainable locations
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6. Impact Assessment

6.1 Impact on St Bede's Church

The proposed development has been assessed in terms of its impact on:

Visual Impact

- The building already exists within the setting of the church
- No significant increase in height, scale, or massing is proposed
- The conversion will not introduce visually intrusive elements

Spatial Relationship

- The relationship between the site and the church remains unchanged
- No encroachment into the churchyard or key views

Character and Appearance

- Residential use is consistent with the surrounding area
 - Removal of a commercial use (funeral home) may reduce activity intensity
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6.2 Level of Harm

In accordance with the NPPF:

- The proposal results in no harm or, at most, less than substantial harm to the setting of the listed building
 - Any minor impact is considered neutral to slightly positive, due to improved building use and maintenance
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7. Public Benefits

The proposal delivers several public benefits:

- Re-use of an existing building, supporting sustainability
- Provision of 3 residential units, contributing to local housing supply
- Enhancement of the building's long-term viability
- Reduction in vacancy or underuse

These benefits align with national policy objectives.

8. Design Considerations

The scheme has been designed to:

- Respect the existing building form
 - Maintain compatibility with surrounding residential character
 - Avoid harm to key views of the church
 - Use appropriate materials (can be expanded if you confirm specs)
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9. Conclusion

The proposed conversion of 6 St John's Terrace:

- Preserves the significance of St Bede's Church
- Maintains its setting without introducing harmful visual or spatial changes
- Delivers sustainable development through adaptive reuse
- Provides clear public benefits

Overall, the proposal complies with the NPPF and local planning policy and should be supported.