

Heritage Statement – 43 Beach Road, South Shields, NE33 2QU

May 2026

1. Introduction

This Heritage Statement has been prepared in support of an application for listed building consent for internal works at the property.

The proposal is to remove two redundant internal chimney breasts located within the kitchen and bathroom. The works are internal only and relate to a rear extension of the property rather than the original principal range of the house.

The purpose of this statement is to describe the heritage significance of the affected part of the building, assess the impact of the proposed works, and explain why the works are considered justified.

2. Description of the Listed Building

The property is a Grade II listed dwelling. The original house dates from approximately 1852 and forms the principal historic part of the building.

The affected chimney breasts are located within a rear extension. This extension appears to be historic, but is secondary to the original principal range of the house. The exact date of construction of the rear extension has not been confirmed, as available plans and map evidence have not been conclusive. For the purposes of the application, the rear extension has been treated as being of approximately late nineteenth or early twentieth century date.

The chimney breasts are internal masonry projections located within the existing kitchen and bathroom. They are associated with former fireplaces/flues which are no longer in use. The fireplace openings have been sealed and the associated external chimney stack has previously been removed.

3. Significance of the Heritage Asset

The significance of the listed building is considered to derive principally from its age, historic character, original form, principal elevations, traditional construction, and contribution to the local historic environment.

The original 1852 part of the house is considered to be the most significant element of the building. The rear extension, while historic, is considered to be of lesser significance and secondary to the main listed structure.

The affected chimney breasts do have some evidential value as remnants of the building's former heating arrangements. However, their significance is reduced by the fact that the fireplaces have been sealed, the flues are no longer in use, and the associated external chimney stack has already been removed. They no longer function as fireplaces or flues and survive only as internal masonry projections.

There are no known decorative fireplace surrounds, original grates, hearths, architectural details, or external chimney features associated with the elements proposed for removal.

4. Description of Proposed Works

The proposed works comprise the removal of two redundant chimney breasts within the kitchen and bathroom.

The works would include:

- careful removal of the internal masonry chimney breast projections;
- provision of appropriate structural support where required;
- making good to surrounding walls, floors and ceilings;
- internal finishing to match or be compatible with the surrounding fabric.

No external demolition or alteration is proposed. The works would not affect the roofline, principal elevations, external appearance, or setting of the listed building.

5. Assessment of Impact

The proposed works would result in the loss of two internal chimney breast projections within a secondary rear part of the building.

The impact on the overall significance of the listed building is considered to be limited because:

- the works are entirely internal;
- the chimney breasts are located within a later rear extension, not the original principal range;
- the fireplaces/flues are redundant and sealed;
- the associated external chimney stack has already been removed;
- no external alteration is proposed;

- no known decorative or architecturally significant features would be removed;
- the principal elevations, roof form, street-facing appearance and setting of the listed building would be unaffected.

The removal would cause some loss of historic fabric, but this loss is limited to redundant internal masonry features whose original function has already been lost. The proposal would not harm the overall ability to understand the original principal house or its historic character.

6. Justification for the Works

The works are considered necessary to improve the practical use of the existing kitchen and bathroom.

Both rooms are modest in size, and the chimney breasts take up valuable floor and wall space. Their retention restricts the layout of the rooms and makes the installation of suitable modern kitchen and bathroom fittings difficult. In particular, the projections interrupt the flow of wall units, sanitary fittings, services and circulation within the rooms.

As the chimney breasts are no longer functional, and as the associated external stack has already been removed, their retention provides limited heritage benefit while significantly reducing the usability of the accommodation.

The proposed removal would allow the affected rooms to function more effectively as part of the continued residential use of the listed building. This is considered to be a reasonable and proportionate intervention.

7. Materials and Method

The works would be carried out carefully and only to the extent necessary. Temporary works and permanent structural support would be provided where required, subject to appropriate structural advice.

All disturbed surfaces would be made good using materials and finishes compatible with the surrounding internal fabric. This may include suitable structural steel or lintel support, masonry/blockwork or timber/plasterboard infill where appropriate, plaster or skim finishes, and floor repairs to match the existing construction as far as reasonably practicable.

No new external materials are proposed.

8. Archaeology

No below-ground works, excavation, foundation works or external ground disturbance are proposed. The works are limited to internal above-ground alterations within an existing domestic building. On this basis, no archaeological assessment is considered necessary.

9. Conclusion

The proposal involves the removal of two redundant internal chimney breasts within the kitchen and bathroom of a Grade II listed dwelling. The affected chimney breasts are located within a secondary rear extension and are associated with former fireplaces/flues which are no longer in use. The fireplace openings have been sealed and the external chimney stack has already been removed.

The works would result in the loss of some internal masonry fabric, but the affected elements are redundant, altered, and of limited significance in comparison with the principal historic range of the building. The works would not affect the external appearance, principal elevations, roofline, setting, or overall character of the listed building.

The proposal is considered to be a modest and justified internal alteration which would improve the practical use of the kitchen and bathroom while preserving the overall special architectural and historic interest of the listed building.