

Heritage Impact Assessment 2022



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1. INTRODUCTION

- 1.1 This document explores the impact of the proposed site allocations in the South Tyneside Local Plan on the historic environment.
- 1.2 The historic environment covers a wide range of resources including buildings, structures, archaeological remains, landscape features and historic open spaces. These are collectively known as heritage assets. Heritage assets are identified as being either designated or non-designated. Designated heritage assets include World Heritage Sites, Listed Buildings, Registered Parks and Gardens, Scheduled Monuments, Registered Battlefields, Conservation Areas and Protected Wrecks. Non-designated heritage assets are buildings, structures, sites, places, and landscapes that have been identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but that are not formally designated.
- 1.3 This study seeks to provide robust and defensible evidence of the potential risk of development of the proposed site allocations in the emerging Local Plan to the significance of heritage assets and their settings. In addition to identifying the potential risks (to heritage) of development, and whether development can be justified, the study seeks to provide guidance on the opportunities and strategies for mitigating any impacts and to consider opportunities for positive enhancement or for a heritage asset to be better revealed. It also makes suggestions about further work required and future monitoring.
- 1.4 It is intended to provide a proportionate understanding of the significance and sensitivity to change of heritage assets both within sites and those that would be affected by changes to their settings because of development. It is acknowledged that further primary evidence and research may yield more of an understanding of significance than is detailed in this report.
- 1.5 The findings of this study will provide further safeguards for the historic environment both in terms of Local Plan policies and those site allocations where potential significant effects on the historic environment have been identified.

THE CHALLENGES FACING SOUTH TYNESIDE

- 1.6 The NPPF requires Local Planning Authorities to meet objectively assessed needs (OAN) for housing, business, and other development, with enough flexibility to adapt to change. South Tyneside's Local Plan has applied the Government's standard methodology in determining its housing need which concludes that as a minimum, some 350 dwellings need to be delivered per annum over the next 15 years.
- 1.7 Another strategic priority objective for a regenerated South Tyneside is to increase the Borough's employment rate. The Council's Employment Land Review (2019) provides a robust and credible evidence base, providing an understanding and assessment of the economic profile, priorities, growth strategies and the type and amount of land available, both on a local and regional level.
- 1.8 The strategy for South Tyneside's Local Plan area therefore seeks an ambitious programme for growth for new homes and jobs, recognising the role each plays in creating a strong and successful sub-region. This poses a challenge in how to ensure this growth can be successfully and sensitively accommodated in the area without having a detrimental impact

on the heritage assets which contribute to the attractiveness of South Tyneside as a place to live, invest and bring up families.

- 1.9 Opportunities to expand the urban area are constrained by concerns including flood risk, Green Belt and biodiversity designations. For this reason, a proportion of South Tyneside's housing and employment opportunities will come forward within and on the edge of existing urban areas. The challenge will be to balance growth with the need to protect the Borough's natural and built assets and to ensure it will not have a detrimental impact on the quality of life for South Tyneside's residents.
- 1.10 The purpose of this Heritage Impact Assessment (HIA) is to inform the Local Plan by demonstrating how the historic environment has been considered in the site selection process and to assess the likely impact on heritage assets, both designated and non-designated, and whether those impacts could be mitigated. It is important to clarify that there is potential for as yet unknown surviving archaeological remains to be discovered. There may also be existing buildings or structures that are currently undesignated but may be of enough heritage interest to be considered for local listing.
- 1.11 The findings and recommendations of each assessment contribute to the Sustainability Appraisal (SA) which considers a range of sustainability considerations that will assist in informing which sites that are allocated within the Local Plan. The preparation of the SA and HIA have been an iterative process with each informing the other and will directly inform any resultant policy.
- 1.12 Chapter 3 identifies those sites that are proposed to be allocated in the Local Plan. Chapter 4 identifies other potential sites which are not being taken forward for allocation at this time.

DUTY TO CO-OPERATE

- 1.13 The Councils in the North East have worked collaboratively and undertaken extensive dialogue to address strategic planning issues for several years. In response to the requirements of the Localism Act, the Chief Executives and Leaders of the 7 North East Authorities signed a Memorandum of Understanding together with a Joint Position Statement, which sets out the strategic issues which the seven Councils agreed to focus on discussing in respect of the Duty to Cooperate.
- 1.14 In order to demonstrate that it has fulfilled its duty to co-operate obligations, the council has actively engaged with statutory consultees throughout the preparation of the Local Plan, working closely with Historic England on matters relating to heritage. In particular, the Council sought advice from Historic England on a methodology for the HIA. These discussions are addressed in a Statement of Common Ground.

2. METHODOLOGY

2.1 To begin with, the outcomes of Sustainability Appraisals were used to determine which sites would need to be assessed for heritage impact. The Sustainability Appraisal (SA) is a process which is undertaken alongside the preparation of the Local Plan. The SA aims to promote sustainable development by assessing all policies and alternatives against a set of Sustainability Objectives; this assessment helps to identify conflicts and can lead to mitigation measures being introduced. The process aims to ensure plans and policies achieve sustainable development. The SA is an iterative process and is repeated throughout the plan preparation process. This SA process has produced a rating which summarised the considered impact the development of each potential allocation could have against the SA objectives. These ratings are:

--	-	◆	+/-	+	++
Very Negative effect	Negative effect	No impact	Neutral effect	Positive effect	Very positive effect
Significant negative impact on SA objectives. Significant mitigation required.	Negative impact on SA objectives, mitigation required to lessen impacts.	Development would have no impact on SA objectives.	Unknown or uncertain impacts expected from development. Possible mitigation required.	Development could score positively in achieving SA objectives.	Development could play a significant role in achieving SA objectives.

2.2 Sustainability objective no. 6: Protect, enhance and promote South Tyneside’s heritage and cultural assets:

- Will it conserve and enhance designated and non-designated heritage assets?
- Will it protect historic townscapes, settlement character and settings?
- Will it increase social benefit (education, citizenship, participation, well-being) derived from the historic and cultural environment?
- Will it promote cultural tourism?

2.3 The scoring criteria used to help to determine the impact the development of a site would have against heritage assets are summarised below:

Distance from:	
World Heritage Site	
Scheduled Ancient Monument	
Listed Building	
0-25m	--
26-150m	-
151-200m	+/-
>200m	◆
Is the site within a conservation area?	
--	-
◆	+/-
+	++

2.4 For those sites identified as potentially having a very negative, negative or neutral impact on a heritage asset, Heritage Impact Assessments have been undertaken.

2.5 It was not considered necessary to subject every potential site to full heritage impact assessment. The assessment methodology is based upon Historic England’s *The Historic Environment and Site Allocations in Local Plans – Historic Advice Note 3* (2015).

2.6 In agreement with Historic England, a high level assessment of more than several hundred sites identified as ‘reasonable options’ was undertaken using the following methodology:

Table 1: Assessing impact on heritage assets

	Magnitude of Impact	Description of Impact
--	High	The significance of the asset would be totally altered or destroyed. Comprehensive change to setting affecting significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
-	Moderate	The significance of the asset would be moderately affected. Changes to the setting that have some impact on significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
-/+	Minimal	Changes to the asset would hardly affect significance. Changes to the setting of an asset that have little effect on significance and no real change in our ability to understand and appreciate the resource and its historical context and setting.
n/a	No change	The development would not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or our appreciation of it.

2.7 As previously stated, more in depth assessments of allocated sites and potentially deliverable sites have been undertaken in Sections 3 and 4. These HIAs will contribute to the selection of Local Plan Site Allocations and any mitigation that would be required.

2.8 It is important to remember that the precise scale and form of any development plans that might be brought forward under the proposed allocation are not yet known. Any development that is subsequently brought forward under the proposed allocation will be subject to normal planning considerations and the controls associated with them. The HIAs look solely at heritage impacts. Other constraints, such as flooding, Green Belt and highways, are addressed in the Council’s wider evidence base.

STEP 1: IDENTIFY WHICH HERITAGE ASSETS ARE AFFECTED BY THE POTENTIAL SITE ALLOCATION

2.9 This is informed by the evidence base, principally desk based assessment and, where necessary, site surveys.

2.10 Sources comprise:

- GIS data
- Historic England’s Heritage List
- Tyne & Wear Historic Environment Record
- Historic England’s Register of Heritage At Risk
- The council’s register of Grade II Buildings At Risk

- Conservation Area Appraisals
- The council’s List of Locally Significant Heritage Assets
- Historic maps
- Photographic records
- Tyne & Wear Historic Landscape Characterisation

STEP 2: UNDERSTAND WHAT CONTRIBUTION TO THE SITE (IN ITS CURRENT FORM) MAKES TO THE SIGNIFICANCE OF THE HERITAGE ASSETS(S)

2.11 Significance is the value of a heritage asset to current and future generations because of its heritage interest; the sum of why a place matters from a heritage point of view. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. Historic England’s “Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment” (2008) provides a useful basis for articulating significance which is based on how a heritage asset or place is valued by this and future generations because of its heritage interest. This may be value that derives from an asset’s:

- Evidential value: potential to yield evidence about past human activity
- Historical value: connection with a notable person or event
- Aesthetic value: design and appearance
- Communal value: connection with any current or past community

2.12 By articulating the value of heritage assets, statements of significance can be a springboard for designing change that provides future generations with a legacy from both past and present.

STEP 3: IDENTIFY WHAT IMPACT THE ALLOCATION MAY HAVE ON THAT SIGNIFICANCE

2.13 The level of detail is proportionate to each asset’s importance and no more than sufficient to understand the potential impact of development on their significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.

Table 2: Significance Value

Significance Value	Status and Definition
High	Assets which can be demonstrated to have international or national significance and/or are of extraordinary or unique archaeological, architectural, artistic or historic merit. This includes Scheduled Ancient Monuments and other nationally important archaeology (Class I and II), all Listed Buildings at Grade I and II*, Registered Parks and Gardens at Grade I and II*, and undesignated structures of clear national importance.
Medium	Assets with importance within a national or regional context due to special archaeological, architectural, artistic or historic interest. This includes Listed Buildings at Grade II, Registered Parks and Gardens at Grade II, Conservation Areas and undesignated assets of regional importance.
Lesser	Assets of local importance. Undesignated assets with modest archaeological, architectural, historic or artistic interest. Includes historic townscapes or landscapes of

	limited historic integrity (including any locally listed assets outside of conservation areas).
Negligible	Assets of limited local importance with little architectural or historic interest.
Unknown	The importance of the asset has not been ascertained.

2.14 Assignment of significance is a value judgement based on the knowledge and professional expertise of the author of the HIA. Ranking significance aids in understanding the relative importance of different elements and assessing the likely impact of allocation. The identification of ‘Lesser’ significance does not mean assets are of no importance.

2.15 Consider any direct impacts on the significance of heritage assets as a result of the potential site allocation, considering:

- Location and siting of development, including proximity, extent, position, topography, relationship, understanding and key views
- Form and appearance of development, including prominence, scale, massing, materials and movement
- Other effects of development, including noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use.
- Secondary effects, such as increased traffic through a historic village as a result of new development.

2.16 The potential impact of allocation on the significance of heritage assets may be adverse, beneficial or neutral. Significance may be affected by direct physical impact, including destruction, demolition and alteration or by changes to setting, including changes to historic character of an area, alterations to views to and from sites and loss of amenity (increased traffic, noise and air pollution etc.).

Table 3: Magnitude of Impact on Heritage Significance

Magnitude of Impact	Description of Impact
High	The significance of the asset would be totally altered or destroyed. Comprehensive change to setting affecting significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
Medium	The significance of the asset would be affected. Changes such that the setting of the asset is noticeably different, affecting significance resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
Low	The significance of the asset would be slightly affected. Changes to the setting that have a slight impact on significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
Minimal	Changes to the asset would hardly affect significance. Changes to the setting of an asset that have little effect on significance and no real change in our ability to understand and appreciate the resource and its historical context and setting.
No change	The development would not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or our appreciation of it.

STEP 4: CONSIDER WHETHER HARM CAN BE JUSTIFIED AND HOW SUCH HARM CAN BE MITIGATED

2.17 Where development would impact on a heritage asset and its setting, it will be necessary to determine if this would constitute harm and, if so, whether this harm would be acceptable.

- 2.18 Where it is possible to mitigate against impact or harm, the assessment proformas set out ways in which this could be achieved.
- 2.19 Ways in which enhancements could be maximised might include:
- Public access and interpretation
 - Increasing understanding through research and recording
 - Repair/regeneration of heritage assets
 - Removal from the Heritage at Risk Register
 - Better revealing of significance of assets, e.g. creation of viewpoints and access routes, use of appropriate materials, public realm improvements, design
- 2.20 Ways in which harm could be avoided or minimised might include:
- Identifying reasonable alternative sites
 - Amendments to site boundary, quantum of development and types of development
 - Relocating development within the site
 - Identifying specific design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings
 - Addressing infrastructure issues such as traffic management.
- 2.21 Again, any requirements should be proportionate to the heritage significance of the asset and no more than is sufficient

STEP 5: DETERMINE WHETHER THE PROPOSED SITE ALLOCATION IS APPROPRIATE IN LIGHT OF THE NPPF'S TESTS OF SOUNDNESS:

- 2.22 The fifth step in each assessment considers whether the principle of development would reflect national policy.
- 2.23 Ensuring that objectively assessed development and infrastructure needs are met whilst having regard to conservation of the historic environment. Conclusions reached should be in accordance with National Policy whilst also having regard to the need to conserve heritage assets in a manner appropriate to their significance.
- 2.24 The NPPF paragraph 182 sets out four tests to consider in judging whether a local plan is "sound". These include whether it is:
- Positively prepared;
 - Justified;
 - Effective; and
 - Consistent with National Policy.

THE ASSESSMENTS

- 2.25 An initial sift of potential sites using the SA identified 57 sites for consideration for which heritage impact assessments have been carried out, 30 of which are being taken forward as

potential allocations in the Local Plan. Each HIA describes how development is likely to impact on heritage significance and makes recommendations for maximising enhancement and/or minimising harm. Table 4 summarises those sites that are being allocated through the Local Plan, whilst Table 5 summarises those sites that are not being allocated through the Local Plan but are potentially deliverable.

Table 4: Proposed Allocations

Site Ref	Site Address	Allocation	Harm Identified
SBC010	Cleadon Lane Industrial Estate	Mixed Use	None
SBC084	Former MoD bunkers and medical stores, Green Lane, East Boldon	Housing	Less than substantial
SBC100	Land south of Cleadon Park	Housing	None
SBC101	Land south of Occupational Road (east)	Housing	Less than substantial
SBC102	Land to North of Town End Farm	Housing	Less than substantial
SBC104	Former Boldon CE Primary School	Housing	Less than substantial
SBC121	Open space at Dipe Lane/Avondale Gardens	Housing	Less than substantial
SFG072	Land south of Fellgate	Housing	Less than substantial
SFG075	Urban Extension C: Land South of Fellgate	Housing	Less than substantial
SHB012	Ashworth Frazer Industrial Estate & Hebburn Community Centre	Housing	Less than substantial
SHB112	Land at Southend Parade	Housing	None
SIS007	Land at Winchester Street Housing-led Regeneration Site	Housing	Less than substantial
SIS009	Land at Fowler Street/Thomas Street	Mixed Use	Less than substantial
SIS017	Land adjacent to Ocean Road Community Centre	Housing	Less than substantial
SIS022	Land at Harton Quay	Mixed Use	Less than substantial
SIS062	Land at Queen Street (the site East of North Street)	Mixed Use	Less than substantial
SIS063	Land at Salem Street (the Car Park West of North Street)	Mixed Use	Less than substantial
SOS001	South Shields and Westoe Sports Club and Playing Fields	Housing	Less than substantial
SOS007	South Tyneside College – South Shields Campus and playing fields	Housing	Less than substantial
SOS009	South Shields Community School – Brinkburn Campus	Housing	Less than substantial
RG1b	Harton Quay, South Shields	Housing	Less than substantial
RG1c	Customs House Car Park	Mixed use	Less than substantial
SOS080	Tyne Dock Housing-led Regeneration Site	Housing	None
RG3	South Shields Town Centre College-led Regeneration Site	Mixed Use	Less than substantial
SOS222	Land at Dean Road, South Shields	Housing	Less than substantial
WH009	Land at Wellands Farm, Whitburn	Housing	Less than substantial
WH013	Land North of Cleadon Lane	Housing	Less than substantial

Table 5: Alternative Potentially Deliverable Sites

Site Ref	Site Address	Allocation	Harm Identified
SBC106	The Paddock, Glebe Farm Road, West Boldon	Housing	Less than substantial
SBC111	Land West of Boldon Cemetery, Hylton Lane	Housing	Less than substantial
SBC112	Caravan Storage Yard, Harton View, West Boldon	Housing	Less than substantial
SBC117	Land at Boldon Golf Course, Dipe Lane, West Boldon	Housing	Less than substantial
SBC123	Land between Downhill Lane and Hylton Lane	Housing	Less than substantial

SFG015	Land to east of Lakeside Inn, Durham Drive, Fellgate	Housing	Less than substantial
SFG073	Urban Extension A: Land South of Fellgate	Housing	Less than substantial
SFG074	Urban Extension B: Land South of Fellgate	Housing	Less than substantial
SFG076	Eastern Parcel: Land South of Fellgate	Housing	Less than substantial
SFG077	Western Parcel: Land South of Fellgate	Housing	Less than substantial
SFG078	Northern Parcel: Land South of Fellgate	Housing	Less than substantial
SFG079	Southern Parcel: Land South of Fellgate	Housing	Less than substantial
SFG080	Urban Extension D: Land South of Fellgate	Housing	Less than substantial
SHB020	Storage building and land at Quarry Road	Housing	Less than substantial
SJA076	Open Space (Burn Road)	Housing	Less than substantial
SJA007	Previous Police Station and Magistrates Court	Housing	Less than substantial
SJA017	Shell Oil Terminal	Employment	Less than substantial
SJA033	Epinay Business and Enterprise School	Housing	Less than substantial
SJA036	Epinay Business and Enterprise School	Housing	Less than substantial
SIS002	Union Alley	Mixed Use	Less than substantial
SIS010	Oyston Street Car Park	Mixed Use	Less than substantial
M5	Oyston Street Gas Holder	Mixed Use	Less than substantial
SIS011	Land at Fowler Street West (Phase 2)	Housing	Less than substantial
SIS016	South Tyneside House, Westoe Road, South Shields	Employment	Less than substantial
SIS021	Land at Ferry Street, South Shields	Housing	Less than substantial
SIS023	Former Wouldhave House (Site B)	Mixed Use	Less than substantial
SIS037	Land at Mariners Cottages	Mixed Use	Substantial Harm
SIS044	Market Square, South Shields	Employment	Substantial Harm
SIS045	Land to west of Foreshore Caravan Park	Mixed Use	Less than substantial
SIS059	Land at Long Row Car Park	Mixed Use	None
SIS061	Land at Saville Road	Mixed Use	Less than substantial
SOS015	Land at Commercial Road/Tudor Road	Housing	None
SOS076	Land between South Eldon Street and A184	Housing	Less than substantial
SWH012	Land west of Wellands Lane	Housing	Less than substantial
E13	Port of Tyne – Beside MH Southern	Mixed Use	Less than substantial
WH011	Land surrounding Wellands Farm	Housing	Less than substantial

3. PROPOSED SITE ALLOCATIONS

3.1 The following key represents symbols used throughout each site assessment, although not every symbol will apply to every site:

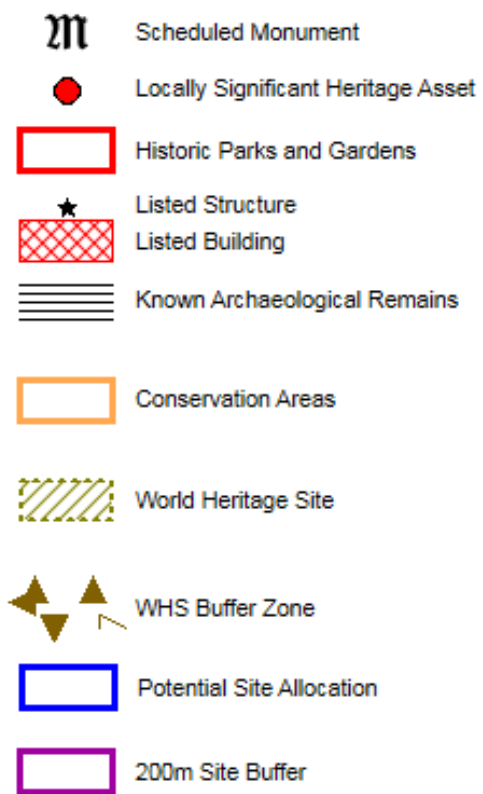
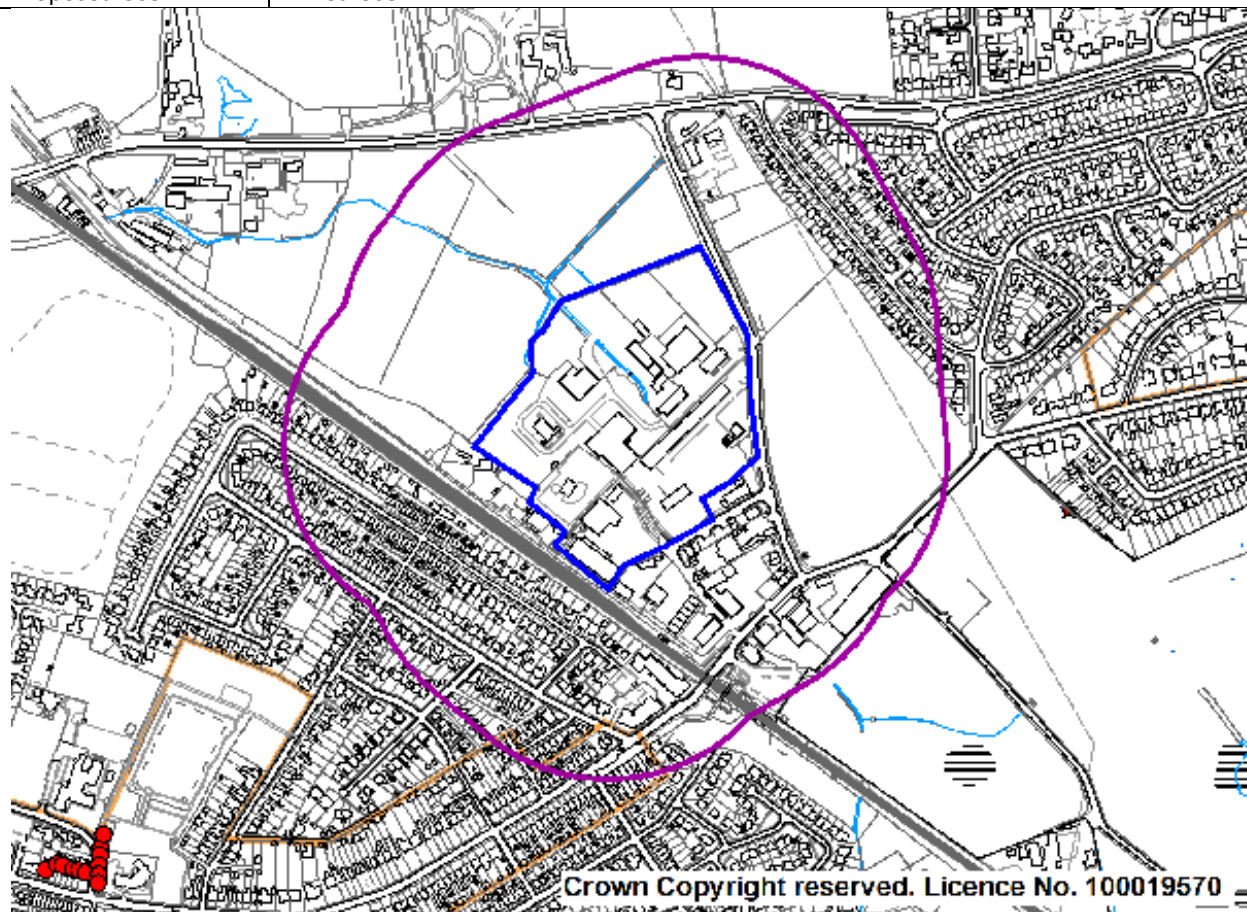


Figure 3.1 Map Key

Site Reference	SBC010
Site Address	Land at Cleadon Lane Industrial Estate
Proposed Use	Mixed Use

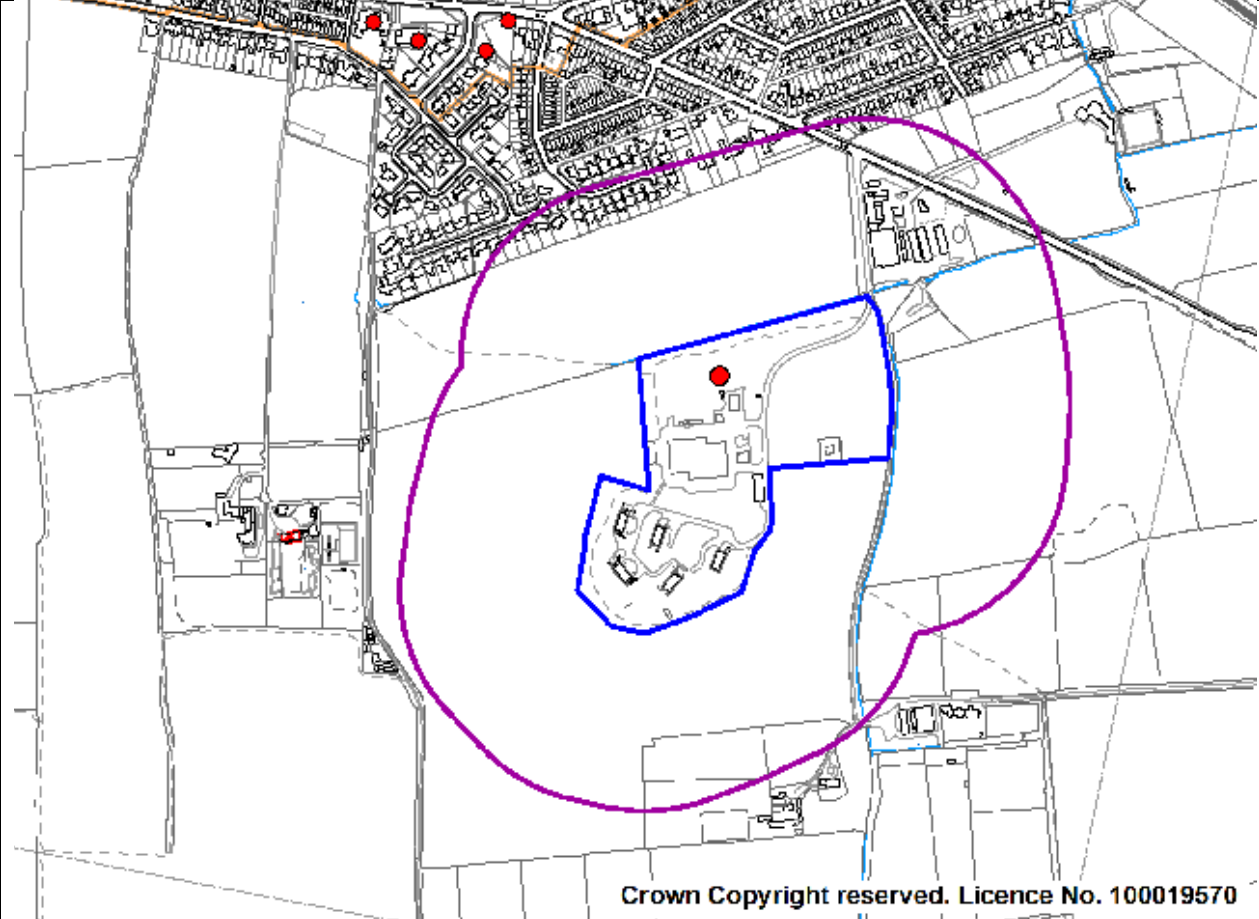


Assets Identified

World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	East Boldon Conservation Area (Conservation Areas) 60m to the southeast	
Registered Parks and Gardens	None	
Non-designated Assets	Boldon Common Fields (974) to the north, east and south	
Heritage Assets in the wider setting	Boldon Common Fields (974) Gas Lamp to rear of no. 6 Garden Lane GII (1262062) Cleadon Conservation Area (Conservation Areas) Greenlands, 2 Boldon Lane (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
East Boldon Conservation Area	The site is closest in distance to Station Road, part of a later chapter in the growth of the medieval village of East Boldon, representing residential growth in the mid to late 19th Century with a development pattern based on access to the railway	The site itself is visually and physically cut off from the Conservation Area by a railway embankment and several residential streets. The site makes no contribution to the

	station.	character of East Boldon Conservation Area.
Non designated assets		
Boldon Common Fields	Ridge and furrow survive as earthworks, or on air photos, east of East Boldon on Boldon Flats (NZ 37 61), south of East Boldon (NZ 36 61 and 36 60), and west of West Boldon (NZ 33 60, 33 61, 34 60 & 34 61). The area retains considerable ridge and furrow, with what appear to be large ditched boundary banks. There are also a few mysterious lumps which seem to overlies the ridge and furrow. A site at Boldon Flats (NZ 377 614) has been suggested as a possible prehistoric site, but other authorities claim this is a pond, possibly within a subsidence hollow or collapsed shaft. It is now filled in. A channelled drain on its northern drain is of no antiquity.	The previously developed site has no remaining historic association with the identified heritage assets. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Boldon Common Fields	Ridge and furrow survive as earthworks, or on air photos, east of East Boldon on Boldon Flats (NZ 37 61), south of East Boldon (NZ 36 61 and 36 60), and west of West Boldon (NZ 33 60, 33 61, 34 60 & 34 61). The area retains considerable ridge and furrow, with what appear to be large ditched boundary banks. There are also a few mysterious lumps which seem to overlies the ridge and furrow. A site at Boldon Flats (NZ 377 614) has been suggested as a possible prehistoric site, but other authorities claim this is a pond, possibly within a subsidence hollow or collapsed shaft. It is now filled in. A channelled drain on its northern drain is of no antiquity.	The previously developed site has no remaining historic association with the identified heritage assets. The site makes no contribution to significance.
Gas Lamp, Cleadon Conservation Area	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Greenlands	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
East Boldon Conservation Area,	Development of the site would result in NO CHANGE to the significance of the heritage assets.	

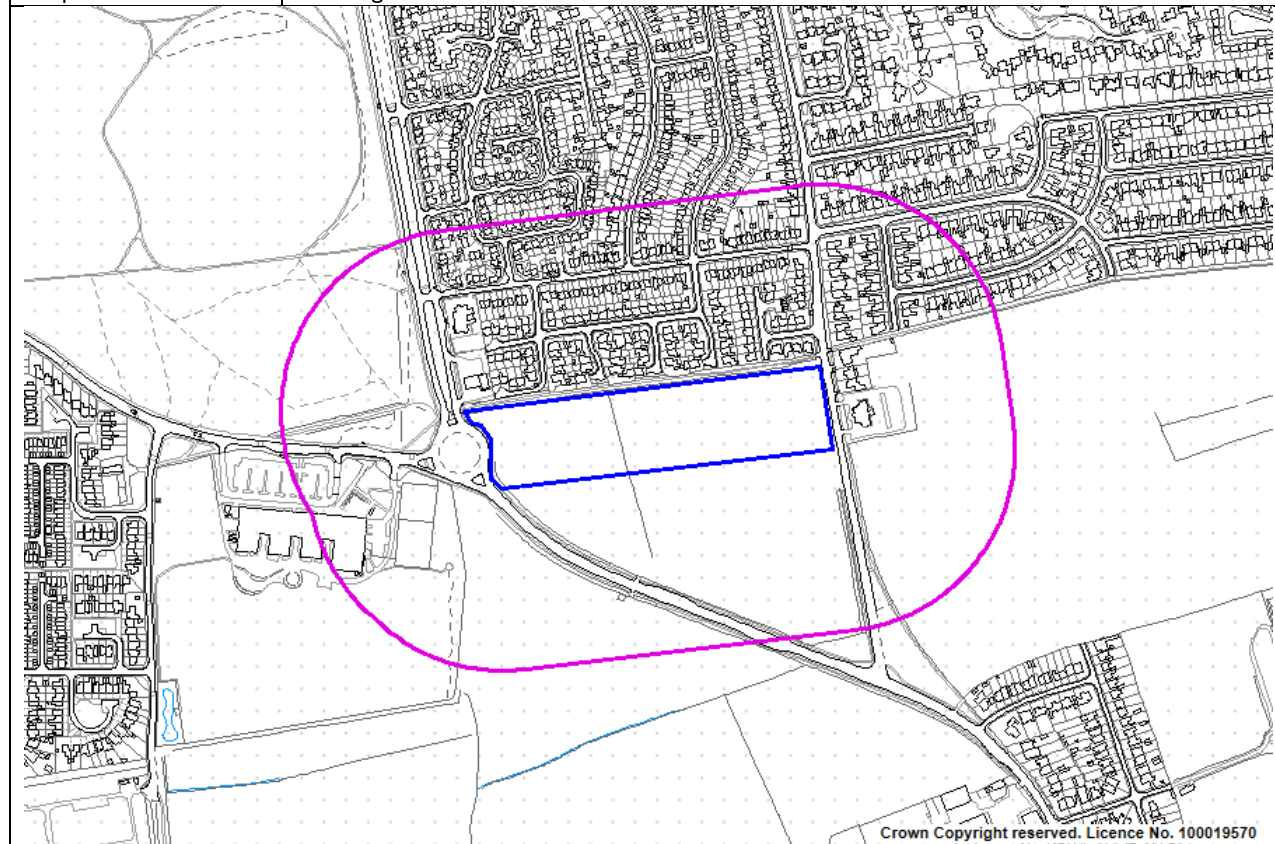
Boldon Common Fields, Gas Lamp, Cleadow Conservation Area, Greenlands	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
n/a	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development is unlikely to cause harm to the historic environment.	

Site Reference	SBC084	
Site Address	Former MoD bunkers and medical stores, Green Lane, East Boldon	
Proposed Use	Housing	
 <p style="text-align: right;">Crown Copyright reserved. Licence No. 100019570</p>		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Anti-Aircraft Supply Depot (former MOD bunkers and medical stores) (Local List) Boldon Common Fields (974)	
Heritage Assets in the wider setting	War Memorial, Front Street GII (1435093) East Boldon Conservation Area (Conservation Areas) Mixed Board School (Local List) St George's Church (Local List) 1 Gordon Drive (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non designated assets		
Anti-Aircraft Supply Depot (former MOD	Military supply depot related to anti-aircraft ordnance - there were two supply depots	The site makes a high contribution to significance

bunkers and medical stores)	for the Tyne and Wear area, this one served Sunderland. Buildings in ruins, however, still in-situ.	
Boldon Common Fields	Ridge and furrow survive as earthworks, or on air photos, east of East Boldon on Boldon Flats (NZ 37 61), south of East Boldon (NZ 36 61 and 36 60), and west of West Boldon (NZ 33 60, 33 61, 34 60 & 34 61). The area retains considerable ridge and furrow, with what appear to be large ditched boundary banks. There are also a few mysterious lumps which seem to overlies the ridge and furrow. A site at Boldon Flats (NZ 377 614) has been suggested as a possible prehistoric site, but other authorities claim this is a pond, possibly within a subsidence hollow or collapsed shaft. It is now filled in. A channelled drain on its northern drain is of no antiquity.	The site makes no contribution to significance.
Heritage Assets in the wider setting		
Boldon War Memorial, East Boldon Conservation Area	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Mixed Board School, St George's Church, 1 Gordon Drive	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Anti-Aircraft Supply Depot (former MOD bunkers and medical stores)	Development of the site would result in a MEDIUM IMPACT to the significance of the heritage asset.	
Boldon Common Fields, East Boldon Conservation Area, Boldon War Memorial, War Memorial, Mixed Board School, St George's Church, 1 Gordon Drive	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		

Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)
Development could provide an opportunity to find out more about the archaeological potential and history in the area and provide public access and interpretation.
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)
Retain a structure of significance, such as a bunker or the footprint of a structure, to aid in interpretation and consider whether the bunkers could be incorporated into the development. Examine context: careful consideration should be given to the scale, massing and roof form. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.

Site Reference	SBC100
Site Address	Land South of Cleadon Park
Proposed Use	Housing



Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	None	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset

n/a

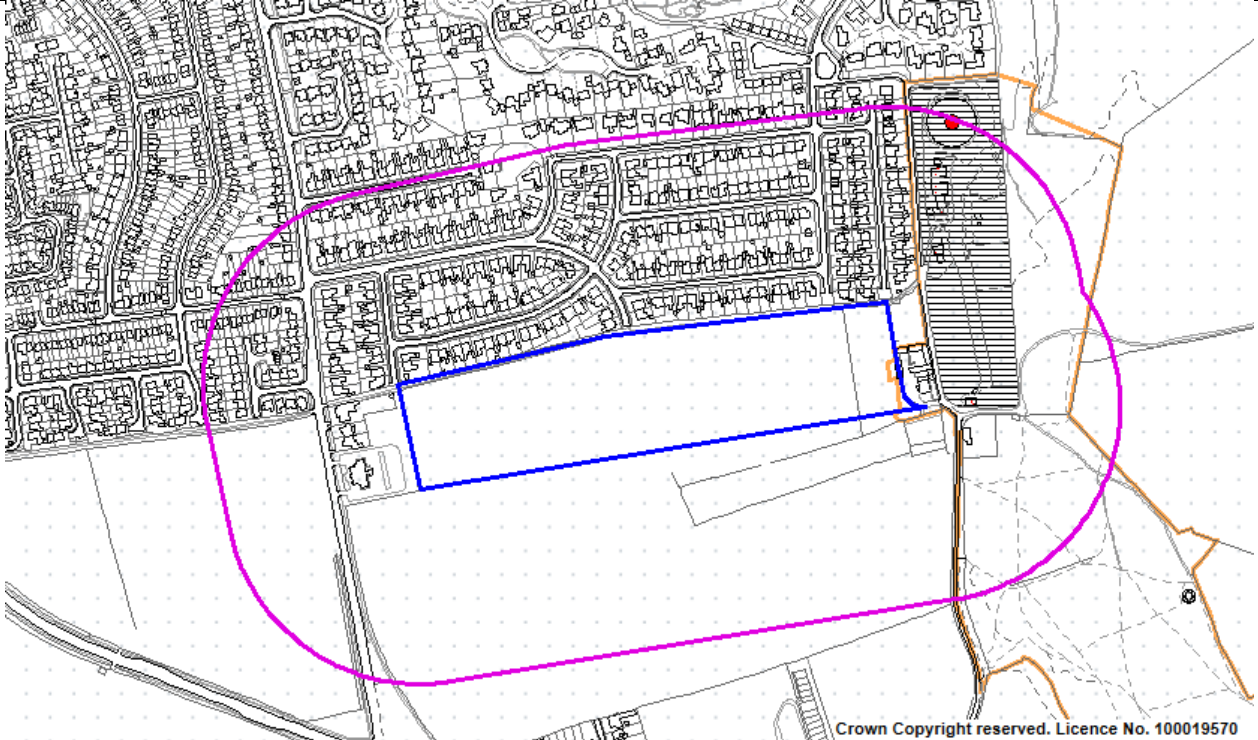
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?

Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)

There are limited enhancements to the historic environment which could be achieved through allocation of the site.

However, development could provide an opportunity to find out more about the archaeological potential in the

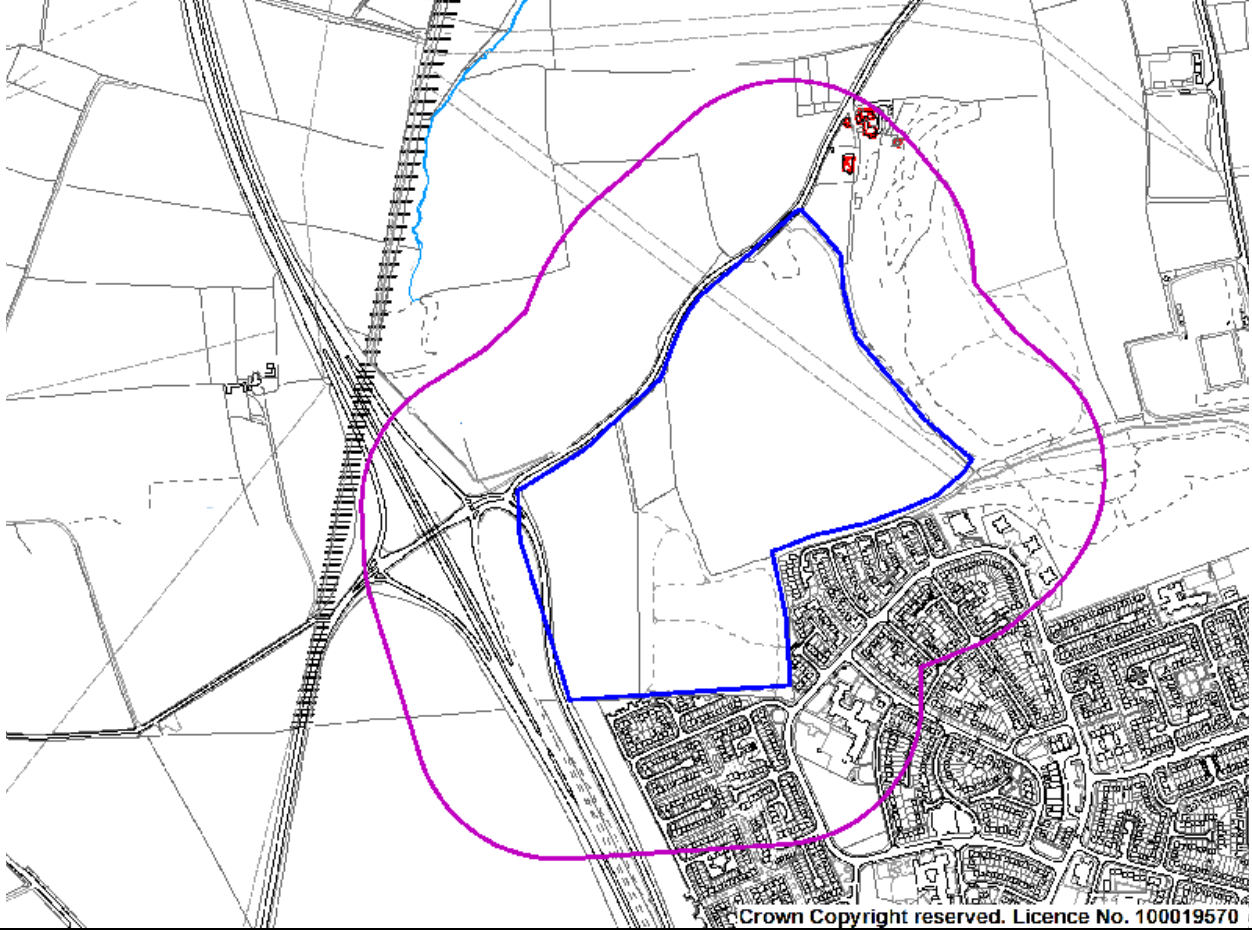
area.
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)
<u>n/a</u>
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?
Allocation of the site for development is unlikely to cause harm to the historic environment.

Site Reference	SBC101	
Site Address	Land South of Occupational Road (east)	
Proposed Use	Housing	
 <p style="text-align: right; font-size: small;">Crown Copyright reserved. Licence No. 100019570</p>		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	Detached Chimney at Cleadon Pumping Station GII* (1416041) 130m to the east Combined Engine and Boiler Houses, Adjacent Coal Store, Engineman's House and Cottage at Cleadon Pumping Station GII (1232322) 80m to the north east	
Scheduled Monuments	None	
Conservation Areas	Cleadon Hills Conservation Area (Conservation Areas) abuts the eastern boundary of the site	
Registered Parks and Gardens	None	
Non-designated Assets	Sunniside Farm (9099) abuts the eastern boundary Covered Reservoir (Local List) 180m to the east	
Heritage Assets in the wider setting	Cleadon Mill and Surrounding Wall GII (1025192) Limestone Quarries (2414 2416 2417) Latin Inscription from the Roman period (6838) Ridge and Furrow (4911) Cleadon Hill Army Trenches (975)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Detached Chimney	The chimney tower is a distinctive point of orientation adding diversity South Tyneside Council January 2007 Cleadon Hills Conservation Area Character Appraisal 10 to	The site has limited visual and no historic association with the identified heritage asset.

	<p>the regional and local sense of place. It can be seen on the horizon across the region and as such it is the main signature of the Cleadon Hills</p> <p>An early example of a 'campanile'-style chimney, a design much in fashion in the 1860s. A handsome and imposing example which is outstanding in terms of its scale and grandeur; Designed by the eminent Victorian engineer Thomas Hawksley.</p>	<p>The site makes no contribution to significance.</p>
<p>Combined Engine and Boiler Houses, Adjacent Coal Store, Engineman's House and Cottage at Cleadon Pumping Station</p>	<p>1860-62, Thomas Hawksley engineer. Built by the Sunderland and South Shields Water Company and began working in 1862. Brick with stone dressings and rusticated quoins. Hipped slate roofs. The buildings are in an Italianate Rundbogenstil, the narrow windows mostly alternating single and coupled. The engine house is 2 storeys, the rest one storey. The floors of the engine house marked by a stone floor band with guilloche decoration. All buildings have deep overhanging eaves with bow brackets. The layout of the southern part of this enclosed site can only be seen from within or through the gates of the detached cottage. The buildings have been converted to private residential.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
<p>Cleadon Hills Conservation Area</p>	<p>The area has two very distinctive zones: the former Cleadon Water Pumping Station site (most now converted to private housing) together with Sunnyside Farm, and secondly the extensive elevated open grassland of the Cleadon Hills, an accessible, windswept landscape including exposed rock. Wide panoramic views, and the prominent, isolated pumping station chimney and ruined Cleadon windmill epitomise the area's exposed coastal hilltop position.</p> <p>Sunderland and South Shields Water Company was created by Act of Parliament in 1852 to address the urgent need on health and economic grounds for better provision of clean, accessible drinking water for the increasing population of industrial Wearside and Tyneside. A number of wells were constructed, from Cleadon in the north, to Hesledon in the south; the works were all designed by Thomas Hawksley (1807-1893) and built between 1859 and 1862.</p>	<p>Whilst the site has limited visual and no historic association with Cleadon Pumping Station, it forms part of a long range view across open fields towards Sunnyside Farm.</p> <p>The site makes a negligible contribution to significance.</p>
<p>Non designated assets</p>		
<p>Sunnyside Farm</p>	<p>A discreet group of functional buildings in</p>	<p>The site forms part of the immediate</p>

	limestone and slate. In good condition with recent lime-rich pointing. Single high brick arched entrance into the courtyard. The farmhouse is a simple square hip roofed building with regular fenestration. The visual contribution that this extensive group makes within the conservation area is relatively subdued partly because of the elevated level of Sunnyside Lane, the inward looking layout and the homogeneous stone materials blending with the boundary walls. However, when viewed from outside across open fields to the west and south, the farm group is South Tyneside Council January 2007 Cleadon Hills Conservation Area Character Appraisal 15 seen as a prominent and extensive group of vernacular stone agricultural buildings.	setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a lesser contribution to significance.
Covered Reservoir	The covered reservoir is the most unusual of all the structures in the conservation area, significant in size and historical development. Its circular shape with a smooth light grey 50m diameter concrete dome makes it difficult to appreciate in its entirety, and it is generally only glimpsed over walls, through trees and behind buildings from both within and outside the site. From the top of the chimney, however, its vast proportions are quite dramatic. It is currently fenced off and inaccessible.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Cleadon Windmill	Nationally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Limestone Quarries, Latin Inscription, Ridge and Furrow, Army Trenches	Locally Significant Heritage Asset	
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Sunnyside Farm	Development of the site would result in LOW IMPACT to the significance of the heritage asset.	
Cleadon Hills	Development of the site would result in MINIMAL IMPACT to the significance of the	

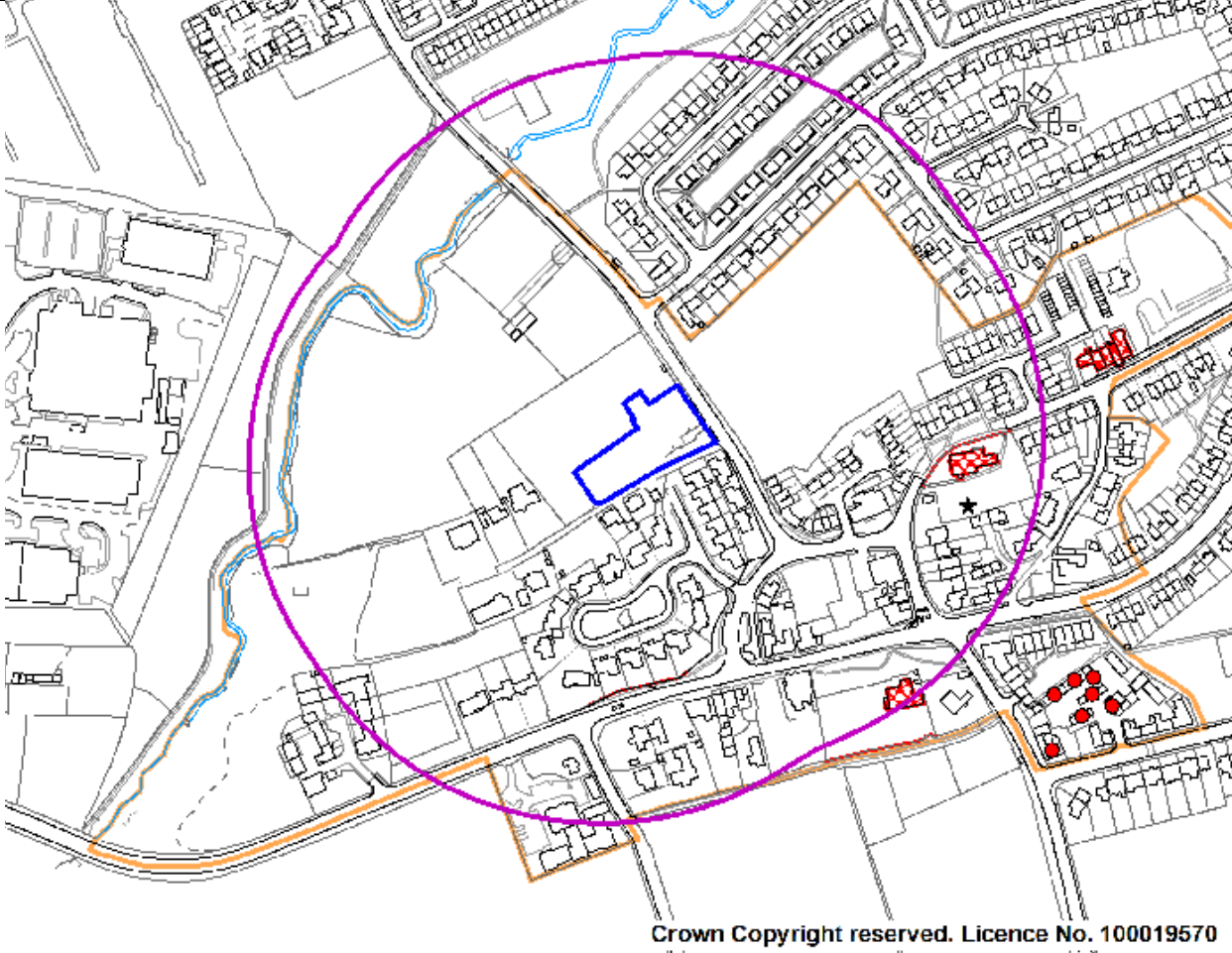
Conservation Area	heritage asset.
Detached Chimney, Combined Engine and Boiler Houses, Adjacent Coal Store, Engineman's House and Cottage at Cleadon Pumping Station, Covered Reservoir, Limestone Quarries, Latin Inscription, Ridge and Furrow, Army Trenches	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Low scale/massing along the eastern boundary, including a landscape buffer between the site and Sunnyside Farm, would better preserve long distance views of the former farmstead. A desk based archaeological assessment will be required and this will determine the need for field evaluation.	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	SBC102	
Site Address	Land to North of Town End Farm	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	Downhill House GII (1355079) 80m to the north Downhill Farmhouse GII (1025248) 140m to north Limekiln to South East of Downhill Farmhouse GII (1025249) 160m to north Pair of Lodge Cottages at entrance to Downhill House GII (1185283) 150m to north Barn and Gin-Gang GII (1355078) 160m to the north	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Downhill Quarry (disused) (2303) Quarry (disused) (2308) West Boldon, Downhill Quarry, Prisoner of War Camp (5852)	
Heritage Assets in the wider setting	Sandfield (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and	Site contribution to the significance of the asset

	experience of the asset)	
Designated Assets		
Downhill House	The Grade II Listed Downhill House dates from circa 1800 and is considered to have a medium significance value. Originally built as a private residence, the property was bought by Boldon miners in the late 18 th Century and used as an Aged Miners' Home. It had fallen into a state of severe disrepair when it was purchased for private residential use in 2008. It is a fine example of a Georgian country house with a significant amount of its original historic fabric and features in situ. Four distinct phases of construction and alteration have been identified, with the primary phase of construction believed to be circa 1780 to 1820. The building is a good example of the proliferation of country houses of this period, where the rich displayed their wealth by creating grand houses and mansions in the countryside and outside of main urban centres.	The property is oriented so that no views are afforded across the site except for the sunroom, which is a new addition. However, some of the significance of the property lies in its location, which would have been chosen for its rural setting. The site makes a lesser contribution to significance.
Downhill Farmhouse, Limekiln, Pair of Cottages, Barn and Gin-Gang	To the north of the site lies Downhill Farm and its various outbuildings, which are all separately Listed and of medium significance value. Threshing barn and gin-gang. Late C18/early C19. Three builds. Roughly squared coursed limestone and sandstone rubble; pantile and Welsh slate roofs with stone gable coping. Two low storeys. Older part with first floor loading bay. The later part has gin at right angles with internal beams and horse wheel complete, a rare survival. A lime kiln, on east side of Down Hill, is not shown on the 2nd edition OS mapping, so out of use by 1895. A three arched kiln of limestone rubble dating from the late 18th century or early 19th century set into a steep escarpment, being more typical of the small kilns producing lime for agricultural purposes than any of the other surviving kilns in the county.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Non designated assets		
Downhill Quarry	19 th Century stone extraction site.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
West Boldon Quarry	Quarry. Marked as Old on the 1st edition	The site has no visual or historic

	OS mapping so out of use before 1857. The 1st edition mapping also shows a track to limekilns (SMR 2309), suggesting that this was a limestone quarry, supplying those kilns. This quarry seems to have been reworked between 1855 and 1895 as 2nd edition OS mapping, where it is again marked as Old shows that it had expanded during that period.	association with the identified heritage assets. The site makes no contribution to significance.
West Boldon, Downhill Quarry, Prisoner of War Camp	Site of World War Two prisoner of war camp. Air photographs from 1946 show 14 huts in the quarry. Nothing is visible on immediate post-war aerial photographs. NGR given for centre of quarry. Each camp was allocated an official number during World War Two within a prescribed numerical sequence, ranging from Camp 1 (Grizedale Hall, Ambleside) to Camp 1026 (Raynes Park, Wimbledon). The West Boldon camp was Camp 605. Not all of the sites were true Prisoner of War camps, many were hostels situated some distance away from the parent site or base camp. It is not known what category West Boldon Camp was. During the early part of the war there was no standard design of camp, but following the success of the 8th Army's North African Campaign against the Italian Army, during which a substantial number of prisoners were taken, many prisoners were eventually brought to Britain and held in purpose built 'standard' camps, many of which were built by the prisoners themselves. 14 Nissen Huts are shown on a 1945 AP.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Sandfield	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Downhill House	Development of the site would result in LOW IMPACT to the significance of the heritage asset.	
Downhill Farmhouse, Limekiln. Pair of	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

Cottages at entrance to Downhill House, Barn and Gin-Gang, Disused Quarries, Sandfield	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Low scale/massing along the southern boundary, including a landscape buffer, in order to provide a transition from rural to suburban. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

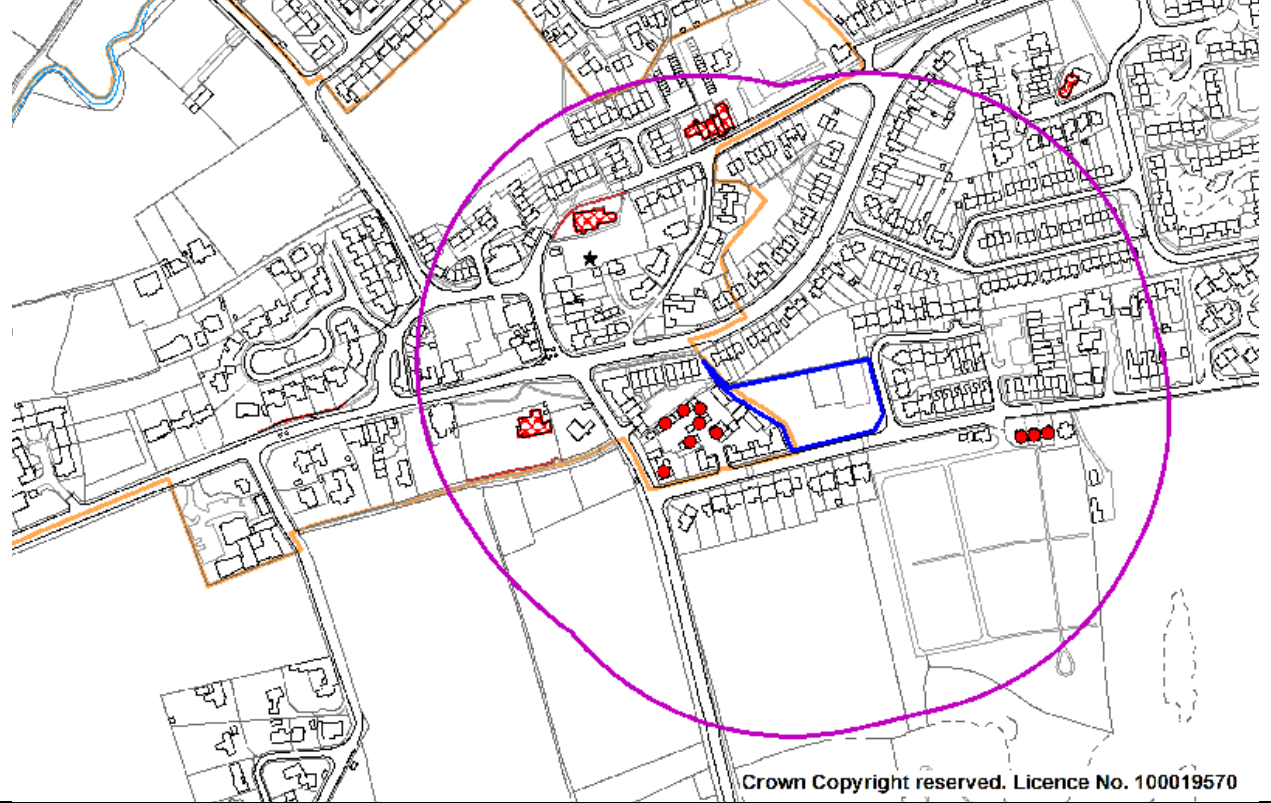
Site Reference	SBC104
Site Address	Former Boldon CE Primary School
Proposed Use	Residential
 <p style="text-align: right;">Crown Copyright reserved. Licence No. 100019570</p>	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>St. Nicholas Church G1 (1025225) 130m to the east</p> <p>West Boldon Hall GII* (1355070) 200m to south</p> <p>Tomb 22 metres South of the South Porch of the Church of Saint Nicholas GII (1185751) in churchyard of St Nicholas 130m to south</p> <p>Walls and Gate Piers to West of Church of St Nicholas GII (1025231) 130m to the east</p> <p>Doorway to South of Rectory Green GII (1185725) 110m to the south</p>
Scheduled Monuments	None
Conservation Areas	The identified site lies within West Boldon Conservation Area (Conservation Areas)
Registered Parks and Gardens	None
Non-designated Assets	<p>Boundary Wall to Rectory Green, Rectory Green, West Boldon (Local List) 100m to the south</p> <p>Glebe Farm Court (Local List) 180m south west</p> <p>Ascot Court (Local List) 120m to south</p>
Heritage assets in the wider setting	<p>Mansion House (1-5 Harton View) GII (1185551)</p> <p>Hall Green Farm (Local List)</p>

Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
West Boldon Conservation Area	<p>Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. 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.</p> <p>The locality is very high in heritage significance, which is reflected in the number of designated assets in close proximity to the site and their collective evidential, historic, aesthetic and communal values. West Boldon Conservation Area was designated in 1975, 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.</p>	<p>The site itself was formerly a junior and infants' school. The school was of no heritage merit and has since been cleared. Several mature trees remain on the site, which contribute to the setting of the conservation area. The eastern boundary of the site consists of a historic locally quarried magnesium limestone wall.</p> <p>Together the trees and limestone walls help tie the site into the local scene.</p> <p>The site makes a medium contribution to the character and appearance of West Boldon Conservation Area.</p>
St. Nicholas Church GI	<p>Parish church. Early C13, with later south porch; C19 restorations and north porch. Early alterations to the 3-bay nave, with north and south aisles; chancel has 3 bays. West tower, with clasping buttresses, bears a broach spire. While the windows are C19 there are original headstops to hoodmoulds on north wall. A round-headed block door in the south chancel wall has keystone date 1767. 3-light east window. Interior: nave arcades have octagonal piers, moulded capitals, some nailhead decorations; 2 C14 effigies of priests, one, with restored head, in a tomb recess in the south aisle wall, the other in the chancel. Two pre-reformation bells. Beside the south porch is a foot-scraper.</p>	<p>The site has minimal visual and no known historic association with the identified heritage asset.</p> <p>The site makes a negligible contribution to significance.</p>
West Boldon Hall GII*	<p>Large house. Dated 1709 on Fawcett arms over door; incorporating part of an earlier house. Sandstone ashlar with Welsh slate roof. Simple block plan. 2 storeys, 5 windows, central door on west side with moulded architrave and open segmental pediment on brackets. Windows have 24-pane sashes, with broad glazing bars, except for the rear which has cross windows at</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	ground and first floor north, a central round-headed staircase window with narrow glazing bars, and the south elevation which has, at its east, 4-light ground and 3-light first floor mullioned and transomed windows. String course at first floor level, and moulded eaves cornice. Roof is hipped with swept eaves and a central rectangular well; two massive stone chimneys at rear have 3 sets backs; 2 others on the side ridges. The interior has bolection moulded fielded panelling throughout the ground floor save in the kitchen at the south east; all chimney pieces are bolection moulded, most are in the corners of rooms; the kitchen has a flattened Tudor-arched stone lintel at the chimney breast. There are early C18 niches, a corner cupboard, round-headed arches, architraves, doors and hinges. Staircase has small open well; decorated tread ends; balusters with turned and graduated twist sections. Kitchen door plank and batten.	
Tomb within St. Nicholas Churchyard GII	Tomb. Mid C19. W Wilson, Tweedmouth, mason. A low stone kerb, from which iron railings have been cut, surrounds a village pump-like column of sandstone capped by an ogee dome. Inscription: THE FAMILY OF EDWARD and a band of quatrefoil decoration.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Doorway to South of Rectory Green GII	Doorway in wall of grounds of demolished rectory. C18. Sandstone. Moulded architrave, pulvinated frieze, moulded pediment with stone coping. Pevsner tells us that the rectory on Rectory Bank was a two-storey Dobsonian classical building with south front of c.1840 with two big canted bay windows at either end. Behind it were much older parts. It was demolished around 1970.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Non designated assets		
Boundary Wall to Rectory Green, Rectory Green, Glebe Farm Court, and Ascot Court	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Mansion House	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.

		The site makes no contribution to significance.
Hall Green Farm	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
West Boldon Conservation Area	Development of the site would result in LOW IMPACT to the significance of the heritage asset.	
St. Nicholas Church GI, West Boldon Hall GII*, Tomb within St. Nicholas Churchyard GII, Doorway to South of Rectory Green GII, Boundary Wall to Rectory Green, Rectory Green, Glebe Farm Court, Ascot Court, Mansion House, Hall Green Farm.	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to <u>find out more about the archaeological potential</u> in the area.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Retain mature vegetation along Newcastle Road. Retain magnesian limestone walls. Low scale/massing along the Newcastle Road frontage. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.		

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Site Reference	SBC121	
Site Address	Open Space at Dipe Lane/Avondale Gardens	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	St. Nicholas Church GII (1025225) 140m to the north west West Boldon Hall GII* (1355070) 130m to the west Walls, Gates and Gate Piers to south of West Boldon Hall GII (1299610) 130m west Tomb 22 metres South of the South Porch of the Church of Saint Nicholas GII (1185751) in churchyard of St Nicholas 130m to north west Walls and Gate Piers to West of Church of St Nicholas GII (1025231) 100m to north west Mansion House (1-5 Harton View) GII (1185551) 170m north	
Scheduled Monuments	None	
Conservation Areas	The site adjoins the boundary of West Boldon Conservation Area (Conservation Areas)	
Registered Parks and Gardens	None	
Non-designated Assets	Boundary Walls and Railings to Mansion House (Local List) 180m north Harpers Buildings, Harton View (Local List) 140m north West Boldon Cemetery Buildings (including gateway) (Local List) 90m east Hall Green Farm (Local List) adjoins the western boundary	
Heritage Assets in the wider setting	Doorway to South of Rectory Green GII (1185725) Boldon Mill GII (1025227) Glebe Farm Court (Local List) Ascot Court (Local List) Wall to Rectory Green (Local List)	
Name of asset	Significance of the asset (heritage values)	Site contribution to the significance of the

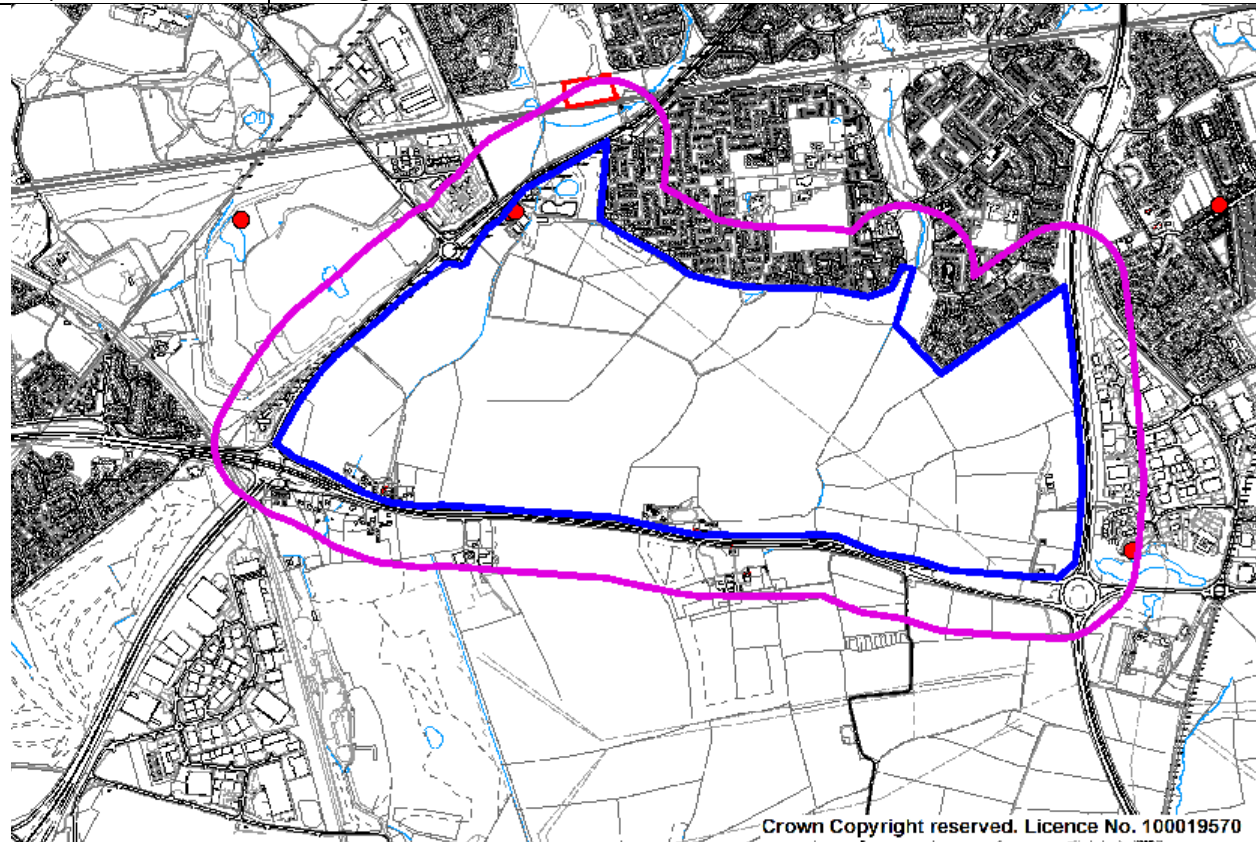
	and the setting (physical surroundings and experience of the asset)	asset
Designated Assets		
St. Nicholas Church GI	Parish church. Early C13, with later south porch; C19 restorations and north porch. Early alterations to the 3-bay nave, with north and south aisles; chancel has 3 bays. West tower, with clasping buttresses, bears a broach spire. While the windows are C19 there are original headstops to hoodmoulds on north wall. A round-headed block door in the south chancel wall has keystone date 1767. 3-light east window. Interior: nave arcades have octagonal piers, moulded capitals, some nailhead decorations; 2 C14 effigies of priests, one, with restored head, in a tomb recess in the south aisle wall, the other in the chancel. Two pre-reformation bells. Beside the south porch is a foot-scraper.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
West Boldon Hall GII*	Large house. Dated 1709 on Fawcett arms over door; incorporating part of an earlier house. Sandstone ashlar with Welsh slate roof. Simple block plan. 2 storeys, 5 windows, central door on west side with moulded architrave and open segmental pediment on brackets. Windows have 24-pane sashes, with broad glazing bars, except for the rear which has cross windows at ground and first floor north, a central round-headed staircase window with narrow glazing bars, and the south elevation which has, at its east, 4-light ground and 3-light first floor mullioned and transomed windows. String course at first floor level, and moulded eaves cornice. Roof is hipped with swept eaves and a central rectangular well; two massive stone chimneys at rear have 3 sets backs; 2 others on the side ridges. The interior has bolection moulded fielded panelling throughout the ground floor save in the kitchen at the south east; all chimney pieces are bolection moulded, most are in the corners of rooms; the kitchen has a flattened Tudor-arched stone lintel at the chimney breast. There are early C18 niches, a corner cupboard, round-headed arches, architraves, doors and hinges. Staircase has small open well; decorated tread ends; balusters with turned and graduated twist	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	sections. Kitchen door plank and batten.	
Walls., Gates and Gate Piers to south of West Boldon Hall GII	Ashlar dressed walls at front of house with moulded coping having 4 square piers with plinths, pilasters which are fluted on the central piers, overhanging cornices and bell capitals with ball finials.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Tomb within St. Nicholas Churchyard GII	Tomb. Mid C19. W Wilson, Tweedmouth, mason. A low stone kerb, from which iron railings have been cut, surrounds a village pump-like column of sandstone capped by an ogee dome. Inscription: THE FAMILY OF EDWARD and a band of quatrefoil decoration.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Mansion House	One of the largest original houses in West Boldon, Mansion House stands somewhat isolated by later development. Its grandeur is still seen in the south and east elevations (despite sub-division into 5 dwellings, early and quite sensitively handled), and the deep eaves, impressive porch and rich Tuscan doorcase and fanlight add interest and intricacy to the street. The rear elevation also has original windows and features.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
West Boldon Conservation Area	Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. 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. West Boldon Conservation Area was designated in 1975, 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 conservation area 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 with striking long distance views.	The site forms part of the immediate setting of West Boldon Conservation Area. The site makes a lesser contribution to significance.
Non designated assets		
Boundary walls and railings to Mansion House	Original magnesian limestone boundary wall associated with the Grade II Mansion House.	The site has no visual or historic association with the identified heritage asset.

		The site makes no contribution to significance.
Harper's Buildings	18 th Century houses with a strong back-of-pavement presence, hefty roof, early sash windows, panelled doors and porch canopies. Rendered.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
West Boldon Cemetery Buildings (Including gateway)	19 th Century former cemetery buildings, recently converted to residential.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Hall Green Farm	The buildings at Hall Green Farm are significant because they reflect the history of farming in this country. As part of the redevelopment of the site, several modern farm buildings were demolished to make way for additional housing units. The design and integration of the new build elements within the core of the historic group of farm buildings has been sensitively handled in terms of the form and materials to be used.	The site could be considered to contribute to the setting of the identified heritage asset. However, the historic association from its rural origins has been eroded. The site makes a lesser contribution to significance.
Heritage Assets in the wider setting		
Doorway to South of Rectory Green, Boldon Mill	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Boundary Wall to Rectory Green, Rectory Green, Glebe Farm Court, Ascot Court	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
St. Nicholas Church G1, West Boldon Hall G11*, Tomb within St. Nicholas Churchyard G11, Doorway to South of Rectory Green G11, Boundary Wall to Rectory Green,	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

Rectory Green, Glebe Farm Court, Ascot Court	
West Boldon Conservation Area	Development of the site would have a slight impact on the setting of the Conservation Area and could therefore result in a LOW IMPACT to significance.
Hall Green Farm	Development of the site would have a slight impact on the setting of the heritage asset Area and could therefore result in a LOW IMPACT to significance.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
House types to reflect local vernacular (specifics e.g. materials type of stone etc) Landscaping scheme – hedgerows, trees Low density to reflect local character Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	SFG072
Site Address	Land South of Fellgate
Proposed Use	Housing

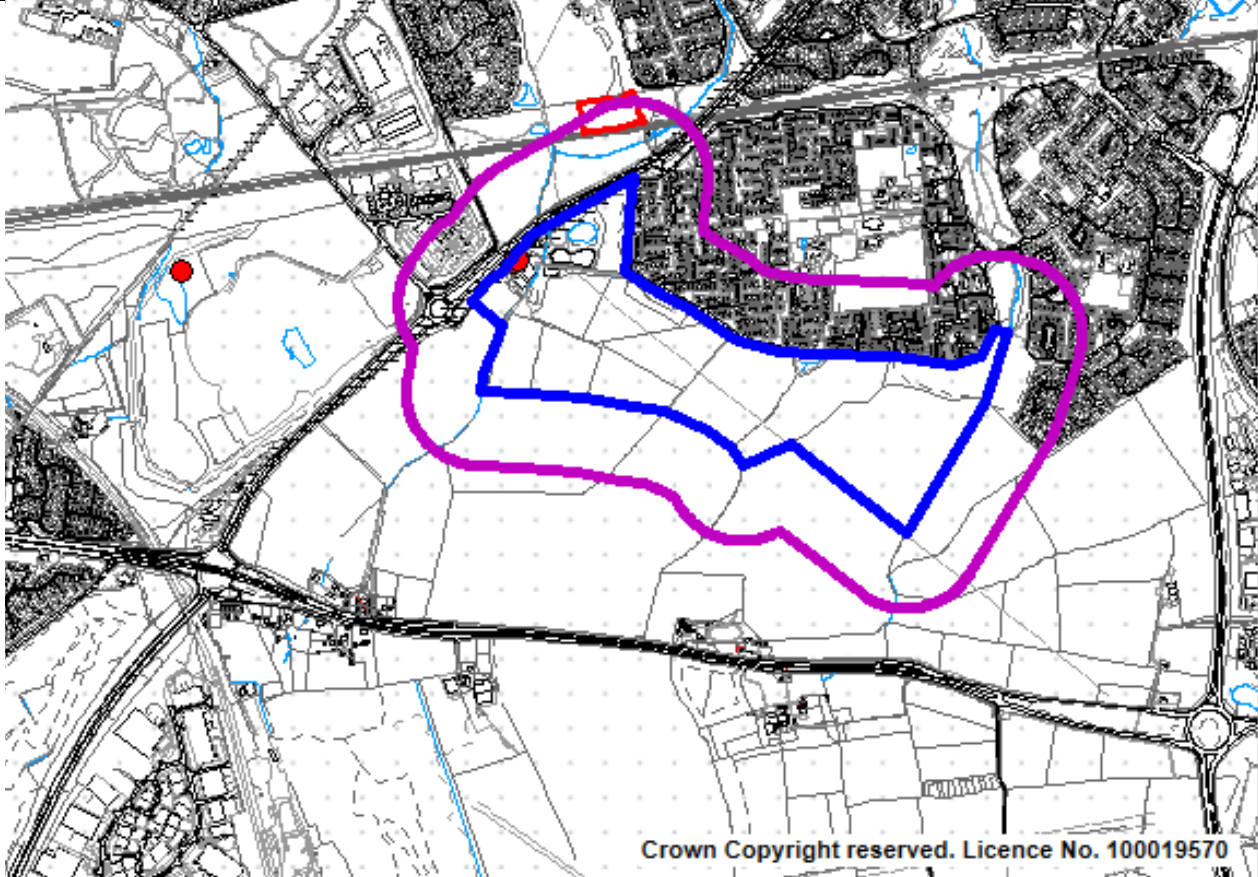


Assets Identified	
World Heritage Sites	None
Listed Buildings	Laverick Hall and Linked Outbuildings GII (1025228) sits along the southern boundary Barn Ranged at Laverick Hall GII (1185623) sits along the southern boundary Boldon Fellgate Farmhouse GII (1025229) sits along the southern boundary
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	Wrekendyke Roman Road (HER 277) along the north eastern boundary West Fellgate Farm (including West Fellgate Cottage) (Local List) along the north eastern boundary
Heritage Assets in the wider setting	Scots House GII (1185728) Stables at Scots House GII (1025230) Scots House Gatehouse, Walls, Gates and Gate Piers GII (1355069) Ridge and Furrow (HER 11731) Heavy Anti-Aircraft Battery, Red Barns Farm (Local List) Drinking Fountain, Front Street (Local List) Quadrus (Local List)
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and
	Site contribution to the significance of the asset

	experience of the asset)	
Designated Heritage Assets		
Laverick Hall and Linked Outbuildings	Late 18 th Century former farmhouse. This derelict, fire damaged building was extensively repaired and converted to a single family dwelling in 2015.	The site extends into the curtilage of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Barn Range at Laverick Hall	U-shaped ranges formerly barn, stables, granary, coach house and some living accommodation. 18 th Century. Converted to residential units in 2015.	The site extends into the curtilage of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Boldon Fellgate Farmhouse	Late 18 th /early 19 th Century farmhouse. Roughly squared coursed sandstone rubble with quins. Welsh slate roof. Two storeys, five window sashes with glazing bars, stone lintels and projecting cills. Central door has 3-pane oblong fanlight. Two later end brick chimneys at rear. Roof has stone coping resting on shaped kneelers.	The site extends into the curtilage of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Non Designated Heritage Assets		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for below ground remains to be present in this locality. The site makes a negligible contribution to significance.

	Armstrong contained within the HER as additional information.	
West Fellgate Farm and Cottage	19 th Century farmstead and dwelling.	The site extends into the curtilage of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a lesser contribution to significance.
Heritage assets in the wider setting		
Scots House, Stables at Scots House, Scots House Gatehouse	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Heavy Anti-Aircraft Battery, Ridge and Furrow, Quadrus, Drinking Fountain	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse	The surrounding landscape is typically rural and contributes to the rural settings of the various farm buildings. Developing the entire Area will encroach into the rural settings of these heritage assets and will divorce them from a significant amount of their remaining rural context. Development of the site would result in MEDIUM IMPACT to the significance of the heritage assets.	
Wrekendyke Roman Road	Whilst below ground deposits could potentially be disturbed, development of the site could provide an opportunity to better understand and appreciate the heritage significance of the Roman Road. Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
West Fellgate Farm and Cottage	The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings. Provided the farm and cottage buildings are retained, development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.	
Scots House, Stables at Scots House, Scots House Gatehouse, Heavy Anti-Aircraft Battery, Ridge and Furrow, drinking fountain, Quadrus	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research,		

repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)
<p>Whilst heritage assets are situated within the site boundary, they all lie on the periphery, and it is therefore possible to develop the and retain the heritage assets.</p> <p>The heritage assets benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following:</p> <ul style="list-style-type: none"> • Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views • Form and appearance of development, e.g. prominence, scale and massing, materials, movement • Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use • Secondary effects, e.g. increased traffic movement through the landscape as a result of new development. <p>Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology</p>
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design, and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.

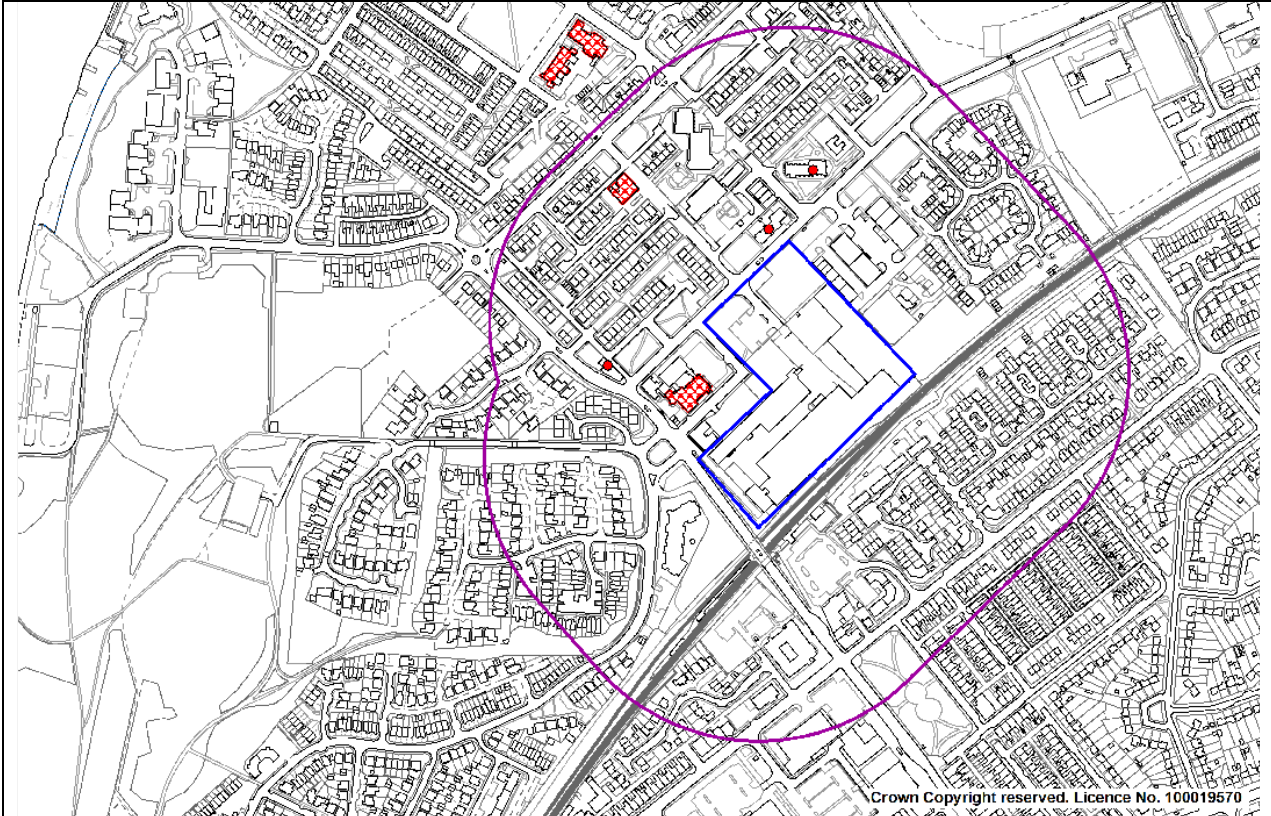
Site Reference	SFG075	
Site Address	Urban Extension C: Land South of Fellgate	
Proposed Use	Housing	
 <p style="text-align: right;">Crown Copyright reserved. Licence No. 100019570</p>		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Wrekendyke Roman Road (HER 277) along the north eastern boundary West Fellgate Farm (including West Fellgate Cottage) (Local List) along the north eastern boundary	
Heritage Assets in the wider setting	Laverick Hall and Linked Outbuildings GII (1025228) Barn Ranged at Laverick Hall GII (1185623) Boldon Fellgate Farmhouse GII (1025229) Heavy Anti-Aircraft Battery, Red Barns Farm (Local List) Ridge and Furrow (HER 11731)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non Designated Heritage Assets		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from	The site has no visual or known historic association with the identified heritage asset. However,

	<p>Chester-le-Street to the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David Armstrong contained within the HER as additional information.</p>	<p>there is the potential for below ground remains to be present in this locality.</p> <p>The site makes a negligible contribution to significance.</p>
West Fellgate Farm and Cottage	19 th Century farmstead and dwelling.	<p>The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings.</p> <p>The site makes a lesser contribution to significance.</p>
Heritage assets in the wider setting		
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse	Nationally significant heritage assets	<p>The site forms part of the wider settings of the identified heritage assets and allows for an appreciation of these buildings.</p> <p>The site makes a lesser contribution to significance.</p>
Heavy Anti-Aircraft Battery, Ridge and Furrow	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.

		The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Wrekendyke Roman Road	Whilst below ground deposits could potentially be disturbed, development of the site could provide an opportunity to better understand and appreciate the heritage significance of the Roman Road. Development of the site would result in LESSER IMPACT to the significance of the heritage asset.	
West Fellgate Farm and Cottage	The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings. Development of the site would result in LESSER IMPACT to the significance of the heritage asset.	
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse, Heavy Anti-Aircraft Battery, Ridge and Furrow, drinking fountain	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Whilst non designated heritage assets are situated within the site boundary, they lie on the periphery, and it is therefore possible to develop the and retain the heritage assets. The heritage assets in the immediate and wider setting benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following:		
<ul style="list-style-type: none"> • Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views • Form and appearance of development, e.g. prominence, scale and massing, materials, movement • Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use • Secondary effects, e.g. increased traffic movement through the landscape as a result of new development. 		
Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other		

relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.

Site Reference	SHB012
Site Address	Ashworth Frazer Industrial Estate and Hebburn Community Centre
Proposed Use	Housing



Assets Identified	
World Heritage Sites	None
Listed Buildings	Church of St Aloysius (1025193) 40m north west The Albert Public House (1185776) 135m to the north west
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	Hebburn Rope Works (2508) within the site Hedley Sunday School (Local List) 10m to the north St Cuthbert's Church (Local List) 60m to the north east Victoria House (Local List) 60 m to the north west
Heritage Assets in the wider setting	St Andrew's Church (1025195) St Andrew's Centre (1299492)
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)
	Site contribution to the significance of the asset

Designated assets		
Church of St Aloysius	<p>GV II RC parish church. 1888 by C Walker of Newcastle. Polychrome brick with terracotta and sandstone dressings; roof of Welsh slate. The church is dominant in terms of scale and mass and was built to be a prominent building within the locality and a very visible religious building in the community. Originally, it would have had an open western aspect but would have risen above the nestling terraced houses fronting onto Coquet Street, Bell Street and Prince Consort Road. With its distinct rose window to the west and lancet windows to the east, the church acts as a focal point in views from Coquet Street, Argyle Street and both east and west along Prince Consort Road, where it forms an important element in views of the small cluster of surviving Victorian buildings in the section between Argyle Street and the railway. This designed dominance and visibility are essential elements of its significance.</p> <p>Whilst the prominence and dominant scale of the building remains, the setting has now changed. At the time the church was constructed, the area was characterised by mixed residential and industrial use. Whilst this mixed use continues to the present day, except for two Victorian terraced houses on Prince Consort Road, adjacent to the church, all terraced housing immediately surrounding the church has recently been cleared, leaving a much more open aspect around all sides of the church and providing its modern setting. The former industrial area west of Prince Consort Road is now modern residential in character.</p>	<p>The site is located directly opposite the church and forms part of its immediate setting. There is a strong relationship between the church and the Coquet Street and Bell Street frontages and due to demolition of the former terraced housing along these street frontages, there is currently good inter-visibility between the church and the site. The condition of the Ashworth Frazer site is becoming increasingly dilapidated, and whilst the old rope works buildings in the area to the west of Bell Street, retains links to the former 19th century industrial character of the area, this does not contribute to the significance of the church and overall the Industrial Estate is having a negative impact on the current setting of the church.</p> <p>The site makes a lesser contribution to significance.</p>
The Albert Public House	<p>Public house. Dated 1908. By J W Wardle of South Shields for Messrs John Rowell and Sons Ltd. Yellow and brown faience, brick, roof of Welsh slate. Free baroque style. 2-storeys, 5 bays. Faience ground floor has central double door with round fanlight recessed between adapted Ionic pilasters supporting an open, broken segmental pediment which encloses a cartouche over the keystone; transomed and mullioned windows of 2 and 3 lights to left of door, of 3 and 3 to right, have cill aprons to lugged architraves, elliptical heads and large keystones, and are flanked by Ionic</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

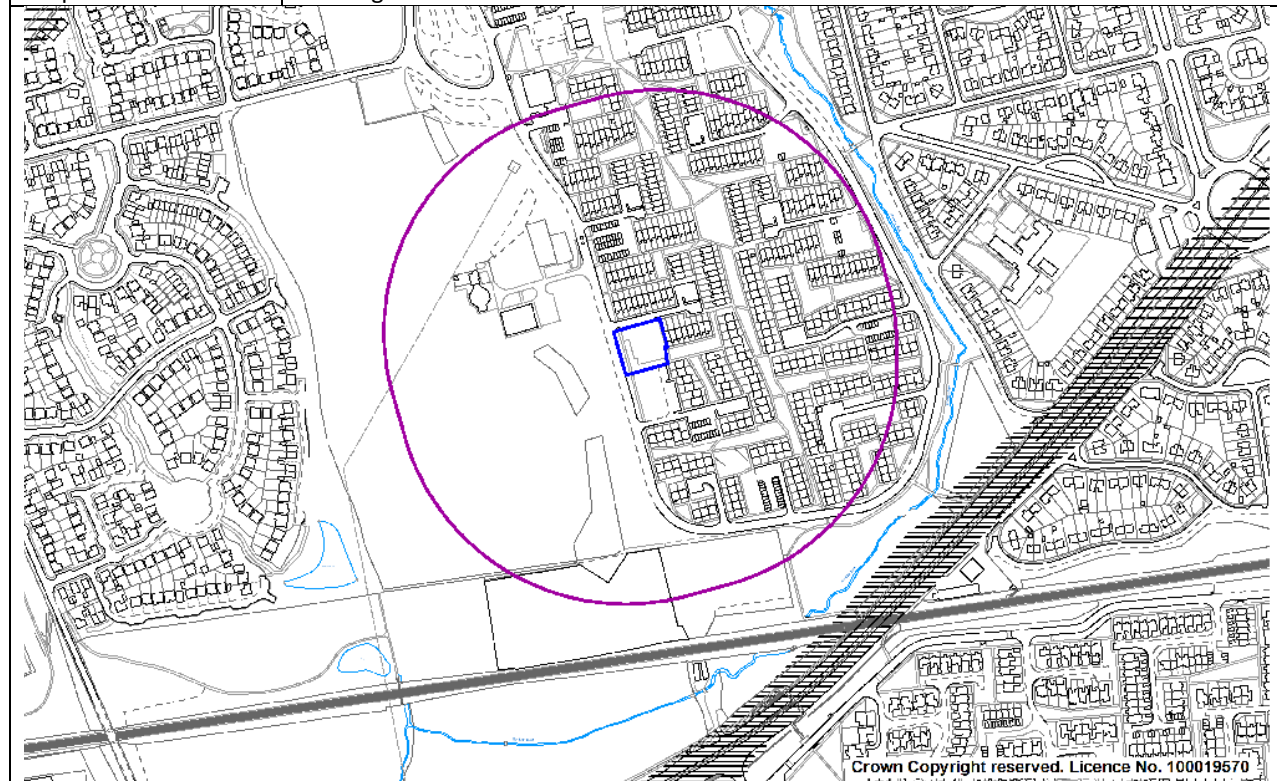
	<p>pilasters, those between first and 2nd, and 3rd and 4th windows supporting open pediments containing cartouches; 6-bay return in similar style; continuous cornice supported at the recessed corner by a large cartouche with fruit and flower decoration. Fascia with name panels and cornice at first floor cill level. First floor: Flemish bond brick; 2 sash windows over central door, 2 to right, blank wall to left; 4 and a double sash in the return. Roof has 2 gables central over the pairs of ground floor windows; return has one; all have stone coping, and bands, cartouches and corniced chimneys of yellow terracotta. Some windows have art nouveau glass. A rebuilding of an earlier public house.</p>	
Non designated assets		
Hebburn Rope Works	<p>19th century rope works complex situated within the south-west corner of the site. Rope was an important product in the 19th century, encouraged by the thriving shipping and coal mining industries. The Hebburn rope works was established in 1885. In 1947, the buildings were converted to an engineering works and by 1970, the engineering works had expanded to include the former Grease Works site (adjacent) and the dividing walls between the two industrial plots removed. Partial survival of an L-shaped range of red-brick buildings built in 1885. These buildings are part of the industrial heritage of Hebburn and are one of few surviving examples of 19th century industrial buildings in the study area, albeit their condition is declining, and elements of the south-west range have been demolished.</p>	<p>Of interest in a local context as a surviving example of a locally important industry.</p> <p>The site makes a medium contribution to significance.</p>
Hedley Sunday School	<p>19th Century Sunday School associated with St Cuthbert's Church. A planning application was approved in 2009 for the demolition of a later rear extension (west elevation) and construction of a new single storey extension (east elevation) in order to provide improved sport and recreation facilities. This new lease of life will safeguard the building for the foreseeable future.</p>	<p>The site lies within the wider setting of the identified heritage asset but has no known historic association.</p> <p>The site makes a negligible contribution to significance.</p>
St Cuthbert's Church	<p>The foundation stone was laid on 19th March 1872. Parish of Jarrow, St Paul, Diocese of Durham. Architect: Frederick Richard Wilson (1850-1885) of Newcastle</p>	<p>The site lies within the wider setting of the identified heritage asset but has no known historic association.</p>

	and London. A new organ was introduced on 19th November 1878, built by Messrs Harrisons of Durham at a cost of £250. The railings were removed as part of the War effort.	The site makes a negligible contribution to significance.
Victoria House	Victoria House was Martin's Bank, before being taken over by Barclays in the late 1960s. At this time the premises were shared by a finance and loan company called Battman & Co. The building now serves the community as a funeral home.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage assets in the wider setting		
St Andrews Church, St Andrews Centre	Nationally significant heritage assets	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Church of St Aloysius	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
Hebburn Rope Works	Development of the site would result in a LESSER IMPACT to the significance of the heritage asset.	
Hedley Sunday School, St Cuthbert's Church	Development of the site would result in MINIMAL IMPACT to the significance of these heritage assets.	
The Albert Public House, Victoria House, St Andrews Church, St Andrews Centre	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Development of the site has the potential to enhance the setting of the Grade II St Aloysius Church by removing the industrial landscape and replacing it with a more domestic scale of development. Development could also provide an opportunity to find out more about the local industrial archaeology.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
The dominant scale of the church, architectural and artistic qualities, and visibility and prominence in local views are key features of its significance and setting and require consideration in terms of layout, design, height, landscaping, scale and materials. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SHB112
Site Address	Land at Southend Parade
Proposed Use	Housing



Assets Identified

World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	None

Heritage Assets in the wider setting	Wrekendyke Roman Road
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Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
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Heritage assets in the wider setting		
Wrekendyke Roman Road	Nationally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

Potential Impact of Allocation on Significance

Description of Impact

Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Wrekendyke Roman Road	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
n/a	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development is unlikely to cause harm to the historic environment.	

Site Reference	SIS007
Site Address	Land at Winchester Street/Fowler Street
Proposed Use	Housing
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Victoria Hall GII (1232945) abuts the south west corner of the site</p> <p>1 Beach Road GII (1231575)</p> <p>3 and 3A Beach Road GII (1231674)</p> <p>5 Beach Road GII (1231576)</p> <p>11 Beach Road GII (1277484)</p> <p>17 Beach Road GII (1231722)</p> <p>21 and 21A Beach Road GII (1231577)</p> <p>23 Beach Road GII (1231739) Nos. 1-23 Beach Road abut the southern boundary of the site</p> <p>29,31 and 33 Beach Road GII (1277485) several meters to the south east</p> <p>37-57 Beach Road GII (1231847) 55m to the south west at the terrace's nearest point</p> <p>Municipal Buildings GII (1232325)</p> <p>Statue of Queen Victoria GII (1232222)</p> <p>Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (1232327) The Municipal Buildings and associated Listings are situated 70m to the south at their nearest point</p> <p>The Britannia Public House GII (1277488)</p> <p>Forecourt Railings and Statue of Britannia in Front of Britannia Public House GII (1277273) 195m to the south</p> <p>Stag's Head Public House GII (1393666) 115m to the north</p>
Scheduled Monuments	None

Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<p>Riddick's, Fowler Street (Local List) 185m to the north west HSBC Bank, Fowler Street (Local List) 130m to the north west Victorian Pillar Box, Westoe Road (Local List) 120m to the south Former South Shields Hebrew Congregation, 25 Beach Road (Local List) 90m to the south St Paul and St John United Reform Church, Beach Road (Local List) 80m to the south east</p>	
Heritage Assets in the wider setting	<p>Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/) Mariner's Cottages Conservation Area (Conservation Areas) Barclays Bank GII (1232198) The Scotia Public House GII (1232248) South Shields Museum and Art Gallery GII (1232317) Wall and Railings of the Museum and Art Gallery Fronting Road GII (1277135) The Former Marine School (Ocean Road Annexe) GII (1232318) 16 Barrington Street GII (1231574) 105 and 107 King Street GII (1232153) Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) Marks and Spencer (formerly) GII (1232150) Church of St Hilda, Sundial to south west of Church of St Hilda GII (1232156) Lloyds Bank GII (1232152) Trustee Savings Bank GII (1277483) The Criterion Public House (Local List) 4-8 (evens) Fowler Street (Local List) 10 Mile End Road (Local List) Minchella's Café (Local List) Man with Donkey Statue (Local List) Lion Statue (Local List) The Ship and Royal Public House (Local List) Gas Holder (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Victoria Hall	Public hall, offices and shops. 1896 with C20 alterations. Red brick with ashlar dressings. Slate roofs. Renaissance Revival style. 2 storey plus attics. Main street front has central doorway with segmental pediment flanked by shop fronts, that to left replaced late C20. That to right survives intact with Ionic pilasters, and dentilated entablature. Above to the right an octagonal, 2 storey tower topped with a dome, the lower floor has pairs of tall plain sashes in moulded ashlar surrounds to each face, and above single round headed plain sashes with ornate moulded	<p>Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.</p> <p>The site makes a lesser contribution to significance.</p>

	<p>surrounds to each face, the keystones rise to individual pediments over each face. To the left a pair of plain sashes in moulded surround with round headed shell panel above. To the left again 4 tall round headed windows, the centre 2 wider, with tall brick pilasters between. Above a single central semi-circular window with tracery in a raised gable with broken pediment and raised small pediment with corner finials. Interior: On the first floor a public hall with fine plaster-work decoration. Panel plaster ceiling with central rose vent, and flanking diamond vent with circular rose. Walls are articulated with tall Ionic pilasters standing on bases with ornate plaster frieze, with between round arched panels and windows with ornate plaster surrounds. Apsidal end, has shallow half dome with ornate plasterwork, and flanking doorcases with ornate pedimented surrounds.</p>	
1 Beach Road	<p>Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.</p>	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.</p> <p>The site makes a negligible contribution to significance.</p>
3 and 3A Beach Road	<p>Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.</p>	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.</p> <p>The site makes a negligible contribution to significance.</p>
5 Beach Road	<p>Early C19. Now rendered, slate roof. Two storeys above a semi-basement. Two bays. Re-sashed. Later C19 bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.</p>	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.</p> <p>The site makes a negligible contribution to significance.</p>
11 Beach Road	<p>Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. C19 wood bay to ground floor</p>	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by</p>

	and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment, good fanlight.	a high curtilage wall. In addition, the site has no know historical association with the building. The site makes a negligible contribution to significance.
17 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. Later C19 bay to all floors. Large later dormer. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building. The site makes a negligible contribution to significance.
21 and 21A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Dormer window. Two bays, re-sashed. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building. The site makes a negligible contribution to significance.
23 Beach Road	Early C19. Rendered, slate roof. into storeys above a semi-basement. Two dormers. Five bays, original sashes. Entrance, approached by flight of steps, framed by a later C18 doorcase with straight entablature. Nos 1 to 23 (odd) were built as "Ogle Terrace" on land belonging to the Rev J S Ogle. The westernmost house was stated to have been built in 1816 [Newcastle Courant 19 April 1817] The complete terrace is shown on Wood's plan of South Shields 1827.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building. The site makes a negligible contribution to significance.
29, 31 and 33 Beach Road	Early C19. Red brick, stone eaves cornice, hipped slate roof. A dignified composition, with slight variations between the units. Elevation of 11 bays, divided by giant 2 storey pilasters with stone bases and caps as follows a, b, a; a.b.a; b. a, being 2 bays, b, being one bay. No 29 (a.b.a). Two storeys above semi-basement. The basement of ashlar. Central entrance approached by flight of steps framed by tri-partite stone doorcase. Three bays, blank, to west return elevation. No 31 (a.b.a). Two storeys. Low ashlar plinth. Windows taller than those of no 29. Central entrance, at ground level, framed by tri-partite stone doorcase. No 33 (b).	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building. The site makes a negligible contribution to significance.

	Windows and plinth as for no 31. Three bays, sashed, to east return elevation. Nos 29, 31 and 33 are not shown on Wood's plan of South Shields 1827. Two houses are entered in the Census Enumerators Return for 1841.	
37-57 Beach Road	BEACH ROAD (north side) (formerly Bent House Road) Nos 37 to 57 (odd) NZ 3667 SE 5/5 22.9.80 II GV 2. Mid C19. Red brick, hipped slate roof. Three storeys. Stone lintels and stone eaves cornice. Entrance, of each 3 bay house, framed by stone Tuscan doorcase with straight entablature. Forms a good uniform terrace, but nos 37, 43, 51 and 57 have 2 storey bay windows. Nos 43, 47, 49, 51, 53, 55 and 57 have been re-glazed. No 53 has had stone cladding stuck on the front elevation and has been re-roofed. No 57 has had the cornices to the doorcase and bay window covered with wood. No houses are entered in the Census Enumerator's Return for 1851. 11 houses are entered in that for 1861. Three-quarters of the Terrace is shown complete with gardens on the 1st ed OS map. 6" - 1 mile surveyed in 1855.	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with these buildings.</p> <p>The site makes a negligible contribution to significance.</p>
Municipal Buildings	(formerly listed as Town Hall) 27.2.50 II 1905-1910. Ernest E Fatch architect. A fine example of an "Edwardian Baroque" public building. Grand and self-assured. Ashlar, two storeys above a high semi-basement and thirteen bays long to Westoe Road. Each end bay broken forward as a pavilion, framed by coupled pilasters and crowning pediment. The three central bays break forward, have an attic storey, and form a grand centrepiece. The entrance, with a semi-circular headed window above is framed by coupled columns and a broken pediment. Reclining figures on the pediment support a trophy on the apex. The ground floor windows have semi-circular heads. Heavily rusticated base whose rustications are taken up to the springing line of these windows. From this line rises the pilaster order. The symmetry of this composition is badly upset by a grand tower rising above the north pavilion. A tall, plain stage with clock faces is crowned by an octagonal turret with columns supporting gigantic figures.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	Competition held in 1901 and won by Fatch. A second, limited competition held in 1902 for a more costly building and again won by Fatch. Foundation stone laid 1905, building opened 1910. Good elevation to Beach Road and Broughton Road. Elaborate to Beach Road and simple and restrained to Broughton Road.	
Statue of Queen Victoria	Circa 1913. Albert Toft, sculptor. A 9ft high bronze standing figure of Queen Victoria on a 12ft high Aberdeen granite plinth. Unveiled 7 May 1913. Formerly stood in front of the Municipal Buildings. The statue has now been moved back to its original position in front of the Municipal Buildings, Westoe Road.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Railings and Piers to the Municipal Buildings Fronting onto Broughton Road	Circa 1910. Good stone piers and cast iron railings etc to Broughton Road.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
The Britannia Public House	1898. J W Donald Architect. Good example of late Victorian "pub". Brick with stone dressings, slate gabled roofs. Three bays and 2 storeys and attics. Transom and mullion windows, elaborate gables. Splendid frosted glass globe and wrought iron scrolled bracket. The only example remaining in-situ. Good wrought iron railings to the small areas in front of the building.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Forecourt Railings and Statue of Britannia in Front of Britannia Public House	Circa 1900. Statue of Britannia, marble, standing in front of the building to the south of the entrance and behind the railings. Arms missing. Signed Bertram Pegram. Sculptor. London.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Stag's Head Public House	The Stag's Head public house of 1897 on Fowler Street, South Shields is designated at Grade II for the following principal reasons: * Architectural: a purpose-built urban public house which retains its original decorative façade. * Plan form: the pub retains much of its original plan-form including, in addition to the ground-floor bar, a further one to the first floor. * Fixtures and fittings: despite some later alterations the bars on both floors retain elaborate decorative detailing including bar backs and counters, fireplaces, and etched glass	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

Non designated assets		
Riddick's	Following site clearance by the Council, this 122 square yard corner plot of surplus land was put up for auction for the reserve price of £12.10s per square yard in 1905 (Plot I). The council's stipulation for the land read: '... as regards plot I, the building line in Keppel Street on the ground floor be in line with the present shop fronts, and the 1st to 2nd floor to be set 3 feet 2 inches from the ground floor line.' After several unsuccessful auctions, the council eventually sold the land for its reserve price in October 1907. Mr Lockey, a solicitor, bought the property for £11,500. This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre. This has been retained and restored as part of South Shields 365 Regeneration Project.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
HSBC Bank	The York and County Banking Co. commissioned architects Messrs Clark and Moscrop to design a building to replace an existing building on the corner of Denmark Street and York Street. At the time the York and County Bank shared premises with the London City and Midland Bank in King Street. The Council approved the plans in 1903. The Midland Bank traded from these premises since 1926 – now part of HSBC.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former South Shields Hebrew Congregation	Re-located here from Charlotte Street. South Shields Hebrew Congregation was founded circa 1880. In 1895 it had 25 seatholders, whilst in 1900 there were 39 seatholders. The synagogue closed when there were less than 12 Jewish families using it. The faint outline of the Star of David is still visible on the eastern upper gable end.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building. The site makes a negligible contribution to significance.
St Paul and St John United Reform Church	United Reformed (Presbyterian) church, 1875-77 (date stone 1876). Big, very coarse decorated church, rock-faced, with outsize cresting to the northwest tower. Symbolically carved tympanum. This	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to

	church was used as a military hospital during the First World War. There is a brass plaque to commemorate this.	significance.
Heritage Assets in the wider setting		
Buffer Zone associated with Hadrian's Wall, Mariner's Cottages Conservation Area, Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Walls and Railings of the Museum and Art Gallery Fronting Road, Former Marine School (Ocean Road Annexe), 16 Barrington Street, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Church of St Hilda, Sundial to south west of Church of St Hilda, Lloyds Bank, Trustee Savings Bank	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
The Criterion Public House, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Café, Man with Donkey Statue, Lion Statue, The Ship and Royal Public House, Gas Holder	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Victoria Hall	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset. Development of the site would result in LOW IMPACT on the significance of the heritage asset.	
1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach	Changes to the setting would not affect the significance of the assets or our appreciation of them. Development of the site would result in NO CHANGE to the significance of these heritage assets.	

<p>Road, 29, 31 and 33 Beach Road, 37-57 Beach Road, Former South Shields Hebrew Congregation</p>	
<p>Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, Forecourt Railings and Statue of Britannia in Front of Britannia Public House, Stag's Head Public House, Riddick's, HSBC Bank, Victorian Pillar Box, St Paul and St John United Reform Church, Buffer Zone associated with Hadrian's Wall, Mariner's Cottages Conservation Area, Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Walls and Railings of the Museum and Art Gallery Fronting Road, Former Marine School (Ocean Road Annexe), 16 Barrington Street, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Church of St Hilda, Sundial to south west of Church of St Hilda, Lloyds Bank, Trustee Savings Bank, The Criterion Public House, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Cafe, Man with Donkey Statue, Lion Statue, The Ship and Royal Public House, Gas Holder</p>	<p>Development of the site would result in NO CHANGE to the significance of these heritage assets.</p>
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the</p>	

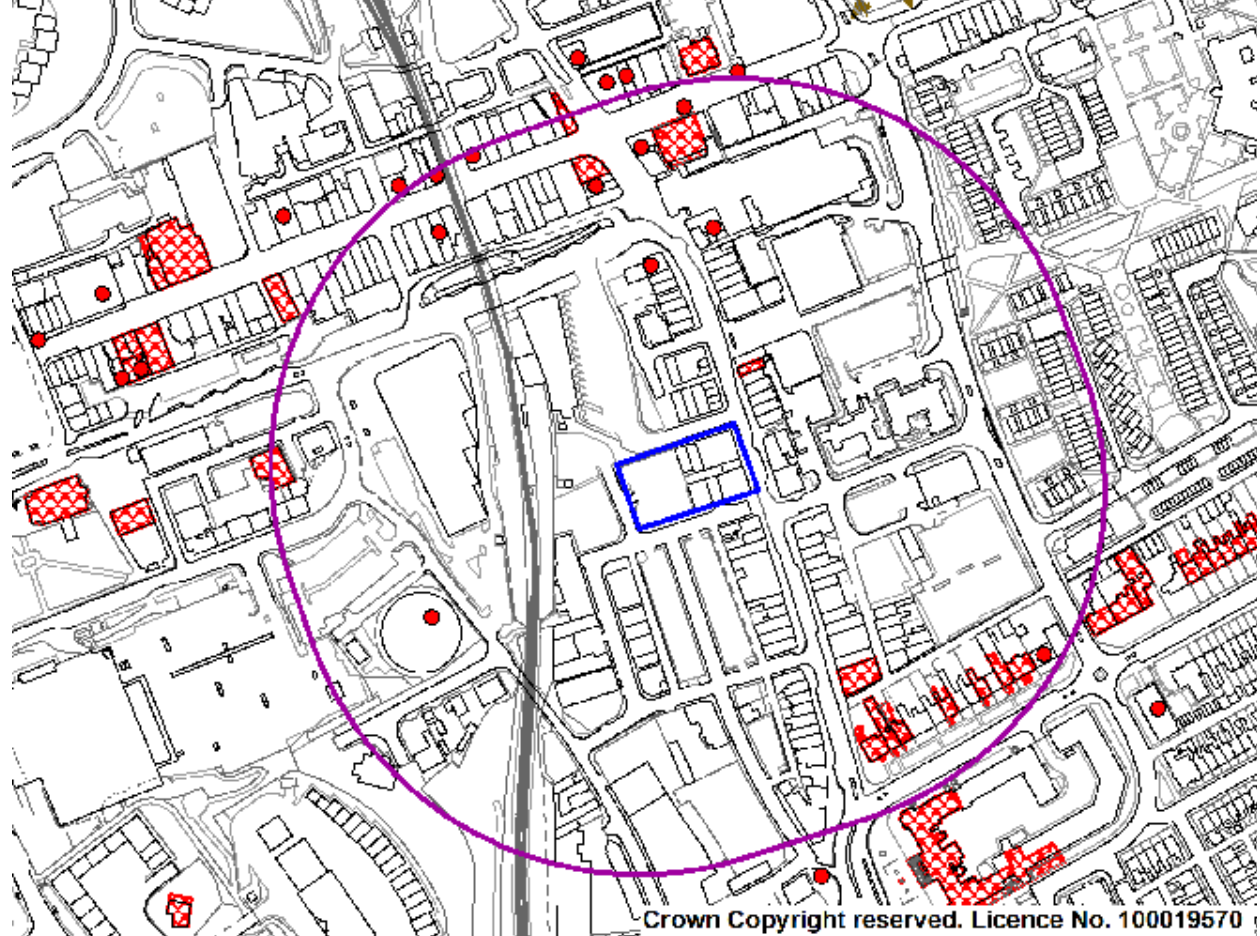
site. However, development could provide an opportunity to find out more about the archaeological potential in the area.

Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)

Development should be subservient to the Grade II Listed Victoria Hall.
Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SIS009
Site Address	Land West of Fowler Street & North Mount Terrace, South Shields
Proposed Use	Mixed Use
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p> Victoria Hall GII (1232945) 110m to the south east 1 Beach Road GII (1231575) 155m to the south east 3 and 3A Beach Road GII (1231674) 160m to the south east 5 Beach Road GII (1231576) 165m to the south east 11 Beach Road GII (1277484) 170m to the south east 17 Beach Road GII (1231722) 175m to the south east 21 and 21A Beach Road GII (1231577) 180m to the south east 23 Beach Road GII (1231739) 190m to the south east Stag's Head Public House GII (1393666) 25m to the north east Barclays Bank GII (1232198) 85m to the north The Scotia Public House GII (1232248) 150m to the north South Shields Museum and Art Gallery GII (1232317) 160m to the north Wall and Railings of the Museum and Art Gallery Fronting Road GII (1277135) 180m to the north 16 Barrington Street GII (1231574) 200m to the north west </p>
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None

Non-designated Assets	<p>Riddick's, Fowler Street (Local List) 90m to the north HSBC Bank, Fowler Street (Local List) 120m to the north east Former South Shields Hebrew Congregation, 25 Beach Road (Local List) 195m to the south east 4-8 (evens) Fowler Street (Local List) 50m to the north The Criterion Public House (Local List) 160m to the north Lion Statue (Local List) 185m to the north Gas Holder (Local List) 110m to the west 10 Mile End Road (Local List) 200m to the north Minchella's Café (Local List) 200m to the north Man with Donkey Statue (Local List) Gas Holder (Local List) 100m to the west</p>	
Heritage Assets in the wider setting	<p>Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/ 29,31 and 33 Beach Road GII (1277485) Municipal Buildings GII (1232325) Statue of Queen Victoria GII (1232222) Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (1232327) Lloyds Bank GII (1232152) 37-57 Beach Road GII (1231847) Trustee Savings Bank GII (1277483) The Former Marine School (Ocean Road Annexe) GII (1232318) Church of St Hilda GII (1232156) 105 and 107 King Street GII (1232153) Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) Marks and Spencer (formerly) GII (1232150) St Hilda's Colliery Headstocks GII (1277144) Victorian Pillar Box, Westoe Road (Local List) St Paul and St John United Reform Church, Beach Road (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Victoria Hall	Public hall, offices and shops. 1896 with C20 alterations. Red brick with ashlar dressings. Slate roofs. Renaissance Revival style. 2 storey plus attics. Main street front has central doorway with segmental pediment flanked by shop fronts, that to left replaced late C20. That to right survives intact with Ionic pilasters, and dentilated entablature. Above to the right an octagonal, 2 storey tower topped with a dome, the lower floor has pairs of tall plain sashes in moulded ashlar surrounds to each face, and above single round headed plain sashes with ornate moulded surrounds to each face, the keystones rise to individual pediments over each face. To the left a pair of plain sashes in moulded	<p>Whilst the site forms part of the wider setting of the identified asset, the site has no known historical association with the building.</p> <p>The site makes a lesser contribution to significance.</p>

	surround with round headed shell panel above. To the left again 4 tall round headed windows, the centre 2 wider, with tall brick pilasters between. Above a single central semi-circular window with tracery in a raised gable with broken pediment and raised small pediment with corner finials. Interior: On the first floor a public hall with fine plaster-work decoration. Panel plaster ceiling with central rose vent, and flanking diamond vent with circular rose. Walls are articulated with tall Ionic pilasters standing on bases with ornate plaster frieze, with between round arched panels and windows with ornate plaster surrounds. Apsidal end, has shallow half dome with ornate plasterwork, and flanking doorcases with ornate pedimented surrounds.	
1 Beach Road	Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.	The site is marginally visible from the identified heritage asset but has no know historical association with the building. The site makes a negligible contribution to significance.
3 and 3A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
5 Beach Road	Early C19. Now rendered, slate roof. Two storeys above a semi-basement. Two bays. Re-sashed. Later C19 bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
11 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. C19 wood bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment, good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
17 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. Later C19 bay to all	The site has no visual or historic association with the identified heritage asset.

	floors. Large later dormer. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment.	The site makes no contribution to significance.
21 and 21A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Dormer window. Two bays, re-sashed. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
23 Beach Road	Early C19. Rendered, slate roof. into storeys above a semi-basement. Two dormers. Five bays, original sashes. Entrance, approached by flight of steps, framed by a later C18 doorcase with straight entablature. Nos 1 to 23 (odd) were built as "Ogle Terrace" on land belonging to the Rev J S Ogle. The westernmost house was stated to have been built in 1816 [Newcastle Courant 19 April 1817] The complete terrace is shown on Wood's plan of South Shields 1827.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Stag's Head Public House	The Stag's Head public house of 1897 on Fowler Street, South Shields is designated at Grade II for the following principal reasons: * Architectural: a purpose-built urban public house which retains its original decorative façade. * Plan form: the pub retains much of its original plan-form including, in addition to the ground-floor bar, a further one to the first floor. * Fixtures and fittings: despite some later alterations the bars on both floors retain elaborate decorative detailing including bar backs and counters, fireplaces, and etched glass	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building. The site makes a lesser contribution to significance.
Barclays Bank	1909 J H Morton Architect. Ashlar. Three storeys and 7 bays. Quadrant plan linking King Street to Fowler Street. Ground floor heavily rusticated above a high plain plinth. Windows, central entrance and door from Fowler Street have semi-circular hooded openings with scrolled keystones. First floor openings have architraves and alternating triangular and segmental pediments. Continuous cill band and cast iron balconies. Second floor windows have moulded architraves. All crowned by an entablature with modillion cornice and a balustraded parapet. Each end bay broken forward to form a pavilion. Ionic pilasters rising above ground floor support open pediments.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	The tympanum of each pediment contains a cartouche. A good example of early C20 "Bankers Classical" in South Shields standing in a prominent position.	
The Scotia Public House	1903-04. Henry Grieves architect. Red brick with ashlar dressings to doors and windows etc. Slate roof. Three storeys. Edwardian "baroque" with some nice art nouveau embellishments. Quadrant corner with King Street and the bay arrangement is as follows:- one to King Street, 3 to the quadrant and 6 to Mile End Road. The second and fourth bays to Mile End Road break forward and have semi-circular pediments rising above the stone modillioned eaves cornice. The end sixth bay is carried above the eaves to form a small square tower. This has a pyramidal roof with a nice spikey wrought iron finial. Ground floor openings have semi-circular heads with heavy "Gibbs" surrounds. First floor openings have rusticated architraves with large keystones and stone aprons. The centre window of the quadrant and those in the second and fourth bays to Mile End Road have Ionic pilasters, entablatures and semi-circular pediments. Third floor windows plain rectangular openings with stone frames. Above the curved roof of the quadrant rises a little circular turret cap and with a fine art nouveau wrought iron fleche. This is a nice "conceit" and makes a most successful feature to this corner. This building is the best example of its type in South Shields.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
South Shields Museum and Art Gallery	1858-60. Former Public Library and Museum. John Wardle, architect. Buff coloured brick, stone dressings, flat roof. Two storeys and basement. Three bays, the centre one of which breaks forward and has rusticated quoins. Designed in a somewhat coarse "Italianate" quattrocento style. The extremities marked by giant pilasters, the facade crowned by a heavy, bracketed stone cornice. The central entrances contained within a semi-circular arched opening divided by a central square column supporting the crown of the arch. Each outer bay lit by 4 segmental headed windows with plain architraves. Over the	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	windows a heavy floor band. First floor lit by 3 grand semi-circular headed openings with continuous cill. Each divided by a central shaft into 2 semi-circular headed lights with the tympanum pierced by a small circular light. Continuous impost band. Rusticated jambs to main openings. Large keystones abut the eaves cornice. Originally built for the Mechanics' Institute, becoming the Public Library in 1873. The museum added in 1876. The Library moved to new premises in 1976. Cleaned and restored 1978-79.	
Walls and Railings at the Museum and Art Gallery Fronting Road	Wall and railings (1858-60) to the front area of the Museum and Art Gallery. Low brick wall with intermediate brick piers. Wall has stone coping and the piers stone caps. Decorative cast iron panels set between the piers.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
16 Barrington Street	1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Non designated assets		
Riddick's	Following site clearance by the Council, this 122 square yard corner plot of surplus land was put up for auction for the reserve price of £12.10s per square yard in 1905 (Plot I). The council's stipulation for the land read: '... as regards plot I, the building line in Keppel Street on the	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	ground floor be in line with the present shop fronts, and the 1st to 2nd floor to be set 3 feet 2 inches from the ground floor line.' After several unsuccessful auctions, the council eventually sold the land for its reserve price in October 1907. Mr Lockey, a solicitor, bought the property for £11,500. This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre. This has been retained and restored as part of South Shields 365 Regeneration Project.	
HSBC Bank	The York and County Banking Co. commissioned architects Messrs Clark and Moscrop to design a building to replace an existing building on the corner of Denmark Street and York Street. At the time the York and County Bank shared premises with the London City and Midland Bank in King Street. The Council approved the plans in 1903. The Midland Bank traded from these premises since 1926 – now part of HSBC.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former South Shields Hebrew Congregation	Re-located here from Charlotte Street. South Shields Hebrew Congregation was founded circa 1880. In 1895 it had 25 seatholders, whilst in 1900 there were 39 seatholders. The synagogue closed when there were less than 12 Jewish families using it. The faint outline of the Star of David is still visible on the eastern upper gable end.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
4-8 (evens) Fowler Street	A substantial 19 th Century building.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
The Criterion Public House	This prominently sited Victorian Building is mentioned in the 1899-1900 Trace Directory.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Lion Statue	18th or 19th Century sculpture, possibly the work of R B Forbridge. Originally belonging to the Golden Lion Hotel in King Street, which was demolished in 1973. Advertisements for auctions at former coaching inn go back to 1789. One of the	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	inn's owners, a Mr Oyston, distributed a "fat sheep" to the poor in honour of the Coronation of William IV in 1830.	
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The South Shields gasholder is a vital part of the local gas supply system, making sure there's enough gas to go round even in the coldest winters. It can store almost 1.5 million cubic feet of gas – enough to supply 1,800 homes for a full day, or 42,000 homes for an hour.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
10 Mile End Road	The corner plot on Mile End Road and Ocean Road served as a Victorian residence at one time. It featured an impressive portico and railed garden, which were lost alongside a number of other Victorian gardens when Ocean Road was widened. The site was taken up in the 1890s by Farquhar Laing, a Corbridge man, and 10 Mile End Road was opened as The Royal Hotel (now The Ship and Royal). In 1891 Laing went on to build a function room on wasteground to the rear (Stanhope Street). Designed by architect J H Morton, it was connected to the Hotel by passages and became known as the Royal Assembly Hall, a sumptuous centre of Victorian and Edwardian society. Built in the Italian Renaissance style, it incorporated a ballroom and stage for an orchestra, which was adapted for use by touring vaudeville and circus shows.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Minchella's Cafe	Originally part of the entrance to the Royal Assembly Hall, the shop has had several tenants, including tobacconists Auty and Norman. Fred Minchella opened up his ice cream parlour in 1943 and together with his brother Tony built a reputation for the outstanding quality of their delicious ice cream. Their father, Guiseppe Minchella, came to England from the village of San Michelle in Cassino, Italy circa 1905. He originally sold ice cream in the colliery districts of Durham before moving to South Shields, where he had an ice cream parlour on King Street.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

Man with Donkey Statue	Private James Simpson Kirkpatrick (the Man with the Donkey of Gallipolis fame) was born in Bertram Street, South Shields. In 1909 he jumped ship in Australia and worked in the mines. At the outbreak of the war he joined the Australian 3rd Field Ambulance Brigade as 'Private Simpson'. During the Gallipolis campaign in the 1914-1918 war Private Simpson, a stretcher-bearer, and his donkey carried upwards of 15 wounded soldiers through the enemy fire every day for 24 days from the front line in the battlefields to the dressing stations. Several of his donkeys were to die from enemy fire and 'the man with the donkey' was finally shot in 1915 by a Turkish sniper. He was hailed as a hero in his native South Shields and in his adopted country, Australia. He is honoured every year in that country on Anzac Day as well as having a statue depicting a 'Man with his Donkey' honouring his memory, both in Melbourne, in front of the war memorial and in the capital, Canberra, in the national museum. A smaller version of this statue can be seen in the South Shields Museum, and a modern version of it stands across the road from the museum in Ocean Road	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Buffer Zone associated with Hadrian's Wall (part of the Frontiers of the Roman Empire)	Internationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
37-57 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings, Lloyds Bank, 37-57 Beach Road, Trustees Savings Bank, Former Marine School, Church of St Hilda, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties (88 King Street), Marks and Spencer, St Hilda's Colliery Head Stock	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

St Paul and St John United Reform Church, 10 Mile End Road, Minchella's Café, Man with Donkey Statue	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Victoria Hall	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset. Development of the site would result in LOW IMPACT on the significance of the heritage asset.	
Stag's Head	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset. Development of the site would result in LOW IMPACT on the significance of the heritage asset.	
1, 3 & 3A, 5, 11, 17, 21 & 21A and 23 Beach Road, Buffer Zone associated with Hadrian's Wall, 37-57 Beach Road, Barclays Bank, The Scotia PH, South Shields Museum and Art Gallery, Wall and Railings of the Museum, 16 Barrington Street, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings, Lloyds Bank, 37-57 Beach Road, Trustees Savings Bank, Former Marine School, Church of St Hilda, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties (88 King Street), Marks and Spencer, St Hilda's Colliery Head Stock, St Paul and St John United Reform Church, 10 Mile End Road, Minchella's Café, Man with Donkey Statue	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the		

site. However, development could provide an opportunity to find out more about the archaeological potential in the area.

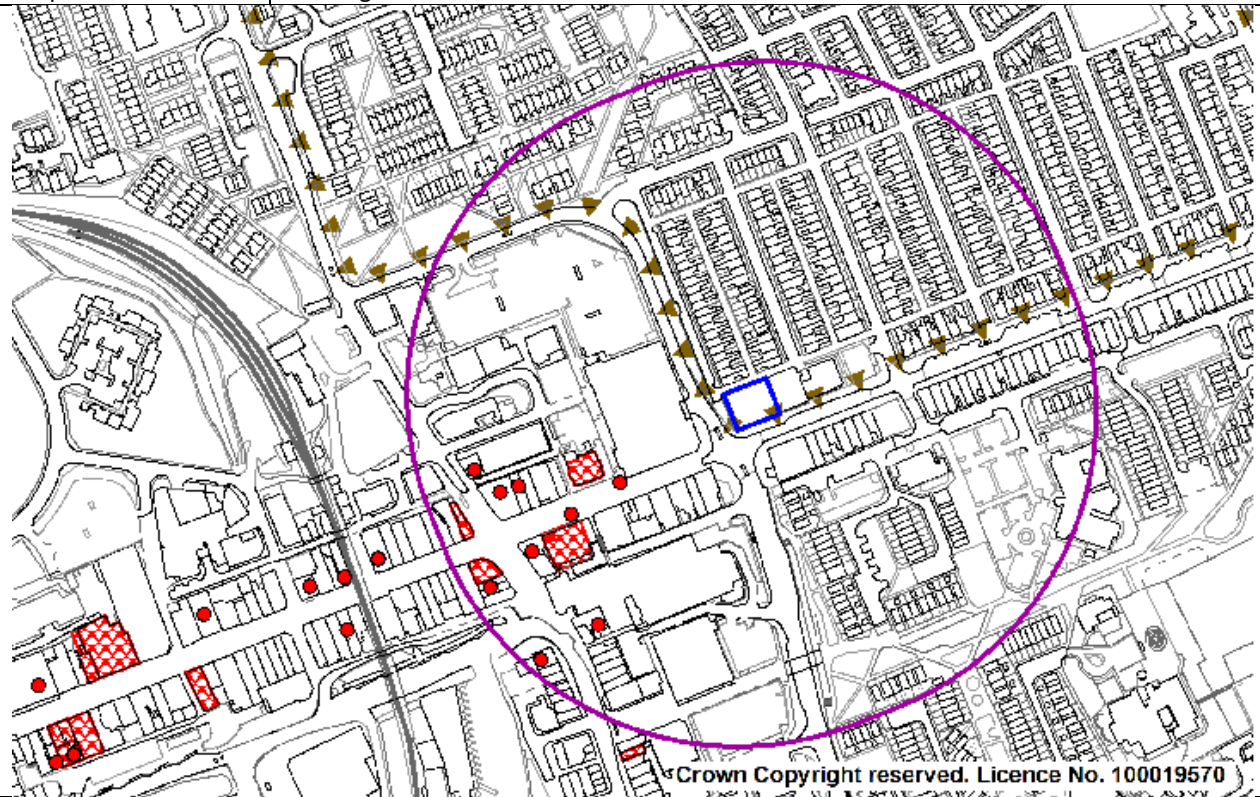
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)

Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location.

Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SIS0017
Site Address	Land adjacent to Ocean Road Community Centre
Proposed Use	Housing
	
Assets Identified	
World Heritage Sites	Within the Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/)
Listed Buildings	The Former Marine School (Ocean Road Annexe) GII (1232318) 80m to the west South Shields Museum and Art Gallery GII (1232317) 115m to the west Wall and Railings of the Museum and Art Gallery GII (1277135) 130m to the west Barclays Bank GII (1232198) 170m to the west The Scotia Public House GII (1232248) 175m to the west
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	Riddick's, Fowler Street (Local List) 180m to the south west HSBC Bank, Fowler Street (Local List) 155m to the south west The Criterion Public House (Local List) 140m to the west 4-8 (evens) Fowler Street (Local List) 170m to the west 10 Mile End Road (Local List) 160m to the west Minchella's Café (Local List) 140m to the west Man with Donkey Statue (Local List) 95m to the west Lion Statue (Local List) 125m to the west The Ship and Royal Public House (Local List) 150m to the west
Heritage Assets in the wider setting	Stag's Head Public House GII (1393666) Trustee Savings Bank GII (1277483) Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214)

	<p>Marks and Spencer (formerly) GII (1232150) 105 and 107 King Street GII (1232153) 29-33 (odds) King Street (Local List) Former Woolworths Building (Local List) Former Bridge Buffet, 30 King Street (Local List) National Westminster Bank, 40 King Street (Local List) Edinburgh Buildings, 20-24 (evens) King Street (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Hadrian's Wall WHS	<p>The Roman Empire, in its territorial extent, was one of the greatest empires history has known. Enclosing the Mediterranean world and surrounding areas, it was protected by a network of frontiers stretching from the Atlantic Coast in the west to the Black Sea in the east, from central Scotland in the north to the northern fringes of the Sahara Desert in the south. It was largely constructed in the 2nd century AD when the Empire reached its greatest extent. This frontier could be an artificial or natural barrier, protecting spaces or a whole military zone. Its remains encompass both visible and buried archaeology on, behind and beyond the frontier. Hadrian's Wall was built on the orders of the Emperor Hadrian in AD 122 as a continuous linear barrier at the then northernmost limits of the Roman province of Britannia. The Wall was supplemented by the ditch and banks of the vallum, supporting forts, marching camps and other features in a wide area to the north and south, linked by an extensive road network. It illustrates an ambitious and coherent system of defensive constructions perfected by engineers over the course of several generations and is outstanding for its construction in dressed stone and its excellent use of the spectacular upland terrain through which it passed. Each section of the property constitutes an exceptional example of a linear frontier, encompassing an extensive relict landscape which reflects the way resources were deployed in the north-western part of the Empire and which displays the unifying character of the Roman Empire, through its common culture, but also its distinctive responses to local geography and climate, as well as political, social and economic</p>	<p>The importance of the site's contribution towards the significance of the World Heritage Site has not been ascertained.</p>

	<p>conditions. Although some parts have been affected by land use change and natural processes, the integrity of the property is demonstrated through its visible remains and buried archaeological features. Their state of survival has been researched in many areas. Several areas of the frontier have been built over, but where significant archaeological remains have been proven to exist they have been included in the property.</p>	
Former Marine School (Ocean Road Annexe)	<p>1867-69. T M Clemence, Borough Surveyor. 1909. Addition in Wesley Street. T A Page & Son, Architects. Red brick, with stone dressings and flat roof. Dignified essay in the "Elizabethan" style, with projecting bays, tall transom and mullioned windows and classical details. Two storeys, 3 bay square plan. Most of the bays break forward. All corners are marked by rusticated quoins. The central entrance from Ocean Road has a grand stone doorcase of paired rusticated Tuscan columns with full entablature. The elevation crowned by entablature and balustrade. The balustrade pierced above the breaks forward and with decorative cresting above. The bay at the south-east corner is carried up one full storey above the roof level to form a square tower crowned by an entablature and pierced balustrade. It is lit by a semi-circular headed window in each face. The tower originally carried an observatory which was removed in 1979. The building was cleaned and restored, April 1980. This was the original building built for the Marine School.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
South Shields Museum and Art Gallery	<p>1858-60. Former Public Library and Museum. John Wardle, architect. Buff coloured brick, stone dressings, flat roof. Two storeys and basement. Three bays, the centre one of which breaks forward and has rusticated quoins. Designed in a somewhat coarse "Italianate" quattrocento style. The extremities marked by giant pilasters, the facade crowned by a heavy, bracketed stone cornice. The central entrances contained within a semi-circular arched opening divided by a central square column supporting the crown of the arch. Each outer bay lit by 4 segmental headed windows with plain architraves. Over the</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	windows a heavy floor band. First floor lit by 3 grand semi-circular headed openings with continuous cill. Each divided by a central shaft into 2 semi-circular headed lights with the tympanum pierced by a small circular light. Continuous impost band. Rusticated jambs to main openings. Large keystones abut the eaves cornice. Originally built for the Mechanics' Institute, becoming the Public Library in 1873. The museum added in 1876. The Library moved to new premises in 1976. Cleaned and restored 1978-79.	
Walls and Railings of the Museum and Art Gallery Fronting Road	Wall and railings (1858-60) to the front area of the Museum and Art Gallery. Low brick wall with intermediate brick piers. Wall has stone coping and the piers stone caps. Decorative cast iron panels set between the piers.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Barclays Bank	1909 J H Morton Architect. Ashlar. Three storeys and 7 bays. Quadrant plan linking King Street to Fowler Street. Ground floor heavily rusticated above a high plain plinth. Windows, central entrance and door from Fowler Street have semi-circular hooded openings with scrolled keystones. First floor openings have architraves and alternating triangular and segmental pediments. Continuous cill band and cast iron balconies. Second floor windows have moulded architraves. All crowned by an entablature with modillion cornice and a balustraded parapet. Each end bay broken forward to form a pavilion. Ionic pilasters rising above ground floor support open pediments. The tympanum of each pediment contains a cartouche. A good example of early C20 "Bankers Classical" in South Shields standing in a prominent position.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
The Scotia Public House	1903-04. Henry Grieves architect. Red brick with ashlar dressings to doors and windows etc. Slate roof. Three storeys. Edwardian "baroque" with some nice art nouveau embellishments. Quadrant corner with King Street and the bay arrangement is as follows:- one to King Street, 3 to the quadrant and 6 to Mile End Road. The second and fourth bays to Mile End Road break forward and have semi-circular pediments rising above the stone modillioned eaves cornice. The end sixth bay is carried above the eaves to form a small square tower. This has a pyramidal	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	<p>roof with a nice spikey wrought iron finial. Ground floor openings have semi-circular heads with heavy "Gibbs" surrounds. First floor openings have rusticated architraves with large keystones and stone aprons. The centre window of the quadrant and those in the second and fourth bays to Mile End Road have Ionic pilasters, entablatures and semi-circular pediments. Third floor windows plain rectangular openings with stone frames. Above the curved roof of the quadrant rises a little circular turret cap and with a fine art nouveau wrought iron fleche. This is a nice "conceit" and makes a most successful feature to this corner. This building is the best example of its type in South Shields.</p>	
Non designated assets		
Riddick's	<p>Following site clearance by the Council, this 122 square yard corner plot of surplus land was put up for auction for the reserve price of £12.10s per square yard in 1905 (Plot I). The council's stipulation for the land read: '... as regards plot I, the building line in Keppel Street on the ground floor be in line with the present shop fronts, and the 1st to 2nd floor to be set 3 feet 2 inches from the ground floor line.' After several unsuccessful auctions, the council eventually sold the land for its reserve price in October 1907. Mr Lockey, a solicitor, bought the property for £11,500. This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre. This has been retained and restored as part of South Shields 365 Regeneration Project.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
HSBC Bank	<p>The York and County Banking Co. commissioned architects Messrs Clark and Moscrop to design a building to replace an existing building on the corner of Denmark Street and York Street. At the time the York and County Bank shared premises with the London City and Midland Bank in King Street. The Council approved the plans in 1903. The Midland Bank traded from these premises since 1926 – now part of HSBC.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
The Criterion Public House	<p>This prominently sited Victorian Building is mentioned in the 1899-1900 Trace Directory (Proprietor T Waudby).</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

		The site makes no contribution to significance.
4-8 (evens) Fowler Street	A substantial 19th Century building.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
10 Mile End Road	The corner plot on Mile End Road and Ocean Road served as a Victorian residence at one time. It featured an impressive portico and railed garden, which were lost alongside a number of other Victorian gardens when Ocean Road was widened. The site was taken up in the 1890s by Farquhar Laing, a Corbridge man, and 10 Mile End Road was opened as The Royal Hotel (now The Ship and Royal). In 1891 Laing went on to build a function room on wasteground to the rear (Stanhope Street). Designed by architect J H Morton, it was connected to the Hotel by passages and became known as the Royal Assembly Hall, a sumptuous centre of Victorian and Edwardian society. Built in the Italian Renaissance style, it incorporated a ballroom and stage for an orchestra, which was adapted for use by touring vaudeville and circus shows.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Minchella's Cafe	Originally part of the entrance to the Royal Assembly Hall, the shop has had several tenants, including tobacconists Auty and Norman. Fred Minchella opened up his ice cream parlour in 1943 and together with his brother Tony built a reputation for the outstanding quality of their delicious ice cream. Their father, Guiseppe Minchella, came to England from the village of San Michelle in Cassino, Italy circa 1905. He originally sold ice cream in the colliery districts of Durham before moving to South Shields, where he had an ice cream parlour on King Street.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Man with Donkey Statue	Private James Simpson Kirkpatrick (the Man with the Donkey of Gallipolis fame) was born in Bertram Street, South Shields. In 1909 he jumped ship in Australia and worked in the mines. At the outbreak of the war he joined the Australian 3rd Field Ambulance Brigade as 'Private Simpson'.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

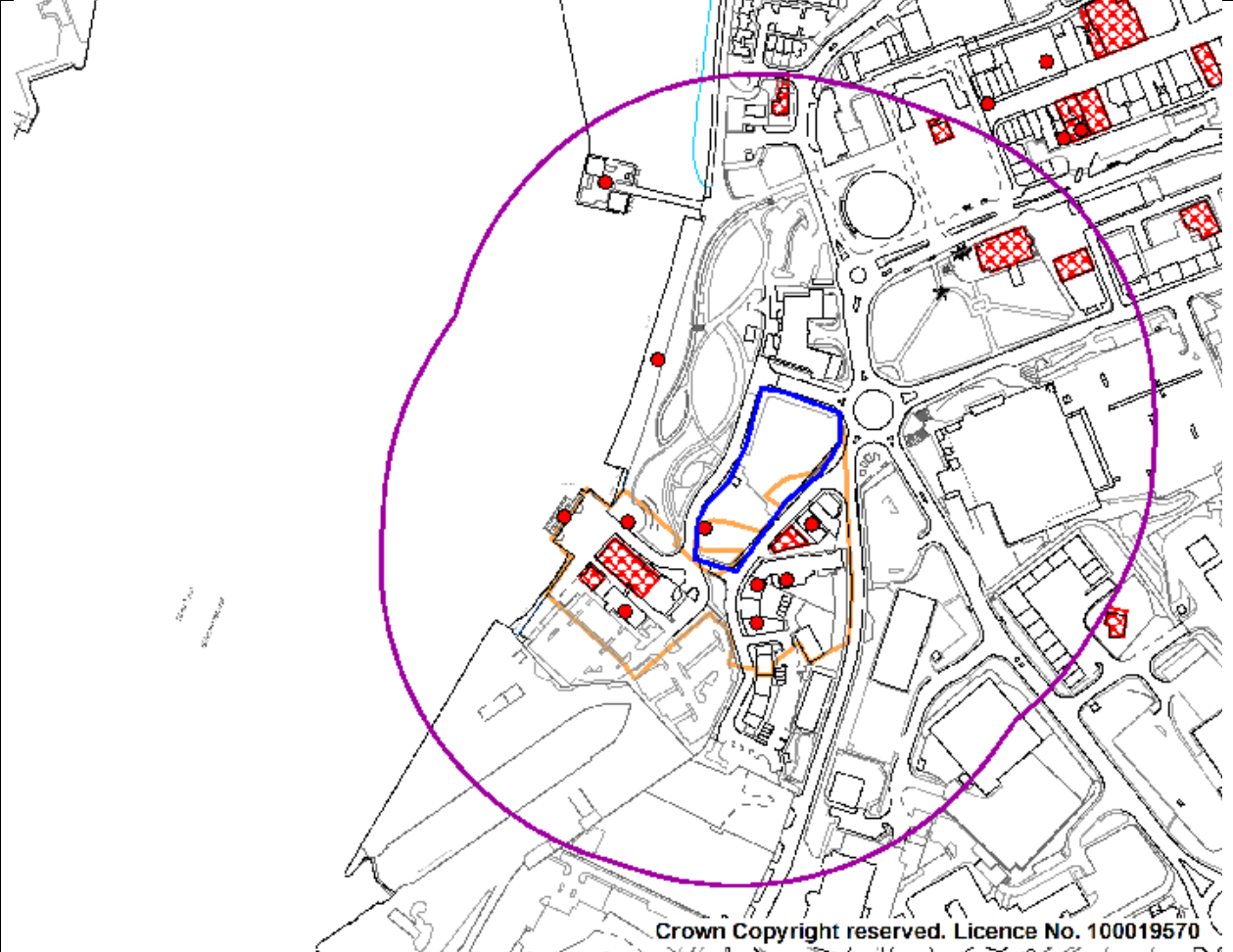
	<p>During the Gallipolis campaign in the 1914-1918 war Private Simpson, a stretcher-bearer, and his donkey carried upwards of 15 wounded soldiers through the enemy fire every day for 24 days from the front line in the battlefields to the dressing stations. Several of his donkeys were to die from enemy fire and 'the man with the donkey' was finally shot in 1915 by a Turkish sniper. He was hailed as a hero in his native South Shields and in his adopted country, Australia. He is honoured every year in that country on Anzac Day as well as having a statue depicting a 'Man with his Donkey' honouring his memory, both in Melbourne, in front of the war memorial and in the capital, Canberra, in the national museum. A smaller version of this statue can be seen in the South Shields Museum, and a modern version of it stands across the road from the museum in Ocean Road</p>	
Lion Statue	<p>18th or 19th Century sculpture, possibly the work of R B Forbridge. Originally belonging to the Golden Lion Hotel in King Street, which was demolished in 1973. Advertisements for auctions at former coaching inn go back to 1789. One of the inn's owners, a Mr Oyston, distributed a "fat sheep" to the poor in honour of the Coronation of William IV in 1830.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
The Ship and Royal Public House	<p>Known locally as The Royal. This Victorian building is mentioned in the 1899-1900 Trade Directory.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Heritage Assets in the wider setting		
Trustee Savings Bank, Entrance Building of the former Theatre of Varieties, Marks and Spencer, 105 and 107 King Street	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
29-33 (odds) King Street, Former Woolworths Building, Former Bridge Buffet, 30 King Street, National Westminster Bank, 40 King Street, Edinburgh Buildings, 20-24 (evens) King	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

Street	
Potential Impact of Allocation on Significance	
Description of Impact	
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Hadrian's Wall WHS Buffer Zone	A previously developed site, it is unlikely that redevelopment would have an impact on the setting of the WHS. However, there is a potential for below ground remains to be discovered. Impact on significance can only be determined through an archaeological evaluation.
The Former Marine School, South Shields Museum and Art Gallery, Walls and Railings of the Museum and Art Gallery, Stag's Head Public House, Barclays Bank, The Scotia Public House, Trustee Savings Bank, Entrance Building of the former Theatre of Varieties, Marks and Spencer, 105 and 107 King Street, Man with Donkey Statue, Lion Statue, The Ship and Royal, Stag's Head Public House, Victoria Hall, 29-33 (odds) King Street, Former Woolworths Building, Former Bridge Buffet, 30 King Street, National Westminster Bank, 40 King Street, Edinburgh Buildings, 20-24 (evens) King Street	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an	

appropriate professional where loss of archaeology.

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SIS022/RG1B
Site Address	Harton Quay, South Shields
Proposed Use	Mixed-use
 <p style="text-align: right;">Crown Copyright reserved. Licence No. 100019570</p>	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Old Town Hall GI (1232158) 160m to the north east</p> <p>The former Mercantile Marine Offices GII (Customs House) (1232273) 25m to the south west</p> <p>River Tyne, River Police Offices GII (1232160) 65m to the south west</p> <p>27 Mill Dam GII (1231582) 10m to the east</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) 160m to the north</p> <p>St Hilda's Colliery Headstocks GII (1277144) 200m to the east</p> <p>Church of St Hilda, Sundial to south west of Church of St Hilda GII (1232156) 130m to the north east</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227) 130m to the north east</p> <p>Sundial to South West of Church of St Hilda GII (1232157) 105m to the north east</p> <p>War memorial outside St Hilda's Church GII (1440513) 100m to the north east</p> <p>Trustee Savings Bank GII (1277483) 160m to the north east</p>
Scheduled Monuments	None

Conservation Areas	Mill Dam Conservation Area (Conservation Areas)	
Registered Parks and Gardens	None	
Non-designated Assets	Middle Docks (Local List) 100m to the south Harton Low Staithes (Local List) 60m to the west Chimney, Former Cookson Glassworks (Local List) lies within the southern tip of the site Staithes House (including Wall) (Local List) forms the eastern boundary of the site The Waterfront Public House (Local List) 10m to the east The Quadrant (Local List) 10m to the east Merchant Navy Memorial (Local List) 40m to the west Dalton Lane Workshops, 2-6 Dalton Lane (Local List) 50m to the south The Mission to Seafarers, Holborn House (Local List) 10m to the east Unity Hall, 71 Mill Dam (Local List) 10m to the east Painted Mural, Commercial Road (Local List) 10m to the east Ferry Landing (Local List) 120m to the north west	
Heritage Assets in the wider setting	Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) Marks and Spencer (formerly) GII (1232150) 16 Barrington Street GII (1231574) Victorian Pillar Box, Market Square (Local List) Mechanics Arms Public House (Local List) Lambton Arms Public House (Local List) 29-33 (odds) King Street (Local List) Former Woolworth Building (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Old Town Hall	<p>The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office. The Old Town Hall is surrounded by a combination of open space and built development. It occupies a central position within the Market Place and has done so since it was built.</p>	
<p>The former Mercantile Marine Offices (Customs House)</p>	<p>1863-64. T M Clemence architect and borough surveyor. 1878 addition at rear. J H Morton architect. White bricks and ashlar. Two storeys, 3 bays square. An imposing public building in the Renaissance style. Front elevation: ground floor entrance wall recessed behind an open rusticated arcade of 3 segmental arches on rectangular piers. The Customs House was of huge civic significance as it symbolised South Shields' independence from Newcastle as a customs port in 1848, following years of acrimony and its separation from North Shields Customs House in 1863. The Corporation bought land from the North Eastern Railway on which to build it. Opened in 1864, Extended in 1873 by L.H. Morton for Board of Trade Offices. The Customs House was listed in 1978. It stood empty for many years until it was sold in 1981 to the Arts & Live Music Association for restoration and conversion to an arts centre. In 1986 restoration commenced by Tyne and Wear County Council and the North East Civic Trust. In 1987 Tyne and Wear Development Corporation acquired the Customs House, repairing it, extending it to the rear, and reopening it in 1994.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
<p>River Tyne, River Police Offices</p>	<p>1886. The main north elevation is of ashlar, the other 3 are of buff coloured brick with stone dressings. Three storeys and 3 bays. Vermiculated quoins. Crowning entablature and blocking course. The outer bays have bay windows through the 3 storeys, each of the 3 lights having an architrave. A continuous cill band at ground floor and a first floor plat band. The central bay is treated quite elaborately by a vertical accumulation of pediments. The entrance, with semi-circular fanlight has a deeply projecting segmental</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>pediment supported on deep scrolled brackets. The first floor window is framed by architrave, entablature and triangular pediment. The frieze is inscribed AD 1886. Above this pediment, in place of a second floor window is set a rectangular panel into which is cut an inscription. The crowning feature of this centrepiece is a free-standing gable with concave sides and triangular pediment. It is embellished with a circular plaque bearing the coat of arms of the force. It is quite effective as a public building standing in a very prominent position by the river Tyne and adjacent to its impressive neighbour the former Customs House. Both standing symbolically by the river over which they had authority.</p>	
27 Mill Dam	<p>Early C19 public house. Rendered, slate roof, hipped at west end. Two storeys. Quoins at first floor. The ground floor now has a nice mid C19 public house front. Tuscan pilasters with entablature, modillioned cornice, carried over the west elevation. Pilasters irregularly spaced, some bays blank, one has entrance, others 3 light windows with 5 mullions and 3 centred heads. Three bays to first floor in Coronation Street, and one bay to west return elevation. All re-glazed. Maritime related features enliven the architecture including lifebelt and anchor motifs, flag poles, figurehead corbels and a clock. Some authenticity is uncertain but, in context, such details add life and place-specific character.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Alum House Ham (Tyne Dock Engineering Company Limited)	<p>The Alum House Ham (Tyne Dock Engineering Company Limited) is an early 19th Century building. An elegant southern elevation with bows and curved sashes: the only one of its type to survive within the old town. The western end of the west elevation had a 19th Century public house front (The Alum House), before it served as offices for the Tyne Dock Engineering Company. It has now reverted to licensed premises. Reputed to have originally been connected to Isaac Cookson's glassmaking firm. The alehouse stood on what was originally Alum Ham, the public landing place where scullerman once gathered to row passengers across the Tyne.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Church of St Hilda	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p>

	<p>small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>The site makes no contribution to significance.</p>
<p>Four Gate Piers Immediately to West of Church of St Hilda</p>	<p>Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>Sundial to South West of Church of St Hilda</p>	<p>Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>War memorial outside St Hilda's Church</p>	<p>The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>Trustee Savings Bank</p>	<p>1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Barrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]</p>	
St Hilda's Colliery Head stocks	<p>Colliery head stocks. Mid C19, restored C1985 and 2018. Red brick with ashlar dressings 3 storey. Main south front has to the left a round headed entrance arch with iron gates. To the right 3 tall round headed windows with ornate iron glazing, all blind, with ashlar impost blocks and keystones. To the rear a single iron headstock over the mining shaft.</p> <p>Established by Simp'n Temple and produced its first coal in 1810. By 1822 St Hilda's Wagonway was built to connect St Hilda's Colliery to the Templetown Wagonway, transporting coal to Harton Staithes.</p> <p>In 1839 tragedy struck when an explosion in the colliery resulted in the deaths of 51 men and boys, the youngest aged 9.</p> <p>By the 1880s the colliery was under the ownership of Harton Coal Company, which in 1908 developed the Harton Electric Railway for the transport of coal from St Hilda's and the company's other mines. The head stock remains a local landmark and was recently brought back into use as office and work space units. It also features a dedicated space paying tribute to the borough's mining past.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Mill Dam Conservation Area	<p>Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around two building groups and their immediate settings, whilst other nearby spaces remain just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and</p>	<p>The site has historical associations with the heavy industries that were once prevalent along the River Tyne. It includes the remnants of Cookson's Glassworks and the Staithes Masters House and both contribute to the understanding of the importance the site has played throughout history, just as all the other heritage assets within Mill Dam Conservation Area have shared a variety of historical associations.</p> <p>The site makes a medium contribution to significance.</p>

	<p>has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the river bank inaccessible – it was dangerous, private and divided by fences and walls right up to the water’s edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.</p>	
Non designated assets		
Middle Docks	<p>Nineteenth Century dock and harbour installation. A ‘Mr Smith’s Dock’ is shown on a ‘Plan of the Low part of the Tyne’ in the late 1760s. The first mention by name of Middle Dock is from 1772, when the brig True Briton was announced for sale at ‘the Middle Dock, South Shields’. In 1774, the yard was described as containing a ‘large and commodious double dock, a spacious building yard, smiths’ shops, warehouses and all other necessary conveniences and appurtenances...’ References to ‘docks’ on the site by 1799 show it had at least two in place by that time. Wood’s map of South Shields of 1827 shows two owners in the Middle Dock Yard; a Mr Stoveld in the northern dock and a Mr Hall in the southern dock. In the mid-19th Century the two docks were joined into one business under Hood, Henderson and Woods: the Middle Dock Co. In 1899 the Middle Dock Co. was sold and a new Middle Dock and Engineering Co. Ltd. was formed. The principal work of the yard was ship repairing. A third graving dock at Middle Dock was opened in 1909 and all the yard’s departments were reorganised and extended and new electric cranes installed. A fourth graving-dock was constructed between 1914 and 1917. Construction of this dock, which ran obliquely across the enlarged yard, involved the infilling of the old Metcalfe’s Dock and the demolition of much of the yard’s structures. At the time, it was</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>the second largest graving dock on the east coast north of the Thames. After WW I, the two oldest docks in the yard were also extended and the yard considerably upgraded. The yard was employed to full capacity over WWII and the latest dock was extended in 1941 to 640 feet in length. From 1977 the Middle Dock and Engineering Company became a member of British Shipbuilders as part of the Tyne Shiprepairers Group Ltd. In 2003 many brick warehouses survived, along with a fine example of a ferro-concrete office block built in 1907. Four docks survived, crane tracks, mooring posts and steam winches.</p>	
Harton Low Staithes	<p>Restored wooden structure on the riverfront between the Customs House and Ferry Landing. The timber staithes are evocative of the lost coal industry, once thriving here and crucial to the wealth that created the area's industrial and maritime heritage.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Chimney, Former Cookson Glassworks	<p>Standing some 30 ft. high and 10 ft. square, this structure is all that remains of the Cookson's Glassworks and dates from 1865. Glass manufacturing began here in the early 18th Century and continued up until the 1890s. Later the site was taken over and used to ship coal from the nearby collieries via the Harton Low Staithes.</p>	<p>The identified heritage asset is located within the site and is the last remnant of the former Cookson Glassworks.</p> <p>The site makes a medium contribution to significance.</p>
Staithes House (including wall)	<p>To the west side of the Mill Dam Road is Staithes House, a single storey building, originally constructed to house facilities for Harton Low Staithes' engine drivers and coal handlers. Used as a wagonwright's workshop to repair wagons. The wall defines the enclosure of yard. Embellished red brick façade. The adjacent boundary wall was reconfigured in the 1980s. The majority of the building recently demolished.</p>	<p>The remnants of Staith House remain. Built to house the washing and locker facilities for Harton Low Staithes' engine drivers and coal handlers, the long adjoining wall with similar detailing was reconfigured in the 1980s and provides a very strong focal feature within this zone.</p> <p>The site makes a medium contribution to significance.</p>
The Waterfront Public House	<p>The impressive scale of the Waterfront PH dominates the first range of buildings along Mill Dam Road. Each storey is progressively taller than the next, giving it impressive proportions. Its well-detailed, dark blue painted shopfront is a very distinctive feature, allowing it to retain its essential verticality following more recent alterations. The building's brickwork, shaped gables and heavy entablature decorations over the upper level windows (including paired columns and Venetian windows in the front gables) are interesting and high quality. The</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>

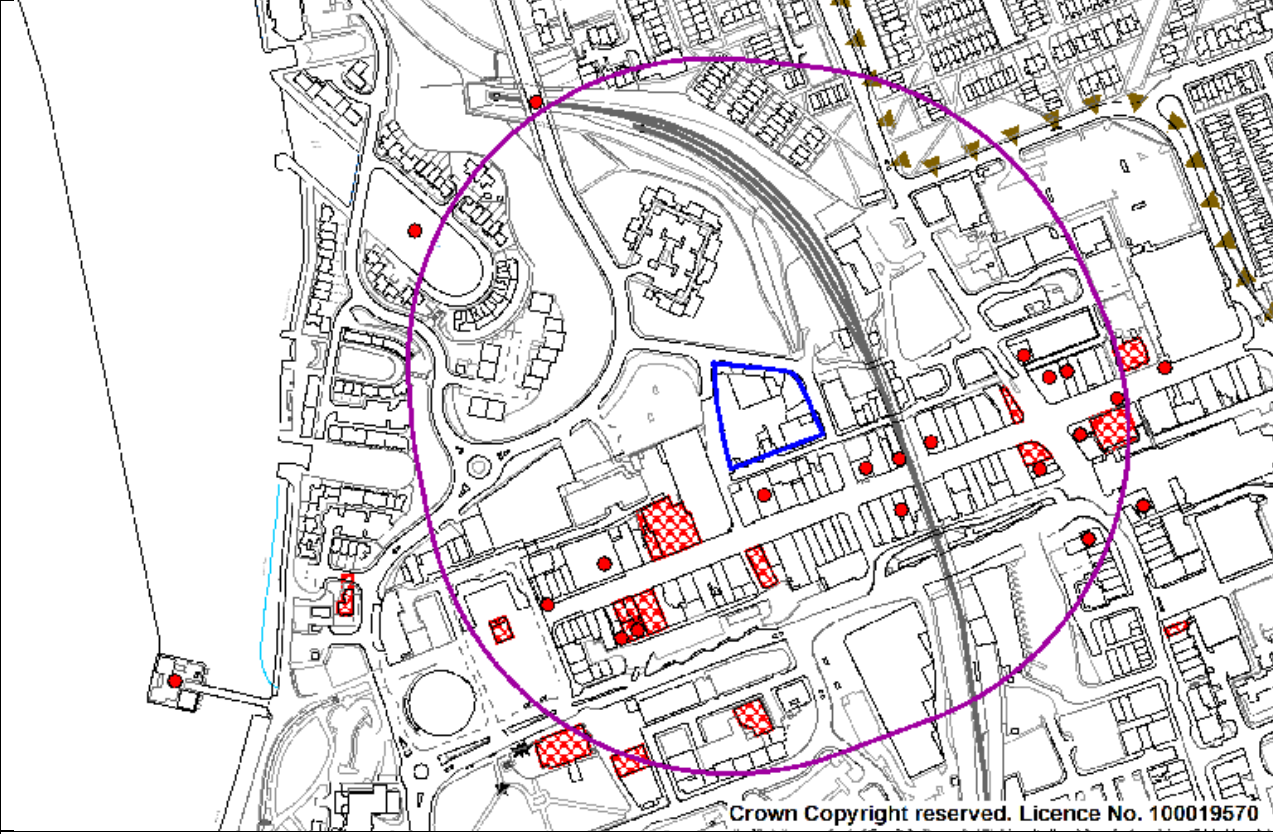
		clock is an important historic feature (and, apparently, there was also once a clocking-in machine inside the building).	
The Quadrant		Formerly known as Chandlers' Buildings, nos. 53-67 Mill Dam have an historical association to the area as well as a strong visual presence. They form a neat, three-storey, late Victorian curved terrace designed to face the central hub of the area. They retain prominent upper levels in white faience panels (glazed terracotta), illustrating high quality (good for repelling industrial stains). Decorative eaves and string courses also feature. Vertically proportioned windows survive at upper level, as do an authentic mix of ground level windows and shop fronts, some with metal grilles in the stall risers. Unity to the group comes from the common colour scheme and the largely unbroken sweep of the roof and brick chimneys. A change to residential use has led to some loss of authenticity, notably to the number and character of doorways.	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Merchant Memorial	Navy	Merchant Navy Memorial (1990), Sculptor: Robert Olley of Heritage Products of York. Designed by Graham Ibbetson. Materials: bronze and yellow ashlar. The depiction of a sailor at the wheel is on a sloping base to give the impression of what it is like to stand on a ship's deck in a choppy sea. Overlooking the Tyne he gazes keenly ahead to the dangers that may come. The Duchess of Mountbatten, widow of the distinguished naval commander, Lord Louis Mountbatten, unveiled the statue. The memorial was sponsored and supported by donations from mariners and their families, both at home and abroad. Cost: £56,000. The original design featured a man wearing a sou'-wester outfit until it was revealed that merchant seafarers did not wear these. The maquette for this original statue is in the chapel in the Mission to Seafarers.	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a negligible contribution to significance.</p>
Dalton Workshops	Lane	After the designation of Mill Dam Conservation Area in March 1981, these buildings were converted by the council into 11 workshops. Put forward for listing in 2016 but Historic England chose not to add it to the list. Former maltings, part of the early to mid-19th century Subscription Brewery. The only building of the brewery to survive. Red brick with red pantile roof. The brewery was	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>out of use by 1858, when the maltings was in use as a warehouse. Remnants of a painted sign on the south east gable indicates that it was in use as a sail makers at some point. Externally, the building is readable as a maltings, with small windows with cambered heads to three levels, indicating three former low germinating floors. The red pantile roof and timber jettied loading door are late 20th century additions. Conversion in the late 19th century led to the blocking or modification of most original windows and the insertion of four wide and tall ground floor openings, each flanked by large windows. The ground floor was divided into 4 workshops and one of the original germinating floors was removed. The original floors would have been supported on cast-iron beams. These have been replaced by steel beams. Various modern interiors, stairs and lifts have been inserted to convert the building into offices. There are no visible remains of the processes that were carried out within the building. There is partial survival of a timber roof structure, but this has been modified by the insertion of steel tie-beams.</p>	
<p>The Mission to Seafarers</p>	<p>The building's grand institutional appearance demonstrates status and prosperity. The building is home to the Mission to Seafarers, an organisation that has given unbroken service to seafarers visiting the River Tyne for more than 160 years. The early beginnings of a Seafarers Mission in South Shields seems to date back to about 1818 when a local branch of the British and Foreign Sailors Society was established for the Port of Tyne. It was not until 1856 when the Church of England established the Missions to Seafarers in London. More merchant seafarers from South Shields lost their lives in WW II than from any other port in Britain. The Mission to Seafarers continues to offer emergency assistance and support to crews visiting the Port of Tyne.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
<p>Unity Hall</p>	<p>19th Century meeting hall. This red brick building is the opposite bookend to that of the Mission of Seafarers. Its strong Gothicised vertical form with asymmetrical gable and bell tower are emphasised by a high first floor tracery window. Stone</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>

	<p>moulding and quoins contribute to its authentic character, which various alterations (including a narrow flat-fronted front extension with a vaulted doorway) have generally preserved. Now in residential use.</p> <p>It was on the steps of Unity Hall that the Riot Act was last read in England.</p>	
Painted Mural, Commercial Road	<p>In 1980 a Youth Enterprise Project team, South Shields painted a mural in Commercial Road. The mural was designed by D. Wilkinson to depict the history of the town from its Roman beginnings up to the industrial era of the 1970s. It is hand painted on a retaining wall of an old railway embankment that used to carry trains into Low Shields Station (long since demolished). Relevant to the social history of the area.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Level Crossing	<p>This is a fairly modern crossing, but it contains some interesting features. Sited on a dismantled section of the Harton Electric Railway, built to transport coal and colliery waste from pits to staithes on the River Tyne for shipment, using overhead electric traction. The Harton Coal Company operated at Harton, St Hilda's, Boldon, Whitburn and Westoe collieries.</p> <p>The system operated for more than 80 years until its closure in 1989.</p> <p>A locomotive can be seen on display at the Stephenson Railway Museum; one of nine supplied by Siemens between 1907 and 1913 to the Harton Coal Company.</p> <p>Indicative of the area's rich industrial heritage.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Heritage Assets in the wider setting		
Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), 16 Barrington Street	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets and makes a NEGLIGIBLE contribution to significance.
Victorian Pillar Box, Market Square, Mechanics Arms Public House, Lambton Arms Public House, 29-33 (odds) King Street, Former Woolworth Building	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets and makes a NEGLIGIBLE contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		

Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Mill Dam Conservation Area, Chimney, Former Cookson Glassworks. Staithes House (including wall)	Whilst the site has historically accommodated a variety of buildings, often substantial in scale, development of the site has the potential to impact a number of heritage assets and would alter an area that has, for several decades, been open space. The public perception of the site would therefore be radically altered, views from Mill Dam would be significantly changed, and a number of secondary effects would be introduced. Development of the site would result in a MEDIUM IMPACT to the significance of these heritage assets.
The former Mercantile Marine Offices (Customs House), 27 Mill Dam, Alum House Ham (Tyne Dock Engineering Company Limited), Harton Low Staithes, The Waterfront Public House, The Quadrant, Merchant Navt War Memorial, The Mission to Seafarers, Unity Hall, Painted Mural, Commercial Road	Whilst development of the site would alter the setting of a number of heritage assets, the site has historically been heavily developed through the centuries of industrial activity along the Tyne. Development of the site would result in LOW IMPACT to the significance of these heritage assets.
River Tyne, River Police Offices, Old Town Hall, St Hilda's Colliery Head Stock, Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to west of Church of St Hilda, Trustee Savings Bank, Middle Docks, Dalton Lane Workshops, Harton Low Staithes, Level Crossing	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)
The area would benefit from the retention and improvement of interpretation, accompanied by viewpoints that	

<p>allow for a better understanding of the industrial history of this part of the River Tyne. Development could provide an opportunity to carry out repairs to the Chimney. Development could provide an opportunity to find out more about the archaeological potential in the area.</p>
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>
<p>Retain the brick wall that formed part of the former Staithes House. Retain and repair the Chimney. Provide enhanced interpretation. Examine context: careful consideration should be given to the local vernacular, including the scale, massing and roof form of surrounding buildings. Development should be designed to emphasise key landmarks such as the Chimney and Customs House through good design and landscaping to provide new views and frame existing features. Introduce active frontages to public spaces. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology</p>
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>

Site Reference	SIS0062
Site Address	Land at Queen Street (the Site East of North Street)
Proposed Use	Housing
	
Assets Identified	
World Heritage Sites	Within the Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/)
Listed Buildings	<p>Old Town Hall GI (1232158) 170m to the south west</p> <p>Church of St Hilda GII (1232156) 185m to the south west</p> <p>105 and 107 King Street GII (1232153) 50m to the south</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) 60m to the west</p> <p>Marks and Spencer (formerly) GII (1232150) 35m to the west</p> <p>Lloyds Bank GII (1232152) 90m to the south west</p> <p>Trustee Savings Bank GII (1277483) 180m to the south west</p> <p>16 Barrington Street GII (1231574) 150m to the south</p> <p>South Shields Museum and Art Gallery GII (1232317) 170m to the east</p> <p>Wall and Railings of the Museum and Art Gallery GII (1277135) 170m to the east</p> <p>Barclays Bank GII (1232198) 120m to the south east</p> <p>The Scotia Public House GII (1232248) 110m to the east</p> <p>67 and 69 King Street GII (1232151)</p>
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	<p>64 King Street (Local List) 5m to the south</p> <p>Victorian Pillar Box, Market Square (Local List) 160m to the south west</p> <p>29-33 (odds) King Street (Local List) 50m to the south east</p>

	<p>National Westminster Bank, 40 King Street (Local List) 20m to the south east</p> <p>Edinburgh Buildings, 20-24(evens) King Street (Local List) 40m to the south east</p> <p>Former Bridge Buffet, 40 King Street (Local List) 60m to the south east</p> <p>Former Woolworth Building (Local List) 80m to the west</p> <p>Riddick's, Fowler Street (Local List) 170m to the south east</p> <p>The Criterion Public House (Local List) 155m to the east</p> <p>4-8 (evens) Fowler Street (Local List) 150m to the south east</p> <p>10 Mile End Road (Local List) 125m to the east</p> <p>Minchella's Café (Local List) 160m to the east</p> <p>Lion Statue (Local List) 180m to the east</p> <p>Man with Donkey Statue (Local List)</p> <p>Lambton Arms PH (Local List) 115m to the south west</p> <p>Mechanics Arms PH (Local List) 120m to the south east</p>	
Heritage Assets in the wider setting	<p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227)</p> <p>Sundial to South West of Church of St Hilda GII (1232157)</p> <p>War memorial outside St Hilda's Church GII (1440513)</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320)</p> <p>The Former Marine School (Ocean Road Annexe) GII (1232318)</p> <p>Stag's Head Public House GII (1393666)</p> <p>Ferry Landing (Local List)</p> <p>Bridge, River Drive (Local List)</p> <p>Fleet and Spirit of South Shields Artworks (Local List)</p> <p>HSBC Bank, Fowler Street (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Hadrian's Wall WHS	<p>The Roman Empire, in its territorial extent, was one of the greatest empires history has known. Enclosing the Mediterranean world and surrounding areas, it was protected by a network of frontiers stretching from the Atlantic Coast in the west to the Black Sea in the east, from central Scotland in the north to the northern fringes of the Sahara Desert in the south. It was largely constructed in the 2nd century AD when the Empire reached its greatest extent. This frontier could be an artificial or natural barrier, protecting spaces or a whole military zone. Its remains encompass both visible and buried archaeology on, behind and beyond the frontier. Hadrian's Wall was built on the orders of the Emperor Hadrian in AD 122 as a continuous linear barrier at the then northernmost limits of the Roman province of Britannia. The Wall was supplemented by the ditch and banks of</p>	<p>The importance of the site's contribution towards the significance of the World Heritage Site has not been ascertained.</p>

	<p>the vallum, supporting forts, marching camps and other features in a wide area to the north and south, linked by an extensive road network. It illustrates an ambitious and coherent system of defensive constructions perfected by engineers over the course of several generations and is outstanding for its construction in dressed stone and its excellent use of the spectacular upland terrain through which it passed. Each section of the property constitutes an exceptional example of a linear frontier, encompassing an extensive relict landscape which reflects the way resources were deployed in the north-western part of the Empire and which displays the unifying character of the Roman Empire, through its common culture, but also its distinctive responses to local geography and climate, as well as political, social and economic conditions. Although some parts have been affected by land use change and natural processes, the integrity of the property is demonstrated through its visible remains and buried archaeological features. Their state of survival has been researched in many areas. Several areas of the frontier have been built over, but where significant archaeological remains have been proven to exist they have been included in the property.</p>	
<p>Old Town Hall</p>	<p>The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office. The Old Town Hall is surrounded by a combination of open space and built development. It occupies a central position within the Market Place and has done so since it was built.</p>	
Church of St Hilda	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
105 and 107 King Street	<p>Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Marks and Spencer (formerly)	1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Lloyds Bank	1913 J D Kitson architect. Ashlar, 5 bays in the Renaissance palazzo manner, the order being Roman Doric, but with many individual interpretations which prevent the elevation being merely a worthy scholarly exercise. High ground floor, plain ashlar to cill level, then above, bonded rustication. An entrance in each end bay. The ground floor, basement, supports a portico of giant Roman Doric columns rising through 2 floors the 3 centre bays being recessed behind them. The echinus of the order is carved with egg and dart. Above this a full entablature breaking forward over the columns, the frieze being decorated with circles. The elevation is then completed with a very deep parapet. First and second floor windows have architraves and pediments.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Trustee Savings Bank	1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons	The site has no visual or historic association with the identified

	<p>architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]</p>	<p>heritage asset.</p> <p>The site makes no contribution to significance.</p>
16 Barrington Street	<p>1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
South Shields Museum and Art Gallery	<p>1858-60. Former Public Library and Museum. John Wardle, architect. Buff coloured brick, stone dressings, flat roof. Two storeys and basement. Three bays, the centre one of which breaks forward and has rusticated quoins. Designed in a somewhat coarse "Italianate" quattrocento style. The extremities marked by giant pilasters, the facade</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	<p>crowned by a heavy, bracketed stone cornice. The central entrances contained within a semi-circular arched opening divided by a central square column supporting the crown of the arch. Each outer bay lit by 4 segmental headed windows with plain architraves. Over the windows a heavy floor band. First floor lit by 3 grand semi-circular headed openings with continuous cill. Each divided by a central shaft into 2 semi-circular headed lights with the tympanum pierced by a small circular light. Continuous impost band. Rusticated jambs to main openings. Large keystones abut the eaves cornice. Originally built for the Mechanics' Institute, becoming the Public Library in 1873. The museum added in 1876. The Library moved to new premises in 1976. Cleaned and restored 1978-79.</p>	
Wall and Railings at the Museum and Art Gallery	<p>Wall and railings (1858-60) to the front area of the Museum and Art Gallery. Low brick wall with intermediate brick piers. Wall has stone coping and the piers stone caps. Decorative cast iron panels set between the piers.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Barclays Bank	<p>1909 J H Morton Architect. Ashlar. Three storeys and 7 bays. Quadrant plan linking King Street to Fowler Street. Ground floor heavily rusticated above a high plain plinth. Windows, central entrance and door from Fowler Street have semi-circular hooded openings with scrolled keystones. First floor openings have architraves and alternating triangular and segmental pediments. Continuous cill band and cast iron balconies. Second floor windows have moulded architraves. All crowned by an entablature with modillion cornice and a balustraded parapet. Each end bay broken forward to form a pavilion. Ionic pilasters rising above ground floor support open pediments. The tympanum of each pediment contains a cartouche. A good example of early C20 "Bankers Classical" in South Shields standing in a prominent position.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
The Scotia Public House	<p>1903-04. Henry Grieves architect. Red brick with ashlar dressings to doors and</p>	<p>The site has no visual or historic association with the identified</p>

	windows etc. Slate roof. Three storeys. Edwardian "baroque" with some nice art nouveau embellishments. Quadrant corner with King Street and the bay arrangement is as follows:- one to King Street, 3 to the quadrant and 6 to Mile End Road. The second and fourth bays to Mile End Road break forward and have semi-circular pediments rising above the stone modillioned eaves cornice. The end sixth bay is carried above the eaves to form a small square tower. This has a pyramidal roof with a nice spikey wrought iron finial. Ground floor openings have semi-circular heads with heavy "Gibbs" surrounds. First floor openings have rusticated architraves with large keystones and stone aprons. The centre window of the quadrant and those in the second and fourth bays to Mile End Road have Ionic pilasters, entablatures and semi-circular pediments. Third floor windows plain rectangular openings with stone frames. Above the curved roof of the quadrant rises a little circular turret cap and with a fine art nouveau wrought iron fleche. This is a nice "conceit" and makes a most successful feature to this corner. This building is the best example of its type in South Shields.	heritage asset. The site makes no contribution to significance.
67 and 69 King Street	Late 1870s. Ashlar to King Street and first return bay to Waterloo Vale, the rest red brick. Slate roof. French classical in matter.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Non designated assets		
64 King Street	Former Burton's menswear, circa 1930. 'The Full Monty' derives from the inexpensive suits supplied by Montague Burton.	The site has limited visual and no historic association with the identified heritage asset. The site makes a negligible contribution to significance.
Victorian Pillar Box, Market Square	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian. It outside Croftons, which was destroyed in a WWII air raid. The post box survived.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
29-33 (odds) King Street	19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified

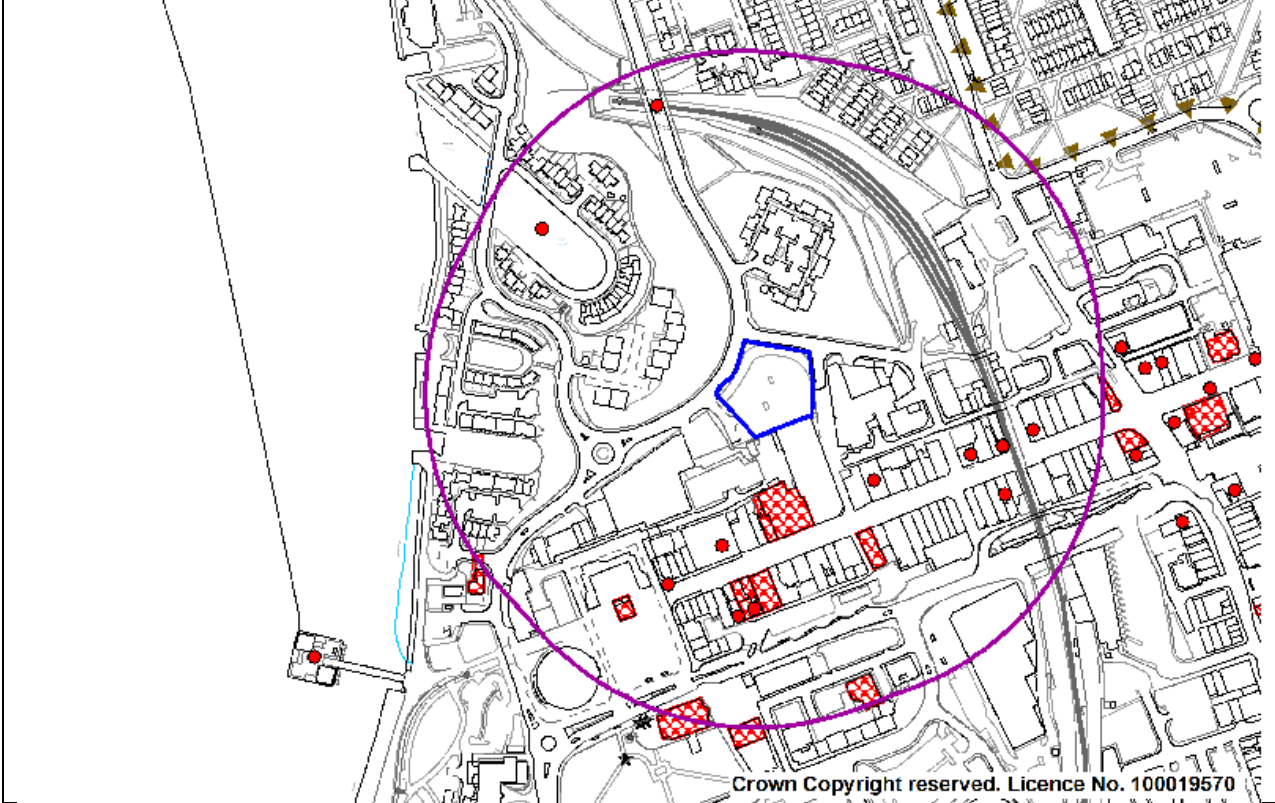
		heritage asset. The site makes no contribution to significance.
National Westminster Bank, 40 King Street	The National Provincial Bank, formed in 1833 in Newcastle, opened its first branch in South Shields in 1848. Whether this was at 40 King Street cannot be confirmed. However, the bank was listed at this address in Slater's Directory in 1854/55.	The site has limited visual and no historic association with the identified heritage asset. The site makes a negligible contribution to significance.
Former Bridge Buffet, 30 King Street	For generations this attractive art nouveau building was a focal point as what used to be the Bridge public house. For several years in the 19 th Century it had the unusual distinction of also being the coaching station for railway passengers, who had to go through the hotel – then known as the Bridge Inn – to buy their tickets in a back room. They would then go on to the coal depot at the top of Salem Street – later the rear station yard – to climb onto a few carriages attached to empty coal trains going back to Washington, where they had to change trains. Later in the Victorian era the inn achieved some notoriety for the arrest there of a culprit in a particularly gruesome murder in Morton Street, off Mile End Road. The pub eventually closed towards the end of the 1960s, together with the neighbouring jeweller's shop, Alexander's. The white glazed tiles to the rear offshoot remain largely intact. These would have been used to reflect natural light into the back of the property.	The site has limited visual and no historic association with the identified heritage asset. The site makes a negligible contribution to significance.
Edinburgh Buildings, 20-24 (evens) King Street	First recorded in 1881. Formerly retail and offices. Renovated in 1994 by Project North East and now used as a community building. A set of original baker's ovens remains largely intact in the basement.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former Woolworths Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Riddick's	This impressive building retains many of its original architectural features and	The site has no visual or historic association with the identified

	boasts one of the few remaining historic shopfronts in the town centre.	heritage asset. The site makes no contribution to significance.
The Criterion Public House	This prominently sited Victorian Building is mentioned in the 1899-1900 Trace Directory (Proprietor T Waudby).	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
4-8 (evens) Fowler Street	A substantial 19 th Century building.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
10 Mile End Road	<p>The corner plot on Mile End Road and Ocean Road served as a Victorian residence at one time. It featured an impressive portico and railed garden, which were lost alongside a number of other Victorian gardens when Ocean Road was widened.</p> <p>The site was taken up in the 1890s by Farquhar Laing, a Corbridge man, and 10 Mile End Road was opened as The Royal Hotel (now The Ship and Royal). In 1891 Laing went on to build a function room on wasteground to the rear (Stanhope Street). Designed by architect J H Morton, it was connected to the Hotel by passages and became known as the Royal Assembly Hall, a sumptuous centre of Victorian and Edwardian society. Built in the Italian Renaissance style, it incorporated a ballroom and stage for an orchestra, which was adapted for use by touring vaudeville and circus shows.</p> <p>Sadly any original internal features have been lost over the building's long and colourful history. However, the building is sound and no longer in any imminent danger thanks to the swift intervention of the current owners.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Minchella's Café	<p>Originally part of the entrance to the Royal Assembly Hall, the shop has had several tenants, including tobacconists Auty and Norman.</p> <p>Fred Minchella opened up his ice cream parlour in 1943 and together with his brother Tony built a reputation for the outstanding quality of their delicious ice</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	<p>cream.</p> <p>Their father, Guiseppe Minchella, came to England from the village of San Michelle in Cassino, Italy circa 1905. He originally sold ice cream in the colliery districts of Durham before moving to South Shields, where he had an ice cream parlour on King Street.</p>	
Lion Statue	<p>18th or 19th Century sculpture, possibly the work of R B Forbridge. Originally belonging to the Golden Lion Hotel in King Street, which was demolished in 1973.</p> <p>Advertisements for auctions at former coaching inn go back to 1789. One of the inn's owners, a Mr Oyston, distributed a "fat sheep" to the poor in honour of the Coronation of William IV in 1830.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Man with Donkey Statue	<p>Private James Simpson Kirkpatrick (the Man with the Donkey of Gallipolis fame) was born in Bertram Street, South Shields. In 1909 he jumped ship in Australia and worked in the mines. At the outbreak of the war he joined the Australian 3rd Field Ambulance Brigade as 'Private Simpson'.</p> <p>During the Gallipolis campaign in the 1914-1918 war Private Simpson, a stretcher-bearer, and his donkey carried upwards of 15 wounded soldiers through the enemy fire every day for 24 days from the front line in the battlefields to the dressing stations. Several of his donkeys were to die from enemy fire and 'the man with the donkey' was finally shot in 1915 by a Turkish sniper.</p> <p>He was hailed as a hero in his native South Shields and in his adopted country, Australia. He is honoured every year in that country on Anzac Day as well as having a statue depicting a 'Man with his Donkey' honouring his memory, both in Melbourne, in front of the war memorial and in the capital, Canberra, in the national museum. A smaller version of this statue can be seen in the South Shields Museum, and a modern version of it stands across the road from the museum in Ocean Road.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Lambton Arms PH	<p>The proprietor of this public house back in 1891 is recorded as T Bains.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

		The site makes no contribution to significance.
Mechanics Arms PH	Grouping with Lambton Arms.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Four Gate Piers immediately to the west of Church of St Hilda, Sundial to south west of Church of St Hilda, Alum House Ham, The former Marine School, Stag's Head PH	Nationally Listed Heritage Asset	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Ferry Landing, Bridge, River Drive, Fleet and Spirit of South Shields Artworks, HSBC Bank, Fowler Street	Locally Listed Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
64 King Street, Former Bridge Buffet, National Westminster Bank	Development of the site would result in MINIMAL IMPACT to the significance of the heritage assets.	
Buffer Zone associated with Hadrian's Wall, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Lloyds Bank, Trustee Savings Bank, 16 Barrington Street, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art Gallery, Barclays Bank, The Scotia Public House, 67 and 69 King Street, Four Gate Piers immediately to west of Church of St Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, Alum	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

<p>House Ham (Tyne Dock Engineering Company Limited) , The Former Marine School (Ocean Road Annexe), Stag’s Head Public House, Victorian Pillar Box, 29-33 (odds) King Street, Edinburgh Buildings, 20-24(evens) King Street, Former Woolworth Building, Riddick’s, Fowler Street, The Criterion Public House, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella’s Café, Lion Statue, Man with Donkey Statue, Lambton Arms PH, Mechanics Arms PH, Ferry Landing, Bridge, River Drive, Fleet and Spirit of South Shields Artworks, HSBC Bank, Fowler Street</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF’s test of soundness?</p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>	

Site Reference	SIS0063
Site Address	Land at Salem Street (the Car Park West of North Street)
Proposed Use	Housing
	
Assets Identified	
World Heritage Sites	Within the Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/) 200m to the north east
Listed Buildings	Old Town Hall GI (1232158) 130m to the south west Church of St Hilda GII (1232156) 175m to the south west 105 and 107 King Street GII (1232153) 90m to the south Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) 45m to the south west Marks and Spencer (formerly) GII (1232150) 35m to the south Lloyds Bank GII (1232152) 90m to the south Trustee Savings Bank GII (1277483) 190m to the south 16 Barrington Street GII (1231574) 180m to the south east Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) 200m to the west 67 and 69 King Street GII (1232151) 85m to the south
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	64 King Street (Local List) 50m to the south west Victorian Pillar Box, Market Square (Local List) 130m to the south west 29-33 (odds) King Street (Local List) 50m to the south east National Westminster Bank, 40 King Street (Local List) 100m to the south east

	<p>Edinburgh Buildings, 20-24(evens) King Street (Local List) 140m to the south east Former Bridge Buffet, 40 King Street (Local List) 100m to the south east Former Woolworth Building (Local List) 45m to the south west Bridge, River Drive (Local List) 200m to the north Fleet and Spirit of South Shields Artworks (Local List) 200m to the north west</p>	
Heritage Assets in the wider setting	<p>The Scotia Public House GII (1232248) Barclays Bank GII (1232198) South Shields Museum and Art Gallery GII (1232317) Wall and Railings of the Museum and Art Gallery GII (1277135) Four Gate Piers immediately to west of Church of St Hilda GII (1232227) Sundial to South West of Church of St Hilda GII (1232157) War memorial outside St Hilda’s Church GII (1440513) The Former Marine School (Ocean Road Annexe) GII (1232318) Ferry Landing (Local List) HSBC Bank, Fowler Street (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Hadrian’s Wall WHS	<p>The Roman Empire, in its territorial extent, was one of the greatest empires history has known. Enclosing the Mediterranean world and surrounding areas, it was protected by a network of frontiers stretching from the Atlantic Coast in the west to the Black Sea in the east, from central Scotland in the north to the northern fringes of the Sahara Desert in the south. It was largely constructed in the 2nd century AD when the Empire reached its greatest extent. This frontier could be an artificial or natural barrier, protecting spaces or a whole military zone. Its remains encompass both visible and buried archaeology on, behind and beyond the frontier. Hadrian’s Wall was built on the orders of the Emperor Hadrian in AD 122 as a continuous linear barrier at the then northernmost limits of the Roman province of Britannia. The Wall was supplemented by the ditch and banks of the vallum, supporting forts, marching camps and other features in a wide area to the north and south, linked by an extensive road network. It illustrates an ambitious and coherent system of defensive constructions perfected by engineers over the course of several generations and is outstanding for its construction in dressed stone and its excellent use of the spectacular upland terrain through which it passed. Each section of the property constitutes an</p>	<p>The importance of the site’s contribution towards the significance of the World Heritage Site has not been ascertained.</p>

	<p>exceptional example of a linear frontier, encompassing an extensive relict landscape which reflects the way resources were deployed in the north-western part of the Empire and which displays the unifying character of the Roman Empire, through its common culture, but also its distinctive responses to local geography and climate, as well as political, social and economic conditions. Although some parts have been affected by land use change and natural processes, the integrity of the property is demonstrated through its visible remains and buried archaeological features. Their state of survival has been researched in many areas. Several areas of the frontier have been built over, but where significant archaeological remains have been proven to exist they have been included in the property.</p>	
<p>Old Town Hall</p>	<p>The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>been used for a wide range of uses including a charity school, reading room and a shipping office. The Old Town Hall is surrounded by a combination of open space and built development. It occupies a central position within the Market Place and has done so since it was built.</p>	
Church of St Hilda	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
105 and 107 King Street	<p>Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Entrance Building of the Former Theatre of Varieties, 88 King Street	<p>1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

Marks and Spencer (formerly)	1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s.	The site has limited visual and no historic association with the identified heritage asset. The site makes a negligible contribution to significance.
Lloyds Bank	1913 J D Kitson architect. Ashlar, 5 bays in the Renaissance palazzo manner, the order being Roman Doric, but with many individual interpretations which prevent the elevation being merely a worthy scholarly exercise. High ground floor, plain ashlar to cill level, then above, bonded rustication. An entrance in each end bay. The ground floor, basement, supports a portico of giant Roman Doric columns rising through 2 floors the 3 centre bays being recessed behind them. The echinus of the order is carved with egg and dart. Above this a full entablature breaking forward over the columns, the frieze being decorated with circles. The elevation is then completed with a very deep parapet. First and second floor windows have architraves and pediments.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Trustee Savings Bank	1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
16 Barrington Street	1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse	The site has no visual or historic association with the identified heritage asset.

	<p>also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.</p>	<p>The site makes no contribution to significance.</p>
<p>Alum House Ham (Tyne Dock Engineering Company Limited)</p>	<p>Early C19. Brick, now painted, slate roof. Three storeys and 2 bays to west elevation, 2 storeys and 4 bays to south elevation. Stone heads to windows. The principal west elevation has 2 elegant segmental bow windows through the 3 storeys. The bows have 3 lights mostly with the original curved sashes. The ground windows are blocked. Continuous stone cill band at first and second floors. The corners of this elevation are marked by broad pilasters. An elegant elevation and the only one of its type to survive within the old town. On the long south elevation the 2 western first floor bays are blind the other 2 sashed. The ground floor has 2 sashed windows below those on the first floor and an unadorned door to the west. The western end of this elevation had a C19 public house front when it was called "The Alum House".</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>67 and 69 King Street</p>	<p>Late 1870s. Ashlar to King Street and first return bay to Waterloo Vale, the rest red brick. Slate roof. French classical in matter.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>Non designated assets</p>		
<p>64 King Street</p>	<p>Former Burton's menswear, circa 1930. 'The Full Monty' derives from the inexpensive suits supplied by Montague Burton.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to</p>

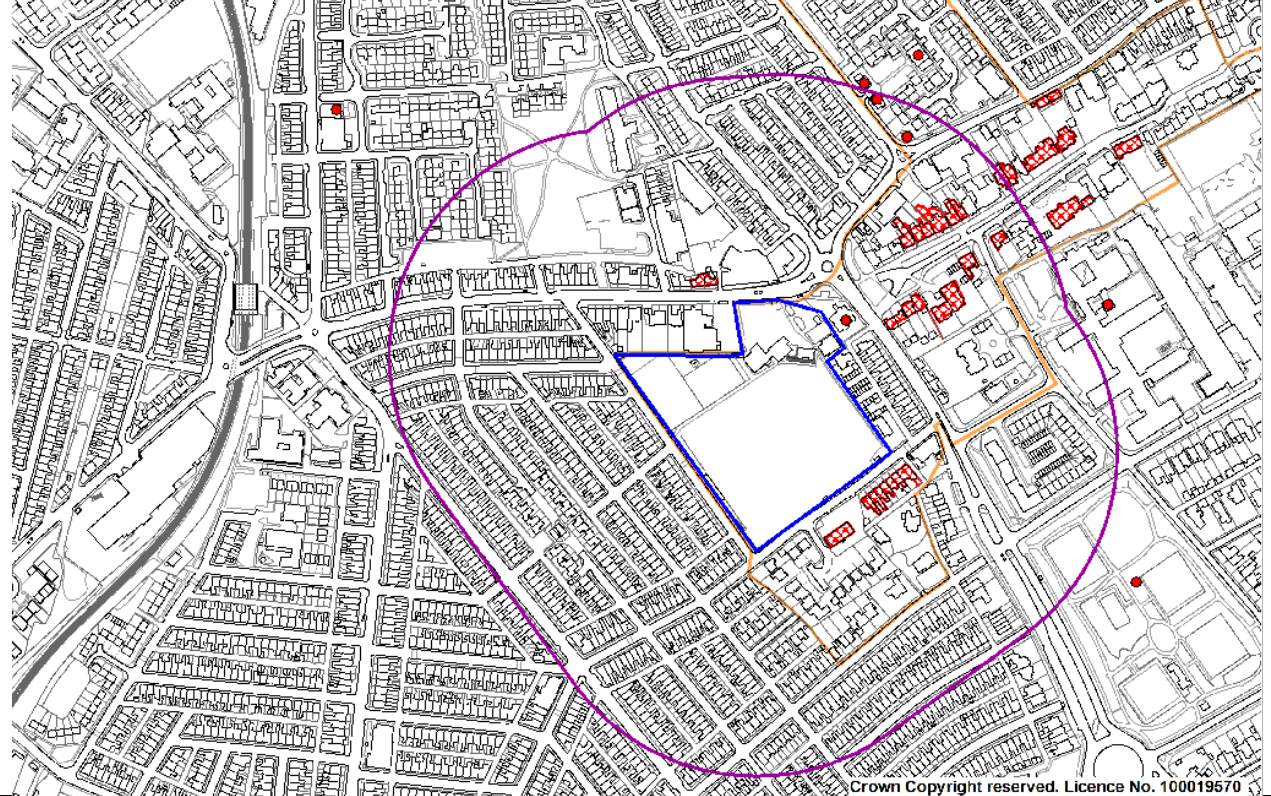
		significance.
Victorian Pillar Box, Market Square	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian. It outside Croftons, which was destroyed in a WWII air raid. The post box survived.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
29-33 (odds) King Street	19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
National Westminster Bank, 40 King Street	The National Provincial Bank, formed in 1833 in Newcastle, opened its first branch in South Shields in 1848. Whether this was at 40 King Street cannot be confirmed. However, the bank was listed at this address in Slayer's Directory in 1854/55.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former Bridge Buffet, 30 King Street	For generations this attractive art nouveau building was a focal point as what used to be the Bridge public house. For several years in the 19th Century it had the unusual distinction of also being the coaching station for railway passengers, who had to go through the hotel – then known as the Bridge Inn – to buy their tickets in a back room. They would then go on to the coal depot at the top of Salem Street – later the rear station yard – to climb onto a few carriages attached to empty coal trains going back to Washington, where they had to change trains. Later in the Victorian era the inn achieved some notoriety for the arrest there of a culprit in a particularly gruesome murder in Morton Street, off Mile End Road. The pub eventually closed towards the end of the 1960s, together with the neighbouring jeweller's shop, Alexander's. The white glazed tiles to the rear offshoot remain largely intact. These would have been used to reflect natural light into the back of the property.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Edinburgh Buildings, 20-24 (evens) King Street	First recorded in 1881. Formerly retail and offices. Renovated in 1994 by Project North East and now used as a community building. A set of original baker's ovens remains largely intact in the basement.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former Woolworths Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October	The site has no visual or historic association with the identified heritage

	1941.	asset. The site makes no contribution to significance.
Bridge, River Drive	<p>River Drive Bridge dates from the 1930s, when the riverside underwent large-scale transformation. Most of the 18th Century dwellings had already been demolished and replaced by new industries. The bridge was needed in order to make them more accessible than the existing narrow thoroughfares. This was no small undertaking since the bridge had to cross the railway terminus.</p> <p>The bridge, originally known as Heugh Bridge, took two months to build, at a cost of £35,000, and was officially opened in August 1939 by the then Minister of Transport, Captain Euan Wallace. The bridge is similar in appearance to the Tyne Bridge, but on a much smaller scale. Anecdotal evidence suggests that the River Drive Bridge confused German bombers during World War II, thinking that they were over Newcastle upon Tyne.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Fleet and Spirit of South Shields Artwork	<p>Beautiful modern sculptures set within and at the entrance to the former Brigham and Cowan's dry dock. This former shipyard has been reclaimed and redeveloped to provide riverside housing.</p> <p>The Spirit of South Shields, by Irene Brown, holds a sailing ship in one arm while raising the other to greet the future. She is a protector guiding the ships through the seas safely. She stands on a relief of South Shields - a firm foundation in the past and present, which is represented and orientated by the model buildings. She stands strong and optimistic, unafraid by the winds of change - the figurehead for South Shields Future. The base of the statue is a contour map of South Shields with several well known features: the Groyne, Arbeia Fort, the Old Town Hall and Westoe Colliery. The screws sticking through the base are where someone has stolen the model of the Town Hall.</p> <p>Fleet, also by Irene Brown, is a collection of seven stainless steel collier ships in full sail set in the water of</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	Market Dock, overlooking the River Tyne at South Shields. The brightly polished ships reflect patterns of both moving sky and water and give the impression of a fleet heading out to sea.	
Heritage Assets in the wider setting		
The Scotia PH, Barclays Bank, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art Gallery, Four Gate Piers Immediately to the west of Church of St Hilda, Sundial to South West of Church of St Hilda, War Memorial at St Hilda's Church	Nationally Listed Heritage Asset	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Ferry Landing, HSBC Bank	Locally Listed Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Marks and Spencer (formerly)	Development of the site would result in MINIMAL IMPACT to the significance of the heritage assets.	
Buffer Zone associated with Hadrian's Wall, Old Town Hall, Church of St Hilda, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Lloyds Bank, Trustee Savings Bank, 16 Barrington Street, Alum House Ham (Tyne Dock Engineering Company Limited), , 67 and 69 King Street, The	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

<p>Former Marine School (Ocean Road Annexe), Stag's Head Public House, The Scotia PH, Barclays Bank, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art Gallery, Barclays Bank, Four Gate Piers Immediately to the west of Church of St Hilda, Sundial to South West of Church of St Hilda, War Memorial at St Hilda's Church, Victorian Pillar Box, 29-33 (odds) King Street, Edinburgh Buildings, 20-24(evens) King Street, Former Woolworth Building, Riddick's, Fowler Street, The Criterion Public House, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Café, Lion Statue, Man with Donkey Statue, Lambton Arms PH, Mechanics Arms PH, Ferry Landing, Bridge, River Drive, Fleet and</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the</p>	

identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SOS001
Site Address	South Shields and Westoe Sports Club and Playing Fields
Proposed Use	Housing
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	1-7 Wood Terrace GII (1232337) 10m to the south east Westoe Villas GII (1232834) 20m to the south Westoe Terrace, 62 and 64 Dean Road GII (1277490) 15m to the north 7 Westoe Village GII (1232330) 120m to the east 5 Westoe Village GII (1232328) 100m to the east 6 Westoe Village GII (1232329) 110m to the east Briary Ravensworth GII (1277140) Southgarth (Former Medical Mission Sisters Convent) GII (1277143) 90m to the east South Shields War Memorial GII (1434280) 80m to the north Garden Wall to South East of Southgarth West GII (1246445) 100m to the east
Scheduled Monuments	None
Conservation Areas	Westoe Conservation Area (Conservation Areas)
Registered Parks and Gardens	None
Non-designated Assets	Wyvestow Lodge (Local List) 5m to the east Railings (Local List) 200m to the north east Former South Tyneside College Planetarium (Local List) 180m to the east
Heritage Assets in the wider setting	Westoe Hall GII (1232335) Westoe Village (Meadowcroft) GII (1277142) Briary Ravensworth GII (1277140?) Chapel House GII (1232334) The White House GII (1232333) Building in North East Corner of Garden to The White House, Westoe Village

	<p>to West of 34 Horsley Hill Road GII (1232149) Former Talbot Memorial House GII (1277139) The Chase GII 1277141 Former Ingham Infirmary (Local List) Robert Readhead Park (Local List) Cyprus Public House (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
1-7 Wood Terrace	<p>After circa 1855. A uniform terrace of 2 storey red brick houses with slate roofs. The elevation is terminated at either end by a 2 storey wood bay window. All other windows have stone heads. The entrances are framed by a moulded stone architrave except for that at no 1 which has a projecting Corinthian portico. Nos 2-6 have a segmental headed dormer window. No 1 is of 4 bays. No 7 is of 2 bays. Nos 2-6 are of 3 bays. Nos 3, 4 and 5 have been re-glazed the rest have undivided sashes. No 1 has a stone plaque inscribed "Wood Terrace" set at first floor level. Named after the Wood family who owned the estate. See also Westoe Villa. Plan of Building Ground belonging to Miss A Wood, Mark Thompson, architect circa 1855 shows Wood Terrace (not named) set out with numbered building plots. Included in Census Enumerators' Return for 1861.</p>	<p>The identified heritage assets' principle elevations overlook the site, the site is surrounded by a large boundary wall. The brick boundary wall does not in itself contribute to the significance of these assets. However, it has formed part of the setting of these buildings for more than a century.</p> <p>The site makes a lesser contribution to significance.</p>
Westoe Villas	<p>Formerly Westoe Villa. Circa 1830. Red brick, stone window heads, hipped slate roof. Dignified early C19 villa. Two storeys. Ashlar plinth and eaves cornice. Rusticated stone quoins. The main south elevation of 7 bays. The 5 central bays break forward. Generous space between these and the 2 outer bays. Sashes to windows except for the 2 first floor outer ones whose sills have been raised and both re-glazed. Continuous cill to ground and first floor windows and floor band above ground floor window heads. All 3 bands are carried right round the building. Former central door, now a window, with projecting Roman Doric portico. Side elevation of 2 bays. The north elevation, fronting Wood Terrace, has been altered, but what must have been a most restrained elevation can still</p>	<p>The identified heritage asset heritage sits behind a high boundary wall and is shrouded by mature trees. As such its setting is fairly limited.</p> <p>The site makes a negligible contribution to significance.</p>

	<p>be appreciated. The stone cornice has been removed and replaced by plain brick. Several new windows have been inserted. The original windows consist of a tall semi-circular headed staircase window sashed with 'gothick' tracery to its head, with one sashed window to ground and first floors to either side. Site acquired by Christopher Wood in 1828. The house built for the Wood family who were Brewers of South Shields (History of Westoe Village, Amy Flagg 1964).</p>	
Westoe Terrace, 62 and 64 Dean Road	<p>Early C19. Two houses forming a symmetrical composition. Red brick, slate roof, stone heads to windows. Two storeys, each house has 4 windows, re-sashed. Each centrally placed doorway has a wood Tuscan doorcase, the friezes of which are decorated with a honeysuckle motif. At first floor, placed between the 2 houses, a stone plaque inscribed, "Westoe Terrace."</p>	<p>The identified heritage assets' principle elevations overlook the site, the site is surrounded by a large boundary wall. The brick boundary wall does not in itself contribute to the significance of these assets. However, it has formed part of the setting of these buildings for more than a century.</p> <p>The site makes a lesser contribution to significance.</p>
7 Westoe Village	<p>Early C19. Red brick, slate roof. Roof line continuous with no 6. Two storeys with attic, 3 bays. All windows sashed, with glazing bars. Stone heads. Entrance in the west bay with no doorcase. Stone head as ground floor windows. Semi-circular dormers.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
5 Westoe Village	<p>Circa 1788. Red brick, slate roof. Two storeys, 3 bays, stone heads. Two storeyed bay window to the east bay. All windows sashed, with glazing bars. Fine Tuscan doorcase (half columns) with broken pediment, good fanlight. Brick string course above the ground floor and first floor window heads.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
6 Westoe Village	<p>Late C18. Red brick, slate roof. Two storeys with attic, 4 bays, stone heads. All windows sashed, with glazing bars. Stone Tuscan doorcase to the west most bay, semi-circular headed opening to passageway in first, east, bay. Semi-circular dormers.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Briary Ravensworth	<p>No 14 (Ravensworth) and No 15 (Briary) NZ 3766 SW 9/80 II GV 2. 1892-6. Henry Grieves architect. A pair of semi-detached houses designed as a symmetrical composition. Brick, with stone and</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to</p>

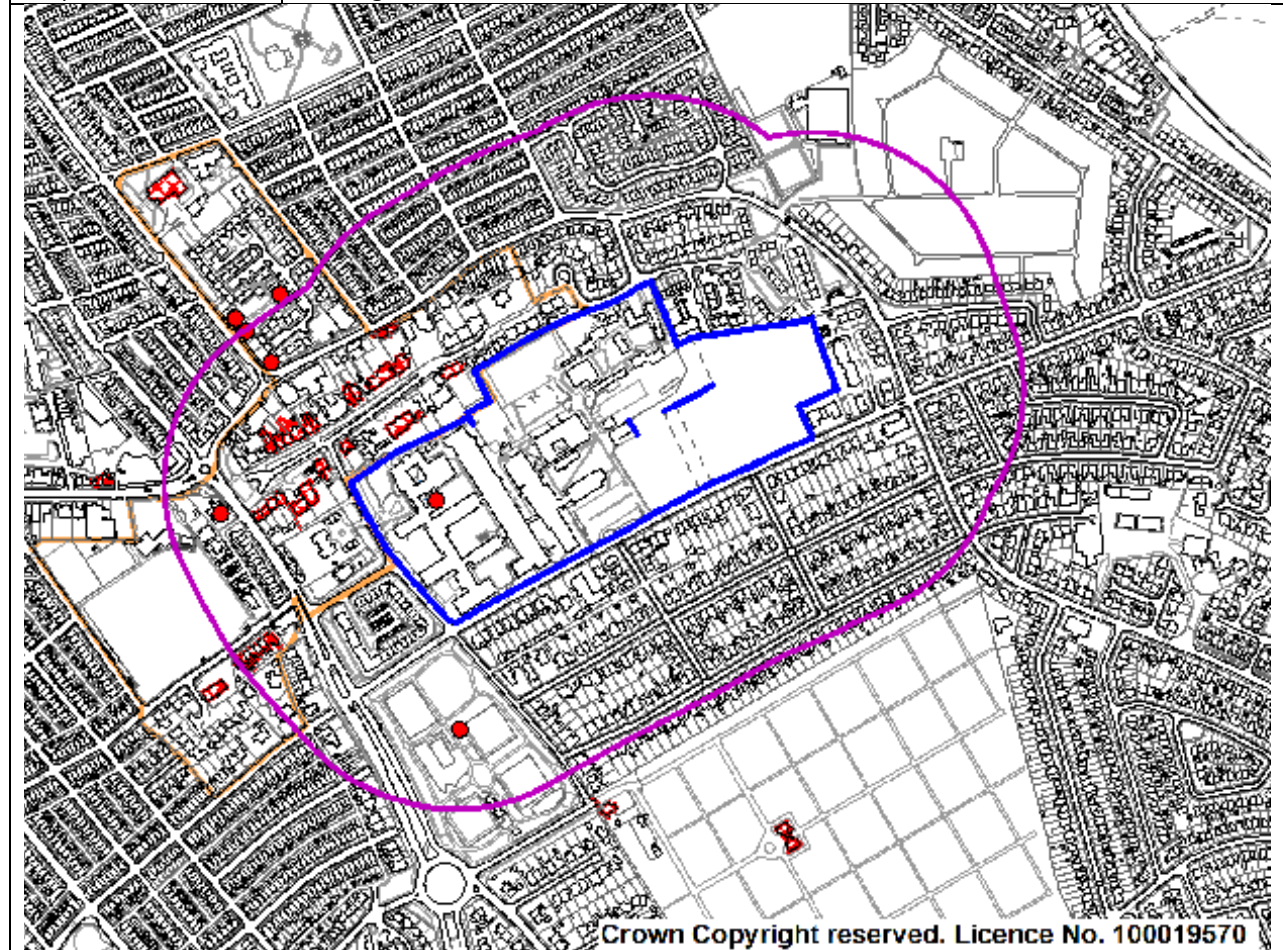
	<p>terracotta dressings and a steeply pitched, hipped, tiled roof. Two storeys with attics. All original glazing to sash windows. Main elevation with an octagonal corner tower at either end. Each face of the tower has a window and the towers are carried up one storey above the eaves. The second storey is lit by circular windows. The towers are domed. The ground floor window of each house is tripartite, central sash flanked by narrow sashes. Above each window a semi-circular arch with the lunette filled with terra-cotta panels. First floor of each house lit by 2 sashes with rusticated heads. Above is a coved eaves cornice of terracotta decorated with swags. Recessed 2 storey, one bay wing to each house contains the entrance.</p>	<p>significance.</p>
<p>Southgarth (Former Medical Mission Sisters Convent)</p>	<p>Circa 1874-75. J J Stevenson architect. Designed for his brother A Stevenson. Red brick and slate roofs with parapetted gables. Two storeys with attics. A very pleasant asymmetrical design in the English domestic revival of the late C17-early C18 manner. Sash windows with segmental heads, keystones and exposed boxes. Entrance at eastern end has a flat canopy supported on scrolled brackets and over it a fanlight with architrave and pediment. West of door a 3 light window. The entrance projects and terminates in a gable with a 2 light window. To the east of the above the elevation has 3 bays on the ground floor. At first floor an oriel and a canted dormer immediately above it. On the west of the main house is a single storey wing. Good elevations to the south, garden front.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>South Shields War Memorial</p>	<p>South Shields War Memorial is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20; * Design: an attractive memorial in the form of a tall and slim Latin cross designed by the highly-regarded practice of Messrs J H Morton & Sons of South Shields.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>Garden Wall to South East of Southgarth West</p>	<p>Wall, probably early C18, between gardens of Southgarth West and</p>	<p>The site has no visual or historic association with the identified</p>

	Southgarth East. Brick and rubble stone. Red brick in English Garden Wall bond, 5 and 1, on sloping-topped rubble plinth. Sloped coping with flat top. Top replaced at north end and buttress added about 15 yards from south end.	heritage asset. The site makes no contribution to significance.
Westoe Conservation Area	Westoe Village to the east is a tree-filled medieval street, brimming with detail, character and charm, creating a rare townscape of outstanding drama and excitement – arguable one of the most attractive streets in the country. Views towards the historic core are interrupted by mature trees, Wyvestow Lodge and Village Terrace. The roundabout further erodes the historical connection between the sports ground and the area beyond. The sports grounds are, however, a fundamental part of the conservation area's development history. Established in 1850, South Shields Cricket Club is the third oldest surviving sporting club in Tyne and Wear. Westoe Rugby Football Club was established on the site in 1875 and has continuously occupied the site alongside the cricket club.	Whilst more recent buildings have eroded the visual appearance, fundamental part of the history of this portion of Westoe Conservation Area and the origins of the sports hub. The site remains visually and physically cut off from Westoe Village. The site is considered to make a medium contribution to significance.
Non designated assets		
Wyvestow Lodge	The three-storey Wyvestow Lodge is an example of one of the larger Victorian houses built along Dean Road and Sunderland Road. Once set in ample grounds, the building is similar to the villas influenced by the Arts & Crafts style in Westoe Village. Brimming with architectural features such as bays, hips, domes, dormers, ornate joinery, and overhanging eaves, all exercised in richly textured natural materials.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of the building. The site makes a lesser contribution to significance.
Railings	19th Century railings associated with the Ingham Infirmary.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former South Tyneside College Planetarium	The college was formerly known as the Marine and Technical College, and was founded by Dr Thomas Winterbottom, a former surgeon-general in Sierra Leone. After spending 4 years in Africa, he returned to South Shields in 1796 to take over his father's practice. He wrote an account of his time in Africa which was	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	<p>published in 1803, and which contains the description of African trypanosomiasis (sleeping sickness), for which he is known. The college is still one of the largest merchant navy training colleges in the United Kingdom, and attracts students from as far afield as India and Africa. Courses are offered across the whole spectrum of marine education including navigation, operations, mechanical and electrical engineering, communications, and catering.</p> <p>The college was formerly based in Ocean Road, South Shields in a purpose-built building opened in 1869. This is now a listed public house called Kirkpatrick's. There is a marine simulation centre at the main Westoe Campus and additional college sites all over South Shields such as the Marine Survival Centre on Wapping Street; the Radar Station next to Ocean Beach Pleasure Park and the St. Hilda's Centre on Coronation Street. However, due to new advances in technology, the planetarium and observatory have not been used for this purpose for more than twenty years. All of the equipment was relocated to Stockton's Wynyard Planetarium & Observatory on Teesside. The observatory space now houses a multi-faith chaplaincy.</p>	
Heritage Assets in the wider setting		
The White House, Chapel House, Former Talbot Memorial House, The Chase, Briary Ravensworth	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Former Ingham Infirmary, Robert Readhead Park, Cyprus Public House	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
1-7 Wood Terrace	Development of the site would result in LOW IMPACT to the significance of the heritage asset.	

Westoe Villas	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.
Westoe Terrace, 62 and 64 Dean Road	Development of the site would result in LOW IMPACT to the significance of the heritage asset.
Westoe Conservation Area	Development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.
Wyvestow Lodge	Development of the site would result in LOW IMPACT to the significance of the heritage asset.
Westoe Hall, Westoe Village, Building in North East Corner of Garden to The White House, Westoe Village to West of 34 Horsley Hill Road, 7 Westoe Village, 5 Westoe Village, 6 Westoe Village, Briary Ravensworth, Southgarth (Former Medical Mission Sisters Convent), South Shields War Memorial, Garden Wall to South East of Southgarth West, Railings, Former South Tyneside College Planetarium, The White House, Chapel House, Former Talbot Memorial House, The Chase, Former Ingham Infirmary, Robert Readhead Park, Cyprus Public House	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
<p>Interpretation is seen as a key element of any proposed development of the site. A desk based assessment of its history and development as a sports hub could be published. It is important that the significance of this part of Westoe Conservation Area is remembered.</p> <p>Every effort should be made to retain the 1930s pavilion which, although altered, retains historic and architectural value.</p>	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
<p>Retain the original brick wall that follows Wood Terrace and wraps around the corner onto Hartington Terrace.</p> <p>Retain mature trees.</p> <p>Retain the 1930s pavilion and reverse unsympathetic alterations, including reinstating metal windows.</p> <p>Attention to layout, height, landscaping, scale and materials. Low density would reduce the impact of development on an historically open space.</p> <p>Provide interpretation and produce a historical account of the sports hub.</p>	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>	

Site Reference	SOS007
Site Address	South Tyneside College – South Shields Campus (playing fields)
Proposed Use	Housing



Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Chapel House GII (1232334) adjoins the northern boundary</p> <p>Westoe Hall GII (1232335) adjoins the northern boundary</p> <p>Westoe Village (Meadowcroft) GII (1277142) adjoins the northern boundary</p> <p>Building in North East Corner of Garden to The White House, Westoe Village to West of 34 Horsley Hill Road GII (1232149) 15m to the north</p> <p>7 Westoe Village GII (1232330) 70m to the north west</p> <p>5 Westoe Village GII (1232328) 80m to the north west</p> <p>6 Westoe Village GII (1232329) 75m to the north west</p> <p>Briary Ravensworth GII (1277140) 65m to the north</p> <p>The White House GII (1232333) 75m to the north</p> <p>Southgarth (Former Medical Mission Sisters Convent) GII (1277143) 30m to the north west</p> <p>Garden Wall to South East of Southgarth West GII (1246445) 75m to the west</p> <p>Former Talbot Memorial House GII (1277139) adjoins the northern boundary</p> <p>The Chase GII (1277141) 75m to the north</p> <p>Ivy House GII (1232336) 20m to the north west</p> <p>1-7 Wood Terrace GII (1232337) 145m to the south west</p> <p>South Shields War Memorial GII (1434280) 145 to the north</p>

Scheduled Monuments	None	
Conservation Areas	Westoe Conservation Area (Conservation Areas) adjoins the site to the north and east	
Registered Parks and Gardens	None	
Non-designated Assets	Former South Tyneside College Planetarium (Local List) lies within the site Wyvestow Lodge (Local List) 130m to the west Former Ingham Infirmary (Local List) 195m to the north Robert Readhead Park (Local List) 20m to the south west Railings, Westoe Road and Horsley Hill Road (Local List) 145m to the north	
Heritage Assets in the wider setting	Westoe Villas GII (1232834) Westoe Terrace GII (1277490) Church of St Michael GII (1232581) Entrance Gates to Harton Cemetery GII (1277329) Crosses of Sacrifice (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Westoe Conservation Area	Westoe Village to the east is a tree-filled medieval street, brimming with detail, character and charm, creating a rare townscape of outstanding drama and excitement – arguable one of the most attractive streets in the country. Views towards the historic core are interrupted by mature trees, Wyvestow Lodge and Village Terrace. The roundabout further erodes the historical connection between the sports ground and the area beyond. The sports grounds are, however, a fundamental part of the conservation area’s development history. Established in 1850, South Shields Cricket Club is the third oldest surviving sporting club in Tyne and Wear. Westoe Rugby Football Club was established on the site in 1875 and has continuously occupied the site alongside the cricket club.	The site adjoins the boundary of the identified heritage asset, framing one’s approach with mature trees, albeit the site has no historic association with the identified heritage asset. The site makes a lesser contribution to significance.
Chapel House	Circa 1808. Red brick, with stone dressings and slate roof. Four bays, 2 storeys and attic. All windows re-glazed. The main house has 2 bay windows rising through the 2 storeys. Between them is the entrance, framed by a very good stone Tuscan doorcase, with attached columns and open pediment. Good fanlight. The 2 east bays are set back a little from the main house. Continuous stone sill at first floor. A band of unglazed buff, red, white and black tiles forms a first floor string course. On or near	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	the site of a mediaeval chapel. This house replaces a mid C18 one. See "A History of Westoe" 1964 by A C Flagg.	
Westoe Hall	Circa 1864 by architect JJ Stevenson, designed for his brother. A fine, restrained asymmetrical composition using elements from pre-18 th Century domestic architecture free from "scholarly" restraints.	Whilst the site falls within its setting, the site has no historic association with the identified heritage asset. The site makes no contribution to significance.
Westoe Village (Meadowcroft)	Circa 1820 elegant red brick house with stone dressings and slate roof.	Whilst the site falls within its setting, the site has no historic association with the identified heritage asset. The site makes no contribution to significance.
Building in North East Corner of Garden to the White House	Late 18 th Century, possibly a gazebo or summer house. It stands at the north east corner of the Grade II Listed The White House and could be contemporary with that house.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
7 Westoe Village	Early 19 th Century red brick house with slate roof and semi-circular dormers.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
5 Westoe Village	Circa 1788 red brick house with slate roof.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
6 Westoe Village	Late 18 th Century red brick house with slate roof and semi-circular dormers.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Briary Ravensworth	A pair of semi-detached houses designed as a symmetrical composition. 1892-6, Henry Grieves architect.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
The White House	Originally two houses, circa 1768 and circa 1796, nicely picturesque with "Gothick" overtones. Both of red brick with slate roofs. The heads of most of the sashes in both houses have "Tudor" shaped tops and all windows have what is the most unusual feature of these houses "lattice" tracery.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

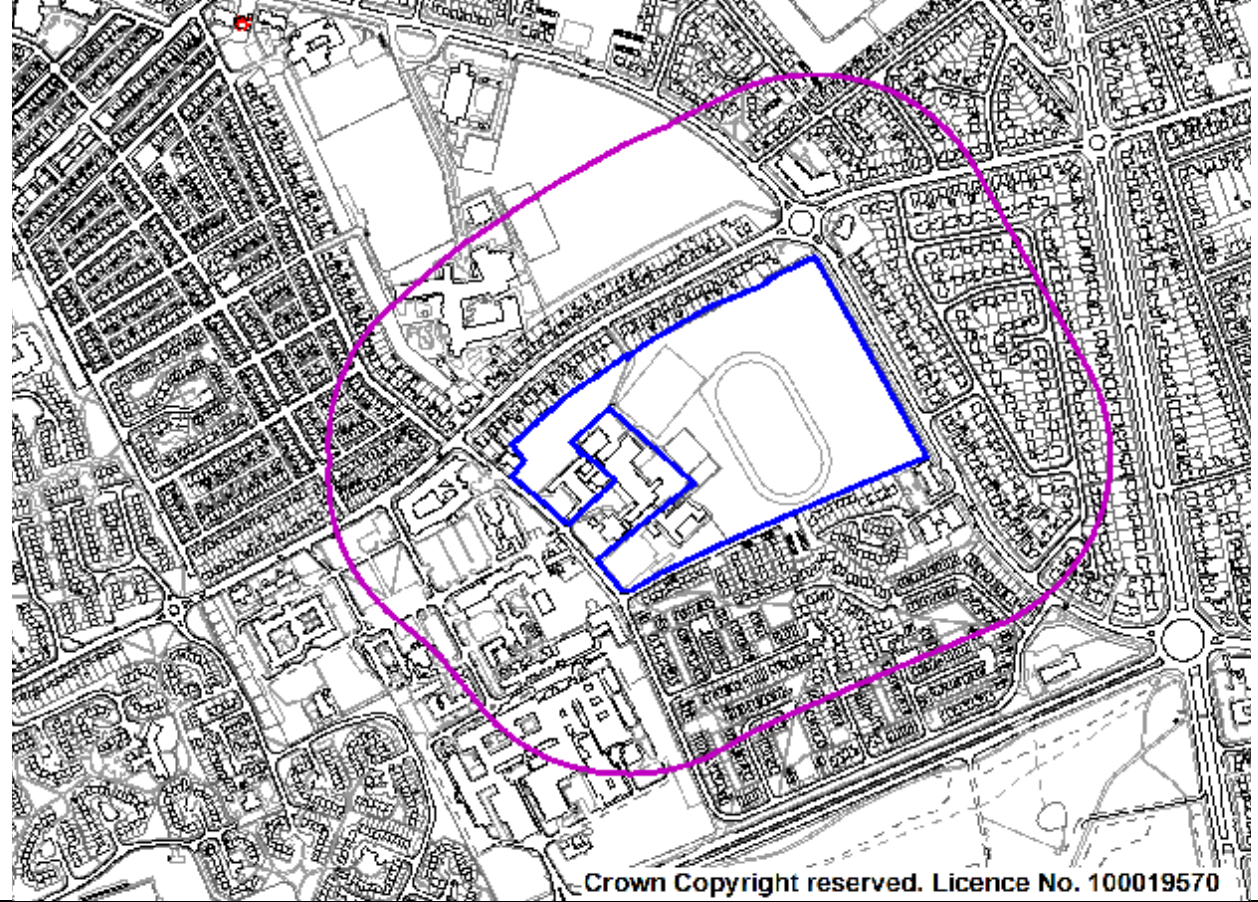
	Formed into one house circa 1895 by JH Morton architect.	
Southgarth	Circa 1874-75, JJ Stevenson architect, designed for his brother A Stevenson. A very pleasant asymmetrical design	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Garden Wall to south east of Southgarth West	Brick and rubble stone wall, probably early 18 th Century between the gardens of Southgarth West and Southgarth East.	Whilst the site falls within its setting, the site has no historic association with the identified heritage asset. The site makes no contribution to significance.
Former Talbot Memorial House	1810 red brick, slate roof. An unusual feature of this house is the octagonal timber "Belvedere" on the centre of the roof. The "grandest" of the early-18 th and 19 th Century houses in Westoe (see <i>A History of Westoe</i> by A C Flagg).	Whilst the site falls within its setting, the site has no historic association with the identified heritage asset. The site makes no contribution to significance.
The Chase	Late 18 th Century with two major alterations. In 1871 a new entrance with room over was added to the west and the original door made into a window. In 1921 the bow windows were extended to the first floor and all the windows "Jacobeanised".	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Ivy House	Late 18 th Century brick house with slate roof. Original sashes. Central door has a wood Tuscan doorcase with open pediment and nice fanlight. The back of the house is stone. Converted to two flats.	Whilst the site falls within its setting, the site has no historic association with the identified heritage asset. The site makes no contribution to significance.
1-7 Wood Terrace	A uniform terrace of 2 storey red brick houses circa 1855. Named after the Wood family who owned the estate associated with Westoe Villa.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
South Shields War Memorial	First and Second World War Memorial, 1926 to the designs of highly regarded Messrs J H Morton & Sons of South Shields, commemorating the 3,000 men of the town who died in the First World War.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Non designated assets		
Former South Tyneside College Planetarium	The facility at South Tyneside College was opened in 1957 to teach navigation to marine students. The college was formerly known as the Marine and Technical College, and was founded by Dr Thomas	The identified heritage asset is located within the site. The site makes a lesser contribution to significance.

	<p>Winterbottom, a former surgeon-general in Sierra Leone. Courses are offered across the whole spectrum of marine education including navigation, operations, mechanical and electrical engineering, communications, and catering.</p> <p>Advances in technology meant astronomy in navigation became redundant, numbers of other visitors also declined over the years and it was closed in 2006. All the equipment was relocated to Stockton's Wynyard Planetarium & Observatory on Teesside. The observatory space now houses a multi-faith chaplaincy.</p>	
Wyvestow Lodge	<p>An example of one of the larger Victorian Houses built along Dean Road and Sunderland Road. Once set in ample grounds, the building is similar to the villas influenced by the Arts and Crafts style in Westoe Village. Brimming with architectural features such as bays, hips, domes, dormers, ornate joinery and overhanging eaves, all exercised in richly textured natural materials.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Robert Readhead Park	<p>In May 1923 the park was opened on land given by Alderman Readhead as a War Memorial in thanksgiving for peace. A condition of the work was that unemployed ex-servicemen were given work on the adjoining roads.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Railings, Westoe Road and Horsley Hill Road	<p>19th Century railings associated with the Ingham Infirmary.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Heritage Assets in the wider setting		
Westoe Villas, Westoe Terrace, Entrance Gates to Harton Cemetery	Heritage Assets of National Significance	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Former Ingham Infirmary, Westoe Villas, Westoe Terrace, Church of St Michael, Entrance Gates to Harton Cemetery, Crosses of Sacrifice	Heritage Assets of Local Significance	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Potential Impact of Allocation on Significance		

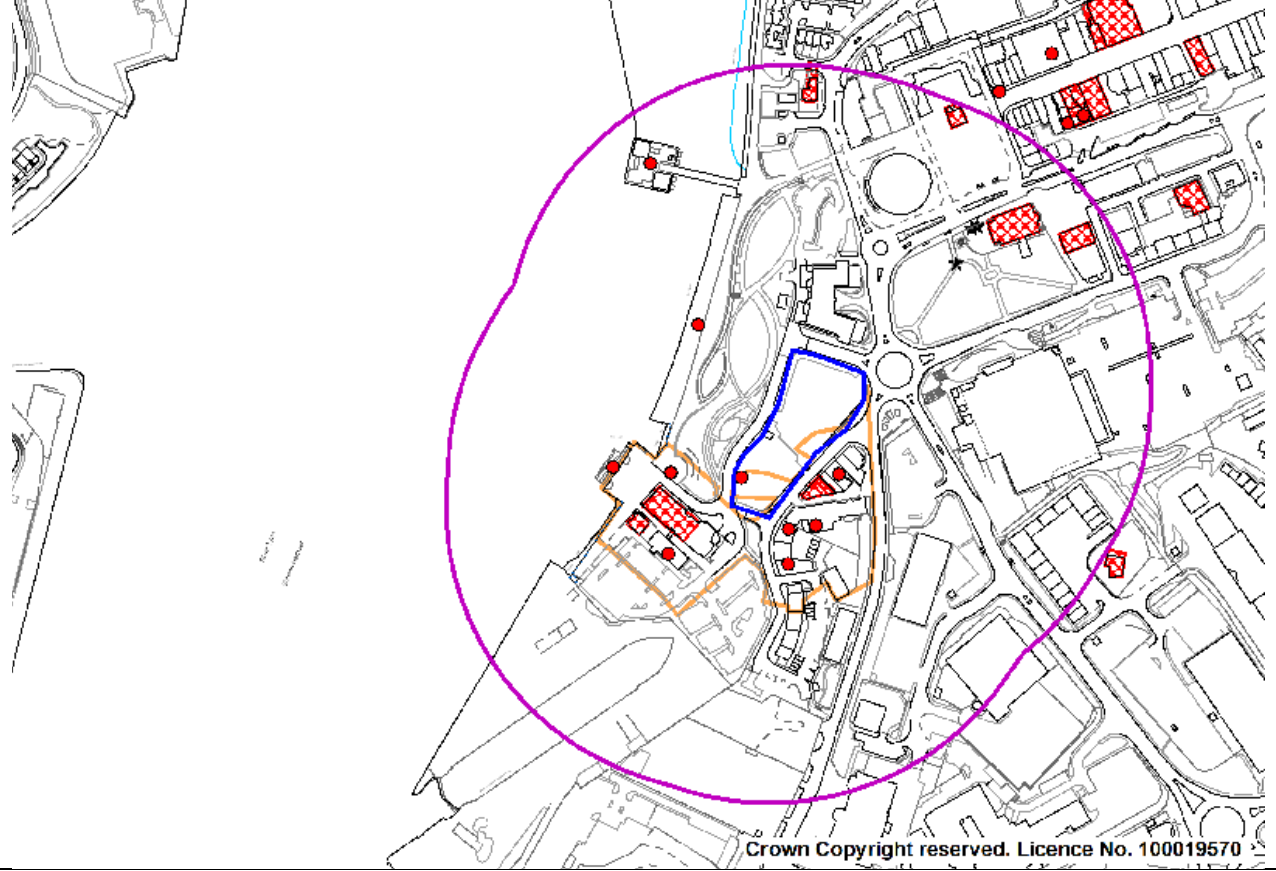
Description of Impact	
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Westoe Conservation Area	Development of the site would result in LOW IMPACT to the significance of the heritage asset.
Former South Tyneside College Planetarium	Development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.
Chapel House, Westoe Villas, Westoe Hall. Westoe Village (Meadowcroft), Building in Northeast Corner of Garden to the White House, 7 Westoe Village, 5 Westoe Village, 6 Westoe Village, Briary Ravensworth, The White House, Southgarth, Former Talbot Memorial House, The Chase, Ivy House, 1-7 Wood Terrace, South Shields War Memorial, Wyvestow Lodge., Former Ingham Infirmary, Robert Readhead Park, Railings, Westoe Villas, Westoe Terrace, Church of St Michael, Entrance Gates to Harton Cemetery, Crosses of Sacrifice	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, interpretation is seen as a key element of any proposed development of the site. A desk based assessment of its history and development as a campus and observatory could be published.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
The setting of the Conservation Area and individual heritage assets must be carefully considered, having regard to density, scale, massing and materials. St George's Avenue provides a tree lined approach to Westoe Village that should be retained and, where possible, enhanced.	

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SOS009	
Site Address	South Shields Community School – Brinkburn Campus	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Anti-aircraft obstruction	
Heritage Assets in the wider setting	Brinkburn Farmhouse GII (1277482)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non Designated Assets		
Anti-aircraft obstruction	It is likely that the site was chosen to host anti-aircraft obstructions because it was an open space large enough to land enemy aircraft.	Unknown
Assets within the wider setting		

Brinkburn Farmhouse	Nationally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Anti-aircraft obstruction	Any archaeological remains are not immediately apparent on site and their significance is therefore unknown.	
Brinkburn Farmhouse	Development of the site would result in NO IMPACT to the significance of the heritage asset	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Development could provide an opportunity to find out more about the archaeological potential in the area.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
A geophysical survey of the playing field should be requested which may then lead to the need for archaeological trenching that would add to the Tyne and Wear Historic Environment Record.		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.		

Site Reference	RG1B
Site Address	Harton Quay, South Shields
Proposed Use	Mixed-use
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Old Town Hall GI (1232158) 200m to the north</p> <p>The former Mercantile Marine Offices GII (Customs House) (1232273) 20m to the south</p> <p>River Tyne, River Police Offices GII (1232160) 55m to the south west</p> <p>27 Mill Dam GII (1231582) 10m to the east</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) 20m to the north</p> <p>St Hilda's Colliery Headstocks GII (1277144) 200m to the east</p> <p>Church of St Hilda GII (1232156) 130m to the north east</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227) 135m to the north east</p> <p>Sundial to South West of Church of St Hilda GII (1232157) 90m to the north east</p> <p>War memorial outside St Hilda's Church GII (1440513) 100m to the north east</p> <p>Trustee Savings Bank GII (1277483) 160m to the east</p>
Scheduled Monuments	None
Conservation Areas	Mill Dam Conservation Area (Conservation Areas)
Registered Parks and Gardens	None
Non-designated Assets	<p>Middle Docks (Local List) 90m to the south</p> <p>Harton Low Staithes (Local List) 50m to the west</p>

	<p>Chimney, Former Cookson Glassworks (Local List) lies within the site</p> <p>Staithes House (including Wall) (Local List) forms the eastern boundary of the site</p> <p>The Waterfront Public House (Local List) 10m to the east</p> <p>The Quadrant (Local List) 10m to the north east</p> <p>Merchant Navy Memorial (Local List) 35m to the west</p> <p>Dalton Lane Workshops, 2-6 Dalton Lane (Local List) 45m to the south</p> <p>The Mission to Seafarers, Holborn House (Local List) 10m to the east</p> <p>Unity Hall, 71 Mill Dam (Local List) 35m to the south east</p> <p>Painted Mural, Commercial Road (Local List) 10m to the east</p> <p>Ferry Landing (Local List) 120m to the north west</p>	
Heritage Assets in the wider setting	<p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214)</p> <p>Marks and Spencer (formerly) GII (1232150)</p> <p>16 Barrington Street GII (1231574)</p> <p>Victorian Pillar Box, Market Square (Local List)</p> <p>Mechanics Arms Public House (Local List)</p> <p>Lambton Arms Public House (Local List)</p> <p>29-33 (odds) King Street (Local List)</p> <p>Former Woolworth Building (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Old Town Hall	<p>The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office. The Old Town Hall is surrounded by a combination of open space and built development. It occupies a central position within the Market Place and has done so since it was built.</p>	
<p>The former Mercantile Marine Offices (Customs House)</p>	<p>1863-64. T M Clemence architect and borough surveyor. 1878 addition at rear. J H Morton architect. White bricks and ashlar. Two storeys, 3 bays square. An imposing public building in the Renaissance style. Front elevation: ground floor entrance wall recessed behind an open rusticated arcade of 3 segmental arches on rectangular piers. The Customs House was of huge civic significance as it symbolised South Shields' independence from Newcastle as a customs port in 1848, following years of acrimony and its separation from North Shields Customs House in 1863. The Corporation bought land from the North Eastern Railway on which to build it. Opened in 1864, Extended in 1873 by L.H. Morton for Board of Trade Offices. The Customs House was listed in 1978. It stood empty for many years until it was sold in 1981 to the Arts & Live Music Association for restoration and conversion to an arts centre. In 1986 restoration commenced by Tyne and Wear County Council and the North East Civic Trust. In 1987 Tyne and Wear Development Corporation acquired the Customs House, repairing it, extending it to the rear, and reopening it in 1994.</p>	<p>The site lies within the setting of the identified heritage asset and has an historic association as part of South Tyneside's maritime history. Whilst that industry has been lost, the structures that remain provide a nod to the past.</p> <p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
<p>River Tyne, River Police Offices</p>	<p>1886. The main north elevation is of ashlar, the other 3 are of buff coloured brick with stone dressings. Three storeys and 3 bays. Vermiculated quoins. Crowning entablature and blocking course. The outer bays have bay</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>windows through the 3 storeys, each of the 3 lights having an architrave. A continuous cill band at ground floor and a first floor plat band. The central bay is treated quite elaborately by a vertical accumulation of pediments. The entrance, with semi-circular fanlight has a deeply projecting segmental pediment supported on deep scrolled brackets. The first floor window is framed by architrave, entablature and triangular pediment. The frieze is inscribed AD 1886. Above this pediment, in place of a second floor window is set a rectangular panel into which is cut an inscription. The crowning feature of this centrepiece is a free-standing gable with concave sides and triangular pediment. It is embellished with a circular plaque bearing the coat of arms of the force. It is quite effective as a public building standing in a very prominent position by the river Tyne and adjacent to its impressive neighbour the former Customs House. Both standing symbolically by the river over which they had authority.</p>	
27 Mill Dam	<p>Early C19 public house. Rendered, slate roof, hipped at west end. Two storeys. Quoins at first floor. The ground floor now has a nice mid C19 public house front. Tuscan pilasters with entablature, modillioned cornice, carried over the west elevation. Pilasters irregularly spaced, some bays blank, one has entrance, others 3 light windows with 5 mullions and 3 centred heads. Three bays to first floor in Coronation Street, and one bay to west return elevation. All re-glazed. Maritime related features enliven the architecture including lifebelt and anchor motifs, flag poles, figurehead corbels and a clock. Some authenticity is uncertain but, in context, such details add life and place-specific character.</p>	<p>The site lies within the setting of the identified heritage asset and has an historic association as part of South Tyneside's maritime history. Whilst that industry has been lost, the structures that remain provide a nod to the past.</p> <p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Alum House Ham (Tyne Dock Engineering Company Limited)	<p>The Alum House Ham (Tyne Dock Engineering Company Limited) is an early 19th Century building. An elegant southern elevation with bows and curved sashes: the only one of its type to survive within the old town. The western end of the west elevation had a</p>	<p>The site lies within the setting of the identified heritage asset and has an historic association as part of South Tyneside's maritime history. Whilst that industry has been lost, the structures that remain provide a nod to the past.</p>

	<p>19th Century public house front (The Alum House), before it served as offices for the Tyne Dock Engineering Company. It has now reverted to licensed premises. Reputed to have originally been connected to Isaac Cookson's glassmaking firm. The alehouse stood on what was originally Alum Ham, the public landing place where scullerman once gathered to row passengers across the Tyne.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Church of St Hilda	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Four Gate Piers Immediately to West of Church of St Hilda	<p>Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Sundial to South West of Church of St Hilda	<p>Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
War memorial outside St Hilda's Church	<p>The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p>

	<p>to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.</p>	<p>The site makes no contribution to significance.</p>
Trustee Savings Bank	<p>1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
St Hilda's Colliery Head stocks	<p>Colliery head stocks. Mid C19, restored C1985 and 2018. Red brick with ashlar dressings 3 storey. Main south front has to the left a round headed entrance arch with iron gates. To the right 3 tall round headed windows with ornate iron glazing, all blind, with ashlar impost blocks and keystones.</p> <p>To the rear a single iron headstock over the mining shaft.</p> <p>Established by Simpn Temple and produced its first coal in 1810. By 1822 St Hilda's Wagonway was built to connect St Hilda's Colliery to the Templetown Wagonway, transporting coal to Harton Staithes.</p> <p>In 1839 tragedy struck when an explosion in the colliery resulted in the deaths of 51 men and boys, the youngest aged 9.</p> <p>By the 1880s the colliery was under the</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	ownership of Harton Coal Company, which in 1908 developed the Harton Electric Railway for the transport of coal from St Hilda's and the company's other mines. The head stock remains a local landmark and was recently brought back into use as office and work space units. It also features a dedicated space paying tribute to the borough's mining past.	
Mill Dam Conservation Area	Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around two building groups and their immediate settings, whilst other nearby spaces remain just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the river bank inaccessible – it was dangerous, private and divided by fences and walls right up to the water's edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.	<p>The site has historical associations with the heavy industries that were once prevalent along the River Tyne. It includes the remnants of Cookson's Glassworks and the Staithes Masters House and both contribute to the understanding of the importance the site has played throughout history, just as all the other heritage assets within Mill Dam Conservation Area have shared a variety of historical associations.</p> <p>The site makes a medium contribution to significance.</p>
Non designated assets		
Middle Docks	Nineteenth Century dock and harbour installation. A 'Mr Smith's Dock' is shown on a 'Plan of the Low part of the Tyne' in the late 1760s. The first mention by name of Middle Dock is from 1772, when the brig True Briton was announced for	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>sale at 'the Middle Dock, South Shields'. In 1774, the yard was described as containing a 'large and commodious double dock, a spacious building yard, smiths' shops, warehouses and all other necessary conveniences and appurtenances...' References to 'docks' on the site by 1799 show it had at least two in place by that time. Wood's map of South Shields of 1827 shows two owners in the Middle Dock Yard; a Mr Stoveld in the northern dock and a Mr Hall in the southern dock. In the mid-19th Century the two docks were joined into one business under Hood, Henderson and Woods: the Middle Dock Co. In 1899 the Middle Dock Co. was sold and a new Middle Dock and Engineering Co. Ltd. was formed. The principal work of the yard was ship repairing. A third graving dock at Middle Dock was opened in 1909 and all the yard's departments were reorganised and extended and new electric cranes installed. A fourth graving-dock was constructed between 1914 and 1917. Construction of this dock, which ran obliquely across the enlarged yard, involved the infilling of the old Metcalfe's Dock and the demolition of much of the yard's structures. At the time, it was the second largest graving dock on the east coast north of the Thames. After WW I, the two oldest docks in the yard were also extended and the yard considerably upgraded. The yard was employed to full capacity over WWII and the latest dock was extended in 1941 to 640 feet in length. From 1977 the Middle Dock and Engineering Company became a member of British Shipbuilders as part of the Tyne Shiprepairers Group Ltd. In 2003 many brick warehouses survived, along with a fine example of a ferro-concrete office block built in 1907. Four docks survived, crane tracks, mooring posts and steam winches.</p>	
Harton Low Staithes	<p>Restored wooden structure on the riverfront between the Customs House and Ferry Landing. The timber staithes are evocative of the lost coal industry, once thriving here and crucial to the</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser</p>

	wealth that created the area's industrial and maritime heritage.	contribution to significance.
Chimney, Former Cookson Glassworks	Standing some 30 ft. high and 10 ft. square, this structure is all that remains of the Cookson's Glassworks and dates from 1865. Glass manufacturing began here in the early 18th Century and continued up until the 1890s. Later the site was taken over and used to ship coal from the nearby collieries via the Harton Low Staithes.	The identified heritage asset is located within the site and is the last remnant of the former Cookson Glassworks. The site makes a medium contribution to significance.
Staithes House (including wall)	To the west side of the Mill Dam Road is Staithes House, a single storey building, originally constructed to house facilities for Harton Low Staithes' engine drivers and coal handlers. Used as a wagonwright's workshop to repair wagons. The wall defines the enclosure of yard. Embellished red brick façade. The adjacent boundary wall was reconfigured in the 1980s. The majority of the building recently demolished.	The remnants of Staith House remain. Built to house the washing and locker facilities for Harton Low Staithes' engine drivers and coal handlers, the long adjoining wall with similar detailing was reconfigured in the 1980s and provides a very strong focal feature within this zone. The site makes a medium contribution to significance.
The Waterfront Public House	The impressive scale of the Waterfront PH dominates the first range of buildings along Mill Dam Road. Each storey is progressively taller than the next, giving it impressive proportions. Its well-detailed, dark blue painted shopfront is a very distinctive feature, allowing it to retain its essential verticality following more recent alterations. The building's brickwork, shaped gables and heavy entablature decorations over the upper level windows (including paired columns and Venetian windows in the front gables) are interesting and high quality. The clock is an important historic feature (and, apparently, there was also once a clocking-in machine inside the building).	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.
The Quadrant	Formerly known as Chandlers' Buildings, nos. 53-67 Mill Dam have an historical association to the area as well as a strong visual presence. They form a neat, three-storey, late Victorian curved terrace designed to face the central hub of the area. They retain prominent upper levels in white faience panels (glazed terracotta), illustrating high quality (good for repelling industrial stains). Decorative eaves and string courses also feature.	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.

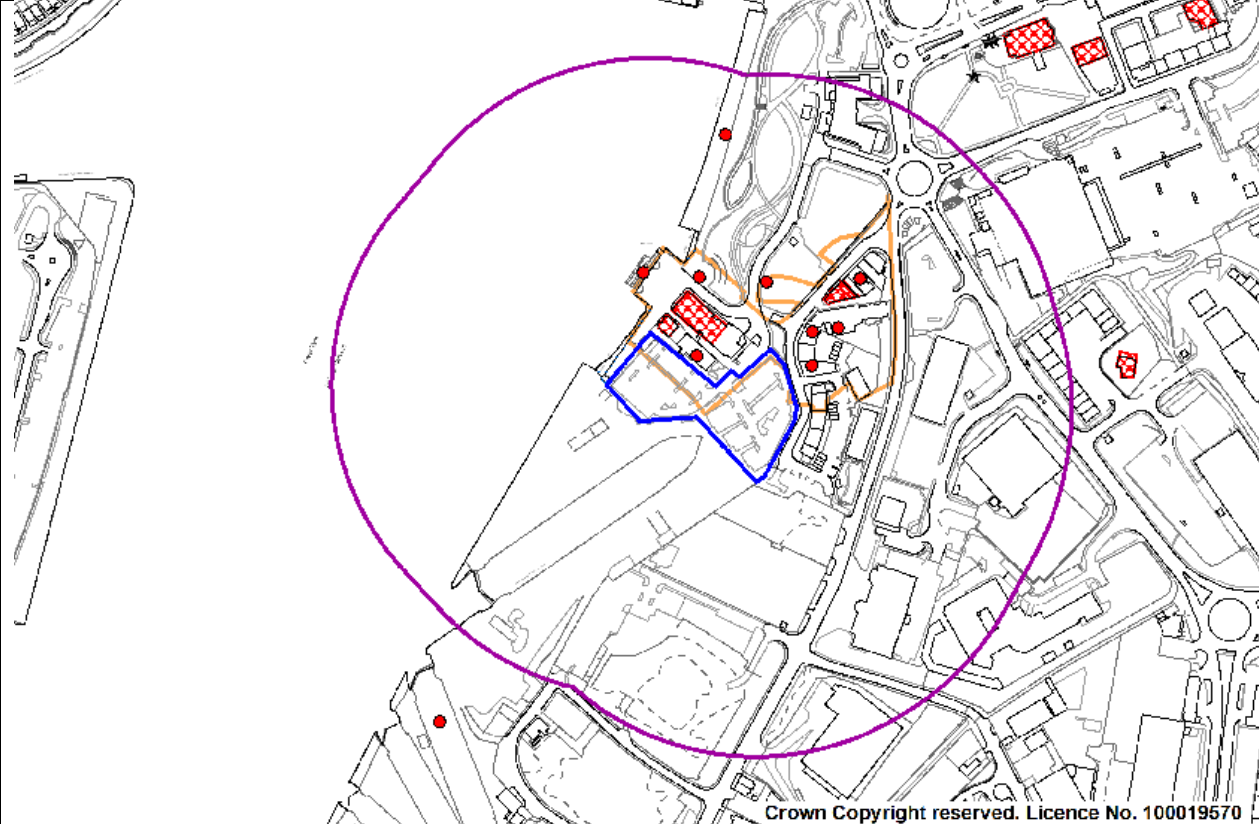
	Vertically proportioned windows survive at upper level, as do an authentic mix of ground level windows and shop fronts, some with metal grilles in the stall risers. Unity to the group comes from the common colour scheme and the largely unbroken sweep of the roof and brick chimneys. A change to residential use has led to some loss of authenticity, notably to the number and character of doorways.	
Merchant Navy Memorial	Merchant Navy Memorial (1990), Sculptor: Robert Olley of Heritage Products of York. Designed by Graham Ibbetson. Materials: bronze and yellow ashlar. The depiction of a sailor at the wheel is on a sloping base to give the impression of what it is like to stand on a ship's deck in a choppy sea. Overlooking the Tyne he gazes keenly ahead to the dangers that may come. The Duchess of Mountbatten, widow of the distinguished naval commander, Lord Louis Mountbatten, unveiled the statue. The memorial was sponsored and supported by donations from mariners and their families, both at home and abroad. Cost: £56,000. The original design featured a man wearing a sou'-wester outfit until it was revealed that merchant seafarers did not wear these. The maquette for this original statue is in the chapel in the Mission to Seafarers.	The site forms part of the immediate setting of the identified heritage asset. The site makes a negligible contribution to significance.
Dalton Lane Workshops	After the designation of Mill Dam Conservation Area in March 1981, these buildings were converted by the council into 11 workshops. Put forward for listing in 2016 but Historic England chose not to add it to the list. Former maltings, part of the early to mid-19th century Subscription Brewery. The only building of the brewery to survive. Red brick with red pantile roof. The brewery was out of use by 1858, when the maltings was in use as a warehouse. Remnants of a painted sign on the south east gable indicates that it was in use as a sail makers at some point. Externally, the building is readable as a maltings, with small windows with cambered heads to three levels, indicating three former low germinating floors. The red pantile roof	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

	<p>and timber jettied loading door are late 20th century additions. Conversion in the late 19th century led to the blocking or modification of most original windows and the insertion of four wide and tall ground floor openings, each flanked by large windows. The ground floor was divided into 4 workshops and one of the original germinating floors was removed. The original floors would have been supported on cast-iron beams. These have been replaced by steel beams. Various modern interiors, stairs and lifts have been inserted to convert the building into offices. There are no visible remains of the processes that were carried out within the building. There is partial survival of a timber roof structure, but this has been modified by the insertion of steel tie-beams.</p>	
The Mission to Seafarers	<p>The building's grand institutional appearance demonstrates status and prosperity.</p> <p>The building is home to the Mission to Seafarers, an organisation that has given unbroken service to seafarers visiting the River Tyne for more than 160 years. The early beginnings of a Seafarers Mission in South Shields seems to date back to about 1818 when a local branch of the British and Foreign Sailors Society was established for the Port of Tyne. It was not until 1856 when the Church of England established the Missions to Seafarers in London.</p> <p>More merchant seafarers from South Shields lost their lives in WW II than from any other port in Britain.</p> <p>The Mission to Seafarers continues to offer emergency assistance and support to crews visiting the Port of Tyne.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Unity Hall	<p>19th Century meeting hall. This red brick building is the opposite bookend to that of the Mission of Seafarers. Its strong Gothicised vertical form with asymmetrical gable and bell tower are emphasised by a high first floor tracery window. Stone moulding and quoins contribute to its authentic character, which various alterations (including a narrow flat-fronted front extension with a vaulted doorway) have generally</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>

	preserved. Now in residential use. It was on the steps of Unity Hall that the Riot Act was last read in England.	
Painted Mural, Commercial Road	In 1980 a Youth Enterprise Project team, South Shields painted a mural in Commercial Road. The mural was designed by D. Wilkinson to depict the history of the town from its Roman beginnings up to the industrial era of the 1970s. It is hand painted on a retaining wall of an old railway embankment that used to carry trains into Low Shields Station (long since demolished). Relevant to the social history of the area.	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.
Level Crossing	This is a fairly modern crossing, but it contains some interesting features. Sited on a dismantled section of the Harton Electric Railway, built to transport coal and colliery waste from pits to staithes on the River Tyne for shipment, using overhead electric traction. The Harton Coal Company operated at Harton, St Hilda's, Boldon, Whitburn and Westoe collieries. The system operated for more than 80 years until its closure in 1989. A locomotive can be seen on display at the Stephenson Railway Museum; one of nine supplied by Siemens between 1907 and 1913 to the Harton Coal Company. Indicative of the area's rich industrial heritage.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), 16 Barrington Street	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Victorian Pillar Box, Market Square, Mechanics Arms Public House, Lambton Arms Public House, 29-33 (odds) King Street, Former Woolworth Building	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Mill Dam Conservation Area,	Whilst the site has historically accommodated a variety of buildings, often	

Chimney, Former Cookson Glassworks. Staithes House (including wall)	substantial in scale, development of the site has the potential to impact a number of heritage assets and would alter an area that has, for several decades, been open space. The public perception of the site would therefore be radically altered, views from Mill Dam would be significantly changed, and a number of secondary effects would be introduced. Development of the site would result in a MEDIUM IMPACT to the significance of these heritage assets.
The former Mercantile Marine Offices (Customs House), 27 Mill Dam, Alum House Ham (Tyne Dock Engineering Company Limited), Harton Low Staithes, The Waterfront Public House, The Quadrant, Merchant Navy War Memorial, The Mission to Seafarers, Unity Hall, Painted Mural, Commercial Road	Whilst development of the site would alter the setting of a number of heritage assets, the site has historically been heavily developed through the centuries of industrial activity along the Tyne. Development of the site would result in LOW IMPACT to the significance of these heritage assets.
River Tyne, River Police Offices, Old Town Hall, St Hilda's Colliery Head Stock, Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to west of Church of St Hilda, Trustee Savings Bank, Middle Docks, Dalton Lane Workshops, Harton Low Staithes, Level Crossing	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)
The area would benefit from the retention and improvement of interpretation, accompanied by viewpoints that allow for a better understanding of the industrial history of this part of the River Tyne. Development could provide an opportunity to carry out repairs to the Chimney. Development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Retain the brick wall that formed part of the former Staithes House. Retain and repair the Chimney. Provide enhanced interpretation. Examine context: careful consideration should be given to the local vernacular, including the scale, massing and roof form of surrounding buildings. Development should be designed to emphasise key landmarks such as the Chimney and Customs House through good design and landscaping to provide new views and frame existing features. Introduce active frontages to public spaces. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the	

identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	RG1c
Site Address	Customs House Car Park
Proposed Use	Mixed-use
 <p style="text-align: right; font-size: small;">Crown Copyright reserved. Licence No. 100019570</p>	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>The former Mercantile Marine Offices GII (Customs House) (1232273) 20m to the north and west of the site</p> <p>River Tyne, River Police Offices GII (1232160) 5m to the north</p> <p>27 Mill Dam GII (1231582) 50m to the north west</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) 160m to the north</p>
Scheduled Monuments	None
Conservation Areas	Mill Dam Conservation Area (Conservation Areas) overlaps the northern portion of the site
Registered Parks and Gardens	None
Non-designated Assets	<p>Middle Dock (Local List) adjoins the southern boundary of the site</p> <p>Harton Low Staithes (Local List) 80m to the north</p> <p>Chimney, Former Cookson Glassworks (Local List) 50m to the north</p> <p>Staithes House (including Wall) (Local List) 35m to the north</p> <p>The Waterfront Public House (Local List) 80m to the north east</p> <p>The Quadrant (Local List) 20m to the north east</p> <p>Merchant Navy Memorial (Local List) 50m to the north</p> <p>Dalton Lane Workshops, 2-6 Dalton Lane (Local List) adjoins the site to the north</p> <p>The Mission to Seafarers, Holborn House (Local List) 40m to the north east</p> <p>Unity Hall, 71 Mill Dam (Local List) 10m to the north east</p>

	Painted Mural, Commercial Road) 130m to the north east	
Heritage Assets in the wider setting	St Hilda's Colliery Headstocks GII (1277144) Trustee Savings Bank GII (1277483) Church of St Hilda GII (1232227) Sundial to south west of Church of St Hilda GII (1232156) Four Gate Piers immediately to west of Church of St Hilda GII (1232227) Sundial to South West of Church of St Hilda GII (1232157) War memorial outside St Hilda's Church GII (1440513) Ferry Landing (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
The former Mercantile Marine Offices (Customs House)	1863-64. T M Clemence architect and borough surveyor. 1878 addition at rear. J H Morton architect. White bricks and ashlar. Two storeys, 3 bays square. An imposing public building in the Renaissance style. Front elevation: ground floor entrance wall recessed behind an open rusticated arcade of 3 segmental arches on rectangular piers. The Customs House was of huge civic significance as it symbolised South Shields' independence from Newcastle as a customs port in 1848, following years of acrimony and its separation from North Shields Customs House in 1863. The Corporation bought land from the North Eastern Railway on which to build it. Opened in 1864, Extended in 1873 by L.H. Morton for Board of Trade Offices. The Customs House was listed in 1978. It stood empty for many years until it was sold in 1981 to the Arts & Live Music Association for restoration and conversion to an arts centre. In 1986 restoration commenced by Tyne and Wear County Council and the North East Civic Trust. In 1987 Tyne and Wear Development Corporation acquired the Customs House, repairing it, extending it to the rear, and reopening it in 1994.	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.
River Tyne, River Police Offices	1886. The main north elevation is of ashlar, the other 3 are of buff coloured brick with stone dressings. Three storeys and 3 bays. Vermiculated quoins. Crowning entablature and blocking course. The outer bays have bay windows through the 3 storeys, each of the 3 lights having an architrave. A continuous cill band at ground floor and a first floor plat band. The central bay is treated quite elaborately by a vertical accumulation of pediments. The entrance, with semi-circular fanlight has a deeply projecting segmental	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.

	<p>pediment supported on deep scrolled brackets. The first floor window is framed by architrave, entablature and triangular pediment. The frieze is inscribed AD 1886. Above this pediment, in place of a second floor window is set a rectangular panel into which is cut an inscription. The crowning feature of this centrepiece is a free-standing gable with concave sides and triangular pediment. It is embellished with a circular plaque bearing the coat of arms of the force. It is quite effective as a public building standing in a very prominent position by the river Tyne and adjacent to its impressive neighbour the former Customs House. Both standing symbolically by the river over which they had authority.</p>	
27 Mill Dam	<p>Early C19 public house. Rendered, slate roof, hipped at west end. Two storeys. Quoins at first floor. The ground floor now has a nice mid C19 public house front. Tuscan pilasters with entablature, modillioned cornice, carried over the west elevation. Pilasters irregularly spaced, some bays blank, one has entrance, others 3 light windows with 5 mullions and 3 centred heads. Three bays to first floor in Coronation Street, and one bay to west return elevation. All re-glazed. Maritime related features enliven the architecture including lifebelt and anchor motifs, flag poles, figurehead corbels and a clock. Some authenticity is uncertain but, in context, such details add life and place-specific character.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Alum House Ham (Tyne Dock Engineering Company Limited)	<p>The Alum House Ham (Tyne Dock Engineering Company Limited) is an early 19th Century building. An elegant southern elevation with bows and curved sashes: the only one of its type to survive within the old town. The western end of the west elevation had a 19th Century public house front (The Alum House), before it served as offices for the Tyne Dock Engineering Company. It has now reverted to licensed premises. Reputed to have originally been connected to Isaac Cookson's glassmaking firm. The alehouse stood on what was originally Alum Ham, the public landing place where scullerman once gathered to row passengers across the Tyne.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Mill Dam Conservation Area	<p>Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around</p>	<p>The site has historical associations with the heavy industries that were once prevalent along the River Tyne. It includes</p>

	<p>two building groups and their immediate settings, whilst other nearby spaces remain just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the river bank inaccessible – it was dangerous, private and divided by fences and walls right up to the water's edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.</p>	<p>the remnants of Cookson's Glassworks and the Staithes Masters House and both contribute to the understanding of the importance the site has played throughout history, just as all the other heritage assets within Mill Dam Conservation Area have shared a variety of historical associations.</p> <p>The site makes a medium contribution to significance.</p>
Non designated assets		
Middle Docks	<p>Nineteenth Century dock and harbour installation. A 'Mr Smith's Dock' is shown on a 'Plan of the Low part of the Tyne' in the late 1760s. The first mention by name of Middle Dock is from 1772, when the brig True Briton was announced for sale at 'the Middle Dock, South Shields'. In 1774, the yard was described as containing a 'large and commodious double dock, a spacious building yard, smiths' shops, warehouses and all other necessary conveniences and appurtenances...' References to 'docks' on the site by 1799 show it had at least two in place by that time. Wood's map of South Shields of 1827 shows two owners in the Middle Dock Yard; a Mr Stoveld in the northern dock and a Mr Hall in the southern dock. In the mid-19th Century the two docks were joined into one business under Hood, Henderson and Woods: the Middle Dock Co. In 1899 the Middle Dock Co. was sold and a new Middle Dock and Engineering Co. Ltd.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>

	<p>was formed. The principal work of the yard was ship repairing. A third graving dock at Middle Dock was opened in 1909 and all the yard's departments were reorganised and extended and new electric cranes installed. A fourth graving-dock was constructed between 1914 and 1917. Construction of this dock, which ran obliquely across the enlarged yard, involved the infilling of the old Metcalfe's Dock and the demolition of much of the yard's structures. At the time, it was the second largest graving dock on the east coast north of the Thames. After WW I, the two oldest docks in the yard were also extended and the yard considerably upgraded. The yard was employed to full capacity over WWII and the latest dock was extended in 1941 to 640 feet in length. From 1977 the Middle Dock and Engineering Company became a member of British Shipbuilders as part of the Tyne Shiprepairers Group Ltd. In 2003 many brick warehouses survived, along with a fine example of a ferro-concrete office block built in 1907. Four docks survived, crane tracks, mooring posts and steam winches.</p>	
Harton Low Staithes	<p>Restored wooden structure on the riverfront between the Customs House and Ferry Landing. The timber staithes are evocative of the lost coal industry, once thriving here and crucial to the wealth that created the area's industrial and maritime heritage.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Chimney, Former Cookson Glassworks	<p>Standing some 30 ft. high and 10 ft. square, this structure is all that remains of the Cookson's Glassworks and dates from 1865. Glass manufacturing began here in the early 18th Century and continued up until the 1890s. Later the site was taken over and used to ship coal from the nearby collieries via the Harton Low Staithes.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Staithes House (including wall)	<p>To the west side of the Mill Dam Road is Staithes House, a single storey building, originally constructed to house facilities for Harton Low Staithes' engine drivers and coal handlers. Used as a wagonwright's workshop to repair wagons. The wall defines the enclosure of yard. Embellished red brick façade. The adjacent boundary wall was reconfigured in the 1980s. The majority of the building recently demolished.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
The Waterfront Public House	<p>The impressive scale of the Waterfront PH dominates the first range of buildings along</p>	<p>The site has no visual or historic association with the identified heritage</p>

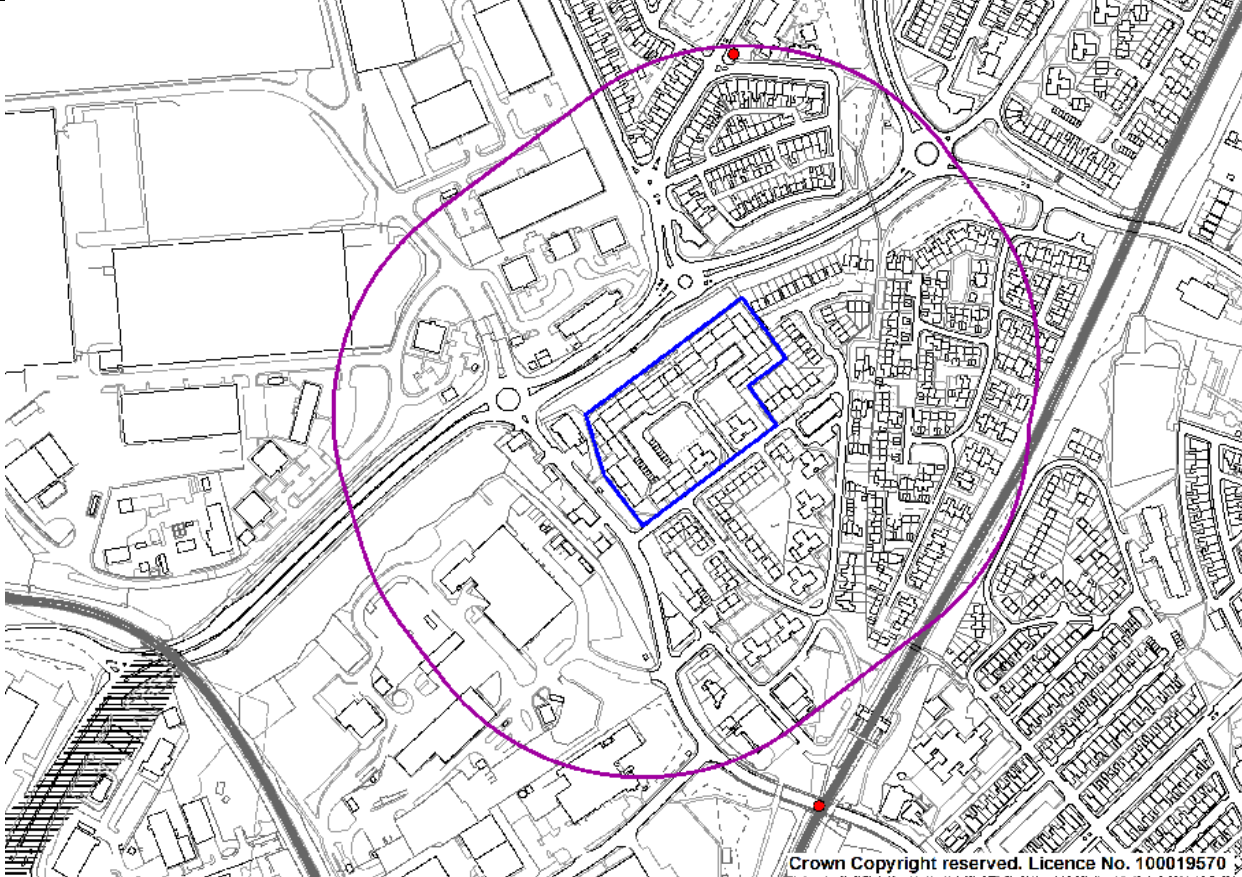
	<p>Mill Dam Road. Each storey is progressively taller than the next, giving it impressive proportions. Its well-detailed, dark blue painted shopfront is a very distinctive feature, allowing it to retain its essential verticality following more recent alterations. The building's brickwork, shaped gables and heavy entablature decorations over the upper level windows (including paired columns and Venetian windows in the front gables) are interesting and high quality. The clock is an important historic feature (and, apparently, there was also once a clocking-in machine inside the building).</p>	<p>assets.</p> <p>The site makes no contribution to significance.</p>
The Quadrant	<p>Formerly known as Chandlers' Buildings, nos. 53-67 Mill Dam have an historical association to the area as well as a strong visual presence. They form a neat, three-storey, late Victorian curved terrace designed to face the central hub of the area. They retain prominent upper levels in white faience panels (glazed terracotta), illustrating high quality (good for repelling industrial stains). Decorative eaves and string courses also feature. Vertically proportioned windows survive at upper level, as do an authentic mix of ground level windows and shop fronts, some with metal grilles in the stall risers. Unity to the group comes from the common colour scheme and the largely unbroken sweep of the roof and brick chimneys. A change to residential use has led to some loss of authenticity, notably to the number and character of doorways.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
Merchant Navy Memorial	<p>Merchant Navy Memorial (1990), Sculptor: Robert Olley of Heritage Products of York. Designed by Graham Ibbetson. Materials: bronze and yellow ashlar. The depiction of a sailor at the wheel is on a sloping base to give the impression of what it is like to stand on a ship's deck in a choppy sea. Overlooking the Tyne he gazes keenly ahead to the dangers that may come. The Duchess of Mountbatten, widow of the distinguished naval commander, Lord Louis Mountbatten, unveiled the statue. The memorial was sponsored and supported by donations from mariners and their families, both at home and abroad. Cost: £56,000. The original design featured a man wearing a sou'-wester outfit until it was revealed that merchant seafarers did not wear these. The maquette</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

		for this original statue is in the chapel in the Mission to Seafarers.	
Dalton Workshops	Lane	<p>After the designation of Mill Dam Conservation Area in March 1981, these buildings were converted by the council into 11 workshops. Put forward for listing in 2016 but Historic England chose not to add it to the list. Former maltings, part of the early to mid-19th century Subscription Brewery. The only building of the brewery to survive. Red brick with red pantile roof. The brewery was out of use by 1858, when the maltings was in use as a warehouse. Remnants of a painted sign on the south east gable indicates that it was in use as a sail makers at some point. Externally, the building is readable as a maltings, with small windows with cambered heads to three levels, indicating three former low germinating floors. The red pantile roof and timber jettied loading door are late 20th century additions. Conversion in the late 19th century led to the blocking or modification of most original windows and the insertion of four wide and tall ground floor openings, each flanked by large windows. The ground floor was divided into 4 workshops and one of the original germinating floors was removed. The original floors would have been supported on cast-iron beams. These have been replaced by steel beams. Various modern interiors, stairs and lifts have been inserted to convert the building into offices. There are no visible remains of the processes that were carried out within the building. There is partial survival of a timber roof structure, but this has been modified by the insertion of steel tie-beams.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p>The site makes a lesser contribution to significance.</p>
The Mission to Seafarers		<p>The building's grand institutional appearance demonstrates status and prosperity. The building is home to the Mission to Seafarers, an organisation that has given unbroken service to seafarers visiting the River Tyne for more than 160 years. The early beginnings of a Seafarers Mission in South Shields seems to date back to about 1818 when a local branch of the British and Foreign Sailors Society was established for the Port of Tyne. It was not until 1856 when the Church of England established the Missions to Seafarers in London. More merchant seafarers from South Shields</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	lost their lives in WW II than from any other port in Britain. The Mission to Seafarers continues to offer emergency assistance and support to crews visiting the Port of Tyne.	
Unity Hall	19th Century meeting hall. This red brick building is the opposite bookend to that of the Mission of Seafarers. Its strong Gothicised vertical form with asymmetrical gable and bell tower is emphasised by a high first floor tracery window. Stone moulding and quoins contribute to its authentic character, which various alterations (including a narrow flat-fronted front extension with a vaulted doorway) have generally preserved. Now in residential use. It was on the steps of Unity Hall that the Riot Act was last read in England.	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.
Painted Mural, Commercial Road	In 1980 a Youth Enterprise Project team, South Shields painted a mural in Commercial Road. The mural was designed by D. Wilkinson to depict the history of the town from its Roman beginnings up to the industrial era of the 1970s. It is hand painted on a retaining wall of an old railway embankment that used to carry trains into Low Shields Station (long since demolished). Relevant to the social history of the area.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
St Hilda's Colliery Headstock, Trustee Savings Bank, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to south west of Church of St Hilda, War memorial outside St Hilda's Church	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Ferry Landing	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views)	

	Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Mill Dam Conservation Area, Chimney	Whilst the site has historically accommodated a variety of buildings, often substantial in scale, development of the site has the potential to impact a number of heritage assets and would alter an area that has, for several decades, been open space. The public perception of the site would therefore be radically altered, views from Mill Dam would be significantly changed, and a number of secondary effects would be introduced. Development of the site would result in a MEDIUM IMPACT to the significance of these heritage assets.
The former Mercantile Marine Offices (Customs House), River Tyne Policy Offices, Middle Dock, Chimney, The Quadrant, Dalton Lane Workshops, Unity Hall	Whilst development of the site would alter the setting of a number of heritage assets, the site has historically been heavily developed through the centuries of industrial activity along the Tyne. Development of the site would result in LOW IMPACT to the significance of these heritage assets.
27 Mill Dam, Alum House Ham, St Hilda's Colliery Headstock, Trustee Savings Bank, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to south west of Church of St Hilda, War memorial outside St Hilda's Church, Painted Mural, Harton Low Staithes, The Waterfront PH, Merchant Navy War Memorial, Mission to Seafarers, Painted Mural, Ferry Landing	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)
The area would benefit from the retention and improvement of interpretation, accompanied by viewpoints that	

<p>allow for a better understanding of the industrial history of this part of the River Tyne. Development could provide an opportunity to carry out repairs to the Chimney. Development could provide an opportunity to find out more about the archaeological potential in the area.</p>
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>
<p>Examine context: careful consideration should be given to the local vernacular, including the scale, massing and roof form of surrounding buildings. Development should be designed to emphasise key landmarks such as the Customs House through good design and landscaping to provide new views and frame existing features. Introduce active frontages to public spaces. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology</p>
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>

Site Reference	SOS080	
Site Address	Tyne Dock Housing-led Regeneration Site	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	St Mary's War Memorial GII (1440515) 200 to the north	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	Former Tyne Dock LNER station entrance and railway bridges (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated assets		
St Mary's War Memorial	Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a well-proportioned memorial cross in the Celtic style; * Degree	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

	of survival: unusually the memorial has not been adapted for Second World War commemoration, and thus retains its original design intent.	
Heritage assets in the wider setting		
Former Tyne Dock LNER station entrance and railway bridges	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
St Mary's War Memorial, Former Tyne Dock LNER station entrance and railway bridges	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
n/a		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development is unlikely to cause harm to the historic environment.		

Site Reference	RG3
Site Address	South Shields Town Centre College-led Regeneration Site
Proposed Use	Mixed
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>16 Barrington Street GII (1231574) is located within the site</p> <p>Lloyds Bank GII (1232152) forms part of the western boundary</p> <p>Trustee Savings Bank GII (1277483) 10m to the west</p> <p>Old Town Hall GI (1232158) 100m to the north west</p> <p>Church of St Hilda GII (1232156) 35m to the west</p> <p>Sundial to south west of Church of St Hilda GII (1232156) 90m to the west</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227) 70m to the west</p> <p>Sundial to South West of Church of St Hilda GII (1232157) 100m to the north west</p> <p>War memorial outside St Hilda’s Church GII (1440513) 115m to the west</p> <p>105 and 107 King Street GII (1232153) 20m to the north west</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) 15m to the north</p> <p>Marks and Spencer (formerly) GII (1232150) 15m to the north</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) 200m to the west</p> <p>Barclays Bank GII (1232198) 200m to the east</p> <p>The Scotia Public House GII (1232248) 200m to the east</p> <p>St Hilda’s Colliery Headstock (1277144) 200m to the south</p> <p>Mill Dam Conservation Area (Conservation Areas) 200m to the south west</p>
Scheduled	None

Monuments		
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<p>Riddick's, Fowler Street (Local List) 200m to the east</p> <p>Victorian Pillar Box, Westoe Road (Local List) 80m to the north west</p> <p>Mechanics Arms Public House (Local List) 10m to the north west</p> <p>Lambton Arms Public House (Local List) 15m to the north west</p> <p>29-33 (odds) King Street (Local List) 110m to the north east</p> <p>Former Woolworth Building (Local List) 15m to the north</p> <p>Edinburgh Buildings, 20-24 (evens) King Street (Local List) 115m to the north east</p> <p>Former Bridge Buffet (Local List) 120m to the north east</p> <p>Gas Holder (Local List) 60m to the south</p>	
Heritage Assets in the wider setting	<p>Stag's Head Public House GII (1393666)</p> <p>Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/)</p> <p>South Shields Museum and Art Gallery GII (1232317)</p> <p>Wall and Railings of the Museum and Art Gallery Fronting Road GII (1277135)</p> <p>The Former Marine School (Ocean Road Annexe) GII (1232318)</p> <p>HSBC Bank, Fowler Street (Local List)</p> <p>The Criterion Public House (Local List)</p> <p>4-8 (evens) Fowler Street (Local List)</p> <p>10 Mile End Road (Local List)</p> <p>Minchella's Café (Local List)</p> <p>Man with Donkey Statue (Local List)</p> <p>Lion Statue (Local List)</p> <p>Fleet and Spirit of South Shields Artworks, Market Dock / Long Row (Local List)</p> <p>Ferry Landing (Local List)</p> <p>Victorian Post Box (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
16 Barrington Street	<p>1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Barrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson</p>	<p>The property is located within the site and as such any development will have a direct impact on the asset.</p> <p>The site makes a medium contribution to significance.</p>

	Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.	
Lloyds Bank	1913 J D Kitson architect. Ashlar, 5 bays in the Renaissance palazzo manner, the order being Roman Doric, but with many individual interpretations which prevent the elevation being merely a worthy scholarly exercise. High ground floor, plain ashlar to cill level, then above, bonded rustication. An entrance in each end bay. The ground floor, basement, supports a portico of giant Roman Doric columns rising through 2 floors the 3 centre bays being recessed behind them. The echinus of the order is carved with egg and dart. Above this a full entablature breaking forward over the columns, the frieze being decorated with circles. The elevation is then completed with a very deep parapet. First and second floor windows have architraves and pediments.	Whilst the site forms part of the immediate setting of the identified heritage asset, properties adjoining the building have recently been demolished as part of the regeneration of the Town Centre. The wider site has no know historical association with the building. The site makes a lesser contribution to significance.
Trustee Savings Bank	1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Barrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]	The site is separated from the heritage asset by a narrow alley and forms part of its immediate setting. However, the site has no know historical association with the building. The site makes a lesser contribution to significance.
Old Town Hall	The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	<p>of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office.</p>	
Church of St Hilda	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.</p> <p>The site makes a negligible contribution to significance.</p>
Four Gate Piers Immediately to West of Church of St Hilda	<p>Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to</p>

		significance.
Sundial to South West of Church of St Hilda	Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
War memorial outside St Hilda's Church	The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
105 and 107 King Street	Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.
Marks and Spencer (formerly)	1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.

	a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s.	
Alum House Ham (Tyne Dock Engineering Company Limited)	Early C19. Brick, now painted, slate roof. Three storeys and 2 bays to west elevation, 2 storeys and 4 bays to south elevation. Stone heads to windows. The principal west elevation has 2 elegant segmental bow windows through the 3 storeys. The bows have 3 lights mostly with the original curved sashes. The ground windows are blocked. Continuous stone cill band at first and second floors. The corners of this elevation are marked by broad pilasters. An elegant elevation and the only one of its type to survive within the old town. On the long south elevation the 2 western first floor bays are blind the other 2 sashed. The ground floor has 2 sashed windows below those on the first floor and an unadorned door to the west. The western end of this elevation had a C19 public house front when it was called "The Alum House".	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Barclays Bank	1909 J H Morton Architect. Ashlar. Three storeys and 7 bays. Quadrant plan linking King Street to Fowler Street. Ground floor heavily rusticated above a high plain plinth. Windows, central entrance and door from Fowler Street have semi-circular hooded openings with scrolled keystones. First floor openings have architraves and alternating triangular and segmental pediments. Continuous cill band and cast iron balconies. Second floor windows have moulded architraves. All crowned by an entablature with modillion cornice and a balustraded parapet. Each end bay broken forward to form a pavilion. Ionic pilasters rising above ground floor support open pediments. The tympanum of each pediment contains a cartouche. A good example of early C20 "Bankers Classical" in South Shields standing in a prominent position.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
The Scotia PH	1903-04. Henry Grieves architect. Red brick with ashlar dressings to doors and windows etc. Slate roof. Three storeys. Edwardian "baroque" with some nice art nouveau embellishments.. This is a nice "conceit" and makes a most successful feature to this	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	corner. This building is the best example of its type in South Shields.	
St Hilda's Colliery Headstock	<p>Colliery head stocks. Mid C19, restored C1985 and 2018. Red brick with ashlar dressings 3 storey. Main south front has to the left a round headed entrance arch with iron gates. To the right 3 tall round headed windows with ornate iron glazing, all blind, with ashlar impost blocks and keystones. To the rear a single iron headstock over the mining shaft.</p> <p>Established by Simp'n Temple and produced its first coal in 1810. By 1822 St Hilda's Wagonway was built to connect St Hilda's Colliery to the Templetown Wagonway, transporting coal to Harton Staithes.</p> <p>In 1839 tragedy struck when an explosion in the colliery resulted in the deaths of 51 men and boys, the youngest aged 9.</p> <p>By the 1880s the colliery was under the ownership of Harton Coal Company, which in 1908 developed the Harton Electric Railway for the transport of coal from St Hilda's and the company's other mines. The head stock remains a local landmark and was recently brought back into use as office and work space units. It also features a dedicated space paying tribute to the borough's mining past.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Mill Dam Conservation Area	<p>Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around two building groups and their immediate settings, whilst other nearby spaces remain just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the river bank inaccessible – it was dangerous, private and divided by</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	fences and walls right up to the water's edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.	
Non designated assets		
Riddicks	This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Mechanics Arms Public House	Links to Lambton Arms (below)	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains.	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.
29-33 (odds) King Street	19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site forms part of the immediate setting of the identified heritage asset. The site makes a lesser contribution to significance.
Edinburgh Buildings	First recorded in 1881. Formerly retail and offices. Renovated in 1994 by Project North East and now used as a community building. A set of original baker's ovens remains largely intact in the basement.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former Bridge Buffet	For generations this attractive art nouveau building was a focal point as what used to be the Bridge public house. For several	The site has no visual or historic association with the identified heritage asset.

	years in the 19th Century it had the unusual distinction of also being the coaching station for railway passengers, who had to go through the hotel – then known as the Bridge Inn – to buy their tickets in a back room. They would then go on to the coal depot at the top of Salem Street – later the rear station yard – to climb onto a few carriages attached to empty coal trains going back to Washington, where they had to change trains.	The site makes no contribution to significance.
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
The Stag's Head PH, Buffer Zone associated with Hadrian's Wall, South Shields Museum and Art Gallery, The Former Marine School	Nationally significant heritage assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
HSBC Bank, The Criterion, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Café, Man with Donkey Statue, Lion statue, Fleet and Spirit of South Shields artworks, Ferry Landing, Victorian Post Box	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Name of asset	
16 Barrington Street	Development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.	
Lloyds Bank	Development of the site would result in MINIMAL IMPACT to the significance of the heritage assets.	
Trustee Savings Bank	Development of the site would result in MINIMAL IMPACT to the significance of the heritage assets.	
Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

<p>South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Alum House Ham, Barclays Bank, The Scotia, St Hilda's Colliery Headstocks, Mill Dam Conservation Area, The Stag's Head PH, Buffer Zone associated with Hadrian's Wall, South Shields Museum and Art Gallery, The Former Marine School, Riddick's, Victorian Pillar Box, Mechanics Arms, Lambton Arms, 29-33 (odds) King Street, Former Woolworths Building, Edinburgh Buildings, Former Bridge Buffet, Gas Holder, HSBC Bank, The Criterion, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Café, Man with Donkey Statue, Lion statue, Fleet and Spirit of South Shields artworks, Ferry Landing, Victorian Post Box</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings,</p>	

traffic management)

A masterplan will be required, and the retention and enhancement of 16 Barrington Street must be integral to the design process.

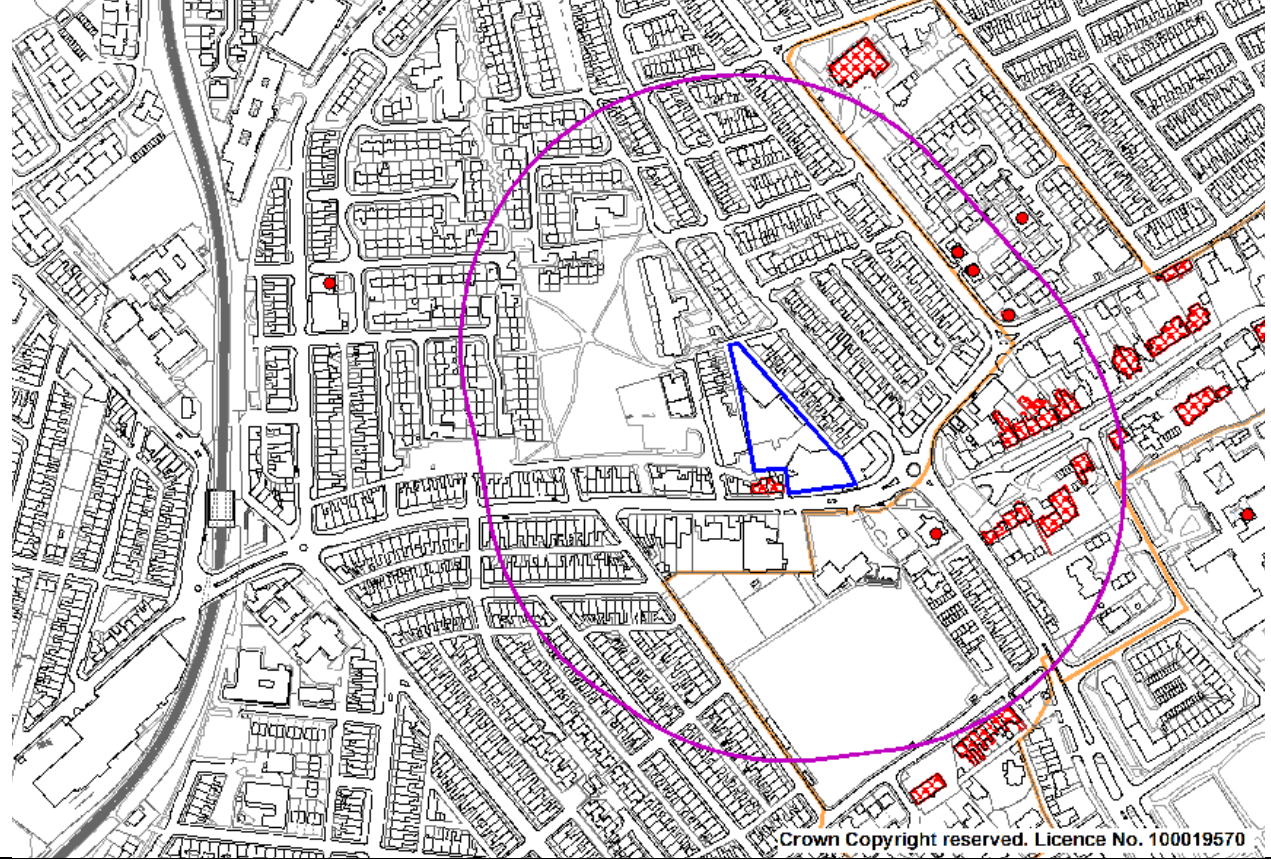
The immediate setting of the Trustee Savings Bank should be carefully considered.

Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location.

Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SOS222
Site Address	Land at Dean Road
Proposed Use	Housing
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Westoe Terrace, 62 and 64 Dean Road GII (1277490)</p> <p>Westoe Hall GII (1232335)</p> <p>Westoe Village (Meadowcroft) GII (1277142)</p> <p>Building in North East Corner of Garden to The White House, Westoe Village to West of 34 Horsley Hill Road GII (1232149)</p> <p>7 Westoe Village GII (1232330)</p> <p>5 Westoe Village GII (1232328)</p> <p>6 Westoe Village GII (1232329)</p> <p>9 and 10 Westoe Village GII (1232331)</p> <p>Southgarth (Former Medical Mission Sisters Convent) GII (1277143)</p> <p>South Shields War Memorial GII (1434280)</p> <p>Garden Wall to South East of Southgarth West GII (1246445)</p>
Scheduled Monuments	None
Conservation Areas	Westoe Conservation Area
Registered Parks and Gardens	None
Non-designated Assets	<p>Wyvestow Lodge (Local List)</p> <p>Former Ingham Infirmary (Local List)</p> <p>Railings (Local List)</p>
Heritage Assets in the wider setting	<p>1-7 Wood Terrace GII (1232337)</p> <p>Westoe Villas GII (1232834)</p> <p>Church of St Michael GII (1232581)</p>

	<p>Chapel House GII (1232334) Briary Ravensworth GII (1277140) The White House GII (1232333) Former Talbot Memorial House GII (1277139) The Chase GII 1277141 Former South Tyneside College Planetarium (Local List) Cyprus Public House (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Westoe Terrace, 62 and 64 Dean Road	<p>Early C19. Two houses forming a symmetrical composition. Red brick, slate roof, stone heads to windows. Two storeys, each house has 4 windows, re-sashed. Each centrally placed doorway has a wood Tuscan doorcase, the friezes of which are decorated with a honeysuckle motif. At first floor, placed between the 2 houses, a stone plaque inscribed, "Westoe Terrace."</p>	<p>The site currently detracts from the identified asset due to proximity, scale and massing.</p> <p>The site makes no contribution to significance.</p>
Westoe Hall	<p>Circa 1864 J J Stevenson architect. Addition and alterations circa 1876 T A Page architect. Designed for his brother J C Stevenson. Red brick with stone dressings and irregular tiled roofscape. Two storeys above a semi-basement and attic. A fine, restrained asymmetrical composition using elements from pre C18 domestic architecture free from "scholarly" restraints. The entrance is protected by a timber, gabled porch with nice correct detail. This part of the elevation is emphasised by a half-timbered gable lit by a 3 light window. Above the gable roof rises an octagonal glazed lantern with conical roof. The bay to the west of the entrance is set back and contains a fine staircase window with hoodmould. The westernmost bay then breaks forward, has a gabled roof and a bay to the ground floor with mullions and transoms. The 2 most easterly bays contain the service wing built circa 1876 (T A Page architect and modified again circa 1896 J H Morton architect). The main feature here is an oriel window supported on a carved,</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

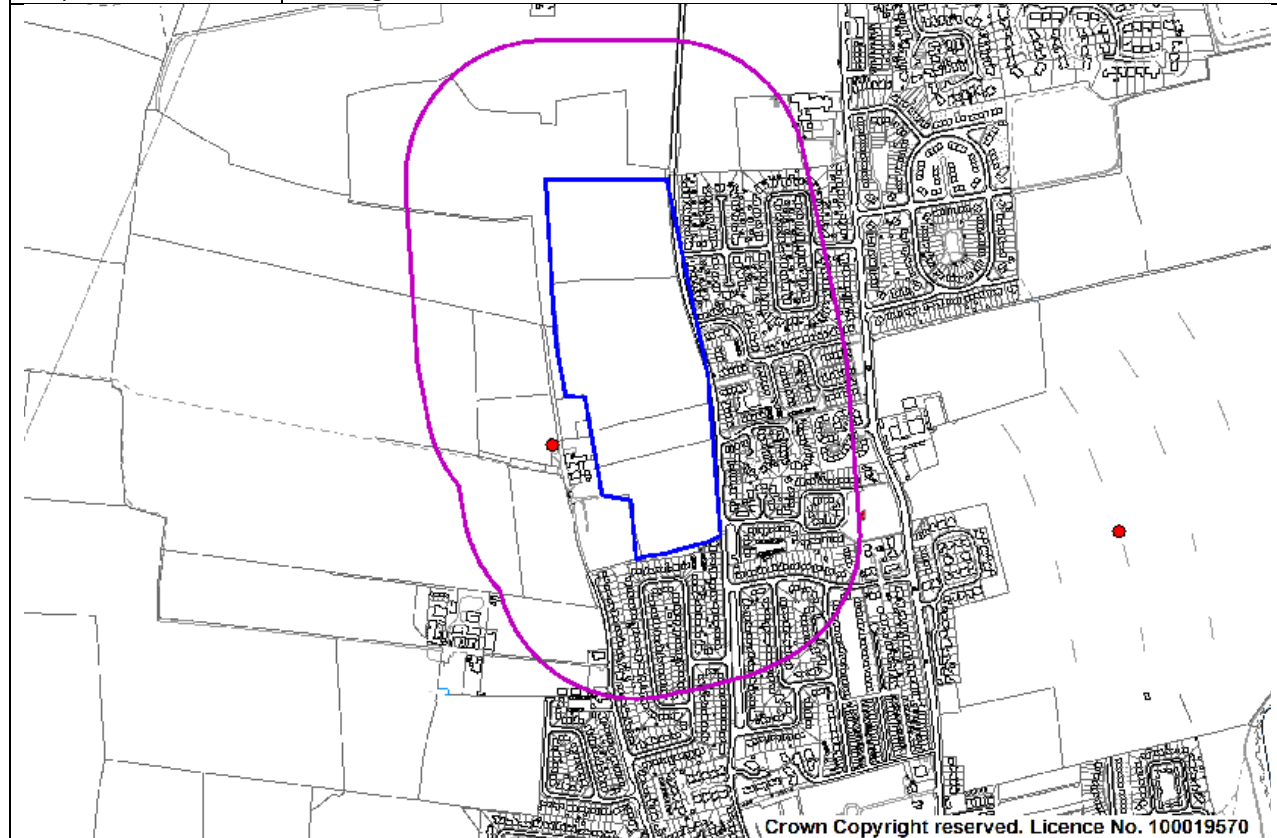
	coved bracket. The upper sashes have shaped heads. It has a pitched roof. The majority of the other windows are single rectangular openings with stone heads and cills.	
Westoe Village (Meadowcroft)	Circa 1820. Red brick, stone dressings and slate roof. Two storeys above a semi-basement. An elegant little house. Three bays, original sashes. The 2 outer bays have shallow bow windows. The central entrance has a Tuscan doorcase with columns and open pediment. Good fanlight. Stone quoins and continuous stone cills to ground and first floor windows. See "A History of Westoe".	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Building in North East Corner of Garden to The White House, Westoe Village to West of 34 Horsley Hill Road	ate C18. Possibly a gazebo or summer house. It stands at the north-east corner of the garden of No 18 the White House, Westoe Village and could be contemporary with that house. Brick, rendered on the north elevation, to Horsley Hill Road. Pantile roof. Two storeys, one bay, one compartment to each floor. The elevation to Horsley Hill Road has a 2 storey bay, the ground floor section blocked, the upper floor has sashes and glazing bars. This elevation is crowned by a "Dutch" gable.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
7 Westoe Village	Early C19. Red brick, slate roof. Roof line continuous with no 6. Two storeys with attic, 3 bays. All windows sashed, with glazing bars. Stone heads. Entrance in the west bay with no doorcase. Stone head as ground floor windows. Semi-circular dormers.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
5 Westoe Village	Circa 1788. Red brick, slate roof. Two storeys, 3 bays, stone heads. Two storeyed bay window to the east bay. All windows sashed, with glazing bars. Fine Tuscan doorcase (half columns) with broken pediment, good fanlight. Brick string course above the ground floor and first floor window heads.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
6 Westoe Village	Late C18. Red brick, slate roof. Two storeys with attic, 4 bays, stone heads. All windows sashed, with glazing bars. Stone Tuscan doorcase to the west most bay, semi- circular headed opening to passageway in first, east, bay. Semi-circular dormers.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

9 and 10 Westoe Village	Early C18? Rendered, with stone quoins, modern red clay tiles to roof. Two storeys and 5 bays of an irregular disposition. The 3 ground floor windows "pseudo georgian" in large openings. The 2 adjacent entrance doors recessed in plain openings. First floor windows, casements in original openings, the 2 western ones 4 panes wide, the 3 eastern ones 3 panes wide. Through a plain opening at the west end passes Westoe Passage, known once as Salters' Trail part of an ancient bridleway, although its location has varied.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Southgarth (Former Medical Mission Sisters Convent)	Circa 1874-75. J J Stevenson architect. Designed for his brother A Stevenson. Red brick and slate roofs with parapetted gables. Two storeys with attics. A very pleasant asymmetrical design in the English domestic revival of the late C17-early C18 manner. Sash windows with segmental heads, keystones and exposed boxes.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
South Shields War Memorial	Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20; Design: an attractive memorial in the form of a tall and slim Latin cross designed by the highly-regarded practice of Messrs J H Morton & Sons of South Shields.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Garden Wall to South East of Southgarth West	Wall, probably early C18, between gardens of Southgarth West and Southgarth East. Brick and rubble stone. Red brick in English Garden Wall bond, 5 and 1, on sloping-topped rubble plinth. Sloped coping with flat top. Top replaced at north end and buttress added about 15 yards from south end.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Westoe Conservation Area	Westoe Village to the east is a tree-filled medieval street, brimming with detail, character and charm, creating a rare townscape of outstanding drama and excitement – arguable one of the most attractive streets in the country. Views towards the historic core are interrupted by mature trees, Wyvestow Lodge and Village Terrace.	The site forms part of the wider setting of the identified heritage asset. The site makes no contribution to significance.

	<p>The roundabout further erodes the historical connection between the sports ground and the area beyond.</p> <p>The sports grounds are, however, a fundamental part of the conservation area's development history. Established in 1850, South Shields Cricket Club is the third oldest surviving sporting club in Tyne and Wear. Westoe Rugby Football Club was established on the site in 1875 and has continuously occupied the site alongside the cricket club.</p>	
Non designated assets		
Wyvestow Lodge	<p>The three-storey Wyvestow Lodge is an example of one of the larger Victorian houses built along Dean Road and Sunderland Road. Once set in ample grounds, the building is similar to the villas influenced by the Arts & Crafts style in Westoe Village. Brimming with architectural features such as bays, hips, domes, dormers, ornate joinery, and overhanging eaves, all exercised in richly textured natural materials.</p>	<p>The site forms part of the wider setting of the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Former Ingham Infirmary and Railings	<p>Designed by R.J. Johnson of Austin & Johnson, 1871-73. Interesting as an early example of the 'Queen Anne' revival and closer to the original style than most houses of that movement.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Heritage Assets in the wider setting		
1-7 Wood Terrace, Westoe Villas, Church of St Michael, The White House, Chapel House, Briary Ravenworth, Former Talbot Memorial House, The Chase	Heritage Assets of National Importance	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Former Ingham Infirmary, Former South Tyneside College Planetarium, Cyprus Public House	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting,</p>	

	access and use of landscape)
Westoe Terrace (62 and 64 Dean Road), Westoe Conservation Area, Wyvestow Lodge	It is difficult to see how redevelopment of the site would cause more harm to the identified heritage assets, given its scale and massing. Development of the site could result in a POSITIVE IMPACT on the significance of these heritage assets.
Westoe Hall, Westoe Village, Building in North East Corner of Garden to The White House, Westoe Village to West of 34 Horsley Hill Road, 7 Westoe Village, 5 Westoe Village, 6 Westoe Village, 9 and 10 Westoe Village, Briary Ravensworth, Southgarth (Former Medical Mission Sisters Convent), South Shields War Memorial, Garden Wall to South East of Southgarth West, Railings, Former South Tyneside College Planetarium, The White House, Chapel House, Former Talbot Memorial House, The Chase, Former Ingham Infirmary, Cyprus Public House	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Examine context: careful consideration should be given to the local vernacular, including the scale, massing and roof form of surrounding buildings, particularly the proximity of the site to identified heritage assets. Introduce active frontages to public spaces. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

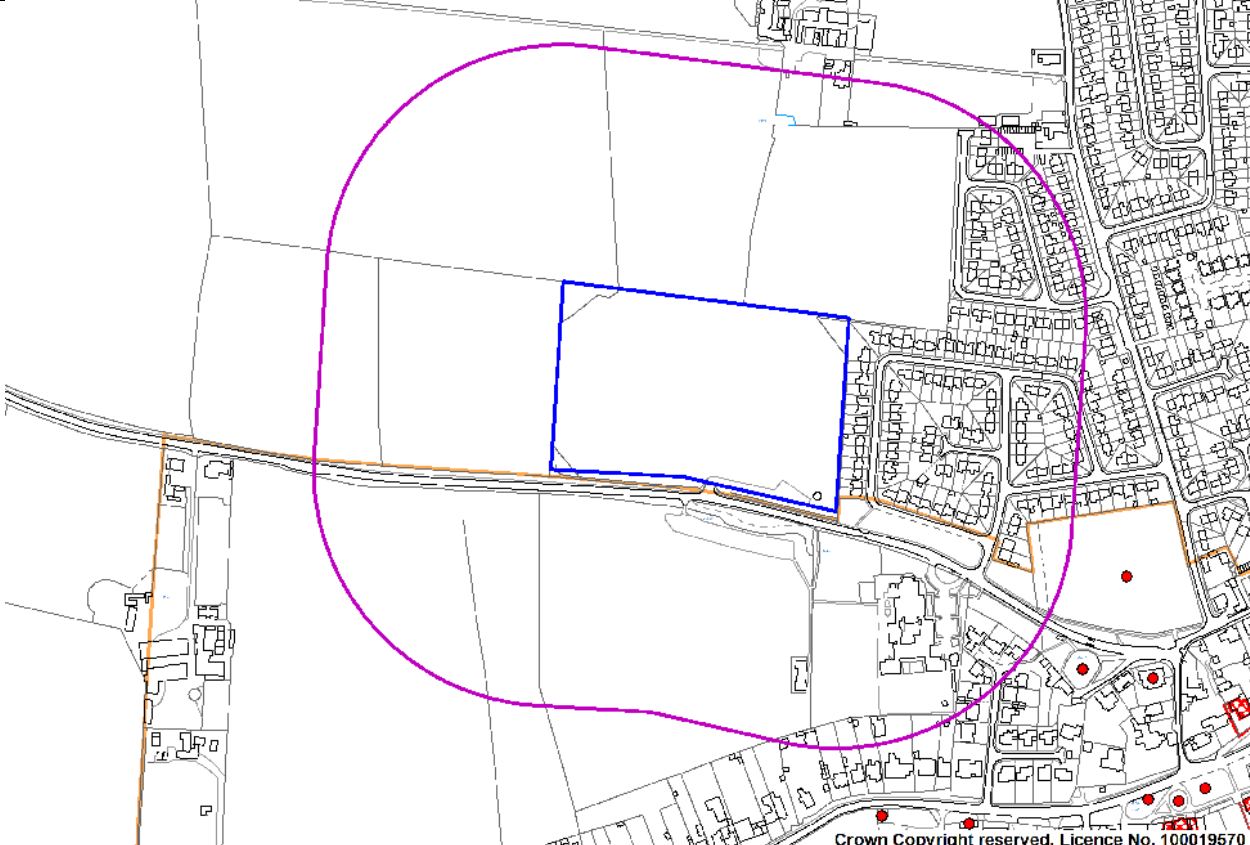
Site Reference	SWH009
Site Address	Land at Wellands Farm, Whitburn
Proposed Use	Housing



Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Bombing Decoy Site Control Shelter (Local List) m to the	
Heritage Assets in the wider setting	Whitburn Rifle Ranges (Local List) m to the	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non-designated assets		
Bombing Decoy Site Control Centre	A Second World War 'Permanent Starfish' bombing decoy located at Whitburn. It was constructed to deflect enemy bombing from Newcastle. It is referenced as being in use between 01-AUG-1941 and 08-APR-1943. It	The site forms part of the wider setting of the identified heritage asset. However, views are partially interrupted by the farmstead. There is no know historic association between the site and the

	<p>was also the site of a 'QL' decoy, which was built as part of the 'C-series' of civil decoys for Newcastle. This is referenced as being in use between 02-OCT-1942 and 01-MAY-1943. The 'QL' decoy displayed lights to simulate the marshalling yards, dockyards, factories and loco glows associated with Newcastle. The crew room from which the decoys were controlled is of classic design - a rectangular brick area for the crew, two large concrete blast walls to protect the door.</p>	<p>identified heritage asset.</p> <p>The site makes a negligible contribution to significance.</p>
<p>Heritage assets in the wider setting</p>		
<p>Whitburn Rifle Ranges</p>	<p>Five firing ranges; one of 40yds, one of 600yds and three of 500yds. This is possibly associated with a group of buildings on Mill Lane which may be barrack blocks. The earliest representation of these ranges seen so far is on the 1921 OS 6" map. This area was once part of the medieval field system associated with Whitburn village (HER 887). Sections of the medieval ridge and furrow earthworks were scraped away to create the ranges but elsewhere within the site boundary, evidence of the former cultivation system can be clearly seen.</p> <p>World War One practice trenches can be seen on aerial photographs.</p> <p>The Territorial Force Association bought the land for the range from Sir John Sherburn in 1912. The camp was occupied by the Regular Army throughout the First World War and wooden huts were built for a garrison approaching battalion strength. A trench system was dug using the characteristic 'Greek Key' pattern of firing bays and communication trenches.</p> <p>After the war the camp reverted to the Territorial Association until the Regular Army returned between 1939 and 1945. During this period, some of the trenches of the earlier war were re-excavated. By 1953 the wooden huts of the First War were replaced by the modern brick bungalows that today stand on the range. This work was carried out between 1954 and 1962, providing accommodation for approximately 250 troops.</p> <p>During the 1960s the Royal Engineers carried out ground clearance works, eliminating the 'bumps and hollows' between the butts and the camp and</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

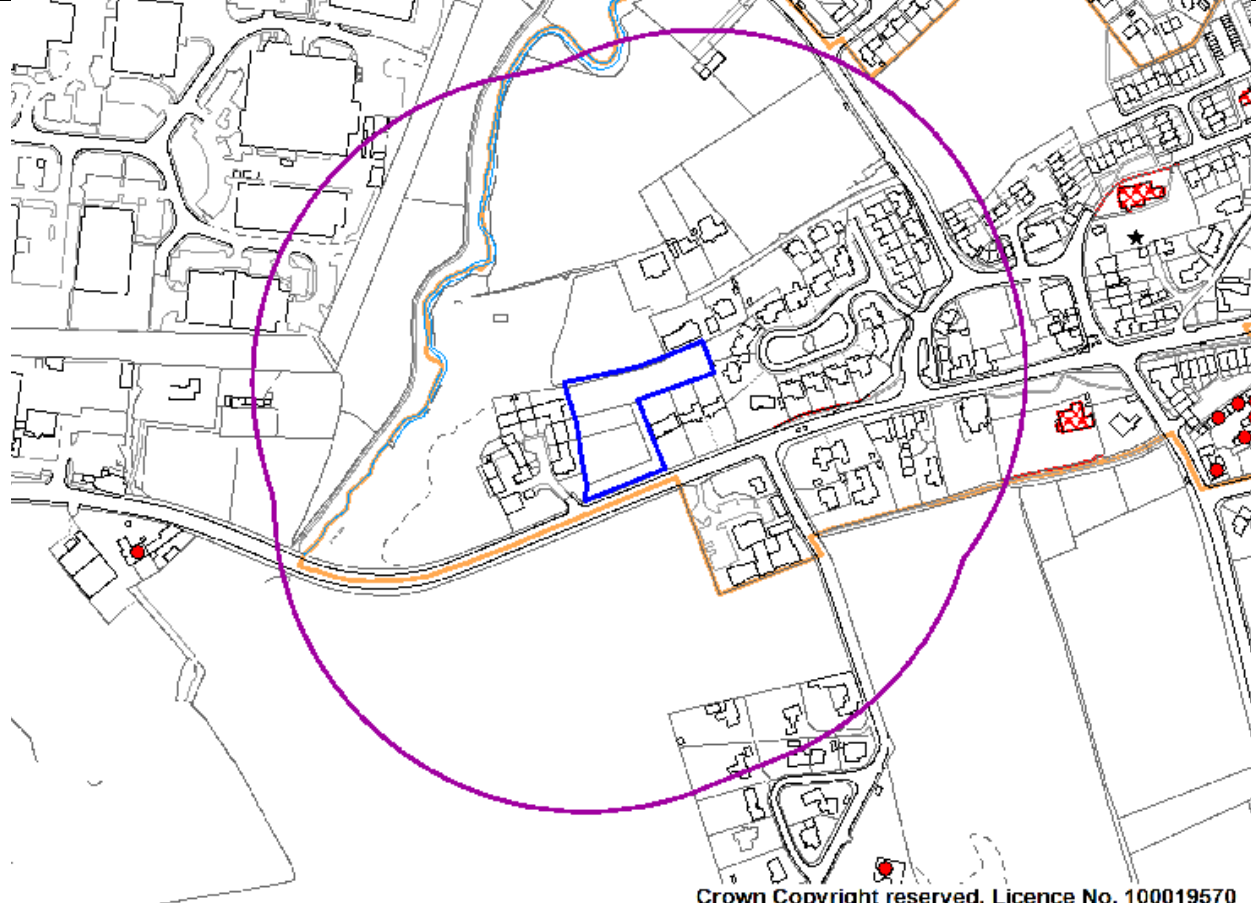
	removing almost all traces of the trench system. At the same time concrete pillboxes were demolished and destroyed (Source: A Guide to the Archaeology of the Twentieth Century Defence Sites of Tyne and Wear by R Whaley, J Morrison and D Heslop (2008)).	
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Bombing Decoy Site Control Centre	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
Whitburn Rifle Ranges	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Examine context: careful consideration should be given to the scale, massing and roof form of surrounding buildings. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.		

Site Reference	SWH013
Site Address	Land North of Cleadon Lane
Proposed Use	Housing
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	Whitburn Conservation Area (Conservation Areas) adjoins the southern boundary of the site
Registered Parks and Gardens	None
Non-designated Assets	Recreation Ground (Local List) 180m to the east
Heritage Assets in the wider setting	54 Front Street GII (1355066) 52 Front Street (Olde House and Coach House) GII (1299633) Hill Crest, 53 Front Street GII (1185504) Hill House, 55 Front Street GII (1025222) Steps, Walls and Piers to Walls and Piers to 55 Front Street GII (1299620) Village Green (Local List) Whitburn Parish Hall, Sandy Chare and Boundary Walls (Local List) West Well, The Green (Local List) Village Pond (Local List) Boundary Wall, Orchard Gardens (Local List) Drinking Fountain, Front Street (Local List) Glebe Farm Barns (Local List) The Village Pound (Local List)

Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated assets		
Whitburn Conservation Area	<p>Whitburn has a strong rural village character dominated by high quality dwellings around the medieval tree-lined village green. Comparatively isolated until recent times, it was not until 1865 that its first main road was laid out. This comparative isolation has given Whitburn its special character and sense of seclusion.</p> <p>Whitburn continued to grow up to the First World War with Edwardian detached, semi-detached and terraced dwellings on North Guards, East Street and Moor Lane. Inter-war saw a burst of private building and council housing making their mark (the latter just outside the conservation area), both continuing in the 1950s.</p> <p>Cleadon Lane is an important gateway leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east, and are important to the rural setting of the village.</p>	<p>The site forms part of the immediate setting of the identified heritage asset. However, views to and from the conservation area are disrupted by mature trees on the edge of the site itself followed by post-war residential development.</p> <p>The site makes a medium contribution to significance.</p>
Non designated assets		
Recreation Ground	<p>3 acres of open grass bounded by 1.5m high magnesian limestone walls with rounded copings and two carved dedication stones. Mrs Eleanor Barnes gifted it to the village in 1897.</p> <p>There are historic restrictions preventing its use for political, religious, trade or controversial uses, playing football, golf and walking dogs. There are also stipulations to protect the height and maintenance of the walls.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Heritage assets in the wider setting		
54 Front Street. 52 Front Street (Olde House and Coach House), Hill Crest, Hill House, Steps, Walls and Piers to 55 Front Street	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, Village Pond, Boundary	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p>

Wall, Orchard Gardens, Drinking Fountain, Glebe Farm Barns, The Village Pound.		The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Whitburn Conservation Area	Development of the site would result in LOW IMPACT to the significance of the heritage asset.	
Recreation Ground, 54 Front Street. 52 Front Street (Olde House and Coach House), 55 Front Street, Steps, Walls and Piers to 55 Front Street, Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, Village Pond, Boundary Wall, Orchard Gardens, Drinking Fountain, Glebe Farm Barns, The Village Pound.	The site has no impact on the significance of these assets and therefore its development would have a NEUTRAL impact.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Examine context: careful consideration should be given to the scale, massing and roof form of surrounding buildings. Retain mature planting around the perimeter of the site. Introduce a landscape buffer along the western and southern boundaries. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.		

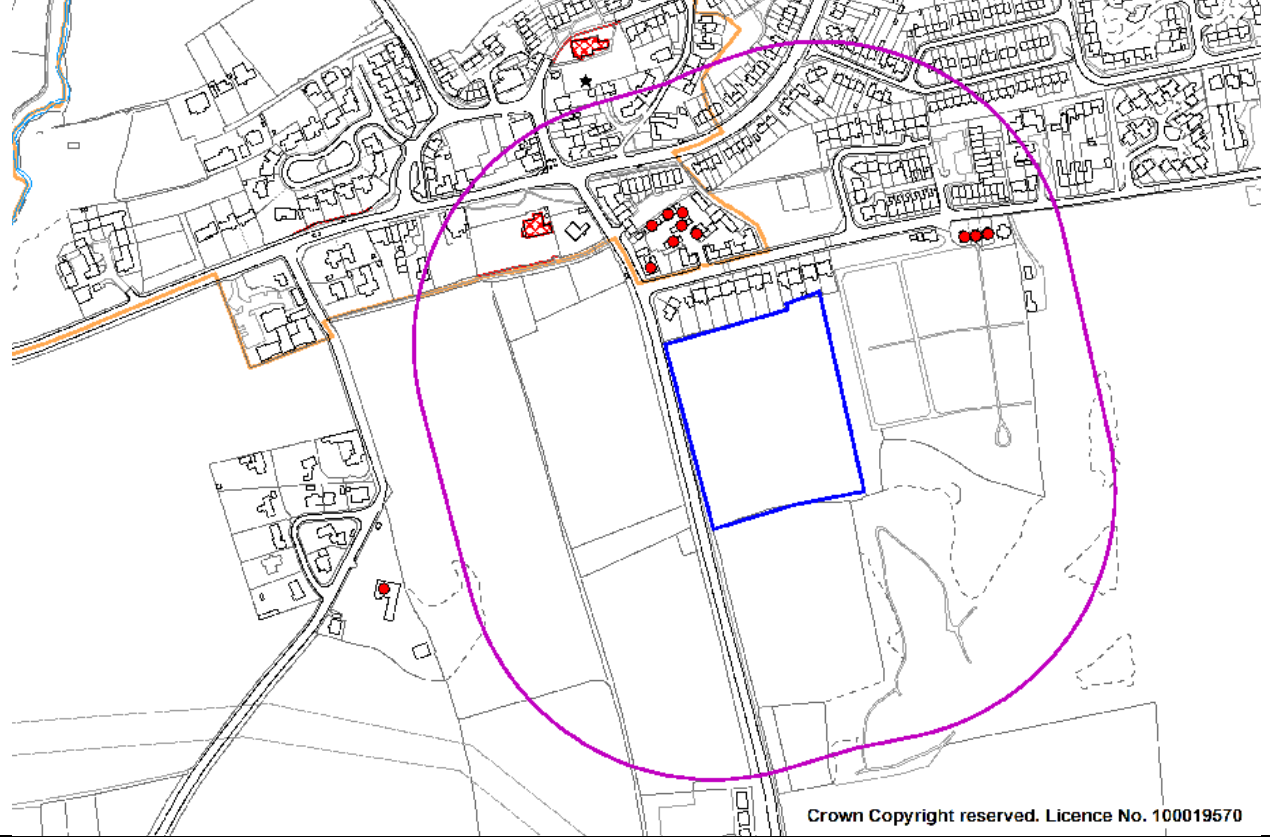
4. OTHER POTENTIALLY DELIVERABLE SITES

Site Reference	SBC106
Site Address	The Paddock, Glebe Farm Road, West Boldon
Proposed Use	Housing
 <p style="text-align: right;">Crown Copyright reserved. Licence No. 100019570</p>	
Assets Identified	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	The identified site lies within West Boldon Conservation Area (Conservation Areas)
Registered Parks and Gardens	None
Non-designated Assets	Doorway to South of Rectory Green GII (1185725) m to the Glebe Farm Court (Local List) m to the west Boundary Wall to Rectory Green, Rectory Green, West Boldon (Local List) m to the Ascot Court (Local List) m to
Heritage assets in the wider setting	St. Nicholas Church GI (1025225) West Boldon Hall GII* (1355070) Tomb 22 metres South of the South Porch of the Church of Saint Nicholas GII (1185751) Walls and Gate Piers to West of Church of St Nicholas GII (1025231) Mount Pleasant Farm (Local List)

Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
West Boldon Conservation Area	<p>Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. 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.</p> <p>West Boldon Conservation Area was designated in 1975, 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 conservation area 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 with striking long distance views.</p>	<p>The site provides a nod to the rural origins of the conservation area, particularly positioned between the former Glebe Farm and the built up area. That said, the conversion of Glebe Farm to residential, including additional units, has somewhat diluted this historical association.</p> <p>The site makes a lesser contribution to significance.</p>
Doorway to South of Rectory Green	Doorway in wall of grounds of demolished rectory. C18. Sandstone. Moulded architrave, pulvinated frieze, moulded pediment with stone coping. Pevsner tells us that the rectory on Rectory Bank was a two-storey Dobsonian classical building with south front of c.1840 with two big canted bay windows at either end. Behind it were much older parts. It was demolished around 1970.	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Non designated assets		
Glebe Farm Court	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 original rural nature and activity. As part of the redevelopment of the site, the design and integration of the new build elements within the core of the historic group of farm buildings has been sensitively handled in terms of the form and materials to be used.	<p>Development of the site would result in the former farm losing some of its connection with the semi-rural landscape.</p> <p>The site makes a negligible contribution to significance.</p>
Boundary Wall to Rectory Green	The remains of what was the Rectory, one of the oldest and most significant buildings in West Boldon, which created the	The site has no visual or historic association with the identified heritage assets.

	development pattern and tree-lined boundary along Newcastle Road (demolished 1970, a salvaged door is set in the boundary wall, listed Grade II).	The site makes no contribution to significance.
Ascot Court	Ascot Court (originally Ashby and later Wayside) is a large detached house in grounds, typical of late Victorian suburban villas. This grand, square, richly detailed, two storey house sits high in the middle of its modest grounds, reached by a curved drive from an imposing gateway, and once looked south across open fields. A former nursing home, this building had lost some of its detailed appeal with low extensions to the south (cropping the boundary wall), decayed outhouses to the rear, two wide dormers, and uPVC windows throughout. But, overall, its hipped slate roof, sturdy clustered chimneys, abundant greenery and abrupt boundary walls contributed greatly to the area, even if its well-kept north front is hidden from public view. The house has been converted into residential apartments, with the original timber sash windows being reinstated. The low extension block has been demolished and replaced by an apartment block designed in the same 'Italianate' style as the original house. The use of quality materials and architectural detailing ensures that the new buildings complement the original house.	The site has no known historical association with the identified heritage asset. Both sites are bounded by mature vegetation. Seasonal changes may provide fleeting views of the site from the heritage asset. The site makes a negligible contribution to significance.
Heritage Assets in the wider setting		
St. Nicholas Church, Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Mount Pleasant Farm	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and	

	use of landscape)
West Boldon Conservation Area	Development of the site would result in a LOW IMPACT to the significance of this heritage asset.
Glebe Farm Court	Development of the site would result in a LOW IMPACT to the significance of this heritage asset.
Ascot Court	Development of the site would result in a MINIMAL IMPACT to the significance of this heritage asset.
St Nicholas Church, Doorway to South of Rectory Green, Boundary Wall to Rectory Green, Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas, Mount Pleasant Farm	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Examine context: careful consideration should be given to the scale, massing and roof form of surrounding buildings. Retain mature vegetation along the A184, with development set back from the road. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	SBC111	
Site Address	Land west of Boldon Cemetery	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	West Boldon Hall GII* (1355070) 110m to the north Walls, Gates and Gate Piers to south of West Boldon Hall GII (1299610) 110m to the north	
Scheduled Monuments	None	
Conservation Areas	West Boldon Conservation Area (Conservation Areas) 50m to the north	
Registered Parks and Gardens	None	
Non-designated Assets	West Boldon Cemetery Buildings (Local List) 120m to the east Hall Green Farm (Local List) 55m to the north	
Heritage assets in the wider setting	St. Nicholas Church GI (1025225) Tomb 22 metres South of the South Porch of the Church of Saint Nicholas GII (1185751) Walls and Gate Piers to West of Church of St Nicholas GII (1025231) Doorway to South of Rectory Green GII (1185725) Boundary Wall to Rectory Green, Rectory GII (Local List) Ascot Court (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset

Designated Assets		
West Boldon Hall	West Boldon Hall (high significance value), which can be dated to 1709 by the Fawcett arms (incorporating part of an earlier house). Built of sandstone Ashlar with Welsh slate roof, it is likely that the principal elevation of West Boldon Hall was designed to take advantage of views across to the south, although the Hall now lies within a thickly tree-shrouded setting. The property is separated from the site by a bridleway. The Hall's grounds have been somewhat eroded over the years, particularly by an irregularly sited modern bungalow in non-vernacular materials, although a large garden survives to the west providing an important historic setting to the house.	Glimpses of the Hall from across the site change seasonally and views between the Hall and the site are fleeting. However, the site is a reminder of the agricultural origins of the village and its rural landscape. The site makes a lesser contribution to significance.
Walls, Gates and Gate Piers to south of West Boldon Hall	Ashlar dressed walls at front of house with moulded coping having 4 square piers with plinths, pilasters which are fluted on the central piers, overhanging cornices and bell capitals with ball finials.	Glimpses of the Hall from across the site change seasonally and views between the Hall and the site are fleeting. However, the site is a reminder of the agricultural origins of the village and its rural landscape. The site makes a lesser contribution to significance.
West Boldon Conservation Area	Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. 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. West Boldon Conservation Area was designated in 1975, 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 conservation area 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 with striking long distance views.	The site itself, which is currently open agricultural land, relates positively in the context of the medieval settlement of West Boldon and sits in a prominent location on one of the main vehicular routes into the Conservation Area. Settings of heritage assets change over time but in this instance the character and appearance of this part of the Conservation area has changed very little since the Tithe Map dating from 1840. The contribution of the site to the setting of the conservation area has been diluted by a row of semi-detached mid-20 th Century residential properties. That said, the current lack of development on the site still contributes positively to the rural setting of West Boldon and those heritage assets associated with the settlement. Views into the area from the south are the best for appreciating its isolated and clustered nature. In particular, the views along Hylton Lane The site makes a medium contribution to

		the character of West Boldon Conservation Area.
Non designated assets		
West Boldon Cemetery Buildings	19 th Century former cemetery buildings, recently converted to residential.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Hall Green Farm	The buildings at Hall Green Farm are significant because they reflect the history of farming in this country. As part of the redevelopment of the site, several modern farm buildings were demolished to make way for additional housing units. The design and integration of the new build elements within the core of the historic group of farm buildings has been sensitively handled in terms of the form and materials to be used.	The design and integration of new build elements within the core of the historic group of farm buildings has been sensitively handled in terms of the form and materials to be used. The historical and visual connection between Hall Green Farm has been diluted in two respects: it is no longer a working farm, and a row of mid-20 th Century semi-detached residential properties lies between the site and the farm. The site makes a negligible contribution to significance.
Heritage Assets in the wider setting		
St Nicholas Church	The church lies outside the 200m buffer but its wider setting should be taken into consideration. Parish church. Early C13, with later south porch; C19 restorations and north porch. Early alterations to the 3-bay nave, with north and south aisles; chancel has 3 bays. West tower, with clasping buttresses, bears a broach spire. While the windows are C19 there are original headstops to hoodmoulds on north wall. A round-headed block door in the south chancel wall has keystone date 1767. 3-light east window. Interior: nave arcades have octagonal piers, moulded capitals, some nailhead decorations; 2 C14 effigies of priests, one, with restored head, in a tomb recess in the south aisle wall, the other in the chancel. Two pre-reformation bells. Beside the south porch is a foot-scraper.	Views into the area from the south (and from the site) are the best for appreciating its isolated and clustered nature. In particular, the views along Hylton Lane, illustrate the tightly-knit collection of buildings dominated by the Grade I Listed St Nicholas' Church. The site makes a lesser contribution to significance.
Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas, Doorway to South of	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

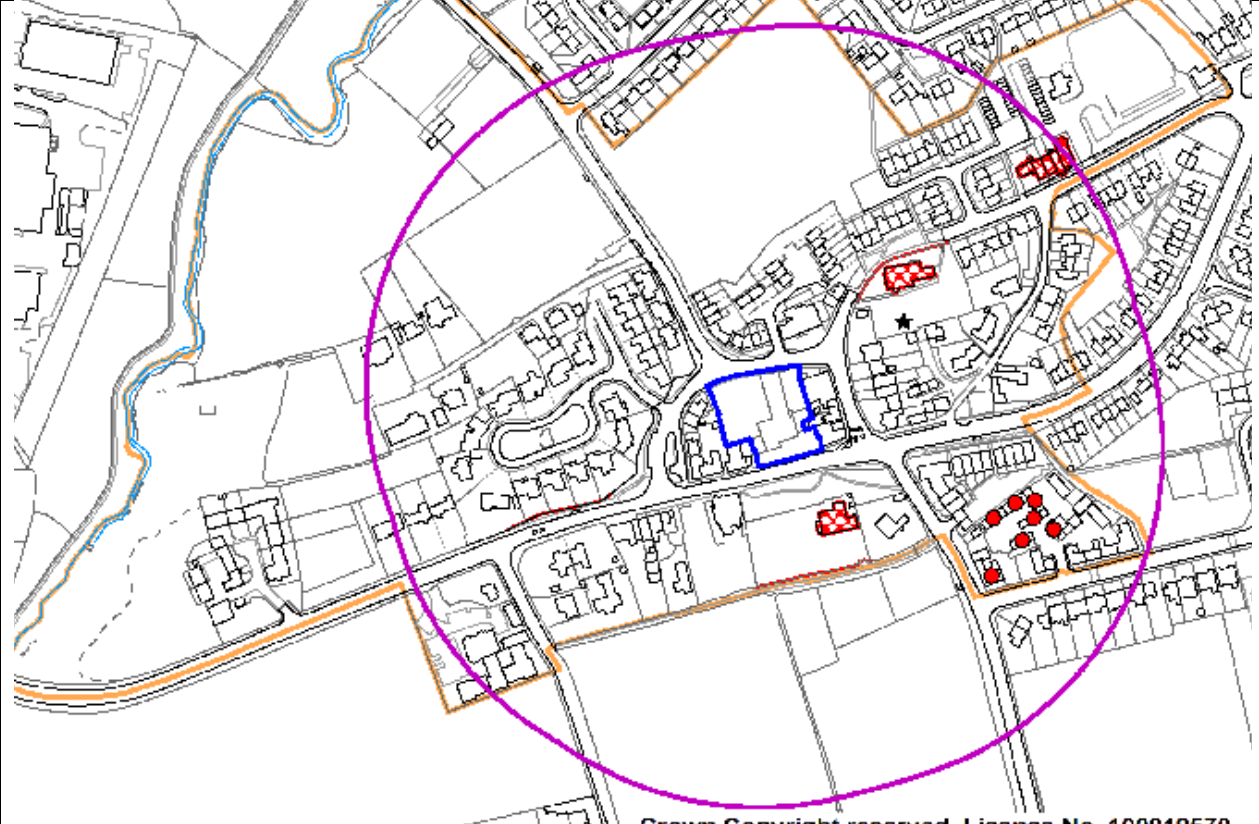
Rectory Green,		
Boundary Wall to Rectory Green, Ascot Court	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
West Boldon Hall	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
Walls, Gates and Gate Piers to south of West Boldon Hall	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
West Boldon Conservation Area	Development of the site would result in a MEDIUM IMPACT to the significance of the heritage asset.	
Hall Green Farm	Development of the site would result in LOW IMPACT to the significance of the heritage asset.	
St Nicholas Church	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
West Boldon Cemetery Buildings, West Boldon Hall, Tomb within St. Nicholas Churchyard, Doorway to South of Rectory Green, Boundary Wall to Rectory Green, Rectory Green, Glebe Farm Court, Ascot Court	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Maintain a robust landscaping buffer between the site and the cemetery, and careful consideration given to landscaping to the western boundary of the site.		

Low-density and low-rise development to soften the urban character of the site.
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location.

Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SBC112	
Site Address	Caravan Storage Yard, Harton View	
Proposed Use	Housing	
 <p style="text-align: right;">Crown Copyright reserved. Licence No. 100019570</p>		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	Mansion House (1-5 Harton View) GII (1185551) adjoining the site St. Nicholas Church GI (1025225) 100m to the west Tomb 22 metres South of the South Porch of the Church of Saint Nicholas GII (1185751) in churchyard of St Nicholas 130m to the west Walls and Gate Piers to West of Church of St Nicholas GII (1025231) 130m to the west	
Scheduled Monuments	None	
Conservation Areas	The site lies within West Boldon Conservation Area (Conservation Areas)	
Registered Parks and Gardens	None	
Non-designated Assets	Boundary Walls and Railings to Mansion House (Local List) form part of the curtilage of the site Hall Green Farm (Local List) 190m south Harpers Buildings, Harton View 40m south west	
Heritage assets in the wider setting	West Boldon Hall GII* (1355070) Walls, Gates and Gate Piers to south of West Boldon Hall GII (1299610) Doorway to South of Rectory Green GII (1185725) Hall Green Farm (Local List) West Boldon Cemetery Buildings (Local List)	
Name of asset	Significance of the asset (heritage values) and the	Site contribution to the significance of the asset

	setting (physical surroundings and experience of the asset)	
Designated Assets		
Mansion House	<p>Dating from the late 18th/early 19th Century, it now forms five separate dwellings. Mansion House stands somewhat isolated by later development. Its grandeur is still seen in the south and east elevations, and the deep eaves, impressive porch and rich Tuscan doorcase add interest and intricacy to the street. The rear elevation also has original windows and features.</p> <p>The original traditional magnesian limestone wall forms the southern boundary of the site. The limestone would have been quarried in the village and is a locally distinctive feature.</p> <p>The grounds and setting have not fared so well. The various outhouses and the gates drive to the west went with the clearance of St Nicholas Terrace, the garage block behind chopping away its thickly shrouded gardens. A modern bungalow to the north east of Mansion House is a relatively recent addition to the Conservation Area. The dwelling is set well back from the road, although vehicle and pedestrian access has been provided through a wide opening in the historic boundary wall.</p>	<p>The site once formed the original curtilage of Mansion House, although the heritage significance of the former grounds has been eroded by a change of use and more recent development.</p> <p>The site makes a medium contribution to significance.</p>
St. Nicholas Church	<p>Parish church. Early C13, with later south porch; C19 restorations and north porch. Early alterations to the 3-bay nave, with north and south aisles; chancel has 3 bays. West tower, with clasping buttresses, bears a broach spire. While the windows are C19 there are original headstops to hoodmoulds on north wall. A round-headed block door in the south chancel wall has keystone date 1767. 3-light east window. Interior: nave arcades have octagonal piers, moulded capitals, some nailhead decorations; 2 C14 effigies of priests, one, with restored head, in a tomb recess in the south aisle wall, the other in the chancel. Two pre-reformation bells. Beside the south porch is a foot-scraper.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Tomb within St. Nicholas Churchyard	<p>Tomb. Mid C19. W Wilson, Tweedmouth, mason. A low stone kerb, from which iron railings have been cut, surrounds a village pump-like column of sandstone capped by an ogee dome. Inscription: THE FAMILY OF EDWARD and a band of quatrefoil</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	decoration.	
Walls and Gate Piers to West of Church of St Nicholas	Dwarf retaining wall of limestone rubble with stone coping either side of the path leading from the main gate to the south porch. The sandstone ashlar gate piers support an overthrow and lampholder of wrought iron.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
West Boldon Conservation Area	Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. 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. West Boldon Conservation Area was designated in 1975, 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 conservation area 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 with striking long distance views.	The site itself formed part of the grounds of one of the village's largest original houses. And whilst a large access has been formed through the original magnesian limestone wall, the fact that the site remains largely undeveloped (aside from a modern bungalow) and is used for storing caravans, it can still be read as belonging to Mansion House. The site makes a lesser contribution to the character and appearance of West Boldon Conservation Area.
Non designated assets		
Boundary Walls and Railings associated with Mansion House	The original traditional magnesian limestone wall forms the southern boundary of the site. The limestone would have been quarried in the village and is a locally distinctive feature. Vehicle and pedestrian access to a modern bungalow within the former grounds of Mansion House has been provided through a wide and crudely finished opening in the historic boundary wall.	Part of the original curtilage of the Grade II Listed Mansion House. Whilst the site is in separate ownership, the boundary treatment provides historical context to the designated heritage asset and as such forms an integral part of its significance. The site makes a medium contribution to significance.
Harper's Buildings	18 th Century houses with a strong back-of-pavement presence, hefty roof, early sash windows, panelled doors and porch canopies. Rendered.	The site has some visual but no known historic association with the identified heritage assets. The site makes a negligible contribution to significance.
Heritage Assets in the wider setting		
Doorway to South of Rectory Green, West	Nationally Designated Heritage Assets	The site has no visual or historic association with the identified heritage

Boldon Hall, Walls, Gates and Gate Piers to south of West Boldon Hall		assets. The site makes no contribution to significance.
Hall Green Farm, West Boldon Cemetery Buildings	Locally Designated Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Mansion House	The existing use of the site as a caravan storage site does little to positively enhance the significance of this asset. As such, redevelopment of the site may provide an opportunity to enhance significance subject to appropriate scale and massing. Conversely, large scale high density development would compete with the historical context and setting of Mansion House. Development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.	
Boundary walls and railings associated with Mansion House	Contributes to the historical context and setting of the Grade II Listed Mansion House. Built from a locally distinctive, locally quarried stone. Development of the site would result in LOW IMPACT to the significance of the heritage asset.	
St. Nicholas Church GI, West Boldon Hall, Walls, Gates and Gate Piers to south of West Boldon Hall, Tomb within St. Nicholas Churchyard GII, Doorway to South of Rectory Green GII, Boundary Wall to Rectory Green, Hall Green Farm, West Boldon Cemetery Buildings	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Damage has been caused to the limestone wall on Harton View where an access into the site has been created. There is an opportunity to enhance its visual appearance by building stone piers to finish off the wall neatly. Development of the site could provide an opportunity for heritage skills training through the repair of the magnesian limestone wall. There may also be an opportunity to find out more about the archaeological potential in the area.		

Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)

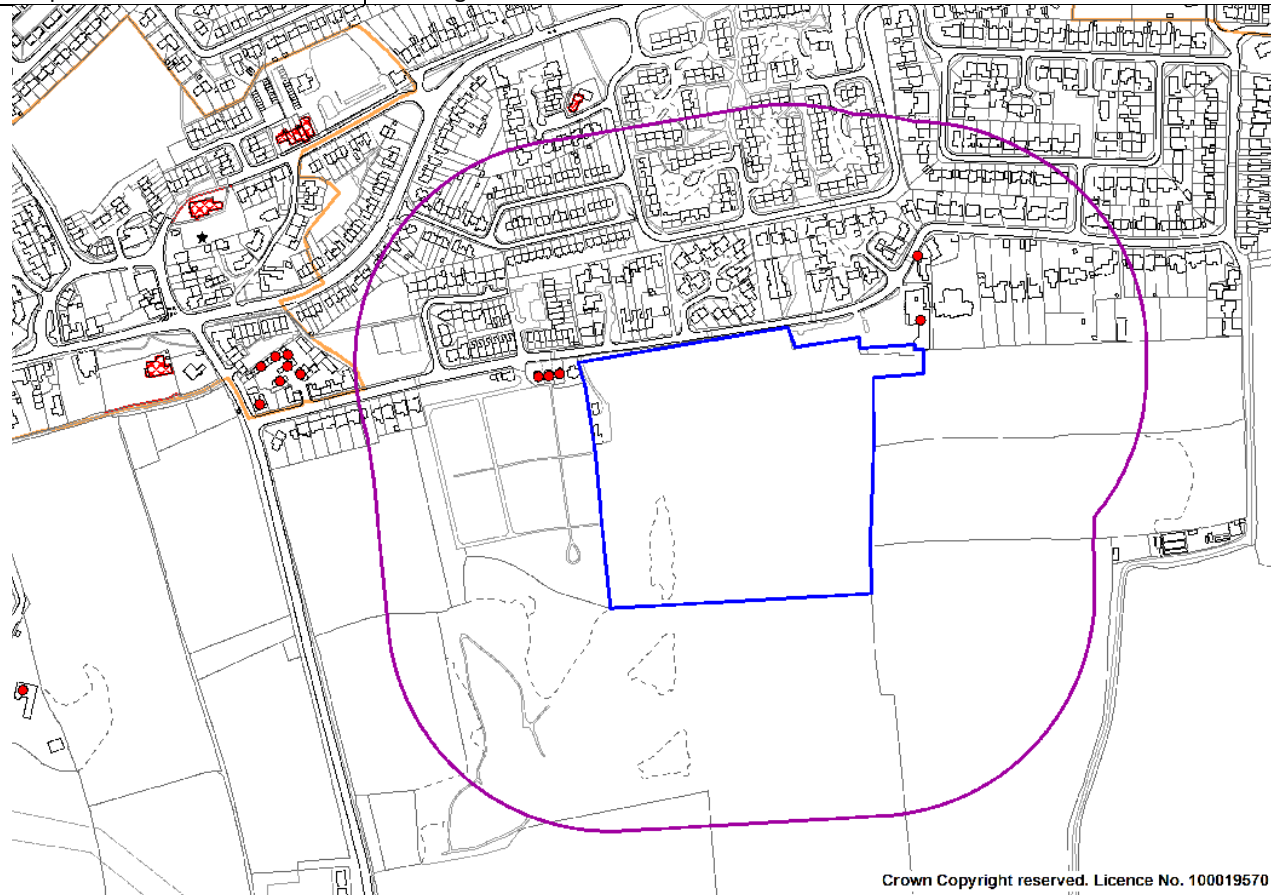
Development should not seek to compete with the setting of Mansion house and heights should be kept low, with buildings set back from Harton View.

Opportunity to remediate the damage left by opening a vehicular access into the site.

Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

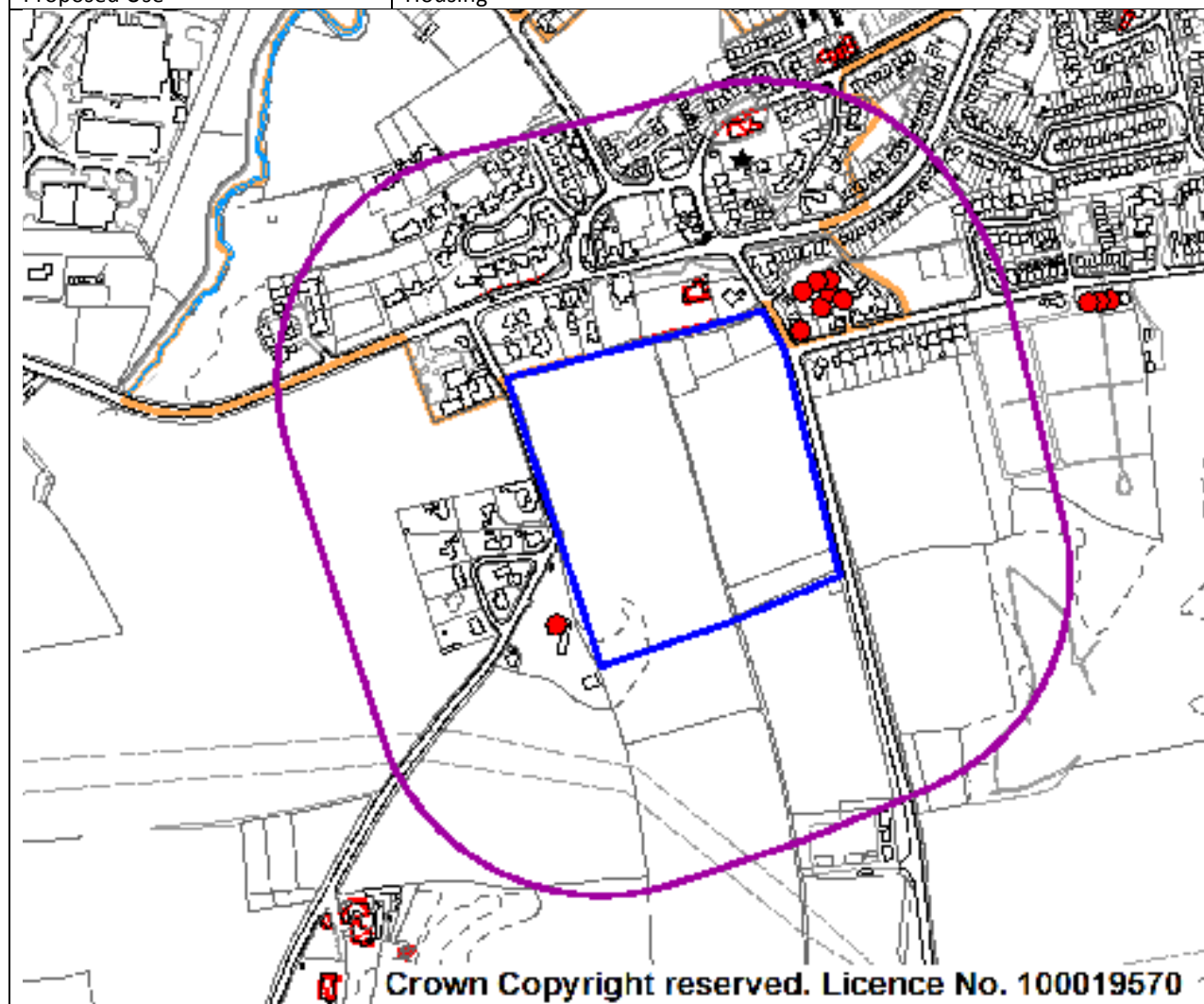
Site Reference	SBC117	
Site Address	Land at West Boldon Golf Course	
Proposed Use	Housing	
 <p style="text-align: right; font-size: small;">Crown Copyright reserved. Licence No. 100019570</p>		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	West Boldon Conservation Area (Conservation Areas) 200m to the west	
Registered Parks and Gardens	None	
Non-designated Assets	Boldon Golf Club (Local List) adjoins the site West Boldon Cemetery Buildings (Local List) 20m to the east Victorian Post Box (Local List) 90m to the north east	
Heritage Assets in the wider setting	Mansion House (1-5 Harton View) GII (1185551) East Boldon Conservation Area (Conservation Areas) St. Nicholas Church GI (1025225) Tomb 22 metres South of the South Porch of the Church of Saint Nicholas GII (1185751) Walls and Gate Piers to West of Church of St Nicholas GII (1025231) Harper's Buildings, Harton View (Local List) Boundary Walls and Railings to Mansion House (Local List) Hall Green Farm (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset

Designated Assets		
West Boldon Conservation Area	<p>Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. 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.</p> <p>West Boldon Conservation Area was designated in 1975, 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 conservation area 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 with striking long distance views.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Non designated assets		
Boldon Golf Club	<p>The Club was founded by a few gentlemen of the surrounding villages of Boldon in 1912. Originally the 'Old Vale Course' was a 9 hole layout but as demand increased and the game evolved in the North East the Club moved to its present site. Again a 9 hole course was laid out until in 1926 six time Open Champion, Harry Vardon, was commissioned to design an 18 hole course on the 100 plus acre site occupied to this day.</p>	<p>The site has historical associations with the heritage asset.</p> <p>The site makes a medium contribution to significance.</p>
West Boldon Cemetery Buildings	<p>19th Century former cemetery buildings, recently converted to residential.</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p> <p>The site makes a negligible contribution to significance.</p>
Victorian Post Box	<p>Set into a traditional magnesian limestone wall.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to</p>

		significance.
Heritage Assets in the wider setting		
Mansion House (1-5 Harton View), East Boldon Conservation Area, St. Nicholas Church, Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Harper's Buildings, Boundary Walls and Railings to Mansion House, Hall Green Farm	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
West Boldon Conservation Area	Development of the site would result in NO IMPACT on the significance of the heritage asset.	
Boldon Golf Club	Development of the site would result in a MEDIUM IMPACT on the significance of the heritage asset.	
West Boldon Cemetery Buildings	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Mansion House (1-5 Harton View), East Boldon Conservation Area, St. Nicholas Church, Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas, Harper's Buildings, Boundary Walls and Railings to Mansion House, Hall Green Farm	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in		

the area.
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)
<p>Introduce interpretation.</p> <p>Examine context: careful consideration should be given to the scale, massing and roof form.</p> <p>Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>

Site Reference	SBC123
Site Address	Land between Downhill Lane and Hylton Lane
Proposed Use	Housing



Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>West Boldon Hall GII* (1355070) 30m to the north</p> <p>Walls, Gates and Gate Piers to south of West Boldon Hall GII (1299610) 30m to the north</p> <p>St. Nicholas Church GI (1025225) 180m to the north</p> <p>Tomb 22 metres South of the South Porch of the Church of Saint Nicholas GII (1185751) 180m to the north</p> <p>Walls and Gate Piers to West of Church of St Nicholas GII (1025231) 90m to the north</p> <p>Mansion House (1-5 Harton View) GII (1185551) 180m north east</p> <p>Doorway to South of Rectory Green GII (1185725) 80m to the north</p>
Scheduled Monuments	None
Conservation Areas	West Boldon Conservation Area (Conservation Areas) adjoins the northern boundary
Registered Parks and Gardens	None
Non-designated Assets	Boundary Walls and Railings to Mansion House (Local List) 180m north east

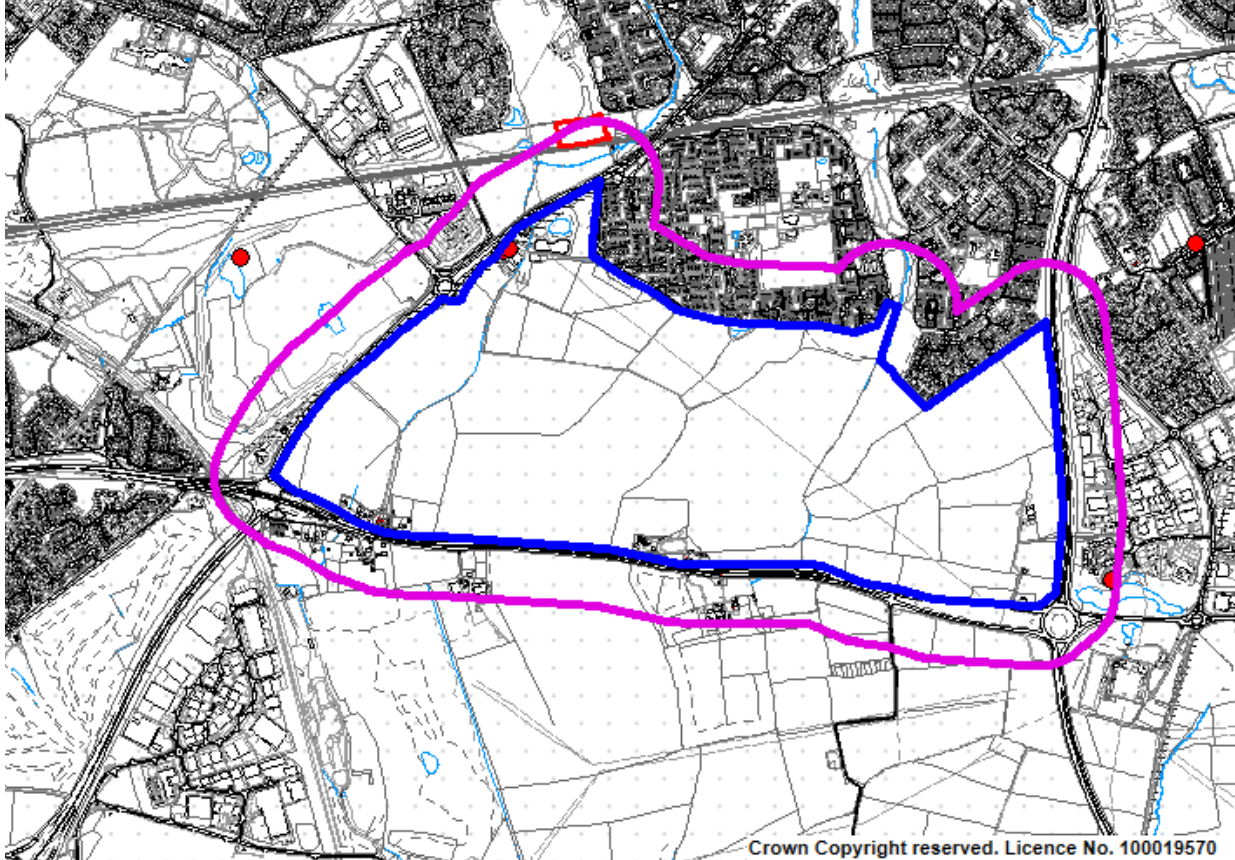
	<p>Hall Green Farm (Local List) 40m to the north east Sandfield (Local List) adjoins the western boundary Boundary Wall to Rectory Green, Rectory Green, West Boldon (Local List) 80m to the north Ascot Court (Local List) adjoins the north western corner of the site</p>	
Heritage Assets in the wider setting	<p>Downhill House GII (1355079) Downhill Farmhouse GII (1025248) Limekiln to South East of Downhill Farmhouse GII (1025249) Pair of Lodge Cottages at entrance to Downhill House GII (1185283) Barn and Gin-Gang GII (1355078) West Boldon Cemetery Buildings (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
West Boldon Hall	<p>West Boldon Hall (high significance value), which can be dated to 1709 by the Fawcett arms (incorporating part of an earlier house). Built of sandstone Ashlar with Welsh slate roof, it is likely that the principal elevation of West Boldon Hall was designed to take advantage of views across to the south, although the Hall now lies within a thickly tree-shrouded setting. The property is separated from the site by a bridleway. The Hall's grounds have been somewhat eroded over the years, particularly by an irregularly sited modern bungalow in non-vernacular materials, although a large garden survives to the west providing an important historic setting to the house.</p>	<p>Glimpses of the Hall from across the site change seasonally, providing a variety of views to and from the Listed Building. Development of the site would impact the existing secluded experience of the asset in its current semi-rural environment.</p> <p>The site makes a medium contribution to significance.</p>
Walls, Gates and Piers to south of West Boldon Hall	<p>Ashlar dressed walls at front of house with moulded coping having 4 square piers with plinths, pilasters which are fluted on the central piers, overhanging cornices and bell capitals with ball finials.</p>	<p>Glimpses of the asset from across the site change seasonally, providing a variety of views to and from the identified heritage asset. Development of the site would impact the existing secluded experience of the asset in its current semi-rural environment.</p> <p>The site makes a medium contribution to significance.</p>
St Nicholas Church	<p>Parish church. Early C13, with later south porch; C19 restorations and north porch. Early alterations to the 3-bay nave, with north and south aisles; chancel has 3 bays. West tower, with clasping buttresses, bears a broach spire. While the windows are C19 there</p>	<p>Views into the area from the south (and from the site) are the best for appreciating its isolated and clustered nature. In particular, the views along Hylton Lane, illustrate the tightly-knit collection of buildings dominated by the Grade</p>

	are original headstops to hoodmoulds on north wall. A round-headed block door in the south chancel wall has keystone date 1767. 3-light east window. Interior: nave arcades have octagonal piers, moulded capitals, some nailhead decorations; 2 C14 effigies of priests, one, with restored head, in a tomb recess in the south aisle wall, the other in the chancel. Two pre-reformation bells. Beside the south porch is a foot-scraper.	I Listed St Nicholas' Church. The site makes a lesser contribution to significance.
Tomb 22 metres south of the South Porch of the Church of St Nicholas	Tomb. Mid C19. W Wilson, Tweedmouth, mason. A low stone kerb, from which iron railings have been cut, surrounds a village pump-like column of sandstone capped by an ogee dome. Inscription: THE FAMILY OF EDWARD and a band of quatrefoil decoration.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Mansion House	One of the largest original houses in West Boldon, Mansion House stands somewhat isolated by later development. Its grandeur is still seen in the south and east elevations (despite sub-division into 5 dwellings, early and quite sensitively handled), and the deep eaves, impressive porch and rich Tuscan doorcase and fanlight add interest and intricacy to the street. The rear elevation also has original windows and features.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Doorway to South of Rectory Green	Doorway in wall of grounds of demolished rectory. C18. Sandstone. Moulded architrave, pulvinated frieze, moulded pediment with stone coping. Pevsner tells us that the rectory on Rectory Bank was a two-storey Dobsonian classical building with south front of c.1840 with two big, canted bay windows at either end. Behind it were much older parts. It was demolished around 1970.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
West Boldon Conservation Area	Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. 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 site forms part of the rural setting of the identified heritage asset. The site makes a medium contribution to significance.

	West Boldon Conservation Area was designated in 1975, 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 conservation area 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 with striking long distance views.	
Non designated assets		
Boundary Walls and Railings to Mansion House	Historic boundary wall to Grade II Listed Mansion House.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Hall Green Farm	The buildings at Hall Green Farm are significant because they reflect the history of farming in this country. As part of the redevelopment of the site, several modern farm buildings were demolished to make way for additional housing units. The design and integration of the new build elements within the core of the historic group of farm buildings has been sensitively handled in terms of the form and materials to be used.	It is likely that the site, which forms part of the immediate setting of Hall Green Farm, may have been associated with the identified heritage asset. The site makes a lesser contribution to significance.
Sandfield	Sandfield is an attractive, unspoiled Italianate style house, built for the manager of Boldon Colliery. The elevated position of the house overlooked the mine works.	The site has limited visual and no known historic association with the identified heritage asset. The site makes a negligible contribution to significance.
Boundary Wall to Rectory Green, Rectory Green, West Boldon	The remains of what was the Rectory, one of the oldest and most significant buildings in West Boldon, which created the development pattern and tree-lined boundary along Newcastle Road (demolished 1970, a salvaged door is set in the boundary wall, listed Grade II).	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Ascot Court	Ascot Court (originally Ashby and later Wayside) is a large, detached house in	The site has no known historical association with the identified

	<p>grounds, typical of late Victorian suburban villas. This grand, square, richly detailed, two storey house sits high in the middle of its modest grounds, reached by a curved drive from an imposing gateway, and once looked south across open fields. A former nursing home, this building had lost some of its detailed appeal with low extensions to the south (cropping the boundary wall), decayed outhouses to the rear, two wide dormers, and uPVC windows throughout. But, overall, its hipped slate roof, sturdy clustered chimneys, abundant greenery and abrupt boundary walls contributed greatly to the area, even if its well-kept north front is hidden from public view. The house has been converted into residential apartments, with the original timber sash windows being reinstated. The low extension block has been demolished and replaced by an apartment block designed in the same 'Italianate' style as the original house. The use of quality materials and architectural detailing ensures that the new buildings complement the original house.</p>	<p>heritage asset. Both sites are bounded by mature vegetation. Seasonal changes may provide fleeting views of the site from the heritage asset.</p> <p>The site makes a negligible contribution to significance.</p>
Heritage Assets in the wider setting		
Downhill House, Downhill Farmhouse, Limekiln to South East of Downhill Farmhouse, Pair of Lodge Cottages at entrance to Downhill House, Barn and Gin Gang	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
West Boldon Cemetery Buildings	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	<p>Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
West Boldon Conservation Area	Development of the site would result in a MEDIUM IMPACT to the significance of the heritage asset.	
West Boldon Hall	Development of the site would result in a MEDIUM IMPACT to the significance of the heritage asset.	

Walls, Gates and Piers to south of West Boldon Hall	Development of the site would result in a MEDIUM IMPACT to the significance of the heritage asset.
St Nicholas Church, Hall Green Farm	Development of the site would result in a LOW IMPACT to the significance of the heritage asset.
Sandfield, Ascot Court	Development of the site would result in MINIMAL IMPACT to the significance of these heritage assets.
Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas, Mansion House, Doorway to South of Rectory Green, Boundary Walls and Railings to Mansion House, Downhill House, Downhill Farmhouse, Limekiln to South East of Downhill Farmhouse, Pair of Lodge Cottages at entrance to Downhill House, Barn and Gin Gang, West Boldon Cemetery Buildings	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Maintain a robust landscaping buffer, with careful consideration given to landscaping. Low-density and low-rise development to soften the urban character of the site, with lower density development set back from the southern and northern boundaries behind a generous landscape buffer. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	SFG072	
Site Address	Land South of Fellgate	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	Laverick Hall and Linked Outbuildings GII (1025228) Barn Ranged at Laverick Hall GII (1185623) Boldon Fellgate Farmhouse GII (1025229)	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Wrekendyke Roman Road (HER 277) along the north eastern boundary West Fellgate Farm (including West Fellgate Cottage) (Local List)	
Heritage Assets in the wider setting	Heavy Anti-Aircraft Battery, Red Barns Farm (Local List) Ridge and Furrow (HER 11731)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Heritage Assets		
Laverick Hall and Linked Outbuildings	Late 18 th Century former farmhouse. This derelict, fire damaged building was extensively repaired and converted to a	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of

	single family dwelling in 2015.	buildings. The site makes a medium contribution to significance.
Barn Range at Laverick Hall	U-shaped ranges formerly barn, stables, granary, coach house and some living accommodation. 18 th Century. Converted to residential units in 2015.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Boldon Fellgate Farmhouse	Late 18 th /early 19 th Century farmhouse. Roughly squared coursed sandstone rubble with quins. Welsh slate roof. Two storeys, five window sashes with glazing bars, stone lintels and projecting cills. Central door has 3-pane oblong fanlight. Two later end brick chimneys at rear. Roof has stone coping resting on shaped kneelers.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Non Designated Heritage Assets		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David Armstrong contained within the HER as additional information.	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for below ground remains to be present in this locality. The site makes a negligible contribution to significance.
West Fellgate Farm	19 th Century farmstead and dwelling.	The site forms part of the immediate

and Cottage		setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a lesser contribution to significance.
Heritage assets in the wider setting		
Heavy Anti-Aircraft Battery, Ridge and Furrow	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse	The surrounding landscape is typically rural and contributes to the rural settings of the various farm buildings. Developing the entire Area will encroach into the rural settings of these heritage assets and will divorce them from a significant amount of their remaining rural context. Development of the site would result in MEDIUM IMPACT to the significance of the heritage assets.	
Wrekendyke Roman Road	Whilst below ground deposits could potentially be disturbed, development of the site could provide an opportunity to better understand and appreciate the heritage significance of the Roman Road. Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
West Fellgate Farm and Cottage	The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings. Provided the farm and cottage buildings are retained, development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.	
Heavy Anti-Aircraft Battery, Ridge and Furrow	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Whilst heritage assets are situated within the site boundary, they lie on the periphery, and it is therefore possible to develop the and retain the heritage assets. The heritage assets in the immediate and wider setting benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into		

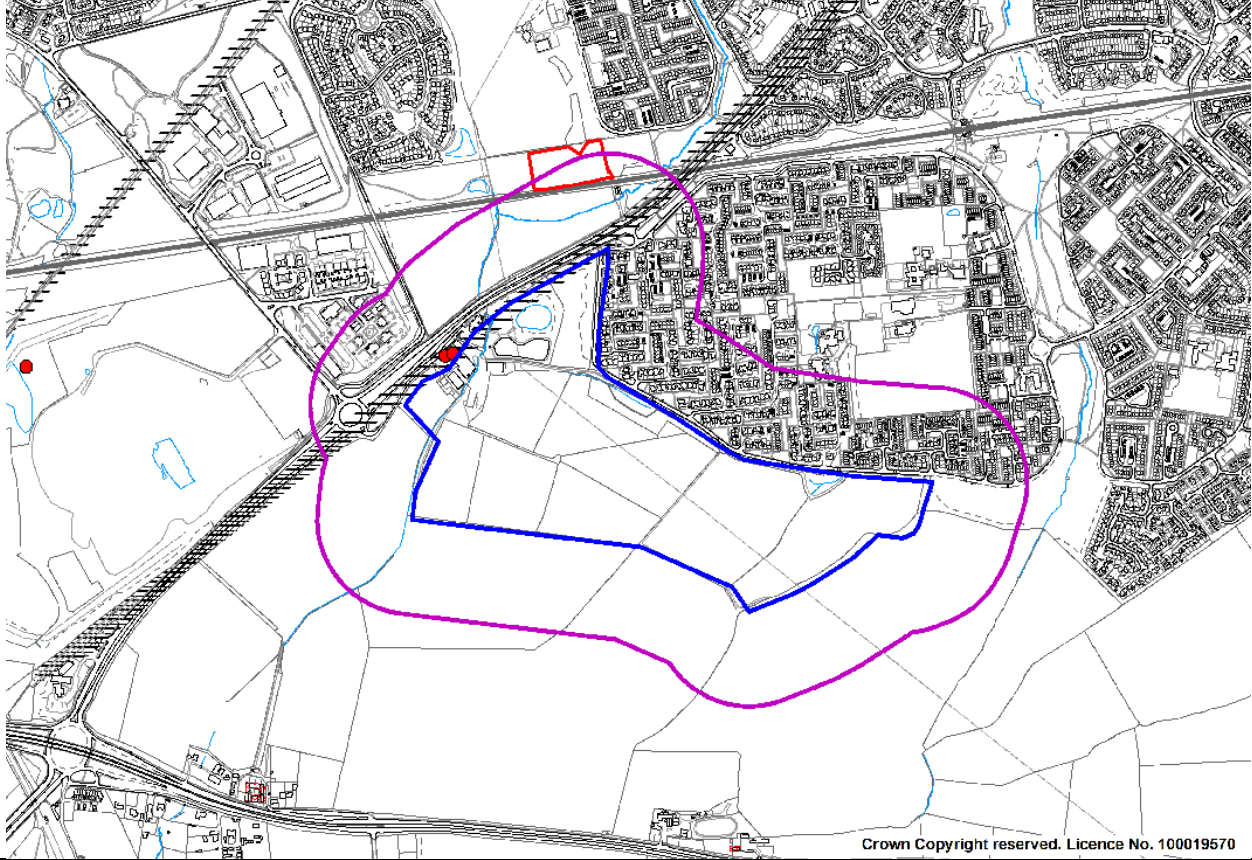
consideration the following:

- Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views
- Form and appearance of development, e.g. prominence, scale and massing, materials, movement
- Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use
- Secondary effects, e.g. increased traffic movement through the landscape as a result of new development.

Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology

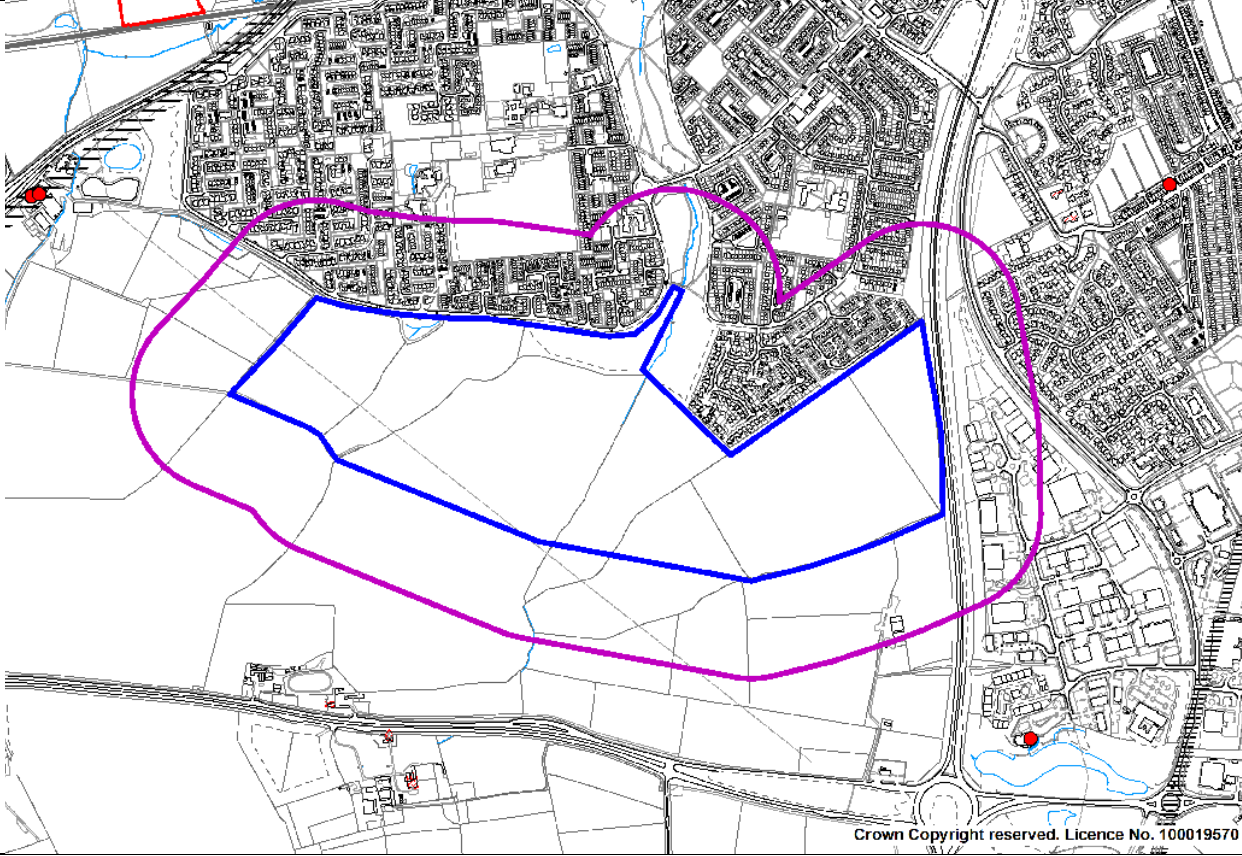
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SFG073	
Site Address	Urban Extension A: Land South of Fellgate	
Proposed Use	Housing	
 <p style="text-align: right; font-size: small;">Crown Copyright reserved. Licence No. 100019570</p>		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Wrekendyke Roman Road (HER 277) along the north eastern boundary	
Heritage Assets in the wider setting	West Fellgate Farm (including West Fellgate Cottage) (Local List) Laverick Hall and Linked Outbuildings GII (1025228) Barn Ranged at Laverick Hall GII (1185623) Boldon Fellgate Farmhouse GII (1025229) Heavy Anti-Aircraft Battery, Red Barns Farm (Local List) Ridge and Furrow (HER 11731)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non Designated Heritage Assets		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for

	<p>the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David Armstrong contained within the HER as additional information.</p>	<p>below ground remains to be present in this locality.</p> <p>The site makes a negligible contribution to significance.</p>
Heritage assets in the wider setting		
West Fellgate Farm and Cottage	19 th Century farmstead and dwelling.	<p>The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings.</p> <p>The site makes a lesser contribution to significance.</p>
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse, Heavy Anti-Aircraft Battery, Ridge and Furrow	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
Wrekendyke Roman Road	<p>Whilst below ground deposits could potentially be disturbed, development of the site could provide an opportunity to better understand and appreciate the heritage</p>	

	<p>significance of the Roman Road.</p> <p>Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.</p>
West Fellgate Farm and Cottage	The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings. Provided the farm and cottage buildings are retained, development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse, Heavy Anti-Aircraft Battery, Ridge and Furrow	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
<p>Whilst heritage assets are situated adjacent to the site boundary, they all lie on the periphery, and it is therefore possible to develop the and retain the heritage assets.</p> <p>The heritage assets benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following:</p> <ul style="list-style-type: none"> • Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views • Form and appearance of development, e.g. prominence, scale and massing, materials, movement • Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use • Secondary effects, e.g. increased traffic movement through the landscape as a result of new development. <p>Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology</p>	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design, and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	SFG074	
Site Address	Urban Extension B: Land South of Fellgate	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	Boldon Fellgate Farmhouse GII (1025229) Scots House GII (1185728) Stables at Scots House GII (1025230) Scots House Gatehouse, Walls, Gates and Gate Piers GII (1355069) Wrekendyke Roman Road (HER 277) along the north eastern boundary West Fellgate Farm (including West Fellgate Cottage) (Local List) Ridge and Furrow (HER 11731) Quadrus (Local List) Drinking Fountain, Front Street (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Heritage assets in the wider setting		

Boldon Fellgate Farmhouse, Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall	Nationally significant heritage asset	The site forms part of the wider setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
West Fellgate Farm	Locally Significant Heritage Assets	The site has an historic association with the identified heritage assets. The site makes a lesser contribution to significance.
Scots House, Stables at Scots House, Scots House Gatehouse	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Wrekendyke Roman Road, Ridge and Furrow, Quadrus, Drinking Fountain	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Boldon Fellgate Farmhouse, Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall	The surrounding landscape is typically rural and contributes to the rural settings of the various farm buildings. Developing the entire Area will encroach into the rural settings of these heritage assets and will divorce them from a significant amount of their remaining rural context. Development of the site would result in MINIMAL IMPACT to the significance of the heritage assets.	
West Fellgate Farm and Cottage	The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings. Provided the farm and cottage buildings are retained, development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
Scots House, Stables at Scots House, Scots House Gatehouse, Wrekendyke Roman Road, Ridge and Furrow, Quadrus, Drinking Fountain	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.		

Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)

Whilst heritage assets are situated within the site boundary, they all lie on the periphery, and it is therefore possible to develop the and retain the heritage assets.

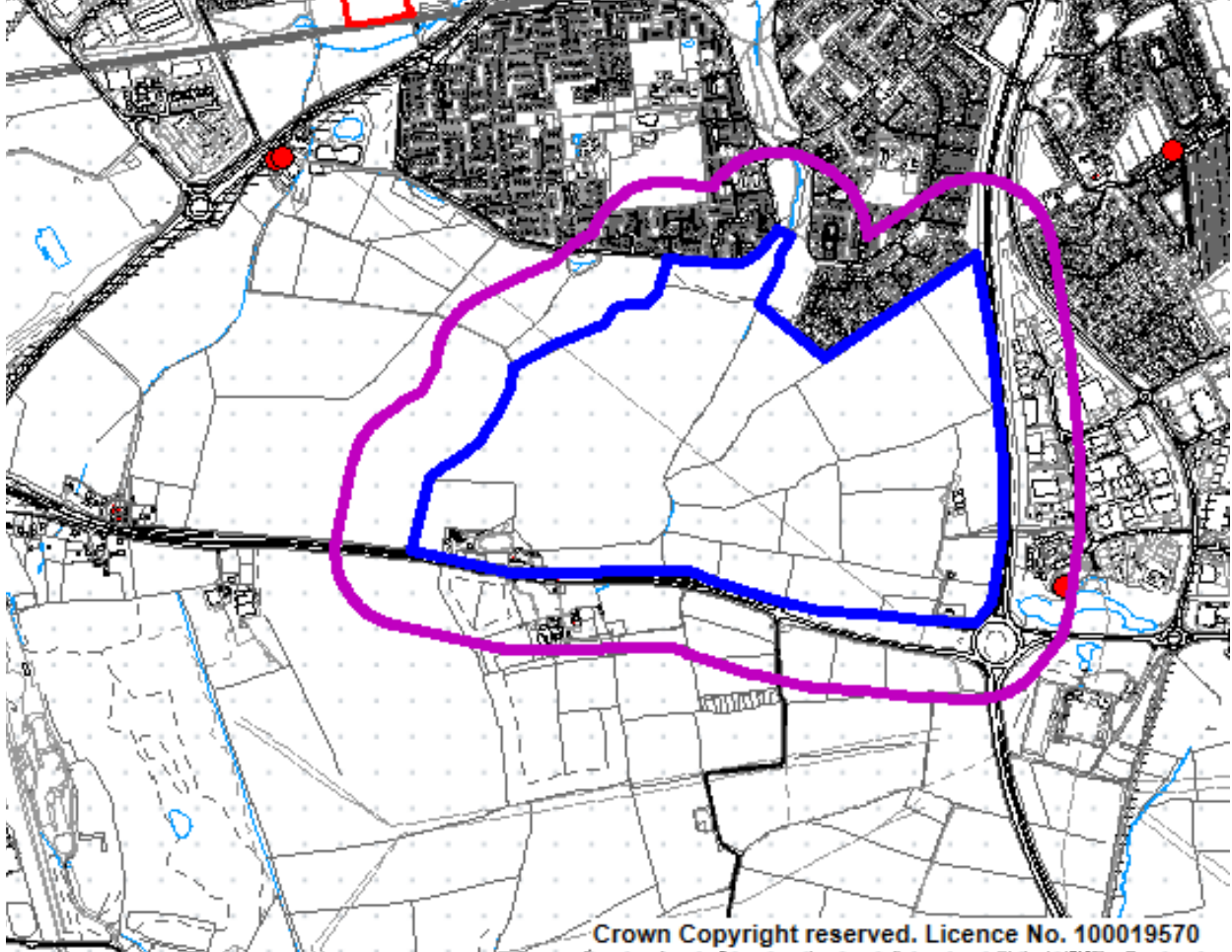
The heritage assets benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following:

- Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views
- Form and appearance of development, e.g. prominence, scale and massing, materials, movement
- Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use
- Secondary effects, e.g. increased traffic movement through the landscape as a result of new development.

Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.

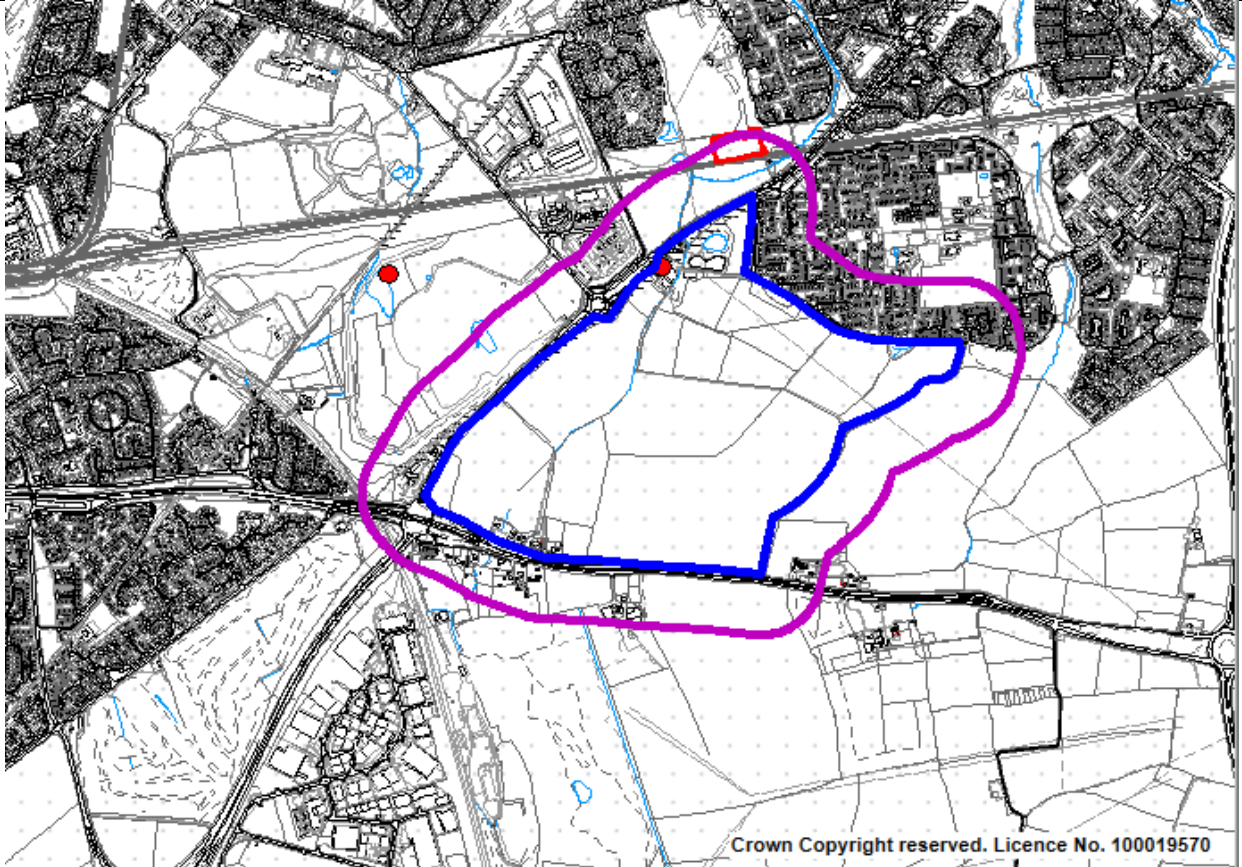
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SFG076
Site Address	Eastern Parcel: Land South of Fellgate
Proposed Use	Housing
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	Boldon Fellgate Farmhouse GII (1025229) along the southern boundary
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	
Heritage Assets in the wider setting	Scots House GII (1185728) Stables at Scots House GII (1025230) Scots House Gatehouse, Walls, Gates and Gate Piers GII (1355069) Laverick Hall and Linked Outbuildings GII (1025228) Barn Range at Laverick Hall GII (1185623) Wrekendyke Roman Road (HER 277) along the north eastern boundary West Fellgate Farm (including West Fellgate Cottage) (Local List) Ridge and Furrow (HER 11731) Quadrus (Local List)

Drinking Fountain, Front Street (Local List)		
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Heritage Assets		
Boldon Fellgate Farmhouse	Late 18th/early 19 th Century farmhouse. Roughly squared coursed sandstone rubble with quins. Welsh slate roof. Two storeys, five window sashes with glazing bars, stone lintels and projecting cills. Central door has 3-pane oblong fanlight. Two later end brick chimneys at rear. Roof has stone coping resting on shaped kneelers.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Heritage assets in the wider setting		
Scots House, Stables at Scots House, Scots House Gatehouse	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall	Nationally Significant Heritage Assets	The site forms part of the wider setting of the identified heritage assets and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
West Fellgate Farm	Locally Significant Heritage Assets	The site has an historic association with the identified heritage assets. The site makes a lesser contribution to significance.
Wrekendyke Roman Road, Ridge and Furrow, Quadrus, Drinking Fountain	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Boldon Fellgate Farmhouse Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall	The surrounding landscape is typically rural and contributes to the rural settings of the various farm buildings. Developing the entire Area will encroach into the rural settings of these heritage assets and will divorce them from a significant amount of their remaining rural context. Development of the site would result in MEDIUM IMPACT to the significance of the heritage assets.	
West Fellgate Farm	The surrounding landscape is typically rural and contributes to the rural settings of these	

and Cottage	farm buildings. Provided the farm and cottage buildings are retained, development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.
Scots House, Stables at Scots House, Scots House Gatehouse, Wrekendyke Roman Road Heavy Anti-Aircraft Battery, Ridge and Furrow	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
<p>Whilst heritage assets are situated within the site boundary, they all lie on the periphery, and it is therefore possible to develop the and retain the heritage assets.</p> <p>The heritage assets benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following:</p> <ul style="list-style-type: none"> • Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views • Form and appearance of development, e.g. prominence, scale and massing, materials, movement • Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use • Secondary effects, e.g. increased traffic movement through the landscape as a result of new development. <p>Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	SFG077	
Site Address	Western Parcel: Land South of Fellgate	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	Laverick Hall and Linked Outbuildings GII (1025228) along the southern boundary Barn Ranged at Laverick Hall GII (1185623) along the southern boundary	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Wrekendyke Roman Road (HER 277) along the north eastern boundary West Fellgate Farm (including West Fellgate Cottage) (Local List) along the north eastern boundary	
Heritage Assets in the wider setting	Boldon Fellgate Farmhouse GII (1025229) Heavy Anti-Aircraft Battery, Red Barns Farm (Local List) Ridge and Furrow (HER 11731)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Heritage Assets		
Laverick Hall and Linked Outbuildings	Late 18 th Century former farmhouse. This derelict, fire damaged building was extensively repaired and converted to a	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of

	single family dwelling in 2015.	buildings. The site makes a medium contribution to significance.
Barn Range at Laverick Hall	U-shaped ranges formerly barn, stables, granary, coach house and some living accommodation. 18 th Century. Converted to residential units in 2015.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Non Designated Heritage Assets		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David Armstrong contained within the HER as additional information.	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for below ground remains to be present in this locality. The site makes a negligible contribution to significance.
West Fellgate Farm and Cottage	19 th Century farmstead and dwelling.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a lesser contribution to significance.
Heritage assets in the wider setting		
Boldon Fellgate	Nationally Significant Heritage Asset	The site forms part of the wider setting of

Farmhouse		the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a lesser contribution to significance.
Heavy Anti-Aircraft Battery, Ridge and Furrow	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse	The surrounding landscape is typically rural and contributes to the rural settings of the various farm buildings. Developing the entire Area will encroach into the rural settings of these heritage assets and will divorce them from a significant amount of their remaining rural context. Development of the site would result in MEDIUM IMPACT to the significance of the heritage assets.	
Wrekendyke Roman Road	Whilst below ground deposits could potentially be disturbed, development of the site could provide an opportunity to better understand and appreciate the heritage significance of the Roman Road. Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
West Fellgate Farm and Cottage	The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings. Provided the farm and cottage buildings are retained, development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.	
Heavy Anti-Aircraft Battery, Ridge and Furrow	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Whilst non designated heritage assets are situated within the site boundary, they lie on the periphery, and it is therefore possible to develop the and retain the heritage assets. The heritage assets in the immediate and wider setting benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following:		
<ul style="list-style-type: none"> • Location and siting of development, e.g. proximity, extent, position, topography, relationship, 		

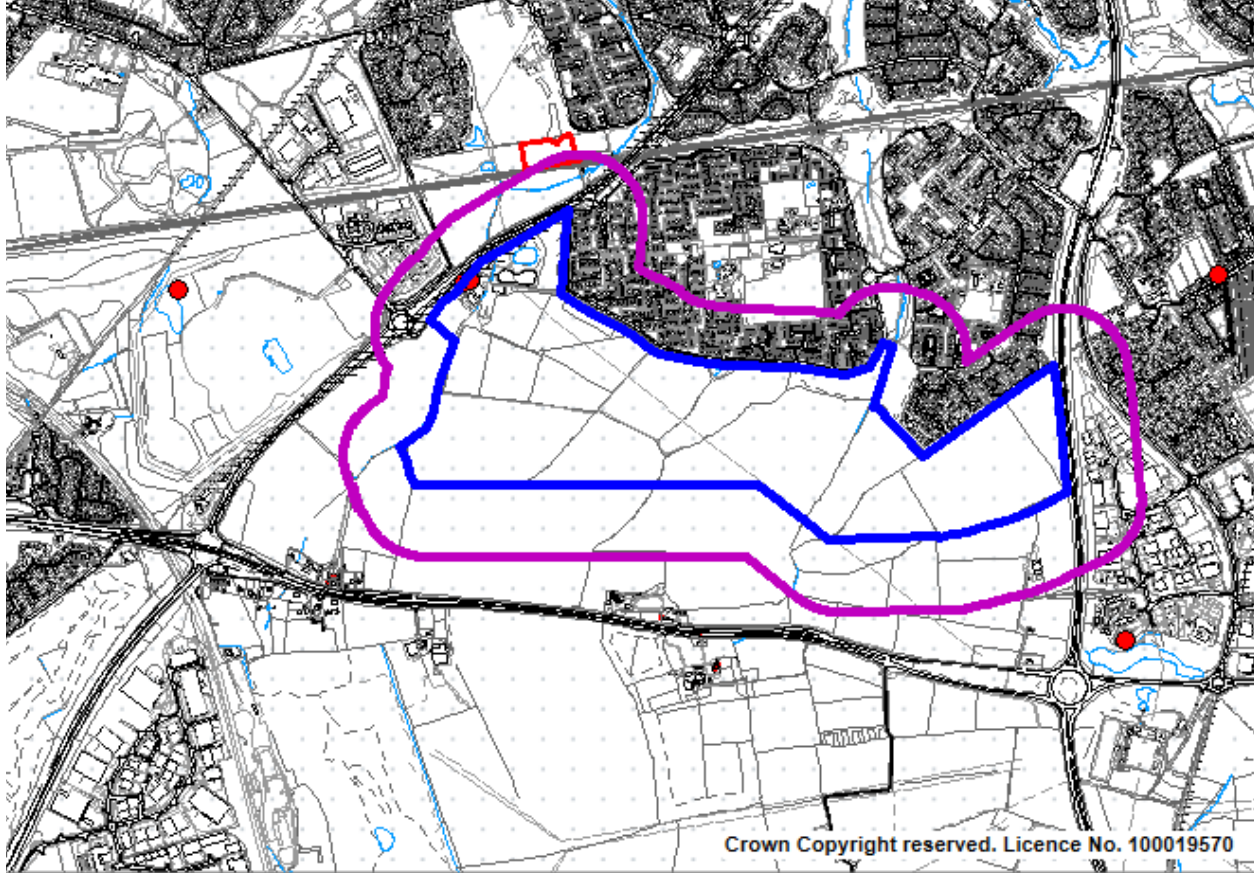
understanding key views

- Form and appearance of development, e.g. prominence, scale and massing, materials, movement
- Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use
- Secondary effects, e.g. increased traffic movement through the landscape as a result of new development.

Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

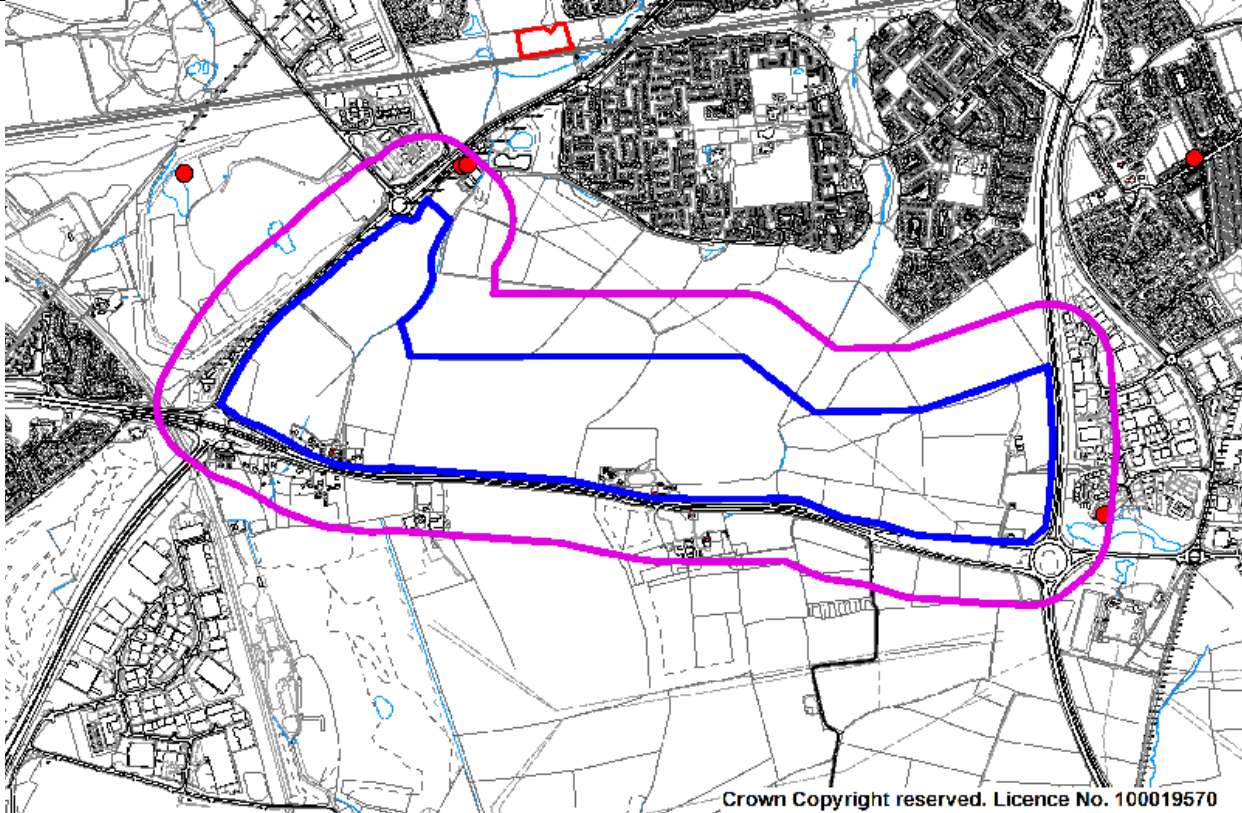
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SFG078	
Site Address	Northern Parcel: Land South of Fellgate	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Wrekendyke Roman Road (HER 277) along the north eastern boundary West Fellgate Farm (including West Fellgate Cottage) (Local List) along the north eastern boundary	
Heritage Assets in the wider setting	Laverick Hall and Linked Outbuildings GII (1025228) Barn Ranged at Laverick Hall GII (1185623) Boldon Fellgate Farmhouse GII (1025229) Heavy Anti-Aircraft Battery, Red Barns Farm (Local List) Ridge and Furrow (HER 11731) Whites Cottages (Local List) Quadrus (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Heritage Assets		

Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David Armstrong contained within the HER as additional information.	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for below ground remains to be present in this locality. The site makes a negligible contribution to significance.
West Fellgate Farm and Cottage	19 th Century farmstead and dwelling.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a lesser contribution to significance.
Heritage assets in the wider setting		
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse	Nationally significant heritage assets	The site forms part of the wider settings of the identified heritage assets and allows for an appreciation of these buildings. The site makes a lesser contribution to significance.
Heavy Anti-Aircraft Battery, Ridge and Furrow, Quadrus	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		

Description of Impact	
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Wrekendyke Roman Road	Whilst below ground deposits could potentially be disturbed, development of the site could provide an opportunity to better understand and appreciate the heritage significance of the Roman Road. Development of the site would result in LESSER IMPACT to the significance of the heritage asset.
West Fellgate Farm and Cottage	The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings. Development of the site would result in LESSER IMPACT to the significance of the heritage asset.
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse, Heavy Anti-Aircraft Battery, Ridge and Furrow, drinking fountain, Quadrus	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Whilst non designated heritage assets are situated within the site boundary, they lie on the periphery, and it is therefore possible to develop the and retain the heritage assets. The heritage assets in the immediate and wider setting benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following: <ul style="list-style-type: none"> • Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views • Form and appearance of development, e.g. prominence, scale and massing, materials, movement • Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use • Secondary effects, e.g. increased traffic movement through the landscape as a result of new development. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other	

relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SFG079	
Site Address	Southern Parcel: Land South of Fellgate	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	Laverick Hall and Linked Outbuildings GII (1025228) along the southern boundary Barn Ranged at Laverick Hall GII (1185623) along the southern boundary Boldon Fellgate Farmhouse GII (1025229) along the southern boundary	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Wrekendyke Roman Road (HER 277) along the north eastern boundary	
Heritage Assets in the wider setting	Scots House GII (1185728) Stables at Scots House GII (1025230) Scots House Gatehouse, Walls, Gates and Gate Piers GII (1355069) West Fellgate Farm (including West Fellgate Cottage) (Local List) Heavy Anti-Aircraft Battery, Red Barns Farm (Local List) Ridge and Furrow (HER 11731) Quadrus (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Heritage Assets		

Laverick Hall and Linked Outbuildings	Late 18 th Century former farmhouse. This derelict, fire damaged building was extensively repaired and converted to a single family dwelling in 2015.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Barn Range at Laverick Hall	U-shaped ranges formerly barn, stables, granary, coach house and some living accommodation. 18 th Century. Converted to residential units in 2015.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Boldon Fellgate Farmhouse	Late 18 th /early 19 th Century farmhouse. Roughly squared coursed sandstone rubble with quins. Welsh slate roof. Two storeys, five window sashes with glazing bars, stone lintels and projecting cills. Central door has 3-pane oblong fanlight. Two later end brick chimneys at rear. Roof has stone coping resting on shaped kneelers.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a medium contribution to significance.
Non Designated Heritage Assets		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for below ground remains to be present in this locality. The site makes a negligible contribution to significance.

	Armstrong contained within the HER as additional information.	
West Fellgate Farm and Cottage	19 th Century farmstead and dwelling.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a lesser contribution to significance.
Heritage assets in the wider setting		
Scots House, Stables and Gatehouse	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Heavy Anti-Aircraft Battery, Ridge and Furrow	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse	The surrounding landscape is typically rural and contributes to the rural settings of the various farm buildings. Developing the entire Area will encroach into the rural settings of these heritage assets and will divorce them from a significant amount of their remaining rural context. Development of the site would result in MEDIUM IMPACT to the significance of the heritage assets.	
Scots House, Stables and Gatehouse, Wrekendyke Roman Road, West Fellgate Farm and Cottage, Heavy Anti-Aircraft Battery, Ridge and Furrow	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		

Whilst heritage assets are situated within the site boundary, they lie on the periphery, and it is therefore possible to develop the site and retain the heritage assets.

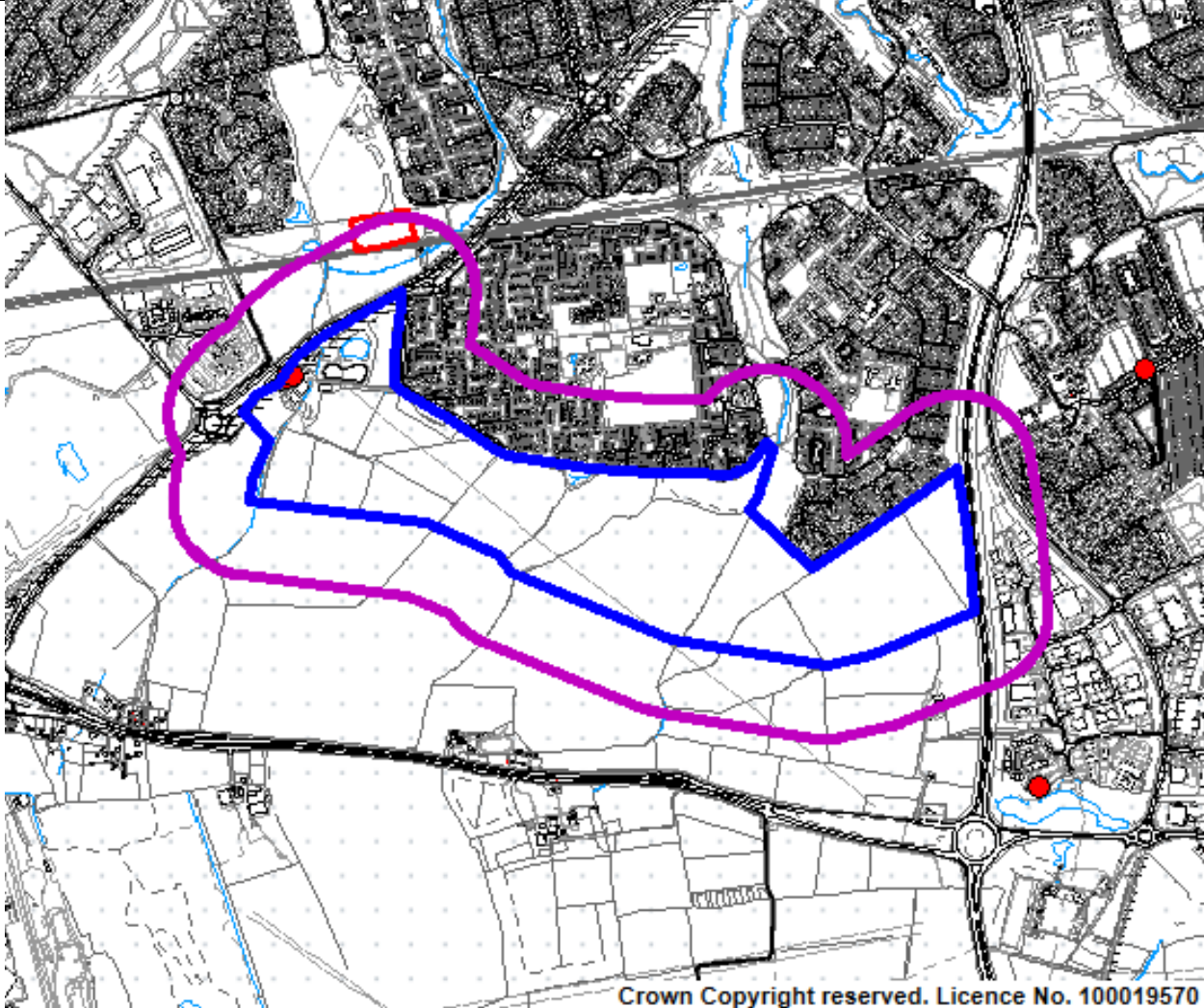
The heritage assets in the immediate and wider setting benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following:

- Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views
- Form and appearance of development, e.g. prominence, scale and massing, materials, movement
- Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use
- Secondary effects, e.g. increased traffic movement through the landscape as a result of new development.

Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design, and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SFG080
Site Address	Urban Extension D: Land South of Fellgate
Proposed Use	Housing
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	Wrekendyke Roman Road (HER 277) along the north eastern boundary West Fellgate Farm (including West Fellgate Cottage) (Local List) along the north eastern boundary
Heritage Assets in the wider setting	Laverick Hall and Linked Outbuildings GII (1025228) Barn Ranged at Laverick Hall GII (1185623) Boldon Fellgate Farmhouse GII (1025229) Heavy Anti-Aircraft Battery, Red Barns Farm (Local List) Ridge and Furrow (HER 11731) Quadrus (Local List)

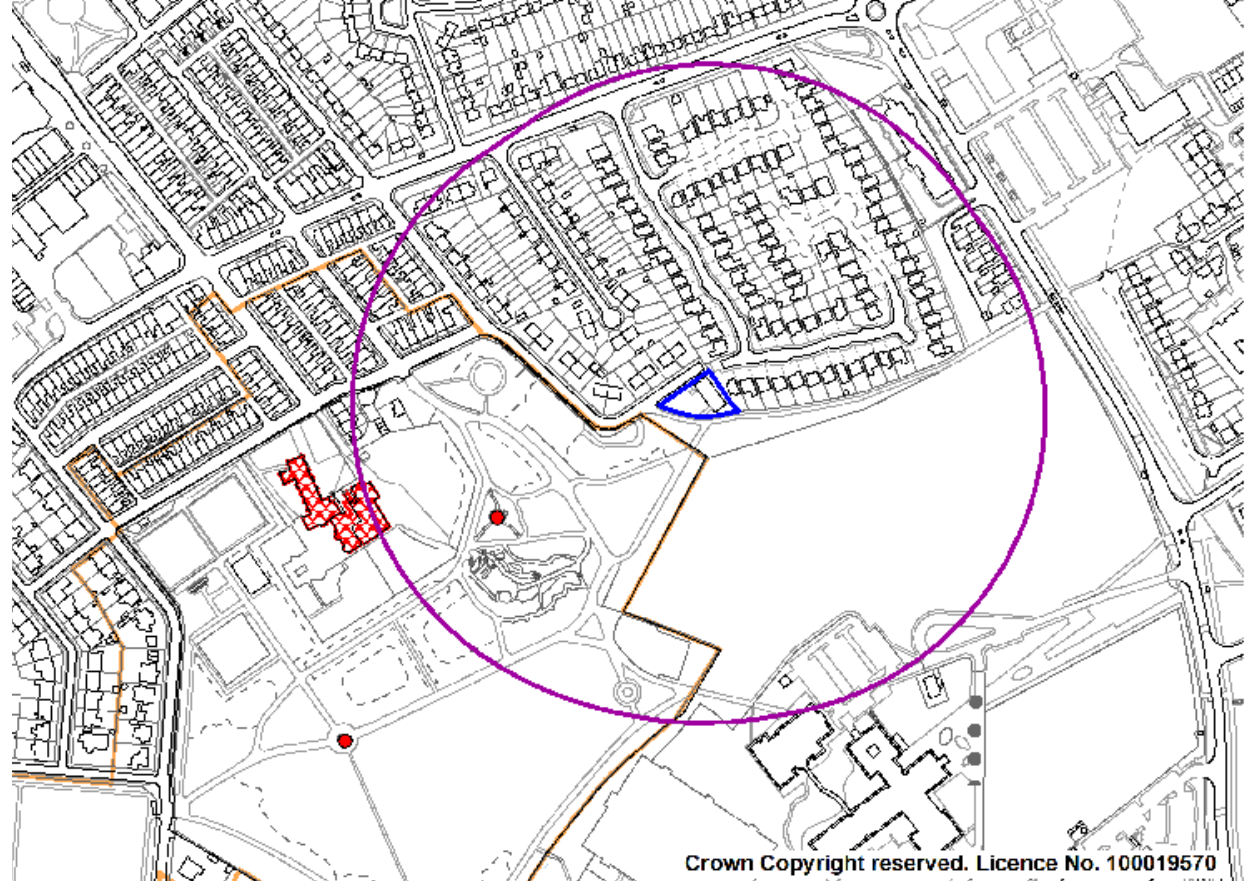
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non Designated Heritage Assets		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David Armstrong contained within the HER as additional information.	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for below ground remains to be present in this locality. The site makes a negligible contribution to significance.
West Fellgate Farm and Cottage	19 th Century farmstead and dwelling.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings. The site makes a lesser contribution to significance.
Heritage assets in the wider setting		
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse	Nationally significant heritage assets	The site forms part of the wider settings of the identified heritage assets and allows for an appreciation of these buildings. The site makes a lesser contribution to significance.
Heavy Anti-Aircraft Battery, Ridge and Furrow, Quadrus	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.

		The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Wrekendyke Roman Road	<p>Whilst below ground deposits could potentially be disturbed, development of the site could provide an opportunity to better understand and appreciate the heritage significance of the Roman Road.</p> <p>Development of the site would result in LESSER IMPACT to the significance of the heritage asset.</p>	
West Fellgate Farm and Cottage	<p>The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings.</p> <p>Development of the site would result in LESSER IMPACT to the significance of the heritage asset.</p>	
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse, Heavy Anti-Aircraft Battery, Ridge and Furrow, drinking fountain, Quadrus	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
<p>Whilst non designated heritage assets are situated within the site boundary, they lie on the periphery, and it is therefore possible to develop the and retain the heritage assets.</p> <p>The heritage assets in the immediate and wider setting benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following:</p> <ul style="list-style-type: none"> • Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views • Form and appearance of development, e.g. prominence, scale and massing, materials, movement • Other effects of development, e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability, and communal use • Secondary effects, e.g. increased traffic movement through the landscape as a result of new development. <p>Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an</p>		

appropriate professional where loss of archaeology

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design, and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SHB020	
Site Address	Storage Building and Land at Quarry Road	
Proposed Use	Housing	
 <p style="text-align: right; font-size: small;">Crown Copyright reserved. Licence No. 100019570</p>		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	Hebburn Hall (1025194) 200 south east Carr-Ellison Park First World War Memorial (1438373) 135m east	
Scheduled Monuments	None	
Conservation Areas	Hebburn Hall Conservation Area (Conservation Areas) 5m to the east	
Registered Parks and Gardens	None	
Non-designated Assets	Boer War Memorial (Local List) 105m to the east	
Heritage Assets in the wider setting	Church of St John (1185819) Cenotaph (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated assets		
Hebburn Hall	Ellison Hall masonic club. Mostly 1790-2, incorporating earlier house in the western part, with some 1819 alterations. Possibly by William Newton; alterations by John Dobson; for the Ellison family. Historical	The site has no visual or historic association with the identified heritage asset. The site makes a negligible contribution

	note: the manor became the property of the Ellison family in 1650. (Formerly 2 separate items: Ellison Hall Infirmary and St John's Vicarage).	to significance.
Hebburn Hall Conservation Area	The Conservation Area is broadly defined by two key areas, comprising Hebburn Cemetery and Hebburn Hall and its historic grounds. The open ground of the cemetery, gardens and parkland dominate the conservation area itself, with a concentration of housing at the northern perimeter.	The site forms part of the wider setting of the identified setting asset but has no known historical association. The site makes a negligible contribution to significance.
Carr-Ellison Park First World War Memorial	To mark the gift of the park, a memorial plaque was erected at the entrance. The ceremony at which Carr-Ellison handed over the title deeds to the Town Council was held on 7 October 1920. In 1922 a tall Celtic cross commemorating some 300 local men who had died in the First World War was unveiled in the western part of the park: this cross is no longer extant. The memorial stands inside the Canning Street entrance to Carr-Ellison Park, at the first junction of drives leading around the park. It is circa 80m to the north-east of Hebburn Hall and the Church of St John (both Grade II-listed). The memorial comprises a stone plinth, rectangular on plan, raised on a three-stage base. Granite pillars on sandstone bases and with foliated capitals flank the plinth. The whole is topped with a cornice that once supported a statue.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Boer War Memorial	Unveiled 1905. Grey granite column surmounted by a ball, with relief drapery on top metre of column. Set on grey granite base, arched cornice, with inscription on front face and a relief carved rifle and wreath.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Heritage assets in the wider setting		
Church of St John	Nationally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Cenotaph	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

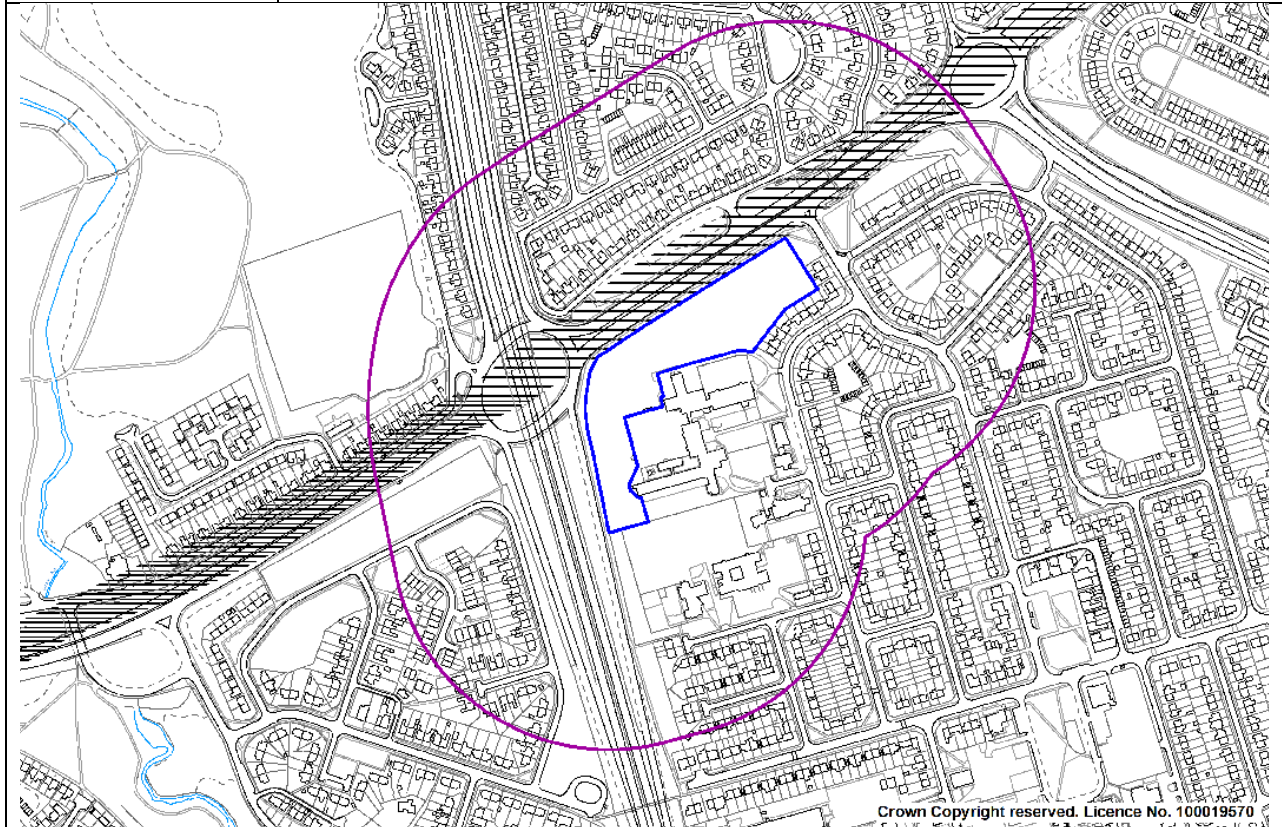
Potential Impact of Allocation on Significance	
Description of Impact	
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Hebburn Hall Conservation Area	Adjacent to a heavily tree-shrouded are of the Conservation Area, development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.
Hebburn Hall, Church of St John, Carr-Ellison Park First World War Memorial, Boer War Memorial, Cenotaph	Development of the site would result in NO CHANGE to the significance of these heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
Development of the site, which includes a large industrial storage building, has the potential to enhance the setting of the Conservation Area, subject to appropriate scale and massing.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location.	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	SJA017	
Site Address		
Proposed Use	Housing	
Assets Identified		
World Heritage Sites	None	
Listed Buildings	Hebburn Hall (1025194) 200 south east Carr-Ellison Park First World War Memorial (1438373) 135m east	
Scheduled Monuments	None	
Conservation Areas	Hebburn Hall Conservation Area (Conservation Areas) 5m to the east	
Registered Parks and Gardens	None	
Non-designated Assets	Boer War Memorial (Local List) 105m to the east	
Heritage Assets in the wider setting	Church of St John (1185819) Cenotaph (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated assets		
Hebburn Hall	Ellison Hall masonic club. Mostly 1790-2, incorporating earlier house in the western part, with some 1819 alterations. Possibly by William Newton; alterations by John Dobson; for the Ellison family. Historical note: the manor became the property of the Ellison family in 1650. (Formerly 2 separate items: Ellison Hall Infirmary and St John's Vicarage).	The site has no visual or historic association with the identified heritage asset. The site makes a negligible contribution to significance.
Hebburn Hall Conservation Area	The Conservation Area is broadly defined by two key areas, comprising Hebburn Cemetery and Hebburn Hall and its historic grounds. The open ground of the cemetery, gardens and parkland dominate the conservation area itself, with a concentration of housing at the northern perimeter.	The site forms part of the wider setting of the identified setting asset but has no known historical association. The site makes a negligible contribution to significance.
Carr-Ellison Park First World War Memorial	To mark the gift of the park, a memorial plaque was erected at the entrance. The ceremony at which Carr-Ellison handed over the title deeds to the Town Council was held on 7 October 1920. In 1922 a tall Celtic cross commemorating some 300 local men who had died in the First World War was unveiled in the western part of the park: this cross is no longer extant. The memorial stands inside the Canning Street entrance to Carr-Ellison Park, at the first junction of drives leading around the park. It is circa 80m to the north-east of Hebburn Hall and the Church of St John	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	(both Grade II-listed). The memorial comprises a stone plinth, rectangular on plan, raised on a three-stage base. Granite pillars on sandstone bases and with foliated capitals flank the plinth. The whole is topped with a cornice that once supported a statue.	
Boer War Memorial	Unveiled 1905. Grey granite column surmounted by a ball, with relief drapery on top metre of column. Set on grey granite base, arched cornice, with inscription on front face and a relief carved rifle and wreath.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Heritage assets in the wider setting		
Church of St John	Nationally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Cenotaph	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Hebburn Hall Conservation Area	Adjacent to a heavily tree-shrouded are of the Conservation Area, development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
Hebburn Hall, Church of St John, Carr-Ellison Park First World War Memorial, Boer War Memorial, Cenotaph	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Development of the site, which includes a large industrial storage building, has the potential to enhance the setting of the Conservation Area, subject to appropriate scale and massing.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location.		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		

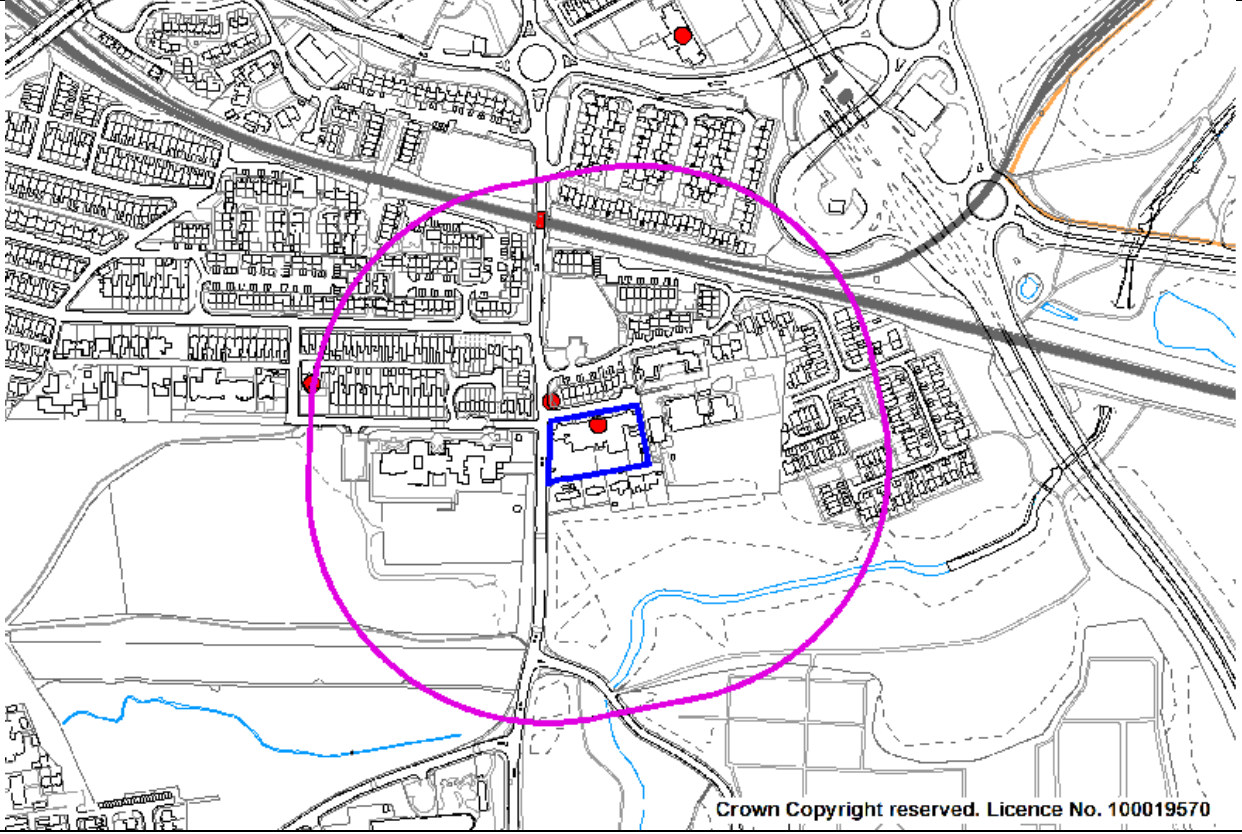
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SJA0076
Site Address	Open Space (Burn Road)
Proposed Use	Housing



Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Wrekendyke Roman Road	
Heritage Assets in the wider setting	None	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non designated assets		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for

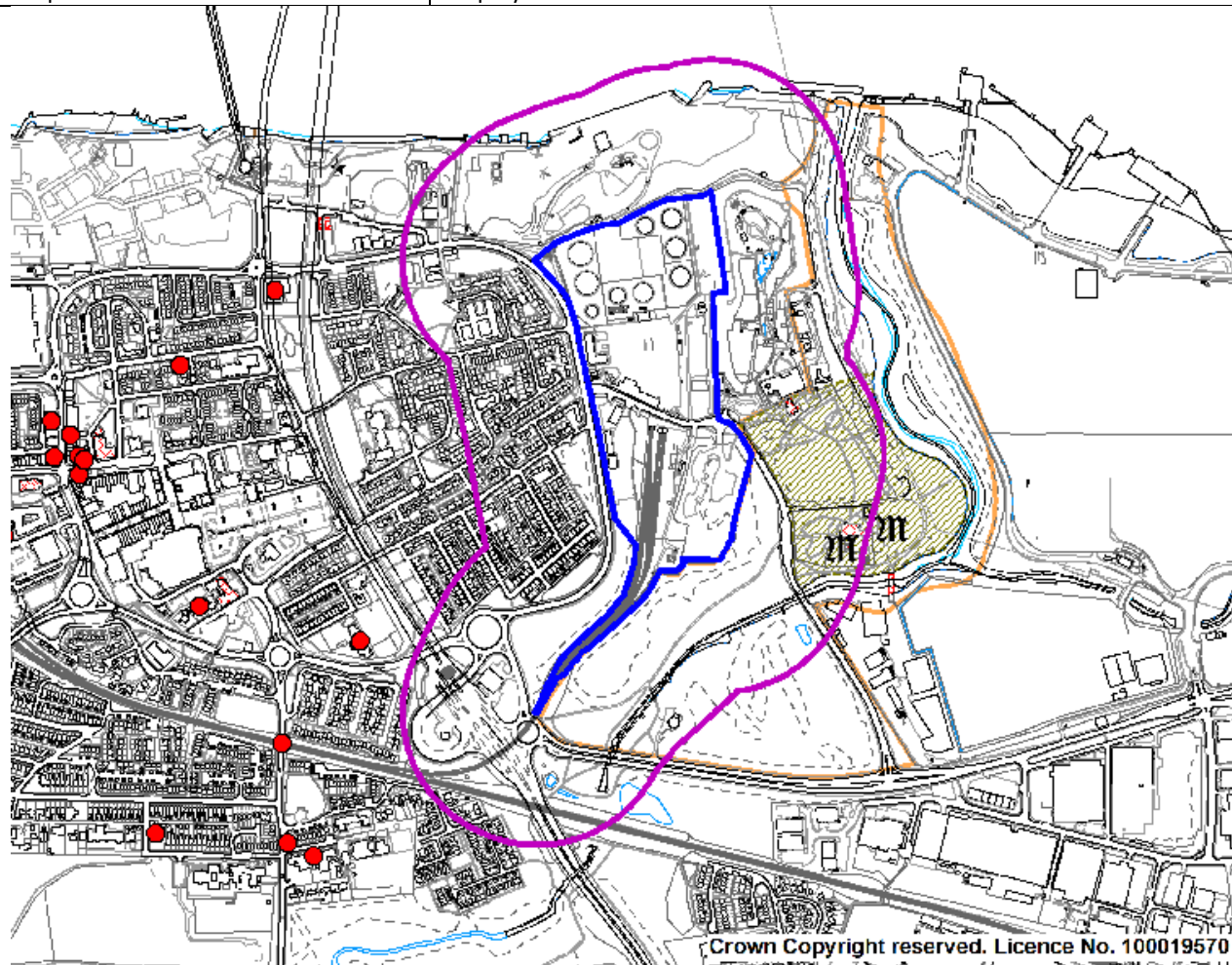
	<p>the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David Armstrong contained within the HER as additional information.</p>	<p>below ground remains to be present in this locality.</p> <p>The site makes a negligible contribution to significance.</p>
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	<p>Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
	Development of the site would result in a MEDIUM IMPACT to the significance of the heritage asset.	
	Development of the site would result in NO CHANGE to the significance of the heritage asset.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development has potential to result in less than substantial harm to the identified heritage asset. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.		

Site Reference	SJA007	
Site Address	Previous Police Station and Magistrates Court	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Police Station (former) (Local List) located within the site Victorian Pillar Box (Local List) 15m to the north St Paul's Rectory (Local List) 200m to the west Railway Bridge (Local List) 160m to the north	
Heritage Assets in the wider setting	St Paul's Conservation Area (Conservation Areas) Northumberland Probation Service (Local List) St Bede's RC School (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non designated assets		
Police Station (former)	Jarrow Police Station and Magistrates' Courts. An early 20th century building. Whilst the magistrates' courts' function has been moved to South Shields, the building is	The identified heritage asset fills a large portion of the site. The site makes a lesser contribution to

	was used by the neighbourhood policing team and others services such as youth offending before being converted to office use.	significance.
Victorian Pillar Box	This pillar box has the two letters V and R clearly linked on the front, identifying it as Victorian.	Whilst the site has limited visual and no historic association with the identified heritage asset. The site makes a negligible contribution to significance.
St Paul's Rectory	19th Century former rectory of the parish of St Paul's. The house still bears the coat of arms above the door associated with the church.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Railway Bridge	19 th Century	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider settingo0		
St Paul's Conservation Area	Nationally significant heritage asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Northumberland Probation Service, St Bede's RC School	Locally significant heritage assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Police Station	Development of the site would result in a MEDIUM IMPACT to the significance of the heritage asset.	
Victorian Pillar Box, St Paul's Rectory, Railway Bridge, St Paul's Conservation Area, Northumberland Probation Service, St Bede's RC School	Development of the site would result in NO CHANGE to the significance of the heritage asset.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		

Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)
Allocation of the site could lead to enhancements to a locally listed heritage asset, ensuring that it is sensitively adapted for new uses.
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)
Retain the existing locally listed heritage asset. Remove inappropriate alterations/additions. Careful consideration of new additions and retrofitting measures that seek to reduce energy consumption.
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage asset. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.

Site Reference	SJA017
Site Address	Land at Shell Oil Terminal
Proposed Use	Employment



Assets Identified	
World Heritage Sites	None
Listed Buildings	Jarrow Old Hall GII (1185882)
Scheduled Monuments	Village of Jarrow (1005897) 100m to the north St Paul's Monastery, Jarrow (1002978) 90m to the north
Conservation Areas	St Paul's Conservation Area (Conservation Areas)
Registered Parks and Gardens	None
Non-designated Assets	None
Heritage Assets in the wider setting	Jarrow Bridge GII (1355092) adjacent to the northern boundary Church of St Bede GII (1025197) Jarrow Town Hall GII (1299416) Statue to Sir Charles Mark Palmer (1355095) Christ Church GII (1025199) Police Station (former) (Local List) Victorian Pillar Box (Local List) St Paul's Rectory (Local List) Jarrow Old Civic Hall (Local List) Tyne Tunnel Ventilation Shaft (Local List) Burton Buildings (Local List)

	Ben Lomand Public House (Local List) Vikings (Local List) Railway Bridge (Local List) Northumberland Probation Service (Local List) St Bede's RC School (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Jarrow Old Hall	<p>House, now a Museum. 1785 for Simon Temple coal owner. Brick with stone dressings; roof of Welsh slate. Simple block with setback wing at north. 2 storeys; 3 bays by 5 to the main house and one to the set-back. West elevation: central 6-panelled door under decorated round fanlight in panelled recess and dentilled open pedimented Tuscan doorcase; cill bands to sash windows with glazing bars and flat stone lintels; eaves cornice. South elevation: 5 windows; central 3 in semicircular bay having pointed parapet with rendered coping; cill bands, stone lintels, those over the central 3 windows of later date, as are the fixed light windows; other windows sashes with glazing bars. Hipped roof, 2 transverse corniced ridge chimneys of brick; half-hipped roof to wing. Interior: cornices to lower and upper halls; 6-panelled doors in panelled reveals having reeded architraves; fluted pilasters carrying hall arches; open well staircase with decorated tread ends, 2 plain square balusters to each tread, inlaid handrail with spiral curtail; Venetian landing window with Gothick tracery and low relief heads either side of round-headed window.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Village of Jarrow	<p>At the time of Bishop Walcher's grant in the late C11 Jarrow (Gyrvum) seems to have been a principal vill, with several appendages. It was, however, quite small - in 1345/6 there were 8 named tenants, one being the Master of the cell of Jarrow, paying rent for 9 tofts and 1 cottage. When Hutchinson visited it in 1782 he noted only "two or three mean cottages". Having said this, the actual site of the village to which the documentary references apply is</p>	

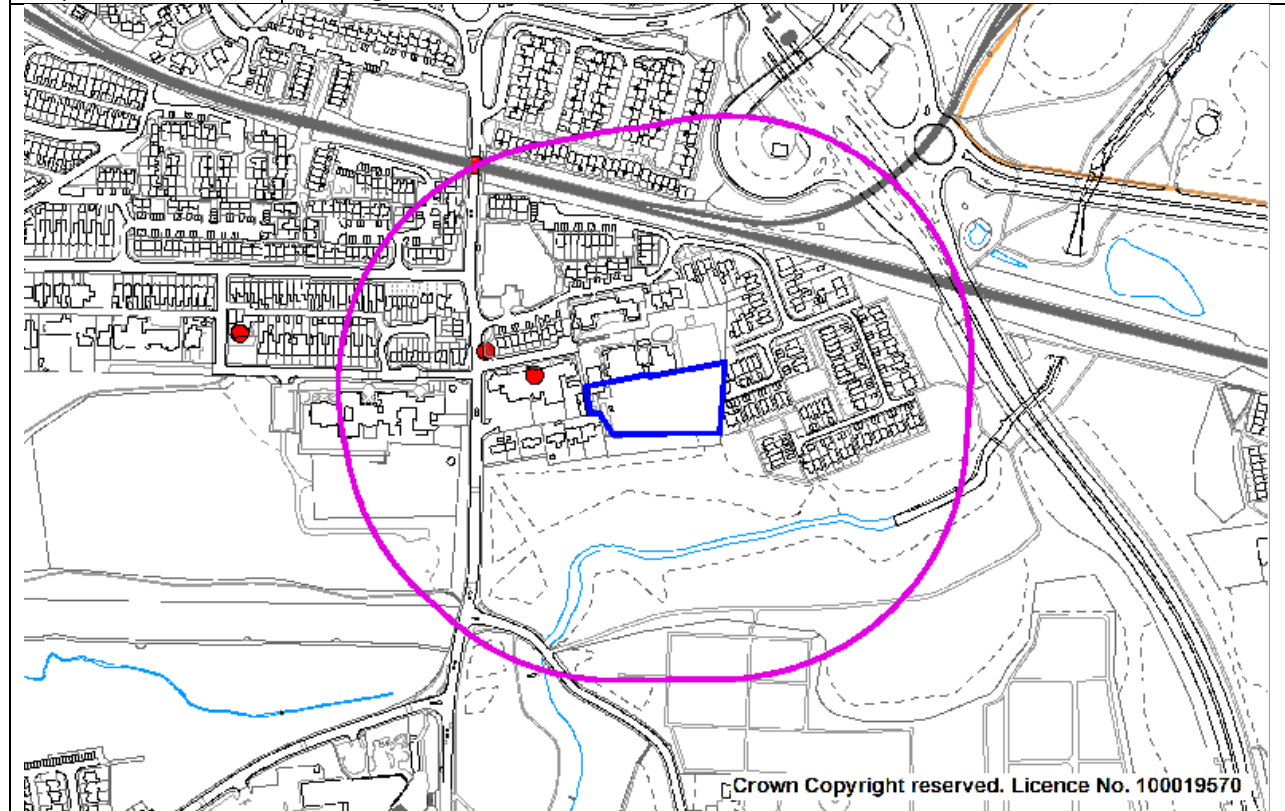
	<p>unknown. Was it north of Jarrow Hall, i.e. SMR 1233, and/ or along the road west of the hall, and did it just dwindle away there? Or is it represented by the 18th century/C19 village east of the priory (SMR 1235), and could that be the result of a clearance when the hall was built?</p> <p>From at least the beginning of the 19th century a village existed east of St. Paul's church. The 1808 plan of Simon Temple's estate shows houses arranged round the south, east and north sides of the rough grassed area between the church and the Don (to the east), with another row along the edge of the road north from the bridge. The layout is slightly enlarged on the 1st ed. OS. In 1973/76 C.D. Morris excavated the row of one-room brick cottages which lay west of the end of the bridge and found them to be late 18th century/early C19. The only medieval structures found were part of the priory. The area was subject to slum clearance in the early 1930s and, according to Morris, then became a chemical waste tip.</p>	
<p>St Paul's Monastery</p>	<p>In 681 King Ecgfrid granted 40 hides of land to Benedict Biscop on which to build a monastery. Ceolfrid and 22 brothers (12 tonsured and 10 lay bretheren, maybe craftsmen) were sent from Wearmouth to form a community. King Ecgfrid marked out the position of the altar. The church was dedicated to St. Paul on 23 April 685. The dedication stone is still extant in the church (earliest such inscription for an English church). In 685/6 pestilence nearly wipes out the community. Ceolfrid died in 716 when the joint estate of Wearmouth and Jarrow was 150 hides. At this time there were around 600 monks at Jarrow and Wearmouth. Bede died at Jarrow in 735. Jarrow was probably sacked by the Vikings in 794. Jarrow was re-founded around 865. Jarrow and Wearmouth perished in the raids 869-70. By 934 the land holdings of the monastery had been dispersed into new hands. 1022-45 Bede's bones were moved to Durham. In 1069/70 the church was destroyed by</p>	<p>The site has limited visual and no remaining historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	<p>fire. In 1072, Aldwin, Prior of Winchcombe, founded a new community at Jarrow and restored the buildings. In 1083 the community was transferred to Durham. There was a total of 23 monks at Jarrow and Monkwearmouth. In 1144 the monastery was beseiged during a conflict between William Cumin and Bishop William de St. Barbara. Monastic life was possibly re-established by 1190. In 1225 Jarrow was named as a cell of Durham. Account rolls survive from 1303. The cell had a farm attached (a grange). Between 1356 and 1361 the windmill was a valuable asset, but this was abandoned after 1424-5. In 1374-5 three windows were repaired in the aula (hall). The principal rooms in the 14th century was the hall (aula) and a chamber (camera). In 1480 a chamber and a new 'prior's chamber are mentioned, along with a kitchen, bakehouse, brewhouse, 3 storerooms, a pantry, larder and cellar. There was a withdrawl of monks from Jarrow between 1425 and 1432. Largescale repairs in 1488. In 1533 there were only 3 monks at Jarrow. The last account roll entry was in 1534. The cell was dissolved in 1537 when revenues were valued at £40 7s 8d. The estate was sold to William, Lord Eure of Witton, who held it until 1616. The property was then divided, later split into eighths. In the 17th century adjuncts were built on the north side of the south range. By the 18th century the estate had been bought by Simon Temple who built Jarrow Hall overlooking the monastery ruins. In 1711 the churchwarden reported that the minister's house was in ruinous condition. In 1783 the nave of St. Paul's Church was rebuilt. The rectory was built in 1853. In 1866 the north aisle and vestry were built. The rectory was demolished in 1878. The churchyard closed in 1880. The site was scheduled in 1938.</p>	
St Paul' Conservation Area	The historic core of the St Paul's Conservation Area has been a focus for tourists and pilgrims for many centuries	This previously developed site abuts the heritage asset but is fairly well screened by mature

	because of its association with Bede. This includes Bede's World in an area to the northwest that has links with the historic core of the conservation area, St Paul's Church and Monastery through Jarrow Hall. Residential areas have encroached on this generally industrial area to the southwest and west, however industry retains a strong presence to the southeast and east.	trees. The site has no known historical association with the heritage asset. The site makes a lesser contribution to significance.
Non designated assets		
Police Station (former)	Jarrow Police Station and Magistrates' Courts. An early 20 th century building. Whilst the magistrates' courts' function has been moved to South Shields, the building is was used by the neighbourhood policing team and others services such as youth offending before being converted to office use.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Victorian Pillar Box	This pillar box has the two letters V and R clearly linked on the front, identifying it as Victorian.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
St Paul's Rectory	19 th Century former rectory of the parish of St Paul's. The house still bears the coat of arms above the door associated with the church.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Railway Bridge	19 th Century	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting00		
St Paul's Conservation Area	Nationally significant heritage asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Northumberland Probation Service, St Bede's RC School	Locally significant heritage assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		

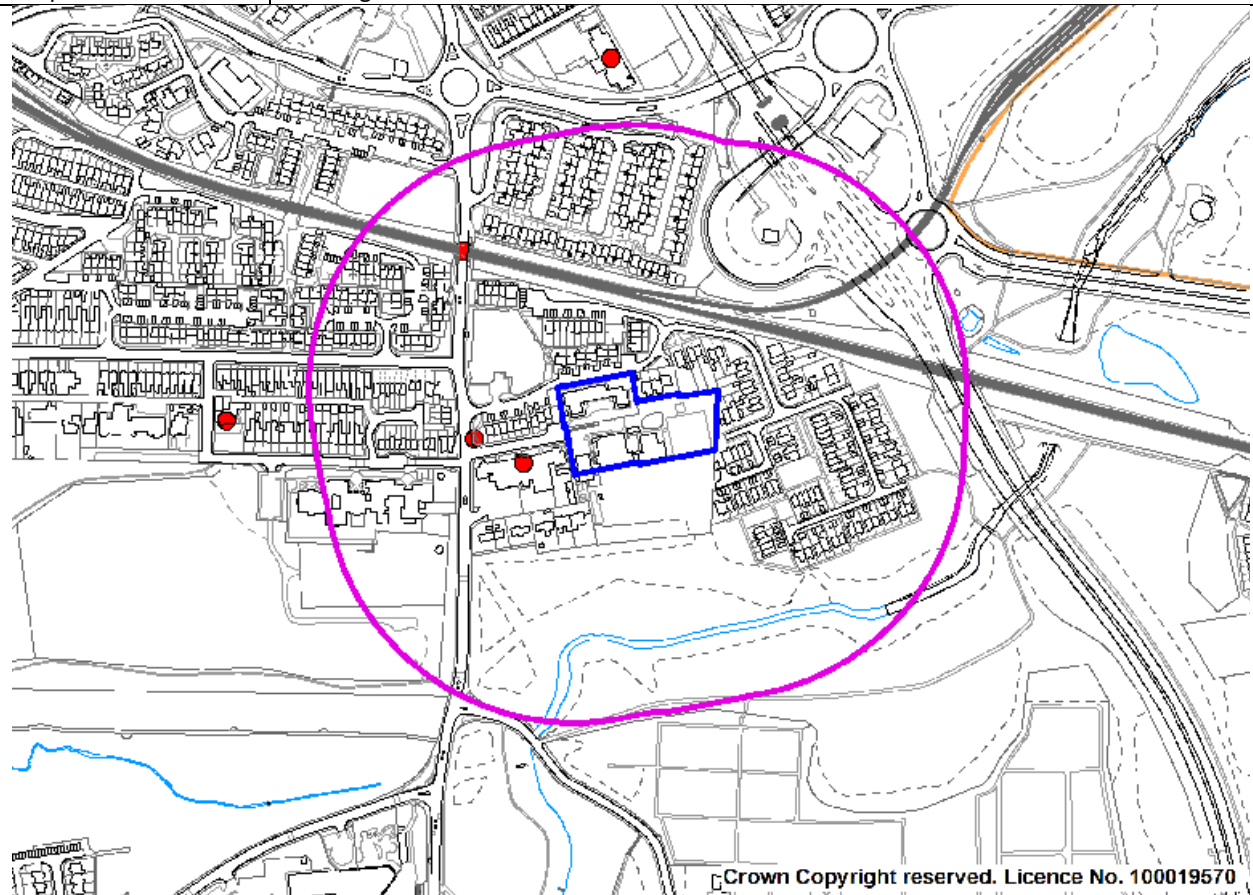
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
St Paul's Conservation Area	Development of the site would result in MINIMAL IMPACT to the significance of these heritage assets.
Jarrow Old Hall, Village of Jarrow, St Paul's Monastery, Jarrow, Jarrow Bridge. Church of St Bede, Jarrow Town Hall, Christ Church. Police Station (former), Victorian Pillar Box, St Paul's Rectory, Jarrow Old Civic Hall, Tyne Tunnel Ventilation Shaft, Railway Bridge, Northumberland Probation Service, St Bede's RC School	Development of the site would result in NO CHANGE to the significance of the heritage asset.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
Allocation of the site could lead to enhancements to the setting of St Paul's Conservation Area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage asset. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	SJA033
Site Address	Epinay Business and Enterprise School
Proposed Use	Housing



Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Police Station (former) (Local List) 5m to the west Victorian Pillar Box (Local List) 80m to the west Railway Bridge (Local List) 175m to the north west	
Heritage Assets in the wider setting	St Paul's Rectory (Local List) St Paul's Conservation Area (Conservation Areas) Northumberland Probation Service (Local List) St Bede's RC School (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non designated assets		
Police Station (former)	Jarrow Police Station and Magistrates' Courts. An early 20th century building. Whilst the magistrates' courts' function has been moved to South Shields, the building is	The site has some visual and no historic association with the identified heritage asset.

	was used by the neighbourhood policing team and others services such as youth offending before being converted to office use.	The site makes a negligible contribution to significance.
Victorian Pillar Box	This pillar box has the two letters V and R clearly linked on the front, identifying it as Victorian.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Railway Bridge	19 th Century	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
St Paul's Conservation Area	Nationally significant heritage asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
St Paul's Rectory, Northumberland Probation Service, St Bede's RC School	Locally significant heritage assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
East Boldon Conservation Area	Development of the site would result in NO CHANGE to the significance of the heritage asset.	
Boldon Common Fields	Development of the site would result in NO CHANGE to the significance of the heritage asset.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
n/a		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development is unlikely to cause harm to the historic environment.		

Site Reference	SJA036	
Site Address	Epinay Business and Enterprise School	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Police Station (former) (Local List) adjoins the western boundary of the site Victorian Pillar Box (Local List) 100m to the west Railway Bridge (Local List) 160m to the north west	
Heritage Assets in the wider setting	St Paul's Rectory (Local List) St Paul's Conservation Area (Conservation Areas) Northumberland Probation Service (Local List) St Bede's RC School (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non designated assets		
Police Station (former)	Jarrow Police Station and Magistrates' Courts. An early 20th century building.	Whilst the site has limited visual and no historic association with the identified

	Whilst the magistrates' courts' function has been moved to South Shields, the building is used by the neighbourhood policing team and others services such as youth offending before being converted to office use.	heritage asset. The site makes a negligible contribution to significance.
Victorian Pillar Box	This pillar box has the two letters V and R clearly linked on the front, identifying it as Victorian.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Railway Bridge	19 th Century	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
St Paul's Conservation Area	Nationally significant heritage asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
St Paul's Rectory, Northumberland Probation Service, St Bede's RC School	Locally significant heritage assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Police Station (former)	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset	
Victorian Pillar Box, Railway Bridge, St Paul's Conservation Area, St Paul's Rectory, Northumberland Probation Service, St Bede's RC School	Development of the site would result in NO CHANGE to the significance of the heritage asset.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the		

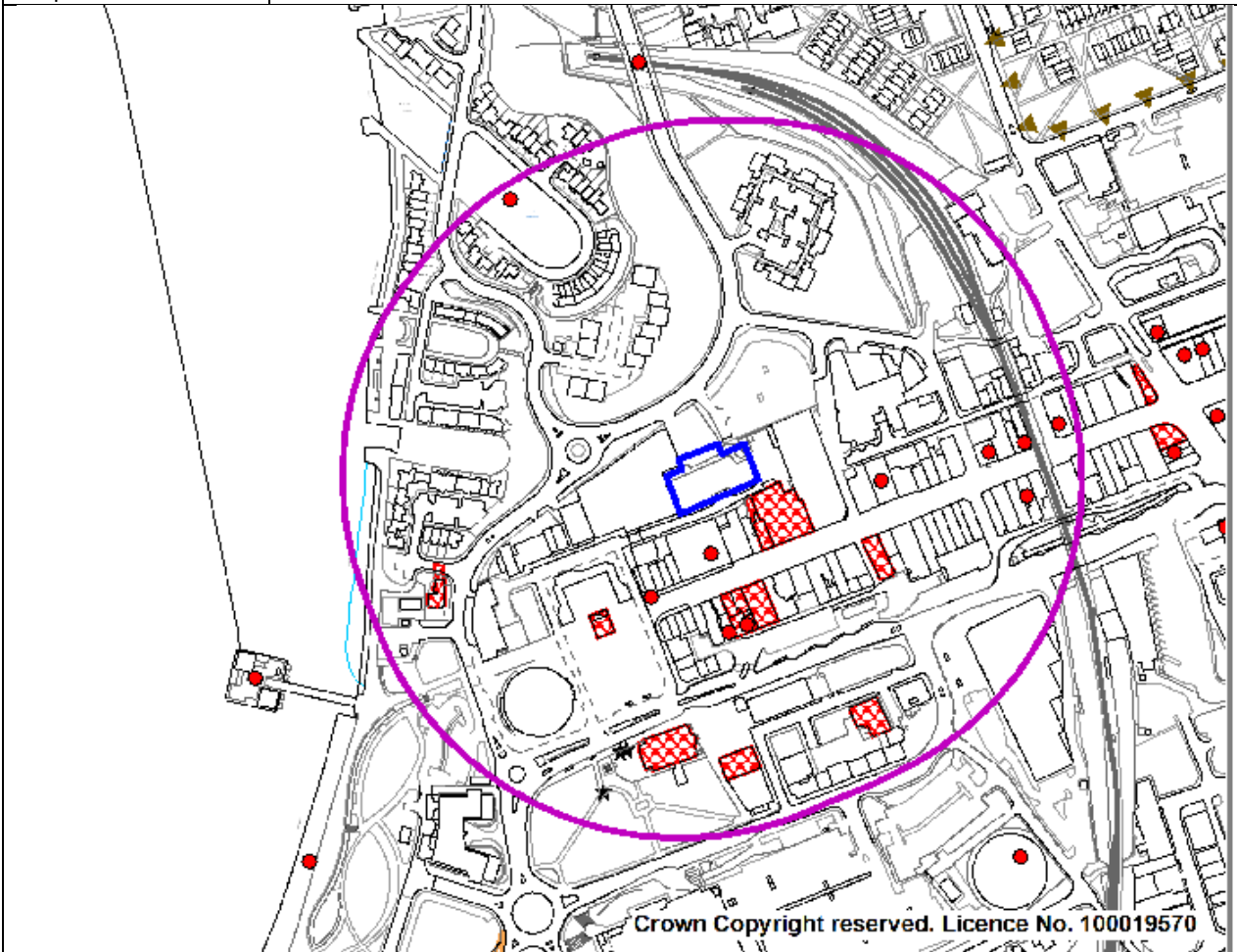
site. However, development could provide an opportunity to find out more about the archaeological potential in the area.

Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)

Attention to layout, height, landscaping, scale and materials in relation to the setting of the former Police Station. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.

Is the proposed site allocation appropriate in light of the NPPF's test of soundness?

Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	SIS002
Site Address	Union Alley
Proposed Use	Mixed Use
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) adjacent to the site</p> <p>Marks and Spencer (formerly) GII (1232150) adjacent to the site</p> <p>16 Barrington Street GII (1231574) 150m to the north east</p> <p>Lloyds Bank GII (1232152) 160m to the north</p> <p>Trustee Savings Bank GII (1277483) 150m to the north</p> <p>Old Town Hall GI (1232158) 75m to the north west</p> <p>Church of St Hilda, Sundial to south west of Church of St Hilda GII (1232156) 130m to the north west</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227) 150m to the north west</p> <p>Sundial to South West of Church of St Hilda GII (1232157) 165m to the north west</p> <p>War memorial outside St Hilda's Church GII (1440513) 180m to the north west</p> <p>105 and 107 King Street GII (1232153) 60m to the north</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) 150m to the west</p>
Scheduled Monuments	None

Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<p>Victorian Pillar Box, Westoe Road (Local List) 55m to the north west</p> <p>Mechanics Arms Public House (Local List) 65m to the north</p> <p>Lambton Arms Public House (Local List) 70m to the north</p> <p>29-33 (odds) King Street (Local List) 165m to the east</p> <p>Former Woolworth Building (Local List) adjacent to the site</p> <p>Edinburgh Buildings, 20-24 (evens) King Street (Local List) 135m to the east</p> <p>Former Bridge Buffet (Local List) 165m to the east</p> <p>Fleet and Spirit of South Shields Artworks, Market Dock / Long Row (Local List) 200m to the south</p> <p>Burton Menswear, 64 King Street (Local List) 165m to the northeast</p>	
Heritage Assets in the wider setting	<p>Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/)</p> <p>Barclays Bank GII (1232198)</p> <p>The Scotia Public House GII (1232248)</p> <p>10 Mile End Road (Local List)</p> <p>Minchellas Café, 9-11 (odds) Ocean Road (Local List)</p> <p>Gas Holder (Local List)</p> <p>Riddick's, Fowler Street (Local List)</p> <p>HSBC Bank, Fowler Street (Local List)</p> <p>4-8 (evens) Fowler Street (Local List)</p> <p>The Criterion Public House (Local List)</p> <p>Bridge, River Drive (Local List)</p> <p>Harton Low Staithes (Local List)</p> <p>Ferry Landing (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.	<p>Whilst the site forms part of the setting of the identified heritage asset, the heritage significance of the identified heritage asset is limited to the frontage.</p> <p>The site makes no contribution to significance.</p>
Marks and Spencer (formerly)	1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground floor contained 2 shops, one	<p>Whilst the site forms part of the setting of the identified heritage asset, the heritage significance of the identified heritage asset is limited to the frontage.</p> <p>The site makes no contribution to significance.</p>

	on either side of the entrances. It ceased to be a theatre in the early 1930s.	
16 Barrington Street	1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Lloyds Bank	1913 J D Kitson architect. Ashlar, 5 bays in the Renaissance palazzo manner, the order being Roman Doric, but with many individual interpretations which prevent the elevation being merely a worthy scholarly exercise. High ground floor, plain ashlar to cill level, then above, bonded rustication. An entrance in each end bay. The ground floor, basement, supports a portico of giant Roman Doric columns rising through 2 floors the 3 centre bays being recessed behind them. The echinus of the order is carved with egg and dart. Above this a full entablature breaking forward over the columns, the frieze being decorated with circles. The elevation is then completed with a very deep parapet. First and second floor windows have architraves and pediments.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Trustee Savings Bank	1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]	
Old Town Hall	The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Church of St Hilda	Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.	
Four Gate Piers Immediately to West of Church of St Hilda	Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Sundial to South West of Church of St Hilda	Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
War memorial outside St Hilda's Church	The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
105 and 107 King Street	Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

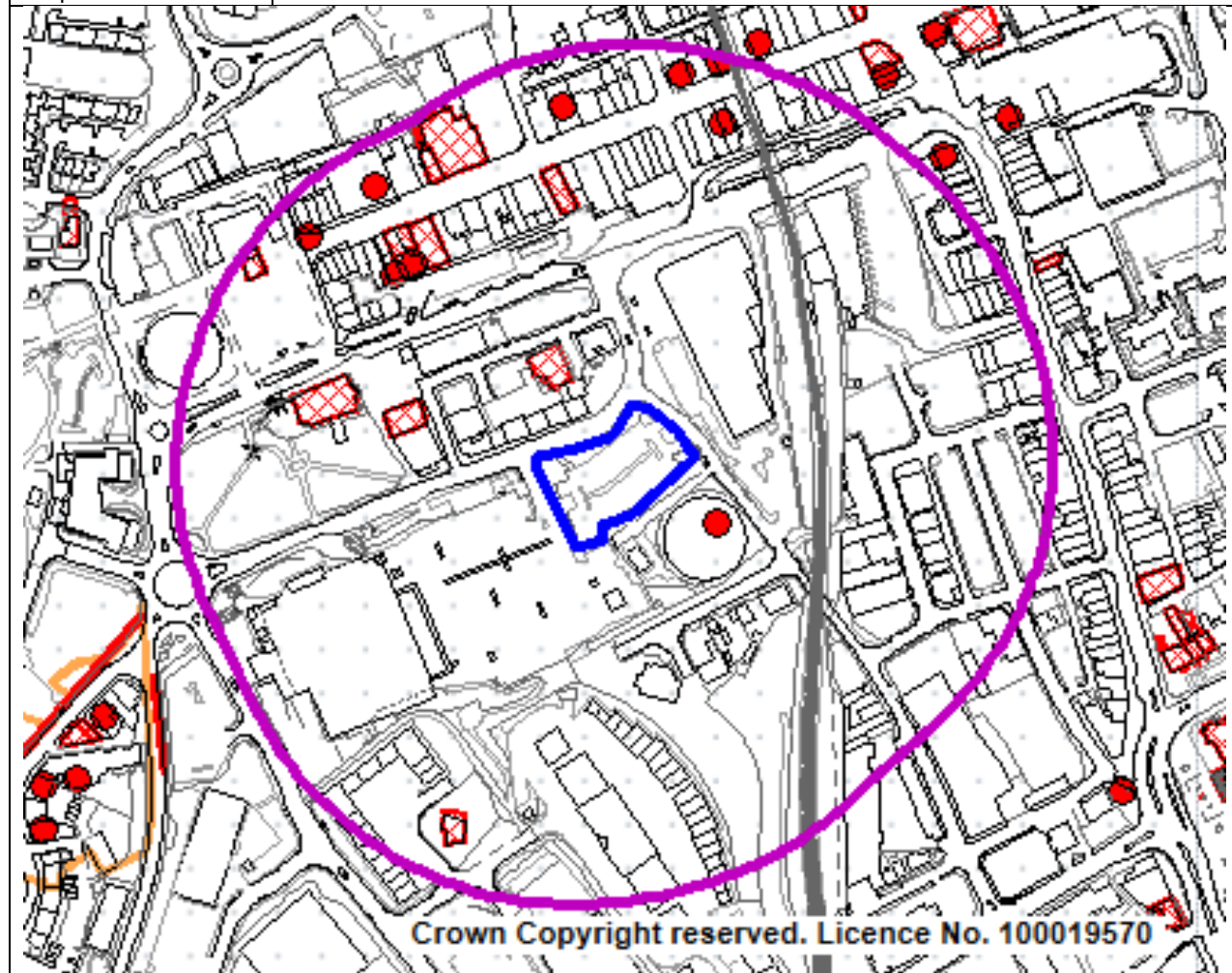
	those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	
Alum House Ham (Tyne Dock Engineering Company Limited)	Early C19. Brick, now painted, slate roof. Three storeys and 2 bays to west elevation, 2 storeys and 4 bays to south elevation. Stone heads to windows. The principal west elevation has 2 elegant segmental bow windows through the 3 storeys. The bows have 3 lights mostly with the original curved sashes. The ground windows are blocked. Continuous stone cill band at first and second floors. The corners of this elevation are marked by broad pilasters. An elegant elevation and the only one of its type to survive within the old town. On the long south elevation the 2 western first floor bays are blind the other 2 sashed. The ground floor has 2 sashed windows below those on the first floor and an unadorned door to the west. The western end of this elevation had a C19 public house front when it was called "The Alum House".	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Non designated assets		
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Mechanics Arms Public House	Links to Lambton Arms (below)	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains. LOCATION MAP:	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
29-33 (odds) King Street	19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	Whilst the site forms part of the setting of the identified heritage asset, the heritage significance of the identified heritage asset is limited to the frontage.

		The site makes no contribution to significance.
Edinburgh Buildings, 20-24 (evens) King Street	First recorded in 1881. Formerly retail and offices. Renovated in 1994 by Project North East and now used as a community building. A set of original baker's ovens remains largely intact in the basement.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former Bridge Buffet, 30 King Street	For generations this attractive art nouveau building was a focal point as what used to be the Bridge public house. For several years in the 19th Century it had the unusual distinction of also being the coaching station for railway passengers, who had to go through the hotel – then known as the Bridge Inn – to buy their tickets in a back room. They would then go on to the coal depot at the top of Salem Street – later the rear station yard – to climb onto a few carriages attached to empty coal trains going back to Washington, where they had to change trains. Later in the Victorian era the inn achieved some notoriety for the arrest there of a culprit in a particularly gruesome murder in Morton Street, off Mile End Road. The pub eventually closed towards the end of the 1960s, together with the neighbouring jeweller's shop, Alexander's. The white glazed tiles to the rear offshoot remain largely intact. These would have been used to reflect natural light into the back of the property.	The site has limited visual and no historic association with the identified heritage asset. The site makes a negligible contribution to significance.
Fleet and Spirit of South Shields Artworks	Beautiful modern sculptures set within and at the entrance to the former Brigham and Cowan's dry dock. This former shipyard has been reclaimed and redeveloped to provide riverside housing. The Spirit of South Shields, by Irene Brown, holds a sailing ship in one arm while raising the other to greet the future. She is a protector guiding the ships through the seas safely. She stands on a relief of South Shields - a firm foundation in the past and present, which is represented and orientated by the model buildings. She stands strong and optimistic, unafraid by the winds of change - the figurehead for South Shields Future. The base of the statue is a contour map of South Shields with several well known features: the Groyne,	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

	<p>Arbeia Fort, the Old Town Hall and Westoe Colliery. The screws sticking through the base are where someone has stolen the model of the Town Hall.</p> <p>Fleet, also by Irene Brown, is a collection of seven stainless steel collier ships in full sail set in the water of Market Dock, overlooking the River Tyne at South Shields. The brightly polished ships reflect patterns of both moving sky and water and give the impression of a fleet heading out to sea.</p>	
Burton Menswear, 64 King Street	1930s building. Social context: 'The Full Monty' derives from the inexpensive suits supplied by Montague Burton.	
Heritage Assets in the wider setting		
	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Riddick's, Fowler Street, HSBC Bank, Fowler Street, 4-8 (evens) Fowler Street, The Criterion Public House	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Former Woolworths Building	Development of the site would result in MINIMAL IMPACT to the significance of these heritage assets.	
16 Barrington Street, Lloyds Bank, Trustee Savings Bank, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

<p>Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Alum House Ham, Barclays Bank, The Scotia Public House, Victorian Pillar Box, Mechanics Arms Yeah all my friendsPublic House, Lambton Arms Public House, 29-33 (odds) King Street, Edinburgh Buildings, Former Bridge Buffet, Fleet and Spirit of South Shields, Burton Menswear, Riddick's, Fowler Street, HSBC Bank, Fowler Street, 4-8 (evens) Fowler Street, The Criterion Public House, Bridge on River Drive, Harton Low Staithes, Ferry Landing</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>	

Site Reference	SIS010
Site Address	Oyston Street Car Park
Proposed Use	Mixed Use



Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>16 Barrington Street GII (1231574) 30m to the north west</p> <p>Lloyds Bank GII (1232152) 130m to the north west</p> <p>Trustee Savings Bank GII (1277483) 70m to the north west</p> <p>Old Town Hall GI (1232158) 190m to the north west</p> <p>Church of St Hilda, Sundial to south west of Church of St Hilda GII (1232156) 110m to the north west</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227) 150m to the north west</p> <p>Sundial to South West of Church of St Hilda GII (1232157) 160m to the north west</p> <p>War memorial outside St Hilda's Church GII (1440513)</p> <p>105 and 107 King Street GII (1232153) 130m to the north</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) 170m to the north</p> <p>Marks and Spencer (formerly) GII (1232150) 170m to the north</p> <p>Lloyds Bank GII (1232152) 120m to the north</p> <p>St Hilda's Colliery Headstocks GII (1277144) 160m to the south west</p>

Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Victorian Pillar Box, Market Place (Local List) 180m to the north west Gas Holder (Local List) 10m to the south east Mechanics Arms Public House (Local List) 130m to the north Lambton Arms Public House (Local List) 130m to the north 29-33 (odds) King Street (Local List) 150m to the north east Former Woolworth Building (Local List) 180m to the north west	
Heritage Assets in the wider setting	Victoria Hall GII (1232945) 1 Beach Road GII (1231575) 3 and 3A Beach Road GII (1231674) 5 Beach Road GII (1231576) Municipal Buildings GII (1232325) Statue of Queen Victoria GII (1232222) Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (1232327) The Britannia Public House GII (1277488) Forecourt Railings and Statue of Britannia in Front of Britannia Public House GII (1277273) Stag's Head Public House GII (1393666) Barclays Bank GII (1232198) The Scotia Public House GII (1232248) South Shields Museum and Art Gallery GII (1232317) Wall and Railings of the Museum and Art Gallery Fronting Road GII (1277135) Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) ??m west Mill Dam Conservation Area (Conservation Areas) Riddick's, Fowler Street (Local List) HSBC Bank, Fowler Street (Local List) 4-8 (evens) Fowler Street (Local List) The Criterion Public House (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
16 Barrington Street	1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.	
Lloyds Bank	1913 J D Kitson architect. Ashlar, 5 bays in the Renaissance palazzo manner, the order being Roman Doric, but with many individual interpretations which prevent the elevation being merely a worthy scholarly exercise. High ground floor, plain ashlar to cill level, then above, bonded rustication. An entrance in each end bay. The ground floor, basement, supports a portico of giant Roman Doric columns rising through 2 floors the 3 centre bays being recessed behind them. The echinus of the order is carved with egg and dart. Above this a full entablature breaking forward over the columns, the frieze being decorated with circles. The elevation is then completed with a very deep parapet. First and second floor windows have architraves and pediments.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Trustee Savings Bank	1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Old Town Hall	The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to

	<p>courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office.</p>	<p>significance.</p>
<p>Church of St Hilda</p>	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

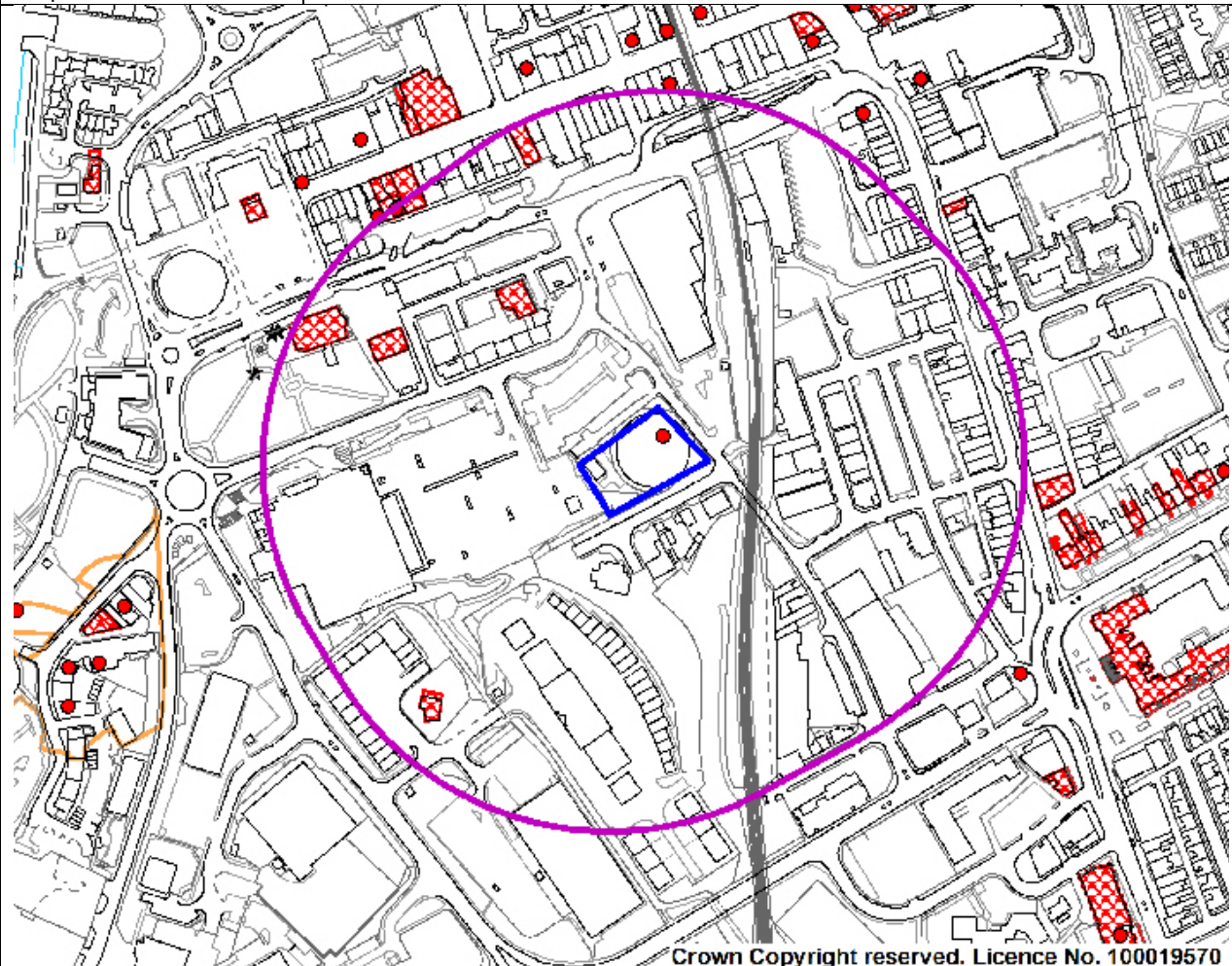
Four Gate Piers Immediately to West of Church of St Hilda	Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Sundial to South West of Church of St Hilda	Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
War memorial outside St Hilda's Church	The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
105 and 107 King Street	Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Marks and Spencer	1866. T M Clemence and J C Phipps. Joint	The site has no visual or historic

(formerly)	Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s.	association with the identified heritage asset. The site makes no contribution to significance.
St Hilda's Colliery Head Stock	Colliery head stocks. Mid C19, restored C1985 and 2018. Red brick with ashlar dressings 3 storey. Main south front has to the left a round headed entrance arch with iron gates. To the right 3 tall round headed windows with ornate iron glazing, all blind, with ashlar impost blocks and keystones. To the rear a single iron headstock over the mining shaft. Established by Simp'n Temple and produced its first coal in 1810. By 1822 St Hilda's Wagonway was built to connect St Hilda's Colliery to the Templetown Wagonway, transporting coal to Harton Staithes. In 1839 tragedy struck when an explosion in the colliery resulted in the deaths of 51 men and boys, the youngest aged 9. By the 1880s the colliery was under the ownership of Harton Coal Company, which in 1908 developed the Harton Electric Railway for the transport of coal from St Hilda's and the company's other mines. The head stock remains a local landmark and was recently brought back into use as office and work space units. It also features a dedicated space paying tribute to the borough's mining past.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Non designated assets		
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The South Shields gasholder is a vital part of the local gas supply system, making sure there's enough gas to go round	The site lies within the immediate setting of the identified heritage asset but has no known historic association. The site makes a negligible contribution to significance.

		even in the coldest winters. It can store almost 1.5 million cubic feet of gas – enough to supply 1,800 homes for a full day, or 42,000 homes for an hour.	
Mechanics Arms Public House		Links to Lambton Arms (below)	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Lambton Arms Public House		The proprietor of this public house back in 1891 is recorded as T Bains. LOCATION MAP:	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former Woolworth Building		On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
29-33 (odds) King Street		19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting			
Victoria Hall, 1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, The Britannia Public House, Forecourt Railings and Statue of Britannia in Front of Britannia Public House, Stag's Head Public House, Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art		Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

Gallery Fronting Road, Alum House Ham (Tyne Dock Engineering Company Limited), Mill Dam Conservation Area		
Riddick's, Fowler Street, HSBC Bank, Fowler Street, 4-8 (evens) Fowler Street, The Criterion Public House	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Gas Holder	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
16 Barrington Street, Lloyds Bank, Trustee Savings Bank, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), St Hilda's Colliery Headstocks, Victorian Pillar Box, Westoe Road, Mechanics Arms Public House, Lambton Arms Public House, Victoria Hall, 1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, Municipal Buildings, Statue of	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

<p>Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, The Britannia Public House, Forecourt Railings and Statue of Britannia in Front of Britannia Public House, Stag's Head Public House, Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art Gallery Fronting Road, Alum House Ham (Tyne Dock Engineering Company Limited), Mill Dam Conservation Area, Riddick's, Fowler Street, HSBC Bank, Fowler Street, 4-8 (evens) Fowler Street, The Criterion Public House</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>	

Site Reference	M5
Site Address	Oyston Street Gas Holder
Proposed Use	Mixed Use
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>16 Barrington Street GII (1231574) 80m to the north</p> <p>Lloyds Bank GII (1232152) 170m to the north</p> <p>Trustee Savings Bank GII (1277483) 120m to the north west</p> <p>Church of St Hilda, Sundial to south west of Church of St Hilda GII (1232156) 160m to the north west</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227) 180m to the north west</p> <p>War memorial outside St Hilda's Church GII (1440513) 200m to the north west</p> <p>105 and 107 King Street GII (1232153)</p> <p>St Hilda's Colliery Headstocks GII (1277144) 160m to the south west</p>
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	<p>Gas Holder (Local List) takes up a large portion of the site</p> <p>Mechanics Arms Public House (Local List) 190m to the north west</p> <p>Lambton Arms Public House (Local List) 190m to the north west</p>

	29-33 (odds) King Street (Local List) 180m to the north east	
Heritage Assets in the wider setting	<p>Victoria Hall GII (1232945)</p> <p>Old Town Hall GI (1232158)</p> <p>Victorian Pillar Box, Market Square (Local List)</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214)</p> <p>Marks and Spencer (formerly) GII (1232150)</p> <p>Sundial to South West of Church of St Hilda GII (1232157)</p> <p>1 Beach Road GII (1231575)</p> <p>3 and 3A Beach Road GII (1231674)</p> <p>5 Beach Road GII (1231576)</p> <p>Municipal Buildings GII (1232325)</p> <p>Statue of Queen Victoria GII (1232222)</p> <p>Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (1232327)</p> <p>The Britannia Public House GII (1277488)</p> <p>Forecourt Railings and Statue of Britannia in Front of Britannia Public House GII (1277273)</p> <p>Stag's Head Public House GII (1393666)</p> <p>Barclays Bank GII (1232198)</p> <p>The Scotia Public House GII (1232248)</p> <p>South Shields Museum and Art Gallery GII (1232317)</p> <p>Wall and Railings of the Museum and Art Gallery Fronting Road GII (1277135)</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) ??m west</p> <p>Mill Dam Conservation Area (Conservation Areas)</p> <p>Former Woolworth Building (Local List)</p> <p>Riddick's, Fowler Street (Local List)</p> <p>HSBC Bank, Fowler Street (Local List)</p> <p>4-8 (evens) Fowler Street (Local List)</p> <p>The Criterion Public House (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
16 Barrington Street	<p>1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.	
Lloyds Bank	1913 J D Kitson architect. Ashlar, 5 bays in the Renaissance palazzo manner, the order being Roman Doric, but with many individual interpretations which prevent the elevation being merely a worthy scholarly exercise. High ground floor, plain ashlar to cill level, then above, bonded rustication. An entrance in each end bay. The ground floor, basement, supports a portico of giant Roman Doric columns rising through 2 floors the 3 centre bays being recessed behind them. The echinus of the order is carved with egg and dart. Above this a full entablature breaking forward over the columns, the frieze being decorated with circles. The elevation is then completed with a very deep parapet. First and second floor windows have architraves and pediments.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Trustee Savings Bank	1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Old Town Hall	The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

	<p>the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office.</p>	
Church of St Hilda	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Four Gate Piers Immediately to West of Church of St Hilda	<p>Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to</p>

		significance.
Sundial to South West of Church of St Hilda	Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
War memorial outside St Hilda's Church	The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
105 and 107 King Street	Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Marks and Spencer (formerly)	1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to

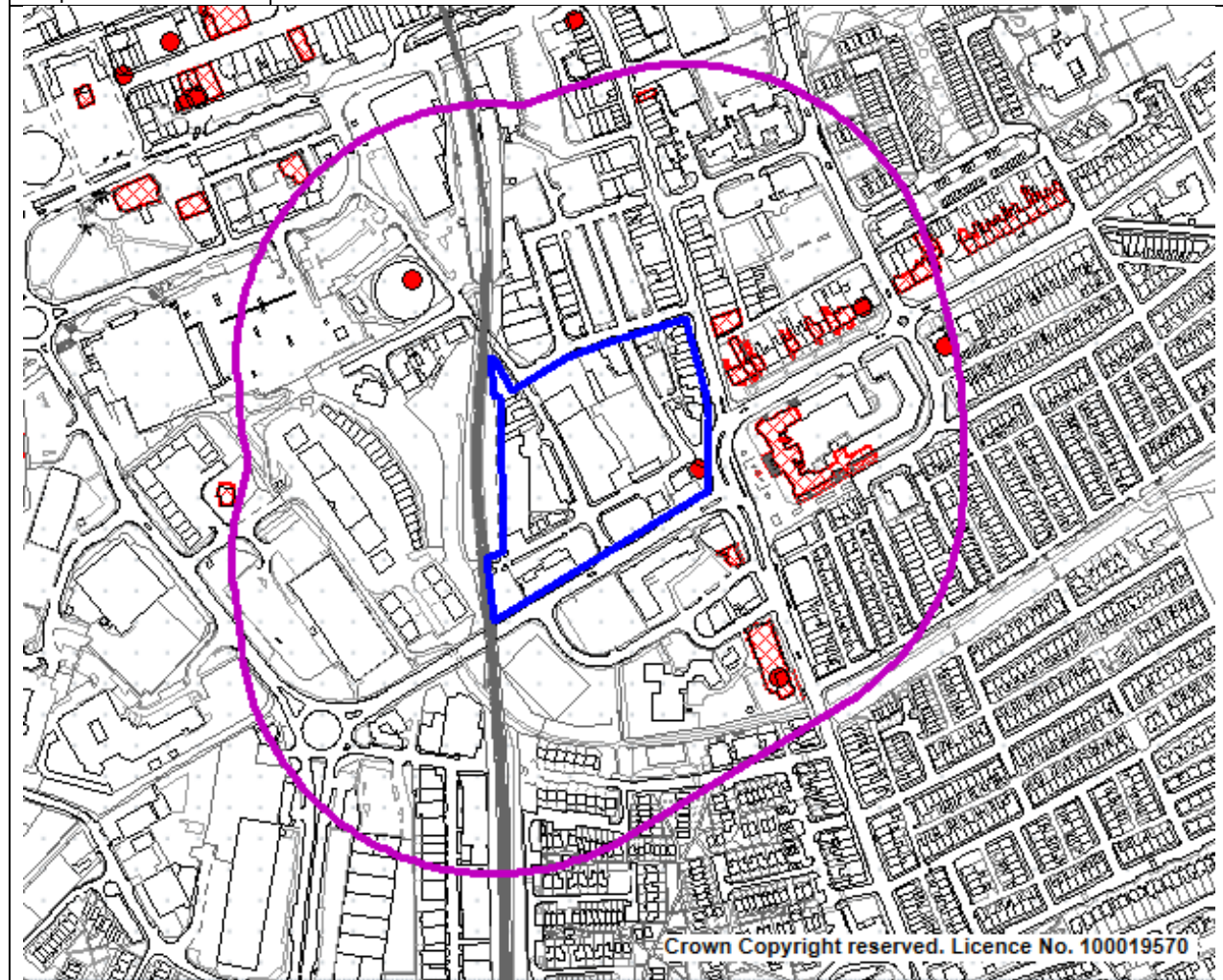
	a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s.	significance.
St Hilda's Colliery Head Stock	<p>Colliery head stocks. Mid C19, restored C1985 and 2018. Red brick with ashlar dressings 3 storey. Main south front has to the left a round headed entrance arch with iron gates. To the right 3 tall round headed windows with ornate iron glazing, all blind, with ashlar impost blocks and keystones. To the rear a single iron headstock over the mining shaft.</p> <p>Established by Simp'n Temple and produced its first coal in 1810. By 1822 St Hilda's Wagonway was built to connect St Hilda's Colliery to the Templetown Wagonway, transporting coal to Harton Staithes.</p> <p>In 1839 tragedy struck when an explosion in the colliery resulted in the deaths of 51 men and boys, the youngest aged 9.</p> <p>By the 1880s the colliery was under the ownership of Harton Coal Company, which in 1908 developed the Harton Electric Railway for the transport of coal from St Hilda's and the company's other mines. The head stock remains a local landmark and was recently brought back into use as office and work space units. It also features a dedicated space paying tribute to the borough's mining past.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Non designated assets		
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The South Shields gasholder is a vital part of the local gas supply system, making sure there's enough gas to go round even in the coldest winters. It can store almost 1.5 million cubic feet of gas – enough to supply 1,800 homes for a full	<p>The site is inclusive of the identified heritage asset and therefore has a strong association with it.</p> <p>The site makes a lesser contribution to significance.</p>

	day, or 42,000 homes for an hour.	
Mechanics Arms Public House	Links to Lambton Arms (below)	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains. LOCATION MAP:	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
29-33 (odds) King Street	19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Victoria Hall, 1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, The Britannia Public House, Forecourt Railings and Statue of Britannia in Front of Britannia Public House, Stag's Head Public House, Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art Gallery Fronting Road, Alum House Ham (Tyne Dock Engineering Company Limited), Mill Dam Conservation Area	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

Riddick's, Fowler Street, HSBC Bank, Fowler Street, 4-8 (evens) Fowler Street, The Criterion Public House	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Gas Holder	Development of the site would result in HIGH IMPACT to the significance of the heritage asset.	
16 Barrington Street, Lloyds Bank, Trustee Savings Bank, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), St Hilda's Colliery Headstocks, Victorian Pillar Box, Westoe Road, Mechanics Arms Public House, Lambton Arms Public House, Victoria Hall, 1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, The Britannia Public House, Forecourt Railings and Statue of Britannia in Front of Britannia Public House, Stag's Head Public House,	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

<p>Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art Gallery Fronting Road, Alum House Ham (Tyne Dock Engineering Company Limited), Mill Dam Conservation Area, Riddick's, Fowler Street, HSBC Bank, Fowler Street, 4-8 (evens) Fowler Street, The Criterion Public House</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>Consider options for incorporating the existing structure into any potential development. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>On balance, allocation of the site for development has potential to result in less than substantial harm to the identified heritage asset. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>	

Site Reference	SIS011
Site Address	Land West of Fowler Street West (Phase 2)
Proposed Use	Mixed Use



Assets Identified

World Heritage Sites	None
Listed Buildings	<p>Victoria Hall GII (1232945) 20m to the east</p> <p>1 Beach Road GII (1231575) 20 to the east</p> <p>3 and 3A Beach Road GII (1231674) 30m to the east</p> <p>5 Beach Road GII (1231576) 40m to the east</p> <p>11 Beach Road GII (1277484) 70m to the east</p> <p>17 Beach Road GII (1231722) 90m to the east</p> <p>21 and 21A Beach Road GII (1231577) 110m to the east</p> <p>23 Beach Road GII (1231739) 120m to the east</p> <p>29,31 and 33 Beach Road GII (1277485) 170m to the east</p> <p>Municipal Buildings GII (1232325) 50m to the east</p> <p>Statue of Queen Victoria GII (1232222) 40m to the east</p> <p>Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (1232327) 70m to the east</p> <p>The Britannia Public House GII (1277488) 50m to the south</p> <p>Forecourt Railings and Statue of Britannia in Front of Britannia Public House GII (1277273) 50m to the south</p>

	<p>Stag's Head Public House GII (1393666) 170m to the north Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south GII (1431017) 110m to the south 16 Barrington Street GII (1231574) 200m to the north west</p>	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<p>Victorian Pillar Box, Westoe Road (Local List) is located to the south eastern corner site Former South Shields Hebrew Congregation, 25 Beach Road (Local List) 130m to the east St Paul and St John United Reform Church, Beach Road (Local List) 180m to the east Gas Holder (Local List) 60m to the west</p>	
Heritage Assets in the wider setting	<p>St Hilda's Colliery Headstocks GII (1277144) 200m to the east Barclays Bank GII (1232198) 37-57 Beach Road GII (1231847) Trustee Savings Bank GII (1277483) St Hilda's Colliery Headstocks GII (1277144) Lloyds Bank GII (1232152) Old Town Hall GI (1232158) Church of St Hilda, Sundial to south west of Church of St Hilda GII (1232156) Four Gate Piers immediately to west of Church of St Hilda GII (1232227) Sundial to South West of Church of St Hilda GII (1232157) War memorial outside St Hilda's Church GII (1440513) 105 and 107 King Street GII (1232153) Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) Marks and Spencer (formerly) GII (1232150) Riddick's, Fowler Street (Local List) 4-8 (evens) Fowler Street (Local List) HSBC Bank, Fowler Street (Local List) Victorian Pillar Box, Westoe Road (Local List) Mechanics Arms Public House (Local List) Lambton Arms Public House (Local List) 29-33 (odds) King Street (Local List) Former Woolworth Building (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Victoria Hall	<p>Public hall, offices and shops. 1896 with C20 alterations. Red brick with ashlar dressings. Slate roofs. Renaissance Revival style. 2 storey plus attics. Main street front has central doorway with segmental pediment flanked by shop fronts, that to left replaced late C20. That to right survives intact with Ionic pilasters, and dentilated entablature. Above to the right an octagonal, 2 storey tower topped with a dome, the lower floor has pairs of tall plain sashes in moulded ashlar surrounds to each face, and above single round headed plain sashes with</p>	<p>Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.</p> <p>The site makes a lesser contribution to significance.</p>

	<p>ornate moulded surrounds to each face, the keystones rise to individual pediments over each face. To the left a pair of plain sashes in moulded surround with round headed shell panel above. To the left again 4 tall round headed windows, the centre 2 wider, with tall brick pilasters between. Above a single central semi-circular window with tracery in a raised gable with broken pediment and raised small pediment with corner finials. Interior: On the first floor a public hall with fine plaster-work decoration. Panel plaster ceiling with central rose vent, and flanking diamond vent with circular rose. Walls are articulated with tall Ionic pilasters standing on bases with ornate plaster frieze, with between round arched panels and windows with ornate plaster surrounds. Apsidal end, has shallow half dome with ornate plasterwork, and flanking doorcases with ornate pedimented surrounds.</p>	
1 Beach Road	<p>Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.</p>	<p>Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.</p> <p>The site makes a lesser contribution to significance.</p>
3 and 3A Beach Road	<p>Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.</p>	<p>Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.</p> <p>The site makes a lesser contribution to significance.</p>
5 Beach Road	<p>Early C19. Now rendered, slate roof. Two storeys above a semi-basement. Two bays. Re-sashed. Later C19 bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.</p>	<p>Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.</p> <p>The site makes a lesser contribution to significance.</p>
11 Beach Road	<p>Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. C19 wood bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment, good fanlight.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
17 Beach Road	<p>Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. Later C19 bay to all floors. Large</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

	later dormer. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment.	The site makes no contribution to significance.
21 and 21A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Dormer window. Two bays, re-sashed. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
23 Beach Road	Early C19. Rendered, slate roof. into storeys above a semi-basement. Two dormers. Five bays, original sashes. Entrance, approached by flight of steps, framed by a later C18 doorcase with straight entablature. Nos 1 to 23 (odd) were built as "Ogle Terrace" on land belonging to the Rev J S Ogle. The westernmost house was stated to have been built in 1816 [Newcastle Courant 19 April 1817] The complete terrace is shown on Wood's plan of South Shields 1827.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
29, 31 and 33 Beach Road	Early C19. Red brick, stone eaves cornice, hipped slate roof. A dignified composition, with slight variations between the units. Elevation of 11 bays, divided by giant 2 storey pilasters with stone bases and caps as follows a, b, a; a.b.a; b. a, being 2 bays, b, being one bay. No 29 (a.b.a). Two storeys above semi-basement. The basement of ashlar. Central entrance approached by flight of steps framed by tri-partite stone doorcase. Three bays, blank, to west return elevation. No 31 (a.b.a). Two storeys. Low ashlar plinth. Windows taller than those of no 29. Central entrance, at ground level, framed by tri-partite stone doorcase. No 33 (b). Windows and plinth as for no 31. Three bays, sashed, to east return elevation. Nos 29, 31 and 33 are not shown on Wood's plan of South Shields 1827. Two houses are entered in the Census Enumerators Return for 1841.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Municipal Buildings	(formerly listed as Town Hall) 27.2.50 II 1905-1910. Ernest E Fatch architect. A fine example of an "Edwardian Baroque" public building. Grand and self-assured. Competition held in 1901 and won by Fatch. A second, limited competition held in 1902 for a more costly building and again won by Fatch. Foundation stone laid 1905, building opened 1910. Good elevation to Beach Road and Broughton Road. Elaborate to Beach Road and simple and restrained to	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building. The site makes a lesser contribution to significance.

	Broughton Road.	
Statue of Queen Victoria	Circa 1913. Albert Toft, sculptor. A 9ft high bronze standing figure of Queen Victoria on a 12ft high Aberdeen granite plinth. Unveiled 7 May 1913. Formerly stood in front of the Municipal Buildings. The statue has now been moved back to its original position in front of the Municipal Buildings, Westoe Road.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building. The site makes a lesser contribution to significance.
Railings and Piers to the Municipal Buildings Fronting onto Broughton Road	Circa 1910. Good stone piers and cast iron railings etc to Broughton Road.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building. The site makes a lesser contribution to significance.
Forecourt Railings and Statue of Britannia in Front of Britannia Public House	Circa 1900. Statue of Britannia, marble, standing in front of the building to the south of the entrance and behind the railings. Arms missing. Signed Bertram Pegram. Sculptor. London.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
The Britannia Public House	1898. J W Donald Architect. Good example of late Victorian "pub". Brick with stone dressings, slate gabled roofs. Three bays and 2 storeys and attics. Transom and mullion windows, elaborate gables. Splendid frosted glass globe and wrought iron scrolled bracket. The only example remaining in-situ. Good wrought iron railings to the small areas in front of the building.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Forecourt and Railings and Statue of Britannia in Front of Britannia Public House	Circa 1900. Statue of Britannia, marble, standing in front of the building to the south of the entrance and behind the railings. Arms missing. Signed Bertram Pegram. Sculptor. London.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Stag's Head Public House	The Stag's Head public house of 1897 on Fowler Street, South Shields is designated at Grade II for the following principal reasons: * Architectural: a purpose-built urban public house which retains its original decorative façade. * Plan form: the pub retains much of its original plan-form including, in addition to the ground-floor bar, a further one to the first floor. * Fixtures and fittings: despite some later alterations the bars on both floors retain elaborate decorative detailing including bar backs and counters, fireplaces, and etched glass	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Roman Catholic	The Roman Catholic church of St Bede of	The site has no visual or historic

Church of St Bede and attached Presbytery including attached walls and detached wall to south	<p>1874-8 and attached presbytery of a similar date are listed at Grade II for the following principal reasons:</p> <ul style="list-style-type: none"> * Architectural interest: as a prominent urban design of the mid-1870s which is well-massed and has good Early English Gothic detailing and expresses its confidence through a prominent (unfinished) bell tower; * Fixtures and fittings: despite mid-C20 reorganisation, a number of original Gothic fixtures and fittings are retained including the richly carved timber reredos; timber altar and pulpit and rail, along with some notable stained glass including that inserted from the 1849 chapel; * Group value: the Tudor Revival presbytery compliments the church exterior and taken together they form a functional and spatial grouping, which is enhanced by the survival of a contemporary, stepped enclosing wall with ornate stone pillars. 	<p>association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
16 Barrington Street	<p>1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Non designated assets		
Victorian Pillar Box	<p>This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.</p>	<p>The site lies within the immediate setting of the identified heritage asset but has no known historic association.</p> <p>The site makes a negligible contribution</p>

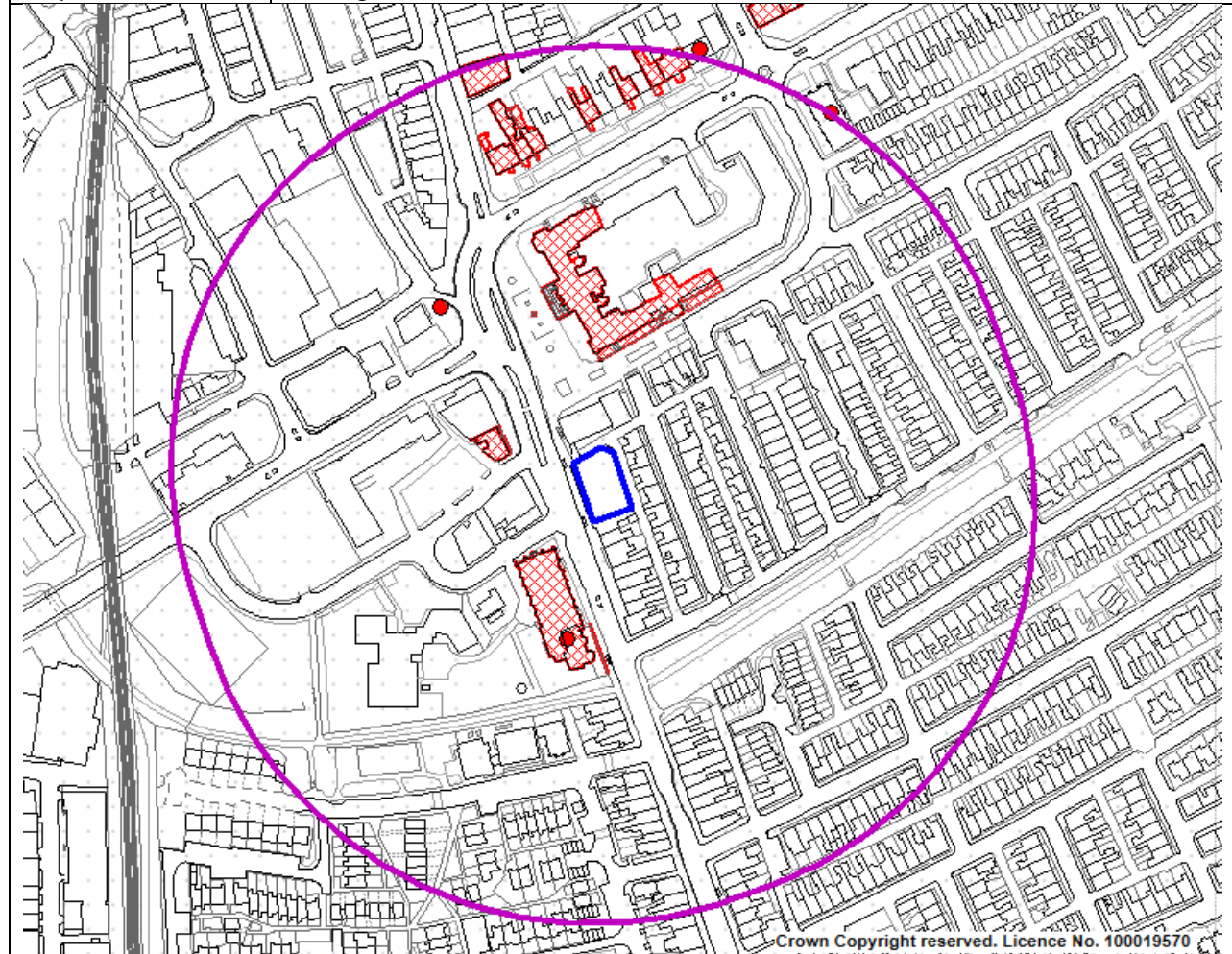
		to significance.
Former South Shields Hebrew Congregation	Re-located here from Charlotte Street. South Shields Hebrew Congregation was founded circa 1880. In 1895 it had 25 seatholders, whilst in 1900 there were 39 seatholders. The synagogue closed when there were less than 12 Jewish families using it. The faint outline of the Star of David is still visible on the eastern upper gable end.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
St Paul and St John United Reform Church	United Reformed (Presbyterian) church, 1875-77 (date stone 1876). Big, very coarse decorated church, rock-faced, with outsize cresting to the northwest tower. Symbolically carved tympanum. This church was used as a military hospital during the First World War. There is a brass plaque to commemorate this.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The South Shields gasholder is a vital part of the local gas supply system, making sure there's enough gas to go round even in the coldest winters. It can store almost 1.5 million cubic feet of gas – enough to supply 1,800 homes for a full day, or 42,000 homes for an hour.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
St Hilda's Colliery Headstocks, Barclays Bank, 37-57 Beach Road, Trustee Savings Bank, St Hilda's Colliery Headstocks, Lloyds Bank, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Entrance Building of	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly)		
Riddick's, 4-8 (evens) Fowler Street, HSBC Bank, Mechanics Arms Public House, Lambton Arms Public House, 29-33 (odds) King Street, Former Woolworth Building	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Victoria Hall	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset. Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
Municipal Buildings	Development of the site has the potential to have a positive impact on the setting of the heritage asset enhancing views towards the asset from Crossgate and therefore improving our ability to understand and appreciate the heritage asset. Development of the site would result in MINIMAL IMPACT on the significance of the heritage asset.	
Statue of Queen Victoria	Development of the site has the potential to have a positive impact on the setting of the heritage asset enhancing views towards the asset from Crossgate and therefore improving our ability to understand and appreciate the heritage asset. Development of the site would result in MINIMAL IMPACT on the significance of the heritage asset.	
Railings and Piers to the Municipal Buildings Fronting onto Broughton Road	Development of the site has the potential to have a positive impact on the setting of the heritage asset enhancing views towards the asset from Crossgate and therefore improving our ability to understand and appreciate the heritage asset. Development of the site would result in MINIMAL IMPACT on the significance of the heritage asset.	
1 Beach Road	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset. Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	
3 and 3A Beach Road	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset.	

	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.
5 Beach Road	<p>Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset.</p> <p>Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.</p>
11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach Road, 29, 31 and 33 Beach Road, 37-57 Beach Road, The Britannia Public House, Forecourt Railings and Statue of Britannia, Stag's Head Public House, Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south, 19 Barrington Street, St Hilda's Colliery Headstocks, Barclays Bank, Trustee Savings Bank, 16 Barrington Street, St Hilda's Colliery Headstocks, Lloyds Bank, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda , Four Gate Piers immediately to west of Church of St Hilda , Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Former South Shields Hebrew Congregation, St Paul	Development of the site would result in NO CHANGE to the significance of these heritage assets.

<p>and St John United Reform Church, Gas Holder, Riddick's, Fowler Street, 4-8 (evens) Fowler Street, HSBC Bank, Fowler Street, Mechanics Arms Public House, Lambton Arms Public House, 29-33 (odds) King Street, Former Woolworth Building</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>Development of the site could maximize key views to and from the Municipal Buildings. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>Retain Victorian Pillar Box. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location. Consider stepping development back from Crossgate in order to improve the views to and from the Municipal Buildings. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>	

Site Reference	SIS016
Site Address	South Tyneside House, Westoe Road
Proposed Use	Housing



Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Victoria Hall GII (1232945) 200m to the north</p> <p>1 Beach Road GII (1231575) 150m to the north</p> <p>3 and 3A Beach Road GII (1231674) 150m to the north</p> <p>5 Beach Road GII (1231576) 150m to the north</p> <p>11 Beach Road GII (1277484) 160m to the north</p> <p>17 Beach Road GII (1231722) 170m to the north</p> <p>21 and 21A Beach Road GII (1231577) 180m to the north east</p> <p>23 Beach Road GII (1231739) 180m to the north east</p> <p>Municipal Buildings GII (1232325) 40m to the north</p> <p>Statue of Queen Victoria GII (1232222) 70m to the north</p> <p>Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (1232327) 40m to the north</p> <p>The Britannia Public House GII (1277488) 30m to the west</p> <p>Forecourt Railings and Statue of Britannia in Front of Britannia Public House GII (1277273) 30m to the west</p> <p>Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south GII (1431017) 20m to the north west</p>

Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Victorian Pillar Box, Westoe Road (Local List) 100m to the south west Former South Shields Hebrew Congregation, 25 Beach Road (Local List) 200m to the north east St Paul and St John United Reform Church (Local List)	
Heritage Assets in the wider setting	29,31 and 33 Beach Road GII (1277485) 37-57 Beach Road GII (1231847)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Victoria Hall	<p>Public hall, offices and shops. 1896 with C20 alterations. Red brick with ashlar dressings. Slate roofs. Renaissance Revival style. 2 storey plus attics. Main street front has central doorway with segmental pediment flanked by shop fronts, that to left replaced late C20. That to right survives intact with Ionic pilasters, and dentilated entablature. Above to the right an octagonal, 2 storey tower topped with a dome, the lower floor has pairs of tall plain sashes in moulded ashlar surrounds to each face, and above single round headed plain sashes with ornate moulded surrounds to each face, the keystones rise to individual pediments over each face. To the left a pair of plain sashes in moulded surround with round headed shell panel above. To the left again 4 tall round headed windows, the centre 2 wider, with tall brick pilasters between. Above a single central semi-circular window with tracery in a raised gable with broken pediment and raised small pediment with corner finials. Interior: On the first floor a public hall with fine plaster-work decoration. Panel plaster ceiling with central rose vent, and flanking diamond vent with circular rose. Walls are articulated with tall Ionic pilasters standing on bases with ornate plaster frieze, with between round arched panels and windows with ornate plaster surrounds. Apsidal end, has shallow half dome with ornate plasterwork, and flanking doorcases with ornate pedimented surrounds.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
1 Beach Road	<p>Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-</p>	<p>The site has no visual or historic association with the identified heritage</p>

	basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.	asset. The site makes no contribution to significance.
3 and 3A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
5 Beach Road	Early C19. Now rendered, slate roof. Two storeys above a semi-basement. Two bays. Re-sashed. Later C19 bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
11 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. C19 wood bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment, good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
17 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. Later C19 bay to all floors. Large later dormer. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
21 and 21A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Dormer window. Two bays, re-sashed. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
23 Beach Road	Early C19. Rendered, slate roof. into storeys above a semi-basement. Two dormers. Five bays, original sashes. Entrance, approached by flight of steps, framed by a later C18 doorcase with straight entablature. Nos 1 to 23 (odd) were built as "Ogle Terrace" on land belonging to the Rev J S Ogle. The westernmost house was stated to have been built in 1816 [Newcastle Courant 19 April 1817] The complete terrace is shown on Wood's plan of South Shields 1827.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
29, 31 and 33 Beach Road	Early C19. Red brick, stone eaves cornice, hipped slate roof. A dignified composition, with slight variations between the units. Elevation of 11 bays, divided by giant 2 storey pilasters with stone bases and caps	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to

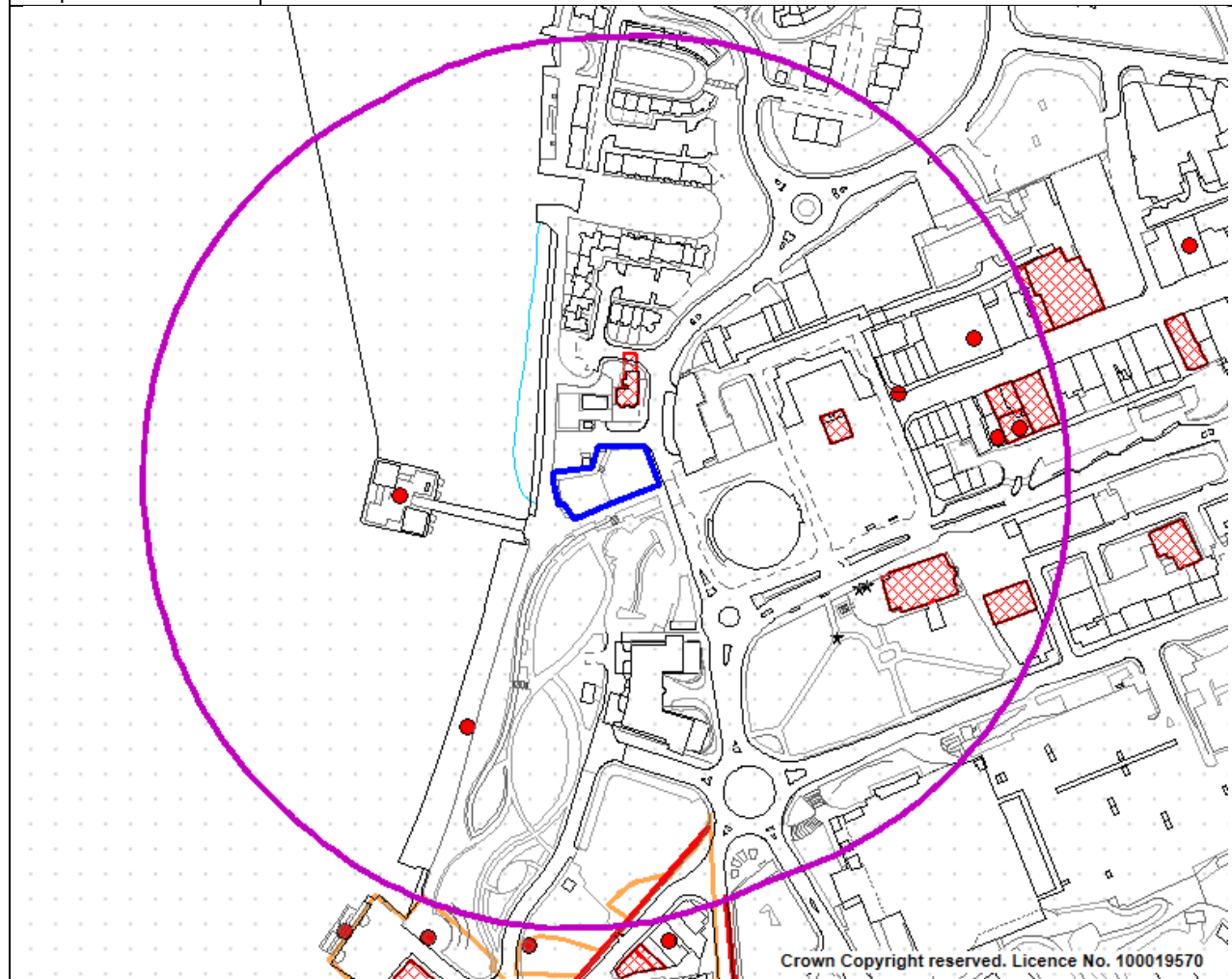
	as follows a, b, a; a.b.a; b. a, being 2 bays, b, being one bay. No 29 (a.b.a). Two storeys above semi-basement. The basement of ashlar. Central entrance approached by flight of steps framed by tri-partite stone doorcase. Three bays, blank, to west return elevation. No 31 (a.b.a). Two storeys. Low ashlar plinth. Windows taller than those of no 29. Central entrance, at ground level, framed by tri-partite stone doorcase. No 33 (b). Windows and plinth as for no 31. Three bays, sashed, to east return elevation. Nos 29, 31 and 33 are not shown on Wood's plan of South Shields 1827. Two houses are entered in the Census Enumerators Return for 1841.	significance.
Municipal Buildings	(formerly listed as Town Hall) 27.2.50 II 1905-1910. Ernest E Fatch architect. A fine example of an "Edwardian Baroque" public building. Grand and self-assured. Competition held in 1901 and won by Fatch. A second, limited competition held in 1902 for a more costly building and again won by Fatch. Foundation stone laid 1905, building opened 1910. Good elevation to Beach Road and Broughton Road. Elaborate to Beach Road and simple and restrained to Broughton Road.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Statue of Queen Victoria	Circa 1913. Albert Toft, sculptor. A 9ft high bronze standing figure of Queen Victoria on a 12ft high Aberdeen granite plinth. Unveiled 7 May 1913. Formerly stood in front of the Municipal Buildings. The statue has now been moved back to its original position in front of the Municipal Buildings, Westoe Road.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Railings and Piers to the Municipal Buildings Fronting onto Broughton Road	Circa 1910. Good stone piers and cast iron railings etc to Broughton Road.	The site has no visual or historic association with the identified heritage asset. The site makes a negligible contribution to significance.
The Britannia Public House	1898. J W Donald Architect. Good example of late Victorian "pub". Brick with stone dressings, slate gabled roofs. Three bays and 2 storeys and attics. Transom and mullion windows, elaborate gables. Splendid frosted glass globe and wrought iron scrolled bracket. The only example remaining in-situ. Good wrought iron railings to the small areas in front of the building.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building. The site makes a negligible contribution to significance.

Forecourt and Railings and Statue of Britannia in Front of Britannia Public House	Circa 1900. Statue of Britannia, marble, standing in front of the building to the south of the entrance and behind the railings. Arms missing. Signed Bertram Pegram. Sculptor. London.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building. The site makes no contribution to significance.
Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south	The Roman Catholic church of St Bede of 1874-8 and attached presbytery of a similar date are listed at Grade II for the following principal reasons: * Architectural interest: as a prominent urban design of the mid-1870s which is well-massed and has good Early English Gothic detailing and expresses its confidence through a prominent (unfinished) bell tower; * Fixtures and fittings: despite mid-C20 reorganisation, a number of original Gothic fixtures and fittings are retained including the richly carved timber reredos; timber altar and pulpit and rail, along with some notable stained glass including that inserted from the 1849 chapel; * Group value: the Tudor Revival presbytery compliments the church exterior and taken together they form a functional and spatial grouping, which is enhanced by the survival of a contemporary, stepped enclosing wall with ornate stone pillars.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building. The site makes a negligible contribution to significance.
Non designated assets		
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	Whilst the site forms part of the wider setting of the identified asset, the view is fleeting, and the site has no know historical association with the building. The site makes a negligible contribution to significance.
Former South Shields Hebrew Congregation	Re-located here from Charlotte Street. South Shields Hebrew Congregation was founded circa 1880. In 1895 it had 25 seatholders, whilst in 1900 there were 39 seatholders. The synagogue closed when there were less than 12 Jewish families using it. The faint outline of the Star of David is still visible on the eastern upper gable end.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
St Paul and St John United Reform Church	United Reformed (Presbyterian) church, 1875-77 (date stone 1876). Big, very coarse decorated church, rock-faced, with outsize cresting to the northwest tower. Symbolically carved tympanum. This church	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to

	was used as a military hospital during the First World War. There is a brass plaque to commemorate this.	significance.
Heritage Assets in the wider setting		
29, 31 and 33 Beach Road, 37-57 Beach Road	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset. Development of the site would result in MINIMAL IMPACT on the significance of the heritage asset.	
Britannia Public House	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset. Development of the site would result in MINIMAL IMPACT on the significance of the heritage asset.	
Forecourt and Railings and Statue of Britannia in Front of Britannia Public House	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset. Development of the site would result in MINIMAL IMPACT on the significance of the heritage asset.	
Victorian Pillar Box	Development of the site has the potential to have a positive impact on the setting of the heritage asset enhancing views towards the asset from Crossgate and therefore improving our ability to understand and appreciate the heritage asset. Development of the site would result in NO CHANGE to the significance of the heritage asset.	
Victoria Hall, 1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach Road, 37-57 Beach Road, Former South Shields Hebrew Congregation, Municipal Buildings, Statue of Queen	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

<p>Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, St Paul and St John United Reform Church, Gas Holder</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>Development of the site could maximize key views to and from the Municipal Buildings. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>	

Site Reference	SIS021
Site Address	Land at Ferry Street, South Shields
Proposed Use	Mixed-use



Assets Identified

World Heritage Sites	None
Listed Buildings	<p>Old Town Hall GI (1232158) 80m to the east</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) 20m to the north</p> <p>Church of St Hilda, Sundial to south west of Church of St Hilda GII (1232156) 120m to the south east</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227) 110m to the south east</p> <p>Sundial to South West of Church of St Hilda GII (1232157) 120m to the south east</p> <p>War memorial outside St Hilda’s Church GII (1440513) 110m to the south east</p> <p>Trustee Savings Bank GII (1277483) 170m to the south east</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) 200m to the east</p> <p>105 and 107 King Street GII (1232153) 170m to the east</p>
Scheduled Monuments	None
Conservation Areas	Mill Dam Conservation Area (Conservation Areas) 160m to the south

Registered Parks and Gardens	None	
Non-designated Assets	Harton Low Staithes (Local List) 20m to the south west Victorian Pillar Box, Market Square (Local List) 120m to the east Mechanics Arms Public House (Local List) 170m to the east Lambton Arms Public House (Local List) 170m to the east Painted Mural, Commercial Road (Local List) 180m to the south Staithes House (including Wall) (Local List) 160m to the south Former Woolworth Building (Local List) 150m to the east Ferry Landing (Local List) 20m to the west	
Heritage Assets in the wider setting	Marks and Spencer (formerly) GII (1232150) The former Mercantile Marine Offices GII (Customs House) (1232273) 27 Mill Dam GII (1231582) 16 Barrington Street GII (1231574) Lloyds Bank GII (1232152) 29-33 (odds) King Street (Local List) The Waterfront Public House (Local List) The Quadrant (Local List) Merchant Navy Memorial (Local List) Chimney, Former Cookson Glassworks (Local List)	
Name of asset	Significance of the asset (heritage values and the setting (physical surroundings and experience of the asset))	Site contribution to the significance of the asset
Designated Assets		
Old Town Hall	<p>The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields.. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

<p>Alum House Ham (Tyne Dock Engineering Company Limited)</p>	<p>The Alum House Ham (Tyne Dock Engineering Company Limited) is an early 19th Century building. An elegant southern elevation with bows and curved sashes: the only one of its type to survive within the old town. The western end of the west elevation had a 19th Century public house front (The Alum House), before it served as offices for the Tyne Dock Engineering Company. It has now reverted to licensed premises. Reputed to have originally been connected to Isaac Cookson's glassmaking firm. The alehouse stood on what was originally Alum Ham, the public landing place where scullerman once gathered to row passengers across the Tyne.</p>	<p>The site forms part of the immediate setting of the identified heritage asset, facing the principle elevation of the building. The open aspect of the site allows views of the heritage asset to be appreciated.</p> <p>The site makes a medium contribution to significance.</p>
<p>St Hilda's Colliery Head stocks</p>	<p>Colliery head stocks. Mid C19, restored C1985 and 2018. Red brick with ashlar dressings 3 storey. Main south front has to the left a round headed entrance arch with iron gates. To the right 3 tall round headed windows with ornate iron glazing, all blind, with ashlar impost blocks and keystones. To the rear a single iron headstock over the mining shaft. Established by Simpn Temple and produced its first coal in 1810. By 1822 St Hilda's Wagonway was built to connect St Hilda's Colliery to the Templetown Wagonway, transporting coal to Harton Staithes. In 1839 tragedy struck when an explosion in the colliery resulted in the deaths of 51 men and boys, the youngest aged 9.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
<p>Church of St Hilda</p>	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	647 and placed in charge of St Hilda.	
Four Gate Piers Immediately to West of Church of St Hilda	Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.	The site has limited visual and no historic association with the identified heritage asset. The site makes no contribution to significance.
Sundial to South West of Church of St Hilda	Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
War memorial outside St Hilda's Church	The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.	The site has limited visual and no historic association with the identified heritage asset. The site makes no contribution to significance.
Trustee Savings Bank	1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

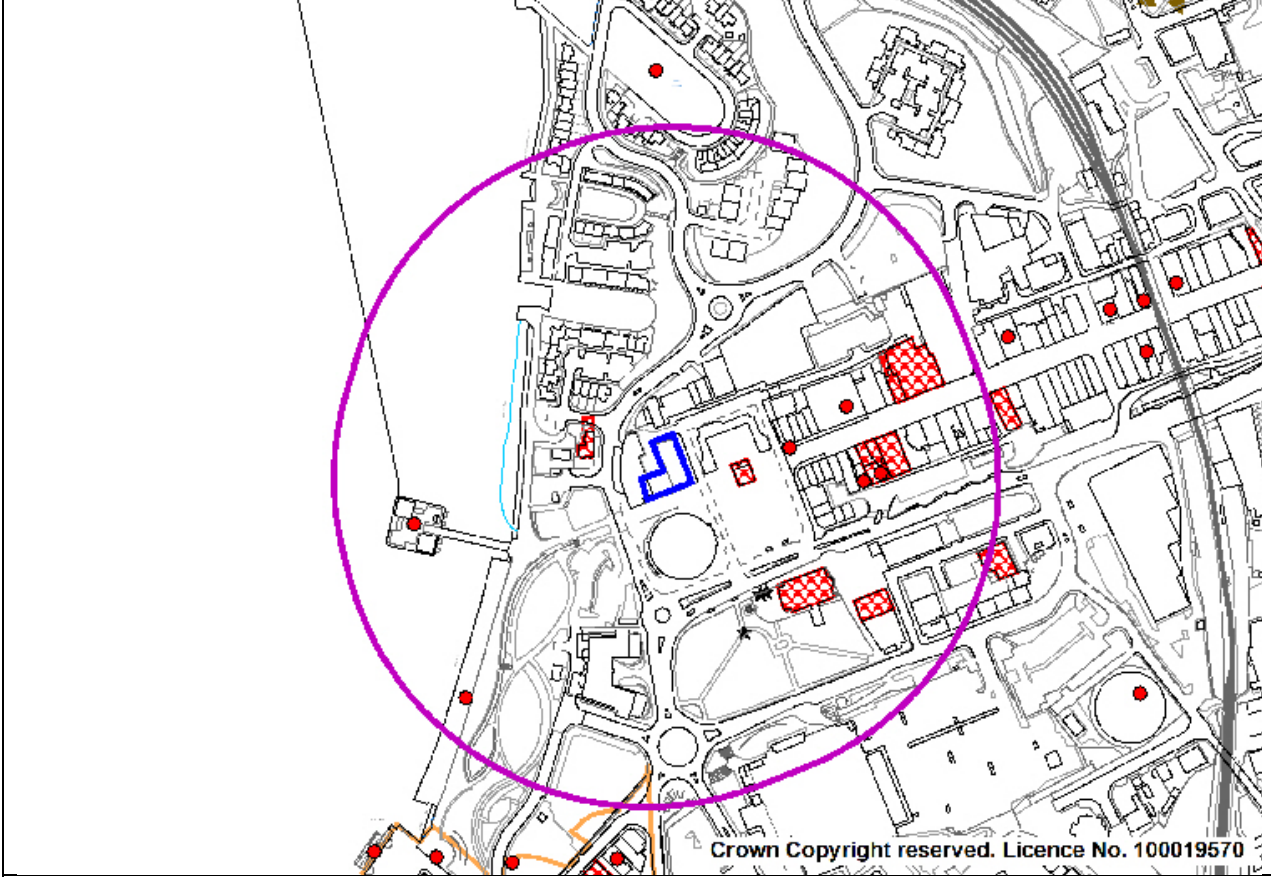
	<p>not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece. First floor filled by a large semi-circular arched/glazed opening. Second floor has 2 small semi-circular hooded windows flanking a semi circular hooded niche whose hood rises into the first stage of a stepped gable. Each of the 3 steps flanked by scrolled brackets.</p>	
Marks and Spencer (formerly)	<p>1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s. Ashlar, now painted, 3 bays and 3 storeys. Ground floor modern store front, with a modillion cornice. This cornice is original. The upper elevation has a Corinthian pilaster under. Unfluted pilasters, paired at the centre bay, stand on pedestals and rise through 2 storeys and support a full entablature with plain frieze and modillion cornice. Above the cornice a deep parapet with pedestals over the pilasters. First floor windows, modern glazing, have architraves and pediments supported on scrolled brackets. Triangular to the outer bays, segmental to the centre bay. The 2 outer bays of the second floor are lit by oval windows whose architraves are decorated by swags descending from masks of comedy and tragedy. The centre bay has a framed, recessed, horizontal panel.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
105 and 107 King Street	<p>Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

Mill Dam Conservation Area	Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around two building groups and their immediate settings, whilst other nearby spaces remain just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the river bank inaccessible – it was dangerous, private and divided by fences and walls right up to the water's edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.	Part of the wider setting, the site has historical associations with the heavy industries that were once prevalent along the River Tyne. The site makes a negligible contribution to significance.
Non designated assets		
Harton Low Staithes	Restored wooden structure on the riverfront between the Customs House and Ferry Landing. The timber staithes are evocative of the lost coal industry, once thriving here and crucial to the wealth that created the area's industrial and maritime heritage.	The site has limited visual and no known historic association with the identified heritage asset. The site makes a lesser contribution to significance.
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian. It outside Croftons, which was destroyed in a WWII air raid. The post box survived.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Mechanics Arms Public House	Links to Lambton Arms (below)	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Lambton Arms Public	The proprietor of this public house back in	The site has no visual or historic

House	1891 is recorded as T Bains. LOCATION MAP:	association with the identified heritage asset. The site makes no contribution to significance.
Painted Mural	In 1980 a Youth Enterprise Project team, South Shields painted a mural in Commercial Road. The mural was designed by D. Wilkinson to depict the history of the town from its Roman beginnings up to the industrial era of the 1970s. It is hand painted on a retaining wall of an old railway embankment that used to carry trains into Low Shields Station (long since demolished). Relevant to the social history of the area.	The site has no visual and no known historic association with the identified heritage asset. The site makes no contribution to significance.
Staithes House (including wall)	To the west side of the Mill Dam Road is Staithes House, a single storey building, originally constructed to house facilities for Harton Low Staithes' engine drivers and coal handlers. Used as a wagonwright's workshop to repair wagons. The wall defines the enclosure of yard. Embellished red brick façade. The adjacent boundary wall was reconfigured in the 1980s. The majority of the building was recently demolished.	The site has no visual and no known historic association with the identified heritage asset. The site makes no contribution to significance.
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Ferry Landing	The distinctive new ferry landing, built by Harbour & General, was officially opened in July 1999. It consists of a 50m steel bridge leading to a 32 square metre reinforced concrete pontoon. There have been ferries across the Tyne since the 14th Century and this is the only service that remains. The ferry service makes just under 25,000 journeys a year and carries nearly 400,000 passengers a year.	The site forms part of the immediate setting of the identified heritage asset. The open aspect of the site allows views of the heritage asset to be appreciated. The site makes a lesser contribution to significance.
Heritage Assets in the wider setting		
Marks and Spencer (formerly), The former Mercantile Marine Offices (Customs House), River Tyne River Policy Authorities, 27 Mill Dam, 16 Barrington Street, Lloyds Bank	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

29-33 (odds) King Street, Chimney, The Waterfront Public House, The Quadrant, Merchant Navy Memorial	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Alum House Ham	Development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.	
Mill Dam Conservation Area	Development of the site would result in a LOW IMPACT to the significance of the heritage asset.	
Ferry Landing	Development of the site would result in LOW IMPACT to the significance of these heritage assets.	
Harton Low Staithes	Development of the site would result in MINIMAL IMPACT to the significance of these heritage assets.	
Old Town Hall, St Hilda's Colliery Head Stock, Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to west of Church of St Hilda, War Memorial outside St Hilda's Church, Trustee Savings, 105 and 107 King Street, Entrance building of the Former Theatre of Varieties, Marks and Spencer, The former Mercantile Marine Offices (Customs House), River Tyne River Police Offices, 27 Mill Dam, Alum 16 Barrington Street, Lloyds Bank, Victorian Pillar Box, Mechanics Arms Public House, Lanbton Arms Public House, Chimney Former Cookson Glassworks, Staithes	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

House, Former Woolworth Building, Painted Mural, 29-33 (odds) King Street, The Waterfront Public House, The Quadrant, Merchant Navy Memorial	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)
The area would benefit from the retention and improvement of interpretation, accompanied by viewpoints that allow for a better understanding of the industrial history of this part of the River Tyne. Development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Provide interpretation. Examine context: careful consideration should be given to the local vernacular, including the scale, massing and roof form of surrounding buildings, particularly the Grade II Listed Alum House. Development should be designed to emphasise key landmarks through good design and landscaping to protect existing and provide new views, and frame existing features. Introduce active frontages to public spaces. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	SIS023
Site Address	Former Wouldhave House (Site B)
Proposed Use	Mixed-use
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Old Town Hall GI (1232158) 20m to the east</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) 40m to the west</p> <p>Church of St Hilda GII (1232156) 80m to the south east</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227) 80m to the south east</p> <p>Sundial to South West of Church of St Hilda GII (1232157) 100m to the south east</p> <p>War memorial outside St Hilda's Church GII (1440513) 90m to the south east</p> <p>Trustee Savings Bank GII (1277483) 130m to the south east</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214) 140m to the east</p> <p>Marks and Spencer (formerly) GII (1232150) 150m to the east</p> <p>16 Barrington Street GII (1231574) 190m to the south east</p> <p>Lloyds Bank GII (1232152) 200m to the east</p> <p>105 and 107 King Street GII (1232153) 110m to the east</p>
Scheduled Monuments	None
Conservation Areas	Mill Dam Conservation Area (Conservation Areas) 170m to the south
Registered Parks and Gardens	None

Non-designated Assets	<p>Harton Low Staithes (Local List) 100m to the south west Victorian Pillar Box, Market Square (Local List) 60m to the east Mechanics Arms Public House (Local List) Lambton Arms Public House (Local List) Staithes House (including Wall) (Local List) 170m to the south Former Woolworth Building (Local List) 90m to the east Ferry Landing (Local List) 100m to the west Painted Mural, Commercial Road (Local List) 190m to the south</p>	
Heritage Assets in the wider setting	<p>27 Mill Dam GII (1231582) The Scotia GII (1232248) River Tyne, River Police Offices GII (1232160) 29-33 (odds) King Street (Local List) The Waterfront Public House (Local List) The Quadrant (Local List) Chimney, Former Cookson Glassworks (Local List) Merchant Navy Memorial (Local List) The Mission to Seafarers, Holborn House (Local List) Gas Holder (Local List) Fleet and Spirit of Tyne Artworks (Local List) Edinburgh Buildings (Local List) Former Bridge Buffet (Local List) Gas Holder (Local List) Natwest Bank (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Old Town Hall	<p>The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields.. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It</p> <p>A building on the site was demolished around a decade ago and there is an opportunity to re-establish the original arrangement of this part of the Georgian square. The Old Town Hall is surrounded by a combination of open space and built development. It occupies a central position within the Market Place and has done so since it was built in the 18th century. Historic map evidence and other records show that the Old Town Hall has always been surrounded by buildings, flanking the Market Place.</p> <p>The site makes a high contribution to significance.</p>	

	has since been used for a wide range of uses including a charity school, reading room and a shipping office.	
Alum House Ham (Tyne Dock Engineering Company Limited)	The Alum House Ham (Tyne Dock Engineering Company Limited) is an early 19 th Century building. An elegant southern elevation with bows and curved sashes: the only one of its type to survive within the old town. The western end of the west elevation had a 19 th Century public house front (The Alum House), before it served as offices for the Tyne Dock Engineering Company. It has now reverted to licensed premises. Reputed to have originally been connected to Isaac Cookson's glassmaking firm. The alehouse stood on what was originally Alum Ham, the public landing place where scullerman once gathered to row passengers across the Tyne.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Church of St Hilda	Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.	The site forms part of the wider setting of the identified heritage asset and part of the original layout of the Georgian square. The site makes a lesser contribution to significance.
Four Gate Piers Immediately to West of Church of St Hilda	Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.	The site forms part of the wider setting of the identified heritage asset and part of the original layout of the Georgian square. The site makes a lesser contribution to significance.
Sundial to South West of Church of St Hilda	Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

War memorial outside St Hilda's Church	The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.	The site has limited visual and no historic association with the identified heritage asset. The site makes no contribution to significance.
Trustee Savings Bank	1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]	The site forms part of the wider setting of the identified heritage asset but holds no particular historic association. The site makes a negligible contribution to significance.
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Marks and Spencer (formerly)	1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

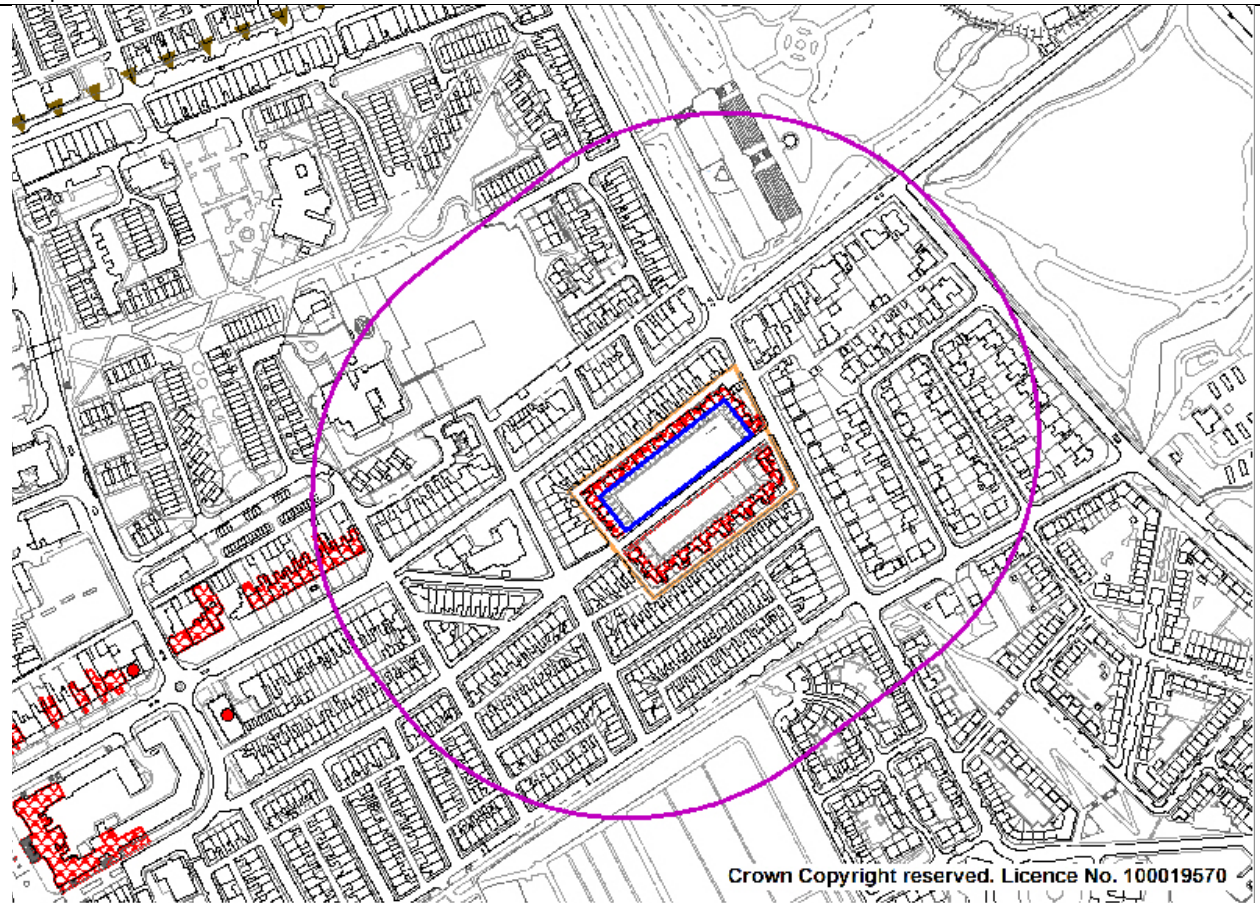
	floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s.	
16 Barrington Street	1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
Lloyds Bank	1913 J D Kitson architect. Ashlar, 5 bays in the Renaissance palazzo manner, the order being Roman Doric, but with many individual interpretations which prevent the elevation being merely a worthy scholarly exercise. High ground floor, plain ashlar to cill level, then above, bonded rustication. An entrance in each end bay. The ground floor, basement, supports a portico of giant Roman Doric columns rising through 2 floors the 3 centre bays being recessed behind them. The echinus of the order is carved with egg and dart. Above this a full entablature breaking forward over the columns, the frieze being decorated with circles. The elevation is then completed with a very deep parapet. First and second floor windows have architraves and pediments.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
105 and 106 King Street	Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	
Mill Dam Conservation Area	Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around two building groups and their immediate settings, whilst other nearby spaces remain just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the river bank inaccessible – it was dangerous, private and divided by fences and walls right up to the water's edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Non designated assets		
Harton Low Staithes	Restored wooden structure on the riverfront between the Customs House and Ferry Landing. The timber staithes are evocative of the lost coal industry, once thriving here and crucial to the wealth that created the area's industrial and maritime heritage.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Victorian Pillar Box	This pillar box, located in Market Square, has the two letters V and R nearly linked on the front, identifying it as Victorian. It outside Croftons, which was destroyed in a WWII air raid. The post box survived.	The site forms part of the wider setting of the identified heritage asset but holds no known historic association. The site makes a negligible contribution to significance.
Mechanics Arms Public House	Links to Lambton Arms (below)	The site has no visual or historic association with the identified heritage asset.

		The site makes no contribution to significance.
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains. LOCATION MAP:	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Staithes House (including wall)	To the west side of the Mill Dam Road is Staithes House, a single storey building, originally constructed to house facilities for Harton Low Staithes' engine drivers and coal handlers. Used as a wagonwright's workshop to repair wagons. The wall defines the enclosure of yard. Embellished red brick façade. The adjacent boundary wall was reconfigured in the 1980s. The majority of the building was recently demolished.	The site has no visual and no known historic association with the identified heritage asset. The site makes no contribution to significance.
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Painted Mural, Commercial Road	In 1980 a Youth Enterprise Project team, South Shields painted a mural in Commercial Road. The mural was designed by D. Wilkinson to depict the history of the town from its Roman beginnings up to the industrial era of the 1970s. It is hand painted on a retaining wall of an old railway embankment that used to carry trains into Low Shields Station (long since demolished). Relevant to the social history of the area.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Ferry Landing	The distinctive new ferry landing, built by Harbour & General, was officially opened in July 1999. It consists of a 50m steel bridge leading to a 32 square metre reinforced concrete pontoon. There have been ferries across the Tyne since the 14th Century and this is the only service that remains. The ferry service makes just under 25,000 journeys a year and carries nearly 400,000 passengers a year.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Heritage Assets in the wider setting		
27 Mill Dam, The Scotia, The former Mercantile Marine Offices (Customs House), River Tyne River Police Authorities	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

<p>29-33 (odds) King Street, Dalton Lane Workshops, The Waterfront Public House, The Quadrant, Chimney of Former Cookson Glassworks, Merchant Navy Memorial, Gas Holder, Fleet and Spirit of South Shields Artworks, Riddicks, HSBC Bank</p>	<p>Locally Significant Heritage Assets</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
<p>Potential Impact of Allocation on Significance</p>		
<p>Description of Impact</p>		
<p>Name of asset</p>	<p>Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
<p>Old Town Hall</p>	<p>Development of the site would result in a MEDIUM IMPACT on the significance of the heritage asset.</p>	
<p>Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda</p>	<p>Development of the site would result in LOW IMPACT to the significance of the heritage asset.</p>	
<p>Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, Trustee Savings Bank, 16 Barrington Street, Lloyds Bank, Alum House Ham, 105 and 107 King Street, 27 Mill Dam, The Scotia, Mill Dam Conservation Area, Harton Low Staithes, Victorian Pillar Box, Mechanics Arms PH, Lambton Arms PH, Straithes House (including wall), Former Woolworth Building, Ferry Landing, Painted Mural, 29-33 (odds) King Street, The Waterfront Public House, The</p>	<p>Development of the site would result in NO CHANGE to the significance of these heritage assets.</p>	

<p>Quadrant, Chimney of Former Cookson Glassworks, Merchant Navy Memorial, The Mission to Seafarers, Gas Holder, Fleet and Spirit of South Shields Artworks, Riddicks, Natwest Bank</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>
<p>An opportunity to re-establish the original arrangement of this part of the Georgian square, thus enhancing the heritage significance of the Grade I Listed Old Town Hall. Development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>Examine context: careful consideration of scale, massing and roof form of surrounding buildings, particularly the Grade I Listed Old Town Hall and the relationship of the site to the origins of the Georgian town square. Development should be designed to emphasise key landmarks through good design and landscaping to protect existing and provide new views and frame existing features. Introduce active frontages to public spaces. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</p>	

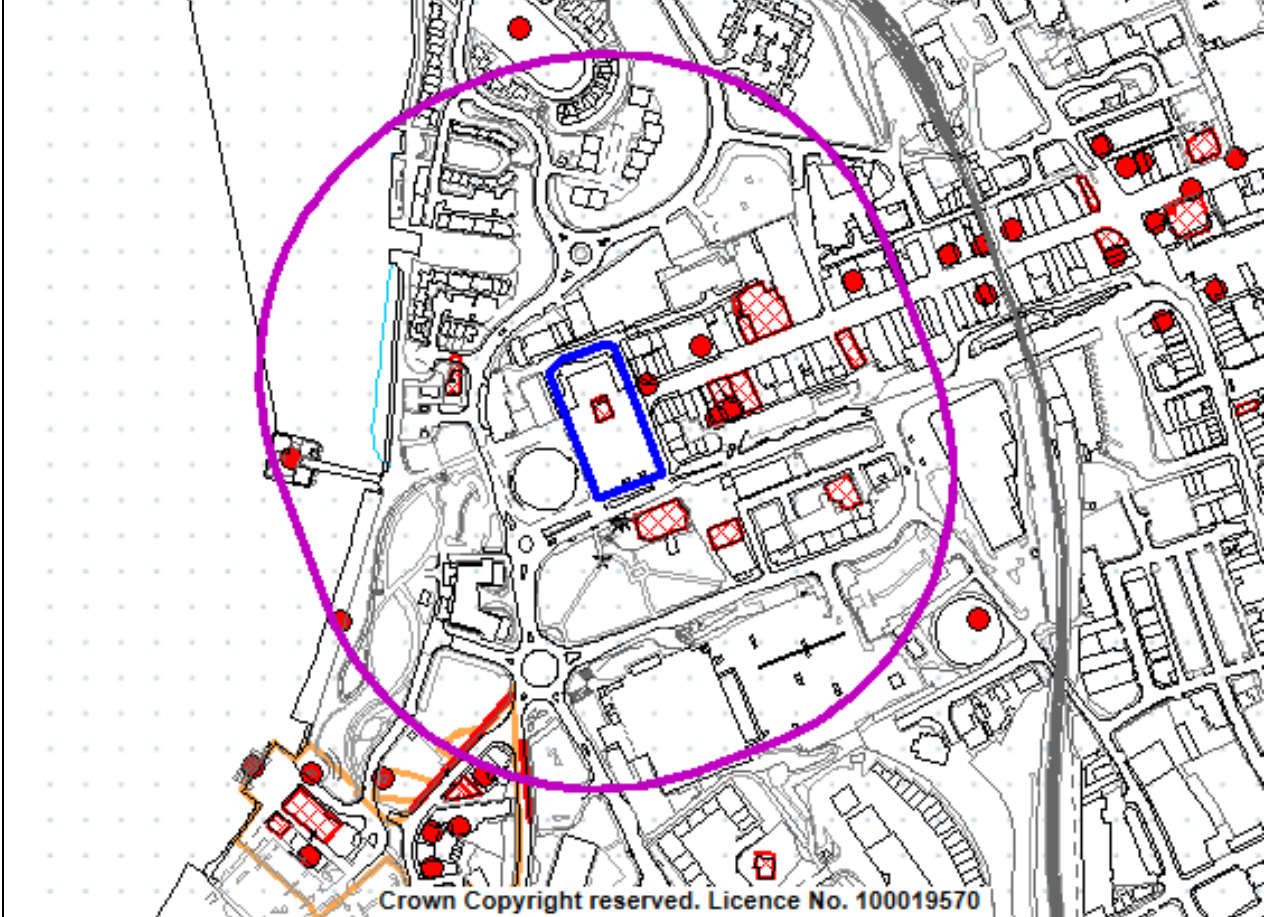
Site Reference	SIS037
Site Address	Land at Mariners Cottages
Proposed Use	Residential
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Mariners' Cottages, 1-22 Broughton Road GII (1231578) wrap round three side of the identified site</p> <p>Mariners' Cottages, 23-39 Broughton Road GII (1231579) 10m to the south east</p> <p>Boundary Wall to Numbers 1 to 22 (Consecutive) Fronting Road GII (1231875) forms the south eastern boundary of the identified site</p> <p>Boundary Wall to Numbers 23 to 39 (Consecutive) Fronting Road GII (1231580) 10m to the south east</p> <p>37-57 Beach Road GII (1231847) 180m to the west</p>
Scheduled Monuments	None
Conservation Areas	Mariners Cottages Conservation Area (Conservation Areas)
Registered Parks and Gardens	None
Non-designated Assets	None
Heritage Assets in the wider setting	<p>Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/)</p> <p>1 Beach Road GII (1231575)</p> <p>3 and 3A Beach Road GII (1231674)</p>

	<p>5 Beach Road GII (1231576) 11 Beach Road GII (1277484) 17 Beach Road GII (1231722) 21 and 21A Beach Road GII (1231577) 23 Beach Road GII (1231739) 29,31 and 33 Beach Road GII (1277485) 37-57 Beach Road GII (1231847) Municipal Buildings GII (1232325) Statue of Queen Victoria GII (1232222) Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (1232327) Former South Shields Hebrew Congregation, 25 Beach Road (Local List) St Paul and St John United Reform Church, Beach Road (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Mariners' Cottages, 1-22 Broughton Road	1843-47. A range of single storey cottages, set out round 3 sides of a garden courtyard. With nos 23-39 (qv) they form a large square through the centre of which runs Broughton Road. Red brick, stone dressings to doors and windows, slate roof. Single storey with uniform eaves and roof line. Each cottage of 3 bays. Designed in the "Tudor" style. The windows have chamfered stone surrounds and hood-moulds as does the central doorway. Doors have tudor-arched heads. The central cottage breaks forward, has wider windows and a stone parapet. Above the door a gabled dormer with a square panel inscribed 1839.	<p>The site is fundamental to the setting of the identified heritage asset.</p> <p>The site makes a high contribution to significance.</p>
Mariners' Cottages, 23-39 Broughton Road	A range of single storey cottages, set out round 3 sides of a garden courtyard. With nos 23-39 (qv) they form a large square through the centre of which runs Broughton Road. Red brick, stone dressings to doors and windows, slate roof. Single storey with uniform eaves and roof line. Each cottage of 3 bays. Designed in the "Tudor" style. The windows have chamfered stone surrounds and hood-moulds as does the central doorway. Doors have tudor-arched heads. The central cottage breaks forward, has wider windows and a stone parapet. Above the door a gabled dormer with a square panel inscribed 1839.	<p>The site is fundamental to the setting of the identified heritage asset.</p> <p>The site makes a high contribution to significance.</p>
Boundary Wall to Numbers 1 to 22 (Consecutive, north side) Fronting Road	Circa 1850. Low stone wall with coping, with square stone piers spaced at regular intervals. The piers have pyramidal caps. Coarse modern brick panels between the piers replace the original cast iron railings.	<p>The site is fundamental to the setting of the identified heritage asset.</p> <p>The site makes a high contribution to significance.</p>

Boundary Wall to Numbers 23 to 39 (Consecutive, south side) Fronting Road	Circa 1860. Low stone wall with coping, with square stone piers spaced at regular intervals. The piers have pyramidal caps. Coarse modern brick panels between the piers replace the original cast iron railings.	The site is fundamental to the setting of the identified heritage asset. The site makes a high contribution to significance.
Mariners Cottages Conservation Area	Designated in June 1981, Mariners' Cottages Conservation Area is in South Shields and is a small, compact area of approximately 1ha. The area comprises a remarkably intact group of early Victorian almshouses, a fascinating collection of buildings which illustrate the wealth of and respect for the seafaring community which so influences South Shields' history. The two neat, single-storey terraces and the gardens they enclose are a characterful and unusual historic enclave amongst the more regular terraced surroundings (a mix of residential, guest and boarding houses) which grew up around them. Each terrace of cottages and the two sets of garden boundary treatments are separately listed Grade II. The entire conservation area comprises two semi-formal three-sided terraces of 22 and 17 brick cottages respectively, which face each other across enclosed green courtyards. These are part communal and part private gardens, their boundary walls with railings, pillars and gates plus a length of Broughton Road split the area into two halves.	Mariners' Cottages Conservation Area has very simplistic spatial characteristics. The uncomplicated form of the two inward facing three sided terraces, separated by Broughton Road, controls the shape and distribution of all the enclosed and external spaces within the conservation area. The site is fundamental to the heritage significance of the Conservation Area. The site makes a high contribution to significance.
37-57 Beach Road	1. 5102 BEACH ROAD (north side) (formerly Bent House Road) Nos 37 to 57 (odd) NZ 3667 SE 5/5 22.9.80 II GV 2. Mid C19. Red brick, hipped slate roof. Three storeys. Stone lintels and stone eaves cornice. Entrance, of each 3 bay house, framed by stone Tuscan doorcase with straight entablature. Forms a good uniform terrace, but nos 37, 43, 51 and 57 have 2 storey bay windows. Nos 43, 47, 49, 51, 53, 55 and 57 have been re-glazed. No 53 has had stone cladding stuck on the front elevation and has been re-roofed. No 57 has had the cornices to the doorcase and bay window covered with wood. No houses are entered in the Census Enumerator's Return for 1851. 11 houses are entered in that for 1861. Three-quarters of the Terrace is shown complete with gardens on the 1st ed OS map. 6" - 1 mile surveyed in 1855.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		

<p>Buffer Zone associated with Hadrian's Wall, 1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach Road, 29,31 and 33 Beach Road, 37-57 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road</p>	<p>Nationally Significant Heritage Assets</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
<p>Former South Shields Hebrew Congregation, St Paul and St John United Reform Church</p>	<p>Locally Significant Heritage Assets</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
<p>Potential Impact of Allocation on Significance</p>		
<p>Description of Impact</p>		
<p>Name of asset</p>	<p>Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
<p>Mariners' Cottages, 1-22 Broughton Road, Mariners' Cottages, 23-39 Broughton Road, Boundary Wall to Numbers 1 to 22 (Consecutive) Fronting Road, Boundary Wall to Numbers 23 to 39 (Consecutive) Fronting Road, Mariners' Cottages Conservation Area</p>	<p>Development of the site would result in a HIGH IMPACT on the significance of the heritage assets.</p>	
<p>37-57 Beach Road, Buffer Zone associated with Hadrian's Wall, 1 Beach Road, 3 and 3A Beach Road, 5</p>	<p>Development of the site would result in NO CHANGE to the significance of these heritage assets.</p>	

<p>Beach Road, 11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach Road, 29,31 and 33 Beach Road, 37-57 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>
<p>There are unlikely to be no enhancements to the historic environment which could be achieved through allocation of the site.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>It is unlikely that harm to the historic environment could be mitigated.</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>Allocation of the site for development has potential to result in substantial harm to the identified heritage assets. As such, it is recommended that the site not be taken forward as an allocation.</p>	

Site Reference	SIS044
Site Address	Market Square, South Shields
Proposed Use	Mixed-use
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	<p>Old Town Hall GI (1232158) lies within the identified site</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (1232320) 60m to the west</p> <p>Church of St Hilda GII (1232156) 20m to the south</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (1232227) 20m to the south</p> <p>Sundial to South West of Church of St Hilda GII (1232157) 40m to the south</p> <p>War memorial outside St Hilda's Church GII (1440513) 30m to the south</p> <p>Trustee Savings Bank GII (1277483) 50m to the south east</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (1277214)</p> <p>Marks and Spencer (formerly) GII (1232150)</p> <p>16 Barrington Street GII (1231574) 120m to the south east</p> <p>Lloyds Bank GII (1232152) 140m to the east</p> <p>105 and 107 King Street GII (1232153) 50m to the east</p>
Scheduled Monuments	None
Conservation Areas	Mill Dam Conservation Area (Conservation Areas) 140m to the south west
Registered Parks and Gardens	None
Non-designated	Harton Low Staithes (Local List) 140m to the west

Assets	<p>Victorian Pillar Box, Market Square (Local List) 10m to the east Mechanics Arms Public House (Local List) 40m to the east Lambton Arms Public House (Local List) 40m to the east Staithe House (including Wall) (Local List) 140m to the south west Former Woolworth Building (Local List) 30m to the east Painted Mural, Commercial Road (Local List) 180m to the south west Ferry Landing (Local List) 140m to the west</p>	
Heritage Assets in the wider setting	<p>St Hilda's Colliery Headstocks GII (1277144) 200m to the east The former Mercantile Marine Offices GII (Customs House) (1232273) River Tyne, River Police Offices GII (1232160) 27 Mill Dam GII (1231582) Stag's Head Public House GII (1393666) Barclays Bank GII (1232198) The Scotia Public House GII (1232248) 29-33 (odds) King Street (Local List) Dalton Lane Workshops (Local List) The Waterfront Public House (Local List) The Quadrant (Local List) Chimney, Former Cookson Glassworks (Local List) Merchant Navy Memorial (Local List) The Mission to Seafarers, Holborn House (Local List) Unity Hall, 71 Mill Dam (Local List) Gas Holder (Local List) Fleet and Spirit of Tyne Artworks (Local List) Riddick's, Fowler Street (Local List) HSBC Bank, Fowler Street (Local List) 10 Mile End Road (Local List) The Criterion PH (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Old Town Hall	<p>The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields.. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial</p>	<p>The site is fundamental to the setting of this Grade I Listed Building and the functionality of the Georgian market square. Development of the site would cause profound harm to the identified heritage asset.</p> <p>The site makes a high contribution to significance.</p>

	<p>threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office.</p>	
<p>Alum House Ham (Tyne Dock Engineering Company Limited)</p>	<p>The Alum House Ham (Tyne Dock Engineering Company Limited) is an early 19th Century building. An elegant southern elevation with bows and curved sashes: the only one of its type to survive within the old town. The western end of the west elevation had a 19th Century public house front (The Alum House), before it served as offices for the Tyne Dock Engineering Company. It has now reverted to licensed premises. Reputed to have originally been connected to Isaac Cookson's glassmaking firm. The alehouse stood on what was originally Alum Ham, the public landing place where scullerman once gathered to row passengers across the Tyne.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>Church of St Hilda</p>	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>The site forms part of the wider setting of the identified heritage asset and has long had historical associations with the Market Square.</p> <p>The site makes a lesser contribution to significance.</p>
<p>Four Gate Piers Immediately to West of Church of St Hilda</p>	<p>Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.</p>	<p>The site forms part of the wider setting of the identified heritage asset and has long had historical associations with the Market Square.</p> <p>The site makes a lesser contribution to significance.</p>

Sundial to South West of Church of St Hilda	Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
War memorial outside St Hilda's Church	The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.	The site has limited visual and no historic association with the identified heritage asset. The site makes no contribution to significance.
Trustee Savings Bank	1841. Attention J & B Green architects. 1958-61. Attr. J H Morton & Sons architects. The original building consists of the 3 eastern bays in Borrington Street and the 5 bay elevation to Cornwallis Street. Ashlar, flat roof. Two storeys, rusticated quoins. Ground floor windows with semi-circular heads, sashes, architraves and keystones to the arched heads, continuous impost band. First floor windows, sashes, architraves and alternating triangular and segmental pediments. Continuous sill. Eaves cornice and parapet with balusters and some solid sections. The 4 west bays to Borrington Street and rest of building is an addition of 1958-61. Included for the part by the Greens. [ref: Newcastle Chronicle 1 May 1841]	The site forms part of the wider setting of the identified heritage asset but has no known historical associations with the Market Square. The site makes a negligible contribution to significance.
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

Marks and Spencer (formerly)	1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
16 Barrington Street	1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Barrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cartouche inscribed Union Office and dated 1904.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Lloyds Bank	1913 J D Kitson architect. Ashlar, 5 bays in the Renaissance palazzo manner, the order being Roman Doric, but with many individual interpretations which prevent the elevation being merely a worthy scholarly exercise. High ground floor, plain ashlar to cill level, then above, bonded rustication. An entrance in each end bay. The ground floor, basement, supports a portico of giant Roman Doric columns rising through 2 floors the 3 centre bays being recessed behind them. The echinus of the order is carved with egg and dart. Above this a full entablature breaking forward over the columns, the frieze being decorated with circles. The elevation is then completed with a very deep parapet. First and second floor windows have architraves and pediments.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.

Mill Dam Conservation Area	Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around two building groups and their immediate settings, whilst other nearby spaces remain just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the river bank inaccessible – it was dangerous, private and divided by fences and walls right up to the water's edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.	Part of the wider setting, the site has historical associations with the heavy industries that were once prevalent along the River Tyne at a time when the Old Town Hall was the centre of administration for the Town. The site makes a lesser contribution to significance.
105 and 107 King Street	Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Non designated assets		
Harton Low Staithes	Restored wooden structure on the riverfront between the Customs House and Ferry Landing. The timber staithes are evocative of the lost coal industry, once thriving here and crucial to the wealth that created the area's industrial and maritime heritage.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Victorian Pillar Box	This pillar box, located in Market Square, has the two letters V and R nearly linked on the	The site forms part of the wider setting of the identified heritage asset but holds no

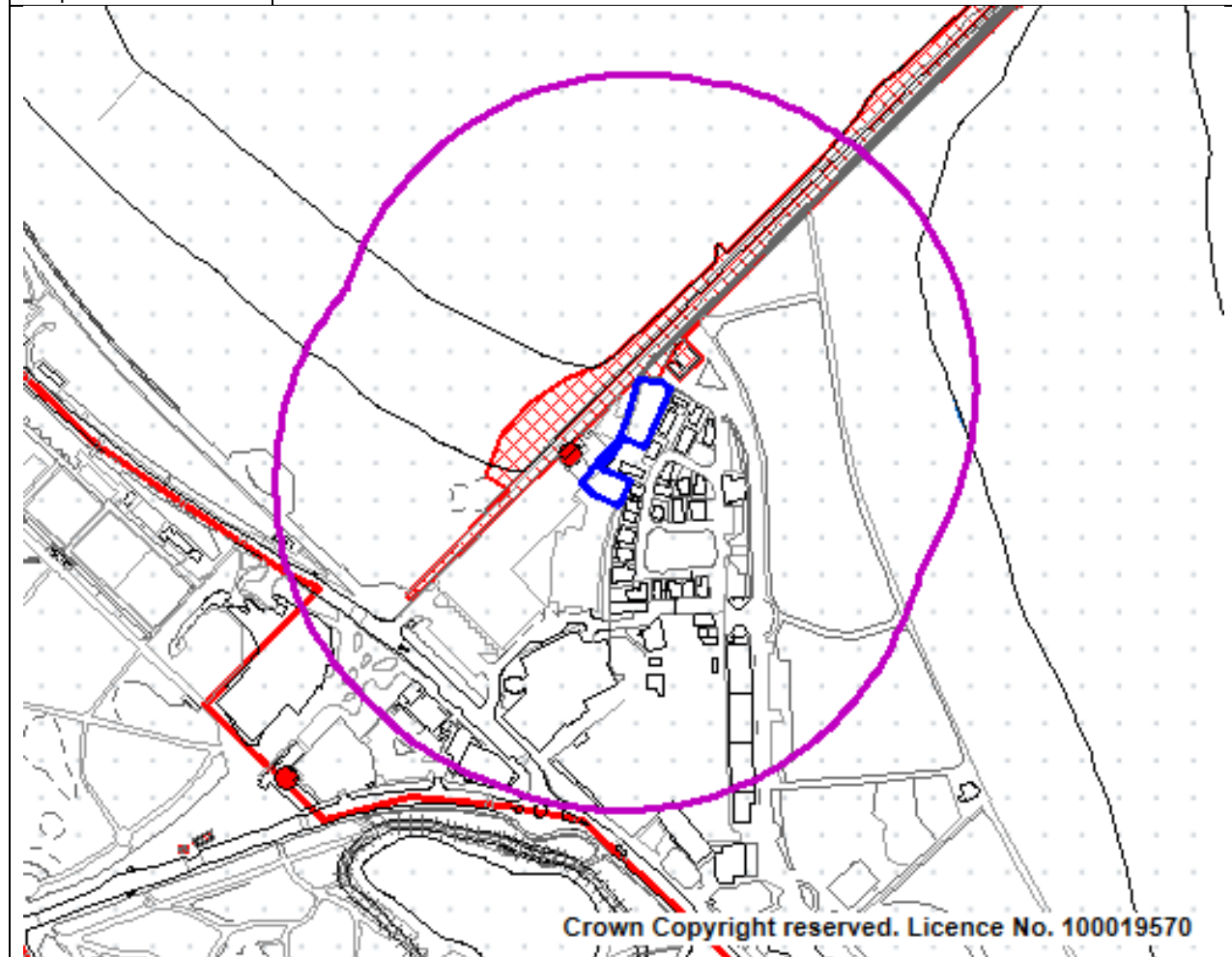
	front, identifying it as Victorian. It outside Croftons, which was destroyed in a WWII air raid. The post box survived.	particular historic association. The site makes a negligible contribution to significance.
Mechanics Arms Public House	Links to Lambton Arms (below)	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains. LOCATION MAP:	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Staithes House (including wall)	To the west side of the Mill Dam Road is Staithes House, a single storey building, originally constructed to house facilities for Harton Low Staithes' engine drivers and coal handlers. Used as a wagonwright's workshop to repair wagons. The wall defines the enclosure of yard. Embellished red brick façade. The adjacent boundary wall was reconfigured in the 1980s. The majority of the building was recently demolished.	The site has no visual and no known historic association with the identified heritage asset. The site makes no contribution to significance.
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Painted Mural, Commercial Road	In 1980 a Youth Enterprise Project team, South Shields painted a mural in Commercial Road. The mural was designed by D. Wilkinson to depict the history of the town from its Roman beginnings up to the industrial era of the 1970s. It is hand painted on a retaining wall of an old railway embankment that used to carry trains into Low Shields Station (long since demolished). Relevant to the social history of the area.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Ferry Landing	The distinctive new ferry landing, built by Harbour & General, was officially opened in July 1999. It consists of a 50m steel bridge leading to a 32 square metre reinforced concrete pontoon. There have been ferries across the Tyne since the 14th Century and this is the only service that remains. The ferry service makes just under 25,000 journeys a year and carries nearly 400,000 passengers a year.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.

Harton Low Staithes	Restored wooden structure on the riverfront between the Customs House and Ferry Landing.	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Heritage Assets in the wider setting		
St Hilda's Colliery Headstock, The former Mercantile Marine Offices (Customs House), River Tyne River Policy Authorities, 27 Mill Dam, Stag's Head PH, Barclays Bank, The Scotia PH	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
29-33 (odds) King Street, Dalton Lane Workshops, The Waterfront Public House, The Quadrant, Chimney of Former Cookson Glassworks, Merchant Navy Memorial, The Mission to Seafarers, Unity Hall, Gas Holder, Fleet and Spirit of South Shields Artworks, Riddicks, HSBC Bank, 10 Mile End Road, The Criterion PH	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Old Town Hall	Development of the site would result in a HIGH IMPACT on the significance of the heritage asset.	
Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda	Development of the site would result in a MEDIUM IMPACT on the significance of the heritage asset.	
Trustee Savings Bank, Mill Dam Conservation Area	Development of the site would result in LOW IMPACT to the significance of the heritage asset.	
Victorian Pillar Box	Development of the site would result in MINIMAL IMPACT to the significance of the heritage asset.	

<p>Alum House Ham, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, Entrance Building of the Former Theatre of Varieties, Marks and Spencer (former), 16 Barrington Street, Lloyds Bank, 105 and 107 King Street, St Hilda's Colliery Headstocks, The former Mercantile Marine Offices (Customs House), River Tyne River Policy Authorities, 27 Mill Dam, 16 Barrington Street, Stag's Head PH, Barclays Bank, The Scotia PH, Ferry Landing, Harton Low Staithes, Mechanics Public House, Lambton Arms Public House, Staithes House, Former Woolworths Building, Ferry Landing, 29-33 (odds) King Street, Dalton Lane Workshops, The Waterfront Public House, The Quadrant, Chimney of Former Cookson Glassworks, Merchant Navy Memorial, The Mission to Seafarers, Unity Hall, Gas Holder, Fleet and Spirit of South Shields Artworks, Riddicks, HSBC Bank, 10 Mile End Road, The Criterion PH</p>	<p>Development of the site would result in NO CHANGE to the significance of these heritage assets.</p>
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<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>
<p>There are unlikely to be enhancements to the historic environment which could be achieved through allocation of the site.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>It is unlikely that harm to the historic environment could be mitigated.</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>Allocation of the site for development has potential to result in substantial harm to the identified heritage assets. As such, it is recommended that the site not be taken forward as an allocation.</p>	

Site Reference	SIS045
Site Address	Land to west of Foreshore Caravan Site
Proposed Use	Residential

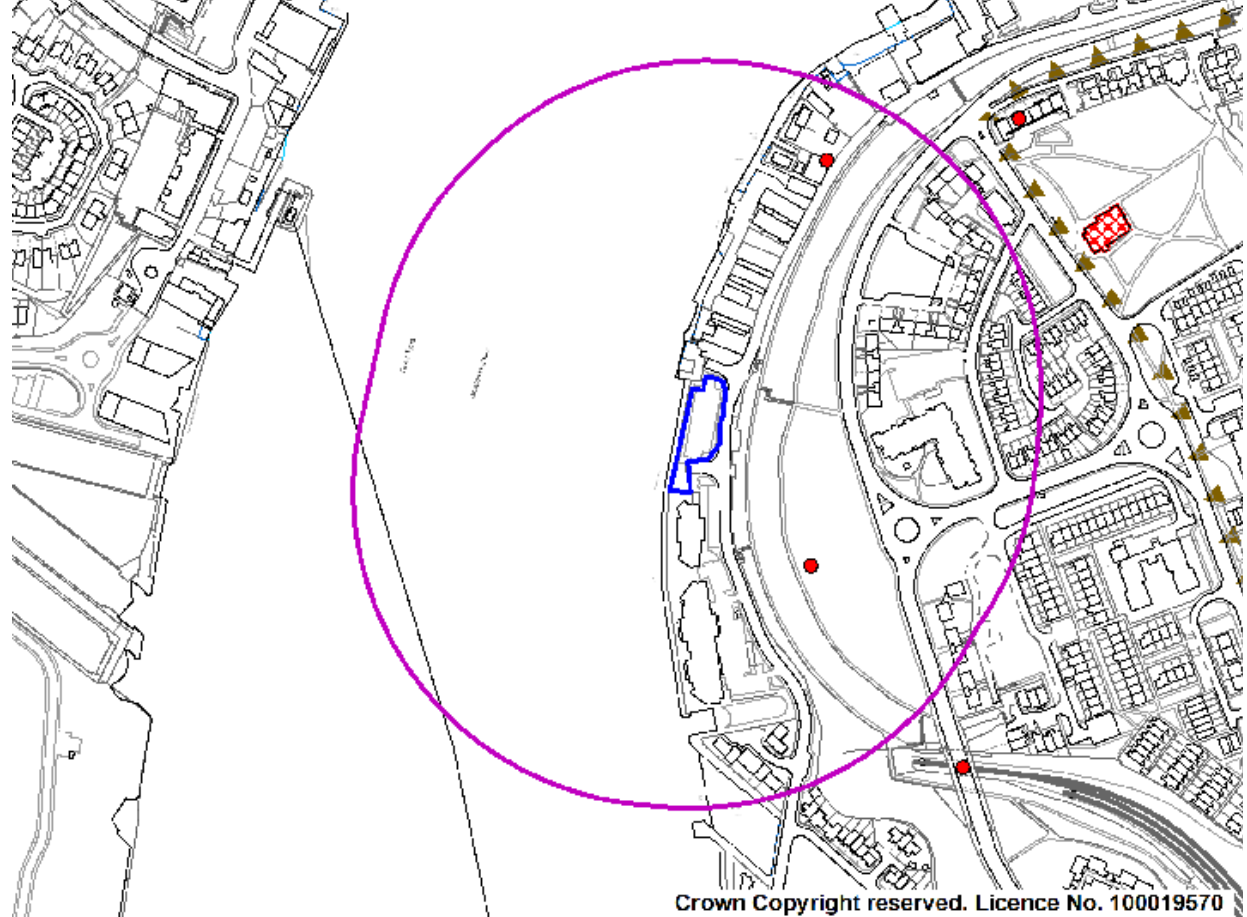


Assets Identified		
World Heritage Sites	None	
Listed Buildings	South Pier GII (1436854) abuts the northernmost corner of the identified site South Shields Volunteer Life Brigade Watch House GII (1277138) 10m to the north	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	North and South Marine Parks and Bents Park GII (1001466) 160m to the south west	
Non-designated Assets	Pier Watchman's Office (Local List) 20m to the north west Westovian Theatre (Local List) 100m to the south west	
Heritage Assets in the wider setting	Lifeboat GII (1232425) Canopy over Lifeboat GII (1277136) Jubilee Memorial GII (1232319)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
South Pier	South Pier, constructed between 1854 and	The site forms part of the wider setting of

	<p>1895, is listed at Grade II for the following principal reasons:</p> <ul style="list-style-type: none"> - Design interest: at 5,218 feet (1,590m) in length, it represents an impressive feat of engineering which also has aesthetic and architectural qualities; - Engineers: the original design was by the distinguished engineer James Walker, then modified and completed by JF Ure and PJ Messant who have two other listed infrastructure buildings on the River Tyne; - Intactness: most harbour structures of this date have undergone alterations, but this is a largely complete mid to later C19 example; - Group value: it forms part of an important group of listed maritime structures at the mouth of the River Tyne, most notably with North Pier, which together formed a Harbour of Refuge. <p>The Volunteer Life Brigade Watch House (Grade II) located at the S end of the pier was added in 1867.</p>	<p>the identified heritage asset but no known historic association remains.</p> <p>The site makes a lesser contribution to significance.</p>
<p>South Shields Volunteer Life Brigade Watch House</p>	<p>1867 following upon the founding of the South Shields Volunteer Life Brigade. Tower and small surgery added in 1875. Wood framed with timber cladding and slated roofs having overhanging eaves and fancy bargeboards to gable ends. The surgery extension is of brick, one bay only. One storey, 4 by 6 bays in all with octagon look-out tower at north-east corner, this having a low pitched pointed roof with decorative eaves brackets. Wood mullioned and transomed casements. Low retaining walls with cast iron railings. Listed mainly for its historic importance as one of only 2 surviving buildings original to their founding organisations, (the other is at Tynemouth) of which organisations only 3 still continue to function for rescue of shipwrecked people.</p>	<p>The site forms part of the wider setting of the identified heritage asset but no known historic association remains.</p> <p>The site makes a lesser contribution to significance.</p>
<p>North and South Marine Parks and Bents Park</p>	<p>A chain of three municipal seaside parks developed from the 1870s and into the early C20 on reclaimed land, The Marine Parks form a continuous chain of parks from the northernmost point at The Lawe, a lookout area guarding the Tyne estuary, to Bents Park.</p> <p>Bents Park is laid to a large open lawn,</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>


	enclosed by serpentine shelter belts of mature trees and hedges with a perimeter path. On the east side of the park an ornamental building (previously public conveniences) fronts Sea Road, laid out as a seaside promenade. The south-east area of the park, previously tennis courts, is now a caravan park (1999) which divides the Park from Bents Recreation Ground beyond. From Bents Recreation Ground (outside the registered area) the string of seaside open spaces continues south-east to Gypsies Green, where stands a glazed, tiled pavilion.	
Non designated assets		
Pier Watchmans's Office	Built in 1868 by the Tyne Improvement Commission to oversee the development of South Pier.	The site forms part of the wider setting of the identified heritage asset but no known historic association remains. The site makes a lesser contribution to significance.
Heritage Assets in the wider setting		
Lifeboat, Canopy over Lifeboat, Jubilee Memorial	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Westovian Theatre	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
South Pier, South Shields Volunteer Life Brigade Watch House	Development of the site could result in a MEDIUM IMPACT to the significance of the heritage assets.	
Pier Watchmans's Office	Development of the site would result in LOW IMPACT to the significance of the heritage asset.	
North and South Marine Parks and Bents Park, Lifeboat, Canopy over Lifeboat, Jubilee Memorial, Westovian Theatre	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research,		

repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)
There are limited enhancements to the historic environment which could be achieved through allocation of the site, although the introduction of
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)
Ensure that the visual relationship between the South Pier, South Shields Volunteer Life Brigade Watch House and Pier Watchmans's Office are maintained and, where possible, enhanced. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this historically significant location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.

Site Reference	SIS0059	
Site Address	Land at Long Row Car Park	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings		
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	The Dolly Peel Statue (Local List) North East Maritime Trust wooden workshops (Local List)	
Heritage Assets in the wider setting	The Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/) (Local List) Bridge, River Drive (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Non designated assets		
The Dolly Peel Statue	1987 by B. Gofton. This is a statue of Ciment Fondu and concrete. It depicts local 19th Century heroine Dolly Peel, who helped men evade the press gangs. She was born in	The site has no visual or historic association with the identified heritage asset.

	South Shields in 1782 and was known as a smuggler of brandy, tobacco, perfume and lace. She is said to have been one of the first 'nurses' to work in the cockpit of naval vessels. Dolly died in 1857. The inscription on the base says "stories and legends about her persist to this day".	The site makes no contribution to significance.
North East Maritime Trust wooden workshops	The North East Maritime Trust, located on the site of J.G. Mitchelson & Sons Boatbuilders, was set up in 2005 by local enthusiasts to make a positive contribution to the renewal of interest in traditional seagoing activities in the region. The main emphasis is on the care, maintenance, restoration and reconstruction of wooden vessels. The riverside workshop itself is more than 100 years old, and is open to the public every Wednesday.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
The Buffer Zone associated with Hadrian's Wall (part of the Frontiers of the Roman Empire)	Internationally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Bridge, River Drive	Locally Listed Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
The buffer zone associated with Hadrian's Wall, The Dolly Peel Statue, North East Maritime Trust wooden workshops, Bridge at River Drive	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the		

site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)
n/a
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?
Allocation of the site for development is unlikely to cause harm to the historic environment.

Site Reference	SIS061
Site Address	Land at Saville Street
Proposed Use	Housing
 <p style="text-align: right; font-size: small;">Crown Copyright reserved. Licence No. 100019570</p>	
Assets Identified	
World Heritage Sites	Within the Buffer Zone associated with Hadrian's Wall (management-plan) (part of the Frontiers of the Roman Empire 430/) 160m to the north
Listed Buildings	<p>The Former Marine School (Ocean Road Annexe) GII (1232318) 160m to the north</p> <p>South Shields Museum and Art Gallery GII (1232317) 115m to the north west</p> <p>Wall and Railings of the Museum and Art Gallery Fronting Road GII (1277135) 145m to the north west</p> <p>Stag's Head Public House GII (1393666) 30m to the west</p> <p>Barclays Bank GII (1232198) 155m to the north west</p> <p>The Scotia Public House GII (1232248) 180m to the north west</p> <p>Victoria Hall GII (1232945) 165m to the south west</p> <p>1 Beach Road GII (1231575) 1900m to the south</p> <p>3 and 3A Beach Road GII (1231674) 190m to the south</p> <p>5 Beach Road GII (1231576) 180m to the south</p> <p>11 Beach Road GII (1277484) 180m to the south</p> <p>17 Beach Road GII (1231722) 170m to the south</p> <p>21 and 21A Beach Road GII (1231577) 100m to the south east</p> <p>23 Beach Road GII (1231739) 110m to the south east</p> <p>29,31 and 33 Beach Road GII (1277485) 180 to the south east</p>
Scheduled Monuments	None

Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Riddick's, Fowler Street (Local List) 95m to the north west HSBC Bank, Fowler Street (Local List) 90m to the north west The Criterion Public House (Local List) 130m to the north west 4-8 (evens) Fowler Street (Local List) 135m to the north west Minchella's Café (Local List) 170m to the north west Man with Donkey Statue (Local List) 155m to the north west Lion Statue (Local List) 155m to the north west The Ship and Royal Public House (Local List) 170m to the north west	
Heritage Assets in the wider setting	Municipal Buildings GII (1232325) 120m to the south east Statue of Queen Victoria GII (1232222) 150m to the south east Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (1232327) 180m to the south east 10 Mile End Road (Local List) Gas Holder (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Hadrian's Wall WHS	<p>The Roman Empire, in its territorial extent, was one of the greatest empires history has known. Enclosing the Mediterranean world and surrounding areas, it was protected by a network of frontiers stretching from the Atlantic Coast in the west to the Black Sea in the east, from central Scotland in the north to the northern fringes of the Sahara Desert in the south. It was largely constructed in the 2nd century AD when the Empire reached its greatest extent. This frontier could be an artificial or natural barrier, protecting spaces or a whole military zone. Its remains encompass both visible and buried archaeology on, behind and beyond the frontier. Hadrian's Wall was built on the orders of the Emperor Hadrian in AD 122 as a continuous linear barrier at the then northernmost limits of the Roman province of Britannia. The Wall was supplemented by the ditch and banks of the vallum, supporting forts, marching camps and other features in a wide area to the north and south, linked by an extensive road network. It illustrates an ambitious and coherent system of defensive constructions perfected by engineers over the course of several generations and is outstanding for its construction in dressed stone and its excellent use of the spectacular upland terrain through which it passed. Each</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	<p>section of the property constitutes an exceptional example of a linear frontier, encompassing an extensive relict landscape which reflects the way resources were deployed in the north-western part of the Empire and which displays the unifying character of the Roman Empire, through its common culture, but also its distinctive responses to local geography and climate, as well as political, social and economic conditions. Although some parts have been affected by land use change and natural processes, the integrity of the property is demonstrated through its visible remains and buried archaeological features. Their state of survival has been researched in many areas. Several areas of the frontier have been built over, but where significant archaeological remains have been proven to exist they have been included in the property.</p>	
Former Marine School (Ocean Road Annexe)	<p>1867-69. T M Clemence, Borough Surveyor. 1909. Addition in Wesley Street. T A Page & Son, Architects. Red brick, with stone dressings and flat roof. Dignified essay in the "Elizabethan" style, with projecting bays, tall transom and mullioned windows and classical details. Two storeys, 3 bay square plan. Most of the bays break forward. All corners are marked by rusticated quoins. The central entrance from Ocean Road has a grand stone doorcase of paired rusticated Tuscan columns with full entablature. The elevation crowned by entablature and balustrade. The balustrade pierced above the breaks forward and with decorative cresting above. The bay at the south-east corner is carried up one full storey above the roof level to form a square tower crowned by an entablature and pierced balustrade. It is lit by a semi-circular headed window in each face. The tower originally carried an observatory which was removed in 1979. The building was cleaned and restored, April 1980. This was the original building built for the Marine School.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
South Shields Museum and Art Gallery	<p>1858-60. Former Public Library and Museum. John Wardle, architect. Buff coloured brick, stone dressings, flat roof. Two storeys and basement. Three bays, the centre one of which breaks forward and has</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to</p>

	<p>rusticated quoins. Designed in a somewhat coarse "Italianate" quattrocento style. The extremities marked by giant pilasters, the facade crowned by a heavy, bracketed stone cornice. The central entrances contained within a semi-circular arched opening divided by a central square column supporting the crown of the arch. Each outer bay lit by 4 segmental headed windows with plain architraves. Over the windows a heavy floor band. First floor lit by 3 grand semi-circular headed openings with continuous cill. Each divided by a central shaft into 2 semi-circular headed lights with the tympanum pierced by a small circular light. Continuous impost band. Rusticated jambs to main openings. Large keystones about the eaves cornice. Originally built for the Mechanics' Institute, becoming the Public Library in 1873. The museum added in 1876. The Library moved to new premises in 1976. Cleaned and restored 1978-79.</p>	<p>significance.</p>
<p>Walls and Railings of the Museum and Art Gallery Fronting Road</p>	<p>Wall and railings (1858-60) to the front area of the Museum and Art Gallery. Low brick wall with intermediate brick piers. Wall has stone coping and the piers stone caps. Decorative cast iron panels set between the piers.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>Barclays Bank</p>	<p>1909 J H Morton Architect. Ashlar. Three storeys and 7 bays. Quadrant plan linking King Street to Fowler Street. Ground floor heavily rusticated above a high plain plinth. Windows, central entrance and door from Fowler Street have semi-circular hooded openings with scrolled keystones. First floor openings have architraves and alternating triangular and segmental pediments. Continuous cill band and cast iron balconies. Second floor windows have moulded architraves. All crowned by an entablature with modillion cornice and a balustraded parapet. Each end bay broken forward to form a pavilion. Ionic pilasters rising above ground floor support open pediments. The tympanum of each pediment contains a cartouche. A good example of early C20 "Bankers Classical" in South Shields standing in a prominent position.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
<p>The Scotia Public House</p>	<p>1903-04. Henry Grieves architect. Red brick with ashlar dressings to doors and windows etc. Slate roof. Three storeys. Edwardian "baroque" with some nice art nouveau</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

	<p>embellishments. Quadrant corner with King Street and the bay arrangement is as follows:- one to King Street, 3 to the quadrant and 6 to Mile End Road. The second and fourth bays to Mile End Road break forward and have semi-circular pediments rising above the stone modillioned eaves cornice. The end sixth bay is carried above the eaves to form a small square tower. This has a pyramidal roof with a nice spikey wrought iron finial. Ground floor openings have semi-circular heads with heavy "Gibbs" surrounds. First floor openings have rusticated architraves with large keystones and stone aprons. The centre window of the quadrant and those in the second and fourth bays to Mile End Road have Ionic pilasters, entablatures and semi-circular pediments. Third floor windows plain rectangular openings with stone frames. Above the curved roof of the quadrant rises a little circular turret cap and with a fine art nouveau wrought iron fleche. This is a nice "conceit" and makes a most successful feature to this corner. This building is the best example of its type in South Shields.</p>	<p>The site makes no contribution to significance.</p>
Victoria Hall	<p>Public hall, offices and shops. 1896 with C20 alterations. Red brick with ashlar dressings. Slate roofs. Renaissance Revival style. 2 storey plus attics. Main street front has central doorway with segmental pediment flanked by shop fronts, that to left replaced late C20. That to right survives intact with Ionic pilasters, and dentilated entablature. Above to the right an octagonal, 2 storey tower topped with a dome, the lower floor has pairs of tall plain sashes in moulded ashlar surrounds to each face, and above single round headed plain sashes with ornate moulded surrounds to each face, the keystones rise to individual pediments over each face. To the left a pair of plain sashes in moulded surround with round headed shell panel above. To the left again 4 tall round headed windows, the centre 2 wider, with tall brick pilasters between. Above a single central semi-circular window with tracery in a raised gable with broken pediment and raised small pediment with corner finials. Interior: On the first floor a public hall with fine plaster-work</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

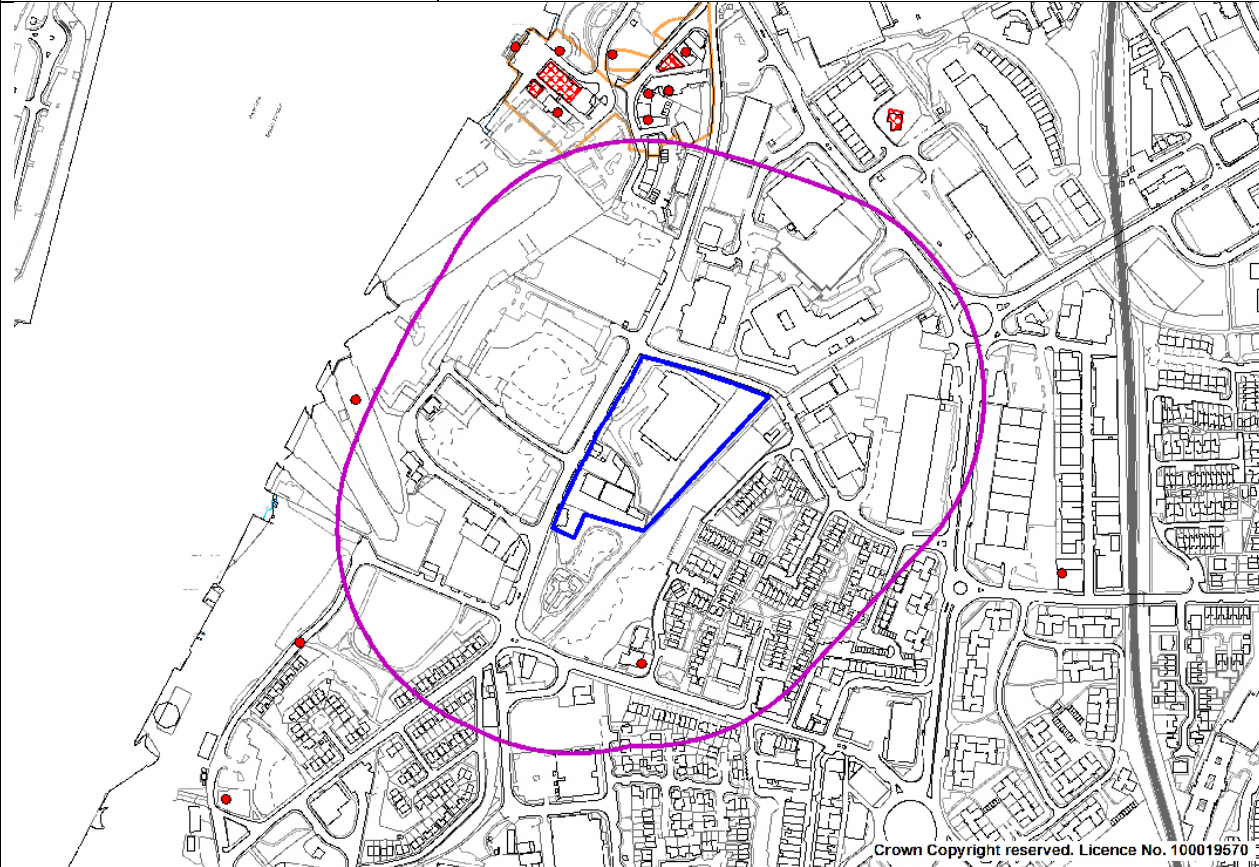
	decoration. Panel plaster ceiling with central rose vent, and flanking diamond vent with circular rose. Walls are articulated with tall Ionic pilasters standing on bases with ornate plaster frieze, with between round arched panels and windows with ornate plaster surrounds. Apsidal end, has shallow half dome with ornate plasterwork, and flanking doorcases with ornate pedimented surrounds.	
1 Beach Road	Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
3 and 3A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
5 Beach Road	Early C19. Now rendered, slate roof. Two storeys above a semi-basement. Two bays. Re-sashed. Later C19 bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
11 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. C19 wood bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment, good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
17 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. Later C19 bay to all floors. Large later dormer. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
21 and 21A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Dormer window. Two bays, re-sashed. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
23 Beach Road	Early C19. Rendered, slate roof. into storeys above a semi-basement. Two dormers. Five bays, original sashes. Entrance, approached by flight of steps, framed by a later C18	The site has no visual or historic association with the identified heritage asset.

	doorcase with straight entablature. Nos 1 to 23 (odd) were built as "Ogle Terrace" on land belonging to the Rev J S Ogle. The westernmost house was stated to have been built in 1816 [Newcastle Courant 19 April 1817] The complete terrace is shown on Wood's plan of South Shields 1827.	The site makes no contribution to significance.
29, 31 and 33 Beach Road	Early C19. Red brick, stone eaves cornice, hipped slate roof. A dignified composition, with slight variations between the units. Elevation of 11 bays, divided by giant 2 storey pilasters with stone bases and caps as follows a, b, a; a.b.a; b. a, being 2 bays, b, being one bay. No 29 (a.b.a). Two storeys above semi-basement. The basement of ashlar. Central entrance approached by flight of steps framed by tri-partite stone doorcase. Three bays, blank, to west return elevation. No 31 (a.b.a). Two storeys. Low ashlar plinth. Windows taller than those of no 29. Central entrance, at ground level, framed by tri-partite stone doorcase. No 33 (b). Windows and plinth as for no 31. Three bays, sashed, to east return elevation. Nos 29, 31 and 33 are not shown on Wood's plan of South Shields 1827. Two houses are entered in the Census Enumerators Return for 1841.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Non designated assets		
Riddicks	This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
HSBC Bank	The York and County Banking Co. commissioned architects Messrs Clark and Moscrop to design a building to replace an existing building on the corner of Denmark Street and York Street. At the time the York and County Bank shared premises with the London City and Midland Bank in King Street. The Council approved the plans in 1903. The Midland Bank traded from these premises since 1926 – now part of HSBC.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
The Criterion (former)	This prominently sited Victorian Building is mentioned in the 1899-1900 Trace Directory.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
4-8 (evens) Fowler	A substantial building dating from around	The site has no visual or historic

Street	the time Fowler Street was widened (circa 1900)	association with the identified heritage asset. The site makes no contribution to significance.
Minchella's Café	Originally part of the entrance to the Royal Assembly Hall, the shop has had several tenants, including tobacconists Auty and Norman. Fred Minchella opened up his ice cream parlour in 1943 and together with his brother Tony built a reputation for the outstanding quality of their delicious ice cream. Their father, Guiseppe Minchella, came to England from the village of San Michelle in Cassino, Italy circa 1905. He originally sold ice cream in the colliery districts of Durham before moving to South Shields, where he had an ice cream parlour on King Street.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Man with Donkey Statue	Private James Simpson Kirkpatrick (the Man with the Donkey of Gallipolis fame) was born in Bertram Street, South Shields. In 1909 he jumped ship in Australia and worked in the mines. At the outbreak of the war he joined the Australian 3rd Field Ambulance Brigade as 'Private Simpson'. During the Gallipolis campaign in the 1914-1918 war Private Simpson, a stretcher-bearer, and his donkey carried upwards of 15 wounded soldiers through the enemy fire every day for 24 days from the front line in the battlefields to the dressing stations. Several of his donkeys were to die from enemy fire and 'the man with the donkey' was finally shot in 1915 by a Turkish sniper. He was hailed as a hero in his native South Shields and in his adopted country, Australia. He is honoured every year in that country on Anzac Day as well as having a statue depicting a 'Man with his Donkey' honouring his memory, both in Melbourne, in front of the war memorial and in the capital, Canberra, in the national museum. A smaller version of this statue can be seen in the South Shields Museum, and a modern version of it stands across the road from the museum in Ocean Road	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Lion Statue	18th or 19th Century sculpture, possibly the work of R B Forbridge. Originally belonging to the Golden Lion Hotel in King Street, which was demolished in 1973. Advertisements for auctions at former	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to

	coaching inn go back to 1789. One of the inn's owners, a Mr Oyston, distributed a "fat sheep" to the poor in honour of the Coronation of William IV in 1830.	significance.
The Ship and Royal PH	Known locally as The Royal. This Victorian building is mentioned in the 1899-1900 Trade Directory.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings fronting onto Broughton Road	Nationally Listed Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
10 Mile End Road, Gas Holder	Locally Listed Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Buffer Zone associated with Hadrian's Wall, The Former Marine School, South Shields Museum and Art Gallery, Stag's Head PH, Victoria Hall, 1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach Road, 29, 31 and 33 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to Municipal Buildings, Riddicks, HSBC Bank, The Criterion, 4-8 (evens)	Development of the site would result in NO CHANGE to the significance of these heritage assets.	

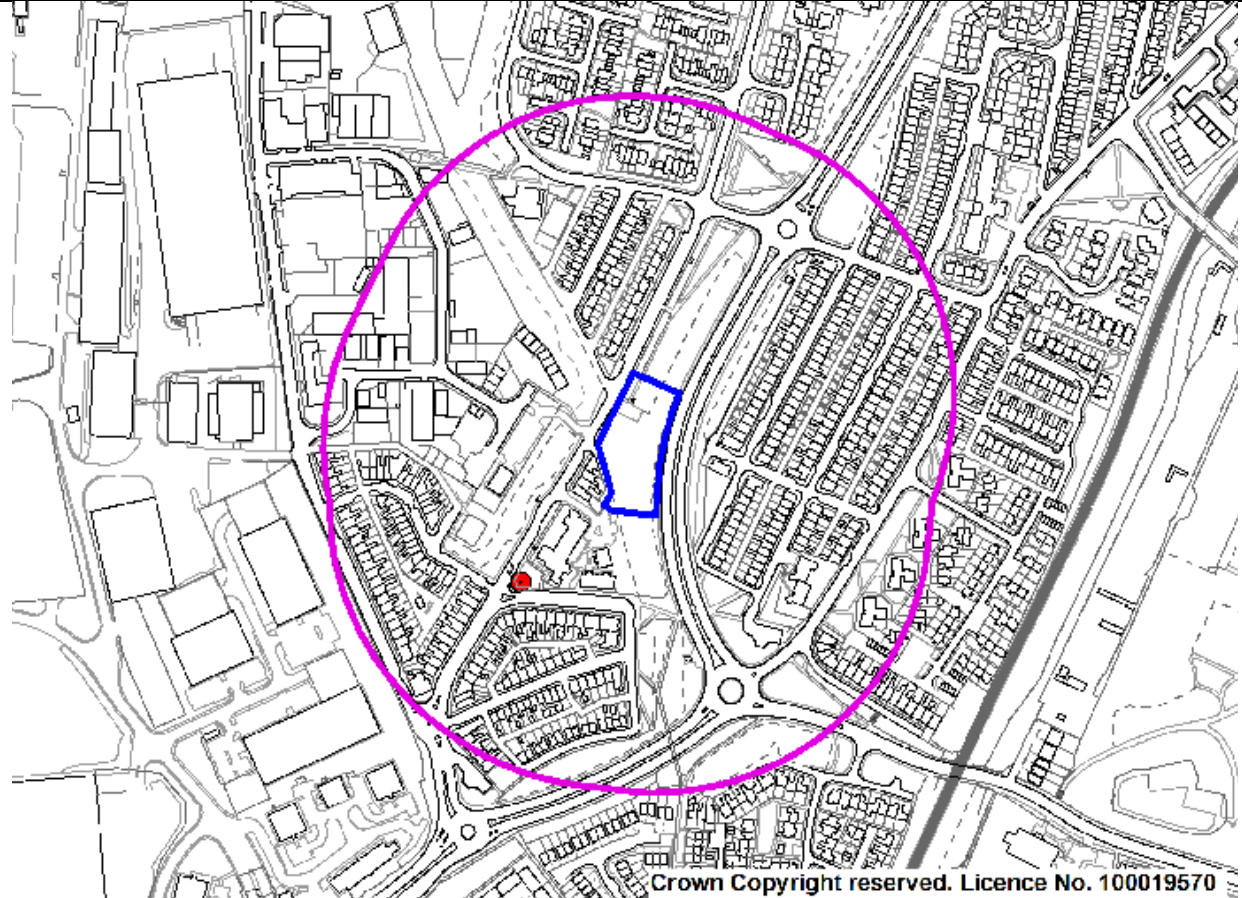
<p>Fowler Street, Minchella's Café, Man With Donkey Statue, Lion Statue, The Ship and Royal PH, 10 Mile End Road, Gas Holder</p>	
<p>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</p>	
<p>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site.</p>	
<p>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</p>	
<p>n/a</p>	
<p>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</p>	
<p>Allocation of the site for development is unlikely to cause harm to the historic environment.</p>	

Site Reference	SOS015
Site Address	Land at Commercial Road/Tudor Road
Proposed Use	Mixed-use
	
Assets Identified	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	Mill Dam Conservation Area (Conservation Areas) 200m to the north
Registered Parks and Gardens	None
Non-designated Assets	Middle Docks (Local List) 140m to the west Al Azhar Mosque (Local List) 120m to the south
Heritage Assets in the wider setting	St Hilda's Colliery Headstock GII (1277144) The former Mercantile Marine Offices GII (Customs House) (1232273) River Tyne, River Police Offices GII (1232160) 27 Mill Dam GII (1231582) Dalton Lane Workshops (Local List) The Waterfront Public House (Local List) The Quadrant (Local List) Chimney, Former Cookson Glassworks (Local List) Merchant Navy Memorial (Local List) The Mission to Seafarers, Holborn House (Local List) Unity Hall, 71 Mill Dam (Local List) Level Crossing over West Holborn (Local List)

Bethesda Free Church (Local List)		
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Mill Dam Conservation Area	<p>Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around two building groups and their immediate settings, whilst other nearby spaces remain just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the riverbank inaccessible – it was dangerous, private and divided by fences and walls right up to the water's edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.</p>	<p>The site has no visual or known historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Non designated assets		
Middle Docks	<p>Nineteenth Century dock and harbour installation. A 'Mr Smith's Dock' is shown on a 'Plan of the Low part of the Tyne' in the late 1760s. The first mention by name of Middle Dock is from 1772, when the brig True Briton was announced for sale at 'the Middle Dock, South Shields'. In 1774, the yard</p>	<p>The site has no visual or known historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

	<p>was described as containing a 'large and commodious double dock, a spacious building yard, smiths' shops, warehouses and all other necessary conveniences and appurtenances...' References to 'docks' on the site by 1799 show it had at least two in place by that time. Wood's map of South Shields of 1827 shows two owners in the Middle Dock Yard; a Mr Stoveld in the northern dock and a Mr Hall in the southern dock. In the mid-19th Century the two docks were joined into one business under Hood, Henderson and Woods: the Middle Dock Co. In 1899 the Middle Dock Co. was sold and a new Middle Dock and Engineering Co. Ltd. was formed. The principal work of the yard was ship repairing. A third graving dock at Middle Dock was opened in 1909 and all the yard's departments were reorganised and extended and new electric cranes installed. A fourth graving-dock was constructed between 1914 and 1917. Construction of this dock, which ran obliquely across the enlarged yard, involved the infilling of the old Metcalfe's Dock and the demolition of much of the yard's structures. At the time, it was the second largest graving dock on the east coast north of the Thames. After WW I, the two oldest docks in the yard were also extended and the yard considerably upgraded. The yard was employed to full capacity over WWII and the latest dock was extended in 1941 to 640 feet in length. From 1977 the Middle Dock and Engineering Company became a member of British Shipbuilders as part of the Tyne Shiprepairers Group Ltd. In 2003 many brick warehouses survived, along with a fine example of a ferro-concrete office block built in 1907. Four docks survived, crane tracks, mooring posts and steam winches. None of the fixtures remain.</p>	
Al Azhar Mosque	<p>The Al Azhar Mosque was built in 1971 to satisfy the religious needs of South Shields' established Yemeni community. Although some may consider the architecture somewhat</p>	

	'underwhelming' compared to others in the Islamic world, this little mosque was put firmly on the map in 1977 when boxing legend Mohammad Ali visited Al Azhar to worship and to have his marriage blessed by the local Imam. It has become a cherished landmark of South Shields. The Yemeni Arab community in South Shields dates back to at least 1890. It is one of the oldest existing integrated Muslim communities in Britain.	
Heritage Assets in the wider setting		
St Hilda's Colliery Headstock, The Former Mercantile Marine Offices (Customs House), River Tyne River Policy Offices, 27 Mill Dam	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Dalton Lane Workshops, The Waterfront Public House, The Quadrant, Chimney of Former Cookson Glassworks, Merchant Navy Memorial, The Mission to Seafarers, Unity Hall, Level Crossing, Bethesda Free Church	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Mill Dam Conservation Area, Middle Dock, Al Azhar Mosque, St Hilda's Colliery Head Stock, The former Mercantile Marine Offices (Customs House), 27 Mill Dam, River Police Offices, Dalton Lane Workshops, The Waterfront Public House, The Quadrant, Merchant Navy War Memorial, The Mission to Seafarers, Unity Hall, River Tyne, Middle Docks, Unity Hall, Level Crossing	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		

n/a		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development is unlikely to cause harm to the historic environment.		
Site Reference	SOS076	
Site Address	Land between South Eldon Street and A194	
Proposed Use	Housing	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	St Mary's War Memorial (1440515) 80m to the south west	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	None	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated assets		
St Mary's War Memorial	St Mary's War Memorial, which stands at the corner of Dean Road and South Eldon	The site has no visual or historic association with the identified heritage

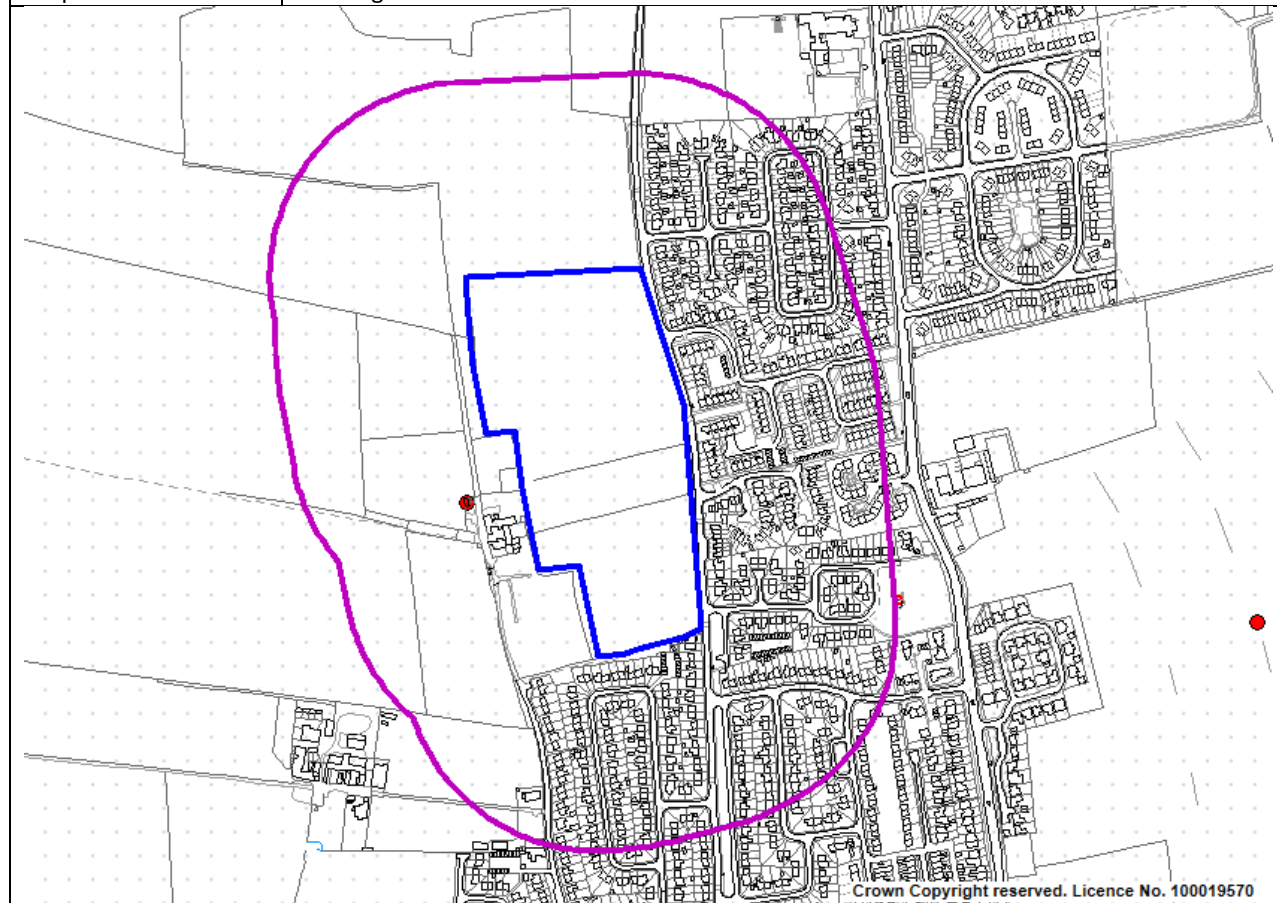
	<p>Street, Tyne Dock, is listed at Grade II for the following principal reasons:</p> <ul style="list-style-type: none"> - Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; - Architectural interest: a well-proportioned memorial cross in the Celtic style; - Degree of survival: unusually the memorial has not been adapted for Second World War commemoration, and thus retains its original design intent. 	<p>asset.</p> <p>The site makes no contribution to significance.</p>
Potential Impact of Allocation on Significance		
Description of Impact		
Name of Asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
St Mary's War Memorial	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
n/a		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development is unlikely to cause harm to the historic environment.		

Site Reference	WH011
Site Address	Land at Kitchener Road
Proposed Use	Housing

Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	Lizard Lane Heavy Anti-Aircraft Battery (1419998) Bombing Decoy Site Control Shelter, Wellands Farm (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Heritage Assets in the wider setting		
Lizard Lane Heavy Anti-Aircraft Battery	Nationally Significant Heritage Asset	
Bombing Decoy Site Control Shelter, Wellands Farm	Locally Significant Heritage Asset	The conservation area is the highest point in the borough and can be seen for many miles. The site makes a lesser contribution to

		significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Lizard Lane Anti-Aircraft Bombing Decoy Site Control Shelter	Development of the site would result in NO CHANGE to the significance of the heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
n/a		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development is unlikely to cause harm to the historic environment.		

Site Reference	WH009
Site Address	Land surrounding Wellands Farm
Proposed Use	Housing

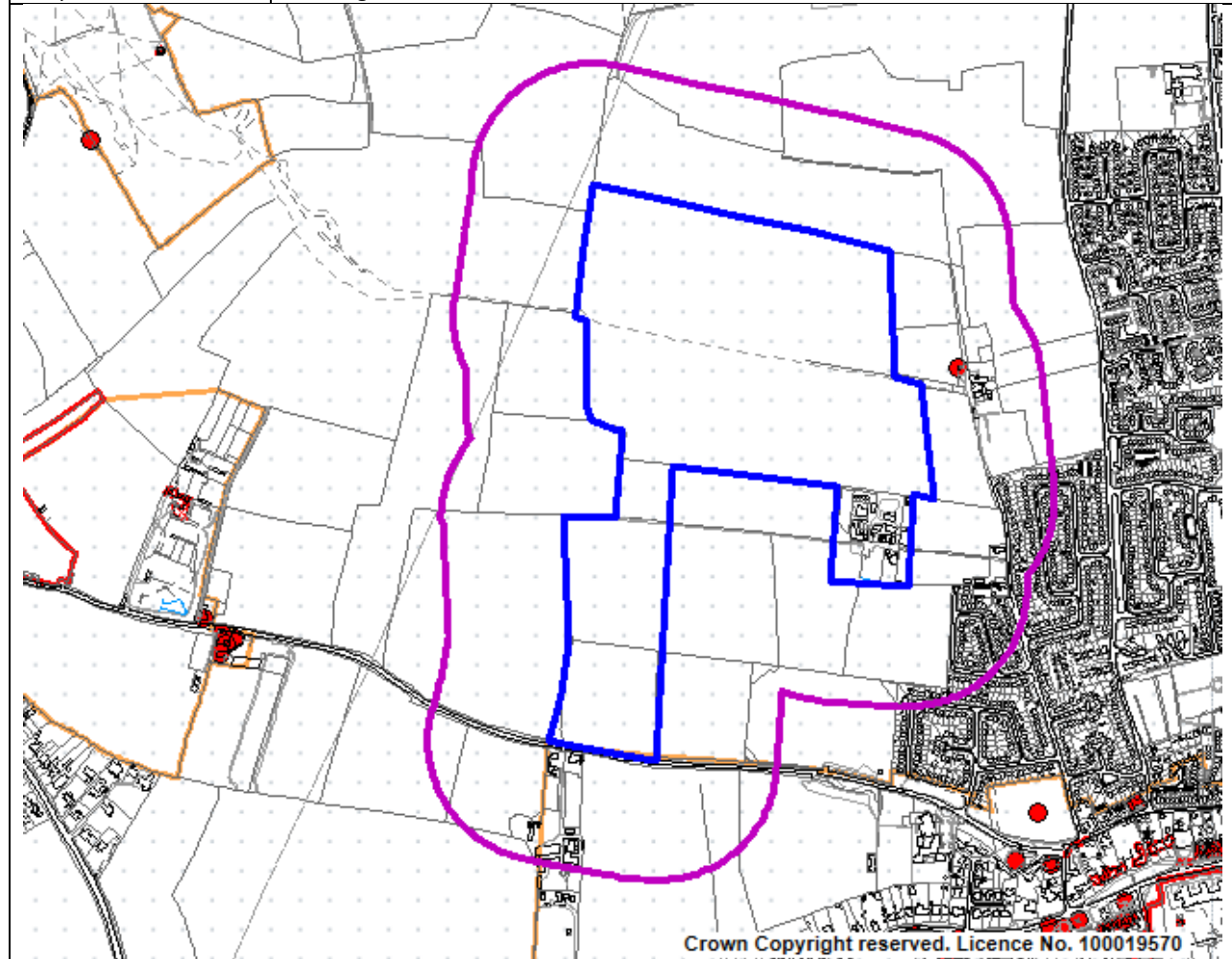


Assets Identified		
World Heritage Sites	None	
Listed Buildings	Whitburn Mill GII (1355075) 200m to the east	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	Bombing Decoy Site Control Shelter (Local List) 60m to the west	
Heritage Assets in the wider setting	Whitburn Rifle Ranges (Local List)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated assets		
Whitburn Windmill	Tower Mill. 1790. Coursed, roughly squared limestone; sandstone blocks top course. 3 storeys; entrances and windows on north and south.	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to

		significance.
Non-designated assets		
Bombing Decoy Site Control Shelter, Wellands Farm	A Second World War 'Permanent Starfish' bombing decoy located at Whitburn. It was constructed to deflect enemy bombing from Newcastle. It is referenced as being in use between 01-AUG-1941 and 08-APR-1943. It was also the site of a 'QL' decoy, which was built as part of the 'C-series' of civil decoys for Newcastle. This is referenced as being in use between 02-OCT-1942 and 01-MAY-1943. The 'QL' decoy displayed lights to simulate the marshalling yards, dockyards, factories and loco glows associated with Newcastle. The crew room from which the decoys were controlled is of classic design - a rectangular brick area for the crew, two large concrete blast walls to protect the door.	The site has some visual but no known historic association with the identified heritage asset. The site makes a negligible to significance.
Heritage Assets in the wider setting		
Whitburn Rifle Ranges	Locally significant heritage asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Bombing Decoy Site Control Centre	Development of the site would result in MINIMAL to the significance of the heritage asset.	
Whitburn Windmill, Whitburn Rifle Ranges	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Introduce interpretation. Examine context: careful consideration should be given to the scale, massing and roof form. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the		

identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**

Site Reference	WH012
Site Address	Land west of Wellands Lane
Proposed Use	Housing

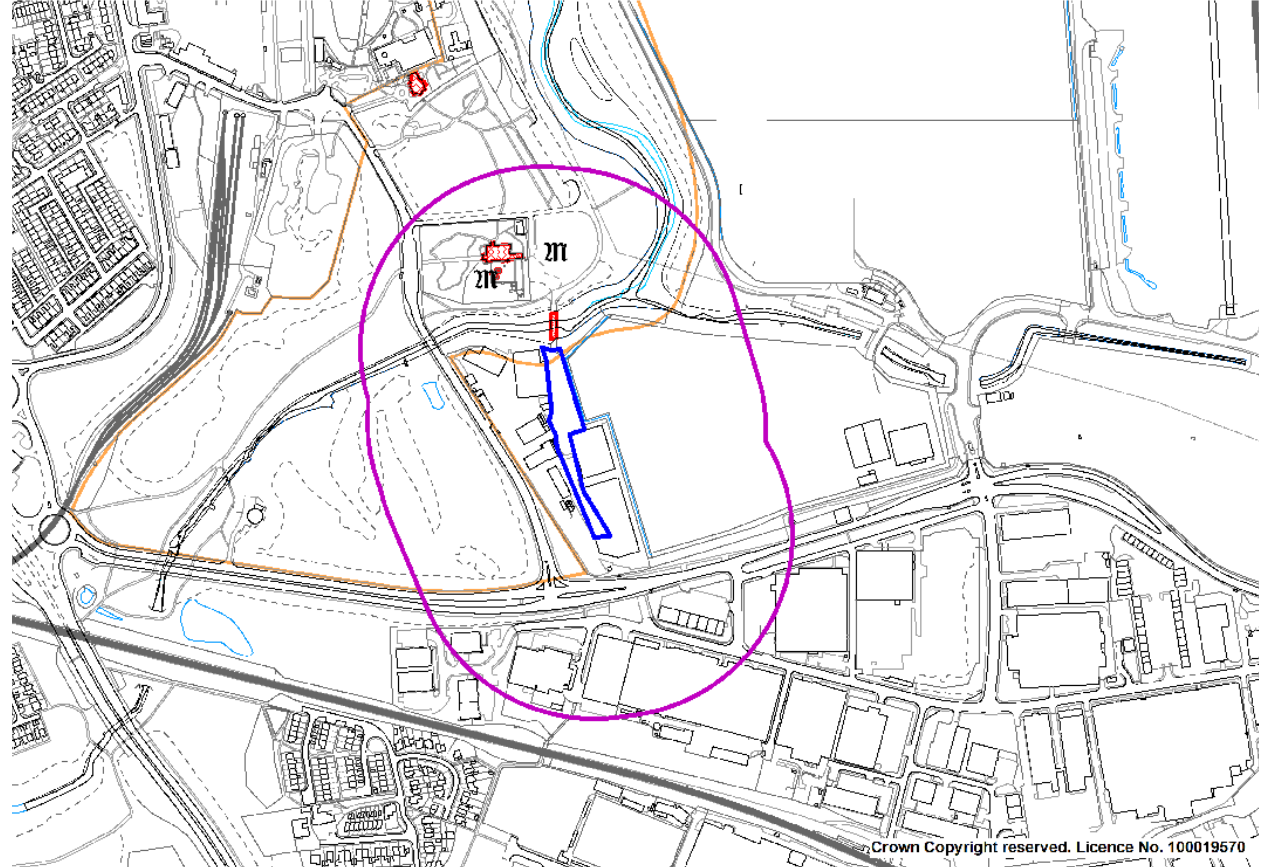


Assets Identified	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	Whitburn Conservation Area (Conservation Areas) runs along the southernmost boundary of the identified site
Registered Parks and Gardens	None
Non-designated Assets	Bombing Decoy Site Control Shelter , Wellands Farm (Local List) 70m to the east
Heritage Assets in the wider setting	Cleaddon Conservation Area (Conservation Areas) Cleaddon Hills Conservation Area (Conservation Areas) Whitburn War Memorial GII (1442999) Undercliff GII (1355077) Hill Crest, 53 Front Street GII (1185504) Hill House, 55 Front Street GII (1025222) Steps, Walls and Piers to Walls and Piers to 55 Front Street GII (1299620)

	<p>Village Green (Local List) Whitburn Parish Hall, Sandy Chare and Boundary Walls (Local List) West Well, The Green (Local List) Village Pond (Local List) Boundary Wall, Orchard Gardens (Local List) Drinking Fountain, Front Street (Local List) Recreation Ground, Whitburn (Local List) West Hall Farm (Local List) Peacock Lodge (Local List) Pill Box, Cleadon Hills (Local List)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Heritage Assets		
Whitburn Conservation Area	Designated in 1973, Whitburn Conservation Area is a rich collection of mainly eighteenth and nineteenth century buildings of great architectural character and charm with a deep green setting and abundant tall mature trees. Whitburn has a strong rural village character dominated by Front Street's high quality dwellings around the medieval tree-lined village green.	Views out of the village towards the west have a spacious and open quality and take in the panorama of the Cleadon Hills Area of High Landscape Value north east of the village, including fleeting views of the distinctive Grade II* Listed Cleadon Chimney. There are also long distance rural views to the south from Moor Lane. The site makes a medium contribution to significance.
Non Designated Assets		
Bombing Decoy Site Control Shelter, Wellands Farm	A Second World War 'Permanent Starfish' bombing decoy located at Whitburn. It was constructed to deflect enemy bombing from Newcastle. It is referenced as being in use between 01-AUG-1941 and 08-APR-1943. It was also the site of a 'QL' decoy, which was built as part of the 'C-series' of civil decoys for Newcastle. This is referenced as being in use between 02-OCT-1942 and 01-MAY-1943. The 'QL' decoy displayed lights to simulate the marshalling yards, dockyards, factories and loco glows associated with Newcastle. The crew room from which the decoys were controlled is of classic design - a rectangular brick area for the crew, two large concrete blast walls to protect the door.	The site has some visual but no known historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Cleadon Conservation Area	Cleadon Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of Listed Buildings	The open fields that lie to the east of the village provide a rural context to the conservation area and offer the opportunity to take in extensive and attractive views. The site makes a lesser contribution to significance.

	<p>within the old village; and finally, the uniquely attractive views of Cleadon Windmill and the Water Tower that can be seen from Cleadon Lane.</p> <p>The 1975 boundaries of Cleadon Conservation Area were extended by the Council on 19th March 2004 to include Cleadon Plantation, which is a residential area to the west of the village eloped during the twentieth century.</p>	
Cleadon Hills Conservation Area	<p>Cleadon Hills Conservation Area was designated in 1988 to cover the three acres of the former Cleadon Pumping Station site. This was made to protect unlisted buildings such as the dome-covered reservoir and the site's trees, boundary walls and spaces. Designation was prompted by the imminent sale of the site and possible threat of fragmentation.</p> <p>The following year, the size of the conservation area was considerably increased to include the listed Cleadon Windmill and surrounding grasslands, part of the Durham Magnesian Limestone Plateau and a Site of Special Scientific Interest.</p>	<p>The conservation area is the highest point in the borough and can be seen for many miles.</p> <p>The site makes a lesser contribution to significance.</p>
Hill Crest, Hill House, Steps, walls, piers to walls and piers at 55 Front Street	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Village Green, Whitburn Parish Hall, West Well, Village Pond, Boundary Wall at Orchard Gardens, Drinking Fountain, Recreation Ground, West Hall Farm, Peacock Lodge, Pill Box	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
Whitburn Conservation Area	Development of the site would result in MEDIUM IMPACT to the significance of the heritage asset.	
Cleadon and Cleadon Hills Conservation	Development of the site would result in LOW IMPACT to the significance of the heritage assets.	

Areas	
Bombing Decoy Site Control Shelter, Hill Crest, Hill House, Steps, walls, piers to walls and piers at 55 Front Street, Village Green, Whitburn Parish Hall, West Well, Village Pond, Boundary Wall at Orchard Gardens, Drinking Fountain, Recreation Ground, West Hall Farm, Peacock Lodge, Pill Box	Development of the site would result in NO IMPACT to the significance of the heritage assets.
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?	
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)	
Examine context in this sensitive landscape setting: careful consideration should be given to the design, materials, scale, massing and roof form and the impact of development on the rural setting of Whitburn Conservation Area. Views to and from Cleadon Hills should be incorporated into the layout. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.	
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.	

Site Reference	E13	
Site Address	Port of Tyne – Land Beside MH Southern	
Proposed Use	Employment	
		
Assets Identified		
World Heritage Sites	None	
Listed Buildings	Jarrow Bridge GII (1355092) adjacent to the northern boundary Church of St Paul GI (1355091) 100m to the north	
Scheduled Monuments	Village of Jarrow (1005897) 100m to the north St Paul's Monastery, Jarrow (1002978) 90m to the north	
Conservation Areas	St Paul's Conservation Area (Conservation Areas)	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	Jarrow Old Hall GII (1185882)	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Assets		
Jarrow Bridge	Jarrow Bridge, over the estuary of Bede's Burn, between Jarrow and East Jarrow. Hutchinson's "History of Durham" published in 1787 states that "the passage from Jarrow monastery to the opposite shore is formed by a raised causeway and a bridge	The site has limited visual association with the identified heritage asset but was formerly part of a direct historical route over the River Don. The site makes a lesser contribution to

	<p>over the rivulet, which considering the haven to have been neglected for many ages, is yet a formidable work". The listed building description states that the bridge was repaired by William Allison, mason in 1781-3 and widened for the turnpike in 1826. The date of repair coincides with repair work carried out on the church in 1782. The origins of the bridge seem to lie, at the latest, in the mid-18th century, and may date from the period of industrial development of the Slake which began in 1697. The bridge was bypassed by the construction of a new road bridge to the west prior to 1938. Honey coloured sandstone bridge with a single arch. The upper surface has setts arranged with two drainage channels. The east face has a projecting string course below the parapet. On both sides there is a pilaster on either side of the arch. The arch has a good hood mould. The bridge has been substantially rebuilt and it may be that the eastern side is the oldest, with the bridge widened to the west in the early 19th century. The bridge was restored in 1999.</p>	<p>significance.</p>
<p>Church of St Paul</p>	<p>The church, which served both the cell and the parish of Jarrow, consisted of two (probably late) C7 churches linked by the lower part (? late C7) of what became a tower probably c1074. Most of the east church (present chancel) survives. The western basilica is thought to have consisted of a chancel, a nave with four porticus to north and south, and a west porch. It was demolished and replaced in 1782/83, and again in 1866. Part of the original nave north wall remains. The Victorian nave and north aisle are by George Gilbert Scott. Fittings and furnishings: Unique Saxon stained glass excavated and reinstated in south chancel window. C1500 bench and bench ends of choir stalls in north of chancel. Bede's chair probably dates to the 14th century. 15th century font. A petrological analysis of the Anglo-Saxon and Anglo-Norman undertaken in 2014 confirmed that the Roman fort of Arbeia supplied good quality building stone for the Monkwearmouth-Jarrow monasteries. However, the source of the Roman squared stone used for the 7th</p>	<p>The site has limited visual and no remaining historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	century Eastern Church at St. Paul's is less certain.	
Village of Jarrow	<p>At the time of Bishop Walcher's grant in the late C11 Jarrow (Gyrvum) seems to have been a principal vill, with several appendages. It was, however, quite small - in 1345/6 there were 8 named tenants, one being the Master of the cell of Jarrow, paying rent for 9 tofts and 1 cottage. When Hutchinson visited it in 1782 he noted only "two or three mean cottages". Having said this, the actual site of the village to which the documentary references apply is unknown. Was it north of Jarrow Hall, i.e. SMR 1233, and/ or along the road west of the hall, and did it just dwindle away there? Or is it represented by the 18th century/C19 village east of the priory (SMR 1235), and could that be the result of a clearance when the hall was built?</p> <p>From at least the beginning of the 19th century a village existed east of St. Paul's church. The 1808 plan of Simon Temple's estate shows houses arranged round the south, east and north sides of the rough grassed area between the church and the Don (to the east), with another row along the edge of the road north from the bridge. The layout is slightly enlarged on the 1st ed. OS. In 1973/76 C.D. Morris excavated the row of one-room brick cottages which lay west of the end of the bridge and found them to be late 18th century/early C19. The only medieval structures found were part of the priory. The area was subject to slum clearance in the early 1930s and, according to Morris, then became a chemical waste tip.</p>	<p>The site has limited visual and no remaining historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>
St Paul's Monastery	<p>In 681 King Ecgfrid granted 40 hides of land to Benedict Biscop on which to build a monastery. Ceolfrid and 22 brothers (12 tonsured and 10 lay bretheren, maybe craftsmen) were sent from Wearmouth to form a community. King Ecgfrid marked out the position of the altar. The church was dedicated to St. Paul on 23 April 685. The dedication stone is still extant in the church (earliest such inscription for an English church). In 685/6 pestilence nearly wipes out the community. Ceolfrid died in 716 when the joint estate of Wearmouth and Jarrow was 150 hides. At this time there</p>	<p>The site has limited visual and no remaining historic association with the identified heritage asset.</p> <p>The site makes no contribution to significance.</p>

	<p>were around 600 monks at Jarrow and Wearmouth. Bede died at Jarrow in 735. Jarrow was probably sacked by the Vikings in 794. Jarrow was re-founded around 865. Jarrow and Wearmouth perished in the raids 869-70. By 934 the land holdings of the monastery had been dispersed into new hands. 1022-45 Bede's bones were moved to Durham. In 1069/70 the church was destroyed by fire. In 1072, Aldwin, Prior of Winchcombe, founded a new community at Jarrow and restored the buildings. In 1083 the community was transferred to Durham. There was a total of 23 monks at Jarrow and Monkwearmouth. In 1144 the monastery was besieged during a conflict between William Cumin and Bishop William de St. Barbara. Monastic life was possibly re-established by 1190. In 1225 Jarrow was named as a cell of Durham. Account rolls survive from 1303. The cell had a farm attached (a grange). Between 1356 and 1361 the windmill was a valuable asset, but this was abandoned after 1424-5. In 1374-5 three windows were repaired in the aula (hall). The principal rooms in the 14th century was the hall (aula) and a chamber (camera). In 1480 a chamber and a new 'prior's chamber are mentioned, along with a kitchen, bakehouse, brewhouse, 3 storerooms, a pantry, larder and cellar. There was a withdrawal of monks from Jarrow between 1425 and 1432. Largescale repairs in 1488. In 1533 there were only 3 monks at Jarrow. The last account roll entry was in 1534. The cell was dissolved in 1537 when revenues were valued at £40 7s 8d. The estate was sold to William, Lord Eure of Witton, who held it until 1616. The property was then divided, later split into eighths. In the 17th century adjuncts were built on the north side of the south range. By the 18th century the estate had been bought by Simon Temple who built Jarrow Hall overlooking the monastery ruins. In 1711 the churchwarden reported that the minister's house was in ruinous condition. In 1783 the nave of St. Paul's Church was rebuilt. The rectory was built in 1853. In 1866 the north aisle and vestry were built. The rectory was demolished in 1878. The churchyard closed in 1880. The site was scheduled in 1938.</p>	
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St Paul's Conservation Area	The historic core of the St Paul's Conservation Area has been a focus for tourists and pilgrims for many centuries because of its association with Bede. This includes Bede's World in an area to the northwest that has links with the historic core of the conservation area, St Paul's Church and Monastery through Jarrow Hall. Residential areas have encroached on this generally industrial area to the southwest and west, however industry retains a strong presence to the southeast and east.	The site has limited visual and no remaining historic association with the identified heritage asset. The site makes no contribution to significance.
Heritage Assets in the wider setting		
Jarrow Old Hall	Nationally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset. The site makes no contribution to significance.
Potential Impact of Allocation on Significance		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Jarrow Bridge	Development of the site would result in LOW IMPACT to the significance of the heritage asset.	
Jarrow Bridge, Church of St Paul, Village of Jarrow, St Paul's Monastery, St Paul's Conservation Area, Jarrow Old Hall	Development of the site would result in NO CHANGE to the significance of these heritage assets.	
Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?		
Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)		
Introduce interpretation and undertake repairs to Jarrow Bridge and secure continued public access to the structure whilst also improving its immediate setting. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this historically significant location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology. There may be an opportunity to introduce a physical reminder of the historical route that led across the bridge, reflecting the stone setts that demarcate the footprint of the nearby St Paul's Monastery.		
Is the proposed site allocation appropriate in light of the NPPF's test of soundness?		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the		

identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will **ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.**