

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Keepmoat Homes
Cussins

Holborn Riverside
South Shields
Tyne and Wear

heritage statement

report 5437
November 2020

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1. Summary

- 1.1 This report comprises a heritage statement, conducted in relation to a proposed development at Holborn Riverside, South Shields. The assessment considers the effect of the development on designated and non-designated heritage assets on and in the vicinity of the site.
- 1.2 The works were commissioned by Keepmoat Homes and Cussins and conducted by Archaeological Services Durham University.
- 1.3 There are heritage assets within the vicinity of the development site. The Mill Dam conservation area is of regional significance and close to the northern boundary of the site. There are four Grade II listed buildings within the conservation area, as well as several non-designated historic structures. To the west of the site are the locally listed Middle Docks. The setting of the assets relates to their significance. The potential impact of the development on the setting of the assets has been assessed.
- 1.4 The riverside residential development will bring derelict land back into use, forming an urban community based around the river. The derelict land currently has a negative impact on the setting of the historic assets in the vicinity. Historically, the area was utilised both for housing and industry, both interdependent, and focused on the river. The proposals will bring the conservation area and historic assets in the vicinity out of their current isolated setting, back into a denser urban environment closer to their original context. The development is therefore regarded as being beneficial to the assets and their significance.

2. Project background

Location (Figure 1)

- 2.1 The site is located at Holborn Riverside, South Shields, Tyne and Wear (NGR centre: NZ 3578 6654). It is irregular in plan, and covers an area of approximately 8.77ha.

Site description (Figure 2)

- 2.2 The sites comprises former industrial and riverside land which has been cleared and is disused. It includes a southern area, south of Laygate Street, which comprises landscaped public open space containing a playground (Photos 1, 2). Here the land is generally level, although there are raised banks along the southern and eastern boundaries. The northern area includes most of the land between Commercial Street and the River Tyne, excluding the three docks of the Middle Docks. The north graving dock (Photo 3) is included in the area and is surrounded by level concrete surfacing, and defined by high concrete walling. The land east of the docks consists of vacant previously industrial land cleared of buildings, and containing scrub vegetation (Photo 4). Several disused and closed tarmac roads cross the site, and concrete walls and areas of hardstanding are visible in places (Photos 5, 6).

Development proposal (Figure 3)

- 2.3 Residential development is proposed. An additional area for a later development in the north-east is also included.

Objective

- 2.4 The objective of the heritage statement was to identify heritage assets on or in the vicinity of the site, assess their significance, and identify the potential effect of the development upon them and their setting.

Dates

- 2.5 The field visit took place on 26th October 2020. This report was prepared for November 2020.

Personnel

- 2.6 Research was conducted and this report prepared by Catrin Jenkins, with graphics by Dr Helen Drinkall, and editing by Peter Carne.

OASIS

- 2.7 Archaeological Services Durham University is registered with the **Online AccesS** to the Index of archaeological investigationS project (**OASIS**). The OASIS ID number for this project is **archaeol3-409022**.

3. Heritage planning policies and guidance

National policy and guidance

- 3.1 The National Planning Policy Framework (NPPF) was issued in 2012 and revised in July 2018 and updated in February 2019. It outlines the Government's planning policies for England with regard to the protection of all heritage assets and how these are applied. The framework is intended to be used in conjunction with local plans. It is supported by planning practice guidance. This report has been conducted with regard to chapter 16 of the framework, *Conserving and enhancing the historic environment*. Of particular relevance are the following parts of the framework:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Planning Practice Guidance (PPG)

- 3.2 Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.

Significance in terms of heritage-related planning policy is defined as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. In the planning context heritage interest may be archaeological, architectural and artistic, or historic.

archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place, and can symbolise wider values such as faith and cultural identity.

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (NPPF paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it

needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 The legislative framework has regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving any listed building and its setting, as well as the need to preserve or enhance the character, appearance and setting of conservation areas (s.72 of the Act).

Local policy and guidance

- 3.4 A new local plan for South Tyneside is in preparation. The Local Development Framework is the current Local plan to guide future development and comprises supplementary planning documents. The following policies from the framework are relevant to this heritage statement:

Policy EA4 World Heritage Sites

To maximise the benefits of its most important heritage assets, as shown on the Key Diagram, the Council will assist its partners by:

Implementing the Hadrian's Wall World Heritage Site management plan and linking Arbeia to the visitor attractions on the Foreshore; and

Raising the profile by:

- i) protecting and enhancing their settings;
- ii) promoting and sensitively interpreting their significance; and
- iii) improving sustainable access to South Shields and Jarrow town centres and around the sites.

Policy DM6 Heritage Assets and Archaeology

We will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings, including:

A. the following Scheduled Ancient Monuments/World Heritage Sites:

- i) Arbeia Roman Fort (and Vicus as part of the Frontiers of the Roman Empire World Heritage Site);
- ii) Marsden Lime Kilns; and
- iii) St. Paul's Monastery and the site of the former Village of Jarrow

B. the following Conservation Areas, including their historic settlement cores, distinctive open spaces and boundary walls:

- i) Cleadon;
- ii) Cleadon Hills;
- iii) East Boldon;
- iv) Hebburn Hall;
- v) Mariners' Cottages;
- vi) Mill Dam;
- vii) Monkton Village;
- viii) St. Paul's, Jarrow;

- ix) West Boldon;
- x) Westoe Village; and
- xi) Whitburn;

C. listed buildings and structures, non-listed buildings and structures included on the council's list of locally significant heritage assets, significant landscape features of local heritage and archaeological value and archaeological deposits and remains.

Scheduled Ancient Monuments and Conservation Areas are shown on the Proposals Map.

Planning permission will be refused if the impact of development on heritage assets and archaeological remains is unacceptable. Where appropriate, we will use Article 4 directions, planning conditions and planning obligations to secure mitigation measures to ensure that development is acceptable in planning terms.

Historic England guidance

3.5 Historic England's Conservation Principles: policies and guidance for the sustainable management of the historic environment provides guidance on all aspects of the historic environment and combines its protection with the economic and social requirements of the public. It acknowledges that the historic environment is fundamental to England's cultural heritage and sense of identity, and should be recognised as a non-renewable resource sustained for the benefit of present and future generations.

3.6 Historic England's Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets (Historic England 2019) reflects the revised PPG and provides information on the analysis and assessment of heritage significance in line with the NPPF. Also pertinent to this heritage statement is Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets (Historic England 2017).

Mill Dam Conservation Area

3.7 The area was designated in 1981 for its historic character as a remnant of the commercial riverside heritage of the town. It includes Mill Dam to Commercial Road, Brewery Lane and Daltons Lane. A character appraisal and a management plan have been prepared which are a supplementary planning documents (South Tyneside Council 2006; 2010).

4. Heritage assets and their significance

Baseline data

4.1 The Historic Environment Record was consulted. Record of heritage assets, both designated and undesignated, were compiled from within a c.1km study area from the boundary of the development site. The assets are listed in the Appendix and selectively mapped onto Figure 1.

4.2 Assets with no interrelation with the site, because of intervening built form, topography or no relevant historical connection, were not considered further. This includes the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site (WHS) at Arbeia Roman fort. The fort dates from the mid-2nd century AD and was a

supply base for the wall forts. The proposed development area is over 700m from the WHS buffer zone and c.1.2km from the fort itself. The supposition that the Mill Dam, directly to the north of the site, was a Roman port is putative and not attested to by archaeological evidence. The proposed development area shares no associations or intervisibility with the WHS.

- 4.3 Numerous listed buildings in the study area are clustered around the Market Place, along Beach Road and in the Mariner's Cottage Conservation Area. While the Market Place buildings are part of comparable urban development, they do not share the riverside associations with the site and are not intervisible. The buildings along Beach Road are largely residential in character, and relate to the gentile expansion of high status seaside dwellings along the road; they are not interconnected or intervisible with the riverside area. The designed assets of the Mariner's Cottage Conservation Area are more distant from the site and there is no intervisibility between the sites.
- 4.4 Much of the proposed development area (excluding the Phase 1 area) will be remediated by the council prior to being handed over for development. This will include ground disturbance of up to 5m, such that any archaeological resource will be removed. There will therefore be no impact from the development on an archaeological resource over the majority of the site. The Phase 1 area in the south of the site will not be subject to the same remediation scheme. It does not contain early industrial remains, but concrete surfaces and brick walls utilised in the last century will be present; these would be of limited significance. The graving dock and walls will be infilled/removed prior to development and will not be assessed as part of the heritage statement.
- 4.5 Those assets where an assessment of the potential impact of the development is needed are shown on Figure 5, and are considered below. These comprise those assets which are in close proximity to the site such that there may be a visual interrelation, and which may have a relevant historical association with the site.
- 4.6 The impact of the development needs to be considered on the Mill Dam Conservation Area and its historic assets, Grade II Listed Buildings in close proximity to the site, and the Locally Listed Middle Docks. The significance of the assets is considered below.

Conservation Area: Mill Dam (Figure 5)

- 4.7 The conservation area borders the northern edge of the proposed development area. It comprises land on Mill Dam Road, Brewery Lane and Dalton's Lane. It appears as two distinct building groups and has expanses of open land reflecting the previous clearance of buildings. The area retains some of its historic street pattern, although this has been partly remodelled. It includes open space, boundary walls, car parking, remnant industrial heritage and notable buildings. Its general character relates to rail and river commerce, industry and transport. The eastern character zone has an urban feel, with a mix of building types, uses and activities. The western riverside character zone has an exposed aspect on the waterway, and is more disjointed, containing hard expansive surfaces.
- 4.8 The conservation area was designated in 1981 as an area of special architectural / historic interest and contains several Grade II listed buildings and locally listed

structures. The historic buildings are associated with the area's industrial and commercial heritage. As a conservation area it is considered to be of regional significance. Designated buildings are described below. Locally listed structures within the conservation area which add to its significance comprise the historic jetty, the Swinburne Glassworks chimney, The Quadrant, The Railway public house, and the Dalton Lane workshops: several other structures also add to the area's historic character.

Grade II listed buildings (Figure 5, refs. 1-4)

- 4.9 There are four Grade II listed buildings within 150m of the proposed development area. These are all within the Mill Dam conservation area.
- 4.10 The River Tyne Police Offices (Figure 5, ref. 1; LB 1232160) were built in ashlar and brick with stone dressings. A frieze on the main frontage is inscribed with a date of AD 1886. The façade is further embellished with a circular plaque bearing the coat of arms of the force. A notable public building, it stands in a prominent location on the River Tyne looking out across the waterway over which it had authority. It is adjacent to the impressive Customs House and survives as a testament to the 19th century development of Holborn.
- 4.11 The former Mercantile Marine Offices (Figure 5, ref. 2; LB 1232273) were constructed in 1878 by T.M. Clemence, the borough architect and surveyor. The imposing public building is in the Renaissance style. The original Customs House was built prior to South Shields being declared a separate customs port in 1865. An extension was added in 1878 to house the offices of the local Marine Board. As with the River Police Offices, the commanding building dominates in this part of the conservation area.
- 4.12 The building of Mill Dam (Figure 5, ref.3; LB 1231582) dates to the early 19th century. It was constructed as a commercial property. It is rendered and incorporates a mid-19th century public house on the lower floor. The building is a product of the urban development fuelled by industrial growth of the river port.
- 4.13 No. 23 Mill Dam (Figure 5, ref. 4; LB 1277489) was constructed in the early 19th and is listed as it includes a detailed mid-19th century shopfront. The shopfront includes an ornate cornice with scrolled brackets, coped by carved grotesque male heads. The building attests to the wealth and prosperity of the area in the 19th century.
- 4.14 By virtue of their designation, the Grade II listed heritage assets are of special interest. They are an important part of the conservation area and contribute to its significance.

Locally listed: Middle Docks (HER 2345) (Figure 5, ref. 5)

- 4.15 The docks date from the 18th century and were subsequently remodelled several times in the 19th century. The docks are recorded on the 1st edition Ordnance Survey map of 1858 (Figure 4) to the south-west of the site boundary. Much of the work undertaken at the docks appears to have involved the import of timber and repair of wooden ships, although wooden ships were also constructed. The docks survive as a record of the industrial past of Holborn and their historic significance lies in their associations with the river and former industry. As a locally listed heritage asset the docks are of local significance.

5. Impact assessment

- 5.1 There will be no direct impact on the heritage assets as they are situated outside of the proposed development area. However, the impact on their setting needs to be considered, as this could affect their significance. With the exception of the Middle Docks, the assets are all within the Mill Dam conservation area and their setting is generally considered holistically.
- 5.2 The significance of the conservation area and its assets lies in its historic association with industry and commerce, based around the relationship of the area with the river. The removal of surviving industrial structures from the vicinity of the conservation area would therefore have the potential to detach the area from its industrial setting. In this instance, all industrial buildings within the proposed development area have been removed. The only significant surviving feature is the graving dock in the northern part of the site. As the graving dock will be infilled as part of the site remediation process, prior to development, the development will not impact on the industrial setting of the area by removing any industrial features.
- 5.3 The character appraisal for the conservation area frequently references the disparate nature of the area; clearance of buildings has led to expanses of open space, both within the area and separating it from adjacent areas of urban development. The appraisal suggests that there is a ‘...sense of disengagement the conservation area has from the town centre fringes to the north.’ (South Tyneside Council 2006, 14). It states that there is an ‘...over-supply of open space and expanses of car-parks within and just beyond the boundary.’ (South Tyneside Council 2006, 4). The proposed development area, a vast vacant and derelict open space adjacent to the conservation area (Photos 3, 6), is of no benefit to the conservation area, which historically was incorporated within a dense industrial and urban landscape. The development of the open space will bring the conservation area back into its historic urban context, which formerly comprised industrial buildings and housing. It will be particularly beneficial to the River Tyne Police Offices, the former Mercantile Marine Office, and Dalton Lane workshops which are close to the development site. The police and marine offices were designed to be prominent structures within an urban landscape rather than isolated within open space, as they are now.
- 5.4 The proposals would return the land to use and increase communal appreciation of the riverside, the industrial heritage of the conservation area and its associated assets. The design proposals intend to reference the historic Mill Dam area, linking with the commercial centre and historic buildings. The designs exploit the riverside location of the development area, reinforcing key views to the north-west and south-east onto and across the river. The proposed buildings incorporate a variety of materials which reference the historic buildings in the conservation area. Dockland style apartments are designed to reinforce Holborn’s character and identity. Public spaces would include reuse of reclaimed timber from remnant dock construction and existing steel mooring bollards from the industrial past of the site. The layout of the development will reference the industrial heritage of the area by incorporating the historic lines of the old graving dock.
- 5.5 The Middle Docks are currently disused and inaccessible, and their aesthetic value cannot be appreciated. Clear understanding of their historic significance and industrial associations is limited. The development proposals exclude the docks from

their footprint, such that their evidential value will be retained. The development will remove vacant land adjacent to the dock, and bring them back into an urban environment. The docks will form part of the historic context of a vibrant riverside community, and the communal understanding of their historic and aesthetic value will be increased.

- 5.6 In summary, the riverside residential development will bring derelict land back into use, forming an urban community based around the river. The derelict land currently has a negative impact on the setting of the historic assets in the vicinity. Historically, the area was utilised both for housing and industry, both interdependent, and focused on the river. The proposals will bring the conservation area and historic assets in the vicinity out of their current isolated setting, back into a denser urban environment closer to their original context. The development is therefore regarded as being beneficial to the assets and their significance.

6. Sources

Cartographic sources

Hollar, 1654 Map of the mouth of the River Tyne
Cuthbertson, 1720 Map of the Flatworths
Richardson, 1768 Map of Westoe and Harton
Armstrong, 1768 map of the County of Durham
Armstrong, 1769 map of the County of Northumberland
Fryer, 1772 Map of the mouth of the River Tyne
1841 Tithe plan for the township of Westoe
Wood, 1827 Map of the South Shields
Ordnance Survey, 6" editions of 1862, 1898, 1921, 1952, 1967, 1976, 1986, 1993
Ordnance Survey, 25" editions of 1858, 1897, 1915, 1956, 1970
Ordnance Survey, town plan, editions of 1857, 1896

Other sources

Historic England, 2017 *Historic Environment Good Practice Advice in Planning: 3*
Historic England, 2019 *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*
South Tyneside Council, 2006 *Mill Dam Conservation Area: character appraisal*
South Tyneside Council, 2010 *Mill Dam Conservation Area: management plan*

Websites

<http://mapapps2.bgs.ac.uk/coalauthority/home.html>
www.bgs.ac.uk
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<http://maps.nls.uk>

Appendix: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

Historic Environment Record and designated heritage assets

(PRN = Public Record Number, Designation - WHS=World Heritage Sites, LB=Listed building, CA=Conservation Area, LL=Local List)

| PRN | Designation | Description | Grade | Date |
|------|------------------|--|------------|----------------|
| 183 | | North Shields, 2nd settlement | | medieval |
| 274 | | South Shields, Anglian monastery | | early medieval |
| 277 | | Wardley, Wrekendyke Roman road | | Roman |
| 866 | | South Shields, animal bones | | unknown |
| 889 | | South Shields, Quaker Burial Ground | | post medieval |
| 891 | | South Shields, vicus | | Roman |
| 902 | | Roman inhumation cemetery | | Roman |
| 903 | | Roman cremation cemetery | | Roman |
| 914 | SAM 1005910, WHS | Arbeia Roman fort | | Roman |
| 922 | | pottery vessel | | unknown |
| 940 | | Greek inscribed stone | | unknown |
| 941 | | bone ring | | medieval |
| 945 | | South Shields town | | medieval |
| 946 | | salt pans | | medieval |
| 947 | | watermill | | medieval |
| 948 | | windmill | | medieval |
| 1113 | | Backworth Wagonway | | 19th century |
| 1683 | | Corporation Abattoir | | 19th century |
| 1686 | | West Holborn, level crossing | Local List | modern |
| 1688 | | Footbridge | | modern |
| 1689 | | Level Crossing | | modern |
| 1902 | | Oyston Street, Possible ford | | Roman |
| 2076 | | Engine Manufactory | | 19th century |
| 2078 | | Whiting and Salt Manufactory | | 19th century |
| 2079 | | Whitehill Point Staiths | | post medieval |
| 2080 | | North Shields, Iron Works | | 19th century |
| 2082 | | North Shields, Wagonway | | 19th century |
| 2131 | | North Shields, Limekiln Shore | | 19th century |
| 2139 | | NER, Blyth and Tyne Section | | 19th century |
| 2142 | | Howdon, Commissioner's Staiths (N) | | 19th century |
| 2147 | | North Shields, Albert Edward Dock | | 19th century |
| 2201 | | N.E.R, Blyth & Tyne Railway, Extension | | 19th century |
| 2236 | | St. Hilda's and Harton Colliery Drops | | 19th century |
| 2247 | | Raft Yard | | 19th century |
| 2287 | | Gateshead to South Shields Road | | 19th century |
| 2288 | | Brandling Jcn Rwy, S Shields Branch | | 19th century |
| 2290 | | Stanhope & Tyne Railway | | 19th century |
| 2293 | | West Docks | | 19th century |
| 2294 | | High Dock | | 19th century |
| 2339 | | Market, Spring Lane or Forsythe's Dock | | 19th century |
| 2340 | | Cookson's or Swineburne's Glassworks | | post medieval |
| 2341 | | Subscription Brewery | | 19th century |
| 2342 | | Bottle Works | | 19th century |
| 2343 | | Metcalfe's Dock | | 19th century |
| 2345 | | Middle Docks | Local List | 19th century |
| 2353 | | Low Station | | 19th century |
| 2354 | | Swinburne's Brick Field | | 19th century |
| 2355 | LB 1277144 | St. Hilda's Colliery | II | 19th century |
| 2356 | | St. Hilda's / Harton Coal Co. Railway | | 19th century |
| 2357 | | Soda Works | | 19th century |

| PRN | Designation | Description | Grade | Date |
|------|-------------|---|------------|---------------|
| 2358 | | Ballast Hill | | 19th century |
| 2359 | | Glass Works | | 19th century |
| 2360 | | Waterworks | | 19th century |
| 2361 | | Brickfield | | 19th century |
| 2362 | | Railway | | 19th century |
| 2363 | | Ballast Hill | | 19th century |
| 2364 | | Rope Walk | | 19th century |
| 2365 | | Ballast Hill | | 19th century |
| 2366 | | Mile End Road, Railway Station | | 19th century |
| 2367 | | Sandstone Quarry | | 19th century |
| 2368 | | Bulmer's Patent and Common Ropery | | 19th century |
| 2369 | | Ballast Hill | | 19th century |
| 2382 | | Oyston's (Alderson's) Brick Field | | 19th century |
| 2383 | | Rope Walk | | 19th century |
| 2384 | | Anderson's Brick Field | | 19th century |
| 2427 | | Ballast Railway/Harton Coal Co Railway | | 19th century |
| 2449 | | Templetown waggonway | | 19th century |
| 2454 | | Ship Repairing Yard | | 19th century |
| 2455 | | Brewery | | 19th century |
| 2456 | | Harton Colliery Staiths (Low Staith) | Local List | 19th century |
| 2457 | | Stone Quay Boiler Works | | 19th century |
| 2459 | | High Shields Station | | 19th century |
| 2460 | | Goods Station | | 19th century |
| 2461 | | Gas Works | | 19th century |
| 2469 | | Brickworks | | 19th century |
| 2470 | | Borough Foundry and Engine Works | | 19th century |
| 2556 | | Jarrow, Tyne Dock | | 19th century |
| 2564 | | Brandling Jcn Rwy, S Shields branch | | 19th century |
| 2565 | | Tyne Flint Glass Works | | 19th century |
| 2591 | | Mill Dam | | post medieval |
| 2593 | | Tilery | | 18th century |
| 3244 | | Brandling Drops | | 19th century |
| 4484 | | Ballast Hills | | post medieval |
| 4485 | | Salmon Yares | | medieval |
| 4486 | | Inn with Brewery | | medieval |
| 4487 | | Ballast Quay | | post medieval |
| 4489 | | Salt Pans | | post medieval |
| 4490 | | Laygate, Holy Trinity Church | | 19th century |
| 4491 | | Frederick Street, Presbyterian Church | | 19th century |
| 4493 | | Windmill | | 19th century |
| 4500 | LB 1231574 | Barrington Street, No. 16 | II | 19th century |
| 4501 | LB 1277483 | Barrington Street, Trustee Savings Bank | II | 19th century |
| 4515 | LB 1231582 | Mill Dam, No. 27, Steamboat PH | II | 19th century |
| 4516 | LB 1277489 | Mill Dam, No. 23 (former post office) | II | 19th century |
| 4521 | LB 1232150 | King Street, Nos. 84 and 86 | II | 19th century |
| 4524 | LB 1277483 | King Street, Nos. 101 and 103 | II | 19th century |
| 4525 | LB 1232153 | King Street, Nos 105 and 107 | II | 19th century |
| 4529 | LB 1232273 | Mill Dam, Customs House | II | 19th century |
| 4590 | | Mr. Thompson's Timber Yard | | 18th century |
| 4593 | | Market Place | | 18th century |
| 4595 | | Cornwallis St, Primitive Methodist Ch | | 19th century |
| 4596 | | Commercial Rd, Baptist Meeting House | | 18th century |
| 4597 | | Market Cross | | 18th century |
| 4598 | | Brewer's Well | | 18th century |
| 4599 | | Mill Dam bridge/Deanbridge | | post medieval |
| 4983 | | Cookson's Glassworks, Chimney | Local List | 19th century |
| 5189 | | West Boldon, re-used Roman stones | | Roman |
| 5190 | | Coronation Street, Roman stones | | Roman |
| 5677 | | Mill Dam, Staith Masters House | Local List | 19th century |
| 7292 | LB 1354990 | Albert Edward Dock, accumulator twr | II* | 19th century |
| 7293 | LB 1184814 | Albert Edward Dock, locks and gates | II | 19th century |

| PRN | Designation | Description | Grade | Date |
|-------|-------------|---|------------|---------------|
| 7789 | | Thompson's Hall | | 19th century |
| 7833 | | Mill Dam, Windmill | | post medieval |
| 7834 | | Mill Dam, Brickyard | | post medieval |
| 8078 | LB 1232156 | Market Place, Church of St Hilda | II | 18th century |
| 8079 | LB 1232157 | Church of St Hilda, sundial | II | 18th century |
| 8081 | LB 1232227 | Church of St Hilda, gate piers | II | 18th century |
| 8087 | LB 1232320 | Tyne Dock Engineering Co. Ltd | II | 19th century |
| 8132 | LB 1277214 | King Street, No. 88, Theatre of Varieties | II | 19th century |
| 8372 | LB 1232158 | Market Place, Old Town Hall | I | 18th century |
| 8373 | LB 1232160 | Mill Dam, R Tyne River Police offices | II | 19th century |
| 8490 | | pottery | | post medieval |
| 8508 | | Commercial Road, brickworks | | 19th century |
| 8511 | | Mill Dam, Corporation Quay | Local List | 19th century |
| 9435 | | Mill Dam, No. 71, Unity Hall | Local List | modern |
| 9500 | | Daltons Lane, Nos. 2-6, maltings | Local List | 19th century |
| 9539 | | East Street, Mechanics Arms PH | Local List | 19th century |
| 9541 | | Mill Dam, Nos. 55 - 67, The Quadrant | Local List | 19th century |
| 9549 | | Market Place/King Street, pillar box | Local List | 19th century |
| 9552 | | Frederick Street, Eureka Public House | | 19th century |
| 9553 | | W Holborn, No. 115, Commercial Hotel | Local List | 19th century |
| 9554 | | Commercial Road, West End Vaults | | 19th century |
| 9556 | | Mill Dam, The Waterfront Public House | Local List | 19th century |
| 9563 | | East Street, Lambton Arms PH | Local List | 19th century |
| 9649 | | Victoria Road, Bethesda Free Church | Local List | 19th century |
| 9650 | | Victoria Road, Gregory Jubilee Hall | | modern |
| 10970 | | Tyne Dock War Memorial | Local List | modern |
| 11135 | | Mill Dam, Customs H, 'Nautical Objects' | | modern |
| 11137 | | 'Merchant Navy Memorial | Local List | modern |
| 11182 | | N Shields, Royal Quays, 'Tyne Anew' | | modern |
| 11190 | | Church of St. Hilda, war memorial | | modern |
| 11726 | | Mill Dam, barrage balloon site | | modern |
| 11976 | | Mill Dam, Seamen's Mission (2) | Local List | modern |
| 11988 | | Brunswick Street, street shrine | | modern |
| 12734 | | Church of St. Hilda, ridge and furrow | | medieval |
| 14394 | | Commercial Road, mural | Local List | modern |
| 14395 | | Ferry Street, ferry landing | Local List | modern |
| 14397 | | King Street, Nos. 100 to 108 | Local List | modern |
| 14437 | | Corstophine Town, Readhead's Landing | Local List | 19th century |
| 14438 | | Oyston Street, gas holder | Local List | 19th century |
| 14439 | | Laygate, Trinity Walk, Alazhar Mosque | Local List | modern |
| 15331 | | Church of St. Hilda, font | | 17th century |
| 16140 | | N Shields, Number 8 Graving Dock | | modern |
| 16171 | | Frederick Street, Tyneside flats | | 19th century |
| 16172 | | Laygate House | | 19th century |
| 16443 | | Market Place, lavatory | | modern |
| 16444 | | Market Place, air raid shelters | | modern |
| 16513 | | St. Hilda's Churchyard | | post medieval |
| 16548 | | German Protestant Church | | modern |
| 16553 | | Mill Dam, Seamen's Mission (1) | | 19th century |
| 17166 | | Eldon Street, Circatex Factory | | modern |
| 17247 | | Chapter Row, Wesleyan Chapel | | 19th century |
| 17643 | | Frederick St, Friends Meeting House | | 19th century |
| 17644 | | Wallis Street, Congregational Church | | 19th century |
| 17654 | | East Street, United Presbyterian Church | | modern |
| 17655 | | Barrington Street, Baptist Chapel | | 19th century |
| 17666 | | Johnson St, Wesleyan Chapel | | 19th century |
| 17670 | | Corstophine Tn, Primitive Methodist Ch | | 19th century |
| 17674 | | Laygate Lane, Primitive Methodist Ch | | 19th century |
| 17675 | | Laygate Lane, Sunday School | | 19th century |
| 17682 | | Laygate, Zion Chapel | | 19th century |
| 17683 | | Laygate, Zion Chapel Sunday School | | 19th century |

| PRN | Designation | Description | Grade | Date |
|-------|-------------|--------------------------------------|-------|--------------|
| 17686 | | Cambridge Street, Ebenezer Church | | 19th century |
| 17692 | | Cuthbert Street, Salvation Army Hall | | 19th century |
| 17693 | | Campbell St, Salvation Army Citadel | | 19th century |
| 17770 | | Middle Docks, Office | | modern |
| 17820 | | East Holborn, Rose and Crown, PH | | 19th century |

Previous archaeological interventions

| PRN | Description |
|--------------|--|
| 1993/8 | Archaeological evaluation: Mill Dam |
| 1995/28 & 29 | Archaeological evaluation: South Shields Riverside |
| 1998/8 | Archaeological assessment: Coronation Street |
| 2001/60 | Archaeological assessment: John Cowie Warehouse |
| 2000/32 | Building recording: Smith's and A & P Tyne Shipyards |
| 1999/34 | Building recording: Tyne Dock |
| 1998/28 | Archaeological monitoring: Harton Low Staiths |
| 1998/28 | Archaeological monitoring: Customs House/Mill Dam |
| 1998/28 | Archaeological evaluation: Dalton's Lane |
| 1997/58 | Archaeological assessment: West Docks |
| 1997/13 | Archaeological assessment: South Tyne Interceptor Sewer |
| 1994/14 | Archaeological assessment: South Shields Riverside |
| 1993/25 | Archaeological assessment: Middle Yards |
| 2003/46 | Archaeological assessment: Middle Docks |
| 2005/64 | Building recording: Smith's Dock |
| 2006/14 | Archaeological evaluation: Coronation St, S Shields |
| 2009/34 | Archaeological review: Tyne Dock |
| 2009/142 | Archaeological monitoring: Coronation Street |
| 2009/144 | Archaeological assessment: Harton Staithes |
| 2009/158 | Archaeological monitoring: Mill Dam |
| 2010/137 | Building recording: Eureka Public House, Frederick St |
| 2009/104 | Building recording: Entrance to Tyne Dock, Jarrow |
| 2011/29 | Archaeological evaluation: Havelock Street |
| 2011/82 | Archaeological excavation: Coronation Street, South Shields |
| 2011/130 | Archaeological assessment: New Shore Park, Harton Staithes |
| 2013/32 | Archaeological evaluation: Trinity South, Laygate |
| 2013/33 | Building recording: South Fredrick Street |
| 1998/13 | Archaeological monitoring: South Tyne Outfalls |
| 2006/171 | Archaeological assessment: St. Hilda's Church |
| 2002/98 | Building recording: John Cowie Warehouse |
| 2014/45 | Archaeological assessment: Market Place, New Central Library |
| 2015/109 | Archaeological assessment: South Shields Masterplan |
| 2016/20 | Archaeological monitoring: Market Square, South Shields |
| 2016/21 | Archaeological evaluation: Woodhave House, South Shields |
| 2016/23 | Archaeological evaluation: Market Square, South Shields |
| 2016/162 | Archaeological excavation: St Hilda's Churchyard |
| 2017/40 | Building recording: St. Hilda's Colliery |
| 2018/17 | Archaeological assessment: Holborn Middle Docks |
| 2009/201 | Archaeological assessment: Trinity South |
| 2019/25 | Building recording: Hill Street, Middle Dock Offices |
| 2019/70 | Building recording: North Graving Dock, Middle Docks |
| 2019/78 | Building recording: Rose and Crown Public House |
| 2019/90 | Archaeological monitoring: Coronation Street |



Photograph 1: Southern end of the site, looking north



Photograph 2: Raised bank at the south end of the site, looking south



Photograph 3: Northern graving dock, with the Mill Dam conservation area and listed buildings to the north, looking north-west



Photograph 4: Scrub vegetation between Hill Street and Nile Street, looking east



Photograph 5: Concrete wall north of Nile Street, looking east



Photograph 6: Rubble surface north of Cone Street, with Mill Dam conservation area on the skyline, looking north

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ARCHAEOLOGICAL SERVICES

DURHAM UNIVERSITY






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Cussins

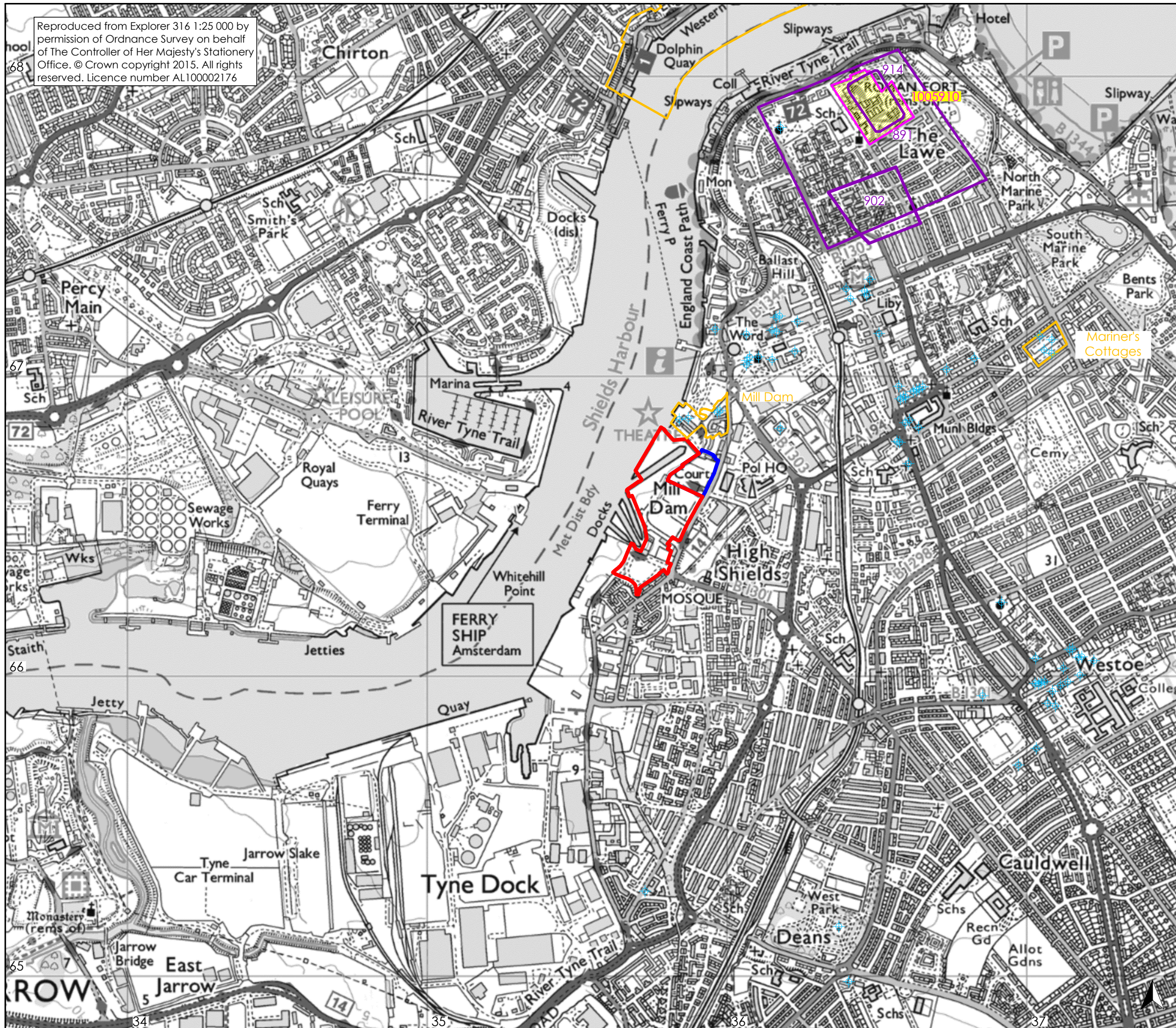
Holborn Riverside
South Shields
Tyne and Wear

heritage statement
report 5437

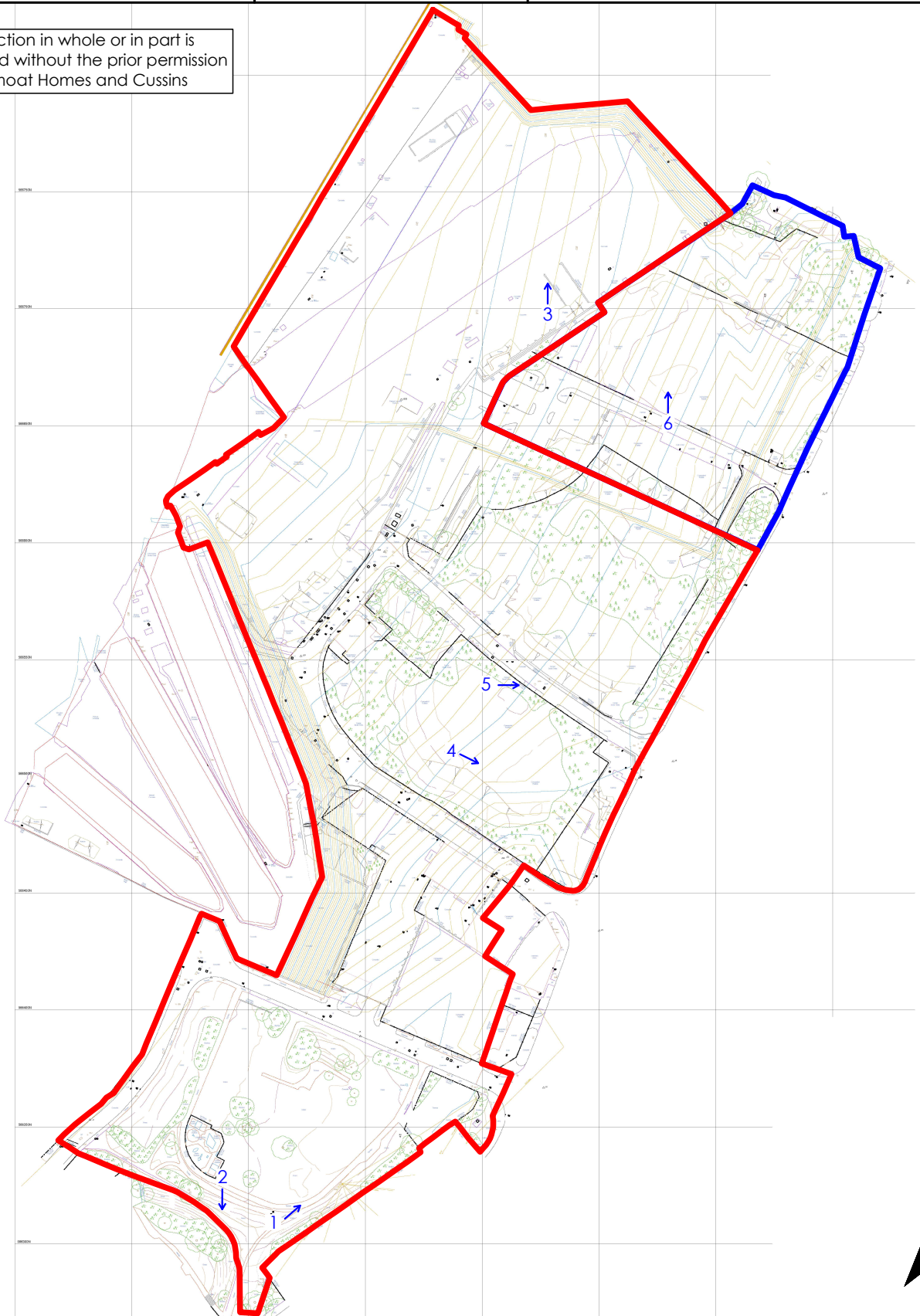
Figure 1b: Site location and National Monuments Record

0 500m
scale 1:12 500 for A3 plot

-  site boundary
-  listed building
-  conservation area
-  scheduled monument
-  world heritage site (Hadrian's Wall)



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site boundary



photograph

0 100m
scale 1:2500 for A4 plot

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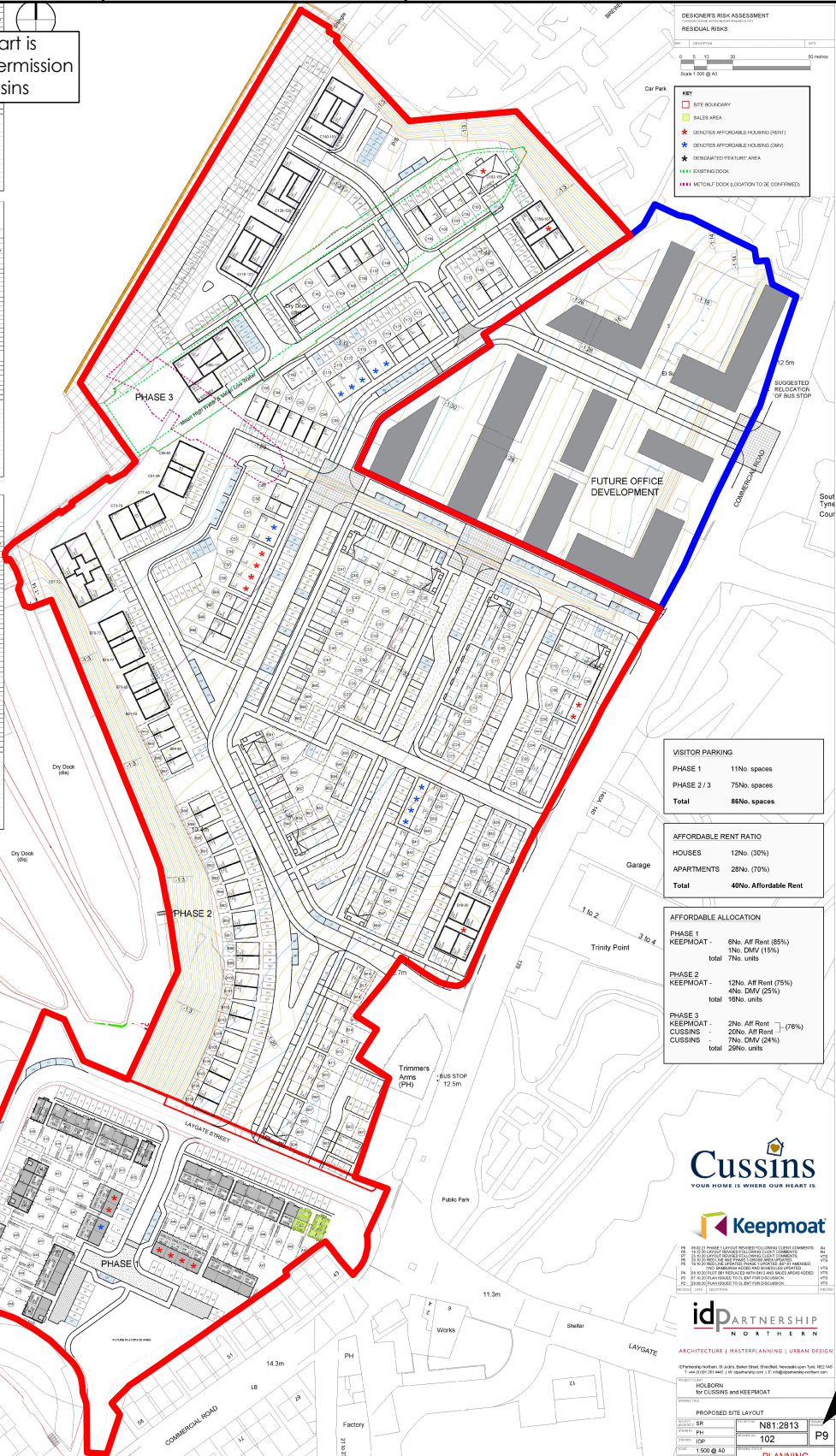
| Phase | Area | Units | DMV | DMV % |
|---------|----------|-------|-----|-------|
| PHASE 1 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 2 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 3 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |

| Phase | Area | Units | DMV | DMV % |
|---------|----------|-------|-----|-------|
| PHASE 1 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 2 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 3 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |

| Phase | Area | Units | DMV | DMV % |
|---------|----------|-------|-----|-------|
| PHASE 1 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 2 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 3 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |

| Phase | Area | Units | DMV | DMV % |
|---------|----------|-------|-----|-------|
| PHASE 1 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 2 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 3 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |

| Phase | Area | Units | DMV | DMV % |
|---------|----------|-------|-----|-------|
| PHASE 1 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 2 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |
| PHASE 3 | KEEPMOAT | 12 | 1 | 8% |
| | CUSSINS | 20 | 7 | 35% |



| VISITOR PARKING | |
|-----------------|---------------------|
| PHASE 1 | 11No. spaces |
| PHASE 2 / 3 | 75No. spaces |
| Total | 86No. spaces |

| AFFORDABLE RENT RATIO | |
|-----------------------|------------------------------|
| HOUSES | 12No. (30%) |
| APARTMENTS | 28No. (70%) |
| Total | 40No. Affordable Rent |

| AFFORDABLE ALLOCATION | |
|-----------------------|----------------------|
| PHASE 1 | |
| KEEPMOAT - | 6No. Aff Rent (50%) |
| CUSSINS - | 1No. DMV (15%) |
| total | 7No. units |
| PHASE 2 | |
| KEEPMOAT - | 12No. Aff Rent (75%) |
| CUSSINS - | 4No. DMV (25%) |
| total | 16No. units |
| PHASE 3 | |
| KEEPMOAT - | 2No. Aff Rent (17%) |
| CUSSINS - | 20No. Aff Rent (79%) |
| total | 22No. units |

Cussins
YOUR HOME IS WHERE OUR HEART IS

Keepmoat

idp PARTNERSHIP
NORTHERN

ARCHITECTURE | MASTERPLANNING | URBAN DESIGN

| PROPOSED SITE LAYOUT | | |
|----------------------|------------|----------|
| SR | N81-2813 | |
| PH | 102 | P9 |
| GP | 1:500 @ A0 | PLANNING |

site boundary

0 100m
scale 1:2500 for A4 plot



on behalf of
Keepmoat Homes
and
Cussins

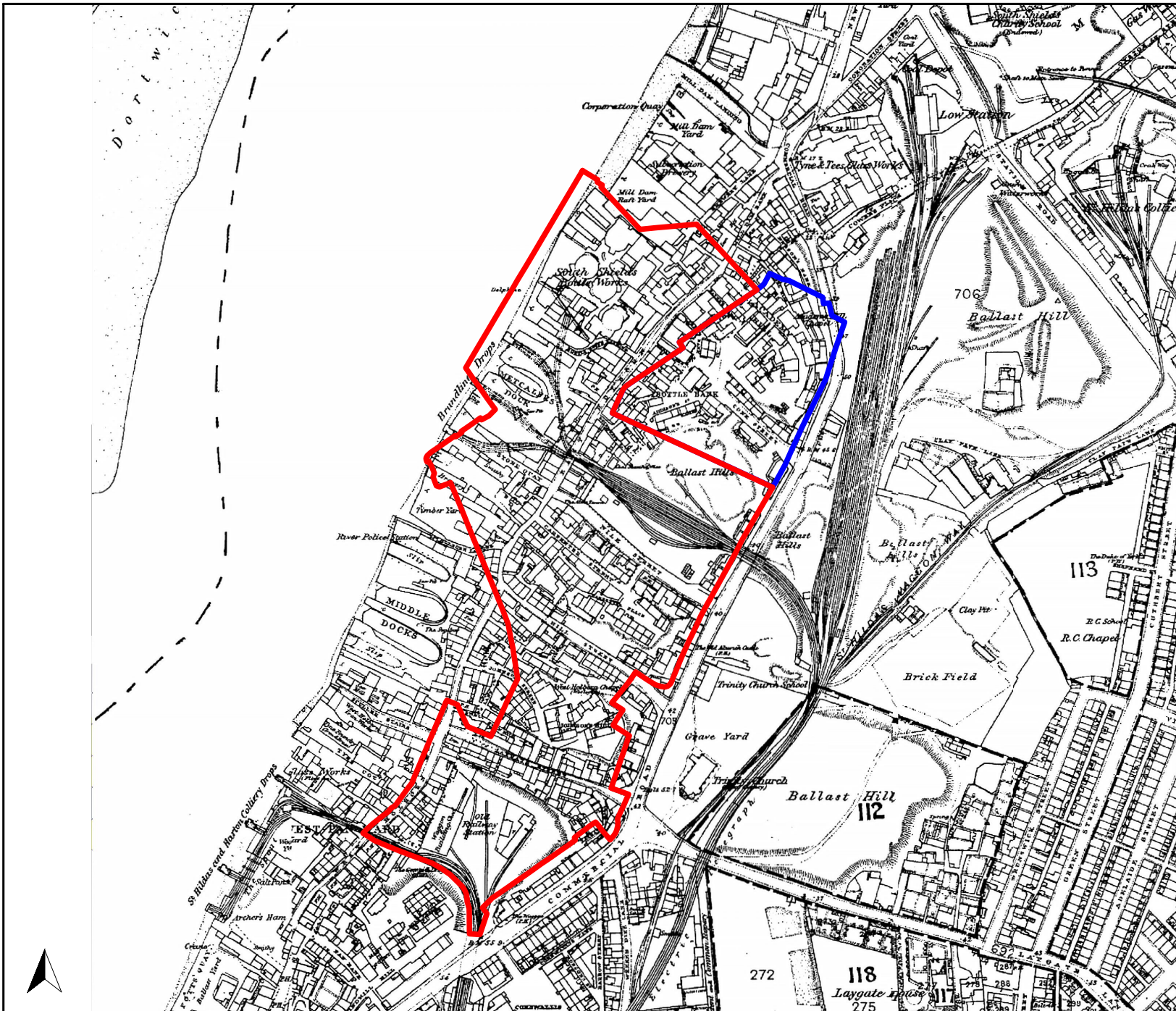
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Tyne and Wear

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Figure 4: Extract from the 1st edition
Ordnance Survey map, 1858

0 200m
scale 1:4000 for A4 plot

-  site boundary
-  proposed future development



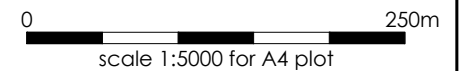
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Holborn Riverside
South Shields
Tyne and Wear

heritage statement
report 5437

Figure 5: Heritage assets



-  site boundary
-  Mill Dam Conservation Area
-  1 River Police Offices
-  2 The Former Mercantile Marine Offices
-  3 Mill Dam
-  4 23 Mill Dam
-  5 Middle Docks

