



South Tyneside Council

Neighbourhood Services

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East Boldon Conservation Area

Character Appraisal

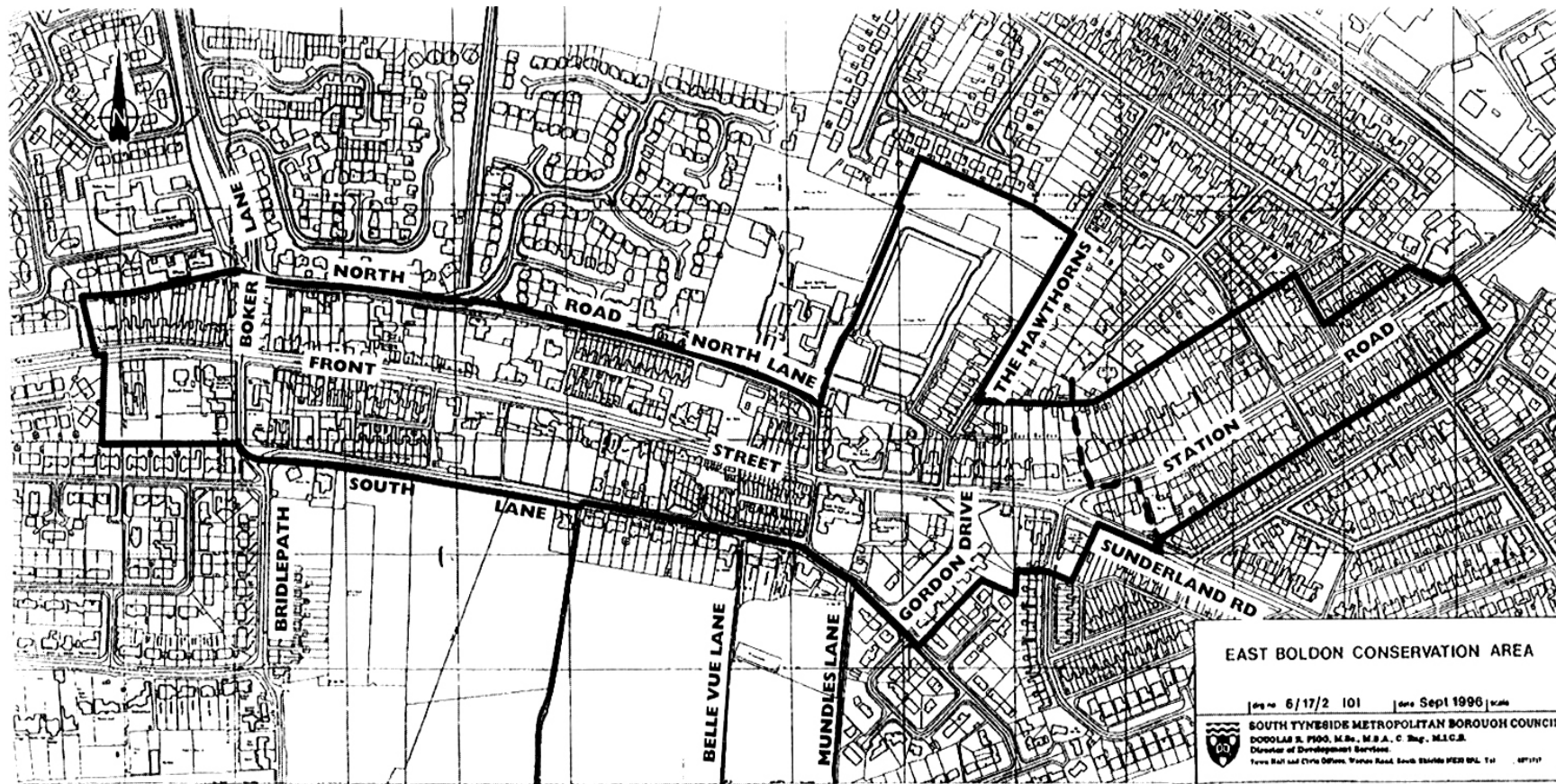
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Map 1: East Boldon Conservation Area – Boundary
(dotted line indicates 1993 eastern extension)



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East Boldon Conservation Area

I Introduction

Conservation Areas were first introduced by the Civic Amenities Act 1967 and are defined as being:

“areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”

Local authorities have a duty in exercising planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. They depend on much more than the quality of individual buildings, and take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, materials and street furniture. It is also common for a number of Listed Buildings to be included.

The approach to character appraisals has altered in recent years. It is now recognised that planning policy, development control, enhancement proposals and conservation area management can be best achieved when there is a clear and sound understanding of the conservation area’s special interest. *PPG15: Planning and the Historic Environment* urges local authorities to prepare detailed appraisals and states:

“the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder the basis for local plan policies and development control decisions, as well as for the preservation and enhancement of the character and appearance of an area”.

The value of the appraisal is two-fold. First, its publication will improve the understanding of the value of the built heritage, providing property owners and potential developers, with clearer guidance on planning matters and the types of development which are likely to be encouraged. Secondly, it will enable South Tyneside Council to improve its strategies, policies and approach towards the conservation and development opportunities and priorities within the conservation area. The appraisal will form a sound basis for establishing effective conservation area policies; support the effective determination of planning and listed building applications; and form relevant evidence in planning appeals.

Guidance used to complete this appraisal includes *PPG15* (DoE & DNH, Sept 1994), *Conservation Area Practice* (English Heritage, Oct 1995), *Conservation Area Appraisals* (English Heritage, March 1997) and *Conservation Area Management* (English Historic Towns Forum, June 1998).

2 East Boldon Conservation Area

The East Boldon Conservation Area was designated in 1975 to cover the linear core of the old village and its short extensions east and west. In 1993, it was extended to take in most of Station Road but it still retains its neat, compact, linear shape as a defining feature – a two-row plan with a back lane on both sides and round the ends, and originally with a narrow green along the middle.



As a result of what has been mainly gradual, organic change, the conservation area has a diverse mix of architectural styles from the seventeenth century to the present day and a strong sense of place throughout which is worthy of conservation.

3 Location

East Boldon is part of the Boldons, a collection of settlements once part of County Durham but, since 1974, within the southern part of South Tyneside Metropolitan Borough. They have clear agricultural and mining roots, even though these activities have now largely faded.

The derivation of *Boldon* (various historic spellings include Bowedon and Baldon) is ‘rounded hill’, with *don* either a reference to the nearby river, or derived from *dun*, an Anglican word for ‘hill’¹. The area around East Boldon is therefore unsurprisingly undulating and predominantly rural. The village itself lies on the gentle northern slopes of an escarpment 4 miles south of South Shields.

The village is built on an historic route between Newcastle and Sunderland, now the A184, a busy secondary road. In 2002, the Newcastle-Sunderland railway line was converted to become part of the Tyne & Wear Metro system, and a new station was built on the site of the old one, just outside the conservation area.

¹ Middleton A, 1983

4 Origins of the Development Pattern

4.1 Up to the Nineteenth Century

The history of East Boldon really starts with its neighbouring village, West Boldon. The first settlement found there was identified in the Boldon Buke of 1183 (the ‘Doomsday Book of the north’ and the first settlement survey north of the River Tees).

Although it is often regarded as a comparatively modern village, it seems possible that East Boldon had in fact come into existence in the thirteenth century as there is reference to “the new moor of East Boldon” in 1283. It presumably represents a split of the old township into two, an occurrence for which there are parallels elsewhere. The parish registers of St Nicholas Church in West Boldon first mention a separate East Boldon in 1574². By 1700, there are further entries showing villagers were largely employed as agricultural labourers³ and it seems East Boldon was a small farming community, subsidiary to the more substantial West Boldon.

² *East Boldon School Centenary 1885-1985*

³ *Ibid*

In 1665, there were 15 dwellings in East Boldon – five large farms and the remainder probably cottages⁴. There were also joiners, blacksmiths and wheelwrights. In 1751, there is reference by a local magistrate and rector of Boldon to an alehousekeeper⁵. The accounts of the Colville and Fawcett families in the eighteenth centuries mention both farms and garths in the village⁶, whilst nineteenth century OS Maps mark ‘old’ quarries nearby suggesting this was also an early activity, probably for building materials.

4.2 The Nineteenth Century

Until the middle of the nineteenth century, East Boldon remained small and rural. An 1828 trades directory lists only 28 people, including 15 farmers, 2 corn millers, blacksmith, gardener, and tile maker⁷. Also mentioned are three victuallers (publicans), two shopkeepers, and a Newcastle to Sunderland coach service. An 1840 map shows East Boldon as a small linear village with Front Street flanked by North Road and South Lane parallel to it⁸. At least seven farms can be identified on the 1878 map, three to the south and at least four to the north, all fronting onto the main road.

⁴ *Ibid*

⁵ *Dr Edmund Tew’s ‘Journal of a JP’, mentioned in the East Boldon School Centenary*

⁶ *The accounts of C Fawcett*

⁷ *W Parson and W White, ‘History of Newcastle, Durham and Northumberland’*

⁸ *East Boldon School Centenary 1885-1985*

Substantial change begins with the onset of the Industrial Revolution in the region and a catalytic development for East Boldon was the construction of Brandling Junction Railway in 1839 between Newcastle and Sunderland, one of the first ever passenger railways. A station opened at East Boldon that year, known as Cleadon Lane station until 1898. Consequently, the village was connected with major towns in the region and began to be used as a commuter settlement, as shown on the 1855 OS Map and an 1856 directory, listing a ship-owner, timber merchant, tailor and shoemaker⁹.

Until the mid-nineteenth century, educational and religious activities took place in West Boldon, but as East Boldon became more independent, new facilities were built. The first village school opened in 1855 which subsequently moved in 1885 to Front Street, now the East Boldon Infant School. The Congregational Church Hall was built in 1863, followed by the Congregational Church itself in 1876, and the Methodist Chapel in 1888¹⁰.

By the 1876-1877 Christie's Directory, the number of farmers had fallen to five and a wider range of other occupations existed: printers, timber merchants, grocers, enamel manufacturers, six

ship-owners, a chemist, spirit merchant, draper, two innkeepers, a butcher, colliery agent, iron merchant and an earthenware manufacturer.

Towards the end of the nineteenth century, East Boldon had become a fashionable place to live, with a number of professionals in the village and large houses with room for servants built in abundance. The 1889-1890 Ward's Directory shows East Boldon to have overtaken West Boldon in both population and the number of trades listed.

This growth can be seen in OS maps. Between 1876 and 1898, terraces appeared to the east of the village core along Sunderland Road and Station Road. The Grange appears by 1898, once the residence of Mr Addison of Armstrong Addison & Co timber merchants, Monkwearmouth, described as "the benefactor of Boldon"¹¹. His nephew, Mr Kirtley, presented the house's large grounds to Boldon Urban District Council to create Grange Park, whilst The Grange itself was used by the council from 1927.

⁹ *W Whellan, History of Durham*

¹⁰ *East Boldon School Centenary 1885-1985*

¹¹ *M Linge, The Story of Boldon, p32*

4.3 The Twentieth Century

Growth continued into the twentieth century, mainly to the east but also filling in various sites in the village core. In 1904, James Johnson & Sons built a block in the centre of the old village containing offices, chemist, gentlemen's club, grocers, shoe repairer and a Barclays Bank. The Station Terrace shops followed in 1908, including a sub-post office and a Martins Bank. At the junction of Station Road, Sunderland Road and Front Street (called Black's Corner after a cake shop once operating there), a branch of the Boldon Colliery Co-operative Society and offices for the North East Electricity Board were built.¹²

The early pubs, The Black Bull and The Grey Horse, continued to operate, the latter enlarged and altered¹³. The post office, originally at 78 Front Street, moved first to No. 104 and then over the road to No. 93. East Boldon became a parish separate from West Boldon in October 1930 and, in 1922, St George's church was built. Farming activities significantly declined.

The 1959 OS map shows considerable amounts of inter-war housing to the west, effectively linking West and East Boldon

together. The 1983 West Boldon, East Boldon & Cleadon Local Plans outlines how East Boldon was regarded as a relatively well-off commuter area with 86% owner-occupied housing of a "high quality executive style".

300 homes proposed in that plan on 30 hectares of land directly north of the old East Boldon village core were built 1991-1996, diluting the settlement's linear nature and rural setting, but with minimal visual impact from the within the historic core itself.

5 Form and Materials

East Boldon's development has resulted in a mix of styles and materials but with identifiable themes which relate to age. Most buildings are two, one-and-a-half or one storey, and all the historic buildings are in a simple, traditional, local vernacular style, eg. pitched roofs, plain eaves, vertical windows, with little ornamentation, etc.

The layout is strongly focused on the street frontage with open gardens/estates behind backing onto North and South Lanes, many of which have now been built upon. Buildings face each other across the two main streets, creating a communal, accessible scene with a strong public face – and also creating a blank, introspective view of the village from outside it.

¹² *Ibid.* pp31-32

¹³ *Ibid.* p31



Buildings are predominantly domestic and small-scale in nature, although some of the later Victorian institutional buildings, such as churches, are larger. Later terraced housing is grander and more imposing than the earlier vernacular ones. Many of the earlier buildings have simple form and massing with the later Victorian ones taking a lighter approach by visually breaking up their volume with bays, gables and offshots.

Early buildings were in rubble or course squared local magnesian limestone, a remarkable light golden mottled stone, heavily

striated and marbled with beige and white. Some would probably have been lime-rendered originally, but most now have their rubble walls exposed. Significantly, this stone is used extensively for boundary walls, creating true local distinctiveness to be proud of. Victorian and Edwardian buildings introduced warm red brick across the village.

Early roofs were covered in hand-made clay interlocking pantiles lending rich rustic character. Victorian roofs are in Welsh slate, which has also been used to replace some earlier pantile ones. Relatively few materials alien to this palette have been introduced although, where used, mass-produced concrete pantiles dilute character and appearance by being contrary to established themes.

Rendering and painting have also altered character, particular when used in terraces. Inappropriate use of cement-based renders can harm a building's fabric or character, and jeopardise the prevailing stone and brick-built character of the village core. Existing render should generally be off-white or natural muted tones, observing the building's context.

Traditional windows are timber vertical sliding sashes of various designs depending on the building's age and use. Many survive but just as many have been replaced with inappropriate modern ones in timber or uPVC which can seriously harm appearance.

The effect which fenestration has on a building's character and appearance should not be under-estimated. Even slight changes to detail (such as glazing bar width) can dramatically alter the way a building looks and feels. This can be true if, say, one in a set of windows is changed making it stand out, or if the change is repeated across a whole elevation. The visual effect of modern materials and inaccurate designs is invariably jarring against a well-aged building in natural materials.

The success of uPVC double-glazed windows which attempt to copy the design and proportions of traditional windows, depends on the width and profile of the frames. It is generally the case that uPVC frames are thicker and more angular than timber ones, and can not accurately incorporate details such as horns mouldings and beading. Neither do they weather like timber, or take on the same patina of age. The result will almost always harm character and appearance. The same is true of 'fake' sash windows (top-hung casements) which rarely reflect the building's style, have chunky proportions, and are seldom fitted in an appropriate 'reveal' (the depth at which a window is set back from the wall face).

Traditional window designs painted white or off-white are nearly always more appropriate, although historically accurate colour schemes could be used for some Victorian or Edwardian buildings

and some rendered buildings. The replacement of traditional doors with modern designs and materials will also invariably harm character and appearance for similar reasons. This is particularly true if glazed or partially glazed doors are used where solid panelled doors are architecturally or historically accurate.

High level features are important to East Boldon's townscape due to its open horizon and long views through the village. Chimneys, finials, ridge tiles, bargeboards, dormers, rainwater goods and weather vanes all contribute to the lively roofscape of the village.

The many terraces in East Boldon often have an inherent uniformity which can be easily damaged through loss or change to just part of the terrace. Changes such as the loss of garden walls, rendering main elevations, and painting stone details such as lintels and cills, can destroy the harmony designed into the terrace to the detriment of the overall scene.

New development and alterations to existing buildings (whether listed or not) should pay attention to such detailed issues of design and materials to help preserve and enhance the area's special interest.

6 Use

East Boldon's principal use is now private residential with its eclectic mix of seventeenth, eighteenth and nineteenth century dwellings in a green setting making it a desirable place to live. Other typical village uses are prominent – local shops, places of worship, school, pubs, post office, etc. – and these are crucial to supporting the strong village character and appearance of the conservation area. Where earlier agricultural buildings survive, they too have been converted to residential.

7 Boundary, Setting and Views

The boundary is based on the three streets of the early linear village, together with short extensions east and west, and the long Victorian north east extension towards the station.

Beginning at No. 1 Western Terrace in the north west corner, the boundary runs east along the terrace's back lane, and then along North Road and North Lane until Grange Terrace where it turns north to take in Grange Park and the playing fields to the north of that. Returning south along The Hawthorns, it turns east along the back lane to terraces on Front Street and Station Road, turning south at St Chad's Villas to exclude Bede Terrace.

Crossing Station Road at Langholm Road, the boundary runs along the east side of 9 Station Terrace, turning west along the back lane of Station Road's southern terraces. It crosses Sunderland Road to include Birchwood and Somerset Terrace on the corner of Whitburn Terrace, and then along the back of plots on Gordon Drive to Alison Drive. The boundary then runs east along Mundles Lane and South Lane excluding modern housing to the south, and then along the back of The Grove and houses opposite Western Terrace, turning north at Shield Hurst to cross the main road and back to No. 1 Western Terrace.

Inter-war housing directly adjoins the western edge of the conservation area but, as it does not front onto the main road, the historic terraces which do (and the tree cover here) provide a clear gateway when entering the area from the west. Similarly, the boundary remains quite strong along most of North Road / Lane despite the 1990s development to the north. Along South Lane the rural setting is now protected by Green Belt policies, but incremental housing on the south side of South Lane, mainly from the twentieth century, has diluted the distinct edge between settlement and setting at both ends. The entrance to the conservation area from the Metro is somewhat marred by prominent late twentieth century development on both sides which has little reference to historic housing further up the street.



Other gateways to the area are along Boker Lane, Hawthorns, Sunderland Road, Whitburn Terrace, Mundles Lane and Bridle Path which all have, to some degree, a sense of arrival into a mature, tree-covered village. Entering along Charlotte Crescent, Langholm Road or St John's Terrace is less obvious or dramatic.

Views out of the conservation area are few due to tree cover and



the introspective nature of the linear hill-top development. Those south from South Lane are the widest and most representative of its historical relationship with the countryside around. Views out along Western Terrace, Sunderland Road and Station Road are unremarkable, the later cluttered by Metro infrastructure and signage.



Development of note adjoining the boundary includes the relatively unaltered nineteenth century Sunderland Cottages on Bede Terrace, a mid-twentieth century electricity sub-station recently converted to a house on The Hawthorns, and one or two small estate buildings and outhouses along some of the back lanes.

Some of the housing outside the conservation area at its eastern end is of a similar style and age to that inside it (eg. Langholm Road) but is often of less intrinsic quality and scale (eg. St George's Terrace).



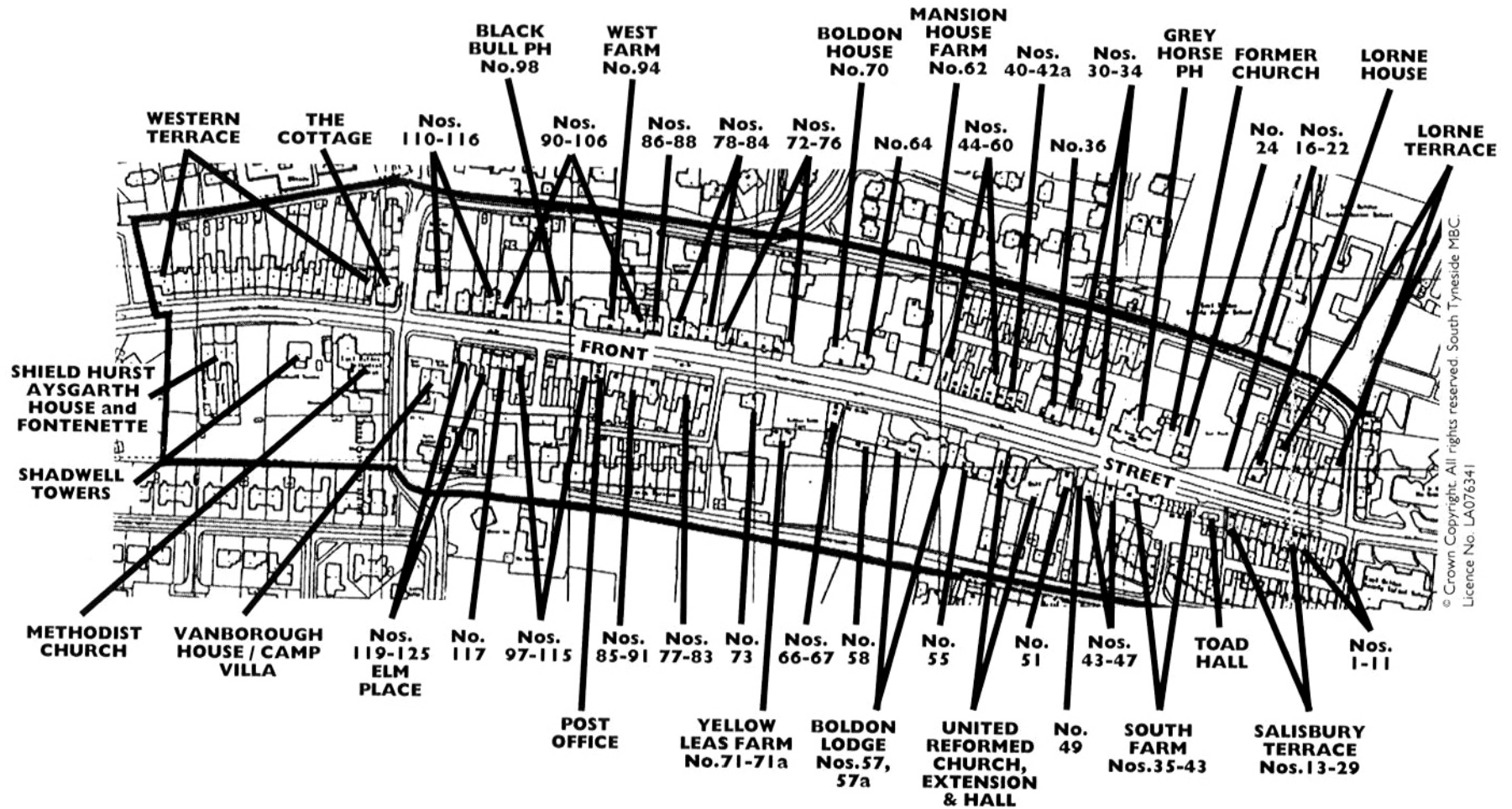
8 Archaeological Significance

In 1853 the Rev G C Abbes of Cleadon donated to the Society of Antiquaries of Newcastle an Anglo-Saxon buckle said to have been found in “a rock sepulchre” at East Boldon, perhaps associated with a burial. There is unfortunately no further information about the skeleton or the location of the grave, but the bronze buckle survives. The buckle-plate is “decorated along the inner edge with stamped chevron motifs and three parallel scores run across it at the tongue. Set into small circular gold cups which cover the terminals of the rivets ... were originally three red garnets”. One is now missing. It is probably late sixth or seventh century. Although the exact find-spot of the buckle, grave or skeleton is not known, it is significant as it suggests that Early Medieval archaeology might also be anticipated in this area.

East Boldon has potentially high archaeological value due to its ancient origins, indicated by the Area of Potential Archaeological Importance designation in the UDP. As the site of a medieval village, the core of East Boldon could reveal much about such early settlements and contribute to the understanding of its history and that of the county.

Any substantial developments within the presumed extent of the medieval village shown on the UDP proposals map must be preceded by an archaeological desk based assessment. It is likely that further fieldwork in the form of trial trenching and/or a watching brief would also be required in order to allow full recording of any surviving archaeological deposits before their destruction by development work.

Map 2: Front Street



Front Street



The core of East Boldon is Front Street, a long straight section of the historic Newcastle-Sunderland road, sloping gently down from west to east. Being at the heart of the village's organic growth and redevelopment, the mix of buildings which now lines both sides of the street is interesting and eclectic, ranging from converted seventeenth and eighteenth century vernacular farmhouses through impressive suburban Victorian terraces to sensitive twentieth century infill. With its mix of neighbourhood uses, the street retains a strong local village feel and, despite constant through traffic, is an attractive and inviting place to be.

Front Street buildings fall into three broad historical phases. Early buildings from the village's rural past form the backbone of the development pattern, predominantly on the north side but also in the middle of the street on the south side. Victorian and



Edwardian development followed, mainly at either end, creating a marked contrast with earlier built form and character. Lastly, twentieth century infill has left its mark, involving extension and further infill of what had gone

before. The planned Victorian development was typical of its time in that it swept away virtually everything which went before it, an approach not suitable today. But the quality of groups like Nos. 44-60 and Lorne Terrace shows that the village's Victorian growth is as much a part of its special architectural and historic interest as the earlier buildings.



The early houses and farms on Front Street were set well back from the line of modern day highway, the two sides of the street being furthest apart at the middle of the village. The deep grass verges in front effectively formed a linear village green, typical of many other villages in Durham county and perhaps similar in nature to that surviving at nearby Whitburn.



This deep building line, clearly traceable on the historic maps, can still be appreciated in the siting of older buildings such as Nos. 71-71 (Yellow Leas Farm), Nos. 35-37 (South Farm) and Nos. 30-36. This development pattern was overlain by the Victorians in places, but by pulling forward the fronts of their new terraces at either end of the street, they also re-emphasised the relative broadness of the central area between Boldon Lodge and Boldon House.



Also during the late nineteenth and early twentieth centuries came the linear growth of Front Street beyond the ends of North and South Lanes which had defined its medieval boundary. This comprised relatively small-scale ribbon development to the west, but the length of the village was effectively doubled to the east along Station Road.



In the 1970s, the north side of the street was neatly repaved with concrete flags and slender black metal bollards. Site accesses have natural stone sets, some since ruined

by utility works. Black plastic bollards recently introduced for disabled access are a poor addition in materials and design, and clutter the pavement.



At several places along Front Street, narrow passageways

lead through the North Lane and South Lane. Representative of the area's early development history, many are lined with magnesian limestone walls and retain a rural feel while others have been modernised.





Entering the conservation area from the west, Victorian *Western Terrace* creates a pinch-point marked by trees. Western Terrace curves invitingly into the village and its basic two-storey form is intact but noticeable alterations to the main elevations have negatively impacted on the unity which such terraces rely on for their attractive appearance. Principal among these is the use of



render, pebbledash or paint on all but a handful of facades, in a variety of shades and colours.

As the terrace was built incrementally with various details (eg. not all have bay windows), the original theme of red-brick would have originally helped tie it together and provide unity. Some chimneys have been reduced and very few

original windows or doors survive (those to No. 2 appear original). Good hedges replacing lost railings do, however, create an attractive pedestrian route into the village.



The first few houses are slightly earlier and have round arched windows with stone drip moulds. No. 2 is perhaps the most intact though has a rendered façade. No. 9 is the only house still to retain its red brick façade, but with uPVC windows. The terrace's barely visible rears have a mix of early and modern extensions in brick and stone, plus long gardens stretching back to tall walls, garages and outhouses. The back lane has cobbles beneath tarmac.



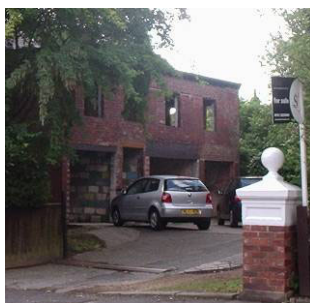
Three later red-brick terraced houses, *Shield Hurst*, *Aysgarth House*, and *Fontenette*, are on the south side of Western Terrace.

They have a grander scale and detailing similar to Station Road, including deeper front gardens, two-storey bay windows and decorative porches. More original joinery survives here, as well as unpainted stone detailing which is rare in the conservation area. Shield Hurst's side elevation was built ready for the next house in the terrace which was never built – the group is surrounded by a pocket of undeveloped land with naturalised scrub and copious trees.



Shadwell Towers, on the local list, is a detached mansion of some grandeur, although altered over time. The elegant front door surround and ground floor bow windows (with curved glass) survive,

with a shallow pitch hipped roof. Its outhouse has lost original detailing, but the gate piers and tree-filled setting complete its positive statement.



The light-controlled crossroads at Boker Lane / Bridle Path is tight, marking the entrance to the historic village core with a good historic building and

one or two trees on each corner. The natural slate roof of *The Cottage* is prominent, topped with four short brick chimneys in pairs. Its sash windows are well-designed replacements and the neat hedge, gate piers and original plinth make an attractive corner.



The 1888 *Methodist Church* has Edwardian and later twentieth century extensions (the latest a boxy

flat-roofed one to the rear, not entirely sympathetic) but its main gothic bulk marks this junction well with a green setting and original roof.



Built high up behind tall brick walls, *Vanborough House / Camp Villa / Camp Side?* is an imposing late-Victorian double-fronted villa, now divided in two. Its simple classical symmetry is elegantly enhanced by formal green gardens and original

front door, fan

light and windows. Extensions are subordinate. Old limestone and brick walls mark the side and rear.



Entering the village core, development on the north side of Front Street is clearly earlier than that opposite. Modest *Nos. 72-116* sit low and generally at the back-of-

pavement whilst *Nos. 77-123*, the later Victorian terraces opposite, formerly known as Elm Place, 1902, are artificially raised up steps and behind gardens (however tiny) to increase their grandeur.



The first third of Front Street's north side is the most representative of its early rural character with an impressive collection of vernacular cottages and Georgian farmhouses which in broad terms has changed little in over 150 years. The modern road width and pavement has robbed these buildings of their front gardens.



Nos. 110-116 are the most altered (No. 116 has overly dominant and poorly detailed extensions, No. 114 is modern infill and No. 110 has awkward replacement windows) but nonetheless generally represent the organic rural growth of this part of the village.



Nos. 86-106 create the street's most impressive big group of seventeenth, eighteenth and nineteenth century vernacular cottages and houses, most on the statutory list or local list, and in good condition. Simple one or two-storey houses in limestone or brick with sash windows, stone lintels and cills, front doors with hoods, shaped chimneys, and slate or pantile roofs (the former replacing the later during the nineteenth century). Seventeenth century No. 94 (West Farm) and No. 100 are listed and typical

of the group, as are those on the local list – *Black Bull PH* (No. 98) and Nos. 88-92 and 96.

Several of the shaped chimneys in this row have been reduced or demolished but, of the few modern windows, most are good replicas. The Black Bull's bays and porch are worthy later additions though rather squat. Taller No. 96 is Victorian but may have absorbed earlier buildings; its false shutters, replacement windows and lack of chimneys make it stand out against the simple authenticity of the others. But, together with Nos. 90-94, it presents a good green setting to the street. No.92 is an attractive 2-storey cottage complete with sash windows, brick frontage, slate roof and small front garden. Rears are also relatively intact with various offshots; some outbuildings have been lost to in-curtilage parking and infill development on North Road.





Nos. 78, 80 and 86/88 were probably built in the seventeenth century as small single-storey limestone cottages

with pantile roofs, part of the rural vernacular origins of the village. They would probably then have been substantially ‘modernised’ in the nineteenth century (they now bare the date 1883) with second storeys added in brick (Nos. 78-80), front elevations refaced in brick or rendered, pantiles



replaced with slate, and window openings enlarged. Limestone masonry is still visible on the side of No. 88. These alterations are sufficiently old to be part of their historic interest. Nos.



82-84 are Victorian, probably replacing a similar cottage. The shopfront is a good later addition; a boot scraper survives at 82.

The red-brick terraces on the south side replaced all of the early buildings and spaces associated with Town End Farm (probably including a farmhouse like others on the street), although a few buildings did survive well into the twentieth century, hence the evident phasing. The group has a strong



unity creating a long streetscape with a suburban ‘immediacy’ compared with those opposite. Nos. 119-123, formerly known as Elm Place, 1902, are the earliest



with richly moulded ground floor timber bays (but replacement windows), bracketed eaves, boundary walls, an original door and a carriage arch through to the rear. Nos. 117a/b are 1960s infill replacing an early farm building, but use render and concrete pantiles where red-brick, Welsh slate and chimneys would have better reflected the character of this side of the street.



Nos. 97-115 continue the red-brick bay window theme, with *Nos. 97-111* being the conservation area's only Tyneside Flats. Of these, a few original windows,

doors and bay windows survive but many have received replacements and alterations which are not in keeping with their traditional themes. Welsh slate roofs survive but some chimneys have been reduced. Although most boundary walls to the narrow front gardens survive, railings and gates do not and the gardens are sparsely greened.

The Edwardian Post Office at *No. 93-95*, also later infill, is one of the best in the terrace – its half-timbered gable and robust original windows, door and shopfront make a strong contribution to the street. Removing the



masonry paint would enhance it. Adjacent *Nos. 85-91* and *Nos. 77-83* are also slightly later, built on an

open plot. Raised further back behind gardens, *Nos. 85-91* are the grandest of the terrace with a hipped roof, half-timbered gables and timber porches, whilst *Nos. 77-83* have door hoods or classical surrounds. Gardens are green but nearly all windows have been replaced. The loss of original window frames and doors, and their replacement with uPVC elements, has diminished the character of these terraces and the conservation area.



Back on the north side, *Nos. 72-76* are an impressive continuation of the strong themes of other early stone houses on this part of the street, intact and in

good condition. These houses and outhouses have been modified with brick detailing – decorative ‘dogtooth’ eaves, unusual crow-step gables, two porches and garden boundary walls. These match the western extension to neighbouring Boldon House carried out by John Dobson, and map evidence shows they are associated with the Boldon House estate. The render and window replacements to No. 76 detract from the group, as does the plastic garage door and masonry paint on the brick garage extension to No. 72a. No. 72 retains sash windows. These cottages would probably have originally been lime rendered.



Boldon House (No. 70) listed Grade II, is one of the oldest and most impressive houses in the conservation area. It is a grand 5-bay Georgian mansion with a hipped roof, presenting an elegant, authentic frontage to the street. The lower extension to the east, *No. 64*, now a separate dwelling with a later porch, is also listed as is the low front boundary

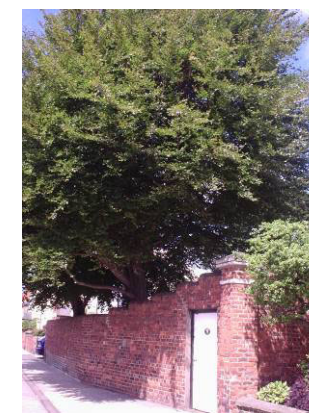


wall to both dwellings. No. 64 follows similar polite themes but with no stone string. Some chimneys on both houses appear altered since listing. Mansion House Farm’s tall



walls and gate piers to the east, also listed, reveal former farm buildings within the site. The tall piers (until recently with ball finials) and timber gates are striking town-

scape features which, together with the brick walls to the west of Boldon House and plentiful trees in the large gardens behind, combine to create a rich, mature, authentic scene at the heart of the village.





No. 62, Mansion House Farm (on the local list), completes this group. This is also in good condition and presents a simple, elegant facade to the street, enlivened

with later brick additions and an unusual ‘tear-drop’ porch bargeboard. There may be buildings, walls or other features inside the large gardens of this building group with special interest.



The building line on the north side has been gradually sweeping back to this, the widest point of the conservation area. Little



intrudes into views along the street, those west closed by Western Terrace, and east by thick tree coverage as the road slopes down.



This wide building line is repeated opposite at Yellow Leas Farm, Nos. 71-71a. Restored as part of the development on

South Lane, this rendered farmhouse has accurate replica sash windows and door surround, and neat side offshots behind a tall original limestone wall which marked the boundary of its estate similar to those which are listed across the road. The grassed gardens would once have been part of the linear village green and are bound with an appropriate picket fence.



Either side of Nos. 71-71a are buildings which have always stepped well forward of the building line. No. 73, on the local list, is converted from a series of smaller vernacular

dwellings. Rendered and with a pantile roof it has the character of a converted rural building, with limestone outhouses and tall boundary walls along the alley to the side. The render and modern roof of *No. 66-67* make it difficult to determine its history but its current appearance, with plastic windows, modern shopfront and intrusive signage, does not enhance the street.



No. 59 continues the building line of Yellow Leas Farm and has a similar farmhouse appearance with slate roof, chimneys, good

replica windows and attractive gardens. Unlike Yellow Leas Farm, it has a tall limestone boundary wall at the back of pavement, creating a very private character. Original boundary walls to the west have battered tops.



With Boldon House opposite, *Boldon Lodge*, another large and impressive Georgian house, marks the centre of the village. Now

three dwellings (*Nos. 55, 57 and 57a*), it too has been extended but all additions are subordinate and combine to create an authentic group with an interesting roofscape.



The porch with curved glass windows, side entrance with door case, stairwell window, and many chimneys are rich features typical of the period. Large houses such as these presented their best face southwards and Boldon Lodge's garden elevation may better reflect the classical simplicity of Boldon House's street frontage. The garage additions at either end of the group are generally neat and un-intrusive. There may be buildings, walls or other features inside the large gardens of this building group with special interest. Boundary walls to the west of *No.57a* are on the local list.



The last third of Front Street contains the most eclectic mix of styles, built forms and ages and is, in effect,

the modern heart of the village. Early cottages rub shoulders with Victorian shops, churches and housing, as well as gap sites and modern infill. The result is a varied but attractive scene of great character.

On the north side, the 1904 shops with flats above at Nos. 44-60 are perhaps the boldest Victorian development in the village built



on an open plot cleared of its farm and early buildings in the late nineteenth century. The terrace's three storeys and strong red-brick verticality would have been quite intrusive when first built

but, today, its high quality and artistry is clear and well intact with nearly all shopfront, bay window, window, door, fanlight, porch and eaves joinery in good condition, and painted appropriate colours. Shopfronts have polished granite plinths and recessed doorways with mosaic tilework, some ruined by utilities. The bricked-up shopfront to the club, No.



60, spoils the group and the later dormer is an unfortunate



addition, but there is only one intrusive plastic fascia sign. No. 44/46 is the most intact with original windows. Rears are generally intact with various offshots, dormers, tall chimneys and yard walls.



Nos. 40-42a are inventive 1970s infill which echo the modesty of adjacent vernacular group of Nos. 30-36. With good

materials and a simple built form, they are a positive twentieth century project which has enhanced the street at a prominent point. Rears continue the adjacent theme of boundary walls and garages.



Nos. 30-36 return to the early rural vernacular of the west end of the street – a row of low,

two-storey, stone cottages with simple frontages and later windows, brick porches and chimneys. No. 36 is listed and clearly shows how seventeenth century stone window openings were



altered to take later sashes. The others are on the local list. Like No. 86-88, No. 32

has been refaced in brick, but its later bow windows are not historically accurate. Also, small fragments of original lime render survive on parts of this terrace, indicating that the exposed stonework is not



historically accurate as it would have been hidden beneath traditional lime render. The rears of this terrace are in good condition; the large brick buildings on the back lane are altered late nineteenth century estate buildings. Several cast-iron corner ‘bumpers’ or ‘glinters’ can be found in this location.



The core of the *Grey Horse PH* (on the local list) and nearby *No. 24* are also part of this same row, with the 1906 Church interrupting the development pattern. The original shape of the

Grey Horse PH can be seen in its truncated west gable but it has been significantly extended to the back and side. Its front elevation has also been rebuilt with an ornate, rustic, mock-



Elizabethan feel – large timber bay windows, overhanging upper floors, black-and white colour scheme, leaded windows, and a rich



roofscape with gables, chimneys and porch, all enlivened with heavy joinery, carvings and moulded plaster detailing. All this presents a highly picturesque, romantic and dominant face to the street, the depth of its character slightly reduced by the three main overhanging gables being cropped back. The rear is a mix of later subordinate extensions with one early stable-like outhouse in poor condition.

The 1906 former *Church* pulls forward from the early building line and also presents a tall, strong



gable-end to the street. Its institutional scale adds to the lively mix at this end of the street and the bright red brick, Welsh slate roof, arched windows and sandstone detailing contribute to the lively townscape here. It is in use as auction rooms along with adjoining No. 24 which, despite this use, retains a domestic appearance with a front garden and brick boundary wall. The recent large extension behind No. 24 uses form, materials and detailing well.

The gaps east of Nos. 30 and 24 are a twentieth century creations associated with the wholesale clearance behind the pub (discussed elsewhere). They show how radical interventions in the development pattern can be damaging to Front Street’s continuous frontage, removing chimneys and leaving scarred gable ends.



The gap site was wider much wider until *Nos. 16-22* were built in the late twentieth century, a subtle and imaginative interpretation of various traditional Front Street



themes creating a high quality addition to the mix at this end of the street. It follows the early building line, has a well-judged height and uses natural materials and traditional features well (eg. bracketed eaves, chimneys, ‘conservation’ rooflights). Its polite, contemporary frontage should improve as the front garden matures.



On the opposite side of the street is another mix of development from all periods. The coarse limestone *United Reformed Church* with sandstone dressings (1876, on the local list) and the earlier red-brick *Church Hall* (1863) are typical gothic revival buildings of their time and, though modest, make bold contributions to the street scene worthy of their use and significance. Both have lost some of their detailed appeal through loss (eg. pinnacles from the church and the front boundary railings and setting to the hall) but have good natural slate roofs (the church’s is patterned) and original windows. The boxy 1970s extension to the church is a poor addition in form, materials and siting, with its dull, blank elevations all too prominent from the

west. Removal or replacement would significantly enhance the street scene. Trees in the gardens behind rise above this group.



No. 49, the village butcher’s shop, is one of the earliest buildings in this part of the street and is on the local list. It is one of the few Front Street plots which continues back onto South Lane,

and has changed little in broad terms for over 150 years. The shop itself, extending in front of the building line, has a pediment to the street (now rendered and painted) and an early shopfront with few alterations evident. Its use and traditional shopfront are evocative of the village’s past and make a big contribution to the local scene.

However the nineteenth century houses which flank it, *Nos. 43-47* and *No. 51*, have had their character thoroughly changed with



masonry paint to No. 45 and 47, poorly detailed replacement windows and a dominant full-width dormer to No. 47. The green gardens and classical door surround allow them to retain some character as part of the street.



South Farm (Nos. 35-43) is the last early rural group in the village before Victorian red-brick terraces take over, and it retains a strong

sense of its agricultural origins in its character and appearance. The simple limestone farmhouse and cottages are enhanced by green banked gardens and porches, one large and central. The rear

appears intact but has four large Velux-style rooflights which detract from its character. The low limestone farm building to the east has been converted to garages for *The Orchard* on South Lane, successful apart from the concrete tiles. No. 43, also stretching back to South Lane, appears early but altered.



Raised up behind *South Farm's* boundary wall is a small mid-twentieth century brick building with a large swept roof in slate. This former old men's recreation

rooms building has been imaginatively converted to a furniture sales room named *Toad Hall*.



Salisbury Terrace (Nos. 13-29) is a late-Victorian terrace of Sunderland Cottages built on an open field, perhaps as part of the same development as

Prospect Terrace to the south. They have large sloping dormers (probably original) and are richly detailed with shaped chimneys, bay windows and deeply bracketed eaves over the front doors.

Because the street falls away to the east, they step down in pairs and are raised up behind steps and small gardens, still with original garden walls but no railings.



Some original windows and doors survive, eg. No. 29. Nos. 1-11 are shops and houses of a similar age but their alterations (masonry paint, replacement windows, reduced chimneys) do not make a particularly attractive gateway into the village core from the east. One original shopfront survives at No. 7.



On the north side of the street is *Lorne House* and *Lorne Terrace*, Nos. 2-14 (even). This is some of the first and best Victorian housing on Front Street, and is on the local list. It



replaced a ribbon of small rural buildings, including a smithy, and was part of the early farm clearance in the north-east

corner of the village (discussed elsewhere). The detached house and terrace are a richly decorated, atmospheric group with their two storeys imaginatively built into the sloping site, appearing from Front Street to be single storey cottages. The detailing is abundant – mottled brickwork, round-arched windows, stone and glazed brick string courses, decorative slate roofs, canted dormers

with punched ridge tiles and finials, moulded eaves, decorative bargeboards and shaped chimneys. No. 2 has been well restored. The two end units are larger and emphasised with gables, but unfortunately No. 12 has been comprehensively stripped of its detail, arch





windows flattened and the façade pebble-dashed. Other original windows and doors survive and Lorne House in particular retains a great deal of its original features and

character, but has been rendered to the rear. The deep gardens are green and the limestone retaining wall, hedges and trees makes a strong contribution to the street scene; a unified colour scheme would improve the group's traditional appearance. A small shop beneath No. 2 on Grange Terrace has a replica traditional shopfront.



Unlike the western end of the village, the crossroads with Grange Terrace and Mundles Lane is less pronounced, with

traffic speeding through towards Black's Corner.

Summary: Front Street

Special Characteristics

- Rows of 17th to 20th century buildings facing through road.
- Stepped building line, pedestrian passages, limestone walls.
- Mix of listed and locally listed buildings in 'village' uses.
- Clear development history – vernacular to Victorian to today.
- Low density of large houses in large gardens.

Against The Grain

- Loss of architectural and historic detail, especially windows.
- Use of concrete render, pebbledash, and masonry paint.
- Gap plots, some intrusive extensions and alterations.

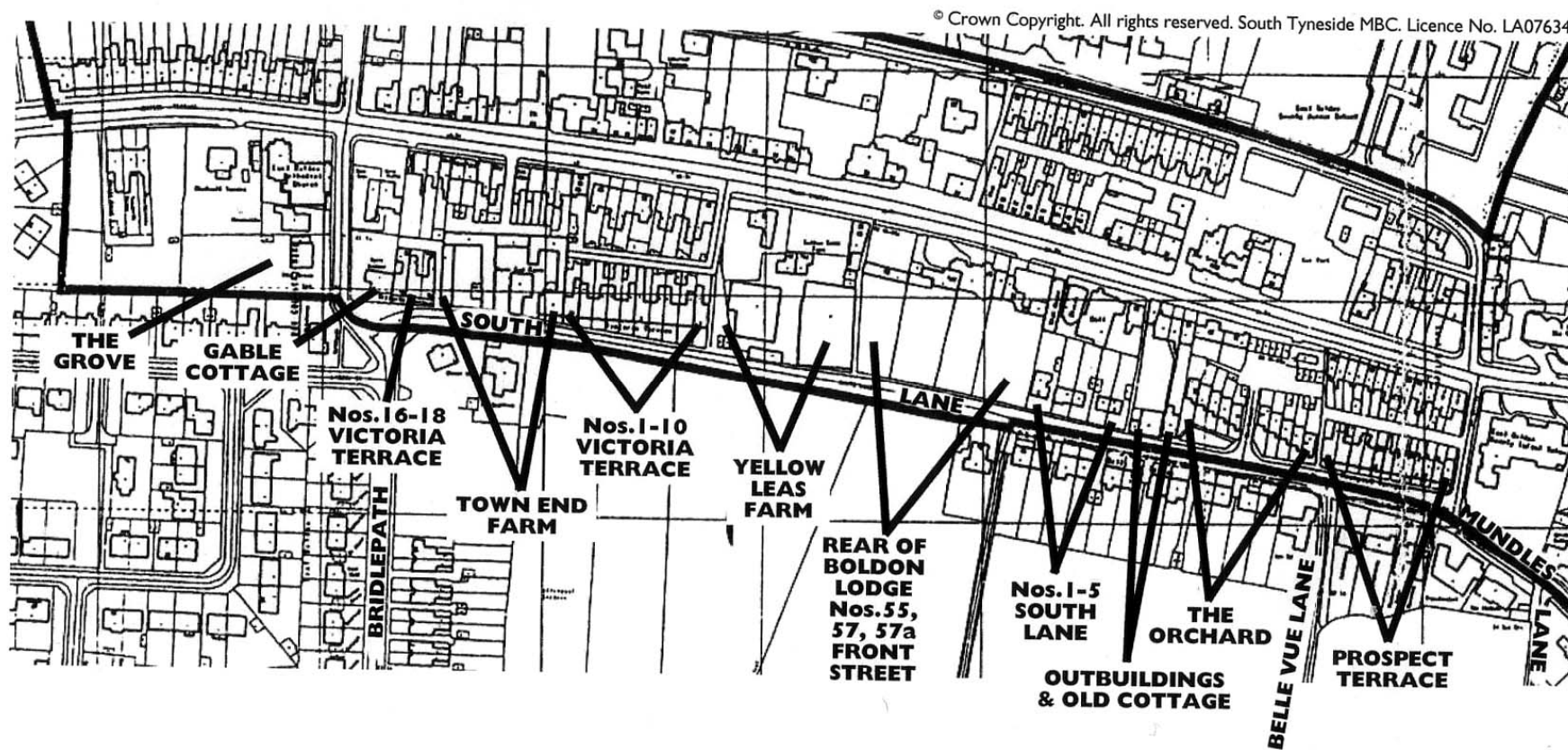
Key Issues

- Control of reinstatement works by utilities.
- Impact of increase in traffic on Front Street. Traffic control and parking without clutter or road markings.
- Managing tree coverage, retaining hedges and green gardens.
- Preventing further loss or alteration of traditional features and details, particularly windows, doors and joinery.

Enhancement Potential

- Upkeep of traditional architectural details, large and small.
- Appropriate maintenance and re-pointing of boundary walls.
- Improvements to commercial signage and shopfronts.
- Protecting remnant rural character eg. passages, verges, rears

Map 3: South Lane



10 South Lane



South Lane was laid out as the rear service access to plots in Front Street, including houses and three of the village's early farm groups (each shown with a horse gin-gang on the 1876 Map). From the mid-nineteenth century, the nature of this rural lane began to change to

Victorian suburban street as housing was incrementally developed along it (Prospect Terrace, Victoria Terrace), some in conjunction with matching development at either end of Front Street (eg. Salisbury Terrace and Nos. 77-91 Front Street). This was followed during the twentieth century by further infill (Nos. 1-4 South Lane and several bungalows), plus redevelopment or conversion of the three farms to housing (South Farm, Yellow Leas Farm and Town End Farm). Several Front Street plots (Nos. 43-49 and 55-59 Front Street) have not been developed and



continue to present rear boundary walls to South Lane, all towards the middle. Four passageways linking South Lane with Front Street also survive.



Meanwhile, incremental twentieth-century 'ribbon' development on the south side of South Lane at both ends also increased the ad

hoc, suburban feel, and began to stifle the rural setting of Belle Vue Lane and Mundles Lane as they head south across the fields.

This development history has left a varied mix of building groups on South Lane but, nonetheless, still with something of its rural origins clearly intact. Overall, it is an attractive boundary to the conservation area, with views along the lane significantly enhanced by mature trees both within and outside the boundary, mainly towards the middle.



From the west, the top end of *Bridle Path* links the main road with South Lane as it wraps round the village core.

The mid to late-twentieth century suburban nature of development here belies this corner's rural origins and it is not until the turn east onto South Lane that open fields can be glimpsed. Opportunistic infill such as Gable Cottage and Rossendale tend to detract due to their siting, form, prominent man-made materials and non-traditional character, although these two dwellings in particular



and trees do, however, enhance the street scene at this point.



Victoria Terrace comprises two-storey red-brick houses similar in character and age to those in the Station Road sub-area. They were built in phases flanking Town End Farm (perhaps with the intention of replacing it) – Nos. 7-10 are on the 1898 OS Map whilst Nos. 1-6 and Nos. 16-18, with two-storey bay windows, are slightly later. All follow similar themes and create an attractive group. An historic photo of Nos. 1-10 shows a uniform set of boundary walls and railings along the whole terrace which provided strong unity,



but which are now replaced with an ad hoc mixture of boundaries. The general form with generous offshots remains intact with rooflights having been added to only three properties. Porches and bay windows survive, mostly painted white, but nearly all sash windows have been replaced with inaccurate designs and materials. This attractive group is greatly enhanced by its open setting to the south.



Redeveloped at the same time as Yellow Leas Farm, the change of use to residential at *Town End Farm* (now known as *Victoria Farm*) involved retaining and converting the surviving unlisted historic farmhouse, stable block,



barn and outbuildings. This has successfully created a group of sensitively converted dwellings of great charm which continue to make a major positive

contribution to the character of the area. The rich, well-aged materials and traditionally-designed new window and door joinery create an authentic and characterful scene which retains a strong agricultural theme. The new garages also use high quality natural materials.



The site of *Yellow Leas Farm*, another of the village's early farms, is now a housing development taking the same name, built 2000-1. The farmhouse survives (Nos. 70-71 Front Street, discussed elsewhere) but the other farm buildings shown on historic maps have been replaced by a new, sensitively designed one-and-a-half-storey red-brick cranked terrace, built around a central courtyard. The choice of materials and detailing (eg. natural slate roof,



‘conservation’ rooflights) enhances its positive contribution and its relatively low, stableblock-like form echoes the site’s history and the nature of traditional development on South Lane. The arched openings are distinctive features with an agricultural feel and the central courtyard is animated, making it more than a rear service yard. The scene should be enhanced as front gardens mature.



Two of the passageways linking South Lane and Front Street flank Yellow Leas Farm, lined with local limestone boundary walls. Next to the western one is a pair of garages on a narrow strip of land, the site of the village’s volunteer fire station during the early twentieth century.



The tall magnesian limestone and hand-made brick *boundary walls* of Nos. 55-59 Front Street which face South Lane are rich, tactile and striking townscape features, defining the historic

extent of the village. Similar walls, together with the timber field fence opposite, would have been repeated along most of the lane until housing infill began to erode them. Plentiful tall trees also mark this boundary.



Nos. 1-5 South Lane are mid-twentieth century infill housing of

no special interest. Due to their distance from historic buildings, they do not detract so gravely from



the area's character unlike, for example, similar development amongst the Victorian terraces of Station Road. They have overlaid the historic plot layout, but magnesian limestone boundary walls remain strong historic features at back-of-pavement, anchoring the group to its setting.



After the third passageway to the main road, the next building group comprises outbuildings and a former cottage associated with Nos. 43-49 Front Street. Much altered, these are nonetheless some of the earliest buildings on South Lane and represent its original back lane character. Fragments of rear and plot division walls in magnesian limestone survive here.



The Orchard is a conspicuous 1960s or 1970s redevelopment on the site of South Farm which, other than being

two-storey, brick and terraced, bears little relation to the conservation area's traditional themes. The site layout, saw-tooth roof profiles, horizontal windows and punched concrete garden boundaries are at odds with earlier housing nearby, and the layout has failed to respect the historic grain of the farm it replaced. A



surviving stretch of magnesian limestone boundary wall and green, well-kept gardens make a positive contribution to the street scene. The original farmhouse survives as Nos. 35-37 Front Street (discussed elsewhere). The fourth passage link to the main road is between *The Orchard* and Prospect Terrace.



Prospect Terrace is a late-nineteenth century terrace of Sunderland Cottages which gently step down to the junction with Mundles Lane. As with many Sunderland Cottages elsewhere in the region, rooms have been created in the roofspace to Nos.1-7, and dormers added. This decreases their intrinsic historic interest and can, if not sensitively designed, create a visual mis-match of dormer forms, sizes, styles, and materials, harming the unity on which a terrace usually depends for its character. These dormers are relatively uniform and Nos. 8-12 survive without dormers, a few with large rooflights instead. All windows and a few roofs have been replaced, and some window openings



enlarged, but the terrace remains a visually attractive group with some local vernacular charm.



The top end of Mundles Lane forms the link back northwards to the main road

with, on one side, Prospect Terrace's back lane and, on the other, the infant school. The line of South Lane is continued east into the village's eastern extension, discussed elsewhere.



*Summary: South Lane***Special Characteristics**

- Rear lane with Victorian terraces and redeveloped farms.
- Setting of open fields to the south.
- Limestone/brick boundary walls, trees, passages to Front St.
- Converted rural buildings at Town End (Victoria) Farm.

Against The Grain

- 20th century 'ribbon' development and opportunistic infill.
- Loss of architectural and historic detail, especially windows.
- The Orchard redevelopment of South Farm.

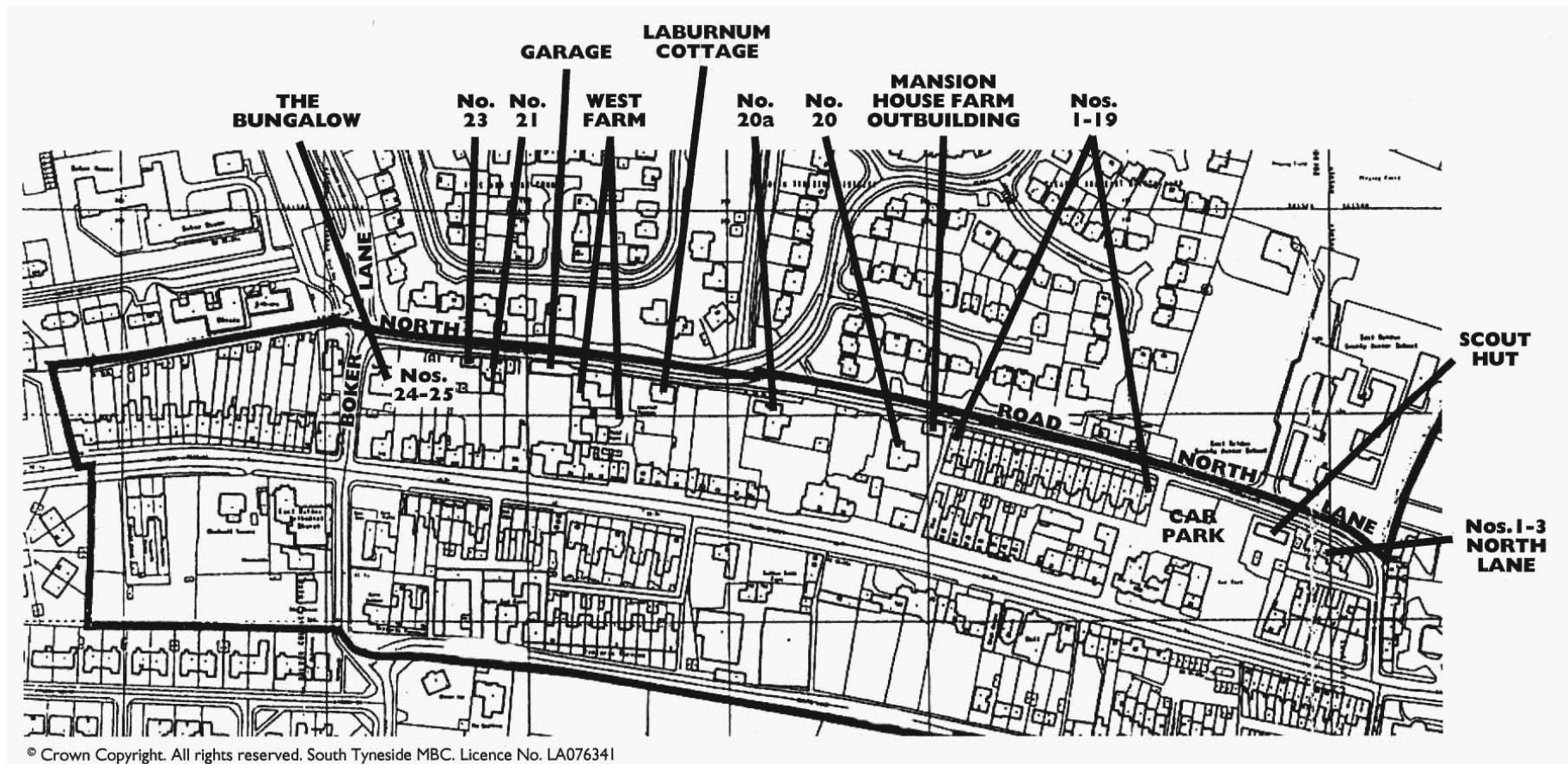
Key Issues

- Managing tree coverage, retaining hedges and green gardens.
- Preventing further loss or alteration of traditional features and details, particularly windows, doors and boundary walls.
- Control of dormers and extensions to Sunderland Cottages.
- Protecting remnant rural character eg. passages, verges, rears

Enhancement Potential

- Garages at passageway next to Yellow Leas Farm.
- Appropriate maintenance and re-pointing of boundary walls.
- Upkeep of traditional architectural details, large and small.
- Character, walls and surfaces of passageways.

Map 4: North Lane



11 North Lane



The development history of North Lane is very similar to that of South Lane. North Lane was laid out as the rear service access to plots in Front Street, including houses and at least four of the village's early farm groups (each shown with a horse gin-gan on the 1876 Map). From the mid-nineteenth century, the nature of this rural lane began to change to suburban street as housing was developed along it, and it changed its name in part from 'Lane' to

'Road'. Unlike South Lane only one nineteenth century terrace was built (Nos. 1-19 North Road) but a higher degree of mid to late-twentieth



century infill development has taken place than on South Lane. North Road/Lane has also seen more demolition than South Lane,

particularly to the east. Nevertheless, a higher number of Front Street plots continue to back onto North Road/Lane than on South Lane, and tall rear boundary walls are important features here as a result. Three passageways link North Road/Lane with Front Street, one a twentieth century creation.



Ribbon development like that to the south of South Lane did not occur to the north of North Lane. Consequently, the



historically sharp edge between the village and its rural setting remained firmly intact until the 1990s when a large housing estate

was built hard up against the full length of North Road/Lane. The layout and proximity of this estate has destroyed the appearance of the hilltop village in its rural setting but, due to the introspective nature of East Boldon, is not actually visible from within the historic core of the village itself.

This development history has left a varied mix of building groups on North Road/Lane but with relatively little of its rural origins

intact. Overall, it is a less attractive boundary to the conservation area than that to the south, with views along the lane stifled by modern housing outside the conservation area and large gap sites within the it. As with South Lane, the area towards the middle of North Road/Lane is the strongest in terms of its special historic and architectural interest.



From the west, the top end of *Boker Lane* links the main road with North Lane as it wraps around the

village core. The sprawling junction of Boker Lane and North Lane bears no relation to its rural origins. Opportunistic infill (eg. The Bungalow, No. 26 North Road) and placeless late-twentieth

century boxes (eg. the Library) outside the boundary detract due to their form, prominent man-made materials and non-traditional character. Tall hedges do enliven the corner.



and floorscape are too formal, domestic and suburban to echo the rural origins of this back lane site.

Nos. 24-25 North Road are also late twentieth century infill, built on previously open gardens to Front Street houses. Their form is well broken up but the detailed design and the choice of materials for windows



house built to the back-of-pavement, it was restored in the late twentieth century with a clay pantile roof, rubble stone front with dressed quoins, and with brick side and rear elevations.

No 23 North Road (on the local list) is the oldest surviving building in the sub-area and, with its Georgian cottage feel, represents the original rural nature of the lane well. A double fronted

Historically, it would probably have been lime-washed or lime rendered. It has lost its western chimney but its authentic timber door, sliding sash windows and neat garage gates combine to create a charming building.



It is enhanced by the adjoining pair of nineteenth century houses, *No.21 North Road*, that to the right also with accurate sliding sash windows. The name, *Bowdon Cottage*, the rendering, and the shape and size of the ground floor window openings could indicate that it incorporated rather than replaced older buildings shown on historic maps. The small slate porch and three timber doors (one leading to a central alley) add to the street scene.

Next, a tall historic boundary wall in magnesian limestone is punctured by the Victoriana gates to the



Black Bull PH's car-park, created by demolishing earlier outhouses. The early twentieth century lean-to behind, in use as a car repair garage, is indicated by the corrugated iron roof, the huge flue and signage. As with the backs of other undeveloped Front Street plots, tall trees make an important contribution.



Similar in vision to South Lane's Yellow Leas Farm, *West Farm* is a 1990s redevelopment of one of North Lane's former farms.

Its two storeys plus pitched roof give it a dominant presence on the street and it is slightly too formal to feel like an organic part of the road's development history.



The detailing and choice of materials, however, are positive. *West Farm's* farmhouse survives as No. 94 Front Street (discussed elsewhere). The smaller scale of some of *West Farm's* earlier farm buildings can be seen in the scarring on the east wall

of the passageway through to Front Street. This dogleg passageway is lined with rich limestone and old brick walls and a tarmac ground surface.



The middle third of North Road is the best representation of the character that East Boldon's boundary once had. Enclosed and introspective, the tall magnesian limestone walls with copes and stout buttresses are impressive



townscape features designed to define and protect the estates within. A fragment of the former unimproved, rural nature of North Lane is found where the road artificially sweeps north into the new housing estate. Here, the



land rises as it meets the almost obliterated line of *Boldon Lane* heading in from the north, and is

held behind a small limestone retaining wall topped with a white timber jockey rail. Although thick grass verges, old timber gates and foliage sprouting over the wall tops enhance this tiny rustic scene, the rural setting to complete the picture, equivalent to that on South Lane, is lost.



Behind the walls, two lean-to greenhouses survive against the wall in the large garden to Front Street's Boldon House, whilst *Laburnum Cottage* and No.

20a North Road are opportunistic late-twentieth century infill which follow no traditional themes. The height and shape of No 20a in particular spoils the scene at a prominent location. Tree cover here has notably reduced in recent decades.





North Road is stopped-up at this point by concrete bollards. Like most of the others in the village, all of *Mansion House Farm's* buildings have gone but two – the restored

farmhouse (No. 62 Front Street, discussed elsewhere) and one small slate-roofed out-building forming part of North Road's boundary walls.

No. 20 North Road has been built in the former farmyard, a large late-twentieth century house largely echoing traditional themes but in man-made



materials rather than local limestone. The gateway splay in the boundary wall is too formal for its rear lane setting.



The introduction of two-storey red-brick terraced housing in East Boldon continued into the Edwardian period with Nos 1-19 North Road. Nos. 11-

19 are enlivened with square ground floor bays in sandstone topped with slate roofs which extend across to create small porches held on moulded timber brackets. Nos. 1-10 have bolder sandstone bays with parapets and no porches. The terrace retains a good sense of rhythm and unity with nearly all boundary walls, gate piers, green gardens, and chimneys



in place. Original barley-sugar railings survive next to most front steps. Windows and doors have not fared so well with some replacements in timber and plastic. Some,

including No. 13 appear to retain their original front doors. To the rear, several



cast-iron corner 'bumpers' or 'glinters' can be found. Outside the boundary to the north lies a pair of semi-detached houses of a different style. At the west end of Nos.1-



19 is one of the pedestrian passageways leading through to Front Street, marked by an old timber post.

The east end of *North Lane* (where it retains that name) has seen the most



change in this sub-area. The 1876 map shows a small row of cottages facing north and a large collection of buildings possibly forming two Front Street farms. By the first decades of the twentieth century, a full string of buildings fronted North Lane from the end of the Edwardian terrace round to Lorne Terrace on



Front Street, completely replacing the eastern farm, whilst a second Edwardian terrace filled the gap behind. This is a similar development history to the south west corner of the conservation

area. However, by the 1959 map, the western farm had also been cleared, leaving a surface car-park, and by the late twentieth century all the buildings fronting North Lane and filling the middle of the plot where also demolished.

The complete loss of all historical development from this corner of the conservation area has been significant. The surface car-



park is neat but is too open in such a tight development pattern and, together with the Scout Hut, presents a weak frontage to North Lane with the rears of Front Street buildings too prominent. Several cast-iron corner ‘bumpers’ survive and small fragments of historic limestone boundaries can be found, but this local material



has not been used for the new car-park. Coincidentally, this is the only part of North Road/Lane to retain long and open views northwards.



Nos. 1-3 North Lane are a weak interpretation of the village's red-brick terraces with a plain, boxy form and little to enliven their appearance. They fail to respond to the curved site

and are an ineffectual counterpoint to the lively Grange Terrace opposite.

With East Boldon Junior School opposite, North Lane turns south to become Grange Terrace, providing the link back to the main road. Here it is fronted by buildings from The Grange estate, discussed elsewhere.

Summary: North Lane

Special Characteristics

- Rear lane with Victorian and 20th century suburban housing.
- Limestone/brick boundary walls, trees, passages to Front St.
- Small remnant of rural setting towards the centre of the lane.
- Surviving cottages, and estate and garden buildings.

Against The Grain

- Proximity and size of recent housing estate to north.
- Junction with Boker Lane, garage flue, No.20a North Road, Scout Hut, car-park, 1-3 North Lane.
- Car-park – loss of character by redevelopment and clearance.

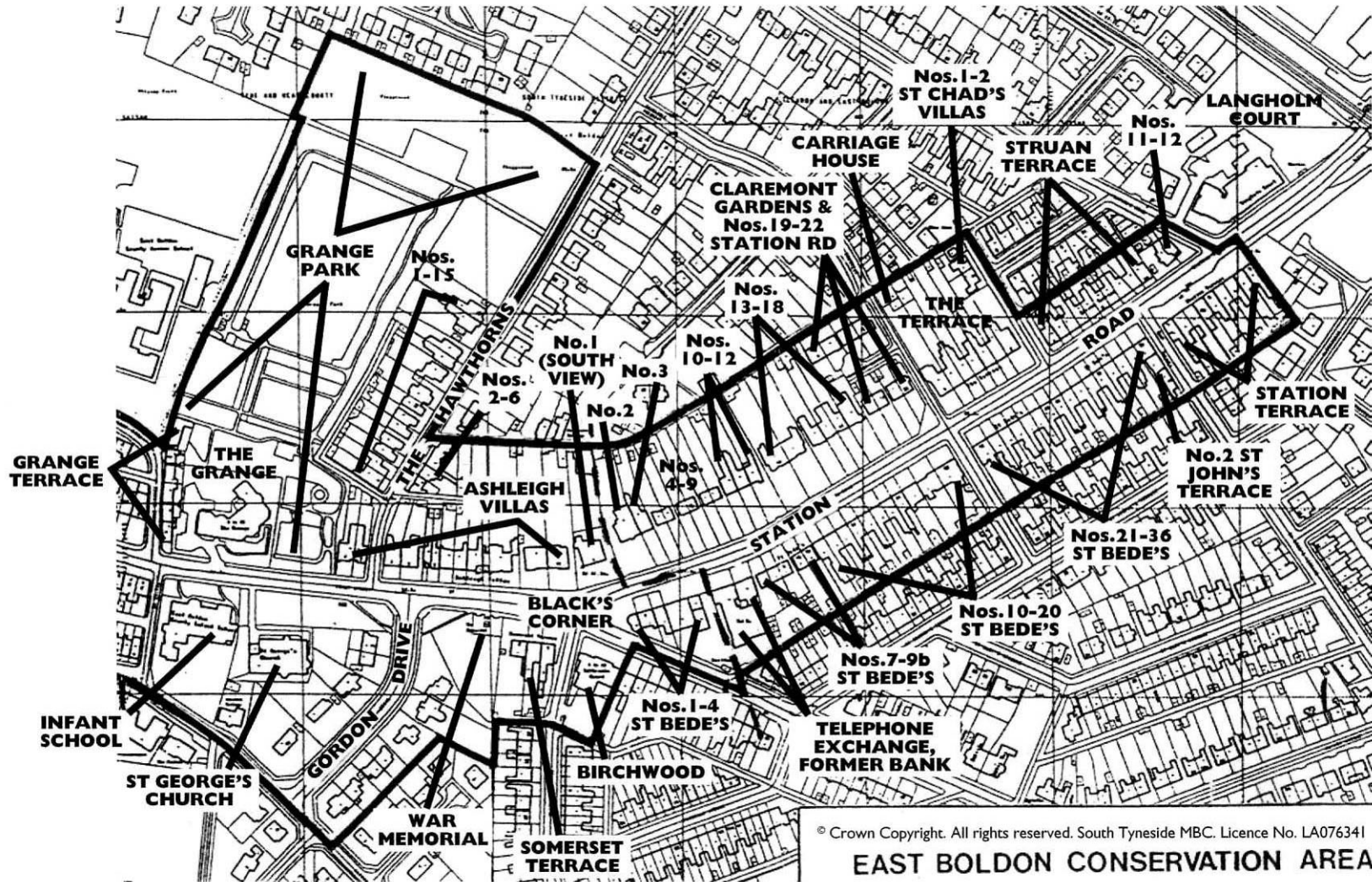
Key Issues

- Managing tree coverage, retaining hedges and green gardens.
- Preventing further loss or alteration of traditional features and details, particularly windows, doors and boundary walls.
- Protecting remnant rural character eg. passages, verges, rears
- Controlling height of development behind boundary walls.

Enhancement Potential

- car-park surfaces and boundaries, and setting of Scout Hut.
- Appropriate maintenance and re-pointing of boundary walls.
- Character, walls and surfaces of passageways.

Map 5: Eastern Growth and Station Road



12 Eastern Growth and Station Road



Even after the railway was built in 1839, East Boldon remained contained within its three street layout. But, by the last decades of the nineteenth century, new housing and local facilities

had begun to grow outside the boundary, to the west (discussed elsewhere) and more so to the east towards the station. During the hundred years or so from the mid 1860s, terraced and other housing, a school, church, shops, and park were developed immediately east of the village and in fields by the railway line.

With Station Road as its strong spine, this eastern growth further changed the nature of East Boldon from medieval village to commuter suburb.



The sub-area retains a strong theme of suburban tree-lined streets, mature residential privacy, and a development pattern based on

access to the railway station. It also encouraged the heart of the village to move, with shops and local facilities now concentrated at the east end Front Street, the natural focus of a village which doubled in length in a few short decades.



Leaving the village core from the west, the village school and parish church are sited on the south side whilst to the north is Grange Park created from the grounds of The Grange, now demolished and replaced with a large sheltered housing block. Much of this stretch of Front Street towards Black's Corner is heavily shrouded in mature trees, although partly depleted.

East Boldon Infant School (on the local list) is a fine mixed board school of 1885, largely intact and attractively shrouded by a high hedge and original boundary walls behind which the attractive landscaped setting contributes greatly to the character of the school and the street. As a result, the most prominent feature of this institutional-scale single-storey building is its tall roofscape, a



cascading gothic arrangement of steep Welsh slate pitches, gables, hips, chimneys and cylindrical ridge vents. But, its tallest original



feature, a large ornate timber cupola and spire, has gone. Rear extensions have not spoiled its original footprint and the playground walls, some topped with rounded coping bricks, make a strong contribution to Mundles Lane. Functional and damaged pedestrian barriers here and on Front Street do not enhance the public realm. By fronting onto the main road, the school reinforces the street scene whilst its south facing playground to the rear gives a sense of openness to the more quiet, residential part of the village. The school is a major part of the area's special historic village character.

feature, a large ornate timber cupola and spire, has gone. Rear extensions have not spoiled its original footprint and the

St George's Church is typical of red-brick churches of the 1920s



and 30s, adopting a simple, plain Romanesque style with a square bell tower in the style of a campanile. Its buttresses, round-headed windows, clerestory windows, large circular window are attractive features



whilst the later classical porch extension has mock-Georgian timber windows.



The church site is set back from the street behind a thick verge of trees, shrubs and a picket fence, retaining some sense of a former field boundary. This green open space continues along the



street to the *War Memorial* (on the local list), a simple carved sandstone shaft on a square base, topped with a cross. Surrounded by a neat hedge, beds and benches, this slightly raised site is a simple civic focus in a deep green setting. The bulky bus shelter nearby detracts from the street scene. Behind and to the south is another dense spinney.



Leading south from this deep green spinney, a small estate in the spirit of the Garden City movement was

laid out in the early decades of the twentieth century. Of this, *Gordon Drive* links the main road to the South Lane area. This wide, curved, low density street has 10 large detached and semi-detached houses developed piecemeal, probably as individual architect-designed commissions, but strongly held together by the

large gardens, grass verges and an avenue of ornamental cherry trees. Several of the houses adopt Arts & Crafts motifs including cat-slide roofs, tall chimneys, clay tilework, a lychgate at No.1, and feature doorways using simple round-headed, mock-Tudor or classical openings with oak front doors. Original metal



windows contribute to the style and period of the architecture. Nos. 1 and 3 are good examples; No. 8 has recently been demolished and replaced by a new house. Gardens in the street remain very green but some of the later extensions have been over-dominant of the host buildings. Being sited away from the historic core, this low density, detached layout with splayed road junctions does not challenge the tight linearity of Front Street and Station Road.



On the north side of Front Street, the village's growth outside the historic core starts with the site of *The Grange*, East Boldon's largest Victorian villa built with extensive grounds and a row of estate cottages on Grange Terrace. The villa sat in a slight hollow and, instead of opening onto Front Street, had a thick green edge to match that opposite. The house was cleared in the late twentieth century and is replaced with a block of sheltered housing, one of the largest buildings in the conservation area, which has broken through the green boundary to face Front Street. The block has no special interest with an undistinguished Front Street range and a bulky concrete tile roof on the horizon from the east.



Visitors to the original villa entered through the Coach House on *Grange Terrace*. These cheerful one-and-a-half-storey cottages have lots of original features including 6-over-2 sash windows, battened doors with small diamond lights, and a Welsh

slate roof with dormers and moulded chimneys echoing the nearby school and Lorne Terrace. The false shutters and alternative colour scheme to No. 3



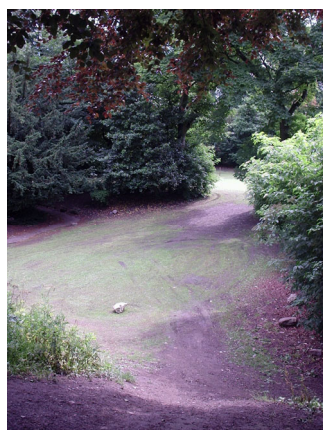
makes it stand out slightly, to the detriment of the terrace. The Coach House, with lower stableblock range to the north, is a



characterful building with shaped timber gates, large square cupola with weather vane, and applied half-timbering to the upper floor. The plainer upper storey brick stock to Nos. 3 and 4 could indicate they too once had applied half-timbering, now gone (the rears have half-timbered

gables; a 1981 photo shows the gatehouse without its existing half-timbering). Nos. 3-5 also have plain clay tile rear roof slopes. No. 1 has gothic gable windows and is on the local list. Three ridge vent tiles survive.





From Front Street, *Grange Park* is announced by a metal archway through the tall brick wall and thick green, tree shrouded boundary. The park has two different character areas – the demolished villa’s ‘lost’ gardens with snaking paths and ornamental



shrubs, and the flatter, more open parkland to the north created at the turn of the twentieth century. The parkland has simple rose gardens, ornamental avenues, shrub borders, mature hedges and a large central

lawn with metal goalposts and benches. Stone-edged tarmac paths and an avenue of tall trees line the park. In places, the park has a



sense of over-maturity and signs of vandalism. Beyond to the north is a playing field



with play equipment and a line of ornamental trees behind red railings along The Hawthorns. Adjoining the park to the west is the 1970s East Boldon Junior School.



The next group of housing appears to be by the same developer or architect (as might Nos. 13-18 Station Road also be). *Nos. 1-15 (odd) The Hawthorns, Ashleigh Villas* (excluding Nos. 3-4, see below) and *South View (No.1 Station Road)* are imposing two-storey buff brick houses in terraced, semi-detached or double-fronted detached form, and adopt similar designs and motifs. All use strong gables facing the street and are enlivened with darker brick string courses, copious timber and sandstone detailing. They also use design creatively to increase their perceived grandeur. For



example, The Hawthorns houses have large projecting gables which give the illusion of a series of detached rather than semi-detached

properties, whilst Nos 5-8 Ashleigh Villas look like just two dwellings rather than four. All but one of The Hawthorns' front elevations have been painted, bays altered, bargeboards missing, and a mix of hedges, walls and fences. No. 3 The Hawthorns is the only one not to retain its polychromatic brickwork and original windows. Opposite, plainer Nos 2-6 (even) The Hawthorns are also altered and partly painted but some sash windows survive as do grand classical door cases with unusual outer doors. The bold extension to No. 6 is enhanced with cedar cladding.



In contrast, Ashleigh Villas remains a mature authentic group. Brickwork is attractively weathered and there are abundant original windows,

doors, bays, window surrounds, door cases, porches, bargeboards, etc. Boundary walls are intact and gardens are private, mature and rich with trees and shrubs. One large flat-roofed dormer intrudes at No. 7 and No. 1 Station Road has inaccurate replica windows but a well designed garage extension. Rears are relatively unaltered.





Red brick Nos. 3-4 *Ashleigh Villas* are later and much different adopting a strong Edwardian baroque style with a low pitch hipped slate roof, and original

elegant multi-paned sash windows. Like the rest of the group, they remain intact, authentic and characterful on a prominent corner. No. 4 has a large rear extension. The original development pattern of *Ashleigh Villas* and Nos.1-17 Station Road remains virtually intact with long plots running between front streets and back lanes.



The west end of *Ashleigh Villas* forms the north side of the junction of Station Road, Front Street and Sunderland Road, known locally as *Black's Corner*. This busy, signal-controlled

junction splits traffic between Newcastle, South Shields and Sunderland, and sees high traffic, noise



and visual disruption at peak times. It is also cluttered with plastic bollards. Somerset Terrace and Birchwood form the south side with Nos. 1-4 St Bede's / Station Road filling the fork to the east.



Late Victorian red-brick houses Nos. 1 and 2 *Somerset Terrace* were later joined by No. 3 which used different proportions, form and materials. With

the painted front of No. 2, this terrace has little uniformity, although the hedges, surviving window joinery and classical door cases give it some detailed interest. The boundary wall





along Whitburn Terrace is old and buttressed, typical of the area's earlier rural origins.

By contrast, *Birchwood*, a late twentieth century block of flats opposite, is probably the tallest building in the conservation area and dominates the street. By failing to respect the prevailing building heights around (and the petrol filling station it replaced), its out-of-scale bulk spoils this prominent junction, not helped by minimal green landscaping to the plot.



Nos. 1-4 *St Bede's / Station Road* is a row of shops and houses (some later converted to shops) with an adjoining former Co-op branch. This short red-brick terrace follows the basic themes of the other terraces on the south side of Station Road (discussed below), but is stifled by the loss of some front gardens to concrete parking. However, its traditional shopfront, window and other joinery, painted deep green, is a real asset to the conservation area at this focal point creating an attractive, authentic scene, from which the uPVC first floor windows notably detract. Continuing this colour scheme on the corner shop (and reducing the impact of signage and lighting) would improve the group. The rear elevations and detailed brick boundary wall are prominent at the top of Sunderland Road and are relatively intact, but security bars, an





escape stair and signage are also visually prominent. The single tree on Station Road compliments those

opposite. The adjoining Telephone Exchange and former Barclays' Bank are discussed below.

The rest of Station Road is discussed as a perambulation, starting on the north side at the village end (No.2 Station Road) heading east towards the station. Then across the road, heading back west up the south side of the street (mostly called St Bede's), back to Black's Corner (discussed above).



Late-Victorian and Edwardian housing forms the core of Station Road. Terraces and groups of houses were built in phases (numbered consecutively) with contrasting mid to late-twentieth century housing filling in the gaps. Station Road is a high quality leafy suburban street, with

houses judged at the time of designation (1993) to be some of the best conceived and constructed of their period in Tyne & Wear.



On the north side, No. 2 Station Road is well positioned in relation to No.1 (South View, discussed above) and the pair turn the corner impressively from Front Street to Station



Road. Both are fine double-fronted houses with an authentic feel, set in mature gardens. Red-brick No.2 has a square sandstone porch and bays, plus paired window

surrounds above. Replacement windows and three large rooflights to the front detract from its otherwise traditional feel. Nos. 3, 10, 11 and 12 Station Road are late-Victorian / Edwardian red-brick terraced houses much like others on the sub-area, again with deep, tree-filled gardens and tall hedges enclosing them from the street.



Nos. 4-9 were built in the mid-twentieth century in the gap between Nos. 3 and 10. Despite following

the building line to the front and incorporating bay windows, they contrast strongly in scale and proportion with their much taller and grander neighbours, appearing oddly squat and plain.



Late nineteenth century Nos. 13-18 Station Road are set well back from the street behind large, tree-filled gardens but still have visual interest with cream brickwork enlivened with coloured contrasting detailing and gable tile-hanging. Many original windows, large bays and hipped slate roofs enhance this attractive group. Rears, including boundary walls, are generally intact but a pebble-dashed

extension at Claremont Gardens is over prominent. Nos. 13-18 may be connected to the development of Ashleigh Villas and The Hawthorns, as discussed above.



Nos. 19-22 Station Road and Claremont



Gardens behind are 1960s infill housing which have failed to sensitively contribute to the character of Station Road, by being smaller in scale and height, using concrete roof tiles, and emphasising modern horizontality over traditional verticality. The tight street layout here has also been eroded by slicing a



corner off Charlote Terrace at its junction with Station Road and replacing it with concrete bollards. On *Charlote Terrace*, The Carriage House is on the site of a former estate building. It retains a stone boundary wall to the north and a tree with a Tree Preservation Order to the street, but the building's historic origins are lost.



Continuing down the north side of Station Road, *The Terrace*, c.1880, is an imposing group of red-brick handed pairs built with an impressive rhythm of seven large gables to the street. One first floor bay window has been removed, some of the window joinery has been replaced, and only a fraction of the decorative timber detailing which once enlivened the front elevations survives (eg. bargeboards, window hoods). Nos. 5, 5a and 6 appear the most intact. Large gardens, trees and a complete sequence of tall hedges increase the sense of privacy and maturity of the group.



Villas, Nos. 1-2 are modern infill incorporating a few of the sub-area's traditional features.



Next is *Struan Terrace* with interesting moulded timber fascias with paired gutter brackets. Some of these same design details can be found on St Bede's and the single storey Bede

Terrace immediately to the north, indicating they may all be by the same developer or architect. This terrace appears more denuded than its neighbours across the road partly because of the higher number of alterations to windows, bay windows and doors (eg. slate hanging, timber or plastic replacements, altered door hoods) which are not in keeping with the terrace's traditional themes. The discordant mix of garden boundaries in particular challenges the terrace's visual harmony, although the general form of the terrace remains intact, and uniform punched ridge tiles provide some unity. To the rear their appearance is more uniform.



The pair of late-Victorian semis, *Nos. 11 and 12*, were originally one detached house. The commercial use of No. 11 is evident from the loss of all but trees from the front garden, but the pair are strongly held together by the hipped roof,

string course, bracketed eaves and central oriel window. Station Road's north side ends with *Langholm Court* on the corner of Langholm Road, just outside the conservation area. This large residential building has a well-judged height and broken-up elevations but its roof verges are flat and its materials and setting sparse, giving a bland appearance overall.



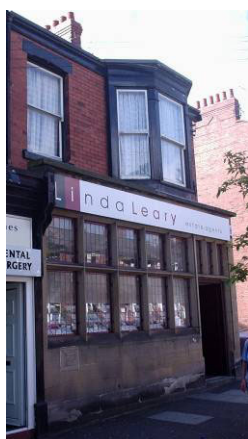
The *back lane* behind Station Road's north western terraces is perhaps reminiscent of

the area's rural origins. Most rear boundary walls are altered but some original walls and openings do survive. Various small former estate buildings lie outside the conservation area boundary at the west end of this rear lane, including a cottage north of Ashleigh Villas.





Crossing the road at the far end of the conservation area and returning westwards back up Station Road's south side, *Station Terrace* is a parade of nine



Edwardian local shops, some with original shopfront features (and an interesting later bank frontage to No.1), and others with shopfronts and signs in materials and sizes which are not in keeping with the original character of the terrace. Original features appear to survive behind some of the later additions. Several of the parade's first floor bay windows are also original whilst others

have been altered or replaced in modern materials and designs. The forecourt is an attractive focus with trees, but is cluttered by an un-coordinated collection of street furniture dominated by four large concrete flower tubs.



St Bede's is the main stretch of housing on the south side of Station Road. It comprises two impressive smooth red-brick rows of terraced housing in handed pairs with a uniformity of style, condition and decoration creating an attractive rhythm along the street. This group retains a great deal of its original character and abundant features including two-storey canted bay windows (most painted white), window and door joinery, pitched dormers (with half-glazed cheeks; most with timber finials missing), shaped chimney stacks with cream pots, and a deep bracketed cornice. Shaped Flemish



end gables add interest and large half-timbered front gables to Nos. 21 and 36 anchor the first row. Nos. 19 and 20 are slightly larger with half-moon gable windows to the front.



Front gardens to St Bede's are rich and well-maintained, each with a curved path to a flight of steps up to a 6-panelled front door beneath a square

overlight with cart-wheel beading, and pedimented timber hoods.

All but one set of railings (and possibly an original gate at No.16) have gone, but surviving boundary walls and piers (some with pyramid stone caps missing), plus hedges and



trees give depth and privacy from the street. A high proportion of PVCu windows exists but other alterations to front elevations have been more sympathetic. More alterations have occurred to the rear, including reducing several chimneys on the large off-shots.



Five houses at Nos. 9b-7 St Bede's are mid-twentieth century infill and, although they follow the building line and have well-kept gardens, they are in contrast with the rest of the terrace in their design and materials, and leave gaps in the terraced theme. This mis-match weakens the strong rhythm and unity which the rest of St Bede's has.



The *back lane* to St Bede's is a neat boundary to the conservation area despite a few newer out-of-scale garages. Behind No. 36 St Bede's is No. 2 St John's

The *back lane* to St Bede's is a neat boundary to the conservation area despite a few newer out-of-scale garages. Behind No. 36 St Bede's is No. 2 St John's





Terrace, the two dwellings skilfully linked by a single storey range with a castellated parapet, creating an animated frontage on this side street.



The boxy shapes of the distinctive 1930s *Telephone Exchange* and former *Barclays' Bank* intrude further on the terraced, pitched roof theme, which is picked up

again by the former Co-op building at the top of the street. They do, however, continue the building line, and are strongly representative of a style and period of commercial architecture of increasing rarity and interest. The former bank's ground floor alterations and featureless forecourt do not enhance its character, whilst the boundary walls, doors and steel windows of the



Telephone Exchange allow it to fit more sensitively into the sub-area. The large 1960s extension to the rear, however, is one of the most intrusive buildings in the area,

spoil the sense of arrival along Sunderland Road and is too visible from Front Street.

At the top of Station Road are Nos. 1-4 St Bede's / Station Road at Black's Corner, which are discussed above.



Along Station Road, the gullies, drive entrances and road junctions are enlivened with strips of mottled blue glazed bricks, often known as scoria blocks. Their irregularity and shade variations add intricacy to the street scene.



*Summary: Eastern Growth and Station Road***Special Characteristics**

- Large, high quality Victorian houses mainly in terraces.
- Preserved settlement pattern north of Front St / Station Rd.
- Mature, leafy, residential privacy; dense spinneys of trees.
- School, church, park and war memorial on station spine road.
- Large, low-density detached housing on Gordon Drive.

Against The Grain

- Traffic & traffic management at Black's Corner; bus shelter.
- Scale, form and detail of mid to late twentieth century infill.
- Height and scale of Grange and Birchwood housing blocks.

Key Issues

- Protecting visual unity of terraces and other housing groups.
- Preventing further loss or alteration of traditional features and details, particularly windows, doors and small features.
- Preventing loss or alteration of traditional garden boundaries.
- Managing tree coverage, retaining hedges and green gardens.
- Managing Grange Park's trees, planting and vandalism.

Enhancement Potential

- Upkeep of traditional architectural details, large and small.
- Details, setting and rears at 1-4 St Bede's / Station Road.
- Station Tce – signage, shopfronts upper floor joinery, setting.
- Demolition of extension to Telephone Exchange.

13 Other Designations

East Boldon Conservation Area has other heritage and townscape designations, as set out below, including relevant extracts from South Tyneside's 'local list' (UDP Appendix ENV(B): Other Buildings of Acknowledged Architectural Quality or Historic Significance). In addition, the UDP identifies Mansion House Farm as having a group of historic agricultural buildings, Grange Park and playground is designated as Recreational Open Space, and the South Tyneside Green Belt adjoins the conservation area along the southern boundary. See Maps 6 and 7.

13.1 Listed Buildings

Grade	Listed Building
II	100 Front Street (north side)
II	94 Front Street (north side) (formerly listed as No.94 Sunnyside)
II	70 Front Street (north side) (Boldon House) and wall to south of Nos.70 and 64
II	64 Front Street (north side)
II	Walls and gate piers at southwest of garden of No.70 (Boldon house), Front Street (north side)
II	57 Front Street (south side) (Boldon Lodge)
II	36 Front Street (north side)

13.2 Article 4 Directions

Class	Buildings Covered by an Article 4 Direction
I	<p>Front Street 13, 15, 17, 19, 21, 23, 24, 25, 27, 29, 30, 35, 36, 37, 43, 45, 47, 55, 57 (Boldon Lodge), 57a, 58, 59, 62, 64, 70 (Boldon House), 71, 71a (Yellow Leas Farm), 72, 72a, 73, 74, 76, 78, 80, 88, 90, 92, 94a, 94, 96, 100, 106, 110, 112</p> <p>Lorne Terrace 2-14 (even)</p> <p>North Road 20, 23</p> <p>Grange Terrace 1-6 (consec)</p> <p>Prospect Terrace 1-12 (consec)</p> <p>Shadwell Towers Camp Side, Camp Villa</p>
II	<p>Front Street 24, 30, 32, 34, 36, 38, 55, 57 (Boldon Lodge), 57a, 62 (Mansion House Farm), 64, 70, 72a, 72, 74, 76, 78, 80, 82/84, 88, 90, 92, 94, 94a, 96, 98 (Black Bull PH), 100, 102, 104, 106</p>

13.3 Local List

Local List

(Extract from UDP Appendix ENV(B): Other Buildings of Acknowledged Architectural Quality or Historic Significance)

Lorne House (No.14) and Lorne Tce (Nos.2-12 even), Front St
30-34 Front Street (group value with No.36)
Mansion House Farm, 62 Front Street
88-92, 96 Front Street (group value with 94)
Gin Gan to rear of 88-92 Front Street
Shadwell Towers, Front Street
Grey Horse PH, Front Street
Black Bull PH, Front Street
Boundary wall west of 57a Front Street
Mixed Board School, Front Street
United Reform Church, Front Street
1 Grange Terrace
23 North Road
72-73 Front Street
War Memorial, Front Street
49 Front Street

13.4 Tree Preservation Orders

No.	Tree Preservation Order
42	Land to rear of 1 The Terrace, Station Road

14 Selected Bibliography

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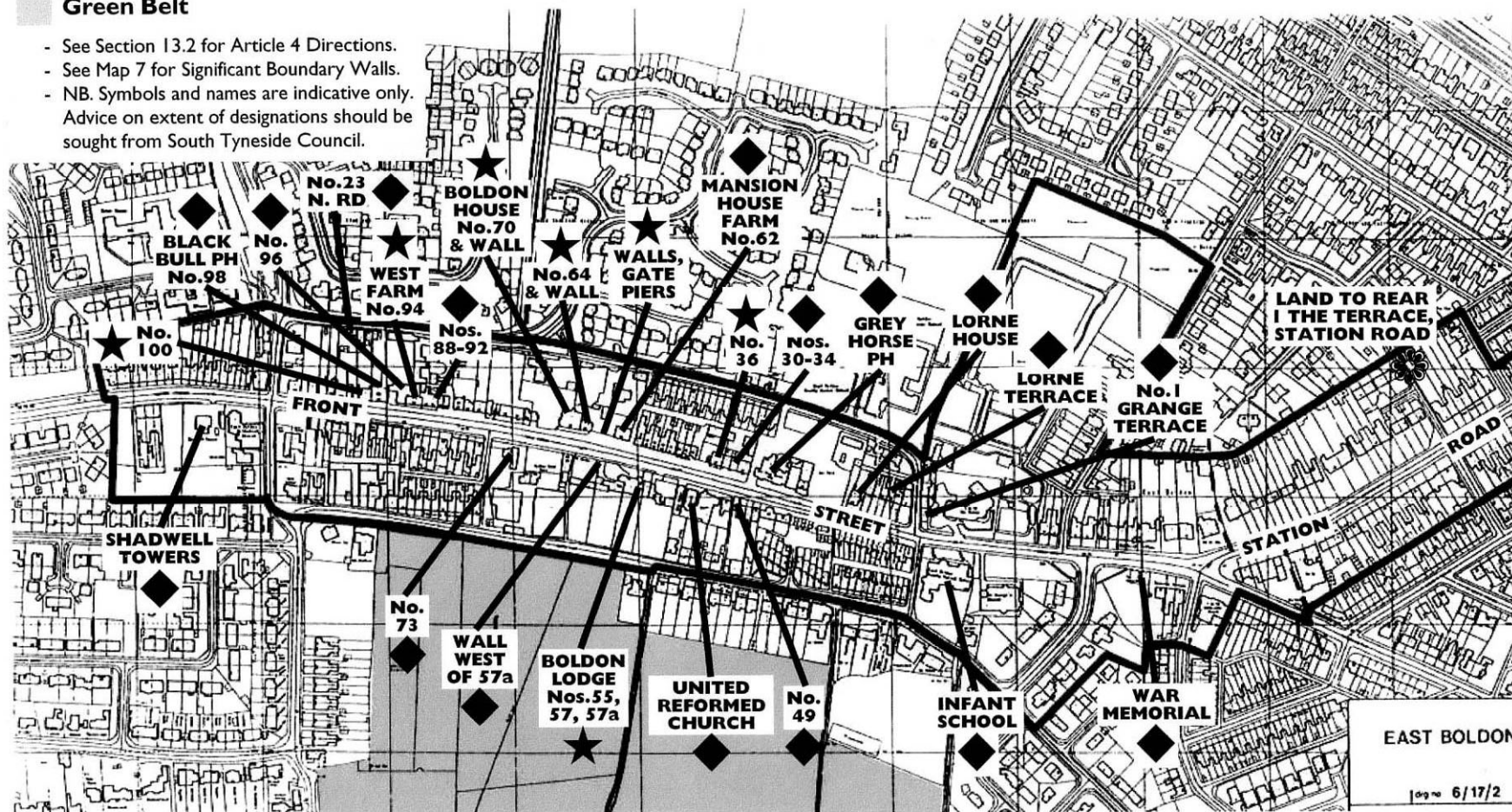
Whellan W, 'History of Durham'

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Map 6: Other Designations

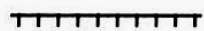
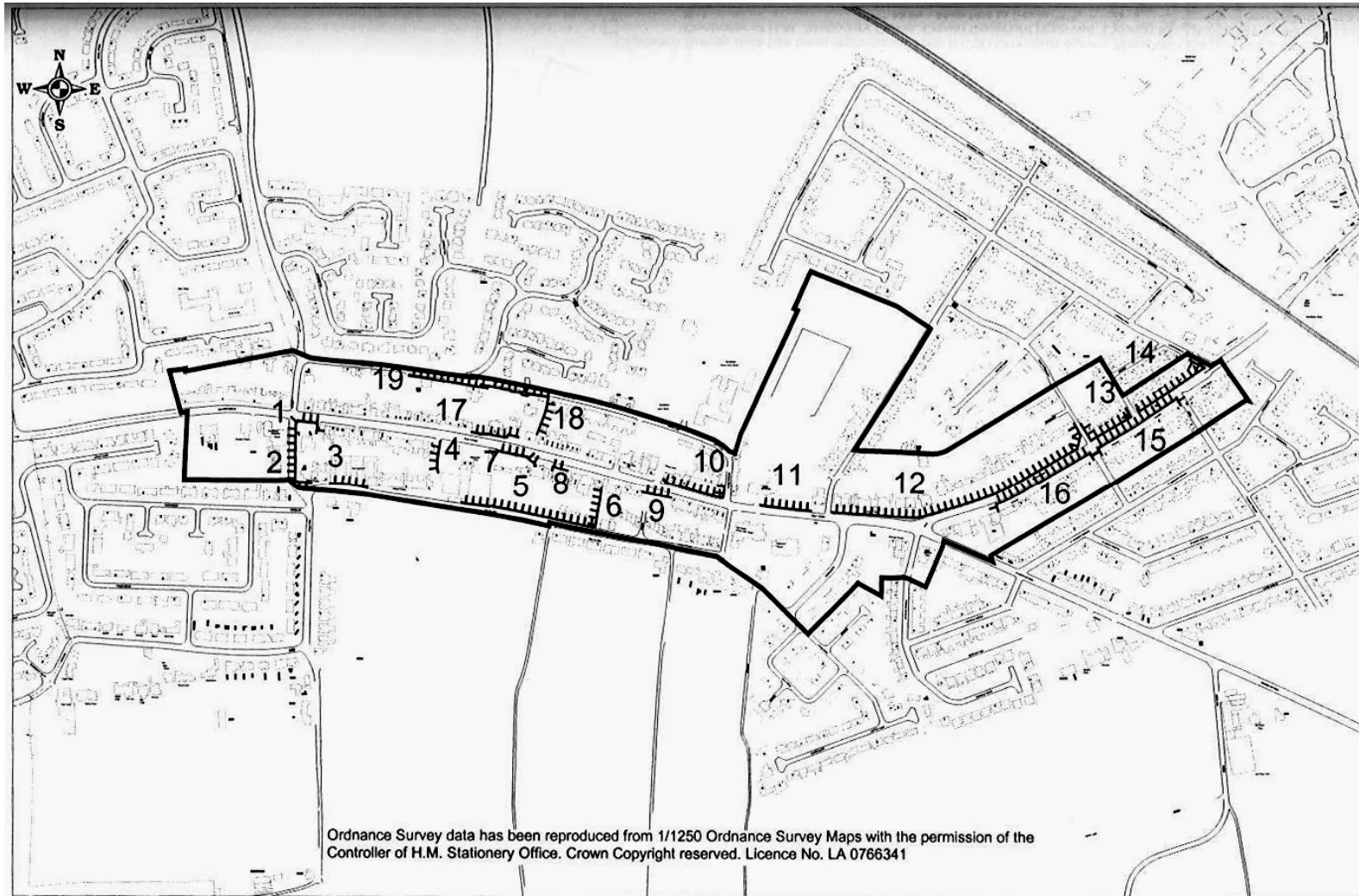
- ★ Listed Buildings (all Grade II)
- ◆ Buildings on Local List (see 13.3)
- ✿ Tree Preservation Orders
- Green Belt

- See Section 13.2 for Article 4 Directions.
- See Map 7 for Significant Boundary Walls.
- NB. Symbols and names are indicative only. Advice on extent of designations should be sought from South Tyneside Council.



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Map 7: Significant Boundary Walls
(extract from South Tyneside UDP, Map ENV(E)b)

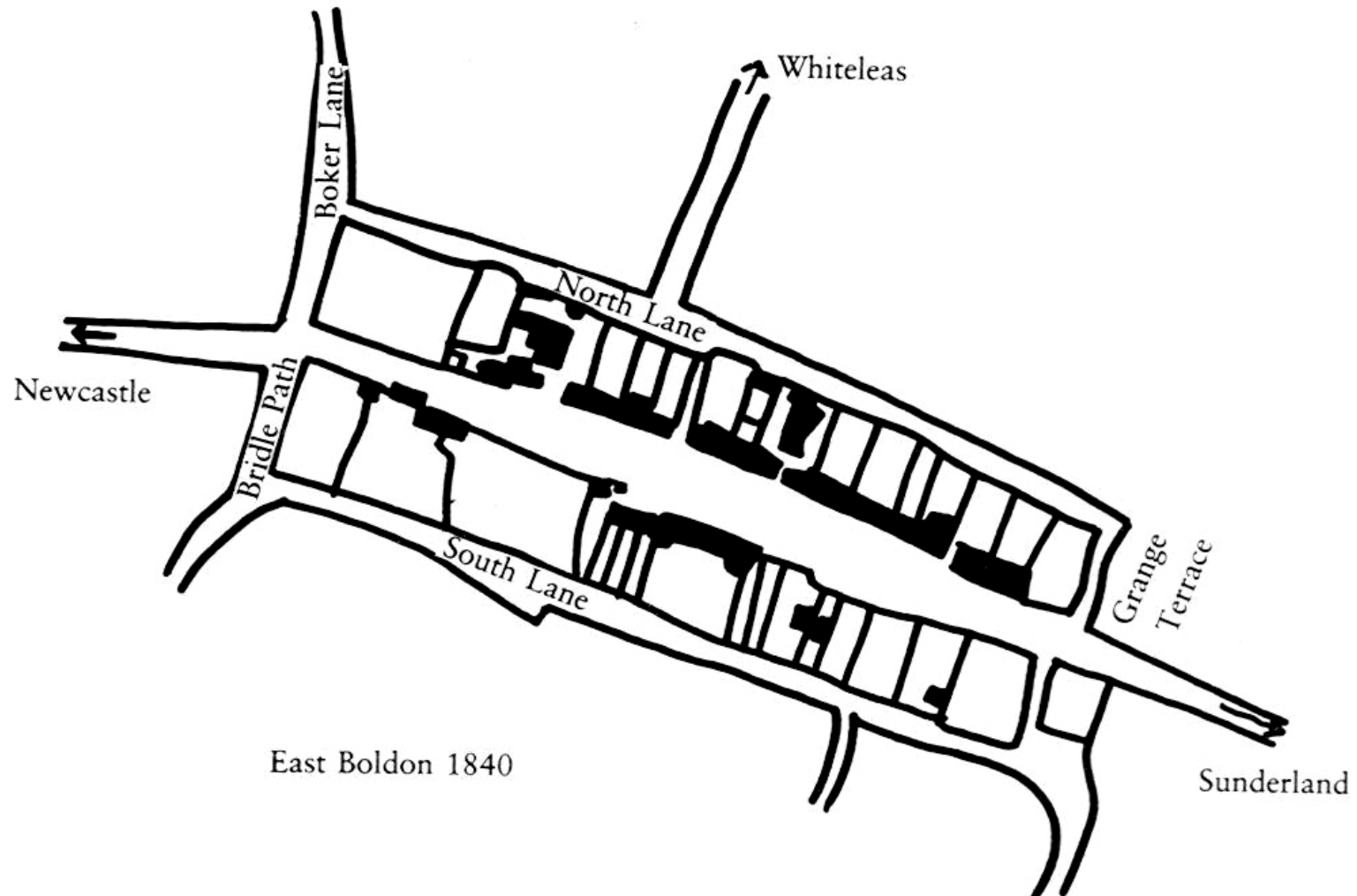


SIGNIFICANT WALLS

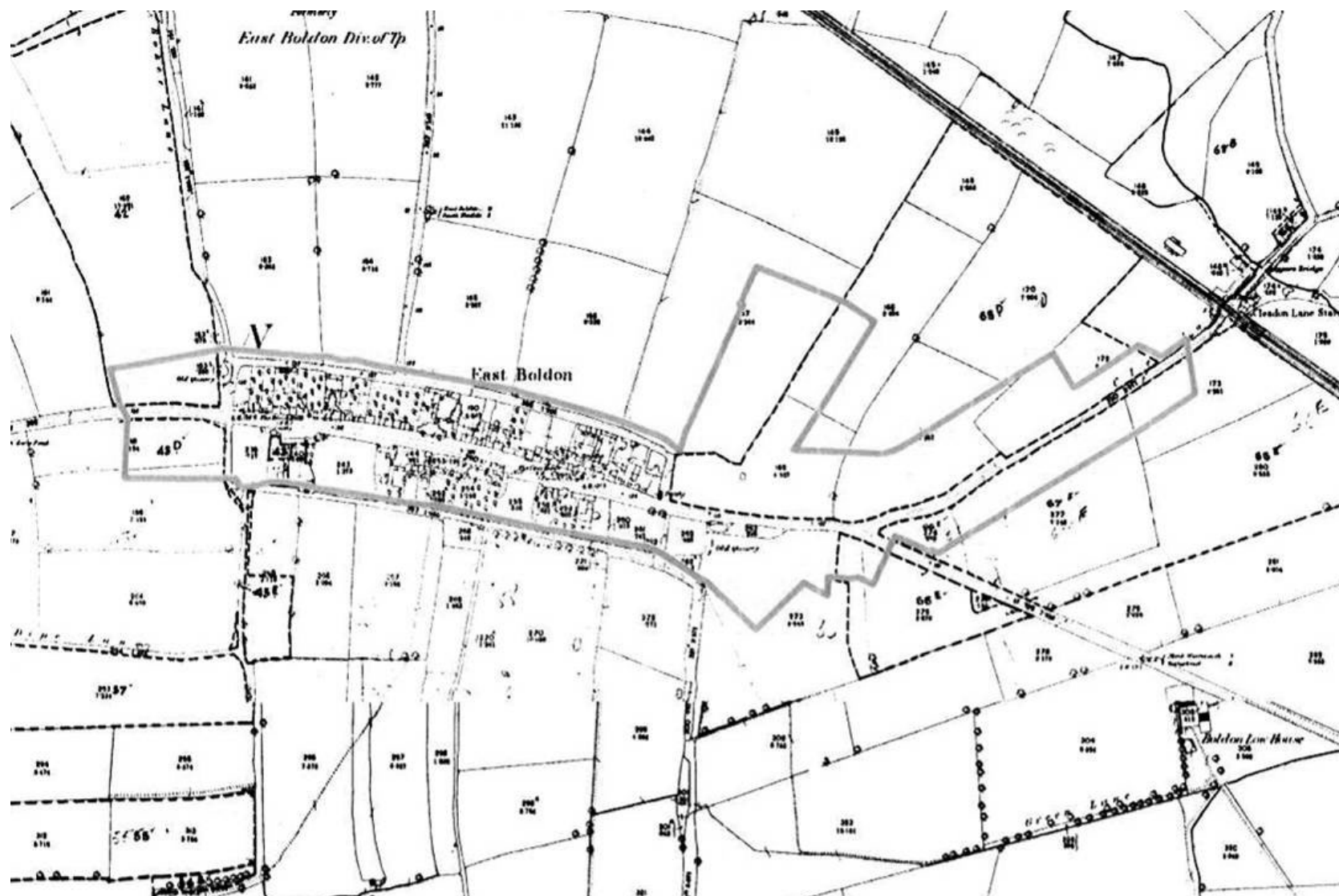


CONSERVATION AREA BOUNDARY

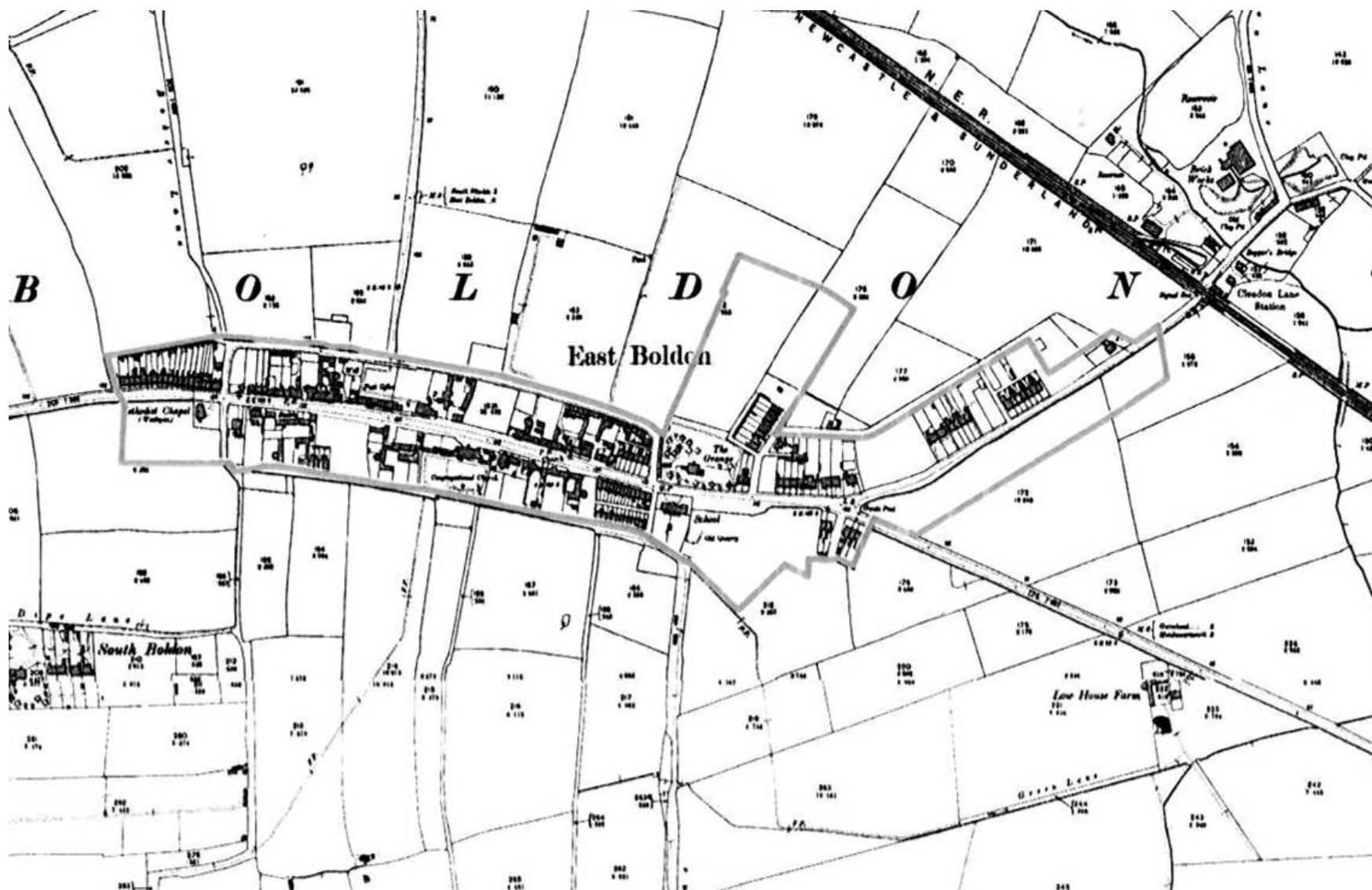
Map 8: East Boldon, Copy of Tithe Map, c.1840



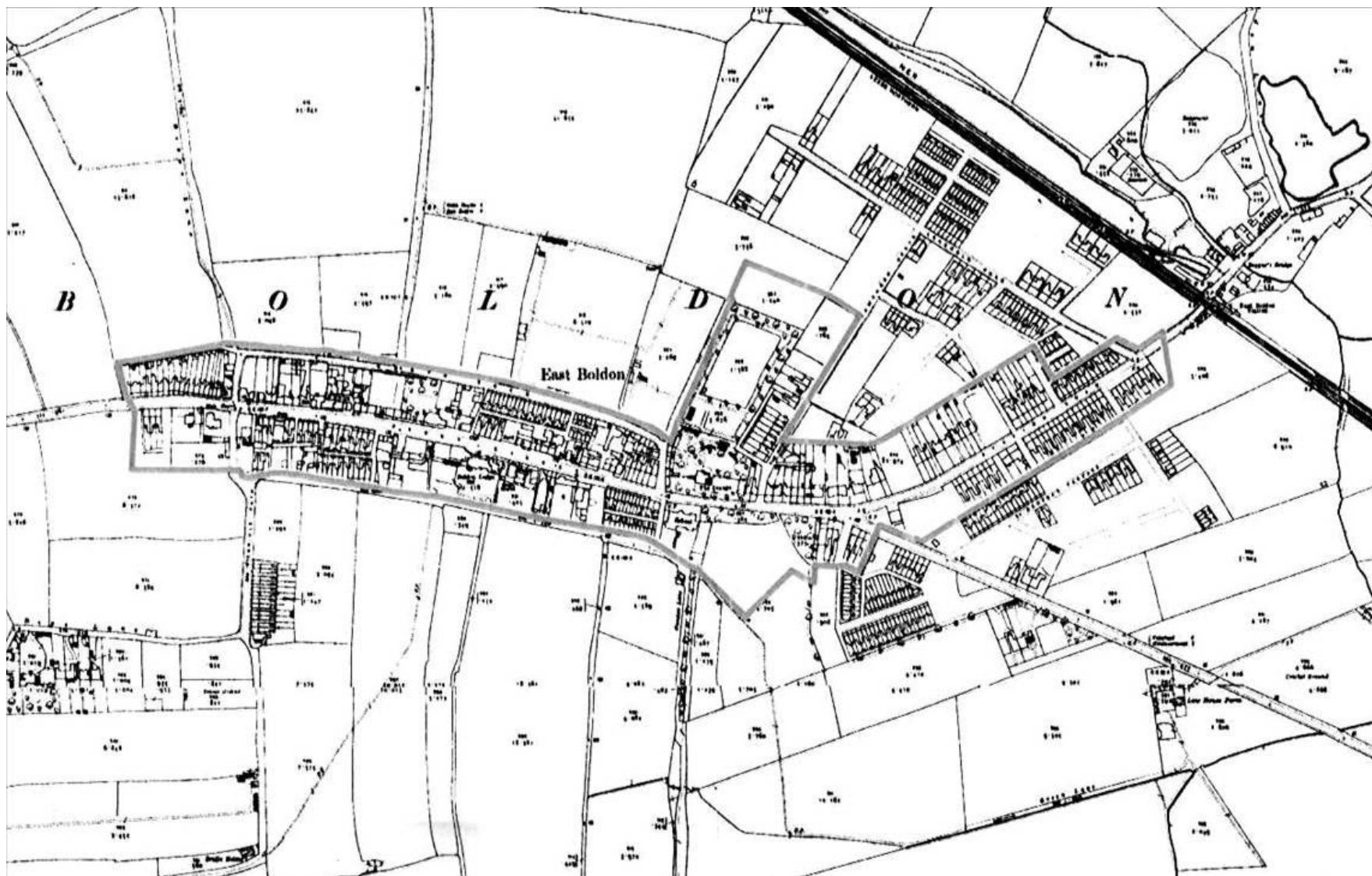
Map 9: East Boldon, c.1876



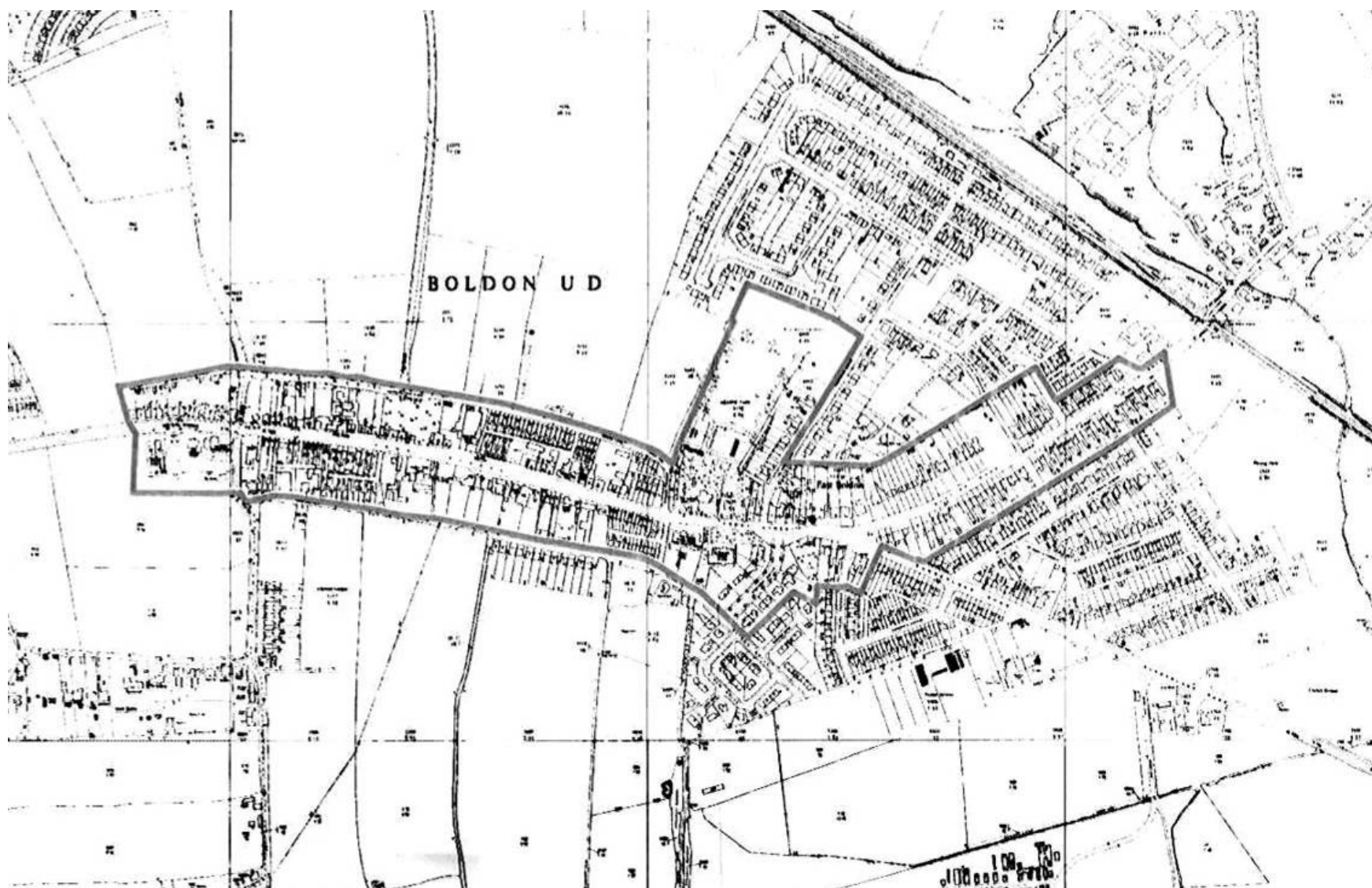
Map 10: East Boldon, c.1898



Map 11: East Boldon, c.1919



Map 12: East Boldon, c.1959





South Tyneside Council

Neighbourhood Services

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