

# Heritage Impact Assessments (2024)



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## 1. INTRODUCTION

This document explores the impact of the proposed site allocations in the South Tyneside Local Plan on the historic environment.

The historic environment covers a wide range of resources including buildings, structures, archaeological remains, landscape features and historic open spaces. These are collectively known as heritage assets. Heritage assets are identified as being either designated or non-designated. Designated heritage assets include World Heritage Sites, Listed Buildings, Registered Parks and Gardens, Scheduled Monuments, Registered Battlefields, Conservation Areas and Protected Wrecks. Non-designated heritage assets are buildings, structures, sites, places, and landscapes that have been identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but that are not formally designated.

This study seeks to provide robust and defensible evidence of the potential risk of development of the proposed site allocations in the emerging Local Plan to the significance of heritage assets and their settings. In addition to identifying the potential risks (to heritage) of development, and whether development can be justified, the study seeks to provide guidance on the opportunities and strategies for mitigating any impacts and to consider opportunities for positive enhancement or for a heritage asset to be better revealed. It also makes suggestions about further work required and future monitoring.

It is intended to provide a proportionate understanding of the significance and sensitivity to change of heritage assets both within sites and those that would be affected by changes to their settings because of development. It is acknowledged that further primary evidence and research may yield more of an understanding of significance than is detailed in this report.

The findings of this study will provide further safeguards for the historic environment both in terms of Local Plan policies and those site allocations where potential significant effects on the historic environment have been identified.

## THE CHALLENGES FACING SOUTH TYNESIDE

The NPPF requires Local Planning Authorities to meet objectively assessed needs (OAN) for housing, business, and other development, with enough flexibility to adapt to change. South Tyneside's Local Plan has applied the Government's standard methodology in determining its housing need which concludes that as a minimum, some 350 dwellings need to be delivered per annum over the next 15 years.

Another strategic priority objective for a regenerated South Tyneside is to increase the Borough's employment rate. The Council's Employment Land Review (2019) provides a robust and credible evidence base, providing an understanding and assessment of the economic profile, priorities, growth strategies and the type and amount of land available, both on a local and regional level.

The strategy for South Tyneside's Local Plan area therefore seeks an ambitious programme for growth for new homes and jobs, recognising the role each plays in creating a strong and successful

sub-region. This poses a challenge in how to ensure this growth can be successfully and sensitively accommodated in the area without having a detrimental impact on the heritage assets which contribute to the attractiveness of South Tyneside as a place to live, invest and bring up families.

Opportunities to expand the urban area are constrained by concerns including flood risk, Green Belt and biodiversity designations. For this reason, a proportion of South Tyneside's housing and employment opportunities will come forward within and on the edge of existing urban areas. The challenge will be to balance growth with the need to protect the Borough's natural and built assets and to ensure it will not have a detrimental impact on the quality of life for South Tyneside's residents.

The purpose of this Heritage Impact Assessment (HIA) is to inform the Local Plan by demonstrating how the historic environment has been considered in the site selection process and to assess the likely impact on heritage assets, both designated and non-designated, and whether those impacts could be mitigated. It is important to clarify that there is potential for as yet unknown surviving archaeological remains to be discovered. There may also be existing buildings or structures that are currently undesignated but may be of enough heritage interest to be considered for local listing.

The findings and recommendations of each assessment contribute to the Sustainability Appraisal (SA) which considers a range of sustainability considerations that will assist in informing which sites that are allocated within the Local Plan. The preparation of the SA and HIA have been an iterative process with each informing the other and will directly inform any resultant policy.

Chapter 3 identifies those sites that are proposed to be allocated in the Local Plan. Chapter 4 identifies other potential sites which are not being taken forward for allocation at this time.

## DUTY TO CO-OPERATE

The Councils in the North East have worked collaboratively and undertaken extensive dialogue to address strategic planning issues for several years. In response to the requirements of the Localism Act, the Chief Executives and Leaders of the 7 North East Authorities signed a Memorandum of Understanding together with a Joint Position Statement, which sets out the strategic issues which the seven Councils agreed to focus on discussing in respect of the Duty to Cooperate.

In order to demonstrate that it has fulfilled its duty to co-operate obligations, the council has actively engaged with statutory consultees throughout the preparation of the Local Plan, working closely with Historic England on matters relating to heritage. In particular, the Council sought advice from Historic England on a methodology for the HIA. These discussions will be addressed in a Statement of Common Ground.

## 2. METHODOLOGY

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

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

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

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

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

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

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

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

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

Table 1: Assessing impact on heritage assets

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

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

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

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

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

Sources comprise:

- GIS data
- Historic England’s Heritage List
- Tyne & Wear Historic Environment Record

- Historic England’s Register of Heritage At Risk
- The council’s register of Grade II Buildings At Risk
- Conservation Area Appraisals
- The council’s List of Locally Significant Heritage Assets
- Historic maps
- Photographic records
- Tyne & Wear Historic Landscape Characterisation

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

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

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

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

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

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

Table 2: Significance Value

Significance Value	Status and Definition
<b>High</b>	Assets which can be demonstrated to have international or national significance and/or are of extraordinary or unique archaeological, architectural, artistic or historic merit. This includes Scheduled Ancient Monuments and other nationally important archaeology (Class I and II), all Listed Buildings at Grade I and II*, Registered Parks and Gardens at Grade I and II*, and undesignated structures of clear national importance.

<b>Medium</b>	Assets with importance within a national or regional context due to special archaeological, architectural, artistic or historic interest. This includes Listed Buildings at Grade II, Registered Parks and Gardens at Grade II, Conservation Areas and undesignated assets of regional importance.
<b>Lesser</b>	Assets of local importance. Undesignated assets with modest archaeological, architectural, historic or artistic interest. Includes historic townscapes or landscapes of limited historic integrity (including any locally listed assets outside of conservation areas).
<b>Negligible</b>	Assets of limited local importance with little architectural or historic interest.
<b>Unknown</b>	The importance of the asset has not been ascertained.

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

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

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

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

Table 3: Magnitude of Impact on Heritage Significance

Magnitude of Impact	Description of Impact
<b>High</b>	The significance of the asset would be totally altered or destroyed. Comprehensive change to setting affecting significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
<b>Medium</b>	The significance of the asset would be affected. Changes such that the setting of the asset is noticeably different, affecting significance resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
<b>Low</b>	The significance of the asset would be slightly affected. Changes to the setting that have a slight impact on significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
<b>Minimal</b>	Changes to the asset would hardly affect significance. Changes to the setting of an asset that have little effect on significance and no real change in our ability to understand and appreciate the resource and its historical context and setting.



**No change**

The development would not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or our appreciation of it.

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

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

Where it is possible to mitigate against impact or harm, the assessment proformas set out ways in which this could be achieved.

Ways in which enhancements could be maximised might include:

- Public access and interpretation
- Increasing understanding through research and recording
- Repair/regeneration of heritage assets
- Removal from the Heritage at Risk Register
- Better revealing of significance of assets, e.g. creation of viewpoints and access routes, use of appropriate materials, public realm improvements, design

Ways in which harm could be avoided or minimised might include:

- Identifying reasonable alternative sites
- Amendments to site boundary, quantum of development and types of development
- Relocating development within the site
- Identifying specific design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings
- Addressing infrastructure issues such as traffic management.

Again, any requirements should be proportionate to the heritage significance of the asset and no more than is sufficient

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

The fifth step in each assessment considers whether the principle of development would reflect national policy.

Ensuring that objectively assessed development and infrastructure needs are met whilst having regard to conservation of the historic environment. Conclusions reached should be in accordance with National Policy whilst also having regard to the need to conserve heritage assets in a manner appropriate to their significance.

The NPPF paragraph 182 sets out four tests to consider in judging whether a local plan is “sound”. These include whether it is:

- Positively prepared;
- Justified;
- Effective; and
- Consistent with National Policy.

## THE ASSESSMENTS

An initial sift of potential sites using the SA identified 91 sites for consideration for which heritage impact assessments have been carried out, 17 of which are being taken forward as potential allocations in the Local Plan. Each HIA describes how development is likely to impact on heritage significance and makes recommendations for maximising enhancement and/or minimising harm. Table 4 summarises those sites that are being allocated through the Local Plan, whilst Table 5 summarises those sites that are not being allocated through the Local Plan but are potentially deliverable.

Table 4: Proposed Allocations

Site Ref	Site Address	Allocation	Harm Identified
<b>SBC102</b>	Land to North of Town End Farm	Housing	Less than substantial
<b>SFG075</b>	Land South of Fellgate	Housing	Less than substantial
<b>SIS007</b>	Land at Winchester Street Housing-led Regeneration Site	Housing	Less than substantial
<b>SIS009</b>	Land at Fowler Street/Thomas Street	Mixed Use	Less than substantial
<b>SIS022/ RG1b</b>	Land at Harton Quay	Mixed Use	Less than substantial
<b>SIS062</b>	Land at Queen Street (the site East of North Street)	Mixed Use	Less than substantial
<b>SIS063</b>	Land at Salem Street (the Car Park West of North Street)	Mixed Use	Less than substantial
<b>SOS009</b>	South Shields Community School – Brinkburn Campus	Housing	Less than substantial
<b>RG1c</b>	Customs House Car Park	Mixed use	Less than substantial
<b>SOS080</b>	Tyne Dock Housing-led Regeneration Site	Housing	None
<b>RG3</b>	South Shields Town Centre College-led Regeneration Site	Mixed Use	Less than substantial
<b>SOS222</b>	Land at Dean Road, South Shields	Housing	Less than substantial

Table 5: Alternative Potentially Deliverable Sites

Site Ref	Site Address	Allocation	Harm Identified
<b>SBC007</b>	Land to south of South Lane	Housing	Less than substantial
<b>SBC008</b>	Land to South of Boldon	Housing	Less than substantial
<b>SBC049</b>	Land between Shields Road and Metro Line	Housing	None
<b>SBC062</b>	Land North of Cleadon Lane	Housing	Less than substantial
<b>SBC063</b>	Land south east of Sunnyside Lane	Housing	Less than substantial
<b>SBC064</b>	Land between East Farm and Undercliffe	Housing	Less than substantial
<b>SBC065</b>	Land South of Cleadon Lane	Housing	Less than substantial
<b>SBC066</b>	Land south of Cleadon Lane	Housing	Less than substantial
<b>SBC067</b>	Land south of Cleadon Lane and north east of Sunderland Road	Housing	Less than substantial
<b>SBC070</b>	Land to the west of Sunnyside Lane	Housing	Less than substantial
<b>SBC077</b>	Land to East of Cleadon Lane Industrial Estate	Housing	None
<b>SBC083</b>	Land adjacent to Belle Vue Villa on Belle Vue Lane	Housing	Less than substantial
<b>SBC084</b>	Former MoD bunkers and medical stores, Green Lane, East Boldon	Housing	Less than substantial
<b>SBC099</b>	Land east of Sunderland Road and south of Cleadon Park	Housing	Less than substantial
<b>SBC100</b>	Land south of Cleadon Park	Housing	None
<b>SBC101</b>	Land south of Occupational Road (east)	Housing	Less than substantial
<b>SBC106</b>	The Paddock, Glebe Farm Road, West Boldon	Housing	Less than substantial
<b>SBC107</b>	Land north of Lawn Drive	Housing	Less than substantial
<b>SBC109</b>	Land West of Hylton Lane	Housing	Less than substantial
<b>SBC111</b>	Land West of Boldon Cemetery, Hylton Lane	Housing	Less than substantial
<b>SBC112</b>	Caravan Storage Yard, Harton View, West Boldon	Housing	Less than substantial
<b>SBC118</b>	Land West of Boldon Downhill	Housing	Less than substantial
<b>SBC121</b>	Open space at Dipe Lane/Avondale Gardens	Housing	Less than substantial
<b>SBC122</b>	Land north of Cleadon Lane	Housing	Less than substantial
<b>SBC123</b>	Land between Downhill Lane and Hylton Lane	Housing	Less than substantial
<b>SBC131</b>	Northern Paddock of Sunnyside Farm	Housing	Less than substantial
<b>SFG015</b>	Land to east of Lakeside Inn, Durham Drive, Fellgate	Housing	Less than substantial
<b>SFG059</b>	Land at Laverick Gardens	Housing	Less than substantial
<b>SFG072</b>	Urban Extension: Land south of Fellgate	Housing	Less than substantial
<b>SFG074</b>	Urban Extension B: Land South of Fellgate	Housing	Less than substantial
<b>SFG076</b>	Eastern Parcel: Land South of Fellgate	Housing	Less than substantial
<b>SFG077</b>	Western Parcel: Land South of Fellgate	Housing	Less than substantial
<b>SFG078</b>	Northern Parcel: Land South of Fellgate	Housing	Less than substantial
<b>SFG079</b>	Southern Parcel: Land South of Fellgate	Housing	Less than substantial
<b>SFG080</b>	Urban Extension D: Land South of Fellgate	Housing	Less than substantial
<b>SHB020</b>	Storage building and land at Quarry Road	Housing	Less than substantial
<b>SJA007</b>	Previous Police Station and Magistrates Court	Housing	Less than substantial
<b>SJA033</b>	Epinay Business and Enterprise School	Housing	None
<b>SJA076</b>	Open Space (Burn Road)	Housing	Less than substantial
<b>SIS002</b>	Union Alley	Mixed Use	Less than substantial
<b>SIS010</b>	Oyston Street Car Park	Mixed Use	Less than substantial
<b>M5</b>	Oyston Street Gas Holder	Mixed Use	Less than substantial

<b>SIS011</b>	Land at Fowler Street West (Phase 2)	Housing	Less than substantial
<b>SIS016</b>	South Tyneside House, Westoe Road, South Shields	Employment	Less than substantial
<b>SIS021</b>	Land at Ferry Street, South Shields	Housing	Less than substantial
<b>SIS023</b>	Former Wouldhave House (Site B)	Mixed Use	Less than substantial
<b>SIS037</b>	Land at Mariners Cottages	Mixed Use	Substantial Harm
<b>SIS044</b>	Market Square, South Shields	Employment	Substantial Harm
<b>SIS045</b>	Land to west of Foreshore Caravan Park	Mixed Use	Less than substantial
<b>SIS059</b>	Land at Long Row Car Park	Mixed Use	None
<b>SIS061</b>	Land at Saville Road	Mixed Use	None
<b>SOS001</b>	South Shields and Westoe Sports Club and Playing Fields	Housing	Less than substantial
<b>SOS002</b>	Open space at Mowbray Road	Housing	None
<b>SOS015</b>	Land at Commercial Road/Tudor Road	Housing	None
<b>SOS076</b>	Land between South Eldon Street and A184	Housing	None
<b>SWH003</b>	Land to the west of Marsden Quarry	Housing	Less than substantial
<b>SWH004</b>	Land to the south of Marsden Quarry	Housing	Less than substantial
<b>SWH007</b>	Land surrounding Lizards Farm	Housing	Less than substantial
<b>SWH009</b>	Land at Wellands Farm, Whitburn	Housing	Less than substantial
<b>SWH011</b>	Land surrounding Wellands Farm	Housing	None
<b>SWH012</b>	Land west of Wellands Lane	Housing	Less than substantial
<b>SWH013</b>	Land North of Cleadon Lane	Housing	Less than substantial
<b>SWH014</b>	Whitburn Golf Course	Housing	Less than substantial
<b>SWH015</b>	Whitburn Community Association Playing Fields	Housing	Less than substantial
<b>SWH020</b>	Land to south of Moor Lane	Housing	Less than substantial
<b>SWH021</b>	Land North of Moor Lane	Housing	Less than substantial
<b>SWH022</b>	Land to east of Shields Road/ South of Moor Lane	Housing	Less than substantial
<b>SWH023</b>	Land to the west of Whitburn Bents Road	Housing	Less than substantial
<b>SWH048</b>	Land at Wellhouse Farm	Housing	Less than substantial
<b>SWH051</b>	Land at Hill House	Housing	Less than substantial
<b>E13</b>	Port of Tyne – Beside MH Southern	Employment	Less than substantial
<b>E24</b>	IAMP Phase 1 West of A1290 (north west corner)	Employment	None
<b>E35</b>	Former M H Southern	Employment	Less than substantial
<b>SHB112</b>	Land at Southend Parade	Housing	None
<b>SIS017</b>	Land adjacent to Ocean Road Community Centre	Housing	Less than substantial
<b>SJA036</b>	Epinay Business and Enterprise School	Housing	Less than substantial

### 3. PROPOSED SITE ALLOCATIONS

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

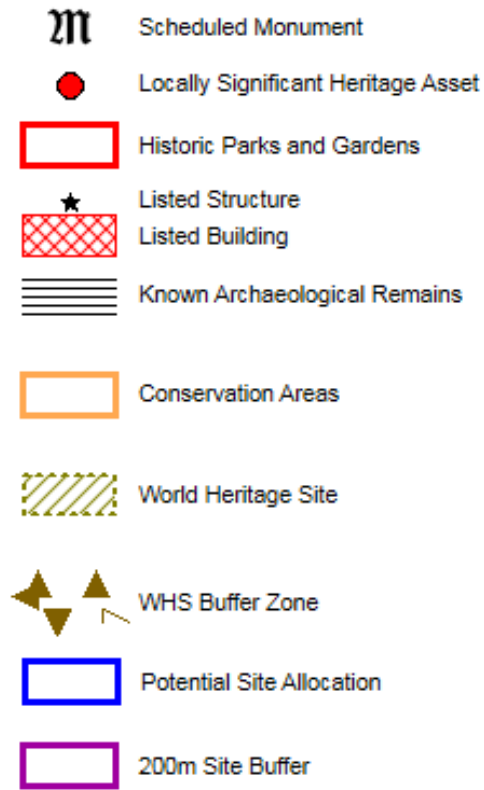
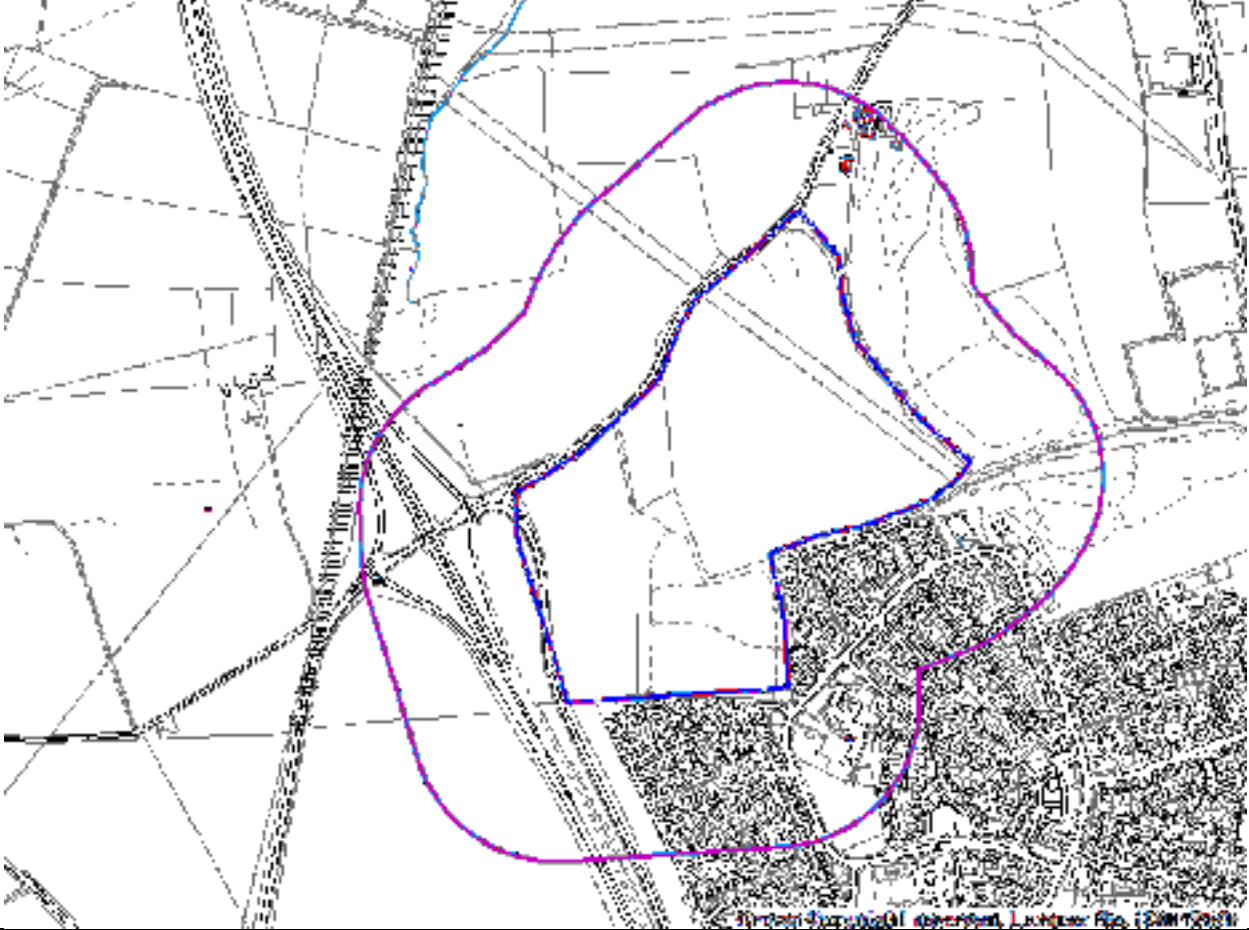


Figure 3.1 Map Key

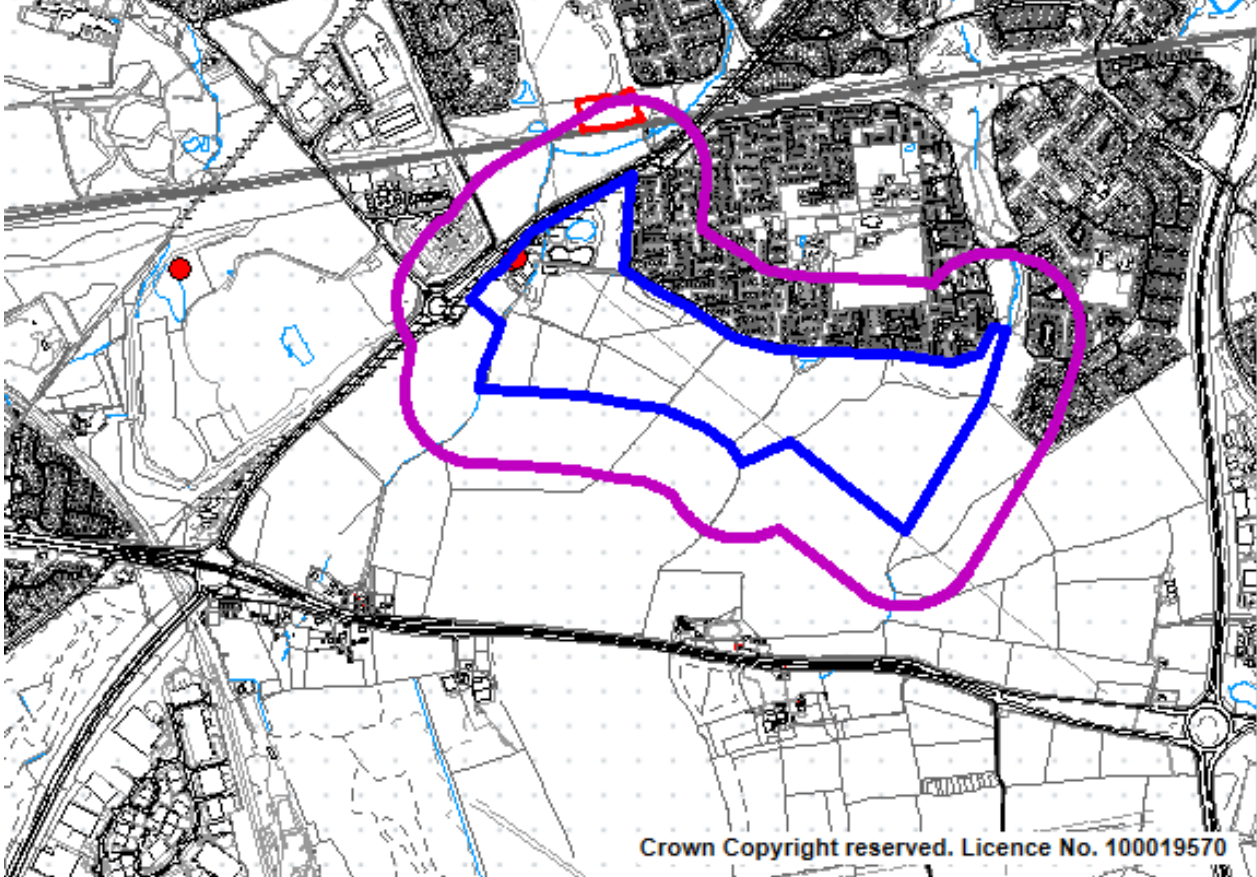
Site Reference	<b>SBC102</b>	
Site Address	<b>Land to North of Town End Farm</b>	
Proposed Use	<b>Housing</b>	
		
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>Downhill House GII (<a href="#">1355079</a>)</b> 80m to the north <b>Downhill Farmhouse GII (<a href="#">1025248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

<b>Designated Assets</b>		
Downhill House	<p>The Grade II Listed Downhill House dates from circa 1800 and is considered to have a medium significance value. Originally built as a private residence, the property was bought by Boldon miners in the late 18<sup>th</sup> Century and used as an Aged Miners' Home. It had fallen into a state of severe disrepair when it was purchased for private residential use in 2008. It is a fine example of a Georgian country house with a significant amount of its original historic fabric and features in situ. Four distinct phases of construction and alteration have been identified, with the primary phase of construction believed to be circa 1780 to 1820. The building is a good example of the proliferation of country houses of this period, where the rich displayed their wealth by creating grand houses and mansions in the countryside and outside of main urban centres.</p>	<p>The property is oriented so that no views are afforded across the site except for the sunroom, which is a new addition. However, some of the significance of the property lies in its location, which would have been chosen for its rural setting.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
Downhill Farmhouse, Limekiln, Pair of Cottages, Barn and Gin-Gang	<p>To the north of the site lies Downhill Farm and its various outbuildings, which are all separately Listed and of medium significance value.</p> <p>Threshing barn and gin-gang. Late C18/early C19. Three builds. Roughly squared coursed limestone and sandstone rubble; pantile and Welsh slate roofs with stone gable coping. Two low storeys. Older part with first floor loading bay. The later part has gin at right angles with internal beams and horse wheel complete, a rare survival.</p> <p>A lime kiln, on east side of Down Hill, is not shown on the 2nd edition OS mapping, so out of use by 1895. A three arched kiln of limestone rubble dating from the late 18th century or early 19th century set into a steep escarpment, being more typical of the small kilns producing lime for agricultural purposes than any of the other surviving kilns in the county.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Non designated assets</b>		
Downhill Quarry	19 <sup>th</sup> Century stone extraction site.	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
West Boldon Quarry	Quarry. Marked as Old on the 1st edition OS mapping so out of use before 1857. The 1st edition mapping also shows a track to limekilns (SMR 2309), suggesting that this	The site has no visual or historic association with the identified heritage assets.

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

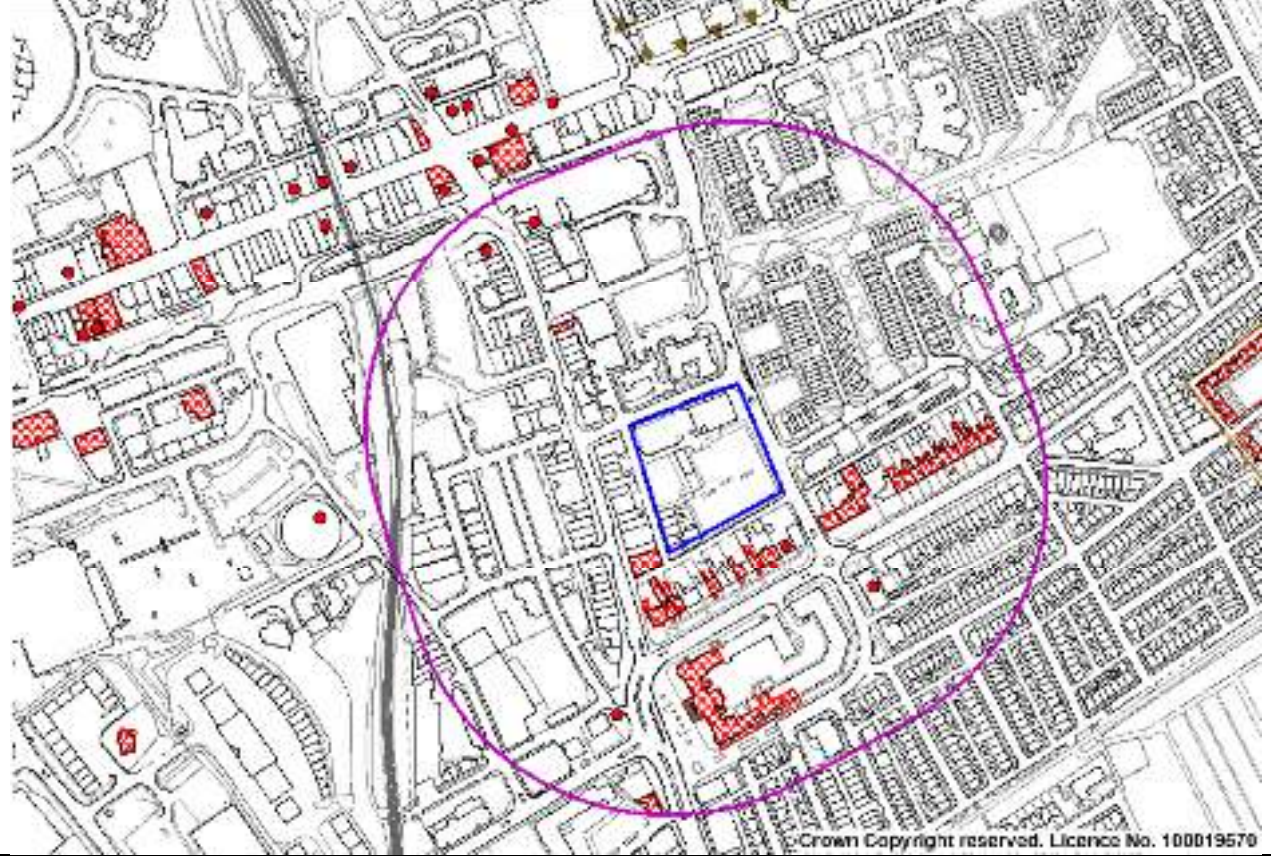


<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>
<b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance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

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

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

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

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

Registered Parks and Gardens	None	
Non-designated Assets	<p>Riddick's, Fowler Street (<a href="#">Local List</a>) 185m to the north west</p> <p>HSBC Bank, Fowler Street (<a href="#">Local List</a>) 130m to the north west</p> <p>Victorian Pillar Box, Westoe Road (<a href="#">Local List</a>) 120m to the south</p> <p>Former South Shields Hebrew Congregation, 25 Beach Road (<a href="#">Local List</a>) 90m to the south</p> <p>St Paul and St John United Reform Church, Beach Road (<a href="#">Local List</a>) 80m to the south east</p>	
Heritage Assets in the wider setting	<p>Buffer Zone associated with Hadrian's Wall (<a href="#">management-plan</a>) (part of the Frontiers of the Roman Empire <a href="#">430/</a>)</p> <p>Mariner's Cottages Conservation Area (<a href="#">Conservation Areas</a>)</p> <p>Barclays Bank GII (<a href="#">1232198</a>)</p> <p>The Scotia Public House GII (<a href="#">1232248</a>)</p> <p>South Shields Museum and Art Gallery GII (<a href="#">1232317</a>)</p> <p>Wall and Railings of the Museum and Art Gallery Fronting Road GII (<a href="#">1277135</a>)</p> <p>The Former Marine School (Ocean Road Annexe) GII (<a href="#">1232318</a>)</p> <p>16 Barrington Street GII (<a href="#">1231574</a>)</p> <p>105 and 107 King Street GII (<a href="#">1232153</a>)</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (<a href="#">1277214</a>)</p> <p>Marks and Spencer (formerly) GII (<a href="#">1232150</a>)</p> <p>Church of St Hilda, Sundial to south west of Church of St Hilda GII (<a href="#">1232156</a>)</p> <p>Lloyds Bank GII (<a href="#">1232152</a>)</p> <p>Trustee Savings Bank GII (<a href="#">1277483</a>)</p> <p>The Criterion Public House (<a href="#">Local List</a>)</p> <p>4-8 (evens) Fowler Street (<a href="#">Local List</a>)</p> <p>10 Mile End Road (<a href="#">Local List</a>)</p> <p>Minchella's Café (<a href="#">Local List</a>)</p> <p>Man with Donkey Statue (<a href="#">Local List</a>)</p> <p>Lion Statue (<a href="#">Local List</a>)</p> <p>The Ship and Royal Public House (<a href="#">Local List</a>)</p> <p>Gas Holder (<a href="#">Local List</a>)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Assets</b>		
1 Beach Road	Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
3 and 3A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.</p>

		The <b>site makes a negligible contribution to significance.</b>
5 Beach Road	Early C19. Now rendered, slate roof. Two storeys above a semi-basement. Two bays. Re-sashed. Later C19 bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.  The <b>site makes a negligible contribution to significance.</b>
11 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. C19 wood bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment, good fanlight.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.  The <b>site makes a negligible contribution to significance.</b>
17 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. Later C19 bay to all floors. Large later dormer. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.  The <b>site makes a negligible contribution to significance.</b>
21 and 21A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Dormer window. Two bays, re-sashed. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.  The <b>site makes a negligible contribution to significance.</b>
23 Beach Road	Early C19. Rendered, slate roof. into storeys above a semi-basement. Two dormers. Five bays, original sashes. Entrance, approached by flight of steps, framed by a later C18 doorcase with straight entablature. Nos 1 to 23 (odd) were built as "Ogle Terrace" on land belonging to the Rev J S Ogle. The westernmost house was stated to have been built in 1816 [Newcastle Courant 19 April 1817] The complete terrace is shown on Wood's plan of South Shields 1827.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with the building.  The <b>site makes a negligible contribution to significance.</b>
29, 31 and 33 Beach Road	Early C19. Red brick, stone eaves cornice, hipped slate roof. A dignified composition, with slight variations between the units.	Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a

	<p>Elevation of 11 bays, divided by giant 2 storey pilasters with stone bases and caps as follows a, b, a; a.b.a; b. a, being 2 bays, b, being one bay. No 29 (a.b.a). Two storeys above semi-basement. The basement of ashlar. Central entrance approached by flight of steps framed by tri-partite stone doorcase. Three bays, blank, to west return elevation. No 31 (a.b.a). Two storeys. Low ashlar plinth. Windows taller than those of no 29. Central entrance, at ground level, framed by tri-partite stone doorcase. No 33 (b). Windows and plinth as for no 31. Three bays, sashed, to east return elevation. Nos 29, 31 and 33 are not shown on Wood's plan of South Shields 1827. Two houses are entered in the Census Enumerators Return for 1841.</p>	<p>high curtilage wall. In addition, the site has no know historical association with the building.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
<p>37-57 Beach Road</p>	<p>BEACH ROAD (north side) (formerly Bent House Road) Nos 37 to 57 (odd) NZ 3667 SE 5/5 22.9.80 II GV 2. Mid C19. Red brick, hipped slate roof. Three storeys. Stone lintels and stone eaves cornice. Entrance, of each 3 bay house, framed by stone Tuscan doorcase with straight entablature. Forms a good uniform terrace, but nos 37, 43, 51 and 57 have 2 storey bay windows. Nos 43, 47, 49, 51, 53, 55 and 57 have been re-glazed. No 53 has had stone cladding stuck on the front elevation and has been re-roofed. No 57 has had the cornices to the doorcase and bay window covered with wood. No houses are entered in the Census Enumerator's Return for 1851. 11 houses are entered in that for 1861. Three-quarters of the Terrace is shown complete with gardens on the 1st ed OS map. 6" - 1 mile surveyed in 1855.</p>	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no know historical association with these buildings.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
<p>Municipal Buildings</p>	<p>(formerly listed as Town Hall) 27.2.50 II 1905-1910. Ernest E Fatch architect. A fine example of an "Edwardian Baroque" public building. Grand and self-assured. Ashlar, two storeys above a high semi-basement and thirteen bays long to Westoe Road. Each end bay broken forward as a pavilion, framed by coupled pilasters and crowning pediment. The three central bays break forward, have an attic storey, and form a grand centrepiece. The entrance, with a semi-circular headed window above is framed by coupled columns and a broken pediment. Reclining figures on the</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>



	<p>pediment support a trophy on the apex. The ground floor windows have semi-circular heads. Heavily rusticated base whose rustications are taken up to the springing line of these windows. From this line rises the pilaster order. The symmetry of this composition is badly upset by a grand tower rising above the north pavilion. A tall, plain stage with clock faces is crowned by an octagonal turret with columns supporting gigantic figures. Competition held in 1901 and won by Fatch. A second, limited competition held in 1902 for a more costly building and again won by Fatch. Foundation stone laid 1905, building opened 1910. Good elevation to Beach Road and Broughton Road. Elaborate to Beach Road and simple and restrained to Broughton Road.</p>	
Statue of Queen Victoria	<p>Circa 1913. Albert Toft, sculptor. A 9ft high bronze standing figure of Queen Victoria on a 12ft high Aberdeen granite plinth. Unveiled 7 May 1913. Formerly stood in front of the Municipal Buildings. The statue has now been moved back to its original position in front of the Municipal Buildings, Westoe Road.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Railings and Piers to the Municipal Buildings Fronting onto Broughton Road	<p>Circa 1910. Good stone piers and cast iron railings etc to Broughton Road.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
The Britannia Public House	<p>1898. J W Donald Architect. Good example of late Victorian "pub". Brick with stone dressings, slate gabled roofs. Three bays and 2 storeys and attics. Transom and mullion windows, elaborate gables. Splendid frosted glass globe and wrought iron scrolled bracket. The only example remaining in-situ. Good wrought iron railings to the small areas in front of the building.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Forecourt Railings and Statue of Britannia in Front of Britannia Public House	<p>Circa 1900. Statue of Britannia, marble, standing in front of the building to the south of the entrance and behind the railings. Arms missing. Signed Bertram Pegram. Sculptor. London.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Stag's Head Public House	<p>The Stag's Head public house of 1897 on Fowler Street, South Shields is designated at Grade II for the following principal</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

	<p>reasons: * Architectural: a purpose-built urban public house which retains its original decorative façade. * Plan form: the pub retains much of its original plan-form including, in addition to the ground-floor bar, a further one to the first floor. * Fixtures and fittings: despite some later alterations the bars on both floors retain elaborate decorative detailing including bar backs and counters, fireplaces, and etched glass</p>	<p>The <b>site makes no contribution to significance.</b></p>
<p><b>Non designated assets</b></p>		
Riddick's	<p>Following site clearance by the Council, this 122 square yard corner plot of surplus land was put up for auction for the reserve price of £12.10s per square yard in 1905 (Plot I). The council's stipulation for the land read: '... as regards plot I, the building line in Keppel Street on the ground floor be in line with the present shop fronts, and the 1st to 2nd floor to be set 3 feet 2 inches from the ground floor line.' After several unsuccessful auctions, the council eventually sold the land for its reserve price in October 1907. Mr Lockey, a solicitor, bought the property for £11,500. This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre. This has been retained and restored as part of South Shields 365 Regeneration Project.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The <b>site makes no contribution to significance.</b></p>
HSBC Bank	<p>The York and County Banking Co. commissioned architects Messrs Clark and Moscrop to design a building to replace an existing building on the corner of Denmark Street and York Street. At the time the York and County Bank shared premises with the London City and Midland Bank in King Street. The Council approved the plans in 1903. The Midland Bank traded from these premises since 1926 – now part of HSBC.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The <b>site makes no contribution to significance.</b></p>
Victorian Pillar Box	<p>This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The <b>site makes no contribution to significance.</b></p>
Former South Shields Hebrew Congregation	<p>Re-located here from Charlotte Street. South Shields Hebrew Congregation was founded circa 1880. In 1895 it had 25 seatholders, whilst in 1900 there were 39</p>	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site</p>

	seatholders. The synagogue closed when there were less than 12 Jewish families using it. The faint outline of the Star of David is still visible on the eastern upper gable end.	has no know historical association with the building.  <b>The site makes a negligible contribution to significance.</b>
St Paul and St John United Reform Church	United Reformed (Presbyterian) church, 1875-77 (date stone 1876). Big, very coarse decorated church, rock-faced, with outsize cresting to the northwest tower. Symbolically carved tympanum. This church was used as a military hospital during the First World War. There is a brass plaque to commemorate this.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
Buffer Zone associated with Hadrian's Wall, Mariner's Cottages Conservation Area, Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Walls and Railings of the Museum and Art Gallery Fronting Road, Former Marine School (Ocean Road Annexe), 16 Barrington Street, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Church of St Hilda, Sundial to south west of Church of St Hilda, Lloyds Bank, Trustee Savings Bank	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
The Criterion Public House, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Café, Man with Donkey Statue, Lion Statue, The Ship and Royal Public House, Gas Holder	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
1 Beach Road, 3 and 3A Beach Road, 5 Beach	Changes to the setting would not affect the significance of the assets or our appreciation of them.	

<p>Road, 11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach Road, 29, 31 and 33 Beach Road, 37-57 Beach Road, Former South Shields Hebrew Congregation</p>	<p>Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.</p>
<p>Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, Forecourt Railings and Statue of Britannia in Front of Britannia Public House, Stag's Head Public House , Riddick's, HSBC Bank, Victorian Pillar Box, St Paul and St John United Reform Church, Buffer Zone associated with Hadrian's Wall, Mariner's Cottages Conservation Area, Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Walls and Railings of the Museum and Art Gallery Fronting Road, Former Marine School (Ocean Road Annexe), 16 Barrington Street, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Church of St Hilda, Sundial to south west of Church of St Hilda, Lloyds Bank, Trustee Savings Bank, The Criterion Public House , 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Cafe, Man with Donkey Statue, Lion Statue, The Ship and Royal Public House, Gas Holder</p>	<p>Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.</p>
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	
<p><b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>	

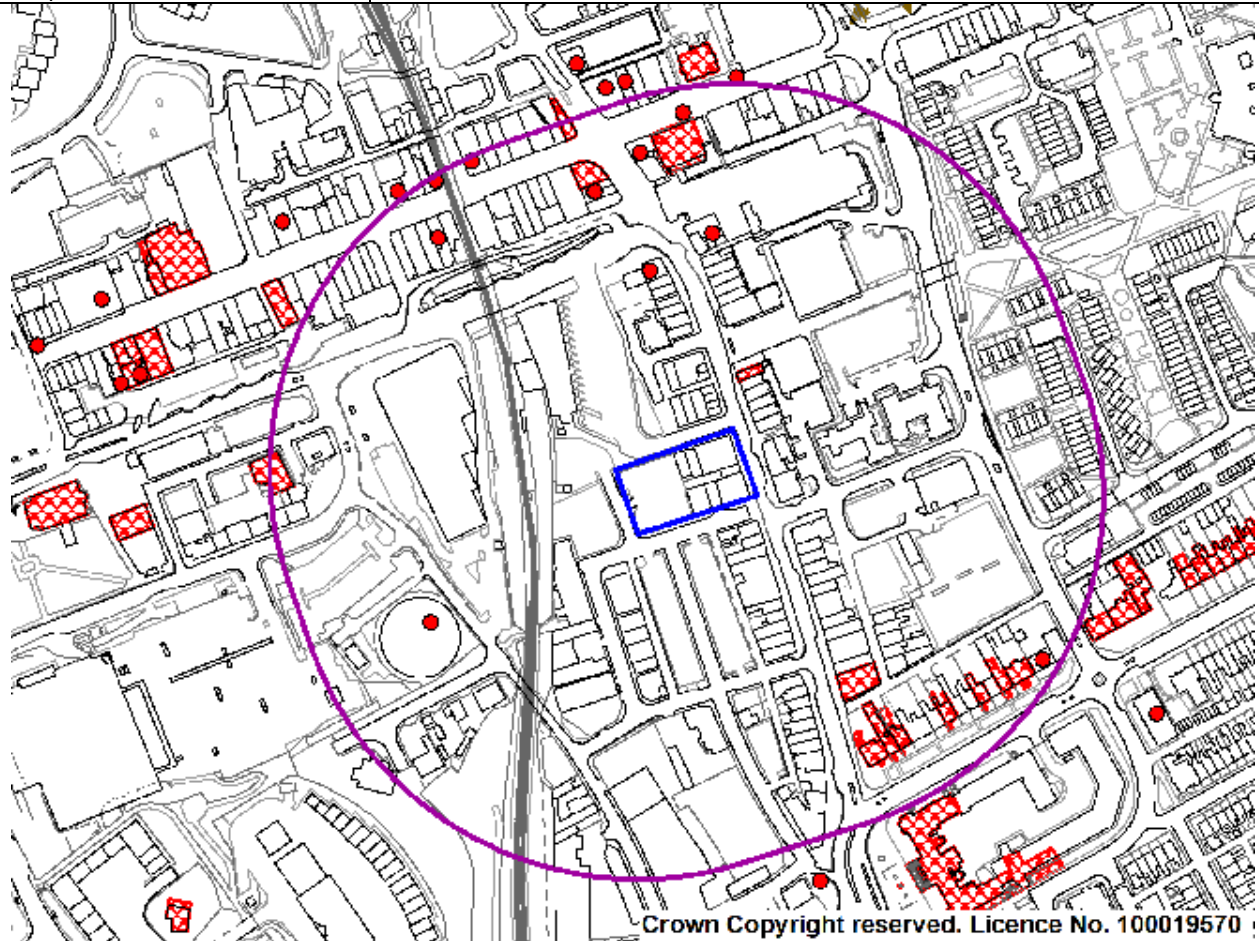
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.

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

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

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

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

Site Reference	<b>SIS009</b>
Site Address	<b>Land West of Fowler Street &amp; North Mount Terrace, South Shields</b>
Proposed Use	Mixed Use
	
<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<p><b>1 Beach Road GII</b> (<a href="#">1231575</a>) 155m to the south east  <b>3 and 3A Beach Road GII</b> (<a href="#">1231674</a>) 160m to the south east  <b>5 Beach Road GII</b> (<a href="#">1231576</a>) 165m to the south east  <b>11 Beach Road GII</b> (<a href="#">1277484</a>) 170m to the south east  <b>17 Beach Road GII</b> (<a href="#">1231722</a>) 175m to the south east  <b>21 and 21A Beach Road GII</b> (<a href="#">1231577</a>) 180m to the south east  <b>23 Beach Road GII</b> (<a href="#">1231739</a>) 190m to the south east  <b>Stag's Head Public House GII</b> (<a href="#">1393666</a>) 25m to the north east  <b>Barclays Bank GII</b> (<a href="#">1232198</a>) 85m to the north  <b>The Scotia Public House GII</b> (<a href="#">1232248</a>) 150m to the north  <b>South Shields Museum and Art Gallery GII</b> (<a href="#">1232317</a>) 160m to the north  <b>Wall and Railings of the Museum and Art Gallery Fronting Road GII</b> (<a href="#">1277135</a>) 180m to the north  <b>16 Barrington Street GII</b> (<a href="#">1231574</a>) 200m to the north west</p>
Scheduled Monuments	<b>None</b>
Conservation Areas	<b>None</b>
Registered Parks and Gardens	<b>None</b>
Non-designated Assets	<b>Riddick's, Fowler Street</b> ( <a href="#">Local List</a> ) 90m to the north

	<p>HSBC Bank, Fowler Street (<a href="#">Local List</a>) 120m to the north east</p> <p>Former South Shields Hebrew Congregation, 25 Beach Road (<a href="#">Local List</a>) 195m to the south east</p> <p>4-8 (evens) Fowler Street (<a href="#">Local List</a>) 50m to the north</p> <p>The Criterion Public House (<a href="#">Local List</a>) 160m to the north</p> <p>Lion Statue (<a href="#">Local List</a>) 185m to the north</p> <p>Gas Holder (<a href="#">Local List</a>) 110m to the west</p> <p>10 Mile End Road (<a href="#">Local List</a>) 200m to the north</p> <p>Minchella's Café (<a href="#">Local List</a>) 200m to the north</p> <p>Man with Donkey Statue (<a href="#">Local List</a>)</p> <p>Gas Holder (<a href="#">Local List</a>) 100m to the west</p>	
Heritage Assets in the wider setting	<p>Buffer Zone associated with Hadrian's Wall (<a href="#">management-plan</a>) (part of the Frontiers of the Roman Empire 430/)</p> <p>29,31 and 33 Beach Road GII (<a href="#">1277485</a>)</p> <p>Municipal Buildings GII (<a href="#">1232325</a>)</p> <p>Statue of Queen Victoria GII (<a href="#">1232222</a>)</p> <p>Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (<a href="#">1232327</a>)</p> <p>Lloyds Bank GII (<a href="#">1232152</a>)</p> <p>37-57 Beach Road GII (<a href="#">1231847</a>)</p> <p>Trustee Savings Bank GII (<a href="#">1277483</a>)</p> <p>The Former Marine School (Ocean Road Annexe) GII (<a href="#">1232318</a>)</p> <p>Church of St Hilda GII (<a href="#">1232156</a>)</p> <p>105 and 107 King Street GII (<a href="#">1232153</a>)</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (<a href="#">1277214</a>)</p> <p>Marks and Spencer (formerly) GII (<a href="#">1232150</a>)</p> <p>St Hilda's Colliery Headstocks GII (<a href="#">1277144</a>)</p> <p>Victorian Pillar Box, Westoe Road (<a href="#">Local List</a>)</p> <p>St Paul and St John United Reform Church, Beach Road (<a href="#">Local List</a>)</p>	
Name of asset	Significance of the asset (heritage values and the setting (physical surroundings and experience of the asset))	Site contribution to the significance of the asset
<b>Designated Assets</b>		
1 Beach Road	Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.	The site is marginally visible from the identified heritage asset but has no know historical association with the building.  The <b>site makes a negligible contribution to significance.</b>
3 and 3A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
5 Beach Road	Early C19. Now rendered, slate roof. Two storeys above a semi-basement. Two bays. Re-sashed. Later C19 bay to ground floor	The site has no visual or historic association with the identified heritage asset.

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



	<p>door from Fowler Street have semi-circular hooded openings with scrolled keystones. First floor openings have architraves and alternating triangular and segmental pediments. Continuous cill band and cast iron balconies. Second floor windows have moulded architraves. All crowned by an entablature with modillion cornice and a balustraded parapet. Each end bay broken forward to form a pavilion. Ionic pilasters rising above ground floor support open pediments. The tympanum of each pediment contains a cartouche. A good example of early C20 "Bankers Classical" in South Shields standing in a prominent position.</p>	<p>The <b>site makes no contribution to significance.</b></p>
<p>The Scotia Public House</p>	<p>1903-04. Henry Grieves architect. Red brick with ashlar dressings to doors and windows etc. Slate roof. Three storeys. Edwardian "baroque" with some nice art nouveau embellishments. Quadrant corner with King Street and the bay arrangement is as follows:- one to King Street, 3 to the quadrant and 6 to Mile End Road. The second and fourth bays to Mile End Road break forward and have semi-circular pediments rising above the stone modillioned eaves cornice. The end sixth bay is carried above the eaves to form a small square tower. This has a pyramidal roof with a nice spikey wrought iron finial. Ground floor openings have semi-circular heads with heavy "Gibbs" surrounds. First floor openings have rusticated architraves with large keystones and stone aprons. The centre window of the quadrant and those in the second and fourth bays to Mile End Road have Ionic pilasters, entablatures and semi-circular pediments. Third floor windows plain rectangular openings with stone frames. Above the curved roof of the quadrant rises a little circular turret cap and with a fine art nouveau wrought iron fleche. This is a nice "conceit" and makes a most successful feature to this corner. This building is the best example of its type in South Shields.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The <b>site makes no contribution to significance.</b></p>
<p>South Shields Museum and Art Gallery</p>	<p>1858-60. Former Public Library and Museum. John Wardle, architect. Buff coloured brick, stone dressings, flat roof. Two storeys and basement. Three bays, the centre one of which breaks forward</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

	<p>and has rusticated quoins. Designed in a somewhat coarse "Italianate" quattrocento style. The extremities marked by giant pilasters, the facade crowned by a heavy, bracketed stone cornice. The central entrances contained within a semi-circular arched opening divided by a central square column supporting the crown of the arch. Each outer bay lit by 4 segmental headed windows with plain architraves. Over the windows a heavy floor band. First floor lit by 3 grand semi-circular headed openings with continuous cill. Each divided by a central shaft into 2 semi-circular headed lights with the tympanum pierced by a small circular light. Continuous impost band. Rusticated jambs to main openings. Large keystones about the eaves cornice. Originally built for the Mechanics' Institute, becoming the Public Library in 1873. The museum added in 1876. The Library moved to new premises in 1976. Cleaned and restored 1978-79.</p>	<p>The <b>site makes no contribution to significance.</b></p>
<p>Walls and Railings at the Museum and Art Gallery Fronting Road</p>	<p>Wall and railings (1858-60) to the front area of the Museum and Art Gallery. Low brick wall with intermediate brick piers. Wall has stone coping and the piers stone caps. Decorative cast iron panels set between the piers.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The <b>site makes no contribution to significance.</b></p>
<p>16 Barrington Street</p>	<p>1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The <b>site makes no contribution to significance.</b></p>

	in the apex a cortouche inscribed Union Office and dated 1904.	
<b>Non designated assets</b>		
Riddick's	Following site clearance by the Council, this 122 square yard corner plot of surplus land was put up for auction for the reserve price of £12.10s per square yard in 1905 (Plot I). The council's stipulation for the land read: '... as regards plot I, the building line in Keppel Street on the ground floor be in line with the present shop fronts, and the 1st to 2nd floor to be set 3 feet 2 inches from the ground floor line.' After several unsuccessful auctions, the council eventually sold the land for its reserve price in October 1907. Mr Lockety, a solicitor, bought the property for £11,500. This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre. This has been retained and restored as part of South Shields 365 Regeneration Project.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
HSBC Bank	The York and County Banking Co. commissioned architects Messrs Clark and Moscrop to design a building to replace an existing building on the corner of Denmark Street and York Street. At the time the York and County Bank shared premises with the London City and Midland Bank in King Street. The Council approved the plans in 1903. The Midland Bank traded from these premises since 1926 – now part of HSBC.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Former South Shields Hebrew Congregation	Re-located here from Charlotte Street. South Shields Hebrew Congregation was founded circa 1880. In 1895 it had 25 seatholders, whilst in 1900 there were 39 seatholders. The synagogue closed when there were less than 12 Jewish families using it. The faint outline of the Star of David is still visible on the eastern upper gable end.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
4-8 (evens) Fowler Street	A substantial 19 <sup>th</sup> Century building.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
The Criterion Public House	This prominently sited Victorian Building is mentioned in the 1899-1900 Trace Directory.	The site has no visual or historic association with the identified heritage asset.

		The <b>site makes no contribution to significance.</b>
Lion Statue	18th or 19th Century sculpture, possibly the work of R B Forbridge. Originally belonging to the Golden Lion Hotel in King Street, which was demolished in 1973. Advertisements for auctions at former coaching inn go back to 1789. One of the inn's owners, a Mr Oyston, distributed a "fat sheep" to the poor in honour of the Coronation of William IV in 1830.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The South Shields gasholder is a vital part of the local gas supply system, making sure there's enough gas to go round even in the coldest winters. It can store almost 1.5 million cubic feet of gas – enough to supply 1,800 homes for a full day, or 42,000 homes for an hour.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
10 Mile End Road	The corner plot on Mile End Road and Ocean Road served as a Victorian residence at one time. It featured an impressive portico and railed garden, which were lost alongside a number of other Victorian gardens when Ocean Road was widened. The site was taken up in the 1890s by Farquhar Laing, a Corbridge man, and 10 Mile End Road was opened as The Royal Hotel (now The Ship and Royal). In 1891 Laing went on to build a function room on wasteground to the rear (Stanhope Street). Designed by architect J H Morton, it was connected to the Hotel by passages and became known as the Royal Assembly Hall, a sumptuous centre of Victorian and Edwardian society. Built in the Italian Renaissance style, it incorporated a ballroom and stage for an orchestra, which was adapted for use by touring vaudeville and circus shows.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Minchella's Cafe	Originally part of the entrance to the Royal Assembly Hall, the shop has had several tenants, including tobacconists Auty and Norman. Fred Minchella opened up his ice cream parlour in 1943 and together with his brother Tony built a reputation for the outstanding quality of their delicious ice cream. Their father, Guiseppe Minchella,	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>

	came to England from the village of San Michelle in Cassino, Italy circa 1905. He originally sold ice cream in the colliery districts of Durham before moving to South Shields, where he had an ice cream parlour on King Street.	
Man with Donkey Statue	Private James Simpson Kirkpatrick (the Man with the Donkey of Gallipolis fame) was born in Bertram Street, South Shields. In 1909 he jumped ship in Australia and worked in the mines. At the outbreak of the war he joined the Australian 3rd Field Ambulance Brigade as 'Private Simpson'. During the Gallipolis campaign in the 1914-1918 war Private Simpson, a stretcher-bearer, and his donkey carried upwards of 15 wounded soldiers through the enemy fire every day for 24 days from the front line in the battlefields to the dressing stations. Several of his donkeys were to die from enemy fire and 'the man with the donkey' was finally shot in 1915 by a Turkish sniper. He was hailed as a hero in his native South Shields and in his adopted country, Australia. He is honoured every year in that country on Anzac Day as well as having a statue depicting a 'Man with his Donkey' honouring his memory, both in Melbourne, in front of the war memorial and in the capital, Canberra, in the national museum. A smaller version of this statue can be seen in the South Shields Museum, and a modern version of it stands across the road from the museum in Ocean Road	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
Buffer Zone associated with Hadrian's Wall (part of the Frontiers of the Roman Empire)	Internationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
37-57 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings, Lloyds Bank, 37-57 Beach Road, Trustees Savings Bank, Former Marine School, Church of St Hilda, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties (88 King	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>

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

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

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

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

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

Site Reference	<b>SIS022</b>
Site Address	<b>Harton Quay, South Shields</b>
Proposed Use	Mixed-use
<b>Assets Identified</b>	
World Heritage Sites	<b>None</b>
Listed Buildings	<p><b>Old Town Hall GI (<a href="#">1232158</a>)</b> 160m to the north east</p> <p><b>The former Mercantile Marine Offices GII (Customs House) (<a href="#">1232273</a>)</b> 25m to the south west</p> <p><b>River Tyne, River Police Offices GII (<a href="#">1232160</a>)</b> 65m to the south west</p> <p><b>27 Mill Dam GII (<a href="#">1231582</a>)</b> 10m to the east</p> <p><b>Alum House Ham (Tyne Dock Engineering Company Limited) GII (<a href="#">1232320</a>)</b> 160m to the north</p> <p><b>St Hilda's Colliery Headstocks GII (<a href="#">1277144</a>)</b> 200m to the east</p> <p><b>Church of St Hilda, Sundial to south west of Church of St Hilda GII (<a href="#">1232156</a>)</b> 130m to the north east</p> <p><b>Four Gate Piers immediately to west of Church of St Hilda GII (<a href="#">1232227</a>)</b> 130m to the north east</p> <p><b>Sundial to South West of Church of St Hilda GII (<a href="#">1232157</a>)</b> 105m to the north east</p> <p><b>War memorial outside St Hilda's Church GII (<a href="#">1440513</a>)</b> 100m to the north east</p> <p><b>Trustee Savings Bank GII (<a href="#">1277483</a>)</b> 160m to the north east</p>
Scheduled Monuments	<b>None</b>



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

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

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

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

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

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

	capacity over WWII and the latest dock was extended in 1941 to 640 feet in length. From 1977 the Middle Dock and Engineering Company became a member of British Shipbuilders as part of the Tyne Shiprepairers Group Ltd. In 2003 many brick warehouses survived, along with a fine example of a ferro-concrete office block built in 1907. Four docks survived, crane tracks, mooring posts and steam winches.	
Harton Low Staithes	Restored wooden structure on the riverfront between the Customs House and Ferry Landing. The timber staithes are evocative of the lost coal industry, once thriving here and crucial to the wealth that created the area's industrial and maritime heritage.	The site forms part of the immediate setting of the identified heritage asset.  <b>The site makes a lesser contribution to significance.</b>
Chimney, Former Cookson Glassworks	Standing some 30 ft. high and 10 ft. square, this structure is all that remains of the Cookson's Glassworks and dates from 1865. Glass manufacturing began here in the early 18th Century and continued up until the 1890s. Later the site was taken over and used to ship coal from the nearby collieries via the Harton Low Staithes.	The identified heritage asset is located within the site and is the last remnant of the former Cookson Glassworks.  <b>The site makes a medium contribution to significance.</b>
Staithes House (including wall)	To the west side of the Mill Dam Road is Staithes House, a single storey building, originally constructed to house facilities for Harton Low Staithes' engine drivers and coal handlers. Used as a wagonwright's workshop to repair wagons. The wall defines the enclosure of yard. Embellished red brick façade. The adjacent boundary wall was reconfigured in the 1980s. The majority of the building recently demolished.	The remnants of Staith House remain. Built to house the washing and locker facilities for Harton Low Staithes' engine drivers and coal handlers, the long adjoining wall with similar detailing was reconfigured in the 1980s and provides a very strong focal feature within this zone.  <b>The site makes a medium contribution to significance.</b>
The Waterfront Public House	The impressive scale of the Waterfront PH dominates the first range of buildings along Mill Dam Road. Each storey is progressively taller than the next, giving it impressive proportions. Its well-detailed, dark blue painted shopfront is a very distinctive feature, allowing it to retain its essential verticality following more recent alterations. The building's brickwork, shaped gables and heavy entablature decorations over the upper level windows (including paired columns and Venetian windows in the front gables) are interesting and high quality. The clock is an important historic feature (and, apparently, there was also once a clocking-in machine inside the building).	The site forms part of the immediate setting of the identified heritage asset.  <b>The site makes a lesser contribution to significance.</b>
The Quadrant	Formerly known as Chandlers' Buildings, nos. 53-67 Mill Dam have an historical association	The site forms part of the immediate setting of the identified heritage asset.

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



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

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

<p>Staithes House (including wall)</p>	<p>of the site would therefore be radically altered, views from Mill Dam would be significantly changed, and a number of secondary effects would be introduced. Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of these heritage assets.</p>
<p>The former Mercantile Marine Offices (Customs House), 27 Mill Dam, Alum House Ham (Tyne Dock Engineering Company Limited), Harton Low Staithes, The Waterfront Public House, The Quadrant, Merchant Navt War Memorial, The Mission to Seafarers, Unity Hall, Painted Mural, Commercial Road</p>	<p>Whilst development of the site would alter the setting of a number of heritage assets, the site has historically been heavily developed through the centuries of industrial activity along the Tyne.  Development of the site would result in <b>LOW IMPACT</b> to the significance of these heritage assets.</p>
<p>River Tyne, River Police Offices, Old Town Hall, St Hilda's Colliery Head Stock, Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to west of Church of St Hilda, Trustee Savings Bank, Middle Docks, Dalton Lane Workshops, Harton Low Staithes, Level Crossing</p>	<p>Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.</p>
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	<p><b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>
<p>The area would benefit from the retention and improvement of interpretation, accompanied by viewpoints that allow for a better understanding of the industrial history of this part of the River Tyne. Development could provide an opportunity to carry out repairs to the Chimney. Development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>	
<p>Retain the brick wall that formed part of the former Staithes House.</p>	

Retain and repair the Chimney.

Provide enhanced interpretation.

Examine context: careful consideration should be given to the local vernacular, including the scale, massing and roof form of surrounding buildings.

Development should be designed to emphasise key landmarks such as the Chimney and Customs House through good design and landscaping to provide new views and frame existing features.

Introduce active frontages to public spaces.

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

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

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

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

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

	<p>extensive road network. It illustrates an ambitious and coherent system of defensive constructions perfected by engineers over the course of several generations and is outstanding for its construction in dressed stone and its excellent use of the spectacular upland terrain through which it passed. Each section of the property constitutes an exceptional example of a linear frontier, encompassing an extensive relict landscape which reflects the way resources were deployed in the north-western part of the Empire and which displays the unifying character of the Roman Empire, through its common culture, but also its distinctive responses to local geography and climate, as well as political, social and economic conditions. Although some parts have been affected by land use change and natural processes, the integrity of the property is demonstrated through its visible remains and buried archaeological features. Their state of survival has been researched in many areas. Several areas of the frontier have been built over, but where significant archaeological remains have been proven to exist they have been included in the property.</p>	
<p>Old Town Hall</p>	<p>The Old Town Hall was built by the Dean and Chapter of Durham in the centre of the new Market Place in 1768. The upper floor of the building provided offices for local officials and a place for holding manorial courts. The lower floor was used as a shelter for people working and attending the market. The building is believed to have been specifically positioned at the centre of the Market Place to ensure that the officials of the manorial courts had surveillance of the surrounding area. The position of the building provided key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>

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



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

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

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

	<p>modillioned eaves cornice. The end sixth bay is carried above the eaves to form a small square tower. This has a pyramidal roof with a nice spikey wrought iron finial. Ground floor openings have semi-circular heads with heavy "Gibbs" surrounds. First floor openings have rusticated architraves with large keystones and stone aprons. The centre window of the quadrant and those in the second and fourth bays to Mile End Road have Ionic pilasters, entablatures and semi-circular pediments. Third floor windows plain rectangular openings with stone frames. Above the curved roof of the quadrant rises a little circular turret cap and with a fine art nouveau wrought iron fleche. This is a nice "conceit" and makes a most successful feature to this corner. This building is the best example of its type in South Shields.</p>	
67 and 69 King Street	<p>Late 1870s. Ashlar to King Street and first return bay to Waterloo Vale, the rest red brick. Slate roof. French classical in matter.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Non designated assets</b>		
64 King Street	<p>Former Burton's menswear, circa 1930. 'The Full Monty' derives from the inexpensive suits supplied by Montague Burton.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
Victorian Pillar Box, Market Square	<p>This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian. It outside Croftons, which was destroyed in a WWII air raid. The post box survived.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
29-33 (odds) King Street	<p>19th Century. Scale and proportions typical of that age. Original windows.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
National Westminster Bank, 40 King Street	<p>The National Provincial Bank, formed in 1833 in Newcastle, opened its first branch in South Shields in 1848. Whether this was at 40 King Street cannot be confirmed. However, the bank was listed at this address in Slayer's Directory in 1854/55.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p><b>The site makes a negligible contribution to significance.</b></p>

Former Bridge Buffet, 30 King Street	<p>For generations this attractive art nouveau building was a focal point as what used to be the Bridge public house. For several years in the 19<sup>th</sup> Century it had the unusual distinction of also being the coaching station for railway passengers, who had to go through the hotel – then known as the Bridge Inn – to buy their tickets in a back room. They would then go on to the coal depot at the top of Salem Street – later the rear station yard – to climb onto a few carriages attached to empty coal trains going back to Washington, where they had to change trains.</p> <p>Later in the Victorian era the inn achieved some notoriety for the arrest there of a culprit in a particularly gruesome murder in Morton Street, off Mile End Road. The pub eventually closed towards the end of the 1960s, together with the neighbouring jeweller’s shop, Alexander’s. The white glazed tiles to the rear offshoot remain largely intact. These would have been used to reflect natural light into the back of the property.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
Edinburgh Buildings, 20-24 (evens) King Street	<p>First recorded in 1881. Formerly retail and offices. Renovated in 1994 by Project North East and now used as a community building.</p> <p>A set of original baker’s ovens remains largely intact in the basement.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Former Woolworths Building	<p>On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Riddick’s	<p>This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
The Criterion Public House	<p>This prominently sited Victorian Building is mentioned in the 1899-1900 Trace Directory (Proprietor T Waudby).</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

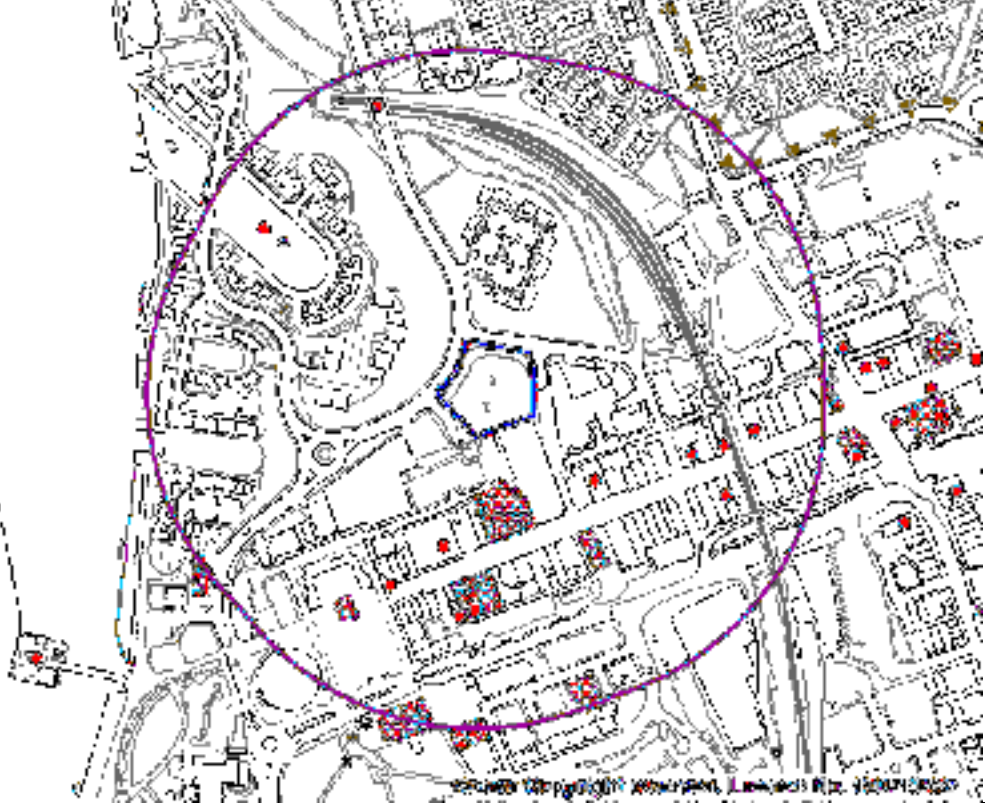
4-8 (evens) Fowler Street	A substantial 19th Century building.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
10 Mile End Road	<p>The corner plot on Mile End Road and Ocean Road served as a Victorian residence at one time. It featured an impressive portico and railed garden, which were lost alongside a number of other Victorian gardens when Ocean Road was widened.</p> <p>The site was taken up in the 1890s by Farquhar Laing, a Corbridge man, and 10 Mile End Road was opened as The Royal Hotel (now The Ship and Royal). In 1891 Laing went on to build a function room on wasteground to the rear (Stanhope Street). Designed by architect J H Morton, it was connected to the Hotel by passages and became known as the Royal Assembly Hall, a sumptuous centre of Victorian and Edwardian society. Built in the Italian Renaissance style, it incorporated a ballroom and stage for an orchestra, which was adapted for use by touring vaudeville and circus shows.</p> <p>Sadly any original internal features have been lost over the building's long and colourful history. However, the building is sound and no longer in any imminent danger thanks to the swift intervention of the current owners.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Minchella's Café	<p>Originally part of the entrance to the Royal Assembly Hall, the shop has had several tenants, including tobacconists Auty and Norman.</p> <p>Fred Minchella opened up his ice cream parlour in 1943 and together with his brother Tony built a reputation for the outstanding quality of their delicious ice cream.</p> <p>Their father, Guiseppe Minchella, came to England from the village of San Michelle in Cassino, Italy circa 1905. He originally sold ice cream in the colliery districts of Durham before moving to South Shields, where he had an ice cream parlour on King Street.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

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

Four Gate Piers immediately to the west of Church of St Hilda, Sundial to south west of Church of St Hilda, Alum House Ham, The former Marine School, Stag's Head PH	Nationally Listed Heritage Asset	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Ferry Landing, Bridge, River Drive, Fleet and Spirit of South Shields Artworks, HSBC Bank, Fowler Street	Locally Listed Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
64 King Street, Former Bridge Buffet, National Westminster Bank	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage assets.	
Buffer Zone associated with Hadrian's Wall, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Lloyds Bank , Trustee Savings Bank, 16 Barrington Street, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art Gallery, Barclays Bank, The Scotia Public House, 67 and 69 King Street, Four Gate Piers immediately to west of Church of St Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, Alum House Ham (Tyne Dock Engineering Company Limited) , The Former Marine School (Ocean Road Annexe), Stag's Head Public House, Victorian Pillar Box, 29-33 (odds) King Street, Edinburgh Buildings, 20-24(evens) King Street, Former Woolworth Building, Riddick's, Fowler Street, The Criterion Public House, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Café, Lion Statue, Man	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	



with Donkey Statue, Lambton Arms PH, Mechanics Arms PH, Ferry Landing, Bridge, River Drive, Fleet and Spirit of South Shields Artworks, HSBC Bank, Fowler Street	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>	
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>	
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.	
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>	

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

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

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

	combination of open space and built development. It occupies a central position within the Market Place and has done so since it was built.	
Church of St Hilda	Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.	The site has limited visual and no historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
105 and 107 King Street	Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Marks and Spencer (formerly)	1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the	The site has limited visual and no historic association with the identified heritage asset.

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

	transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.	
Alum House Ham (Tyne Dock Engineering Company Limited)	Early C19. Brick, now painted, slate roof. Three storeys and 2 bays to west elevation, 2 storeys and 4 bays to south elevation. Stone heads to windows. The principal west elevation has 2 elegant segmental bow windows through the 3 storeys. The bows have 3 lights mostly with the original curved sashes. The ground windows are blocked. Continuous stone cill band at first and second floors. The corners of this elevation are marked by broad pilasters. An elegant elevation and the only one of its type to survive within the old town. On the long south elevation the 2 western first floor bays are blind the other 2 sashed. The ground floor has 2 sashed windows below those on the first floor and an unadorned door to the west. The western end of this elevation had a C19 public house front when it was called "The Alum House".	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
67 and 69 King Street	Late 1870s. Ashlar to King Street and first return bay to Waterloo Vale, the rest red brick. Slate roof. French classical in matter.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
<b>Non designated assets</b>		
64 King Street	Former Burton's menswear, circa 1930. 'The Full Monty' derives from the inexpensive suits supplied by Montague Burton.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Victorian Pillar Box, Market Square	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian. It outside Croftons, which was destroyed in a WWII air raid. The post box survived.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
29-33 (odds) King Street	19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified heritage asset.

		The <b>site makes no contribution to significance.</b>
National Westminster Bank, 40 King Street	The National Provincial Bank, formed in 1833 in Newcastle, opened its first branch in South Shields in 1848. Whether this was at 40 King Street cannot be confirmed. However, the bank was listed at this address in Slater's Directory in 1854/55.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Former Bridge Buffet, 30 King Street	For generations this attractive art nouveau building was a focal point as what used to be the Bridge public house. For several years in the 19th Century it had the unusual distinction of also being the coaching station for railway passengers, who had to go through the hotel – then known as the Bridge Inn – to buy their tickets in a back room. They would then go on to the coal depot at the top of Salem Street – later the rear station yard – to climb onto a few carriages attached to empty coal trains going back to Washington, where they had to change trains.  Later in the Victorian era the inn achieved some notoriety for the arrest there of a culprit in a particularly gruesome murder in Morton Street, off Mile End Road. The pub eventually closed towards the end of the 1960s, together with the neighbouring jeweller's shop, Alexander's. The white glazed tiles to the rear offshoot remain largely intact. These would have been used to reflect natural light into the back of the property.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Edinburgh Buildings, 20-24 (evens) King Street	First recorded in 1881. Formerly retail and offices. Renovated in 1994 by Project North East and now used as a community building. A set of original baker's ovens remains largely intact in the basement.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Former Woolworths Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Bridge, River Drive	River Drive Bridge dates from the 1930s, when the riverside underwent large-scale transformation. Most of the 18th Century dwellings had already been demolished and replaced by new industries. The bridge was needed in order to make them more accessible than the existing narrow thoroughfares. This was no small	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>



	<p>undertaking since the bridge had to cross the railway terminus.</p> <p>The bridge, originally known as Heugh Bridge, took two months to build, at a cost of £35,000, and was officially opened in August 1939 by the then Minister of Transport, Captain Euan Wallace. The bridge is similar in appearance to the Tyne Bridge, but on a much smaller scale. Anecdotal evidence suggests that the River Drive Bridge confused German bombers during World War II, thinking that they were over Newcastle upon Tyne.</p>	
<p>Fleet and Spirit of South Shields Artwork</p>	<p>Beautiful modern sculptures set within and at the entrance to the former Brigham and Cowan’s dry dock. This former shipyard has been reclaimed and redeveloped to provide riverside housing.</p> <p>The Spirit of South Shields, by Irene Brown, holds a sailing ship in one arm while raising the other to greet the future. She is a protector guiding the ships through the seas safely. She stands on a relief of South Shields - a firm foundation in the past and present, which is represented and orientated by the model buildings. She stands strong and optimistic, unafraid by the winds of change - the figurehead for South Shields Future. The base of the statue is a contour map of South Shields with several well known features: the Groyne, Arbeia Fort, the Old Town Hall and Westoe Colliery. The screws sticking through the base are where someone has stolen the model of the Town Hall.</p> <p>Fleet, also by Irene Brown, is a collection of seven stainless steel collier ships in full sail set in the water of Market Dock, overlooking the River Tyne at South Shields. The brightly polished ships reflect patterns of both moving sky and water and give the impression of a fleet heading out to sea.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<p><b>Heritage Assets in the wider setting</b></p>		
<p>The Scotia PH, Barclays Bank, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art</p>	<p>Nationally Listed Heritage Asset</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>

Gallery, Four Gate Piers Immediately to the west of Church of St Hilda, Sundial to South West of Church of St Hilda, War Memorial at St Hilda's Church		
Ferry Landing, HSBC Bank	Locally Listed Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>

**Potential Impact of Allocation on Significance**

Description of Impact

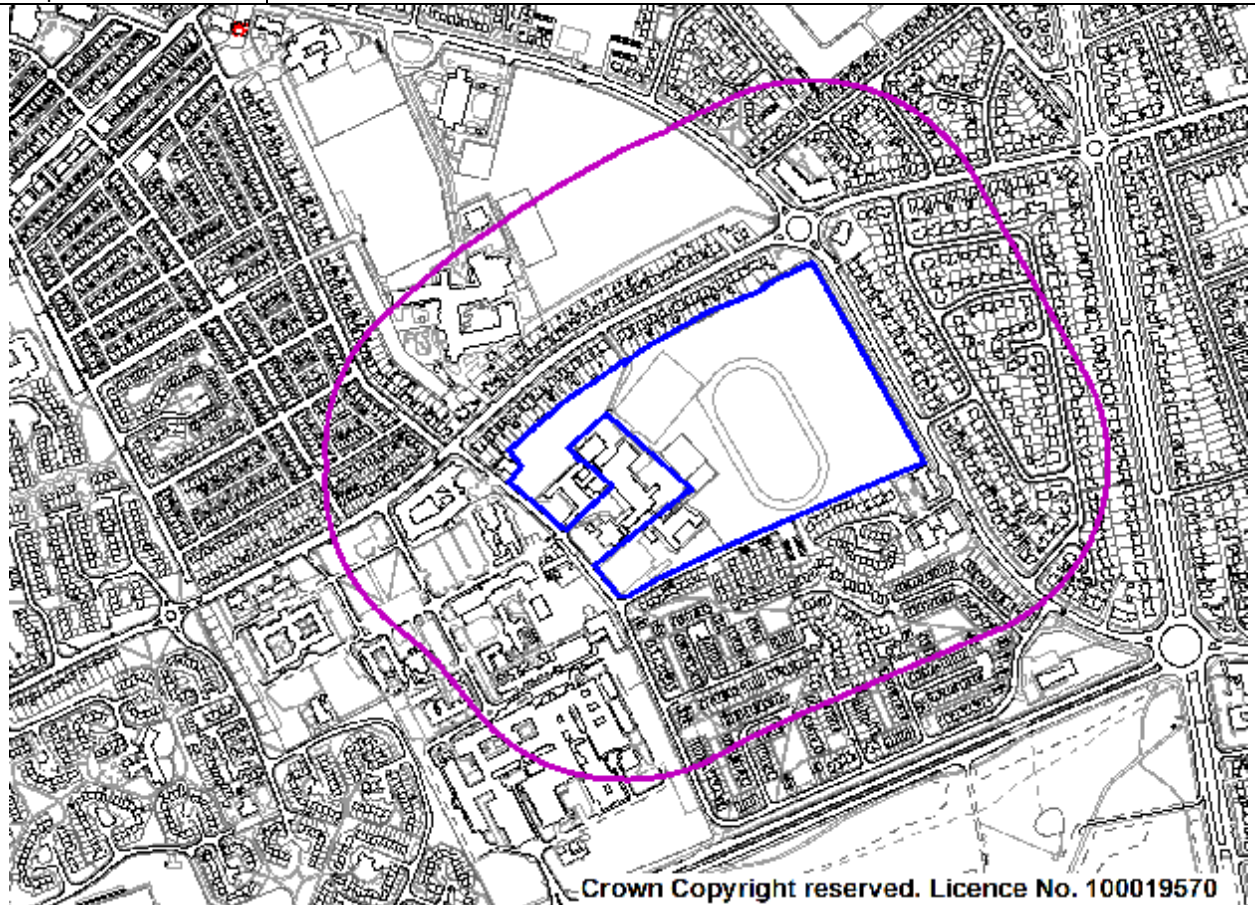
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
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Marks and Spencer (formerly)	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage assets.
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Buffer Zone associated with Hadrian's Wall, Old Town Hall, Church of St Hilda, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Lloyds Bank, Trustee Savings Bank, 16 Barrington Street, Alum House Ham (Tyne Dock Engineering Company Limited), , 67 and 69 King Street, The Former Marine School (Ocean Road Annexe), Stag's Head Public House, The Scotia PH, Barclays Bank, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art Gallery, Barclays Bank, Four Gate Piers Immediately to the west of Church of St Hilda, Sundial to South	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.
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<p>West of Church of St Hilda, War Memorial at St Hilda's Church, Victorian Pillar Box, 29-33 (odds) King Street, Edinburgh Buildings, 20-24(evens) King Street, Former Woolworth Building, Riddick's, Fowler Street, The Criterion Public House, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Café, Lion Statue, Man with Donkey Statue, Lambton Arms PH, Mechanics Arms PH, Ferry Landing, Bridge, River Drive, Fleet and</p>	
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	
<p><b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>	
<p>Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p><b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b></p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b></p>	

Site Reference	SOS009
Site Address	South Shields Community School – Brinkburn Campus
Proposed Use	Mixed use

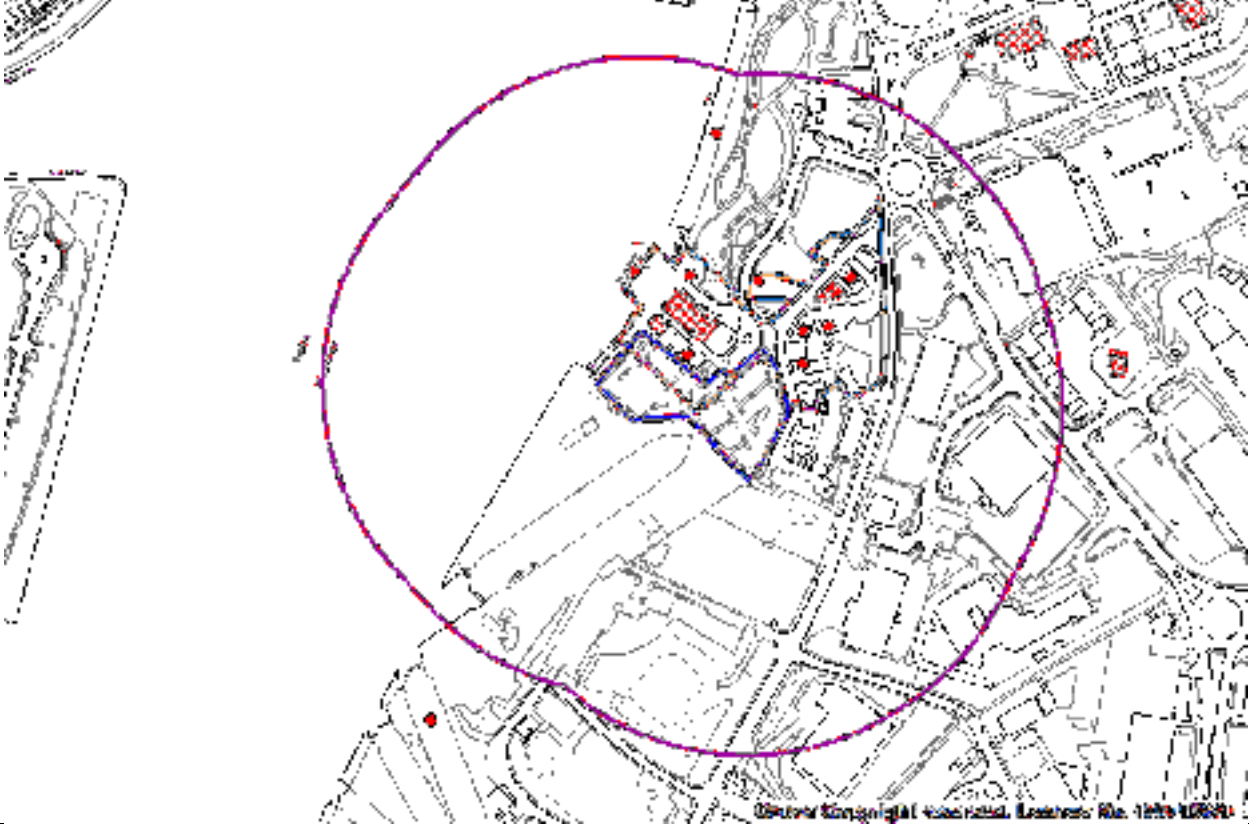


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<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Anti-aircraft obstruction</b>	
Heritage Assets in the wider setting	<b>Brinkburn Farmhouse GII (<a href="#">1277482</a>)</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Non Designated Assets</b>		
Anti-aircraft obstruction	It is likely that the site was chosen to host anti-aircraft obstructions because it was an open space large enough to land enemy aircraft.	<b>Unknown</b>
<b>Assets within the wider setting</b>		

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



Site Reference	<b>RG1c</b>
Site Address	<b>Customs House Car Park</b>
Proposed Use	Mixed-use
	
<b>Assets Identified</b>	
World Heritage Sites	<b>None</b>
Listed Buildings	<p><b>The former Mercantile Marine Offices GII (Customs House) (<a href="#">1232273</a>)</b> 20m to the north and west of the site</p> <p><b>River Tyne, River Police Offices GII (<a href="#">1232160</a>)</b> 5m to the north</p> <p><b>27 Mill Dam GII (<a href="#">1231582</a>)</b> 50m to the north west</p> <p><b>Alum House Ham (Tyne Dock Engineering Company Limited) GII (<a href="#">1232320</a>)</b> 160m to the north</p>
Scheduled Monuments	<b>None</b>
Conservation Areas	<b>Mill Dam Conservation Area (<a href="#">Conservation Areas</a>)</b> overlaps the northern portion of the site
Registered Parks and Gardens	<b>None</b>
Non-designated Assets	<p><b>Middle Dock (<a href="#">Local List</a>)</b> adjoins the southern boundary of the site</p> <p><b>Harton Low Staithes (<a href="#">Local List</a>)</b> 80m to the north</p> <p><b>Chimney, Former Cookson Glassworks (<a href="#">Local List</a>)</b> 50m to the north</p> <p><b>Staithes House (including Wall) (<a href="#">Local List</a>)</b> 35m to the north</p> <p><b>The Waterfront Public House (<a href="#">Local List</a>)</b> 80m to the north east</p> <p><b>The Quadrant (<a href="#">Local List</a>)</b> 20m to the north east</p> <p><b>Merchant Navy Memorial (<a href="#">Local List</a>)</b> 50m to the north</p> <p><b>Dalton Lane Workshops, 2-6 Dalton Lane (<a href="#">Local List</a>)</b> adjoins the site to the north</p> <p><b>The Mission to Seafarers, Holborn House (<a href="#">Local List</a>)</b> 40m to the north east</p> <p><b>Unity Hall, 71 Mill Dam (<a href="#">Local List</a>)</b> 10m to the north east</p> <p><b>Painted Mural, Commercial Road</b> 130m to the north east</p>

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



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

	<p>just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the river bank inaccessible – it was dangerous, private and divided by fences and walls right up to the water's edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.</p>	<p>contribute to the understanding of the importance the site has played throughout history, just as all the other heritage assets within Mill Dam Conservation Area have shared a variety of historical associations.</p> <p><b>The site makes a medium contribution to significance.</b></p>
<b>Non designated assets</b>		
<p>Middle Docks</p>	<p>Nineteenth Century dock and harbour installation. A 'Mr Smith's Dock' is shown on a 'Plan of the Low part of the Tyne' in the late 1760s. The first mention by name of Middle Dock is from 1772, when the brig True Briton was announced for sale at 'the Middle Dock, South Shields'. In 1774, the yard was described as containing a 'large and commodious double dock, a spacious building yard, smiths' shops, warehouses and all other necessary conveniences and appurtenances...' References to 'docks' on the site by 1799 show it had at least two in place by that time. Wood's map of South Shields of 1827 shows two owners in the Middle Dock Yard; a Mr Stoveld in the northern dock and a Mr Hall in the southern dock. In the mid-19th Century the two docks were joined into one business under Hood, Henderson and Woods: the Middle Dock Co. In 1899 the Middle Dock Co. was sold and a new Middle Dock and Engineering Co. Ltd. was formed. The principal work of the yard was ship repairing. A third graving dock at Middle Dock was opened in 1909 and all the yard's</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p><b>The site makes a lesser contribution to significance.</b></p>

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

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

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

Unity Hall	<p>19th Century meeting hall. This red brick building is the opposite bookend to that of the Mission of Seafarers. Its strong Gothicised vertical form with asymmetrical gable and bell tower is emphasised by a high first floor tracery window. Stone moulding and quoins contribute to its authentic character, which various alterations (including a narrow flat-fronted front extension with a vaulted doorway) have generally preserved. Now in residential use.</p> <p>It was on the steps of Unity Hall that the Riot Act was last read in England.</p>	<p>The site forms part of the immediate setting of the identified heritage asset.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
Painted Mural, Commercial Road	<p>In 1980 a Youth Enterprise Project team, South Shields painted a mural in Commercial Road. The mural was designed by D. Wilkinson to depict the history of the town from its Roman beginnings up to the industrial era of the 1970s. It is hand painted on a retaining wall of an old railway embankment that used to carry trains into Low Shields Station (long since demolished). Relevant to the social history of the area.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Heritage Assets in the wider setting</b>		
St Hilda's Colliery Headstock, Trustee Savings Bank, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to south west of Church of St Hilda, War memorial outside St Hilda's Church	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Ferry Landing	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
Mill Conservation Area, Dam Chimney	<p>Whilst the site has historically accommodated a variety of buildings, often substantial in scale, development of the site has the potential to impact a number of heritage assets and would alter an area that has, for several decades, been open space. The public perception</p>	

	<p>of the site would therefore be radically altered, views from Mill Dam would be significantly changed, and a number of secondary effects would be introduced.</p> <p>Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of these heritage assets.</p>
<p>The former Mercantile Marine Offices (Customs House), River Tyne Policy Offices, Middle Dock, Chimney, The Quadrant, Dalton Lane Workshops, Unity Hall</p>	<p>Whilst development of the site would alter the setting of a number of heritage assets, the site has historically been heavily developed through the centuries of industrial activity along the Tyne.</p> <p>Development of the site would result in <b>LOW IMPACT</b> to the significance of these heritage assets.</p>
<p>27 Mill Dam, Alum House Ham, St Hilda's Colliery Headstock, Trustee Savings Bank, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to south west of Church of St Hilda, War memorial outside St Hilda's Church, Painted Mural, Harton Low Staithes, The Waterfront PH, Merchant Navy War Memorial, Mission to Seafarers, Painted Mural, Ferry Landing</p>	<p>Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.</p>
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	<p><b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>
<p>The area would benefit from the retention and improvement of interpretation, accompanied by viewpoints that allow for a better understanding of the industrial history of this part of the River Tyne.</p> <p>Development could provide an opportunity to carry out repairs to the Chimney.</p> <p>Development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>	

Examine context: careful consideration should be given to the local vernacular, including the scale, massing and roof form of surrounding buildings.

Development should be designed to emphasise key landmarks such as the Customs House through good design and landscaping to provide new views and frame existing features.

Introduce active frontages to public spaces.

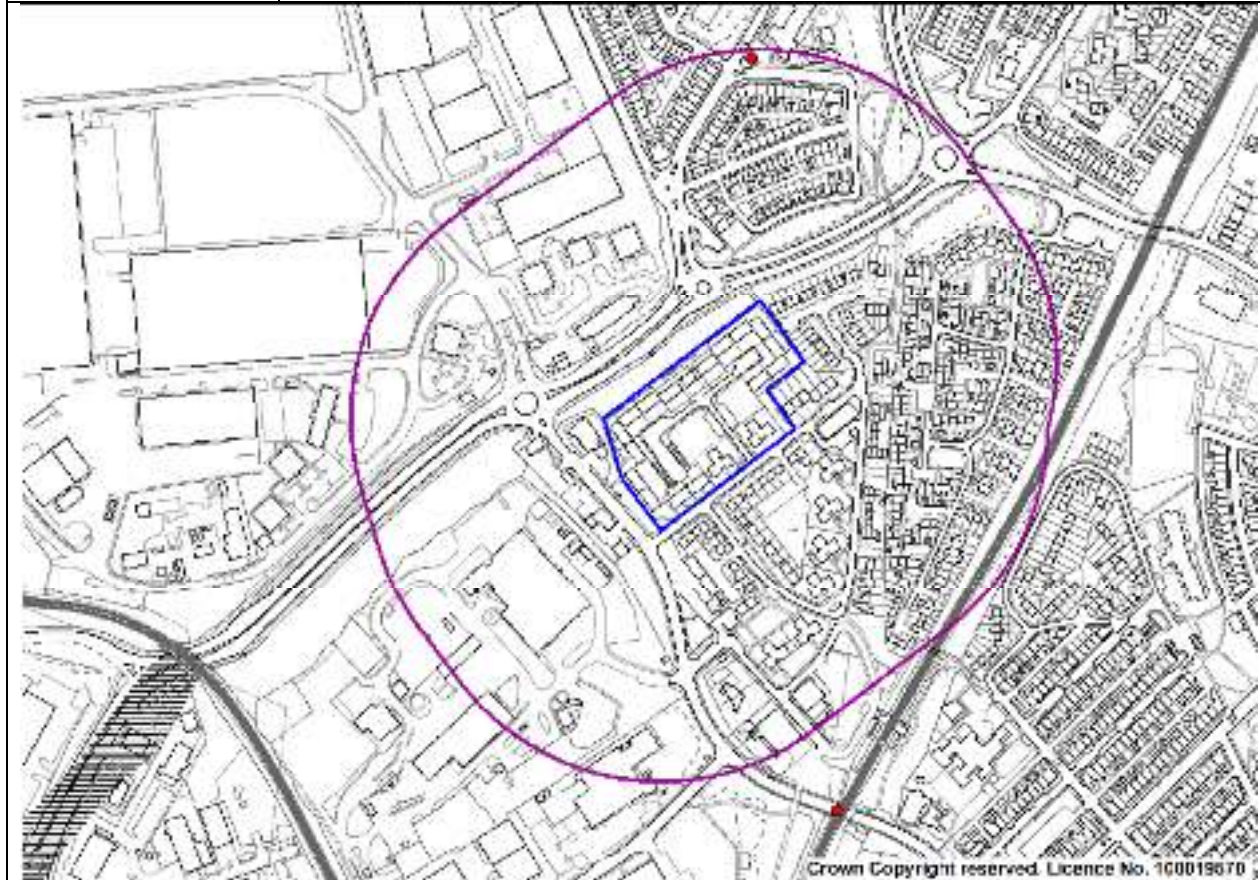
Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology

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

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

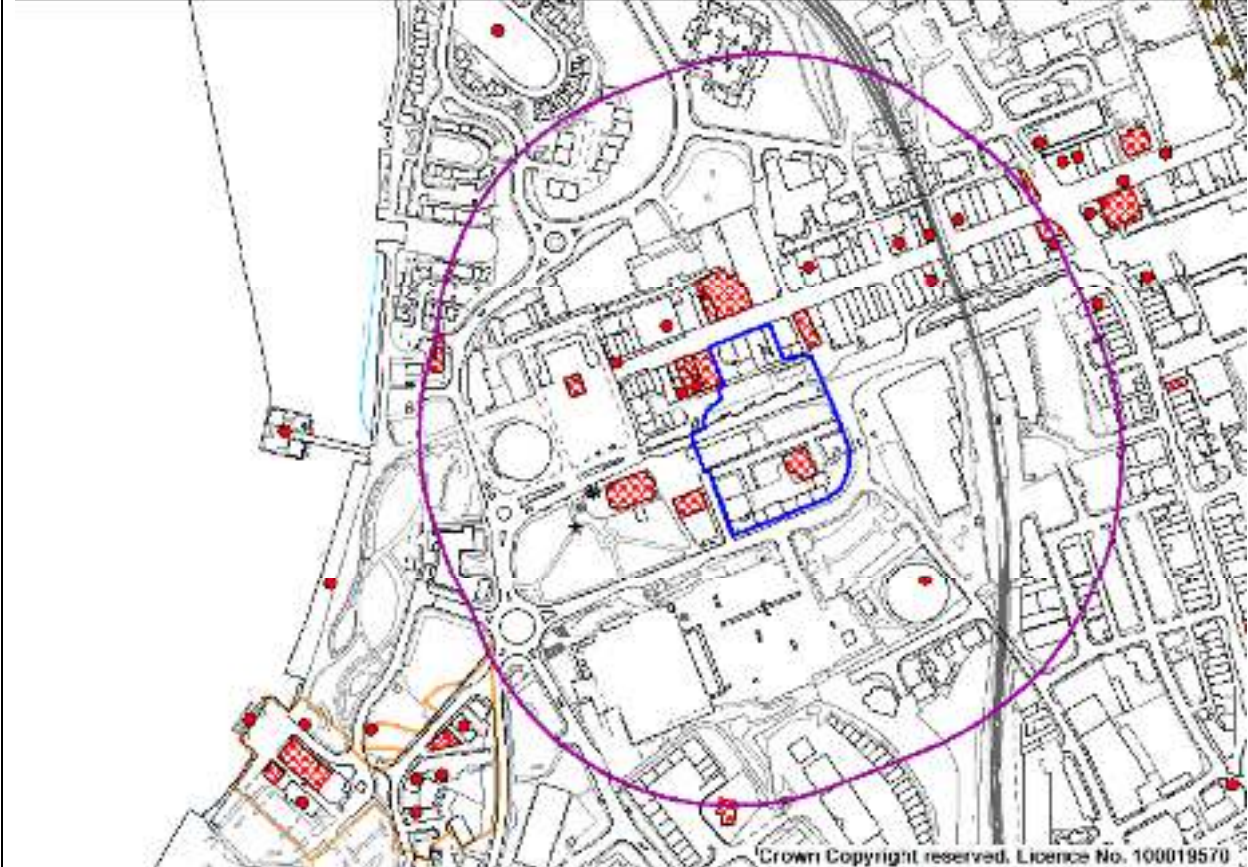


Site Reference	<b>SOS080</b>
Site Address	<b>Tyne Dock Housing-led Regeneration Site</b>
Proposed Use	Housing



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

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

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

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

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

	<p>key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office.</p>	
Church of St Hilda	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>Whilst the site forms part of the wider setting of the identified asset, it faces the rear elevation which is bounded by a high curtilage wall. In addition, the site has no known historical association with the building.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
Four Gate Piers Immediately to West of Church of St Hilda	<p>Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Sundial to South West of Church of St Hilda	<p>Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

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

	of the entrances. It ceased to be a theatre in the early 1930s.	
Alum House Ham (Tyne Dock Engineering Company Limited)	Early C19. Brick, now painted, slate roof. Three storeys and 2 bays to west elevation, 2 storeys and 4 bays to south elevation. Stone heads to windows. The principal west elevation has 2 elegant segmental bow windows through the 3 storeys. The bows have 3 lights mostly with the original curved sashes. The ground windows are blocked. Continuous stone cill band at first and second floors. The corners of this elevation are marked by broad pilasters. An elegant elevation and the only one of its type to survive within the old town. On the long south elevation the 2 western first floor bays are blind the other 2 sashed. The ground floor has 2 sashed windows below those on the first floor and an unadorned door to the west. The western end of this elevation had a C19 public house front when it was called "The Alum House".	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Barclays Bank	1909 J H Morton Architect. Ashlar. Three storeys and 7 bays. Quadrant plan linking King Street to Fowler Street. Ground floor heavily rusticated above a high plain plinth. Windows, central entrance and door from Fowler Street have semi-circular hooded openings with scrolled keystones. First floor openings have architraves and alternating triangular and segmental pediments. Continuous cill band and cast iron balconies. Second floor windows have moulded architraves. All crowned by an entablature with modillion cornice and a balustraded parapet. Each end bay broken forward to form a pavilion. Ionic pilasters rising above ground floor support open pediments. The tympanum of each pediment contains a cartouche. A good example of early C20 "Bankers Classical" in South Shields standing in a prominent position.	The site has no visual or historic association with the identified heritage asset.  The site makes no contribution to significance.
The Scotia PH	1903-04. Henry Grieves architect. Red brick with ashlar dressings to doors and windows etc. Slate roof. Three storeys. Edwardian "baroque" with some nice art nouveau embellishments.. This is a nice "conceit" and makes a most successful feature to this corner. This building is the best example of its type in South Shields.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
St Hilda's Colliery Headstock	Colliery head stocks. Mid C19, restored C1985 and 2018. Red brick with ashlar	The site has no visual or historic association with the identified heritage asset.



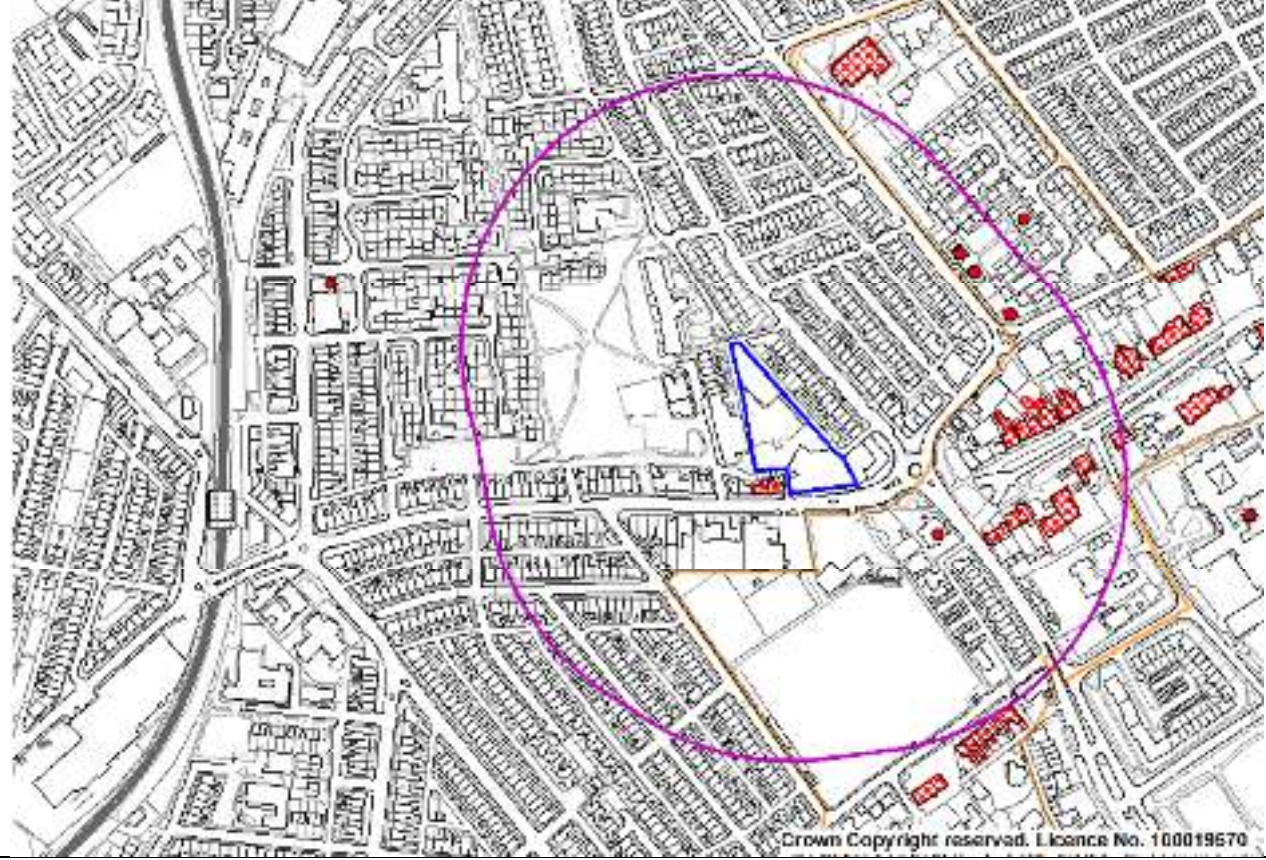
	<p>dressings 3 storey. Main south front has to the left a round headed entrance arch with iron gates. To the right 3 tall round headed windows with ornate iron glazing, all blind, with ashlar impost blocks and keystones.</p> <p>To the rear a single iron headstock over the mining shaft.</p> <p>Established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

	boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.	
<b>Non designated assets</b>		
Riddicks	This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Mechanics Arms Public House	Links to Lambton Arms (below)	The site forms part of the immediate setting of the identified heritage asset.  The <b>site makes a lesser contribution to significance.</b>
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains.	The site forms part of the immediate setting of the identified heritage asset.  The <b>site makes a lesser contribution to significance.</b>
29-33 (odds) King Street	19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site forms part of the immediate setting of the identified heritage asset.  The <b>site makes a lesser contribution to significance.</b>
Edinburgh Buildings	First recorded in 1881. Formerly retail and offices. Renovated in 1994 by Project North East and now used as a community building. A set of original baker's ovens remains largely intact in the basement.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Former Bridge Buffet	For generations this attractive art nouveau building was a focal point as what used to be the Bridge public house. For several years in the 19th Century it had the unusual distinction of also being the coaching station for railway passengers, who had to go through the hotel – then known as the Bridge Inn – to buy their tickets in a back room. They would then go on to the coal depot at the top of Salem Street – later the rear station yard – to climb onto a few	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>

	carriages attached to empty coal trains going back to Washington, where they had to change trains.	
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
The Stag's Head PH, Buffer Zone associated with Hadrian's Wall, South Shields Museum and Art Gallery, The Former Marine School	Nationally significant heritage assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
HSBC Bank, The Criterion, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Café, Man with Donkey Statue, Lion statue, Fleet and Spirit of South Shields artworks, Ferry Landing, Victorian Post Box	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Name of asset	
16 Barrington Street	Development of the site would result in <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Lloyds Bank	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage assets.	
Trustee Savings Bank	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage assets.	
Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	

<p>and Spencer (formerly), Alum House Ham, Barclays Bank, The Scotia, St Hilda's Colliery Headstocks, Mill Dam Conservation Area, The Stag's Head PH, Buffer Zone associated with Hadrian's Wall, South Shields Museum and Art Gallery, The Former Marine School, Riddick's, Victorian Pillar Box, Mechanics Arms, Lambton Arms, 29-33 (odds) King Street, Former Woolworths Building, Edinburgh Buildings, Former Bridge Buffet, Gas Holder, HSBC Bank, The Criterion, 4-8 (evens) Fowler Street, 10 Mile End Road, Minchella's Café, Man with Donkey Statue, Lion statue, Fleet and Spirit of South Shields artworks, Ferry Landing, Victorian Post Box</p>	
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	
<p><b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>	
<p>A masterplan will be required, and the retention and enhancement of 16 Barrington Street must be integral to the design process.  The immediate setting of the Trustee Savings Bank should be carefully considered.  Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this town centre location.  Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p><b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b></p>	

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

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

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

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



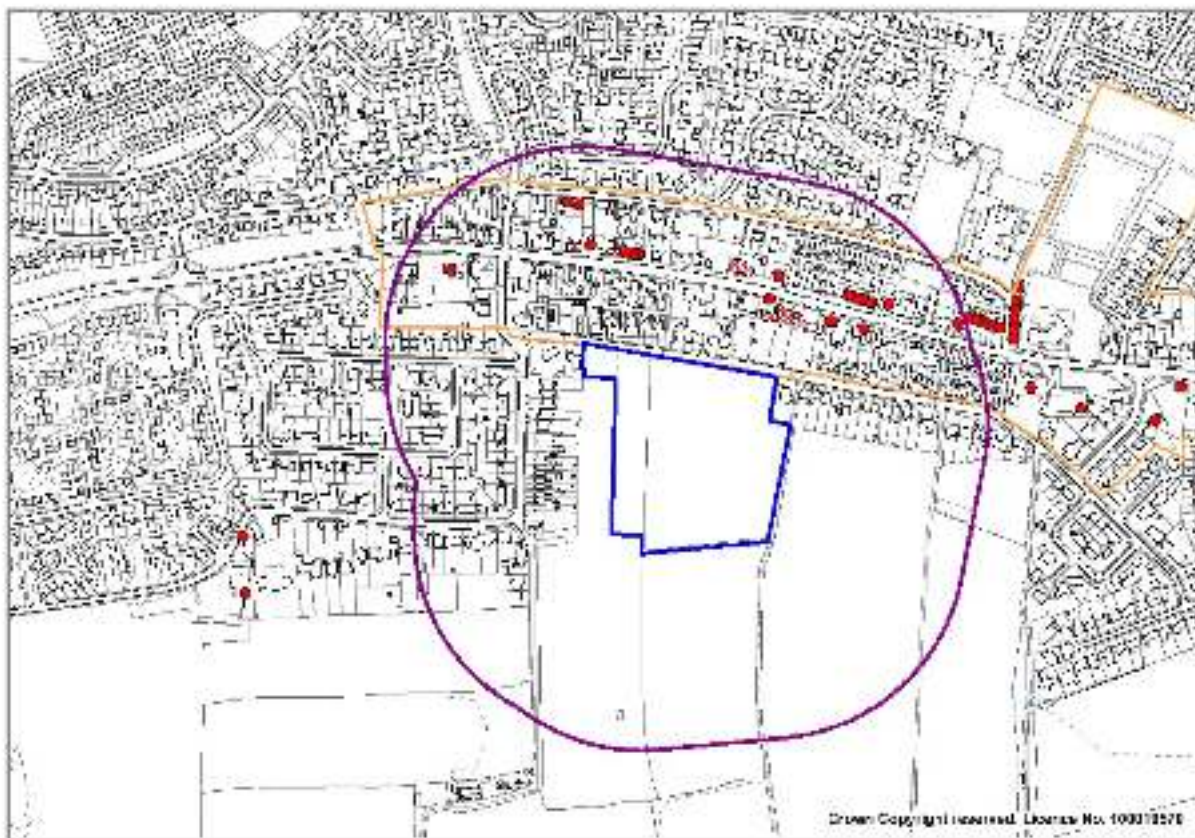
9 and 10 Westoe Village	Early C18? Rendered, with stone quoins, modern red clay tiles to roof. Two storeys and 5 bays of an irregular disposition. The 3 ground floor windows "pseudo georgian" in large openings. The 2 adjacent entrance doors recessed in plain openings. First floor windows, casements in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

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

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

## 4. OTHER POTENTIALLY DELIVERABLE SITES

Site Reference	<b>SBC007</b>
Site Address	<b>Land to south of South Lane</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<p><b>100 Front Street GII</b> (<a href="#">1025219</a>) 90m to the north</p> <p><b>94 Front Street GII</b> (<a href="#">1025218</a>) 90m to the north</p> <p><b>Walls and Gate Piers at South East of Garden of no 70 (Boldon House) GII</b> (<a href="#">1025216</a>) 90m to the north</p> <p><b>Boldon House and Wall to South of nos 70 and 64 GII</b> (<a href="#">1355101</a>) 90m to the north</p> <p><b>64 Front Street</b> (<a href="#">1025217</a>) 90m to the north</p> <p><b>36 Front Street</b> (<a href="#">1025215</a>) 90m to the north</p> <p><b>Boldon Lodge</b> (<a href="#">1025214</a>) 90m to the north</p>
Scheduled Monuments	None
Conservation Areas	The site adjoins <b>East Boldon Conservation Area</b> ( <a href="#">Conservation Areas</a> )
Registered Parks and Gardens	None
Non-designated Assets	<p><b>Black Bull public house</b> (<a href="#">Local List</a>) 90m to the north</p> <p><b>86-92 (evens) and 96 Front Street</b> (<a href="#">Local List</a>) 90m to the north</p>

	<p><b>23 North Road</b> (<a href="#">Local List</a>) 140m to the north  <b>21 North Road</b> (<a href="#">Local List</a>) 140m to the north  <b>Shadwell Towers</b> (<a href="#">Local List</a>) 150m to the north west  <b>2-12 (evens) Lorne Terrace and Lorne House (14)</b> (<a href="#">Local List</a>) 200 m to the north east  <b>30-34 (evens) Front Street</b> (<a href="#">Local List</a>) 120m to the north east  <b>Mansion House Farm, 62 Front Street</b> (<a href="#">Local List</a>) 90mn to the north  <b>Grey Horse Public House</b> (<a href="#">Local List</a>) 130m to the north east  <b>Boldon United Reform Church</b> (<a href="#">Local List</a>) 70 to the north east  <b>49 Front Street</b> (<a href="#">Local List</a>) 100m to the north east</p>	
Heritage Assets in the wider setting	<p><b>Boldon Golf Club</b> (<a href="#">Local List</a>)  <b>Victorian Post Box</b> (<a href="#">Local List</a>)</p>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
100 Front Street	House. 1837 according to owner's deeds. Coursed sandstone rubble with modern partile roof. 2 storeys; 3 sash windows with glazing bars; central modern door with oblong fanlight has moulded hood on curved brackets. Flat stone lintels, projecting cills. 2 end brick chimney stacks. Recess for inset boot scraper, now missing.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
94 Front Street	House. C17 with C18 and modern alterations. Stucco; pantiled roof. 2 storeys, 3 windows all modern replacing sashes at first floor and tripartite sashes at ground floor; early C19 door, upper half with modern glazing, has a moulded canopy on brackets. Steeply pitched roof, swept, renewed in modern pantiles, has stone coping and corniced brick end chimneys. Interior : panelled dado in central passage, round-headed arch with panelled soffit, and keystone motif. Staircase has dado, plain balusters and hand-rail. Room to east of entrance has wide 4-centred arched timber lintel to chimney, with scroll-stopped moulded chamfer and evidence of a former central projection; exposed first floor joists have unstopped chamfers. Roof timbers seem to be upper crucks with through purlins.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Walls and Gate Piers at South East of Garden of no 70 (Boldon House)	GV II Wall and 2 tall stone piers, late C18. Sandstone ashlar, having plinth, overhanging cornice, and ball finial. Long wall attached to west and short to east;	The site has no visual or historic association with the identified heritage asset.

	tall; roughly squared coursed sandstone.	The site makes no contribution to significance.
Boldon House and Wall to South of nos. 70 and 64	House. Circa 1790. Brick in Flemish bond, with stone dressings; Welsh slate roof. 2 storeys, 5 sash windows with glazing bars; central pedimented Tuscan doorcase, with pulvinated frieze, to 6-panelled door which when open is matched by a similarly panelled reveal opposite. Bands and moulded eaves cornice. Roof hipped with 3 stone-corniced brick chimneys on 2 cross ridges to rear. Wall. A low brick wall, in Flemish bond, forms the south boundary of both houses and returns to No 64. It has stone coping continuous with the tops of 2 dwarf sandstone piers in front of No 70. Inserted piers in front of No 64 are rendered.	The site has no visual or historic association with the identified heritage asset.  The site makes no contribution to significance.
64 Front Street	House, an extension to No 70 but a separate residence, inserted into the garden. Early C19. Brick; roof of Welsh slate. 2 storeys, 2 sash windows with glazing bars, later porch of sandstone and Welsh slate; gable stone coping and central and end brick chimneys. Included for group value with No 70.	The site has no visual or historic association with the identified heritage asset.  The site makes no contribution to significance.
36 Front Street	House. C 17 with C18 and later alterations. Roughly squared coursed sandstone; roof of Welsh slate. 2 storeys, 3 bays. Central 6-panelled door, with oblong fanlight, in brick and stone later porch having chamfered stone lintel and barge boards; 2 C17 window openings, shown by joints and lintels blocked, having sashes in broad frames inserted. 2 later end brick chimneys. Interior: at west ground floor chimney breast, a wide flattened Tudor-arched stone lintel, with moulded chamfer; deep splay to adjacent window.	The site has no visual or historic association with the identified heritage asset.  The site makes no contribution to significance.
Boldon Lodge	House, now two separate dwellings; set back left entrance bay raised to two storeys in C19. Brick, with Welsh slate roof. Main house: 2 storeys, 4 sash windows with glazing bars, second from left being a round-headed staircase window; curved one-storey porch in third bay from left has 2 curved windows and an open-pedimented Tuscan doorcase to the 8-panelled door with round fanlight; roof has gable stone	The site has no visual or historic association with the identified heritage asset.  The site makes no contribution to significance.

	<p>coping, 2 end brick chimneys. Second house: 2 storeys, one bay with door and doorcase similar to those of the main house but with flat pilasters and decorated fanlight; roof, lower than that of the main house, has stone gable coping and one end brick chimney. A continuous stone band runs at ground floor level.</p>	
<b>Non-Designated Heritage Assets</b>		
Black Bull public house	<p>Part of a group of seventeenth, eighteenth and nineteenth century vernacular cottages and houses. The Black Bull's bays and porch are worthy later additions, though rather squat.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
86-92 (evens) and 96 Front Street	<p>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.</p> <p>Nos. 86-92 (evens) and 96 Front Street contribute to the street's most impressive big group of seventeenth, eighteenth and nineteenth century vernacular cottages and houses. 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. 90/92 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 offshoots; some outbuildings have been lost to in-curtilage parking and infill development on North Road.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
23 North Road	<p>23 North Road is one of the oldest surviving buildings in East Boldon. With its Georgian cottage feel, it represents the original rural nature of the lane. A double fronted 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. Historically it would probably have been lime-washed or</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	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.	
21 North Road	This Nineteenth Century house, Bowdon Cottage, features accurate sliding sash windows. The rendering and the shape and size of the openings could indicate that it incorporated rather than replaced older buildings shown on historic maps. The small slate porch and the three timber doors (one leading to a central alley) add to the street scene.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Shadwell Tower	Shadwell Towers is a detached mansion of some grandeur, although altered over time – see photograph below. The elegant front door surround and ground floor bow windows (with curved glass) survive. The outbuilding has lost its original detailing, but the tree-filled setting completes its positive statement.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
2-12 (evens) Lorne Terrace and Lorne House (14)	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. 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	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>



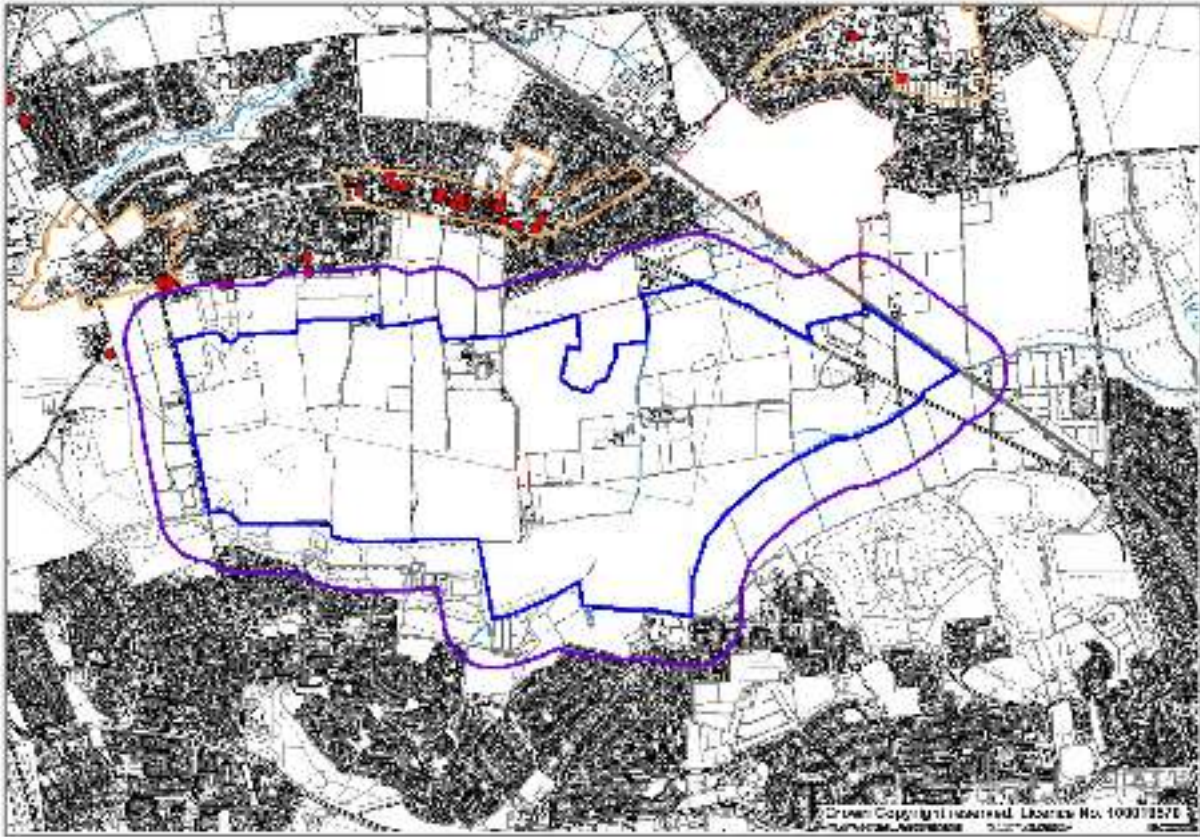
	limestone retaining wall, hedges and trees makes a strong contribution to the street scene.	
30-34 (evens) Front Street	Nos. 30-36 demonstrate the early rural vernacular of the west end of the street – a row of low, two-storey, stone cottages with simple frontages and later windows, brick porches and chimneys. The adjoining no. 36 is Grade II Listed and clearly shows how 17th century stone window openings were altered to take later sashes. 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 site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Mansion House Farm, 62 Front Street	Most of Mansion House Farm’s buildings have gone bar two; the restored farmhouse (No. 62 Front Street) and one small slate-roofed out-building forming part of North Road’s boundary walls. The property is in good condition and presents a simple, elegant façade to the street, enlivened with later brick additions and an unusual ‘teardrop’ porch bargeboard. There may be buildings, walls or other features inside the large gardens of this building group with special interest.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Grey Horse Public House	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	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>

	<p>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 Grey Horse has stood on this site for nearly 200 years. It has changed considerably in that time, undergoing a radical change in 1900 from its former use as an ale house and blacksmiths shop to a more up to date public house with all the modern amenities that the changing population wanted. It was made more welcoming to local organisations looking for somewhere to meet, especially those which did not wish to be seen as linked to the church, which was the only other suitable location for meetings.</p>	
Boldon United Reform Church	<p>The coarse limestone United Reformed Church with sandstone dressings (1876) is a typical gothic revival building of its time and, though modest, makes a bold contribution to the street scene. It has lost some of its detailed appeal, e.g. pinnacles from the church, but has good patterned natural slate roof and original windows. The boxy 1970s extension to the church is a poor addition in terms of form, materials and siting, with its dull, blank elevations all too prominent from the west.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
49 Front Street	<p>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.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
East Boldon Conservation Area	<p>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, otherwise known as the 'Doomsday Book of the north' and the</p>	<p>The site forms the last remaining area surrounding East Boldon Conservation Area that reflects the village's rural origins. Elsewhere the setting of the Conservation Area has been eroded.</p>

	<p>first settlement survey north of the River Tees.</p> <p>Although it is often regarded as a comparatively modern village, it seems possible that East Boldon had in fact come into existence in the 13<sup>th</sup> 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 the separate East Boldon in 1574. By 1700 there are further entries showing villagers were largely employed as agricultural labourers and it seems East Boldon was a small farming community, subsidiary to the more substantial West Boldon.</p> <p>The two villages are now separated by estates of inter and post war housing. The Conservation Area’s rural origins were severed to the north by housing development in the 1990s.</p>	<p>The <b>site makes a lesser contribution to significance.</b></p>
<p><b>Heritage assets in the wider setting</b></p>		
<p>Boldon Golf Club, Victorian Post Box</p>	<p>Locally Significant Heritage Assets</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
<p><b>Potential Impact of Allocation on Significance</b></p>		
<p>Description of Impact</p>		
<p>Name of Asset</p>	<p>Location and siting (e.g. proximity, extent, topography, key views)  Form and appearance (e.g. prominence, massing, scale and materials)  Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
<p>East Boldon Conservation Area</p>	<p>Development of the site would result in a <b>LOW IMPACT</b> to the significance of this heritage asset.</p>	
<p>100 Front Street, 94 Front Street, Walls and Gate Piers at South East of Garden of no. 70 (Boldon House), Boldon House and Wall to South of nos. 70 and 64, 64 Front Street, Boldon Lodge, Black Bull, 86-92 (evens) and 96 Front Street, 23 North Road, 21 North Road, Shadwell Towers, 2-12 (evens) Lorne Terrace and Lorne House (14), 30-34 (evens) Front Street, Mansion House Farm, Grey Horse, Boldon United Reform Church, 49</p>	<p>Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.</p>	

Front Street, Boldon Golf Course, Victorian Post Box	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>	
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>	
Low-density and low-rise development to soften the urban character of the site. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology	
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>	

Site Reference	<b>SBC008</b>
Site Address	<b>Land to South of Boldon</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<b>South Lodge</b> ( <a href="#">1185760</a> ) lies within the site
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	<b>Anti-Aircraft Supply Depot (former MOD bunkers and medical stores)</b> ( <a href="#">Local List</a> ) lies within the site <b>Boldon Common Fields</b> ( <a href="#">974</a> ) lies within the site
Heritage Assets in the wider setting	<b>100 Front Street</b> GII ( <a href="#">1025219</a> ) <b>94 Front Street</b> GII ( <a href="#">1025218</a> ) <b>Walls and Gate Piers at South East of Garden of no 70 (Boldon House)</b> GII ( <a href="#">1025216</a> ) <b>Boldon House and Wall to South of nos 70 and 64</b> GII ( <a href="#">1355101</a> ) <b>64 Front Street</b> ( <a href="#">1025217</a> ) <b>36 Front Street</b> ( <a href="#">1025215</a> ) <b>Boldon Lodge</b> ( <a href="#">1025214</a> ) <b>Boldon Mill</b> GII ( <a href="#">1025227</a> ) <b>Mansion House (1-5 Harton View)</b> GII ( <a href="#">1185551</a> ) <b>St. Nicholas Church</b> GI ( <a href="#">1025225</a> ) <b>Tomb 22 metres South of the South Porch of the Church of Saint Nicholas</b> GII ( <a href="#">1185751</a> )

	<p>Walls and Gate Piers to West of Church of St Nicholas GII (<a href="#">1025231</a>)  Doorway to South of Rectory Green GII (<a href="#">1185725</a>)  East Boldon Conservation Area (<a href="#">Conservation Areas</a>)  West Boldon Conservation Area (conservation areas)  Black Bull public house (<a href="#">Local List</a>)  86-92 (evens) and 96 Front Street (<a href="#">Local List</a>)  23 North Road (<a href="#">Local List</a>)  21 North Road (<a href="#">Local List</a>)  Shadwell Towers (<a href="#">Local List</a>)  2-12 (evens) Lorne Terrace and Lorne House (14) (<a href="#">Local List</a>)  30-34 (evens) Front Street (<a href="#">Local List</a>)  Mansion House Farm, 62 Front Street (<a href="#">Local List</a>)  Grey Horse Public House (<a href="#">Local List</a>)  Boldon United Reform Church (<a href="#">Local List</a>)  49 Front Street (<a href="#">Local List</a>)  Boldon Golf Club (<a href="#">Local List</a>)  Victorian Post Box (<a href="#">Local List</a>)  Harper's Buildings, Harton View (<a href="#">Local List</a>)  Boundary Walls and Railings to Mansion House (<a href="#">Local List</a>)  Hall Green Farm (<a href="#">Local List</a>)  Sandfield (<a href="#">Local List</a>)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
South Lodge	<p>House. 1907 by H Hedley for F G Wainwright, shipbroker. Pebbledash with sandstone dressings, roof of flat tiles. Half E-plan, with service wing to east in place of left half. 2 storeys; 6 bays on main south elevation; 1-bay returns; 9 bays on north which has 2 cross gables at centre containing servants' entrance and house entrance. Tall mullioned and transomed staircase window over servants' door. House entrance in corbelled recess; door elliptical-headed, upper part glazed, with deep curved hood on brackets; art nouveau bell push, 5-light windows in one-bay set back; 2 small 2-light and one ox-eye windows irregularly placed in projecting cross-gable. South elevation: one-storey porch off-centre; ground- floor windows of 4-lights, central mullions and transoms removed from some; first-floor windows of 4, 2, 2, 2, 4 and 4 lights. All windows have stone mullions with quarter-round mouldings internally and externally; alternating block jambs have surrounding quarter-round mouldings.</p>	<p>The heritage asset is located within the site. The area immediately surrounding the heritage asset makes a contribution to the setting of the asset.</p> <p><b>The site makes a medium contribution to significance</b></p>

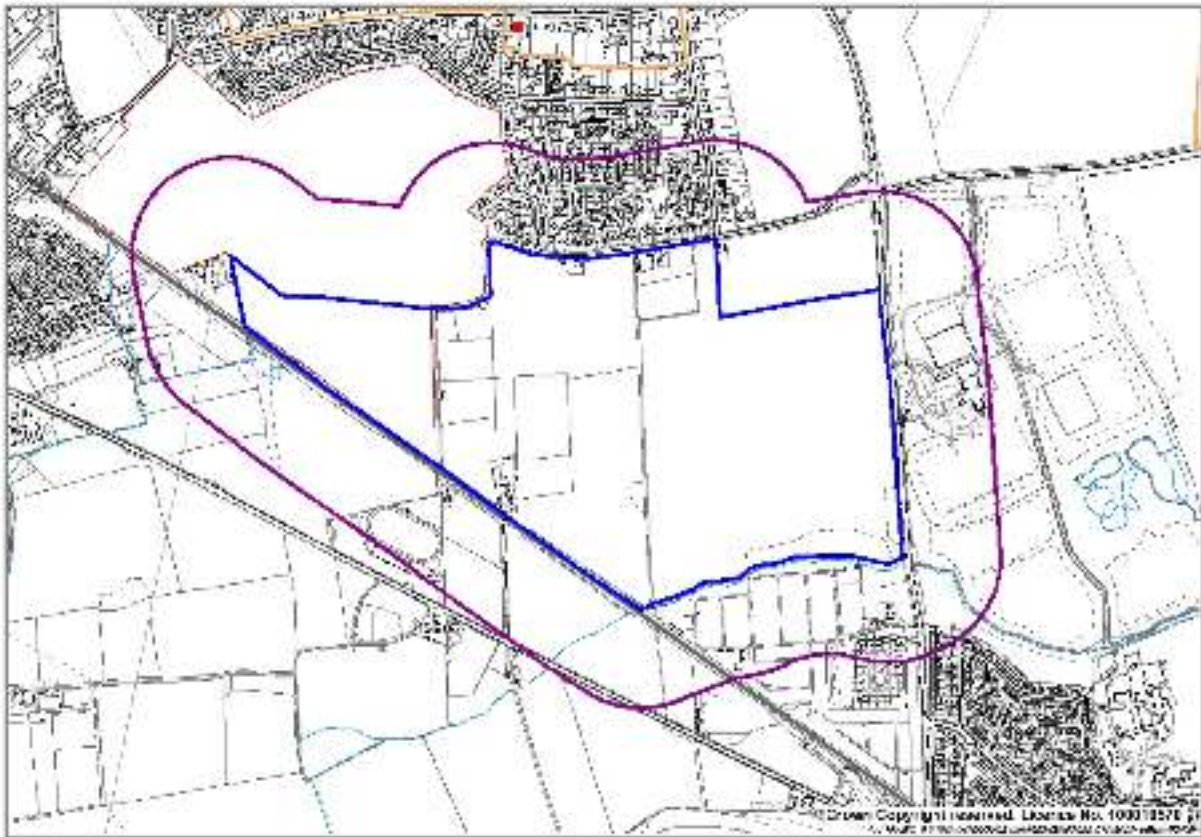
	Roofs hipped with swept eaves except for gables over entrances and at Chinese-influence service wing of 2 low storeys. 3 square tapering chimneys, rendered, on ridges. The whole is a balanced composition of varied shapes and scales. Interior: principal rooms ground floor have moulded fireplaces with stone kerbs; all doors have Tudor-arched top panels and ornamental hinges and lock plates; staircases have broad handrails and panelled balustrades.	
<b>Non Designated Heritage Assets</b>		
Anti-Aircraft Supply Depot (former MOD bunkers and medical stores)	Military supply depot related to anti-aircraft ordnance - there were two supply depots for the Tyne and Wear area, this one served Sunderland. Buildings in ruins, however, still in-situ.	The heritage asset is located within the site, albeit the heritage asset has no historical association with the wider site.  The <b>site makes a lesser contribution to significance</b>
Boldon Common Fields	Ridge and furrow survive as earthworks, or on air photos, east of East Boldon on Boldon Flats (NZ 37 61), south of East Boldon (NZ 36 61 and 36 60), and west of West Boldon (NZ 33 60, 33 61, 34 60 & 34 61). The area retains considerable ridge and furrow, with what appear to be large ditched boundary banks. There are also a few mysterious lumps which seem to overlie the ridge and furrow. A site at Boldon Flats (NZ 377 614) has been suggested as a possible prehistoric site, but other authorities claim this is a pond, possibly within a subsidence hollow or collapsed shaft. It is now filled in. A channelled drain on its northern drain is of no antiquity.	The heritage asset is located within the site, albeit the heritage asset has no historical association with the wider site.  The <b>site makes a lesser contribution to significance</b>
<b>Heritage assets in the wider setting</b>		
100 Front Street, 94 Front Street, Walls and Gate Piers at South East of Garden of no. 70 (Boldon House), Boldon House and Wall to South of nos. 70 and 64, 64 Front Street, Boldon Lodge, St Nicholas Church, Doorway to South of Rectory Green, Boundary Wall to Rectory Green, Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas, East Boldon	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>

Conservation Area, West Boldon Conservation Area		
Black Bull, 86-92 (evens) and 96 Front Street, 23 North Road, 21 North Road, Shadwell Towers, 2-12 (evens) Lorne Terrace and Lorne House (14), 30-34 (evens) Front Street, Mansion House Farm, Grey Horse, Boldon United Reform Church, 49 Front Street, Boldon Golf Course, Victorian Post Box, Harper's Buildings, Boundary Walls and Railings to Mansion House, Hall Green Farm, Sandfield.	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
South Lodge	Development of the site would result in <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Anti-Aircraft Supply Depot (former MOD bunkers and medical stores), Boldon Common Fields	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
100 Front Street, 94 Front Street, Walls and Gate Piers at South East of Garden of no. 70 (Boldon House), Boldon House and Wall to South of nos. 70 and 64, 64 Front Street, Boldon Lodge, St Nicholas Church, Doorway to South of Rectory Green, Boundary Wall to Rectory Green, Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas, East Boldon Conservation Area, West Boldon Conservation Area, Black Bull, 86-92 (evens) and 96 Front Street, 23 North Road, 21 North Road, Shadwell Towers, 2-12 (evens) Lorne Terrace and Lorne House (14), 30-34 (evens) Front Street, Mansion House Farm, Grey Horse, Boldon United Reform Church, 49 Front Street, Boldon Golf Course, Victorian Post Box, Harper's Buildings, Boundary Walls and Railings to Mansion House, Hall Green Farm, Sandfield.	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	



<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>
Given the sheer scale of the site, it should be possible to preserve the historic setting of the Grade II Listed South Lodge. There are limited other enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>
Development should respect the setting of the Grade II Listed South Lodge and the wider rural landscape. The scale of the site is such that a comprehensive masterplan should be drawn up. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>

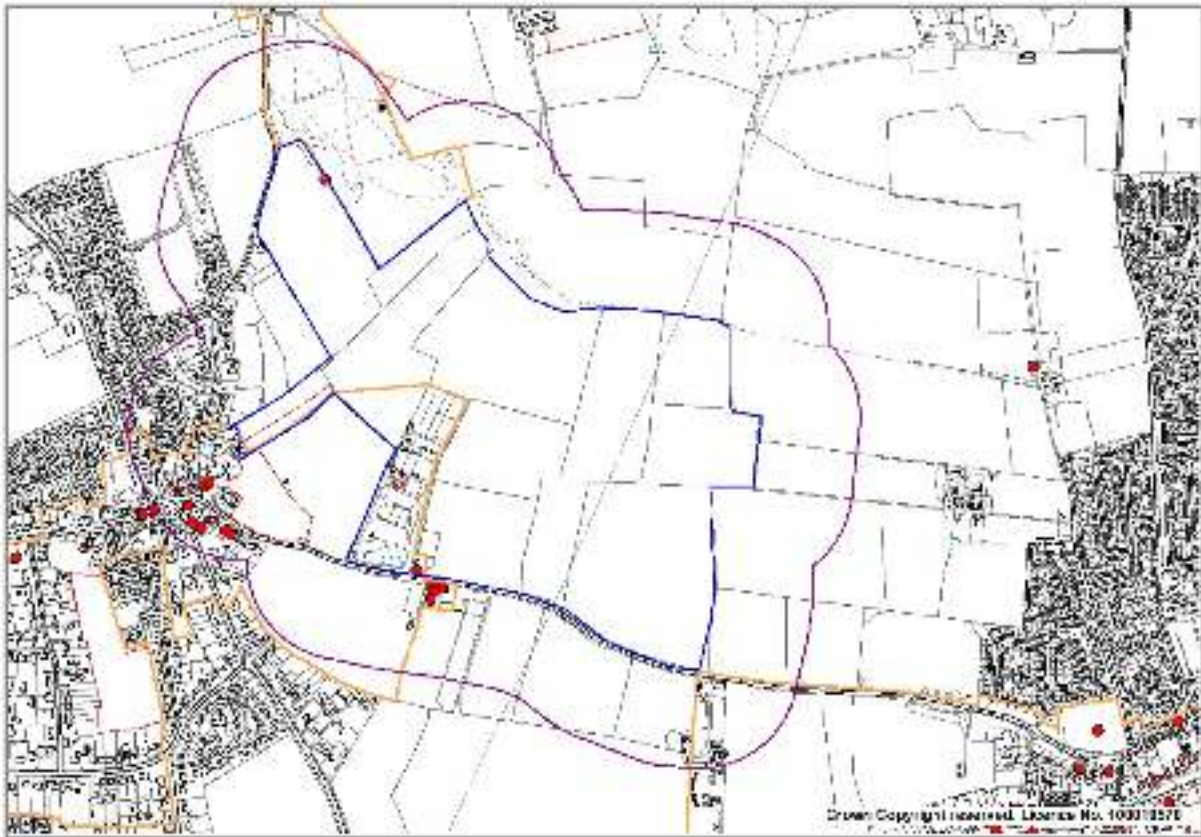
Site Reference	<b>SBC049</b>
Site Address	<b>Land between Shields Road and Metro Line</b>
Proposed Use	Housing



<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	<b>Cleadow Conservation Area (<a href="#">Conservation Areas</a>)</b> <b>Ardmore, 45 Whitburn Road (<a href="#">local List</a>)</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Heritage assets in the wider setting</b>		
Cleadow Conservation Area	Nationally significant heritage asset	The site has no visual or historic association with the identified heritage asset.  The site makes no contribution to significance.

Ardmore	Locally significant heritage asset	The site has no visual or historic association with the identified heritage asset.  The site makes no contribution to significance.
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Cleadon Conservation Area, Ardmore	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
n/a		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development is unlikely to cause harm to the historic environment.		

Site Reference	<b>SBC062</b>
Site Address	<b>Land North of Cleadon Lane</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<p><b>Church of All Saints</b> (<a href="#">1025247</a>) 150m to the south west</p> <p><b>No. 1 Front Street</b> (<a href="#">1025250</a>) 130m to the west</p> <p><b>No. 3 Front Street</b> (<a href="#">1355080</a>) 135m to the south west</p> <p><b>No. 5 Front Street</b> (<a href="#">1299739</a>) 140m to the south west</p> <p><b>No. 7 Front Street</b> (<a href="#">1025251</a>) 150m to the south west</p> <p><b>No. 11 Front Street</b> (<a href="#">1185314</a>) 145m to the south west</p> <p><b>Cleadon Mill and Surrounding Wall</b> (<a href="#">1025192</a>) 190m to the north</p> <p><b>Undercliff</b> (<a href="#">1355077</a>) lies within the site</p>
Scheduled Monuments	None
Conservation Areas	<p>Part of the site lies within <b>Cleadon Conservation Area</b> (<a href="#">Conservation Areas</a>)</p> <p><b>Cleadon Hills Conservation Area</b> (<a href="#">Conservation Areas</a>) adjoins the site to the north</p> <p><b>Whitburn Conservation Area</b> (<a href="#">Conservation Areas</a>) adjoins the site to the south east</p>
Registered Parks and Gardens	None
Non-designated Assets	<p><b>The Vicarage</b> (<a href="#">local list</a>) 180m to the south west</p> <p><b>Church Hall</b> (<a href="#">local list</a>) 180m to the south west</p> <p><b>Ridge and Furrow</b> (<a href="#">local list</a>) dotted within and around the site</p> <p><b>Cleadon Village Pond</b> (<a href="#">local list</a>) 160m to the south west</p> <p><b>East Farm and boundary walls</b> (<a href="#">local list</a>) 110m to the south west</p>

	<p><b>Boundary Wall at 2 North Street</b> (<a href="#">local list</a>) 100m to the west  <b>Cleadon Infants School</b> (<a href="#">local list</a>) 160m to the south  <b>West Hall Farm</b> (<a href="#">Local List</a>) adjoins the site to the south  <b>Peacock Lodge</b> (<a href="#">Local List</a>) lies within the site</p>	
Heritage Assets in the wider setting	<p><b>Lizard Lane Heavy Anti-Aircraft Battery</b> (<a href="#">1419998</a>)  <b>Cleadon War Memorial</b> (<a href="#">1436752</a>)  <b>Cleadon Tower</b> (<a href="#">1025211</a>)  <b>Gates and gate piers at south west corner of junction of Front Street with Sunderland Road</b> (<a href="#">1025210</a>)  <b>Guidepost, Foxton Court</b> (<a href="#">local list</a>)  <b>Greenlands</b> (<a href="#">local list</a>)</p>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Church of All Saints	<p>Parish church. 1869 by R J Johnson, south aisle 1907. Snecked limestone rubble with sandstone ashlar quoins and dressings, high-pitched roofs of Welsh slate with stone coping to nave and aisle, in Early English style. Nave with south aisle and south porch, chancel with 3-sided apse, north transept. 2 windows of 3 lights in nave and aisle; south door in chamfered opening between recessed columns on plinths, with drip mould; 2 buttresses to aisle. Transept has a 2-light window in the gable and an east door with flower stops to a drip-mould. Roof has stone cross finial at west, iron at east; above the chancel a hexagonal timber bellcote with Welsh slate spirelet and iron finial; chimney at the transept gable. Interior: south arcade of 2 wide bays, paintings of Garden of Gethsemane by J Eadie Read of Newcastle c.1914 in spandrels; apse paintings of Christ on the Cross and Christ in Majesty by Michael Hoare of Folkestone in 1967; 2-light west window war memorial by L C Evetts of Newcastle in 1948.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
No. 1 Front Street	<p>Gill House, probably farmhouse and hind's cottage originally. Late C17/early C18. Coursed squared limestone, the main house thinly rendered; roof of Welsh slates to the main house, pantiles to the cottage. Main house: two storeys, three bays; central boarded door with oblong fanlight, sash windows at either side on ground floor; first floor has two</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	sash windows and blocked narrow central window. Roof has three segment-headed dormers blocked with plywood at time of survey; two end brick chimneys. Cottage--two storeys, two bays; one sash window at left; at right, one blocked narrow window on first floor.	
No. 3 Front Street	House. Late C18-early C19. Roughly coursed limestone rubble and brick. Roof low pitched, of pantiles. 2 storeys, 2 bays, the left limestone at ground floor and raised to 2 storeys in brick. Ground floor: sash window with glazing bars at left, boarded door with oblong fanlight at right. First floor: 2 sashes with glazing bars. One-storey rear extension.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 5 Front Street	House. Early-mid C19. Roughly coursed limestone rubble, Welsh slate roof. 2 storeys, 2 windows with late C19 sashes; later central projecting porch has boarded door and oblong fanlight. Stone gable copings, 2 end brick chimneys. Rear elevation: red brick, 2 periods, similar first floor windows, modern ground floor windows and door. Included partly for group considerations.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 7 Front Street	Outbuilding, probably once a house. Early C18. Roughly coursed limestone rubble; roof covered in felt at time of survey. West elevation to lane has small openings of C17 character, part louvred, part glazed; south gable to street has quoins stepping up to peak; modern door in each elevation; one end brick chimney.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 11 Front Street	House, mid C17. Roughly squared coursed limestone, roof of pantiles. 2 storeys, 3 bays. Central half-glazed door with blank wall over between 3-light stone- mullioned windows with hood-moulds; 2 mullioned windows of 2 lights with hood- moulds at first floor.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
Cleaddon Mill and Surrounding Walls	Tower mill. Early C19. Limestone rubble, coursed. 3 storeys; north and south entrances, 2 small square windows over, all empty; low retaining wall 2 metres outside all round. Cap and sails removed. Derelict at time of survey.	The site forms part of the wider setting of the heritage asset and contributes to its rural character.  <b>The site makes a medium contribution to significance.</b>

Undercliff	<p>House, now 3 separate dwellings. Circa 1853. Brick with sandstone dressings; Welsh slate roof. 2 storeys; 3 bays on west front defined by 4 Tuscan giant pilasters with stone plinths and capitals. Large Tuscan entrance porch, of 2 round and 2 square pillars, to 6-panelled door in left bay; central 3-light window in stone having elliptical heads, mullions and transom, lintel on brackets; right bay blind. 3 sash windows at first floor. Hipped roof has wide eaves on wooden brackets, square brick chimneys with stone bands and cornices. Plain 2-storey, 4-bay wing on east has 2-storey, 2-bay return forming a courtyard with a range consisting of a passage, a house of 2 low storeys, a cottage, a carriage entrance and a coach house. A curved brick wall extending from the north-west corner of the house to the courtyard entrance has, on the courtyard side, a brick mounting block with 3 stone steps.</p>	<p>The open fields that surround this historic estate provide the context for this rural country estate.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
Cleadow Conservation Area	<p>Cleadow Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of Listed Buildings within the old village; and finally, the uniquely attractive views of Cleadow Windmill and the Water Tower that can be seen from Cleadow Lane.</p> <p>The 1975 boundaries of Cleadow Conservation Area were extended by the Council on 19<sup>th</sup> March 2004 to include Cleadow Plantation, which is a residential area to the west of the village eloped during the twentieth century.</p>	<p>The site forms part of the immediate setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a medium contribution to significance.</b></p>
Cleadow Hills Conservation Area	<p>The area has two very distinctive zones: the former Cleadow Water Pumping Station site (most now converted to private housing) together with Sunnyside Farm, and secondly the extensive elevated open grassland of the Cleadow Hills, an accessible, windswept landscape including exposed rock. Wide panoramic views, and the prominent, isolated pumping station chimney and</p>	<p>The site forms part of the wider setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a lesser contribution to significance.</b></p>

	<p>ruined Cleadon windmill epitomise the area's exposed coastal hilltop position. Sunderland and South Shields Water Company was created by Act of Parliament in 1852 to address the urgent need on health and economic grounds for better provision of clean, accessible drinking water for the increasing population of industrial Wearside and Tyneside. A number of wells were constructed, from Cleadon in the north, to Hesledon in the south; the works were all designed by Thomas Hawksley (1807-1893) and built between 1859 and 1862.</p>	
<b>Non Designated Heritage Assets</b>		
The Vicarage	<p>The Vicarage is located immediately to the south of the former school. Set in a moderately sized garden, it was built in 1907. It is an extremely attractive Edwardian house with a hipped gable overlooking the road. A projecting splayed bay sits over the porch and a full height timber box bay and a ground floor bay, all with original fenestration, are attached to the south elevation overlooking the garden. Heavy cornices create deep modelling to the bays, adding to the quality of the building. Mature landscaped gardens not only provide an attractive setting to the house but contribute to the greening of Sunderland Road.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Church Hall	<p>The Church Hall is located immediately to the south of the village pond. The inter-war Hall is a brick building with shallow buttress supports on the north and south elevation. It is modest with little ornamentation other than the front porch overlooking Sunderland Road that is decorated by a simple triangular pediment and name boldly painted across the entablature. The Hall replaced the original school. It is linked to a later infants school that is now used as a community facility. The school is an attractive late nineteenth/early twentieth century building that is rendered and incised to give a masonry appearance. The fenestration is original. The roof details replicate the material content of the adjoining vicarage</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>



	<p>indicating that it is of a similar period. The building comprises two symmetrical halves – probably divided to provide boys and girls schools. Part of the left hand porch and a section of lower roof were removed when the Church Hall was built.</p>	
<p>Ridge and Furrow</p>	<p>An example of ridge and furrow, showing elongated reverse ‘S’ pattern typically created by a pre-1540 system of ox-drawn ploughing. This illustrates the likelihood that the land has not been subsequently ploughed and has remained as permanent pasture.</p> <p>‘The remains of ridge and furrow can be seen across many areas of Northumberland and Durham. It results from a method of cultivation that was used throughout the medieval (1066-1540) period and later. It is commonly identified by the broad reverse s-shaped undulations that were created by ox drawn plough, cutting and turning the soil over. The ox team needed plenty of space to turn at the end of each furrow because, by ploughing in a slight curve, the plough could start to turn before the furrow had been completed, this enabled it to be turned and brought back around into the curve of the preceding ridge. Post-medieval (1540-1901) ridge and furrow was created by steam driven plough. The steam driven plough did not require so much space to turn, so it has narrower and straighter ridges and furrows.’ Source - ‘Keys to the Past’ website 2010 (HLF project in Northumberland and Durham).</p>	<p>This open field provides a rural context to the conservation area and is a good example of intact ridge and furrow.</p> <p><b>The site makes a medium contribution to significance.</b></p>
<p>Cleadon Village Pond</p>	<p>The pond lies in a depression where there was once a well. Around it were gathered farms and probably the earliest part of the settlement that became Cleadon. In the nineteenth century a complex of houses, known as ‘The Cluster’, were grouped along the eastern edge of the pond, probably back-to-back workers housing. At that time the pond was larger and less regular, early OS surveys suggesting that it was surrounded by dished banks that were probably cobbles puddled into clay with a limited cut edge to provide a</p>	<p>Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.</p> <p><b>The site makes a negligible contribution to significance.</b></p>

	<p>point of access to draw water. It would have been of great functional value as well as a focal point of wider village life. Although its role is now ornamental, its continued survival is of great community importance and vital to the historic character of the village. In the nineteenth century and earlier, the shape of the pond determined the alignment of roads and paths. The twentieth century has seen the pond articulated to conform to highways requirements, particularly the configuration of the upgraded A1018 and the radii at its junction with Front Street.</p>	
<p>East Farm and boundary walls</p>	<p>Historically, East Farm formed the entire eastern edge of Sunnyside Lane, returning to provide a frontage along Cleadon Lane. The farm comprised two yard areas and a collection of outbuildings including a gin-gan. The late eighteenth / early nineteenth century farmhouse, built in irregular coursed limestone rubble with irregular stone quoins, has been altered with new window openings and window inserts that are positioned flush to the wall face giving a regular and bland finish to the elevation. The roof is Welsh slate with high raised gables covered in lead. A new porch has been added to the front door. The eaves along the north elevation have been raised to provide additional internal accommodation. The increased west gable is constructed in factory brickwork with handmade bricks used to repair areas below the chimney stack. The surviving raised gable is crow-stepped sitting on a projecting stone corbel. The whole gable assemblage, that sits on a boulder foundation, reveals an interesting timeline of change in an extremely striking manner suggesting that the existing building could incorporate elements of an earlier structure. The farmhouse and the western boundary are contained by an extremely attractive and robust stone boundary wall, which extends as far as No. 2 Sunnyside Lane. Blocked-up openings off Sunnyside Lane are evident,</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

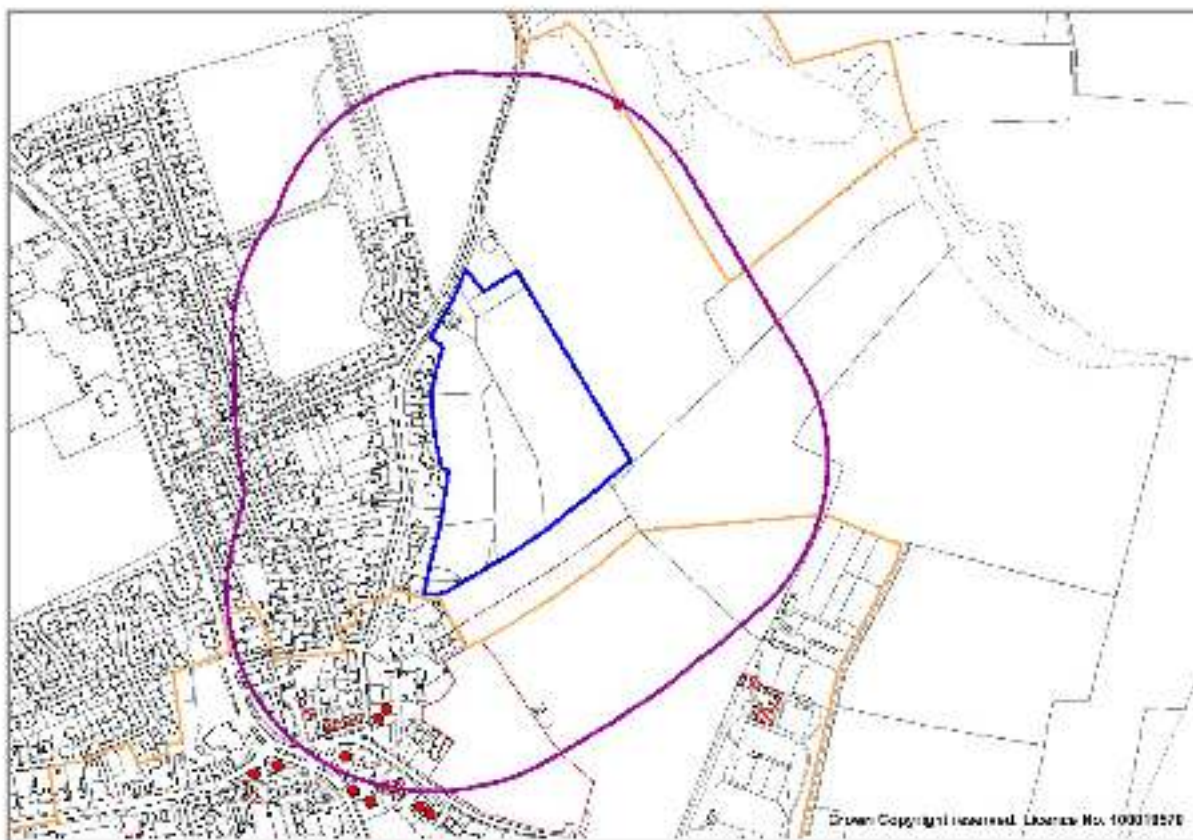
	<p>one, possibly the original pedestrian gate, and one leading into a lost agricultural building. The farmyards have been developed with only one building part-surviving to be converted into a garage. The development creates a new single courtyard with modern houses ranged around three sides. The farmyard has been redeveloped as an infill site with no architectural acknowledgement of its agricultural history or the design of the original buildings. The new properties are redbrick with red pantiled roofs and have a clearly contemporary residential appearance.</p>	
Boundary wall at 2 North Street	<p>Historic magnesian limestone walls survive, despite more recent redevelopment.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Cleadon Infants School	<p>The school is a visual landmark and represents an important milestone in the village's social and community development. Built in 1907, it is sandwiched between Westgarth and All Saints Church. It is an attractive building with a Welsh slate roof ornamented by red clay ridge tiles. Its layout incorporates integral vertical and hipped roof gabled wings projecting from its front elevation, creating an interesting variety of form and pitches. The symmetry of the western and eastern halves of the building reflects its original division into a boys and girls school. It is constructed from red facing bricks with contrasting stone water tabling, lintels and cills. There are stone dressings and key stones with brick on edge detailing above the windows. The rainwater goods are cast iron. The front of the school is contained by a brick boundary wall with stone copings surmounted by a steel fence. Converted to two residential properties.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
West Hall Farm	<p>West Hall Farm on the southern side of Cleadon Lane is a group of buildings that now focuses around the early to mid-19th-century farmhouse. The farmhouse is a two-storey building with</p>	<p>The open fields that surround the heritage asset provide a rural context and offer the opportunity to take in extensive and attractive views.</p>

	<p>a single storey extension to the east. It is constructed in coursed limestone rubble with a Welsh slate roof and raised gables to the main building. It appears remarkably unaltered with surviving timber sliding sash windows with margin panes, stone lintels and cills. The extension has an original six over six pane timber window. The outbuildings that cluster around the farmhouse are whitewashed, a feature that is typical of 19th-century farmsteads, where the antiseptic qualities of limewash were used to reduce disease. The barn that ranges along the edge of Cleadon Lane was the original farmhouse, the pitch of its roof suggesting that it was previously thatched. The farm buildings have been slightly modified and extended in response to changing agricultural practices and methods, but they still combine to form an attractive collection of old agricultural structures that reflects a rich range of shapes, spaces, textures and character that echoes its continued use as a working farm and a development pattern that has evolved over a number of centuries. Some modern barns have been built to the south west of the farmhouse where they are detached both visually and physically from the historic farmstead. A line of maturing trees along the western edge of the farm provides an attractive landscaped setting to the complex. West Hall farm is a remarkably intact group of historic agricultural buildings and spaces, and an attractive point of entry to the village.</p>	<p>The site makes a lesser contribution to significance.</p>
<p>Peacock Lodge</p>	<p>Peacock Lodge is an exuberant example of late nineteenth-century design that has been substantially extended to the north prior to the designation of the conservation area in a way that unfortunately reduces the original building to a subsidiary role as a façade. The previous flat roofed extensions have been pitched to improve the appearance of the building. The property has been rendered and painted white, works for which planning permission was not required, with some</p>	<p>The open fields that surround the heritage asset provide a rural context and offer the opportunity to take in extensive and attractive views.</p> <p>The site makes a lesser contribution to significance.</p>

	<p>contrasting brick and artificial stonework on the later extensions. The original building reflects an arts and crafts approach and contains a mass of fine and interesting detail that combine to present a highly decorative elevation to the main road. The Lodge has a steeply pitched flat tile roof mounted by stone water tabling and chimney stacks with stone shoulders added to both gables. The roof at eaves level is broken by three dormers with pointed gables. Each accommodates a two pane sliding sash window. The gables are steeply pitched and are braced by carved timber work that is painted white. The segmental arches over the windows include three superimposed exposed voussoir stones and the lower opening is supported by projecting stone cills. The three windows at ground floor level each contain three strongly vertical openings with modern replacement windows. The segmental arches over the window openings that contain stone carvings are surmounted by seven voussoir stones that are separated by rendered segments. The extension to the north is larger and higher than the mass of the original building, is of a simpler design and does not include the quality of detailing evident in the nineteenth-century house. The front of the Lodge is contained by a low stone garden wall that is a formalised continuation of the field boundary to the east of the building.</p>	
<b>Heritage assets in the wider setting</b>		
Lizard Lane Heavy Anti-Aircraft Battery, Cleadon Wall Memorial, Cleadon Tower, Gates and gate piers at south west corner of junction of Front Street with Sunderland Road	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Guidepost, Greenlands.	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		

Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Cleadon Mill and Surrounding Walls, Undercliff, Cleadon Conservation Area, Cleadon Hills Conservation Area, Ridge and Furrow	Development of the site would result in <b>MEDIUM IMPACT</b> to the significance of the heritage assets.
West Hall Farm, Peacock Lodge	Development of the site would result in a <b>LOW IMPACT</b> to the significance of the heritage asset.
Church of All Saints, No. 1 Front Street, No. 3 Front Street, No. 5 Front Street, No. 7 Front Street, No. 11 Front Street, The Vicarage, Church Hall, Cleadon Village Pond, East Farm and boundary walls, Boundary wall at 2 North Street, Cleadon Infants School, Lizard Lane Heavy Anti-Aircraft Battery, Cleadon Wall Memorial, Cleadon Tower, Guidepost, Gates and gate piers at south west corner of junction of Front Street with Sunderland Road, Greenlands.	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>	
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>	
There are limited enhancements to the historic environment which could be achieved through allocation of the site, though there may be opportunities to retain some of the better examples of ridge and furrow. Development could provide an opportunity to find out more about the archaeological potential in the area.	
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>	
Maintain a robust landscaping buffer, with careful consideration given to landscaping and potential retention of the better quality areas of ridge and furrow. Low-density and low-rise development to soften the urban character of the site, with lower density development set back from the southern and northern boundaries behind a generous landscape buffer. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.	
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>	

Site Reference	<b>SBC063</b>
Site Address	<b>Land south east of Sunnyside Lane</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<b>Church of All Saints</b> ( <a href="#">1025247</a> ) 170m to the south <b>No. 1 Front Street</b> ( <a href="#">1025250</a> ) 145m to the west <b>No. 3 Front Street</b> ( <a href="#">1355080</a> ) 140m to the south west <b>No. 5 Front Street</b> ( <a href="#">1299739</a> ) 135m to the south west <b>No. 7 Front Street</b> ( <a href="#">1025251</a> ) 160m to the south west <b>No. 11 Front Street</b> ( <a href="#">1185314</a> ) 140m to the south west <b>Cleadon Mill and Surrounding Wall</b> ( <a href="#">1025192</a> ) 200m to the north east
Scheduled Monuments	None
Conservation Areas	<b>Cleadon Conservation Area</b> ( <a href="#">Conservation Areas</a> ) adjoins the site to the south <b>Cleadon Hills Conservation Area</b> ( <a href="#">Conservation Areas</a> ) 200m to the north east
Registered Parks and Gardens	None
Non-designated Assets	<b>Cleadon Village Pond</b> ( <a href="#">local list</a> ) 80m to the west <b>East Farm and boundary walls</b> ( <a href="#">local list</a> ) 110m to the south <b>Boundary Wall at 2 North Street</b> ( <a href="#">local list</a> ) 120m to the west
Heritage Assets in the wider setting	<b>Cleadon War Memorial</b> ( <a href="#">1436752</a> ) <b>Cleadon Tower</b> ( <a href="#">1025211</a> ) <b>Undercliff</b> ( <a href="#">1355077</a> ) <b>Gates and gate piers at south west corner of junction of Front Street with Sunderland Road</b> ( <a href="#">1025210</a> ) <b>Church Hall</b> ( <a href="#">local list</a> )

	<p>Guidepost, Foxton Court (<a href="#">local list</a>)  Cleadon Infants School (<a href="#">local list</a>)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
Church of All Saints	<p>Parish church. 1869 by R J Johnson, south aisle 1907. Snecked limestone rubble with sandstone ashlar quoins and dressings, high-pitched roofs of Welsh slate with stone coping to nave and aisle, in Early English style. Nave with south aisle and south porch, chancel with 3-sided apse, north transept. 2 windows of 3 lights in nave and aisle; south door in chamfered opening between recessed columns on plinths, with drip mould; 2 buttresses to aisle. Transept has a 2-light window in the gable and an east door with flower stops to a drip-mould. Roof has stone cross finial at west, iron at east; above the chancel a hexagonal timber bellcote with Welsh slate spirelet and iron finial; chimney at the transept gable. Interior: south arcade of 2 wide bays, paintings of Garden of Gethsemane by J Eadie Read of Newcastle c.1914 in spandrels; apse paintings of Christ on the Cross and Christ in Majesty by Michael Hoare of Folkestone in 1967; 2-light west window war memorial by L C Evetts of Newcastle in 1948.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
No. 1 Front Street	<p>Gill House, probably farmhouse and hind's cottage originally. Late C17/early C18. Coursed squared limestone, the main house thinly rendered; roof of Welsh slates to the main house, pantiles to the cottage. Main house: two storeys, three bays; central boarded door with oblong fanlight, sash windows at either side on ground floor; first floor has two sash windows and blocked narrow central window. Roof has three segment-headed dormers blocked with plywood at time of survey; two end brick chimneys. Cottage: two storeys, two bays; one sash window at left; at right, one blocked narrow window on first floor.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>



No. 3 Front Street	House. Late C18-early C19. Roughly coursed limestone rubble and brick. Roof low pitched, of pantiles. 2 storeys, 2 bays, the left limestone at ground floor and raised to 2 storeys in brick. Ground floor: sash window with glazing bars at left, boarded door with oblong fanlight at right. First floor: 2 sashes with glazing bars. One-storey rear extension.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 5 Front Street	House. Early-mid C19. Roughly coursed limestone rubble, Welsh slate roof. 2 storeys, 2 windows with late C19 sashes; later central projecting porch has boarded door and oblong fanlight. Stone gable copings, 2 end brick chimneys. Rear elevation: red brick, 2 periods, similar first floor windows, modern ground floor windows and door. Included partly for group considerations.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 7 Front Street	Outbuilding, probably once a house. Early C18. Roughly coursed limestone rubble; roof covered in felt at time of survey. West elevation to lane has small openings of C17 character, part louvred, part glazed; south gable to street has quoins stepping up to peak; modern door in each elevation; one end brick chimney.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 11 Front Street	House, mid C17. Roughly squared coursed limestone, roof of pantiles. 2 storeys, 3 bays. Central half-glazed door with blank wall over between 3-light stone- mullioned windows with hood-moulds; 2 mullioned windows of 2 lights with hood- moulds at first floor.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
Cleadow Mill and Surrounding Walls	Tower mill. Early C19. Limestone rubble, coursed. 3 storeys; north and south entrances, 2 small square windows over, all empty; low retaining wall 2 metres outside all round. Cap and sails removed. Derelict at time of survey.	The site forms part of the wider setting of the heritage asset and contributes to its rural character.  <b>The site makes a lesser contribution to significance.</b>
Cleadow Conservation Area	Cleadow Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of Listed Buildings within the old village; and finally, the	The site forms part of the immediate setting of the heritage asset and contributes to its rural character.  <b>The site makes a lesser contribution to significance.</b>

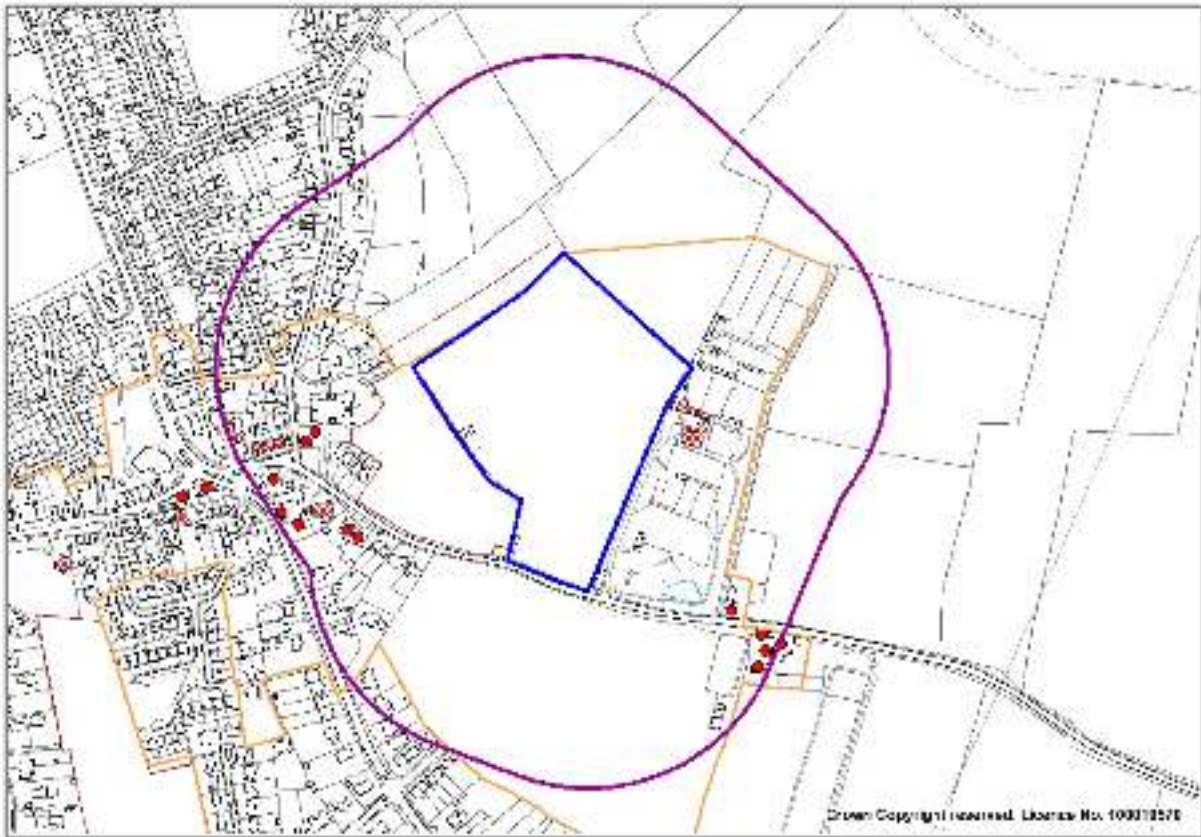
	<p>uniquely attractive views of Cleadon Windmill and the Water Tower that can be seen from Cleadon Lane.</p> <p>The 1975 boundaries of Cleadon Conservation Area were extended by the Council on 19<sup>th</sup> March 2004 to include Cleadon Plantation, which is a residential area to the west of the village eloped during the twentieth century.</p>	
Cleadon Hills Conservation Area	<p>The area has two very distinctive zones: the former Cleadon Water Pumping Station site (most now converted to private housing) together with Sunnyside Farm, and secondly the extensive elevated open grassland of the Cleadon Hills, an accessible, windswept landscape including exposed rock. Wide panoramic views, and the prominent, isolated pumping station chimney and ruined Cleadon windmill epitomise the area's exposed coastal hilltop position.</p> <p>Sunderland and South Shields Water Company was created by Act of Parliament in 1852 to address the urgent need on health and economic grounds for better provision of clean, accessible drinking water for the increasing population of industrial Wearside and Tyneside. A number of wells were constructed, from Cleadon in the north, to Hesledon in the south; the works were all designed by Thomas Hawksley (1807-1893) and built between 1859 and 1862.</p>	<p>The site forms part of the wider setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<b>Non Designated Heritage Assets</b>		
Cleadon Village Pond	<p>The pond lies in a depression where there was once a well. Around it were gathered farms and probably the earliest part of the settlement that became Cleadon. In the nineteenth century a complex of houses, known as 'The Cluster', were grouped along the eastern edge of the pond, probably back-to-back workers housing. At that time the pond was larger and less regular, early OS surveys suggesting that it was surrounded by dished banks that were probably cobbles puddled into clay with a limited cut edge to provide a point of access to draw water. It would have been of great functional value as</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	<p>well as a focal point of wider village life. Although its role is now ornamental, its continued survival is of great community importance and vital to the historic character of the village. In the nineteenth century and earlier, the shape of the pond determined the alignment of roads and paths. The twentieth century has seen the pond articulated to conform to highways requirements, particularly the configuration of the upgraded A1018 and the radii at its junction with Front Street.</p>	
<p>East Farm and boundary walls</p>	<p>Historically, East Farm formed the entire eastern edge of Sunnyside Lane, returning to provide a frontage along Cleadon Lane. The farm comprised two yard areas and a collection of outbuildings including a gin-gan. The late eighteenth / early nineteenth century farmhouse, built in irregular coursed limestone rubble with irregular stone quoins, has been altered with new window openings and window inserts that are positioned flush to the wall face giving a regular and bland finish to the elevation. The roof is Welsh slate with high raised gables covered in lead. A new porch has been added to the front door. The eaves along the north elevation have been raised to provide additional internal accommodation. The increased west gable is constructed in factory brickwork with handmade bricks used to repair areas below the chimney stack. The surviving raised gable is crow-stepped sitting on a projecting stone corbel. The whole gable assemblage, that sits on a boulder foundation, reveals an interesting timeline of change in an extremely striking manner suggesting that the existing building could incorporate elements of an earlier structure. The farmhouse and the western boundary are contained by an extremely attractive and robust stone boundary wall, which extends as far as No. 2 Sunnyside Lane. Blocked-up openings off Sunnyside Lane are evident, one, possibly the original pedestrian gate, and one leading into a lost</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	agricultural building. The farmyards have been developed with only one building part-surviving to be converted into a garage. The development creates a new single courtyard with modern houses ranged around three sides. The farmyard has been redeveloped as an infill site with no architectural acknowledgement of its agricultural history or the design of the original buildings. The new properties are redbrick with red pantiled roofs and have a clearly contemporary residential appearance.	
Boundary wall at 2 North Street	Historic magnesian limestone walls survive, despite more recent redevelopment.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Heritage assets in the wider setting</b>		
Church of All Saints, No. 1 Front Street, No. 3 Front Street, No. 5 Front Street, No. 7 Front Street, No. 11 Front Street, Cleadon War Memorial, Cleadon Tower, Undercliff, Gates and gate piers at south west corner of junction of Front Street with Sunderland Road	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Cleadon Village Pond, East Farm and boundary walls, Boundary Wall at 2 North Street, Church Hall, Guidepost, Foxton Court, Cleadon Infants School	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Cleadon Mill and Surrounding Walls, Cleadon Hills Conservation Area, Cleadon Conservation Area	The surrounding landscape is typically rural and contributes to the settings of these heritage assets.  Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
Church of All Saints, No. 1 Front Street, No. 3 Front Street, No. 5 Front Street, No. 7 Front Street, No. 11 Front Street, Cleadon War Memorial, Cleadon Tower, Undercliff, Cleadon Village Pond,	Development of the site would result in <b>NO IMPACT</b> to the significance of the heritage assets.	

<p>East Farm and boundary walls, Boundary Wall at 2 North Street, Church Hall, Gates and gate piers at south west corner of junction of Front Street with Sunderland Road, Guidepost, Foxton Court, Cleadon Infants School</p>	
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	
<p><b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>	
<p>Examine context in this sensitive landscape setting: careful consideration should be given to the design, materials, scale, massing and roof form and the impact of development on the rural setting of Cleadon Conservation Area. Views to and from Cleadon Hills should be incorporated into the layout. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology</p>	
<p><b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b></p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b></p>	

Site Reference	<b>SBC064</b>
Site Address	<b>Land between East Farm and Undercliffe</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<b>Church of All Saints</b> ( <a href="#">1025247</a> ) 150m to the south west <b>No. 1 Front Street</b> ( <a href="#">1025250</a> ) 175m to the west <b>No. 3 Front Street</b> ( <a href="#">1355080</a> ) 165m to the west <b>No. 5 Front Street</b> ( <a href="#">1299739</a> ) 155m to the west <b>No. 7 Front Street</b> ( <a href="#">1025251</a> ) 145m to the west <b>No. 11 Front Street</b> ( <a href="#">1185314</a> ) 175m to the west <b>Undercliff</b> ( <a href="#">1355077</a> ) lies adjacent the site
Scheduled Monuments	None
Conservation Areas	The site lies within <b>Cleadon Conservation Area</b> ( <a href="#">Conservation Areas</a> )
Registered Parks and Gardens	None
Non-designated Assets	<b>The Vicarage</b> ( <a href="#">local list</a> ) 180m to the south west <b>Church Hall</b> ( <a href="#">local list</a> ) 180m to the south west <b>Ridge and Furrow</b> ( <a href="#">local list</a> ) dotted within and around the site <b>Cleadon Village Pond</b> ( <a href="#">local list</a> ) 160m to the south west <b>East Farm and boundary walls</b> ( <a href="#">local list</a> ) 100m to the south west <b>Boundary Wall at 2 North Street</b> ( <a href="#">local list</a> ) 180m to the west <b>Cleadon Infants School</b> ( <a href="#">local list</a> ) 100m to the south west <b>West Hall Farm</b> ( <a href="#">Local List</a> ) 170 to the south east <b>Peacock Lodge</b> ( <a href="#">Local List</a> ) 140m to the east

Heritage Assets in the wider setting	<p><b>Cleadon War Memorial</b> (<a href="#">1436752</a>)</p> <p><b>Cleadon House</b> (<a href="#">1025212</a>)</p> <p><b>Wall attached to Cleadon House: Gate Piers and wall north of Cleadon House</b> (<a href="#">1025213</a>)</p> <p><b>Gates and Gate Piers at North East Corner of Junction with Sunderland Road</b> (<a href="#">1025210</a>)</p> <p><b>Guidepost, Foxton Court</b> (<a href="#">local list</a>)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
Church of All Saints	<p>Parish church. 1869 by R J Johnson, south aisle 1907. Sneked limestone rubble with sandstone ashlar quoins and dressings, high-pitched roofs of Welsh slate with stone coping to nave and aisle, in Early English style. Nave with south aisle and south porch, chancel with 3-sided apse, north transept. 2 windows of 3 lights in nave and aisle; south door in chamfered opening between recessed columns on plinths, with drip mould; 2 buttresses to aisle. Transept has a 2-light window in the gable and an east door with flower stops to a drip-mould. Roof has stone cross finial at west, iron at east; above the chancel a hexagonal timber bellcote with Welsh slate spirelet and iron finial; chimney at the transept gable. Interior: south arcade of 2 wide bays, paintings of Garden of Gethsemane by J Eadie Read of Newcastle c.1914 in spandrels; apse paintings of Christ on the Cross and Christ in Majesty by Michael Hoare of Folkestone in 1967; 2-light west window war memorial by L C Evetts of Newcastle in 1948.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
No. 1 Front Street	<p>Gill House, probably farmhouse and hind's cottage originally. Late C17/early C18. Coursed squared limestone, the main house thinly rendered; roof of Welsh slates to the main house, pantiles to the cottage. Main house: two storeys, three bays; central boarded door with oblong fanlight, sash windows at either side on ground floor; first floor has two sash windows and blocked narrow central window. Roof has three segment-headed dormers blocked with plywood at time of survey; two end</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	brick chimneys. Cottage--two storeys, two bays; one sash window at left; at right, one blocked narrow window on first floor.	
No. 3 Front Street	House. Late C18-early C19. Roughly coursed limestone rubble and brick. Roof low pitched, of pantiles. 2 storeys, 2 bays, the left limestone at ground floor and raised to 2 storeys in brick. Ground floor: sash window with glazing bars at left, boarded door with oblong fanlight at right. First floor: 2 sashes with glazing bars. One-storey rear extension.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 5 Front Street	House. Early-mid C19. Roughly coursed limestone rubble, Welsh slate roof. 2 storeys, 2 windows with late C19 sashes; later central projecting porch has boarded door and oblong fanlight. Stone gable copings, 2 end brick chimneys. Rear elevation: red brick, 2 periods, similar first floor windows, modern ground floor windows and door. Included partly for group considerations.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 7 Front Street	Outbuilding, probably once a house. Early C18. Roughly coursed limestone rubble; roof covered in felt at time of survey. West elevation to lane has small openings of C17 character, part louvred, part glazed; south gable to street has quoins stepping up to peak; modern door in each elevation; one end brick chimney.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 11 Front Street	House, mid C17. Roughly squared coursed limestone, roof of pantiles. 2 storeys, 3 bays. Central half-glazed door with blank wall over between 3-light stone- mullioned windows with hood-moulds; 2 mullioned windows of 2 lights with hood- moulds at first floor.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
Undercliff	House, now 3 separate dwellings. Circa 1853. Brick with sandstone dressings; Welsh slate roof. 2 storeys; 3 bays on west front defined by 4 Tuscan giant pilasters with stone plinths and capitals. Large Tuscan entrance porch, of 2 round and 2 square pillars, to 6-panelled door in left bay; central 3-light window in stone having elliptical heads, mullions and transom, lintel on brackets; right bay blind. 3 sash windows at first floor. Hipped roof has wide eaves on wooden	The open fields that surround this historic estate provide the context for this rural country estate.  <b>The site makes a lesser contribution to significance.</b>



	brackets, square brick chimneys with stone bands and cornices. Plain 2-storey, 4-bay wing on east has 2-storey, 2-bay return forming a courtyard with a range consisting of a passage, a house of 2 low storeys, a cottage, a carriage entrance and a coach house. A curved brick wall extending from the north-west corner of the house to the courtyard entrance has, on the courtyard side, a brick mounting block with 3 stone steps.	
Cleadon Conservation Area	<p>Cleadon Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of Listed Buildings within the old village; and finally, the uniquely attractive views of Cleadon Windmill and the Water Tower that can be seen from Cleadon Lane.</p> <p>The 1975 boundaries of Cleadon Conservation Area were extended by the Council on 19<sup>th</sup> March 2004 to include Cleadon Plantation, which is a residential area to the west of the village eloped during the twentieth century.</p>	<p>The site forms part of the immediate setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a medium contribution to significance.</b></p>
<b>Non Designated Heritage Assets</b>		
The Vicarage	<p>The Vicarage is located immediately to the south of the former school. Set in a moderately sized garden, it was built in 1907. It is an extremely attractive Edwardian house with a hipped gable overlooking the road. A projecting splayed bay sits over the porch and a full height timber box bay and a ground floor bay, all with original fenestration, are attached to the south elevation overlooking the garden. Heavy cornices create deep modelling to the bays, adding to the quality of the building. Mature landscaped gardens not only provide an attractive setting to the house but contribute to the greening of Sunderland Road.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Church Hall	<p>The Church Hall is located immediately to the south of the village pond. The inter-war Hall is a brick building with</p>	<p>The site has no visual or known historic association with the heritage asset.</p>

	<p>shallow buttress supports on the north and south elevation. It is modest with little ornamentation other than the front porch overlooking Sunderland Road that is decorated by a simple triangular pediment and name boldly painted across the entablature. The Hall replaced the original school. It is linked to a later infants school that is now used as a community facility. The school is an attractive late nineteenth/early twentieth century building that is rendered and incised to give a masonry appearance. The fenestration is original. The roof details replicate the material content of the adjoining vicarage indicating that it is of a similar period. The building comprises two symmetrical halves – probably divided to provide boys and girls schools. Part of the left hand porch and a section of lower roof were removed when the Church Hall was built.</p>	<p>The <b>site makes no contribution to significance.</b></p>
<p>Ridge and Furrow</p>	<p>An example of ridge and furrow, showing elongated reverse 'S' pattern typically created by a pre-1540 system of ox-drawn ploughing. This illustrates the likelihood that the land has not been subsequently ploughed and has remained as permanent pasture.</p> <p>'The remains of ridge and furrow can be seen across many areas of Northumberland and Durham. It results from a method of cultivation that was used throughout the medieval (1066-1540) period and later. It is commonly identified by the broad reverse s-shaped undulations that were created by ox drawn plough, cutting and turning the soil over. The ox team needed plenty of space to turn at the end of each furrow because, by ploughing in a slight curve, the plough could start to turn before the furrow had been completed, this enabled it to be turned and brought back around into the curve of the preceding ridge. Post-medieval (1540-1901) ridge and furrow was created by steam driven plough. The steam driven plough did not require so much space to turn, so it has narrower and straighter ridges and furrows.' Source - 'Keys to</p>	<p>This open field provides a rural context to the conservation area and is a good example of intact ridge and furrow.</p> <p>The <b>site makes a medium contribution to significance.</b></p>

	the Past' website 2010 (HLF project in Northumberland and Durham).	
Cleadon Village Pond	<p>The pond lies in a depression where there was once a well. Around it were gathered farms and probably the earliest part of the settlement that became Cleadon. In the nineteenth century a complex of houses, known as 'The Cluster', were grouped along the eastern edge of the pond, probably back-to-back workers housing. At that time the pond was larger and less regular, early OS surveys suggesting that it was surrounded by dished banks that were probably cobbles puddled into clay with a limited cut edge to provide a point of access to draw water. It would have been of great functional value as well as a focal point of wider village life. Although its role is now ornamental, its continued survival is of great community importance and vital to the historic character of the village. In the nineteenth century and earlier, the shape of the pond determined the alignment of roads and paths. The twentieth century has seen the pond articulated to conform to highways requirements, particularly the configuration of the upgraded A1018 and the radii at its junction with Front Street.</p>	<p>Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
East Farm and boundary walls	<p>Historically, East Farm formed the entire eastern edge of Sunnyside Lane, returning to provide a frontage along Cleadon Lane. The farm comprised two yard areas and a collection of outbuildings including a gin-gan. The late eighteenth / early nineteenth century farmhouse, built in irregular coursed limestone rubble with irregular stone quoins, has been altered with new window openings and window inserts that are positioned flush to the wall face giving a regular and bland finish to the elevation. The roof is Welsh slate with high raised gables covered in lead. A new porch has been added to the front door. The eaves along the north elevation have been raised to provide additional internal accommodation. The increased west gable is constructed in</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	<p>factory brickwork with handmade bricks used to repair areas below the chimney stack. The surviving raised gable is crow-stepped sitting on a projecting stone corbel. The whole gable assemblage, that sits on a boulder foundation, reveals an interesting timeline of change in an extremely striking manner suggesting that the existing building could incorporate elements of an earlier structure. The farmhouse and the western boundary are contained by an extremely attractive and robust stone boundary wall, which extends as far as No. 2 Sunnyside Lane. Blocked-up openings off Sunnyside Lane are evident, one, possibly the original pedestrian gate, and one leading into a lost agricultural building. The farmyards have been developed with only one building part-surviving to be converted into a garage. The development creates a new single courtyard with modern houses ranged around three sides. The farmyard has been redeveloped as an infill site with no architectural acknowledgement of its agricultural history or the design of the original buildings. The new properties are redbrick with red pantiled roofs and have a clearly contemporary residential appearance.</p>	
<p>Boundary wall at 2 North Street</p>	<p>Historic magnesian limestone walls survive, despite more recent redevelopment.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<p>Cleadon Infants School</p>	<p>The school is a visual landmark and represents an important milestone in the village's social and community development. Built in 1907, it is sandwiched between Westgarth and All Saints Church. It is an attractive building with a Welsh slate roof ornamented by red clay ridge tiles. Its layout incorporates integral vertical and hipped roof gabled wings projecting from its front elevation, creating an interesting variety of form and pitches. The symmetry of the western and eastern halves of the building reflects its</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	<p>original division into a boys and girls school. It is constructed from red facing bricks with contrasting stone water tabling, lintels and cills. There are stone dressings and key stones with brick on edge detailing above the windows. The rainwater goods are cast iron. The front of the school is contained by a brick boundary wall with stone copings surmounted by a steel fence. Converted to two residential properties.</p>	
<p>West Hall Farm</p>	<p>West Hall Farm on the southern side of Cleadon Lane is a group of buildings that now focuses around the early to mid-19th-century farmhouse. The farmhouse is a two-storey building with a single storey extension to the east. It is constructed in coursed limestone rubble with a Welsh slate roof and raised gables to the main building. It appears remarkably unaltered with surviving timber sliding sash windows with margin panes, stone lintels and cills. The extension has an original six over six pane timber window. The outbuildings that cluster around the farmhouse are whitewashed, a feature that is typical of 19th-century farmsteads, where the antiseptic qualities of limewash were used to reduce disease. The barn that ranges along the edge of Cleadon Lane was the original farmhouse, the pitch of its roof suggesting that it was previously thatched. The farm buildings have been slightly modified and extended in response to changing agricultural practices and methods, but they still combine to form an attractive collection of old agricultural structures that reflects a rich range of shapes, spaces, textures and character that echoes its continued use as a working farm and a development pattern that has evolved over a number of centuries. Some modern barns have been built to the south west of the farmhouse where they are detached both visually and physically from the historic farmstead. A line of maturing trees along the western edge of the farm provides an attractive landscaped setting to the complex. West Hall farm is a remarkably intact</p>	<p>The open fields that surround the heritage asset provide a rural context and offer the opportunity to take in extensive and attractive views.</p> <p><b>The site makes a negligible contribution to significance.</b></p>

	group of historic agricultural buildings and spaces, and an attractive point of entry to the village.	
Peacock Lodge	<p>Peacock Lodge is an exuberant example of late nineteenth-century design that has been substantially extended to the north prior to the designation of the conservation area in a way that unfortunately reduces the original building to a subsidiary role as a façade. The previous flat roofed extensions have been pitched to improve the appearance of the building. The property has been rendered and painted white, works for which planning permission was not required, with some contrasting brick and artificial stonework on the later extensions. The original building reflects an arts and crafts approach and contains a mass of fine and interesting detail that combine to present a highly decorative elevation to the main road. The Lodge has a steeply pitched flat tile roof mounted by stone water tabling and chimney stacks with stone shoulders added to both gables. The roof at eaves level is broken by three dormers with pointed gables. Each accommodates a two pane sliding sash window. The gables are steeply pitched and are braced by carved timber work that is painted white. The segmental arches over the windows include three superimposed exposed voussoir stones and the lower opening is supported by projecting stone cills. The three windows at ground floor level each contain three strongly vertical openings with modern replacement windows. The segmental arches over the window openings that contain stone carvings are surmounted by seven voussoir stones that are separated by rendered segments. The extension to the north is larger and higher than the mass of the original building, is of a simpler design and does not include the quality of detailing evident in the nineteenth-century house. The front of the Lodge is contained by a low stone garden wall that is a formalised</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	continuation of the field boundary to the east of the building.	
<b>Heritage assets in the wider setting</b>		
Cleadon War Memorial, Cleadon House, Wall attached to Cleadon House: Gate Piers and wall north of Cleadon House, Gates and Gate Piers at North East Corner of Junction with Sunderland Road	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Guidepost, Foxton Court	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Cleadon Conservation Area, Ridge and Furrow	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of these heritage assets.	
Cleadon Village Pond, West Hall Farm	The surrounding landscape is typically rural and contributes to the settings of these heritage assets.  Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
Church of All Saints, No. 1 Front Street, No. 3 Front Street, No. 5 Front Street, No. 7 Front Street, No. 11 Front Street, The Vicarage, Church Hall, Cleadon Village Pond, East Farm and boundary walls, Boundary wall at 2 North Street, Cleadon Wall Memorial, Cleadon Tower, Cleadon House, Wall attached to Cleadon House: Gate Piers and wall north of Cleadon House, Gates and Gate Piers at North East Corner of Junction with Sunderland Road, Guidepost, Foxton Court, Peacock Lodge	Development of the site would result in <b>NO IMPACT</b> to the significance of the heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		

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

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

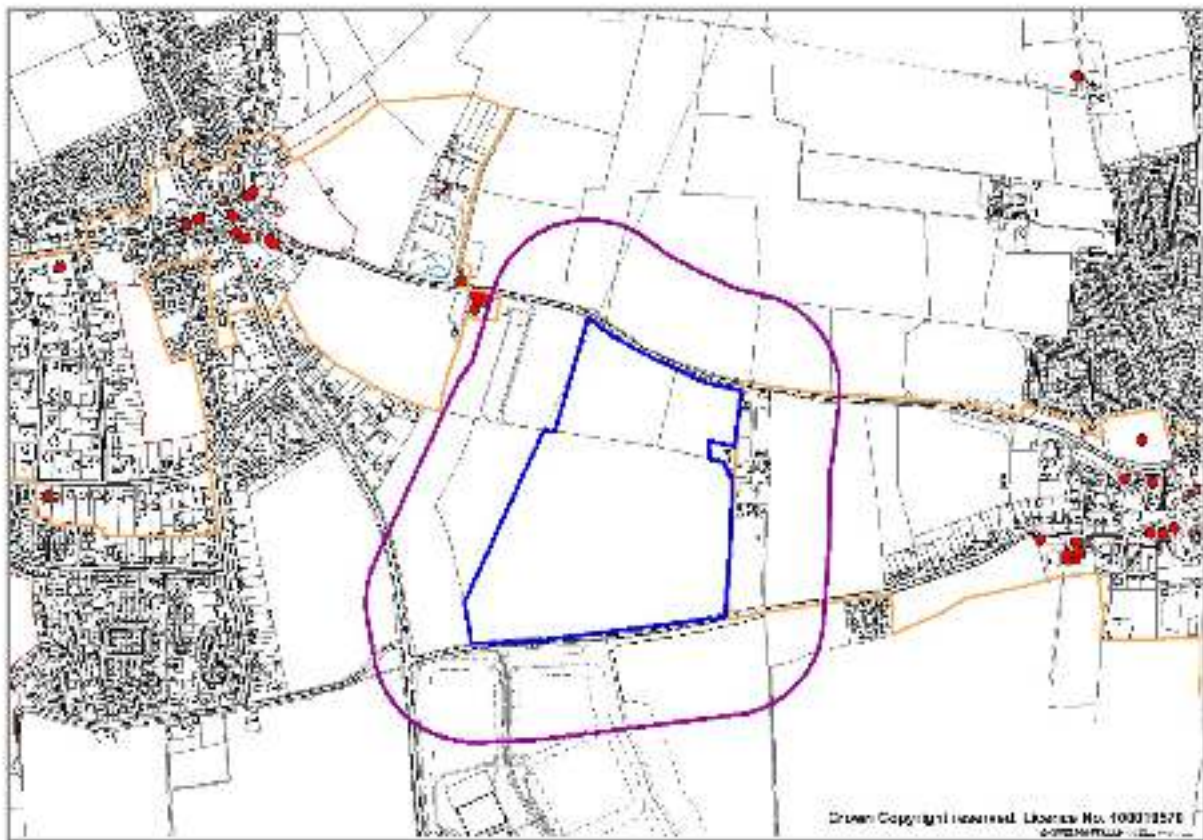
Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology

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

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



Site Reference	<b>SBC065</b>
Site Address	<b>Land South of Cleadon Lane</b>
Proposed Use	Housing



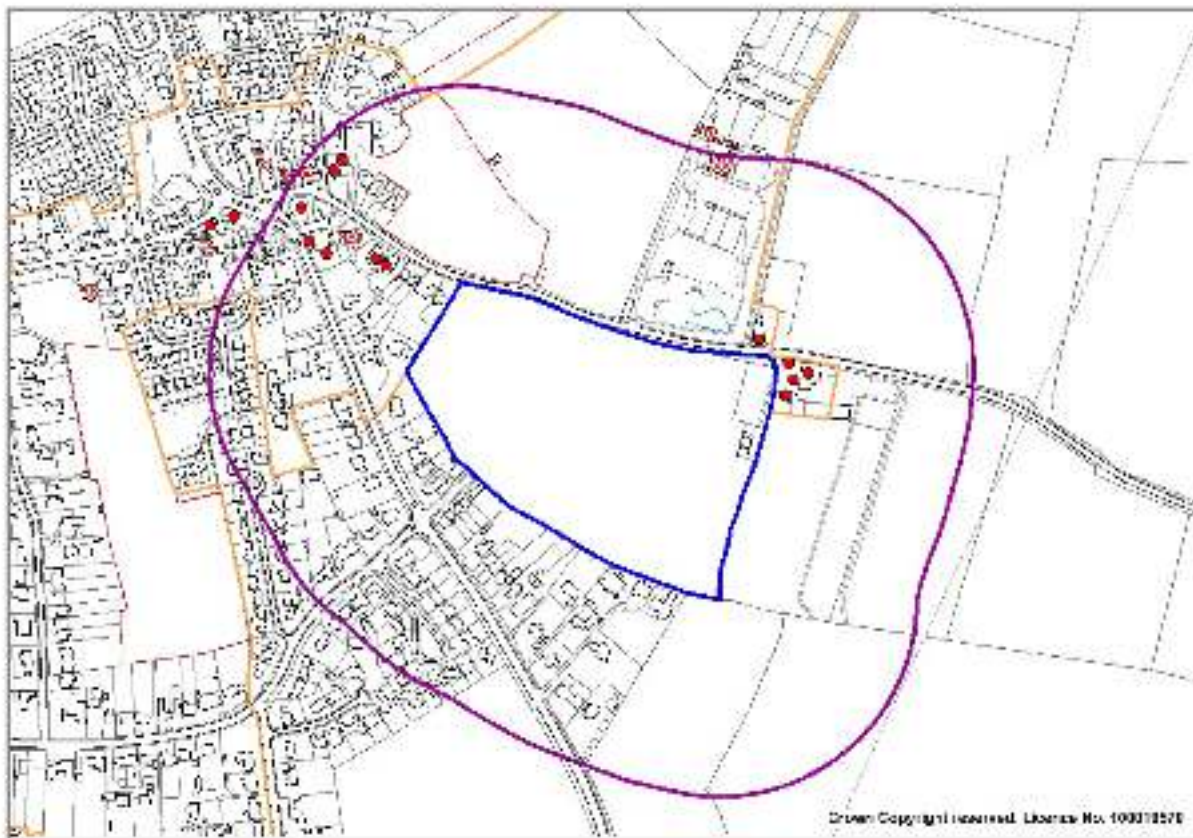
<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	The site sits between <b>Cleadon and Whitburn Conservation Areas</b> ( <a href="#">Conservation Areas</a> )
Registered Parks and Gardens	None
Non-designated Assets	None
Heritage Assets in the wider setting	<b>Cleadon War Memorial</b> ( <a href="#">1436752</a> ) <b>Church of All Saints</b> ( <a href="#">1025247</a> ) <b>No. 1 Front Street</b> ( <a href="#">1025250</a> ) <b>No. 3 Front Street</b> ( <a href="#">1355080</a> ) <b>No. 5 Front Street</b> ( <a href="#">1299739</a> ) <b>No. 7 Front Street</b> ( <a href="#">1025251</a> ) <b>No. 11 Front Street</b> ( <a href="#">1185314</a> ) <b>Undercliff</b> ( <a href="#">1355077</a> ) <b>Whitburn War Memorial GII</b> ( <a href="#">1442999</a> ) <b>Undercliff GII</b> ( <a href="#">1355077</a> ) <b>Hill Crest, 53 Front Street GII</b> ( <a href="#">1185504</a> ) <b>Hill House, 55 Front Street GII</b> ( <a href="#">1025222</a> ) <b>Steps, Walls and Piers to Walls and Piers to 55 Front Street GII</b> ( <a href="#">1299620</a> ) <b>The Vicarage</b> ( <a href="#">local list</a> )

	<p>Church Hall (<a href="#">local list</a>)  Ridge and Furrow (<a href="#">local list</a>)  Cleadon Village Pond (<a href="#">local list</a>)  East Farm and boundary walls  Boundary Wall at 2 North Street  Cleadon Infants School (<a href="#">local list</a>)  West Hall Farm (<a href="#">Local List</a>)  Peacock Lodge (<a href="#">Local List</a>)  Village Green (<a href="#">Local List</a>)  Whitburn Parish Hall, Sandy Chare and Boundary Walls (<a href="#">Local List</a>)  West Well, The Green (<a href="#">Local List</a>)  Village Pond (<a href="#">Local List</a>)  Boundary Wall, Orchard Gardens (<a href="#">Local List</a>)  Drinking Fountain, Front Street (<a href="#">Local List</a>)  Recreation Ground, Whitburn (<a href="#">Local List</a>)</p>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Cleadon Conservation Area	<p>Cleadon Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of Listed Buildings within the old village; and finally, the uniquely attractive views of Cleadon Windmill and the Water Tower that can be seen from Cleadon Lane.</p> <p>The 1975 boundaries of Cleadon Conservation Area were extended by the Council on 19<sup>th</sup> March 2004 to include Cleadon Plantation, which is a residential area to the west of the village eloped during the twentieth century.</p>	<p>The site forms part of the immediate setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a medium contribution to significance.</b></p>
Whitburn Conservation Area	<p>Designated in 1973, Whitburn Conservation Area is a rich collection of mainly eighteenth and nineteenth century buildings of great architectural character and charm with a deep green setting and abundant tall mature trees. Whitburn has a strong rural village character dominated by Front Street's high quality dwellings around the medieval tree-lined village green.</p>	<p>The site forms part of the immediate setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a medium contribution to</b></p>
<b>Heritage assets in the wider setting</b>		
Undercliff	Nationally Significant Heritage Asset	The open fields that surround the heritage asset provide a rural

		<p>context and offer the opportunity to take in extensive and attractive views.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
West Hall Farm	Locally Significant Heritage Asset	<p>The open fields that surround the heritage asset provide a rural context and offer the opportunity to take in extensive and attractive views.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
Peacock Lodge	Locally Significant Heritage Assets	<p>The open fields that surround the heritage asset provide a rural context and offer the opportunity to take in extensive and attractive views.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
Church of All Saints, No. 1 Front Street, No. 3 Front Street, No. 5 Front Street, No. 7 Front Street, No. 11 Front Street, Cleadon War Memorial, Cleadon Tower, Hill Crest, Hill House, Steps, walls, piers to walls and piers at 55 Front Street	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Cleadon Village Pond, East Farm and boundary walls, Boundary Wall at 2 North Street, Church Hall, Guidepost, Foxton Court, Cleadon Infants School, Village Green, Whitburn Parish Hall, West Well, Village Pond, Boundary Wall at Orchard Gardens, Drinking Fountain, Recreation Ground	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
Cleadon Conservation Area, Whitburn Conservation Area	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage assets.	
Undercliff	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
West Hall Farm	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	

Peacock Lodge	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.
Church of All Saints, No. 1 Front Street, No. 3 Front Street, No. 5 Front Street, No. 7 Front Street, No. 11 Front Street, Cleadon War Memorial, Cleadon Tower, Hill Crest, Hill House, Steps, walls, piers to walls and piers at 55 Front Street, Cleadon Village Pond, East Farm and boundary walls, Boundary Wall at 2 North Street, Church Hall, Guidepost, Foxton Court, Cleadon Infants School, Village Green, Whitburn Parish Hall, West Well, Village Pond, Boundary Wall at Orchard Gardens, Drinking Fountain, Recreation Ground	Development of the site would result in <b>NO IMPACT</b> to the significance of the heritage assets.
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>	
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>	
Examine context: careful consideration should be given to the rural context and the scale, massing and roof form of surrounding buildings. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology	
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>	

Site Reference	<b>SBC066</b>
Site Address	<b>Land south of Cleadon Lane</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<b>Church of All Saints</b> ( <a href="#">1025247</a> ) 140m to the west <b>No. 1 Front Street</b> ( <a href="#">1025250</a> ) 200m to the west <b>No. 3 Front Street</b> ( <a href="#">1355080</a> ) 195m to the west <b>No. 5 Front Street</b> ( <a href="#">1299739</a> ) 190m to the west <b>No. 7 Front Street</b> ( <a href="#">1025251</a> ) 185m to the west <b>Undercliff</b> ( <a href="#">1355077</a> ) 195m to the north
Scheduled Monuments	None
Conservation Areas	The site lies within <b>Cleadon Conservation Area</b> ( <a href="#">Conservation Areas</a> )
Registered Parks and Gardens	None
Non-designated Assets	<b>The Vicarage</b> ( <a href="#">local list</a> ) 180m to the south west <b>Church Hall</b> ( <a href="#">local list</a> ) 180m to the south west <b>Ridge and Furrow</b> ( <a href="#">local list</a> ) 10m to the north <b>Cleadon Village Pond</b> ( <a href="#">local list</a> ) 170m to the west <b>East Farm and boundary walls</b> ( <a href="#">local list</a> ) 195m to the north west <b>Cleadon Infants School</b> ( <a href="#">local list</a> ) 70m to the west <b>West Hall Farm</b> ( <a href="#">Local List</a> ) adjacent to the north east of the site <b>Peacock Lodge</b> ( <a href="#">Local List</a> ) 10m to the north
Heritage Assets in the wider setting	<b>No. 11 Front Street</b> ( <a href="#">1185314</a> ) <b>Cleadon War Memorial</b> ( <a href="#">1436752</a> )

	<p>Cleadon House (<a href="#">1025212</a>)  Wall attached to Cleadon House: Gate Piers and wall north of Cleadon House (<a href="#">1025213</a>)  Gates and Gate Piers at North East Corner of Junction with Sunderland Road (<a href="#">1025210</a>)  Guidepost, Foxton Court (<a href="#">local list</a>)  Boundary Wall at 2 North Street</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
Church of All Saints	<p>Parish church. 1869 by R J Johnson, south aisle 1907. Sneked limestone rubble with sandstone ashlar quoins and dressings, high-pitched roofs of Welsh slate with stone coping to nave and aisle, in Early English style. Nave with south aisle and south porch, chancel with 3-sided apse, north transept. 2 windows of 3 lights in nave and aisle; south door in chamfered opening between recessed columns on plinths, with drip mould; 2 buttresses to aisle. Transept has a 2-light window in the gable and an east door with flower stops to a drip-mould. Roof has stone cross finial at west, iron at east; above the chancel a hexagonal timber bellcote with Welsh slate spirelet and iron finial; chimney at the transept gable. Interior: south arcade of 2 wide bays, paintings of Garden of Gethsemane by J Eadie Read of Newcastle c.1914 in spandrels; apse paintings of Christ on the Cross and Christ in Majesty by Michael Hoare of Folkestone in 1967; 2-light west window war memorial by L C Evetts of Newcastle in 1948.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
No. 1 Front Street	<p>Gill House, probably farmhouse and hind's cottage originally. Late C17/early C18. Coursed squared limestone, the main house thinly rendered; roof of Welsh slates to the main house, pantiles to the cottage. Main house: two storeys, three bays; central boarded door with oblong fanlight, sash windows at either side on ground floor; first floor has two sash windows and blocked narrow central window. Roof has three segment-headed dormers blocked with plywood at time of survey; two end</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	brick chimneys. Cottage: two storeys, two bays; one sash window at left; at right, one blocked narrow window on first floor.	
No. 3 Front Street	House. Late C18-early C19. Roughly coursed limestone rubble and brick. Roof low pitched, of pantiles. 2 storeys, 2 bays, the left limestone at ground floor and raised to 2 storeys in brick. Ground floor: sash window with glazing bars at left, boarded door with oblong fanlight at right. First floor: 2 sashes with glazing bars. One-storey rear extension.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 5 Front Street	House. Early-mid C19. Roughly coursed limestone rubble, Welsh slate roof. 2 storeys, 2 windows with late C19 sashes; later central projecting porch has boarded door and oblong fanlight. Stone gable copings, 2 end brick chimneys. Rear elevation: red brick, 2 periods, similar first floor windows, modern ground floor windows and door. Included partly for group considerations.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
No. 7 Front Street	Outbuilding, probably once a house. Early C18. Roughly coursed limestone rubble; roof covered in felt at time of survey. West elevation to lane has small openings of C17 character, part louvred, part glazed; south gable to street has quoins stepping up to peak; modern door in each elevation; one end brick chimney.	The site has no visual or known historic association with the heritage asset.  <b>The site makes no contribution to significance.</b>
Undercliff	House, now 3 separate dwellings. Circa 1853. Brick with sandstone dressings; Welsh slate roof. 2 storeys; 3 bays on west front defined by 4 Tuscan giant pilasters with stone plinths and capitals. Large Tuscan entrance porch, of 2 round and 2 square pillars, to 6-panelled door in left bay; central 3-light window in stone having elliptical heads, mullions and transom, lintel on brackets; right bay blind. 3 sash windows at first floor. Hipped roof has wide eaves on wooden brackets, square brick chimneys with stone bands and cornices. Plain 2-storey, 4-bay wing on east has 2-storey, 2-bay return forming a courtyard with a range consisting of a passage, a house of 2 low storeys, a cottage, a carriage entrance and a coach house. A curved	The open fields that surround this historic estate provide the context for this rural country estate.  <b>The site makes a lesser contribution to significance.</b>

	brick wall extending from the north-west corner of the house to the courtyard entrance has, on the courtyard side, a brick mounting block with 3 stone steps.	
Cleadon Conservation Area	<p>Cleadon Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of Listed Buildings within the old village; and finally, the uniquely attractive views of Cleadon Windmill and the Water Tower that can be seen from Cleadon Lane.</p> <p>The 1975 boundaries of Cleadon Conservation Area were extended by the Council on 19<sup>th</sup> March 2004 to include Cleadon Plantation, which is a residential area to the west of the village eloped during the twentieth century.</p>	<p>The site forms part of the immediate setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a medium contribution to significance.</b></p>
<b>Non Designated Heritage Assets</b>		
The Vicarage	<p>The Vicarage is located immediately to the south of the former school. Set in a moderately sized garden, it was built in 1907. It is an extremely attractive Edwardian house with a hipped gable overlooking the road. A projecting splayed bay sits over the porch and a full height timber box bay and a ground floor bay, all with original fenestration, are attached to the south elevation overlooking the garden. Heavy cornices create deep modelling to the bays, adding to the quality of the building. Mature landscaped gardens not only provide an attractive setting to the house but contribute to the greening of Sunderland Road.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Church Hall	<p>The Church Hall is located immediately to the south of the village pond. The inter-war Hall is a brick building with shallow buttress supports on the north and south elevation. It is modest with little ornamentation other than the front porch overlooking Sunderland Road that is decorated by a simple triangular pediment and name boldly painted across the entablature. The Hall</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>



	<p>replaced the original school. It is linked to a later infants school that is now used as a community facility. The school is an attractive late nineteenth/early twentieth century building that is rendered and incised to give a masonry appearance. The fenestration is original. The roof details replicate the material content of the adjoining vicarage indicating that it is of a similar period. The building comprises two symmetrical halves – probably divided to provide boys and girls schools. Part of the left hand porch and a section of lower roof were removed when the Church Hall was built.</p>	
<p>Ridge and Furrow</p>	<p>An example of ridge and furrow, showing elongated reverse ‘S’ pattern typically created by a pre-1540 system of ox-drawn ploughing. This illustrates the likelihood that the land has not been subsequently ploughed and has remained as permanent pasture.</p> <p>‘The remains of ridge and furrow can be seen across many areas of Northumberland and Durham. It results from a method of cultivation that was used throughout the medieval (1066-1540) period and later. It is commonly identified by the broad reverse s-shaped undulations that were created by ox drawn plough, cutting and turning the soil over. The ox team needed plenty of space to turn at the end of each furrow because, by ploughing in a slight curve, the plough could start to turn before the furrow had been completed, this enabled it to be turned and brought back around into the curve of the preceding ridge. Post-medieval (1540-1901) ridge and furrow was created by steam driven plough. The steam driven plough did not require so much space to turn, so it has narrower and straighter ridges and furrows.’ Source - ‘Keys to the Past’ website 2010 (HLF project in Northumberland and Durham).</p>	<p>This open field provides a rural context to the conservation area and is a good example of intact ridge and furrow.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p>Cleadon Village Pond</p>	<p>The pond lies in a depression where there was once a well. Around it were gathered farms and probably the earliest part of the settlement that became Cleadon. In the nineteenth</p>	<p>Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.</p>

	<p>century a complex of houses, known as 'The Cluster', were grouped along the eastern edge of the pond, probably back-to-back workers housing. At that time the pond was larger and less regular, early OS surveys suggesting that it was surrounded by dished banks that were probably cobbles puddled into clay with a limited cut edge to provide a point of access to draw water. It would have been of great functional value as well as a focal point of wider village life. Although its role is now ornamental, its continued survival is of great community importance and vital to the historic character of the village. In the nineteenth century and earlier, the shape of the pond determined the alignment of roads and paths. The twentieth century has seen the pond articulated to conform to highways requirements, particularly the configuration of the upgraded A1018 and the radii at its junction with Front Street.</p>	<p>The <b>site makes a negligible contribution to significance.</b></p>
<p>East Farm and boundary walls</p>	<p>Historically, East Farm formed the entire eastern edge of Sunnyside Lane, returning to provide a frontage along Cleadon Lane. The farm comprised two yard areas and a collection of outbuildings including a gin-gan. The late eighteenth / early nineteenth century farmhouse, built in irregular coursed limestone rubble with irregular stone quoins, has been altered with new window openings and window inserts that are positioned flush to the wall face giving a regular and bland finish to the elevation. The roof is Welsh slate with high raised gables covered in lead. A new porch has been added to the front door. The eaves along the north elevation have been raised to provide additional internal accommodation. The increased west gable is constructed in factory brickwork with handmade bricks used to repair areas below the chimney stack. The surviving raised gable is crow-stepped sitting on a projecting stone corbel. The whole gable assemblage, that sits on a boulder foundation, reveals an interesting timeline of change</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p>The <b>site makes no contribution to significance.</b></p>

	<p>in an extremely striking manner suggesting that the existing building could incorporate elements of an earlier structure. The farmhouse and the western boundary are contained by an extremely attractive and robust stone boundary wall, which extends as far as No. 2 Sunnside Lane. Blocked-up openings off Sunnside Lane are evident, one, possibly the original pedestrian gate, and one leading into a lost agricultural building. The farmyards have been developed with only one building part-surviving to be converted into a garage. The development creates a new single courtyard with modern houses ranged around three sides. The farmyard has been redeveloped as an infill site with no architectural acknowledgement of its agricultural history or the design of the original buildings. The new properties are redbrick with red pantiled roofs and have a clearly contemporary residential appearance.</p>	
<p>Cleadon Infants School</p>	<p>The school is a visual landmark and represents an important milestone in the village's social and community development. Built in 1907, it is sandwiched between Westgarth and All Saints Church. It is an attractive building with a Welsh slate roof ornamented by red clay ridge tiles. Its layout incorporates integral vertical and hipped roof gabled wings projecting from its front elevation, creating an interesting variety of form and pitches. The symmetry of the western and eastern halves of the building reflects its original division into a boys and girls school. It is constructed from red facing bricks with contrasting stone water tabling, lintels and cills. There are stone dressings and key stones with brick on edge detailing above the windows. The rainwater goods are cast iron. The front of the school is contained by a brick boundary wall with stone copings surmounted by a steel fence. Converted to two residential properties.</p>	<p>The site has no visual or known historic association with the heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<p>West Hall Farm</p>	<p>West Hall Farm on the southern side of Cleadon Lane is a group of buildings that</p>	<p>The open fields that surround the heritage asset provide a rural</p>

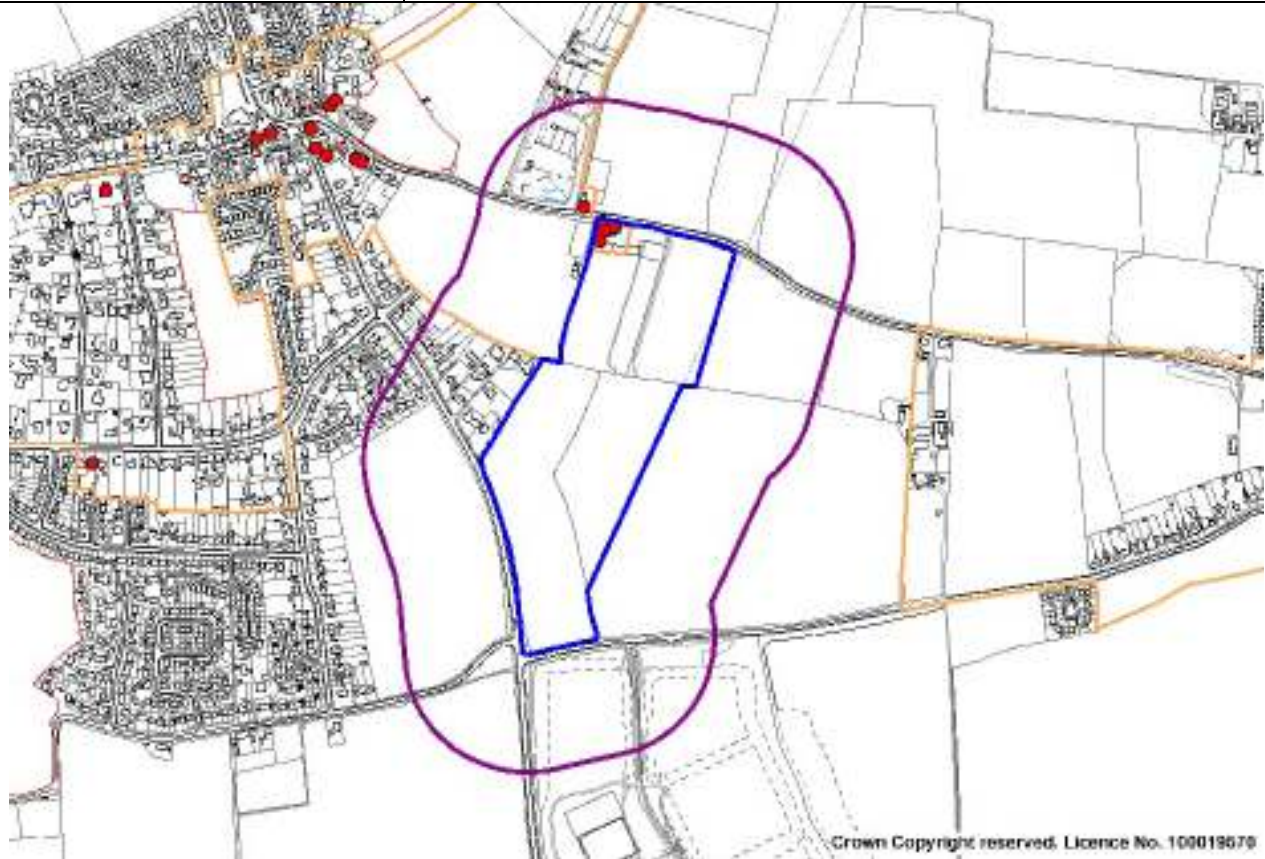
	<p>now focuses around the early to mid-19th-century farmhouse. The farmhouse is a two-storey building with a single storey extension to the east. It is constructed in coursed limestone rubble with a Welsh slate roof and raised gables to the main building. It appears remarkably unaltered with surviving timber sliding sash windows with margin panes, stone lintels and cills. The extension has an original six over six pane timber window. The outbuildings that cluster around the farmhouse are whitewashed, a feature that is typical of 19th-century farmsteads, where the antiseptic qualities of limewash were used to reduce disease. The barn that ranges along the edge of Cleadon Lane was the original farmhouse, the pitch of its roof suggesting that it was previously thatched. The farm buildings have been slightly modified and extended in response to changing agricultural practices and methods, but they still combine to form an attractive collection of old agricultural structures that reflects a rich range of shapes, spaces, textures and character that echoes its continued use as a working farm and a development pattern that has evolved over a number of centuries. Some modern barns have been built to the south west of the farmhouse where they are detached both visually and physically from the historic farmstead. A line of maturing trees along the western edge of the farm provides an attractive landscaped setting to the complex. West Hall farm is a remarkably intact group of historic agricultural buildings and spaces, and an attractive point of entry to the village.</p>	<p>context and offer the opportunity to take in extensive and attractive views.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p>Peacock Lodge</p>	<p>Peacock Lodge is an exuberant example of late nineteenth-century design that has been substantially extended to the north prior to the designation of the conservation area in a way that unfortunately reduces the original building to a subsidiary role as a façade. The previous flat roofed extensions have been pitched to improve the appearance of the building. The</p>	<p>The open fields that surround the heritage asset provide a rural context and offer the opportunity to take in extensive and attractive views.</p> <p><b>The site makes a negligible contribution to significance.</b></p>

	<p>property has been rendered and painted white, works for which planning permission was not required, with some contrasting brick and artificial stonework on the later extensions. The original building reflects an arts and crafts approach and contains a mass of fine and interesting detail that combine to present a highly decorative elevation to the main road. The Lodge has a steeply pitched flat tile roof mounted by stone water tabling and chimney stacks with stone shoulders added to both gables. The roof at eaves level is broken by three dormers with pointed gables. Each accommodates a two pane sliding sash window. The gables are steeply pitched and are braced by carved timber work that is painted white. The segmental arches over the windows include three superimposed exposed voussoir stones and the lower opening is supported by projecting stone cills. The three windows at ground floor level each contain three strongly vertical openings with modern replacement windows. The segmental arches over the window openings that contain stone carvings are surmounted by seven voussoir stones that are separated by rendered segments. The extension to the north is larger and higher than the mass of the original building, is of a simpler design and does not include the quality of detailing evident in the nineteenth-century house. The front of the Lodge is contained by a low stone garden wall that is a formalised continuation of the field boundary to the east of the building.</p>	
<b>Heritage assets in the wider setting</b>		
<p>11 Front Street. Cleadon War Memorial, Cleadon House, Wall attached to Cleadon House: Gate Piers and wall north of Cleadon House, Gates and Gate Piers at North East Corner of Junction with Sunderland Road</p>	<p>Nationally Significant Heritage Assets</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
<p>Guidepost, Foxton Court, Boundary Wall at 2 North Street</p>	<p>Locally Significant Heritage Assets</p>	<p>The site has no visual or historic association with the identified heritage assets.</p>

		The site makes no contribution to significance.
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Undercliff	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
Cleadon Conservation Area	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
West Hall Farm, Peacock Lodge	The surrounding landscape is typically rural and contributes to the settings of these heritage assets. Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
Church of All Saints, No. 1 Front Street, No. 3 Front Street, No. 5 Front Street, No. 7 Front Street, No. 11 Front Street, The Vicarage, Church Hall, Ridge and Furrow, Cleadon Village Pond, East Farm and boundary walls, Boundary wall at 2 North Street, Cleadon Wall Memorial, Cleadon Tower, Cleadon House, Wall attached to Cleadon House: Gate Piers and wall north of Cleadon House, Gates and Gate Piers at North East Corner of Junction with Sunderland Road, Guidepost, Foxton Court,	Development of the site would result in <b>NO IMPACT</b> to the significance of the heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>		



Site Reference	<b>SBC067</b>
Site Address	<b>Land south of Cleadon Lane and north east of Sunderland Road</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<b>Undercliff (<a href="#">1355077</a>)</b> 40m to the north west
Scheduled Monuments	None
Conservation Areas	The northwestern corner of the site lies within <b>Cleadon Conservation Area (<a href="#">Conservation Areas</a>)</b>
Registered Parks and Gardens	None
Non-designated Assets	<b>West Hall Farm (<a href="#">Local List</a>)</b> lies within the site <b>Peacock Lodge (<a href="#">Local List</a>)</b> 40m to the east
Heritage Assets in the wider setting	<b>Church of All Saints (<a href="#">1025247</a>)</b> <b>No. 1 Front Street (<a href="#">1025250</a>)</b> <b>No. 3 Front Street (<a href="#">1355080</a>)</b> <b>No. 5 Front Street (<a href="#">1299739</a>)</b> <b>No. 7 Front Street (<a href="#">1025251</a>)</b> <b>No. 11 Front Street (<a href="#">1185314</a>)</b> <b>Cleadon War Memorial (<a href="#">1436752</a>)</b> <b>Cleadon House (<a href="#">1025212</a>)</b> <b>Wall attached to Cleadon House: Gate Piers and wall north of Cleadon House (<a href="#">1025213</a>)</b> <b>Gates and Gate Piers at North East Corner of Junction with Sunderland Road (<a href="#">1025210</a>)</b> <b>The Vicarage (<a href="#">local list</a>)</b> <b>Church Hall (<a href="#">local list</a>)</b>



	<p>Ridge and Furrow (<a href="#">local list</a>)  Cleadon Village Pond (<a href="#">local list</a>)  East Farm and boundary walls  Boundary Wall at 2 North Street  Cleadon Infants School (<a href="#">local list</a>)  Guidepost, Foxton Court (<a href="#">local list</a>)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
Undercliff	<p>House, now 3 separate dwellings. Circa 1853. Brick with sandstone dressings; Welsh slate roof. 2 storeys; 3 bays on west front defined by 4 Tuscan giant pilasters with stone plinths and capitals. Large Tuscan entrance porch, of 2 round and 2 square pillars, to 6-panelled door in left bay; central 3-light window in stone having elliptical heads, mullions and transom, lintel on brackets; right bay blind. 3 sash windows at first floor. Hipped roof has wide eaves on wooden brackets, square brick chimneys with stone bands and cornices. Plain 2-storey, 4-bay wing on east has 2-storey, 2-bay return forming a courtyard with a range consisting of a passage, a house of 2 low storeys, a cottage, a carriage entrance and a coach house. A curved brick wall extending from the north-west corner of the house to the courtyard entrance has, on the courtyard side, a brick mounting block with 3 stone steps.</p>	<p>The open fields that surround this historic estate provide the context for this rural country estate.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
Cleadon Conservation Area	<p>Cleadon Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of Listed Buildings within the old village; and finally, the uniquely attractive views of Cleadon Windmill and the Water Tower that can be seen from Cleadon Lane.</p> <p>The 1975 boundaries of Cleadon Conservation Area were extended by the Council on 19<sup>th</sup> March 2004 to include Cleadon Plantation, which is a</p>	<p>The site forms part of the immediate setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a medium contribution to significance.</b></p>

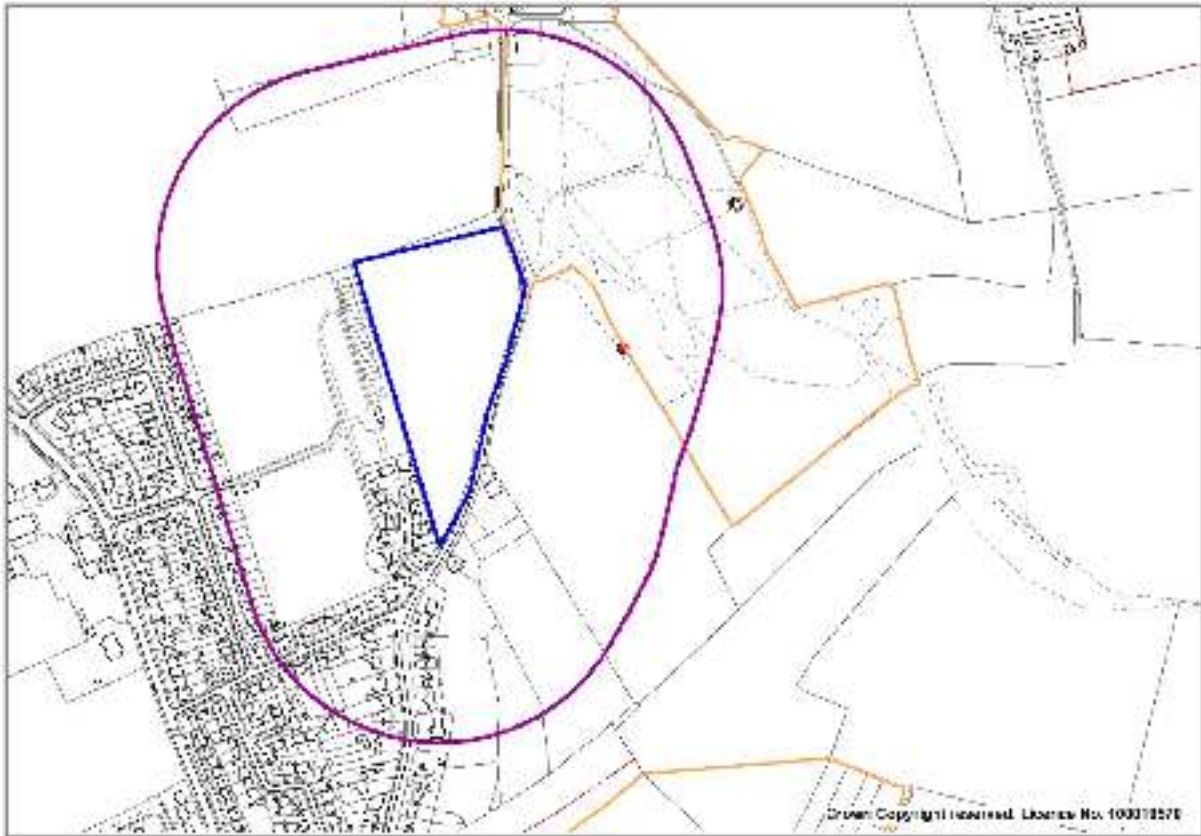
	residential area to the west of the village eloped during the twentieth century.	
<b>Non Designated Heritage Assets</b>		
West Hall Farm	<p>West Hall Farm on the southern side of Cleadon Lane is a group of buildings that now focuses around the early to mid-19th-century farmhouse. The farmhouse is a two-storey building with a single storey extension to the east. It is constructed in coursed limestone rubble with a Welsh slate roof and raised gables to the main building. It appears remarkably unaltered with surviving timber sliding sash windows with margin panes, stone lintels and cills. The extension has an original six over six pane timber window. The outbuildings that cluster around the farmhouse are whitewashed, a feature that is typical of 19th-century farmsteads, where the antiseptic qualities of limewash were used to reduce disease. The barn that ranges along the edge of Cleadon Lane was the original farmhouse, the pitch of its roof suggesting that it was previously thatched. The farm buildings have been slightly modified and extended in response to changing agricultural practices and methods, but they still combine to form an attractive collection of old agricultural structures that reflects a rich range of shapes, spaces, textures and character that echoes its continued use as a working farm and a development pattern that has evolved over a number of centuries. Some modern barns have been built to the south west of the farmhouse where they are detached both visually and physically from the historic farmstead. A line of maturing trees along the western edge of the farm provides an attractive landscaped setting to the complex. West Hall farm is a remarkably intact group of historic agricultural buildings and spaces, and an attractive point of entry to the village.</p>	<p>The open fields that surround the heritage asset provide a rural context and offer the opportunity to take in extensive and attractive views.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
Peacock Lodge	<p>Peacock Lodge is an exuberant example of late nineteenth-century design that has been substantially extended to the north prior to the designation of the conservation area in a way that</p>	<p>The open fields that surround the heritage asset provide a rural context and offer the opportunity to take in extensive and attractive views.</p>

	<p>unfortunately reduces the original building to a subsidiary role as a façade. The previous flat roofed extensions have been pitched to improve the appearance of the building. The property has been rendered and painted white, works for which planning permission was not required, with some contrasting brick and artificial stonework on the later extensions. The original building reflects an arts and crafts approach and contains a mass of fine and interesting detail that combine to present a highly decorative elevation to the main road. The Lodge has a steeply pitched flat tile roof mounted by stone water tabling and chimney stacks with stone shoulders added to both gables. The roof at eaves level is broken by three dormers with pointed gables. Each accommodates a two pane sliding sash window. The gables are steeply pitched and are braced by carved timber work that is painted white. The segmental arches over the windows include three superimposed exposed voussoir stones and the lower opening is supported by projecting stone cills. The three windows at ground floor level each contain three strongly vertical openings with modern replacement windows. The segmental arches over the window openings that contain stone carvings are surmounted by seven voussoir stones that are separated by rendered segments. The extension to the north is larger and higher than the mass of the original building, is of a simpler design and does not include the quality of detailing evident in the nineteenth-century house. The front of the Lodge is contained by a low stone garden wall that is a formalised continuation of the field boundary to the east of the building.</p>	<p>The site makes a negligible contribution to significance.</p>
<p><b>Heritage Assets in the wider setting</b></p>		
<p>Church of All Saints, No. 1 Front Street, No. 3 Front Street, No. 5 Front Street, No. 7 Front Street, No. 11 Front Street, The Vicarage, Church Hall, Ridge and Furrow, Cleadon Village Pond, East Farm</p>	<p>Nationally Significant Heritage Assets</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The site makes no contribution to significance.</p>

and boundary walls, Boundary wall at 2 North Street, Cleadon Wall Memorial, Cleadon Tower, Cleadon House, Wall attached to Cleadon House: Gate Piers and wall north of Cleadon House, Gates and Gate Piers at North East Corner of Junction with Sunderland Road		
Guidepost, Foxton Court, Boundary Wall at 2 North Street	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Undercliff		
Cleadon Conservation Area	The surrounding landscape is typically rural and contributes to the setting of the heritage asset. Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
West Hall Farm	Development of the site would result in the loss of this working farm. Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Peacock Lodge	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
Cleadon House, Wall attached to Cleadon House: Gate Piers and wall north of Cleadon House, Gates and Gate Piers at North East Corner of Junction with Sunderland Road, Guidepost, Foxton Court, Boundary Wall at 2 North Street	Development of the site would result in <b>NO IMPACT</b> to the significance of the heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
The non-designated West Hall Farm buildings could be retained. Development of the wider site could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Retain the farm buildings and incorporate them into a well-planned scheme. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant		

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

Site Reference	<b>SBC070</b>
Site Address	<b>Land to the west of Sunnyside Lane</b>
Proposed Use	Housing



<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	<b>Cleadon Hills Conservation Area</b> ( <a href="#">Conservation Areas</a> ) adjoins the north eastern boundary of the site	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	<b>Cleadon Mill and Surrounding Walls</b> ( <a href="#">1025192</a> ) <b>Cleadon Conservation Area</b> ( <a href="#">Conservation Areas</a> )	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Cleadon Hills Conservation Area	The area has two very distinctive zones: the former Cleadon Water Pumping Station site (most now converted to private housing) together with Sunnyside Farm, and secondly the extensive elevated open grassland of	The site forms part of the immediate setting of the identified heritage asset.  The site makes a lesser contribution to significance.

	<p>the Cleadon Hills, an accessible, windswept landscape including exposed rock. Wide panoramic views, and the prominent, isolated pumping station chimney and ruined Cleadon windmill epitomise the area's exposed coastal hilltop position.</p> <p>Sunderland and South Shields Water Company was created by Act of Parliament in 1852 to address the urgent need on health and economic grounds for better provision of clean, accessible drinking water for the increasing population of industrial Wearside and Tyneside. A number of wells were constructed, from Cleadon in the north, to Hesledon in the south; the works were all designed by Thomas Hawksley (1807-1893) and built between 1859 and 1862.</p>	
<b>Heritage assets in the wider setting</b>		
Cleadon Mill and Surrounding Walls	Designated Heritage Asset	<p>Whilst the site has limited visual and no known historic association with Cleadon Mill, it forms part of a long range view across open fields towards the heritage asset.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
Cleadon Conservation Area	Designated Heritage Asset	<p>The site has no visual or known historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
Cleadon Hills Conservation Area	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
Cleadon Mill and Surrounding Walls	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
Cleadon Conservation Area	Development of the site would result in <b>NO CHANGE</b> to the significance of the heritage asset.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		

There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.

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

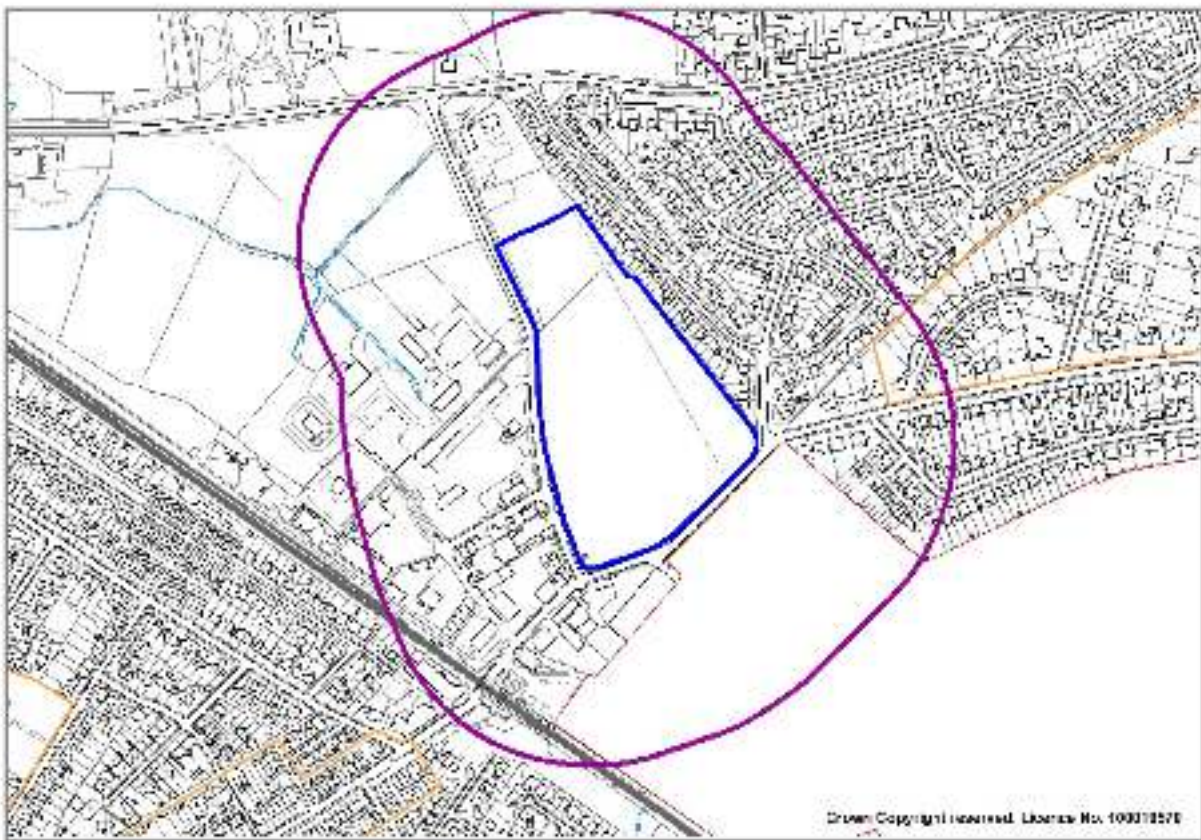
Examine context: careful consideration should be given to the scale, massing and roof form of surrounding buildings. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology

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

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

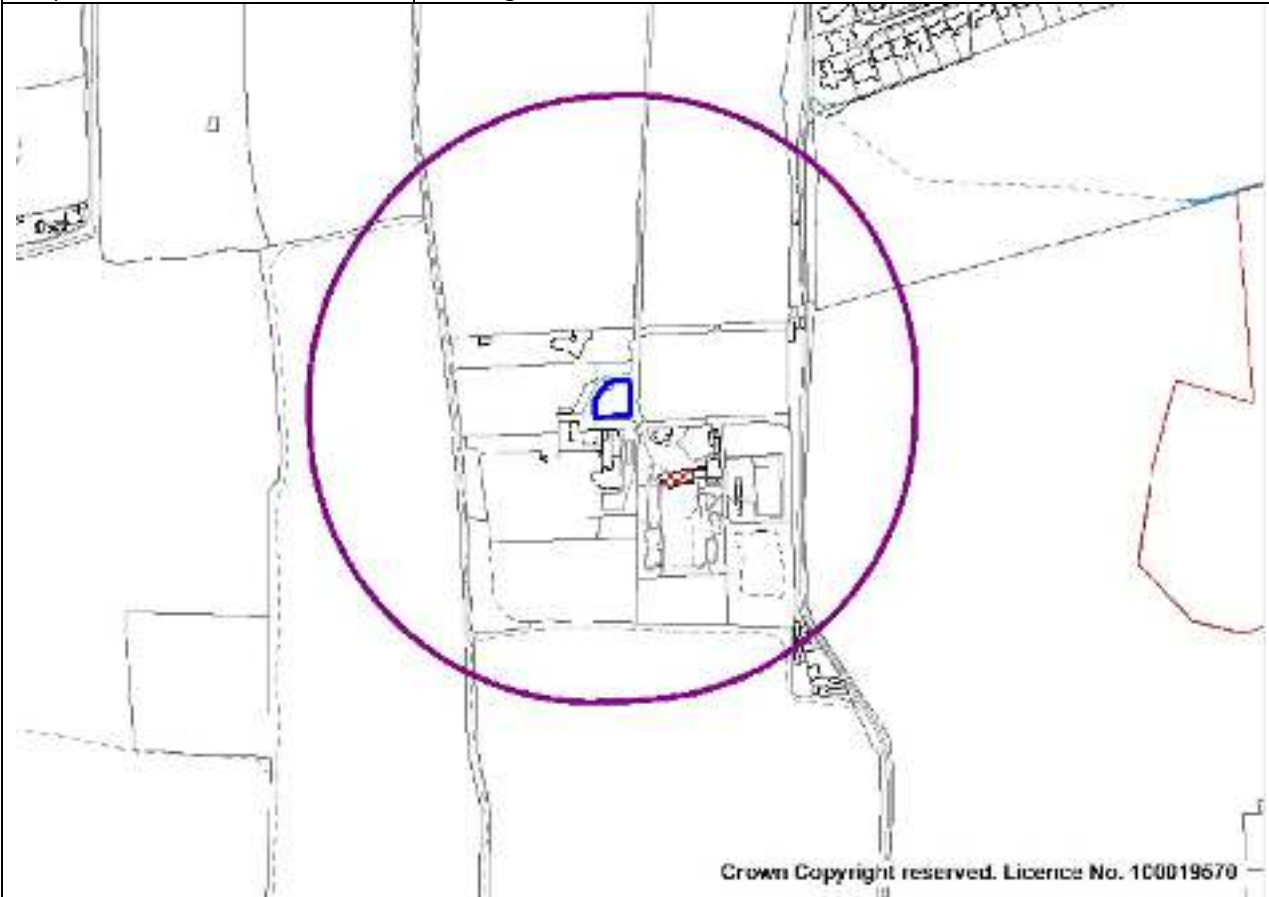


Site Reference	<b>SBC077</b>
Site Address	<b>Land to East of Cleadon Lane Industrial Estate</b>
Proposed Use	Housing



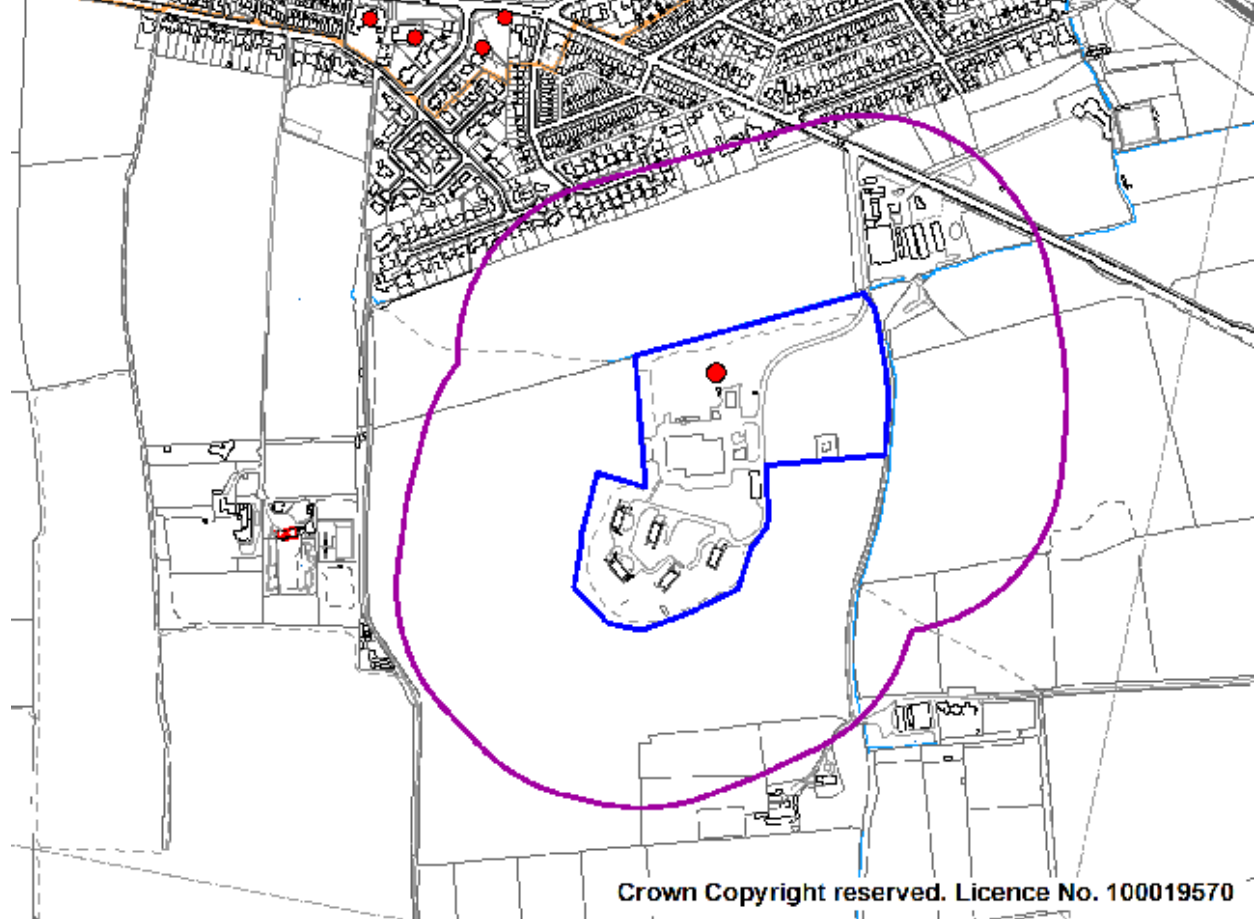
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	<b>Cleadon Conservation Area</b> ( <a href="#">Conservation Areas</a> ) 140m to the east	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	<b>East Boldon Conservation Area</b> ( <a href="#">Conservation Areas</a> )	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Cleadon Conservation Area	Cleadon Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>

	<p>the concentration of Listed Buildings within the old village; and finally, the uniquely attractive views of Cleadon Windmill and the Water Tower that can be seen from Cleadon Lane.</p> <p>The 1975 boundaries of Cleadon Conservation Area were extended by the Council on 19<sup>th</sup> March 2004 to include Cleadon Plantation, which is a residential area to the west of the village eloped during the twentieth century.</p>	
<b>Heritage assets in the wider setting</b>		
East Boldon Conservation Area	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
Cleadon Conservation Area, East Boldon Conservation Area	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
n/a		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development is unlikely to cause harm to the historic environment.		

Site Reference	<b>SBC083</b>	
Site Address	<b>Land adjacent to Belle Vue Villa on Belle Vue Lane</b>	
Proposed Use	Housing	
 <p style="text-align: right; font-size: small;">Crown Copyright reserved. Licence No. 100019670</p>		
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>South Lodge (1185760)</b> m to the south east	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	None	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
South Lodge	House. 1907 by H Hedley for F G Wainwright, shipbroker. Pebbledash with sandstone dressings, roof of flat tiles. Half E-plan, with service wing to east in place of left half. 2 storeys; 6 bays on main south elevation; 1-bay returns; 9 bays on north which has 2 cross gables at centre containing	The site has some visual and no historic association with the identified heritage asset.  <b>The site makes a lesser contribution to significance.</b>

	<p>servants' entrance and house entrance. Tall mullioned and transomed staircase window over servants' door. House entrance in corbelled recess; door elliptical-headed, upper part glazed, with deep curved hood on brackets; art nouveau bell push, 5-light windows in one-bay set back; 2 small 2-light and one ox-eye windows irregularly placed in projecting cross-gable. South elevation : one-storey porch off-centre; ground- floor windows of 4-lights, central mullions and transoms removed from some; first-floor windows of 4, 2, 2, 2, 4 and 4 lights. All windows have stone mullions with quarter-round mouldings internally and externally; alternating block jambs have surrounding quarter-round mouldings. Roofs hipped with swept eaves except for gables over entrances and at Chinese-influence service wing of 2 low storeys. 3 square tapering chimneys, rendered, on ridges. The whole is a balanced composition of varied shapes and scales. Interior : principal rooms ground floor have moulded fireplaces with stone kerbs; all doors have Tudor-arched top panels and ornamental hinges and lock plates; staircases have broad handrails and panelled balustrades.</p>	
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
South Lodge	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Low scale/massing; high quality design; appropriate landscaping. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		

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

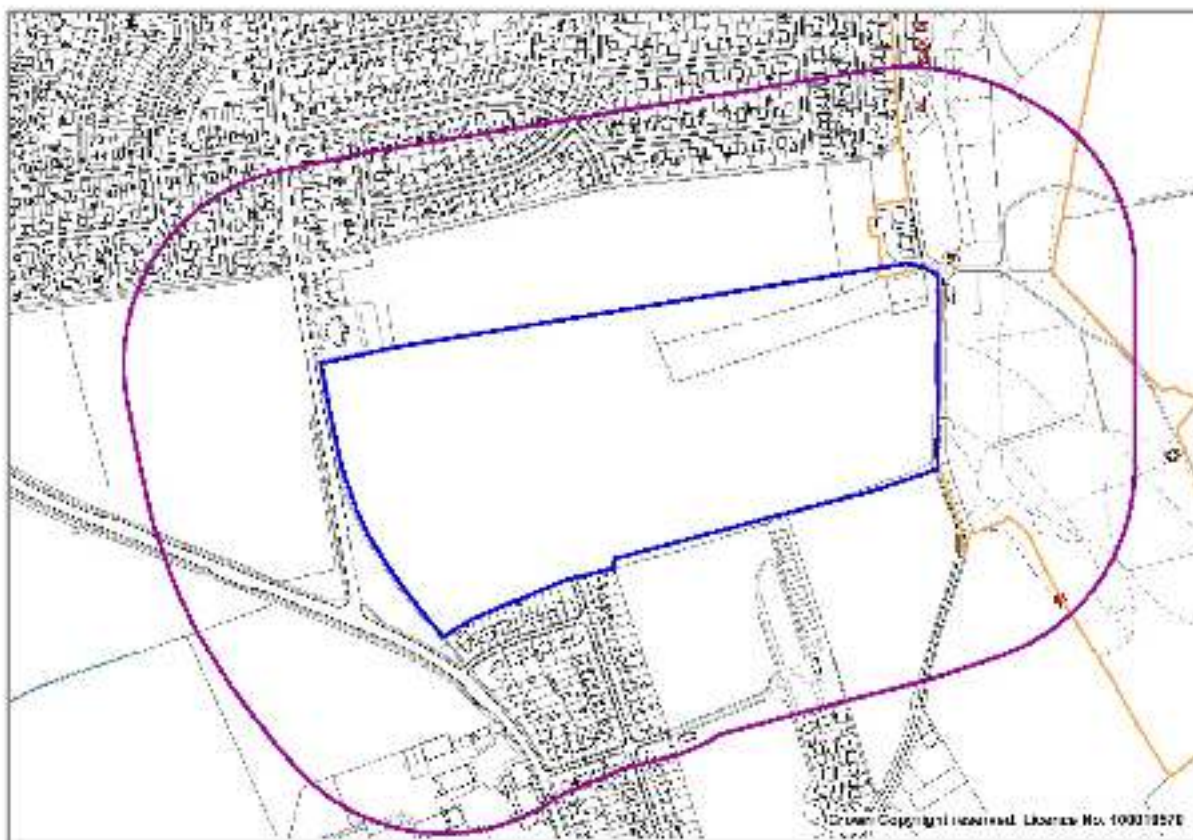
Site Reference	<b>SBC084</b>	
Site Address	<b>Former MoD bunkers and medical stores, Green Lane, East Boldon</b>	
Proposed Use	Housing	
 <p style="text-align: right;">Crown Copyright reserved. Licence No. 100019570</p>		
<b>Assets Identified</b>		
World Heritage Sites	<b>None</b>	
Listed Buildings	<b>None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

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

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



Site Reference	<b>SBC099</b>
Site Address	<b>Land east of Sunderland Road and south of Cleadon Park</b>
Proposed Use	Housing



<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>Detached Chimney at Cleadon Pumping Station GII*</b> ( <a href="#">1416041</a> ) 200m to the east <b>Combined Engine and Boiler Houses, Adjacent Coal Store, Engineman's House and Cottage at Cleadon Pumping Station GII</b> ( <a href="#">1232322</a> ) 200m to the north east	
Scheduled Monuments	None	
Conservation Areas	<b>Cleadon Hills Conservation Area</b> ( <a href="#">Conservation Areas</a> ) abuts the eastern boundary of the site	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Sunniside Farm</b> ( <a href="#">9099</a> ) abuts the northern boundary <b>Pillbox</b> (local list) 195m to the south east	
Heritage Assets in the wider setting	<b>Cleadon Mill and Surrounding Wall GII</b> ( <a href="#">1025192</a> ) <b>Limestone Quarries</b> ( <a href="#">2414</a> <a href="#">2416</a> <a href="#">2417</a> ) <b>Latin Inscription from the Roman period</b> ( <a href="#">6838</a> ) <b>Ridge and Furrow</b> ( <a href="#">4911</a> ) <b>Covered Reservoir</b> ( <a href="#">Local List</a> ) 160m to the east <b>Cleadon Hill Army Trenches</b> ( <a href="#">975</a> )	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical</b>	<b>Site contribution to the significance of the asset</b>

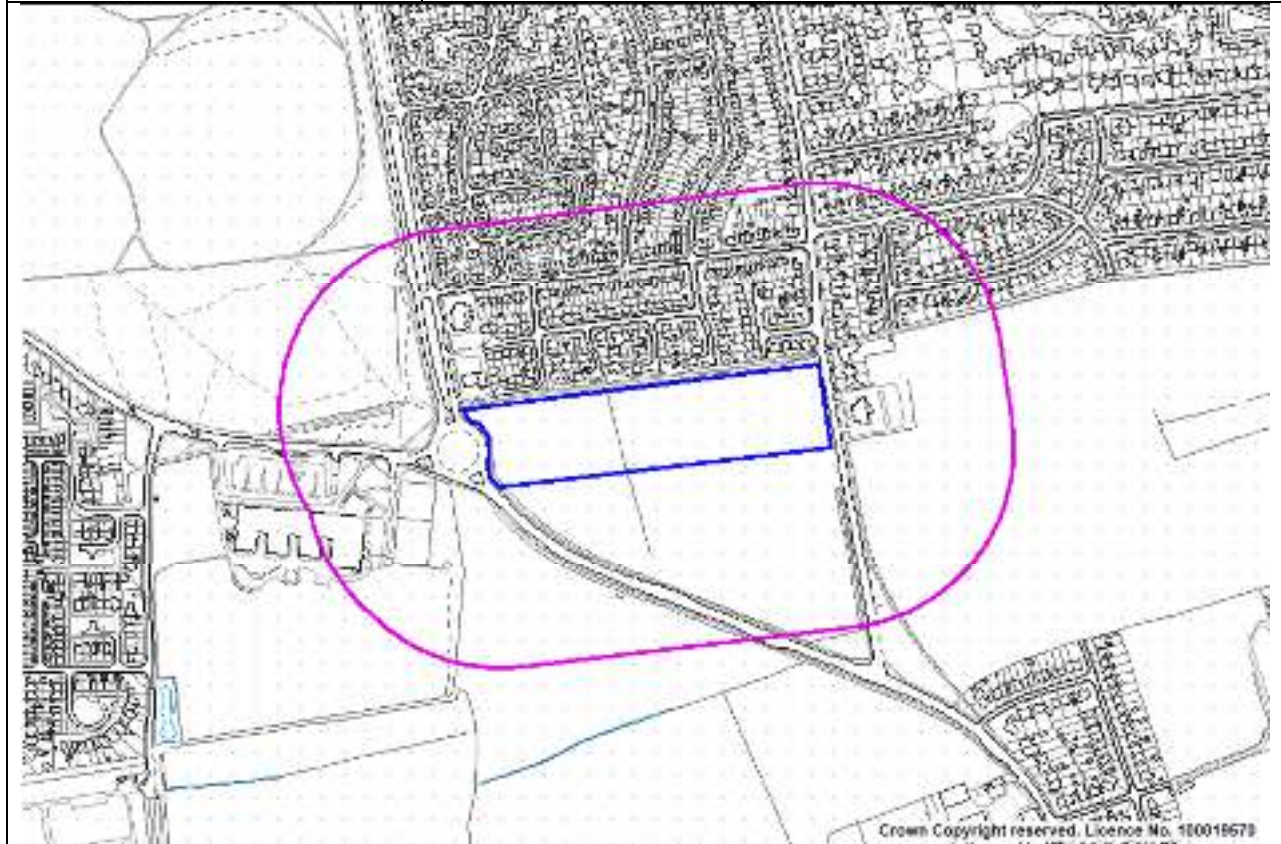
	surroundings and experience of the asset)	
<b>Designated Heritage Assets</b>		
Detached Chimney	The chimney tower is a distinctive point of orientation adding diversity South Tyneside Council January 2007 Cleadon Hills Conservation Area Character Appraisal 10 to the regional and local sense of place. It can be seen on the horizon across the region and as such it is the main signature of the Cleadon Hills An early example of a 'campanile'-style chimney, a design much in fashion in the 1860s. A handsome and imposing example which is outstanding in terms of its scale and grandeur; Designed by the eminent Victorian engineer Thomas Hawksley.	The site has limited visual and no historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Combined Engine and Boiler Houses, Adjacent Coal Store, Engineman's House and Cottage at Cleadon Pumping Station	1860-62, Thomas Hawksley engineer. Built by the Sunderland and South Shields Water Company and began working in 1862. Brick with stone dressings and rusticated quoins. Hipped slate roofs. The buildings are in an Italianate Rundbogenstil, the narrow windows mostly alternating single and coupled. The engine house is 2 storeys, the rest one storey. The floors of the engine house marked by a stone floor band with guilloche decoration. All buildings have deep overhanging eaves with bow brackets.  The layout of the southern part of this enclosed site can only be seen from within or through the gates of the detached cottage. The buildings have been converted to private residential.	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Cleadon Hills Conservation Area	The area has two very distinctive zones: the former Cleadon Water Pumping Station site (most now converted to private housing) together with Sunnyside Farm, and secondly the extensive elevated open grassland of the Cleadon Hills, an accessible, windswept landscape including exposed rock. Wide panoramic views, and the prominent, isolated pumping station chimney and ruined Cleadon windmill epitomise the area's exposed coastal hilltop position.  Sunderland and South Shields Water Company was created by Act of	The conservation area is the highest point in the borough and can be seen for many miles.  <b>The site makes a lesser contribution to significance.</b>

	<p>Parliament in 1852 to address the urgent need on health and economic grounds for better provision of clean, accessible drinking water for the increasing population of industrial Wearside and Tyneside. A number of wells were constructed, from Cleadon in the north, to Hesledon in the south; the works were all designed by Thomas Hawksley (1807-1893) and built between 1859 and 1862.</p>	
<b>Non Designated Heritage Assets</b>		
<p>Sunniside Farm</p>	<p>A discreet group of functional buildings in limestone and slate. In good condition with recent lime-rich pointing. Single high brick arched entrance into the courtyard. The farmhouse is a simple square hip roofed building with regular fenestration. The visual contribution that this extensive group makes within the conservation area is relatively subdued partly because of the elevated level of Sunniside Lane, the inward looking layout and the homogeneous stone materials blending with the boundary walls. However, when viewed from outside across open fields to the west and south, the farm group is South Tyneside Council January 2007 Cleadon Hills Conservation Area Character Appraisal 15 seen as a prominent and extensive group of vernacular stone agricultural buildings.</p>	<p>The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p>Pillbox</p>	<p>This WW2 brick and concrete pillbox, constructed in 1940-41 survives in fair condition, although it is obscured from view by vegetation.</p> <p>A pillbox is a military bunker, sited at strategic points. They were hastily built all over the British Isles to prevent an anticipated German invasion. With the passage of time it is estimated that less than 6,000 of a total of 28,000 pillboxes built still survive. They remain as permanent monuments and a silent tribute to the courage and tenacity of the British people during the dark days when Britain stood alone against Nazi Germany.</p> <p>A large number of pillboxes and other Military structures have been built in this period In Tyne and Wear. These</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	<p>structures began with the redevelopment of the coastal batteries on the Tyne at the start of the 20<sup>th</sup> Century. The batteries built at both Tynemouth and South Shields were at the time “state of the art” with all new guns and emplacements. The next building period came with the onset of the First World War, when some new structures were built. The greatest period of building came with the total war period of the Second World War and reflected the advent of air power and the threat of invasion. There are a number of structures from this time still in existence throughout the County.</p> <p>Two pillboxes of seemingly identical design can be seen built into the side of the Cleadon Hills, within a few hundred metres of each other. Each has two gun embrasures and is constructed out of bricks and concrete. They are both in sound structural condition. Although overgrown and comparatively difficult to spot, they are just metres away from a public footpath and easily accessed</p>	
<b>Heritage assets in the wider setting</b>		
Cleadon Windmill	Nationally Significant Heritage Asset	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Limestone Quarries, Latin Inscription, Ridge and Furrow, Covered Reservoir, Army Trenches	Locally Significant Heritage Asset	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
Cleadon Conservation Area	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
Cleadon Windmill, Sunnyside Farm	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of these heritage assets.	
Detached Chimney, Combined Engine and Boiler Houses, Adjacent Coal Stone, Engineman’s	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	

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


Site Reference	<b>SBC100</b>
Site Address	<b>Land South of Cleadon Park</b>
Proposed Use	Housing



<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Occupation Road Footpath</b> ( <a href="#">locally listed</a> ) follows the northern boundary of the site	
Heritage Assets in the wider setting	None	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>

<b>Non Designated Heritage Assets</b>		
Occupation Road Footpath	"Occupation Road" known locally as the Ash Path and part of Bede's Way footpath that links two ancient monasteries from the 7th century (Jarrow and Monkwearmouth). The footpath is in beautiful setting cherished by locals and visitors. The path is also the gateway to the much-loved SSSI	The site forms part of the immediate setting of the identified heritage asset.  <b>The site makes a lesser contribution to significance.</b>

	Cleadon Hills that is now a Local Nature Reserve. This path is one of the oldest and best used public footpaths in the borough, it is used by a variety of people including walkers, groups of ramblers, dog walkers and families escaping the very urban area close by. The path is a recognized area of quiet isolated character (England Civic Trust) and is part of the borough's green belt and adjacent to arable agricultural land.	
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Occupation Road Footpath	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
n/a		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development is unlikely to cause harm to the historic environment.		

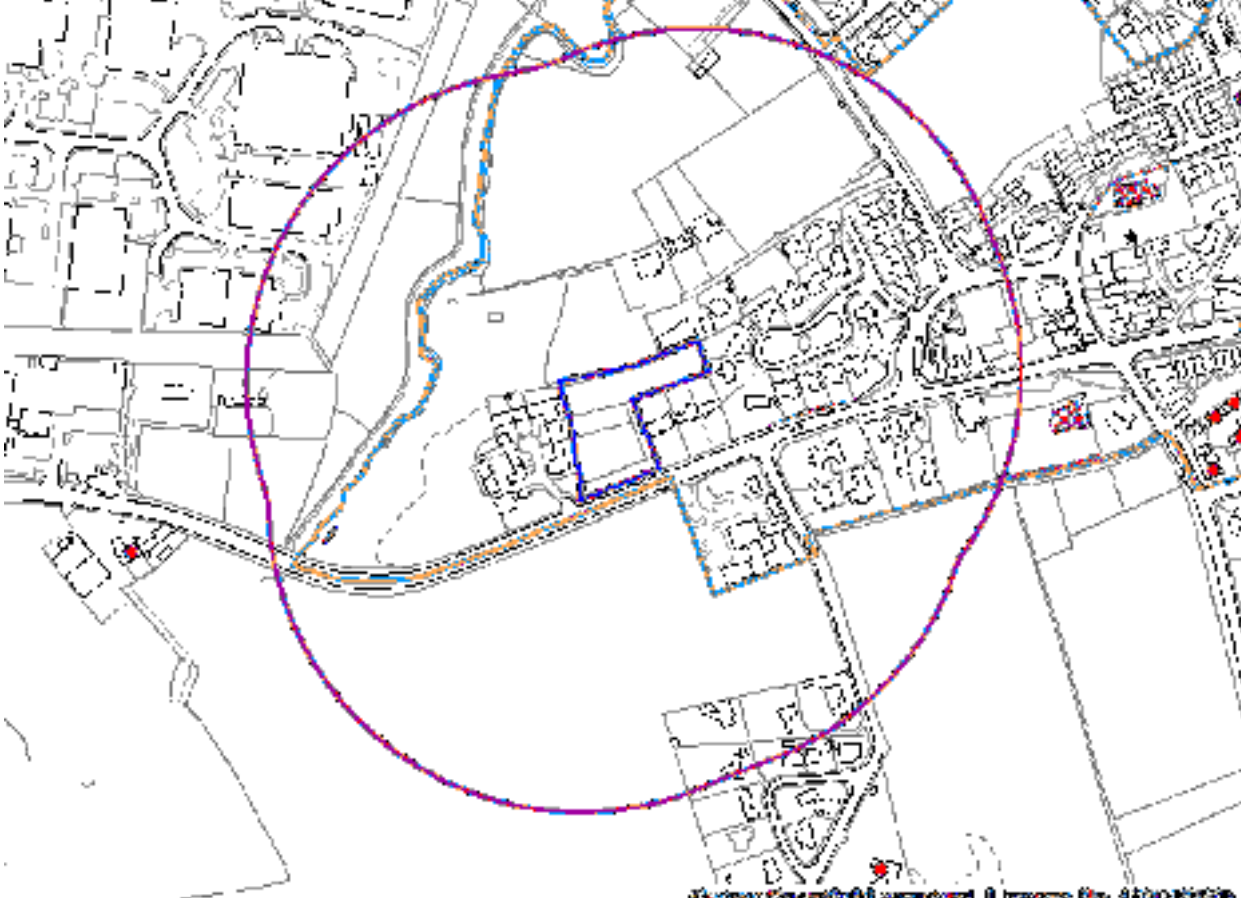
Site Reference	<b>SBC101</b>	
Site Address	<b>Land South of Occupational Road (east)</b>	
Proposed Use	Housing	
		
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>Detached Chimney at Cleadon Pumping Station GII*</b> ( <a href="#">1416041</a> ) 130m to the east <b>Combined Engine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



	<p>Conservation Area Character Appraisal 10 to the regional and local sense of place. It can be seen on the horizon across the region and as such it is the main signature of the Cleadon Hills</p> <p>An early example of a 'campanile'-style chimney, a design much in fashion in the 1860s. A handsome and imposing example which is outstanding in terms of its scale and grandeur; Designed by the eminent Victorian engineer Thomas Hawksley.</p>	<p>The <b>site makes no contribution to significance.</b></p>
<p>Combined Engine and Boiler Houses, Adjacent Coal Store, Engineman's House and Cottage at Cleadon Pumping Station</p>	<p>1860-62, Thomas Hawksley engineer. Built by the Sunderland and South Shields Water Company and began working in 1862. Brick with stone dressings and rusticated quoins. Hipped slate roofs. The buildings are in an Italianate Rundbogenstil, the narrow windows mostly alternating single and coupled. The engine house is 2 storeys, the rest one storey. The floors of the engine house marked by a stone floor band with guilloche decoration. All buildings have deep overhanging eaves with bow brackets.</p> <p>The layout of the southern part of this enclosed site can only be seen from within or through the gates of the detached cottage. The buildings have been converted to private residential.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p>The <b>site makes no contribution to significance.</b></p>
<p>Cleadon Hills Conservation Area</p>	<p>The area has two very distinctive zones: the former Cleadon Water Pumping Station site (most now converted to private housing) together with Sunnyside Farm, and secondly the extensive elevated open grassland of the Cleadon Hills, an accessible, windswept landscape including exposed rock. Wide panoramic views, and the prominent, isolated pumping station chimney and ruined Cleadon windmill epitomise the area's exposed coastal hilltop position.</p> <p>Sunderland and South Shields Water Company was created by Act of Parliament in 1852 to address the urgent need on health and economic grounds for better provision of clean, accessible drinking water for the increasing population of industrial Wearside and Tyneside. A number of wells were constructed, from Cleadon in the north, to Hesledon in the south; the works were all designed by Thomas Hawksley (1807-1893) and built between 1859 and 1862.</p>	<p>Whilst the site has limited visual and no historic association with Cleadon Pumping Station, it forms part of a long range view across open fields towards Sunnyside Farm.</p> <p>The <b>site makes a negligible contribution to significance.</b></p>
<p><b>Non designated assets</b></p>		

Occupation Road Footpath	"Occupation Road" known locally as the Ash Path and part of Bede's Way footpath that links two ancient monasteries from the 7th century (Jarrow and Monkwearmouth). The footpath is in beautiful setting cherished by locals and visitors. The path is also the gateway to the much-loved SSSI Cleadon Hills that is now a Local Nature Reserve. This path is one of the oldest and best used public footpaths in the borough, it is used by a variety of people including walkers, groups of ramblers, dog walkers and families escaping the very urban area close by. The path is a recognized area of quiet isolated character (England Civic Trust) and is part of the borough's green belt and adjacent to arable agricultural land.	The site forms part of the immediate setting of the identified heritage asset.  <b>The site makes a lesser contribution to significance.</b>
Sunniside Farm	A discreet group of functional buildings in limestone and slate. In good condition with recent lime-rich pointing. Single high brick arched entrance into the courtyard. The farmhouse is a simple square hip roofed building with regular fenestration. The visual contribution that this extensive group makes within the conservation area is relatively subdued partly because of the elevated level of Sunniside Lane, the inward looking layout and the homogeneous stone materials blending with the boundary walls. However, when viewed from outside across open fields to the west and south, the farm group is South Tyneside Council January 2007 Cleadon Hills Conservation Area Character Appraisal 15 seen as a prominent and extensive group of vernacular stone agricultural buildings.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings.  <b>The site makes a lesser contribution to significance.</b>
Covered Reservoir	The covered reservoir is the most unusual of all the structures in the conservation area, significant in size and historical development. Its circular shape with a smooth light grey 50m diameter concrete dome makes it difficult to appreciate in its entirety, and it is generally only glimpsed over walls, through trees and behind buildings from both within and outside the site. From the top of the chimney, however, its vast proportions are quite dramatic. It is currently fenced off and inaccessible.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
Cleadon Windmill	Nationally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset.

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

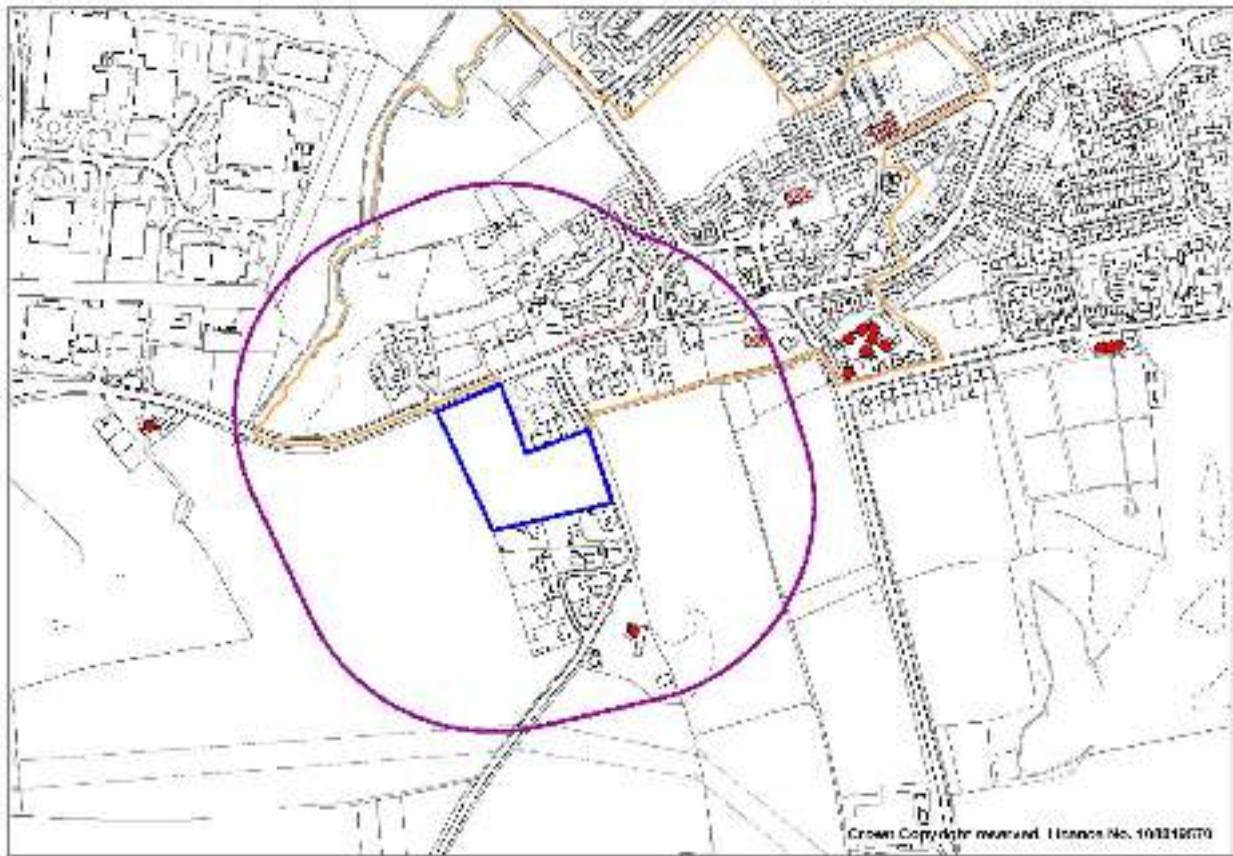
Site Reference	<b>SBC106</b>	
Site Address	<b>The Paddock, Glebe Farm Road, West Boldon</b>	
Proposed Use	Housing	
		
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	<b>The identified site lies within West Boldon Conservation Area (<a href="#">Conservation Areas</a>)</b>	
Registered Parks and Gardens	<b>None</b>	
Non-designated Assets	<b>Doorway to South of Rectory Green GII (<a href="#">1185725</a>) 70m to the east</b> <b>Glebe Farm Court (<a href="#">Local List</a>) to the west</b> <b>Boundary Wall to Rectory Green, Rectory Green, West Boldon (<a href="#">Local List</a>) 60m to the east</b> <b>Ascot Court (<a href="#">Local List</a>) 60m to south east</b>	
Heritage assets in the wider setting	<b>St. Nicholas Church GI (<a href="#">1025225</a>)</b> <b>West Boldon Hall GII* (<a href="#">1355070</a>)</b> <b>Tomb 22 metres South of the South Porch of the Church of Saint Nicholas GII (<a href="#">1185751</a>)</b> <b>Walls and Gate Piers to West of Church of St Nicholas GII (<a href="#">1025231</a>)</b> <b>Mount Pleasant Farm (<a href="#">Local List</a>)</b>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Assets</b>		

<p>West Boldon Conservation Area</p>	<p>Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. Today it has a collection of buildings and a street layout which can appear random, even arbitrary, due to successive phases of development, clearance and changes to the roads, but the origins of the development pattern still form a firm basis for the scene today.</p> <p>West Boldon Conservation Area was designated in 1975, based on a village with medieval origins – an isolated, introspective cluster of historic and modern houses in a traditional village setting, shrouded in mature trees and sited on a prominent hill between the Tyne and the Wear. The conservation area has been moulded over many centuries and bears good evidence of its development in the buildings, streets, boundaries, spaces and trees. A variety of building styles combine to create a real sense of harmony which is most attractive; dominated by St Nicholas Church and with striking long distance views.</p>	<p>The site provides a nod to the rural origins of the conservation area, particularly positioned between the former Glebe Farm and the built up area. That said, the conversion of Glebe Farm to residential, including additional units, has somewhat diluted this historical association.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p>Doorway to South of Rectory Green</p>	<p>Doorway in wall of grounds of demolished rectory. C18. Sandstone. Moulded architrave, pulvinated frieze, moulded pediment with stone coping. Pevsner tells us that the rectory on Rectory Bank was a two-storey Dobsonian classical building with south front of c.1840 with two big canted bay windows at either end. Behind it were much older parts. It was demolished around 1970.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
<p><b>Non designated assets</b></p>		
<p>Glebe Farm Court</p>	<p>Glebe Farm is not one of the borough’s historic agricultural groups, dating from the early 20th century, but it does contribute to the area’s character through its original rural nature and activity. As part of the redevelopment of the site, the design and integration of the new build elements within the core of the historic group of farm buildings has been sensitively handled in terms of the form and materials to be used.</p>	<p>Development of the site would result in the former farm losing some of its connection with the semi-rural landscape.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
<p>Boundary Wall to Rectory Green</p>	<p>The remains of what was the Rectory, one of the oldest and most significant buildings in West Boldon, which created the development pattern and tree-lined boundary along</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>

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

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

Site Reference	<b>SBC107</b>
Site Address	<b>Land north of Lawn Drive</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<b>West Boldon Hall GII* (<a href="#">1355070</a>)</b> 190m to the east <b>Walls, Gates and Gate Piers to south of West Boldon Hall GII (<a href="#">1299610</a>)</b> 195m to the east <b>Doorway to South of Rectory Green GII (<a href="#">1185725</a>)</b> 190m to the east
Scheduled Monuments	None
Conservation Areas	The site adjoins <b>West Boldon Conservation Area (<a href="#">conservation Areas</a>)</b>
Registered Parks and Gardens	None
Non-designated Assets	<b>Ascot Court (<a href="#">Local List</a>)</b> adjoins the sit to the north east <b>Sandfield (<a href="#">local list</a>)</b> 120m to the south
Heritage Assets in the wider setting	<b>Mansion House (1-5 Harton View) GII (<a href="#">1185551</a>)</b> <b>St. Nicholas Church GI (<a href="#">1025225</a>)</b> <b>Tomb 22 metres South of the South Porch of the Church of Saint Nicholas GII (<a href="#">1185751</a>)</b> <b>Walls and Gate Piers to West of Church of St Nicholas GII (<a href="#">1025231</a>)</b> <b>Hall Green Farm (<a href="#">Local List</a>)</b> <b>West Boldon Cemetery Buildings (<a href="#">Local List</a>)</b> <b>Harpers Buildings, Harton View (<a href="#">Local List</a>)</b> <b>Mount Pleasant Farm (<a href="#">local list</a>)</b>
Name of asset	Significance of the asset (heritage values) and the setting (physical)   Site contribution to the significance of the asset



	surroundings and experience of the asset)	
<b>Designated Heritage Assets</b>		
West Boldon Hall	West Boldon Hall (high significance value), which can be dated to 1709 by the Fawcett arms (incorporating part of an earlier house). Built of sandstone Ashlar with Welsh slate roof, it is likely that the principal elevation of West Boldon Hall was designed to take advantage of views across to the south, although the Hall now lies within a thickly tree-shrouded setting. The property is separated from the site by a bridleway. The Hall's grounds have been somewhat eroded over the years, particularly by an irregularly sited modern bungalow in non-vernacular materials, although a large garden survives to the west providing an important historic setting to the house.	Glimpses of the Hall from across the site change seasonally and views between the Hall and the site are fleeting. However, the site is a reminder of the agricultural origins of the village and its rural landscape.  <b>The site makes a lesser contribution to significance.</b>
Walls, Gates and Piers to south of West Boldon Hall	Ashlar dressed walls at front of house with moulded coping having 4 square piers with plinths, pilasters which are fluted on the central piers, overhanging cornices and bell capitals with ball finials.	Glimpses of the Hall from across the site change seasonally and views between the Hall and the site are fleeting. However, the site is a reminder of the agricultural origins of the village and its rural landscape.  <b>The site makes a lesser contribution to significance.</b>
Doorway to South of Rectory Green	Doorway in wall of grounds of demolished rectory. C18. Sandstone. Moulded architrave, pulvinated frieze, moulded pediment with stone coping. Pevsner tells us that the rectory on Rectory Bank was a two-storey Dobsonian classical building with south front of c.1840 with two big, canted bay windows at either end. Behind it were much older parts. It was demolished around 1970.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
West Boldon Conservation Area	Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. Today it has a collection of buildings and a street layout which can appear random, even arbitrary, due to successive phases of development, clearance and changes to the roads, but the origins of the development pattern still form a firm basis for the scene today.	The site forms part of the rural setting of the identified heritage asset.  <b>The site makes a medium contribution to significance.</b>

	<p>West Boldon Conservation Area was designated in 1975, based on a village with medieval origins – an isolated, introspective cluster of historic and modern houses in a traditional village setting, shrouded in mature trees and sited on a prominent hill between the Tyne and the Wear. The conservation area has been moulded over many centuries and bears good evidence of its development in the buildings, streets, boundaries, spaces and trees. A variety of building styles combine to create a real sense of harmony which is most attractive; dominated by St Nicholas Church and with striking long distance views.</p>	
<b>Non Designated Heritage Assets</b>		
<p>Ascot Court</p>	<p>Ascot Court (originally Ashby and later Wayside) is a large, detached house in grounds, typical of late Victorian suburban villas. This grand, square, richly detailed, two storey house sits high in the middle of its modest grounds, reached by a curved drive from an imposing gateway, and once looked south across open fields. A former nursing home, this building had lost some of its detailed appeal with low extensions to the south (cropping the boundary wall), decayed outhouses to the rear, two wide dormers, and uPVC windows throughout. But, overall, its hipped slate roof, sturdy clustered chimneys, abundant greenery and abrupt boundary walls contributed greatly to the area, even if its well-kept north front is hidden from public view. The house has been converted into residential apartments, with the original timber sash windows being reinstated. The low extension block has been demolished and replaced by an apartment block designed in the same 'Italianate' style as the original house. The use of quality materials and architectural detailing ensures that the new buildings complement the original house.</p>	<p>Development of the site would result in the villa losing some of its connection with the semi-rural landscape.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p>Sandfield</p>	<p>Sandfield is an attractive, unspoiled Italianate style house, built for the manager of Boldon Colliery. The</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p>

	elevated position of the house overlooked the mine works.	The site makes a negligible contribution to significance.
<b>Heritage assets in the wider setting</b>		
Mansion House (1-5 Harton View), St. Nicholas Church, Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas.	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The site makes no contribution to significance.
Hall Green Farm, West Boldon Cemetery Buildings, Harpers Buildings, Mount Pleasant Farm	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The site makes no contribution to significance.
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
West Boldon Hall	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
Walls, Gates and Piers to south of West Boldon Hall	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
West Boldon Conservation Area	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Ascot Court	Development of the site would result in a <b>LOW IMPACT</b> to the significance of the heritage asset	
Mansion House (1-5 Harton View), St. Nicholas Church, Tomb 22 metres South of the South Porch of the Church of Saint Nicholas, Walls and Gate Piers to West of Church of St Nicholas, Sandfield, Hall Green Farm, West Boldon Cemetery Buildings, Harpers Buildings, Mount Pleasant Farm	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Maintain a robust landscaping buffer, with careful consideration given to landscaping. Low-density and low-rise development to soften the urban character of the site, with lower density development set back from the southern and northern boundaries behind a generous landscape buffer.		

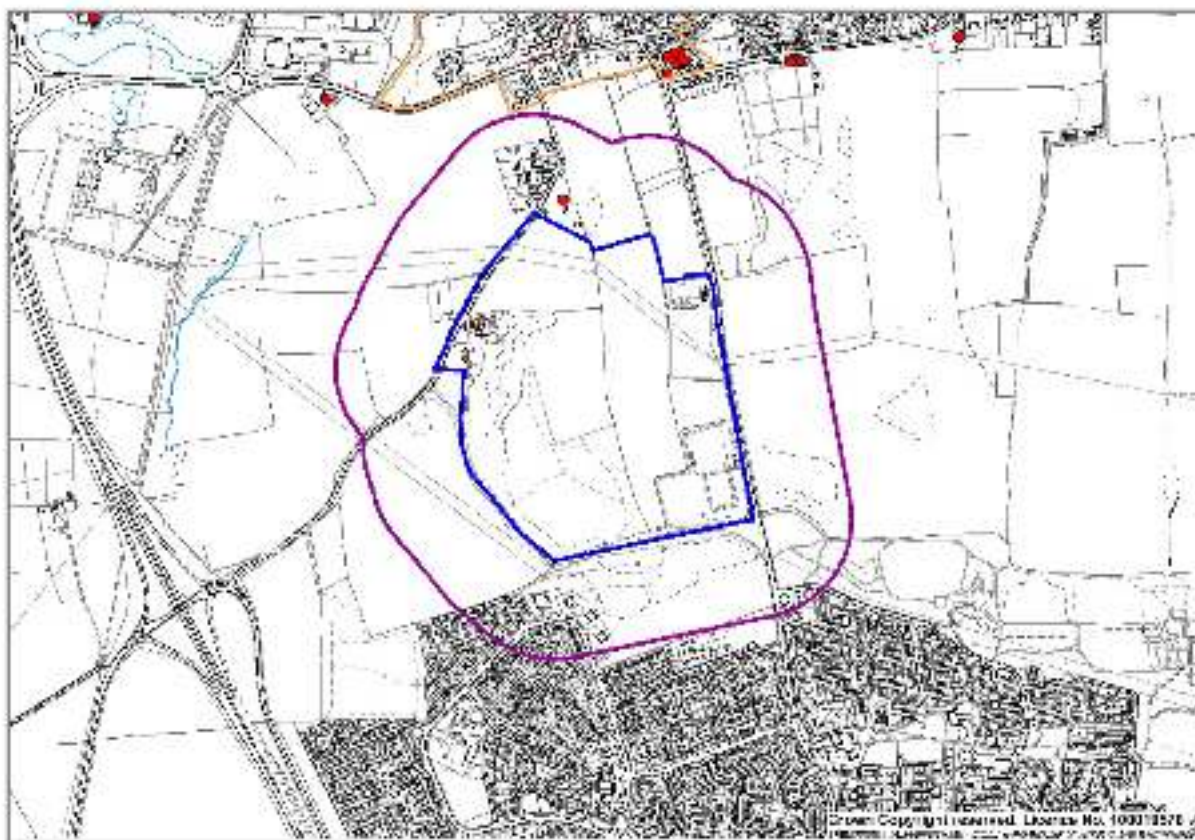
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location.

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

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

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

Site Reference	<b>SBC109</b>
Site Address	<b>Land West of Hylton Lane</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<p><b>Downhill House GII (<a href="#">1355079</a>)</b> lies within the site</p> <p><b>Downhill Farmhouse GII (<a href="#">1025248</a>)</b> lies within the site</p> <p><b>Limekiln to South East of Downhill Farmhouse GII (<a href="#">1025249</a>)</b> lies within the site</p> <p><b>Pair of Lodge Cottages at entrance to Downhill House GII (<a href="#">1185283</a>)</b> lies within the site</p> <p><b>Barn and Gin-Gang GII (<a href="#">1355078</a>)</b> lies within the site</p>
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	<p><b>Downhill Quarry (disused) (<a href="#">2303</a>)</b></p> <p><b>Quarry (disused) (<a href="#">2308</a>)</b></p> <p><b>West Boldon, Downhill Quarry, Prisoner of War Camp (<a href="#">5852</a>)</b></p> <p><b>Sandfield (<a href="#">Local List</a>)</b> adjoins the site to the north</p>
Heritage Assets in the wider setting	<p><b>Doorway to South of Rectory Green GII (<a href="#">1185725</a>)</b></p> <p><b>West Boldon Hall GII* (<a href="#">1355070</a>)</b></p> <p><b>Walls, Gates and Gate Piers to south of West Boldon Hall GII (<a href="#">1299610</a>)</b></p> <p><b>Glebe Farm Court (<a href="#">Local List</a>)</b></p> <p><b>Ascot Court (<a href="#">Local List</a>)</b></p> <p><b>Wall to Rectory Green (<a href="#">Local List</a>)</b></p>

	<p>West Boldon Conservation Area (<a href="#">Conservation area</a>)  Boundary Wall to Rectory Green (<a href="#">Local List</a>)  Ascot Court (<a href="#">Local List</a>)  Hall Green Farm (<a href="#">Local List</a>)  West Boldon Cemetery Buildings (<a href="#">Local List</a>)  Glebe Farm Court (<a href="#">Local List</a>)  Ascot Court (<a href="#">Local List</a>)  Wall to Rectory Green (<a href="#">Local List</a>)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Downhill House	<p>The Grade II Listed Downhill House dates from circa 1800 and is considered to have a medium significance value. Originally built as a private residence, the property was bought by Boldon miners in the late 18<sup>th</sup> Century and used as an Aged Miners' Home. It had fallen into a state of severe disrepair when it was purchased for private residential use in 2008. It is a fine example of a Georgian country house with a significant amount of its original historic fabric and features in situ. Four distinct phases of construction and alteration have been identified, with the primary phase of construction believed to be circa 1780 to 1820. The building is a good example of the proliferation of country houses of this period, where the rich displayed their wealth by creating grand houses and mansions in the countryside and outside of main urban centres.</p>	<p>The property is oriented so that no views are afforded across the site except for the sunroom, which is a new addition. However, some of the significance of the property lies in its location, which would have been chosen for its rural setting.</p> <p><b>The site makes a medium contribution to significance.</b></p>
Downhill Farmhouse, Limekiln, Pair of Cottages, Barn and Gin-Gang	<p>To the north of the site lies Downhill Farm and its various outbuildings, which are all separately Listed and of medium significance value.</p> <p>Threshing barn and gin-gang. Late C18/early C19. Three builds. Roughly squared coursed limestone and sandstone rubble; pantile and Welsh slate roofs with stone gable coping. Two low storeys. Older part with first floor loading bay. The later part has gin at right angles with internal beams and horse wheel complete, a rare survival.</p> <p>A lime kiln, on east side of Down Hill, is not shown on the 2nd edition OS mapping, so out of use by 1895. A three arched kiln of limestone rubble dating</p>	<p>This collection of former agricultural properties exists because the land around it was farmed.</p> <p><b>The site makes a medium contribution to significance.</b></p>

	from the late 18th century or early 19th century set into a steep escarpment, being more typical of the small kilns producing lime for agricultural purposes than any of the other surviving kilns in the county.	
<b>Non Designated Heritage Assets</b>		
Downhill Quarry	19 <sup>th</sup> Century stone extraction site.	<b>The site makes a lesser contribution to significance.</b>
West Boldon Quarry	Quarry. Marked as Old on the 1st edition OS mapping so out of use before 1857. The 1st edition mapping also shows a track to limekilns (SMR 2309), suggesting that this was a limestone quarry, supplying those kilns. This quarry seems to have been reworked between 1855 and 1895 as 2nd edition OS mapping, where it is again marked as Old shows that it had expanded during that period.	<b>The site makes a lesser contribution to significance.</b>
West Boldon, Downhill Quarry, Prisoner of War Camp	Site of World War Two prisoner of war camp. Air photographs from 1946 show 14 huts in the quarry. Nothing is visible on immediate post-war aerial photographs. NGR given for centre of quarry. Each camp was allocated an official number during World War Two within a prescribed numerical sequence, ranging from Camp 1 (Grizedale Hall, Ambleside) to Camp 1026 (Raynes Park, Wimbledon). The West Boldon camp was Camp 605. Not all of the sites were true Prisoner of War camps, many were hostels situated some distance away from the parent site or base camp. It is not known what category West Boldon Camp was. During the early part of the war there was no standard design of camp, but following the success of the 8th Army's North African Campaign against the Italian Army, during which a substantial number of prisoners were taken, many prisoners were eventually brought to Britain and held in purpose built 'standard' camps, many of which were built by the prisoners themselves. 14 Nissen Huts are shown on a 1945 AP.	<b>The site makes a negligible contribution to significance.</b>
Sandfield	Sandfield is an attractive, unspoiled Italianate style house, built for the manager of Boldon Colliery. The elevated position of the house overlooked the mine works.	The site has limited visual and no known historic association with the identified heritage asset.

		The site makes a negligible contribution to significance.
<b>Heritage assets in the wider setting</b>		
Doorway to South of Rectory Green, West Boldon Hall, Walls, Gates and Gate Piers to south of West Boldon Hall, West Boldon Conservation Area Sandfield	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The site makes no contribution to significance.
Glebe Farm Court, Ascot Court, Boundary Wall to Rectory Green, Rectory Green, Ascot Court, Hall Green Farm, West Boldon Cemetery Buildings, Glebe Farm Court, Ascot Court, Wall to Rectory Green	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The site makes no contribution to significance.
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Downhill House, Downhill Farmhouse, Limekiln, Pair of Cottages, Barn and Gin-Gang	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of these heritage assets.	
Downhill Quarry, West Boldon Quarry	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
West Boldon, Downhill Quarry, Prisoner of War Camp, Sandfield	Development of the site would result in <b>LESSER IMPACT</b> to the significance of these heritage assets.	
Doorway to South of Rectory Green, West Boldon Hall, Walls, Gates and Gate Piers to south of West Boldon Hall, West Boldon Conservation Area, Sandfield, Glebe Farm Court, Ascot Court, Boundary Wall to Rectory Green, Rectory Green, Ascot Court, Hall Green Farm, West Boldon Cemetery Buildings, Glebe Farm Court, Ascot Court, Wall to Rectory Green	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		



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

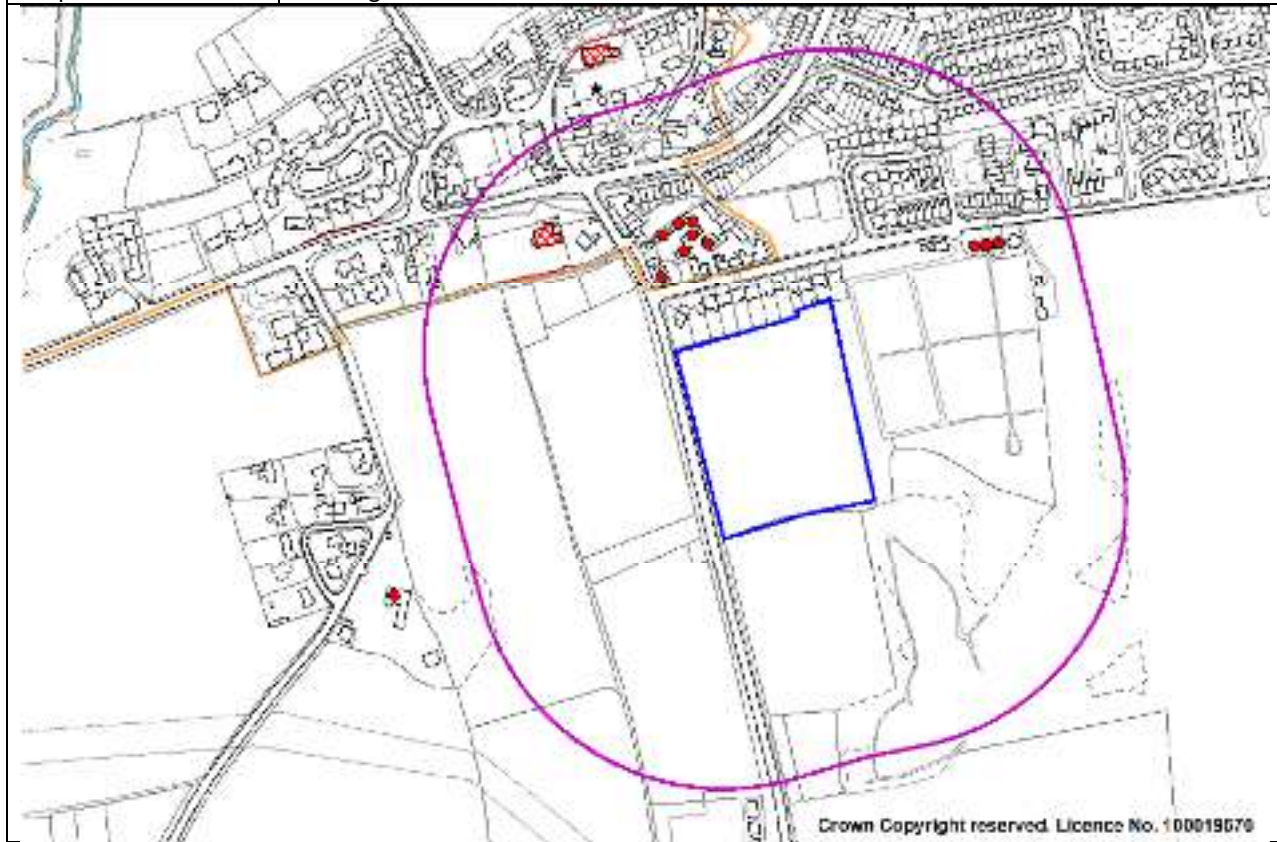
- Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views
- Form and appearance of development, e.g. prominence, scale and massing, materials, movement
- Other effects of development, e.g. noise, odour, vibration, lighting, changes to general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

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

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

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

Site Reference	<b>SBC111</b>
Site Address	<b>Land west of Boldon Cemetery</b>
Proposed Use	Housing



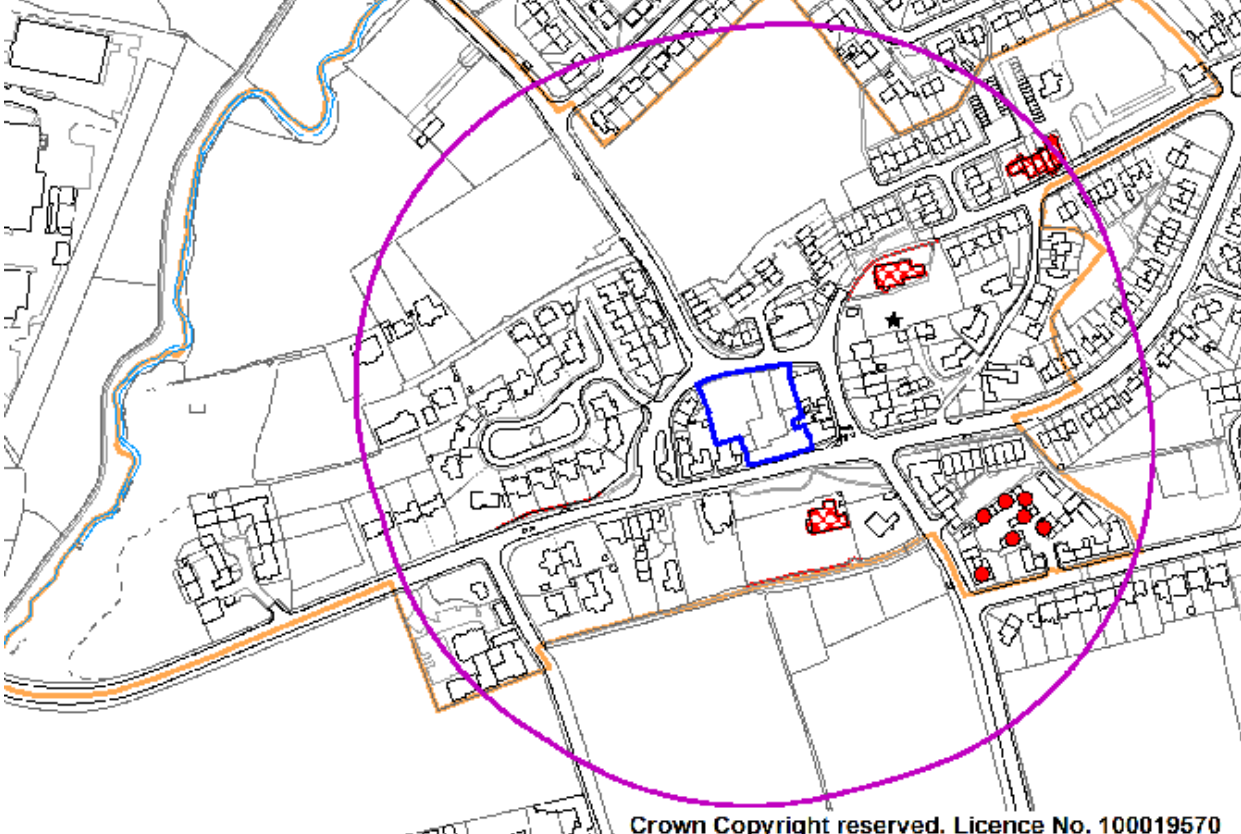
<b>Assets Identified</b>		
World Heritage Sites	<b>None</b>	
Listed Buildings	<b>West Boldon Hall GII* (<a href="#">1355070</a>) 110m to the north</b> <b>Walls, Gates and Gate Piers to south of West Boldon Hall GII (<a href="#">1299610</a>) 110m to the north</b>	
Scheduled Monuments	<b>None</b>	
Conservation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

West Boldon Hall	West Boldon Hall (high significance value), which can be dated to 1709 by the Fawcett arms (incorporating part of an earlier house). Built of sandstone Ashlar with Welsh slate roof, it is likely that the principal elevation of West Boldon Hall was designed to take advantage of views across to the south, although the Hall now lies within a thickly tree-shrouded setting. The property is separated from the site by a bridleway. The Hall's grounds have been somewhat eroded over the years, particularly by an irregularly sited modern bungalow in non-vernacular materials, although a large garden survives to the west providing an important historic setting to the house.	Glimpses of the Hall from across the site change seasonally and views between the Hall and the site are fleeting. However, the site is a reminder of the agricultural origins of the village and its rural landscape.  <b>The site makes a lesser contribution to significance.</b>
Walls, Gates and Gate Piers to south of West Boldon Hall	Ashlar dressed walls at front of house with moulded coping having 4 square piers with plinths, pilasters which are fluted on the central piers, overhanging cornices and bell capitals with ball finials.	Glimpses of the Hall from across the site change seasonally and views between the Hall and the site are fleeting. However, the site is a reminder of the agricultural origins of the village and its rural landscape.  <b>The site makes a lesser contribution to significance.</b>
West Boldon Conservation Area	Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. Today it has a collection of buildings and a street layout which can appear random, even arbitrary, due to successive phases of development, clearance and changes to the roads, but the origins of the development pattern still form a firm basis for the scene today.  West Boldon Conservation Area was designated in 1975, based on a village with medieval origins – an isolated, introspective cluster of historic and modern houses in a traditional village setting, shrouded in mature trees and sited on a prominent hill between the Tyne and the Wear. The conservation area has been moulded over many centuries and bears good evidence of its development in the buildings, streets, boundaries, spaces and trees. A variety of building styles combine to create a real sense of harmony which is most attractive; dominated by St Nicholas Church and with striking long distance views.	The site itself, which is currently open agricultural land, relates positively in the context of the medieval settlement of West Boldon and sits in a prominent location on one of the main vehicular routes into the Conservation Area.  Settings of heritage assets change over time but in this instance the character and appearance of this part of the Conservation area has changed very little since the Tithe Map dating from 1840. The contribution of the site to the setting of the conservation area has been diluted by a row of semi-detached mid-20 <sup>th</sup> Century residential properties. That said, the current lack of development on the site still contributes positively to the rural setting of West Boldon and those heritage assets associated with the settlement. Views into the area from the south are the best for appreciating its isolated and clustered nature. In particular, the views along Hylton Lane  <b>The site makes a medium contribution to the character of West Boldon Conservation Area.</b>
<b>Non designated assets</b>		

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

Ascot Court		The site makes no contribution to significance.
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
West Boldon Hall	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
Walls, Gates and Gate Piers to south of West Boldon Hall	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
West Boldon Conservation Area	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Hall Green Farm	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
St Nicholas Church	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
West Boldon Cemetery Buildings, West Boldon Hall, Tomb within St. Nicholas Churchyard, Doorway to South of Rectory Green, Boundary Wall to Rectory Green, Rectory Green, Glebe Farm Court, Ascot Court	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Maintain a robust landscaping buffer between the site and the cemetery, and careful consideration given to landscaping to the western boundary of the site. Low-density and low-rise development to soften the urban character of the site. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		

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

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

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



Walls and Gate Piers to West of Church of St Nicholas	Dwarf retaining wall of limestone rubble with stone coping either side of the path leading from the main gate to the south porch. The sandstone ashlar gate piers support an overthrow and lampholder of wrought iron.	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
West Boldon Conservation Area	Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. Today it has a collection of buildings and a street layout which can appear random, even arbitrary, due to successive phases of development, clearance and changes to the roads, but the origins of the development pattern still form a firm basis for the scene today.  West Boldon Conservation Area was designated in 1975, based on a village with medieval origins – an isolated, introspective cluster of historic and modern houses in a traditional village setting, shrouded in mature trees and sited on a prominent hill between the Tyne and the Wear. The conservation area has been moulded over many centuries and bears good evidence of its development in the buildings, streets, boundaries, spaces and trees. A variety of building styles combine to create a real sense of harmony which is most attractive; dominated by St Nicholas Church and with striking long distance views.	The site itself formed part of the grounds of one of the village’s largest original houses. And whilst a large access has been formed through the original magnesian limestone wall, the fact that the site remains largely undeveloped (aside from a modern bungalow) and is used for storing caravans, it can still be read as belonging to Mansion House.  <b>The site makes a lesser contribution to the character and appearance of West Boldon Conservation Area.</b>
<b>Non designated assets</b>		
Boundary Walls and Railings associated with Mansion House	The original traditional magnesian limestone wall forms the southern boundary of the site. The limestone would have been quarried in the village and is a locally distinctive feature. Vehicle and pedestrian access to a modern bungalow within the former grounds of Mansion House has been provided through a wide and crudely finished opening in the historic boundary wall.	Part of the original curtilage of the Grade II Listed Mansion House. Whilst the site is in separate ownership, the boundary treatment provides historical context to the designated heritage asset and as such forms an integral part of its significance.  <b>The site makes a medium contribution to significance.</b>
Harper’s Buildings	18 <sup>th</sup> Century houses with a strong back-of-pavement presence, hefty roof, early sash windows, panelled doors and porch canopies. Rendered.	The site has some visual but no known historic association with the identified heritage assets.  <b>The site makes a negligible contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
Doorway to South of Rectory Green, West Boldon Hall, Walls, Gates and Gate Piers	Nationally Designated Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>

to south of West Boldon Hall		
Hall Green Farm, West Boldon Cemetery Buildings	Locally Designated Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The site makes no contribution to significance.
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Mansion House	The existing use of the site as a caravan storage site does little to positively enhance the significance of this asset. As such, redevelopment of the site may provide an opportunity to enhance significance subject to appropriate scale and massing. Conversely, large scale high density development would compete with the historical context and setting of Mansion House.  Development of the site would result in <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Boundary walls and railings associated with Mansion House	Contributes to the historical context and setting of the Grade II Listed Mansion House. Built from a locally distinctive, locally quarried stone.  Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
St. Nicholas Church G1, West Boldon Hall, Walls, Gates and Gate Piers to south of West Boldon Hall, Tomb within St. Nicholas Churchyard GII, Doorway to South of Rectory Green GII, Boundary Wall to Rectory Green, Hall Green Farm, West Boldon Cemetery Buildings	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
Damage has been caused to the limestone wall on Harton View where an access into the site has been created. There is an opportunity to enhance its visual appearance by building stone piers to finish off the wall neatly. Development of the site could provide an opportunity for heritage skills training through the repair of the magnesian limestone wall.  There may also be an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		

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

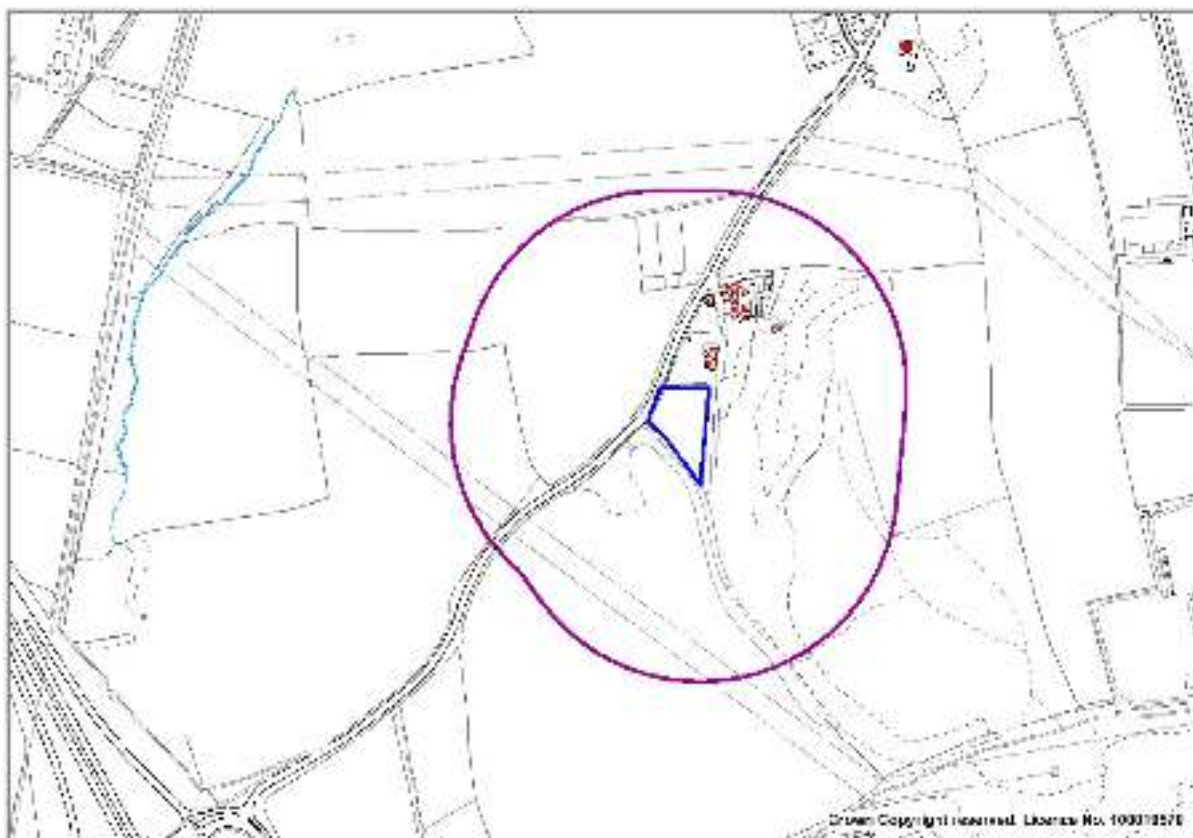
Opportunity to remediate the damage left by opening a vehicular access into the site.

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

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

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

Site Reference	<b>SBC118</b>
Site Address	<b>Land West of Boldon Downhill</b>
Proposed Use	Housing

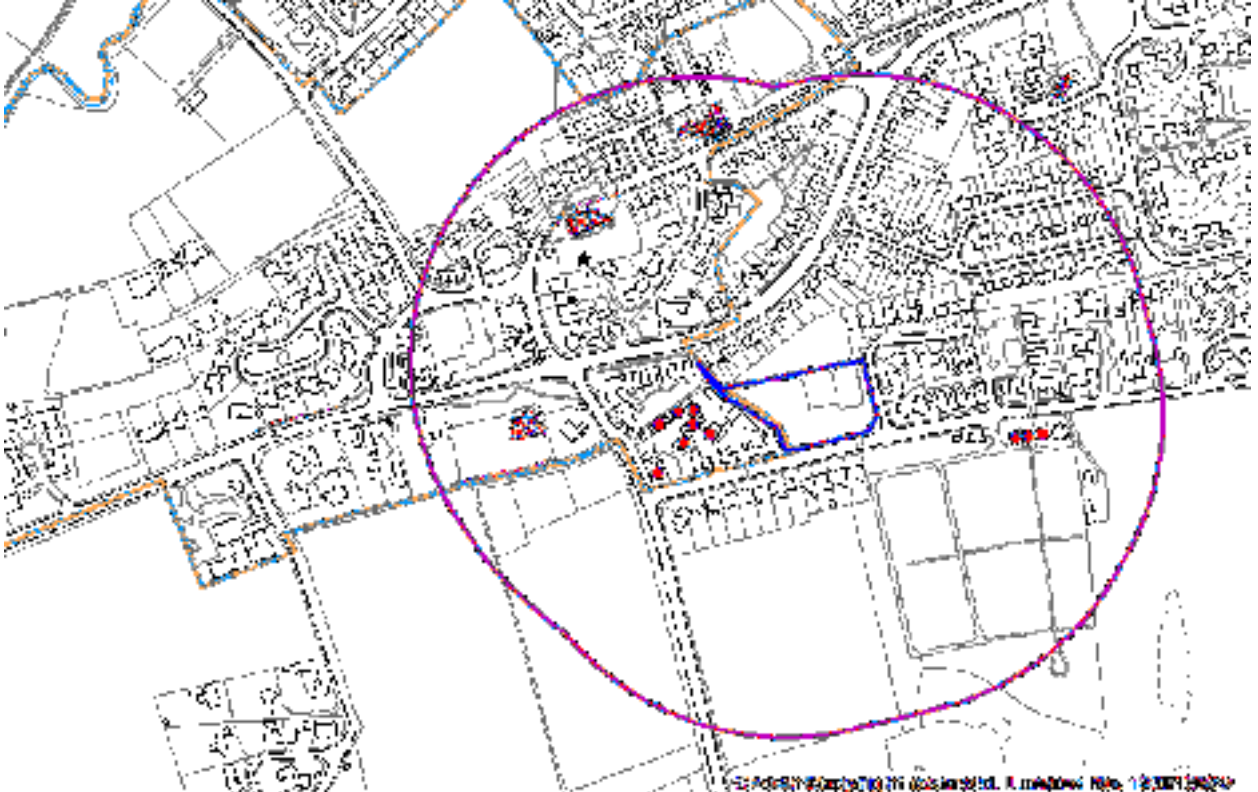


<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>Downhill House GII (<a href="#">1355079</a>)</b> adjoins the site to the north <b>Downhill Farmhouse GII (<a href="#">1025248</a>)</b> 70m to north <b>Limekiln to South East of Downhill Farmhouse GII (<a href="#">1025249</a>)</b> 50m to north <b>Pair of Lodge Cottages at entrance to Downhill House GII (<a href="#">1185283</a>)</b> 60m to north <b>Barn and Gin-Gang GII (<a href="#">1355078</a>)</b> 60m to the north	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Downhill Quarry (disused) (<a href="#">2303</a>)</b> <b>Quarry (disused) (<a href="#">2308</a>)</b> <b>West Boldon, Downhill Quarry, Prisoner of War Camp (<a href="#">5852</a>)</b>	
Heritage Assets in the wider setting	<b>Sandfield (<a href="#">Local List</a>)</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Non Designated Heritage Assets</b>		

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

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

	Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Downhill House	Development of the site would result in a <b>LOW IMPACT</b> to the significance of the heritage asset.
Downhill Farmhouse, Limekiln to South East of Downhill Farmhouse, Pair of Lodge Cottages at entrance to Downhill House, Barn and Gin Gang, Downhill Quarry, West Boldon Quarry, West Boldon, Downhill Quarry, Prisoner of War Camp	Development of the site would result in <b>MINIMAL CHANGE</b> to the significance of these heritage assets.
Sandfield	Development of the site would result in <b>NO CHANGE</b> to the significance of the heritage asset.
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>	
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>	
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.	
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>	
Low scale/massing; high quality design; appropriate landscaping. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology	
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>	
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>	

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



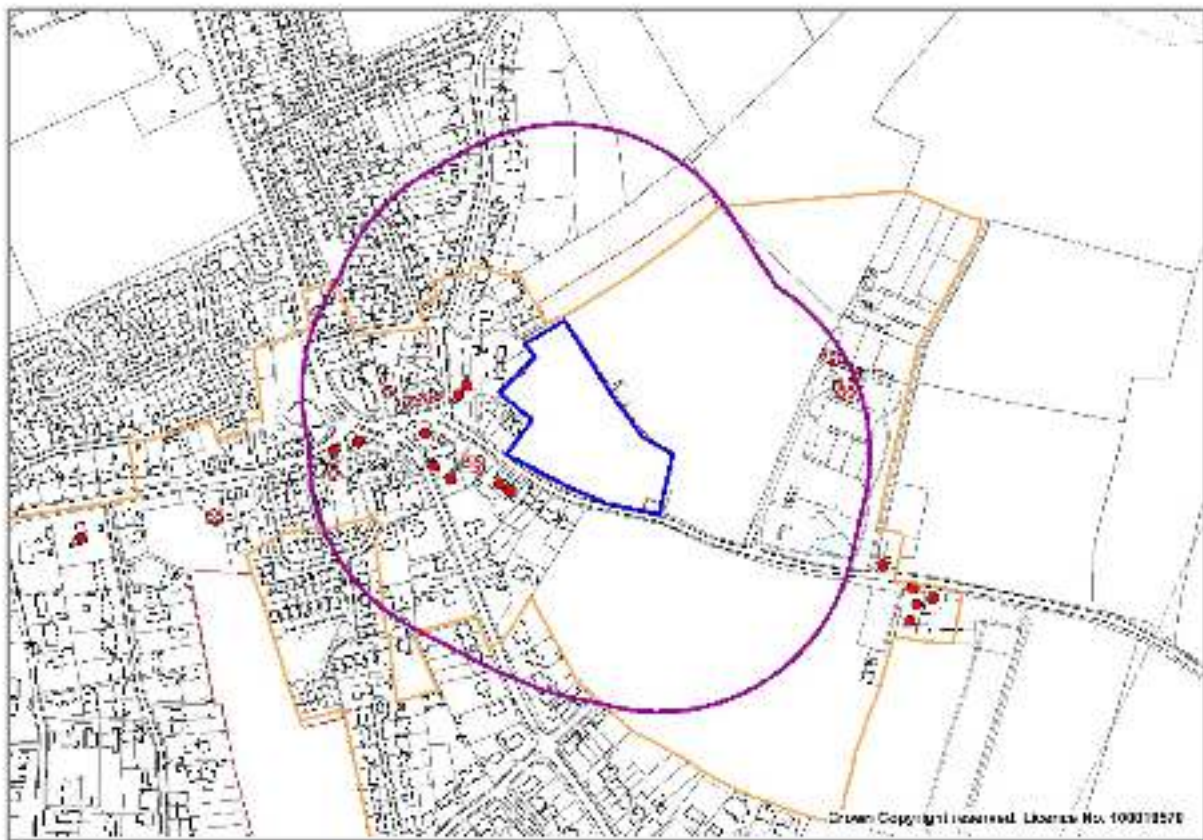
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Assets</b>		
St. Nicholas Church GI	Parish church. Early C13, with later south porch; C19 restorations and north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

	balusters with turned and graduated twist sections. Kitchen door plank and batten.	
Walls., Gates and Gate Piers to south of West Boldon Hall GII	Ashlar dressed walls at front of house with moulded coping having 4 square piers with plinths, pilasters which are fluted on the central piers, overhanging cornices and bell capitals with ball finials.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Tomb within St. Nicholas Churchyard GII	Tomb. Mid C19. W Wilson, Tweedmouth, mason. A low stone kerb, from which iron railings have been cut, surrounds a village pump-like column of sandstone capped by an ogee dome. Inscription: THE FAMILY OF EDWARD ..... and a band of quatrefoil decoration.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Mansion House	One of the largest original houses in West Boldon, Mansion House stands somewhat isolated by later development. Its grandeur is still seen in the south and east elevations (despite sub-division into 5 dwellings, early and quite sensitively handled), and the deep eaves, impressive porch and rich Tuscan doorcase and fanlight add interest and intricacy to the street. The rear elevation also has original windows and features.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
West Boldon Conservation Area	Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. Today it has a collection of buildings and a street layout which can appear random, even arbitrary, due to successive phases of development, clearance and changes to the roads, but the origins of the development pattern still form a firm basis for the scene today.  West Boldon Conservation Area was designated in 1975, based on a village with medieval origins – an isolated, introspective cluster of historic and modern houses in a traditional village setting, shrouded in mature trees and sited on a prominent hill between the Tyne and the Wear. The conservation area has been moulded over many centuries and bears good evidence of its development in the buildings, streets, boundaries, spaces and trees. A variety of building styles combine to create a real sense of harmony which is most attractive; dominated by St Nicholas Church and with striking long distance views.	The site forms part of the immediate setting of West Boldon Conservation Area.  The <b>site makes a lesser contribution to significance.</b>
<b>Non designated assets</b>		
Boundary walls and railings to Mansion House	Original magnesian limestone boundary wall associated with the Grade II Mansion House.	The site has no visual or historic association with the identified heritage asset.

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

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

Site Reference	<b>SBC122</b>
Site Address	<b>Land north of Cleadon Lane</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<p><b>Church of All Saints</b> (<a href="#">1025247</a>) 30m to the south west</p> <p><b>No. 1 Front Street</b> (<a href="#">1025250</a>) 60m to the west</p> <p><b>No. 3 Front Street</b> (<a href="#">1355080</a>)</p> <p><b>No. 5 Front Street</b> (<a href="#">1299739</a>)</p> <p><b>No. 7 Front Street</b> (<a href="#">1025251</a>)</p> <p><b>No. 11 Front Street</b> (<a href="#">1185314</a>) 70m to the west</p> <p><b>Gates and gate piers at south west corner of junction of Front Street with Sunderland Road</b> (<a href="#">1025210</a>) 100m to the south west</p> <p><b>Cleadon War Memorial</b> (<a href="#">1436752</a>) 160m to the west</p> <p><b>Cleadon Tower</b> (<a href="#">1025211</a>) 185m to the west</p> <p><b>Undercliff</b> (<a href="#">1355077</a>) 190m to the north east</p>
Scheduled Monuments	None
Conservation Areas	<b>Cleadon Conservation Area</b> ( <a href="#">Conservation Areas</a> )
Registered Parks and Gardens	None
Non-designated Assets	<p><b>Ridge and Furrow</b> (<a href="#">local list</a>) across the site</p> <p><b>Cleadon Infants School</b> (<a href="#">local list</a>) 15m to the south</p> <p><b>The Vicarage</b> (<a href="#">local list</a>) 60m to the west</p> <p><b>Church Hall</b> (<a href="#">local list</a>) 70m to the west</p> <p><b>Cleadon Village Pond</b> (<a href="#">local list</a>) 80m to the west</p> <p><b>Guidepost, Foxton Court</b> (<a href="#">local list</a>) 100m to the south west</p>

Heritage Assets in the wider setting	<p><b>Grotto in Cleadon Park</b> (<a href="#">Historic England website</a>)  <b>Gas lamp opposite entrance to No. 4 West Park Road</b> (<a href="#">1262061</a>)  <b>Gas lamp opposite entrance to No. 8 Cherry Tree West Park Road</b> (<a href="#">1252872</a>)  <b>West Hall Farm</b> (<a href="#">Local List</a>)  <b>Peacock Lodge</b> (<a href="#">Local List</a>)  <b>Cleadon Recreation Area</b> (<a href="#">local list</a>)  <b>Greenlands</b> (<a href="#">local list</a>)</p>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Church of All Saints	<p>Parish church. 1869 by R J Johnson, south aisle 1907. Snecked limestone rubble with sandstone ashlar quoins and dressings, high-pitched roofs of Welsh slate with stone coping to nave and aisle, in Early English style. Nave with south aisle and south porch, chancel with 3-sided apse, north transept. 2 windows of 3 lights in nave and aisle; south door in chamfered opening between recessed columns on plinths, with drip mould; 2 buttresses to aisle. Transept has a 2-light window in the gable and an east door with flower stops to a drip-mould. Roof has stone cross finial at west, iron at east; above the chancel a hexagonal timber bellcote with Welsh slate spirelet and iron finial; chimney at the transept gable. Interior: south arcade of 2 wide bays, paintings of Garden of Gethsemane by J Eadie Read of Newcastle c.1914 in spandrels; apse paintings of Christ on the Cross and Christ in Majesty by Michael Hoare of Folkestone in 1967; 2-light west window war memorial by L C Evetts of Newcastle in 1948.</p>	<p>Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
No. 1 Front Street	<p>Gill House, probably farmhouse and hind's cottage originally. Late C17/early C18. Coursed squared limestone, the main house thinly rendered; roof of Welsh slates to the main house, pantiles to the cottage. Main house: two storeys, three bays; central boarded door with oblong fanlight, sash windows at either side on ground floor; first floor has two sash windows and blocked narrow central window. Roof has three segment-headed dormers blocked with plywood at time of survey; two end</p>	<p>Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.</p> <p><b>The site makes a negligible contribution to significance.</b></p>

	brick chimneys. Cottage: two storeys, two bays; one sash window at left; at right, one blocked narrow window on first floor.	
No. 3 Front Street	House. Late C18-early C19. Roughly coursed limestone rubble and brick. Roof low pitched, of pantiles. 2 storeys, 2 bays, the left limestone at ground floor and raised to 2 storeys in brick. Ground floor: sash window with glazing bars at left, boarded door with oblong fanlight at right. First floor: 2 sashes with glazing bars. One-storey rear extension.	Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.  The <b>site makes a negligible contribution to significance.</b>
No. 5 Front Street	House. Early-mid C19. Roughly coursed limestone rubble, Welsh slate roof. 2 storeys, 2 windows with late C19 sashes; later central projecting porch has boarded door and oblong fanlight. Stone gable copings, 2 end brick chimneys. Rear elevation: red brick, 2 periods, similar first floor windows, modern ground floor windows and door. Included partly for group considerations.	Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.  The <b>site makes a negligible contribution to significance.</b>
No. 7 Front Street	Outbuilding, probably once a house. Early C18. Roughly coursed limestone rubble; roof covered in felt at time of survey. West elevation to lane has small openings of C17 character, part louvred, part glazed; south gable to street has quoins stepping up to peak; modern door in each elevation; one end brick chimney.	Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.  The <b>site makes a negligible contribution to significance.</b>
No. 11 Front Street	House, mid C17. Roughly squared coursed limestone, roof of pantiles. 2 storeys, 3 bays. Central half-glazed door with blank wall over between 3-light stone- mullioned windows with hood-moulds; 2 mullioned windows of 2 lights with hood- moulds at first floor.	Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.  The <b>site makes a negligible contribution to significance.</b>
Gates and gate piers at north east corner of junction with Sunderland Road	Gates: C18, one modern copy. Wrought iron. Gate piers: 3 C18, stone rusticated and vermiculated, with projecting cornices and obelisk finials. Historical note: re-erected on this site at time Cleadon Tower was altered c.1890.	
Cleadon War Memorial	Cleadon War Memorial, which stands on Front Street, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on the	

	local community, and the sacrifice it made in the conflicts of the C20; * Architectural interest: an imposing memorial built in a local stone; * Group value: with Cleadon Tower (Grade II-listed).	
Cleadon Tower	House. C18 incorporating parts of earlier house; 1890 reconstruction of tower. Rendered with Welsh slate roof to house, flat roof to tower. L plan: cross gable to street, tower in the angle. South elevation: 2 storeys, 3 windows, small 2-light over central door, upper right a square oriel with cornice, remainder 3-light mullioned; all openings with label moulds. Roof: 2 small gabled dormers with bargeboards; gable coping; 2 end brick chimneys and one to cross gable; crenellation to tower. Interior: C19 handrail to staircase with decorated tread ends and one plain one turned baluster on each step; wide 3-centred arched stone lintels to two fires on ground floor, chamfered with tongue stop and with 2-stepped flat and tongue stop; another covered on ground floor; on first floor a chimney piece with false 4-centred arch between tapered pilasters, fluted with heavily moulded plinth and cornice, and the Chamber arms over; and some 2-panelled doors with bolection-moulded architraves and panels over.	
Undercliff	House, now 3 separate dwellings. Circa 1853. Brick with sandstone dressings; Welsh slate roof. 2 storeys; 3 bays on west front defined by 4 Tuscan giant pilasters with stone plinths and capitals. Large Tuscan entrance porch, of 2 round and 2 square pillars, to 6-panelled door in left bay; central 3-light window in stone having elliptical heads, mullions and transom, lintel on brackets; right bay blind. 3 sash windows at first floor. Hipped roof has wide eaves on wooden brackets, square brick chimneys with stone bands and cornices. Plain 2-storey, 4-bay wing on east has 2-storey, 2-bay return forming a courtyard with a range consisting of a passage, a house of 2 low storeys, a cottage, a carriage	The open fields that surround this historic estate provide the context for this rural country estate.  <b>The site makes a lesser contribution to significance.</b>



	<p>entrance and a coach house. A curved brick wall extending from the north-west corner of the house to the courtyard entrance has, on the courtyard side, a brick mounting block with 3 stone steps.</p>	
Cleadon Conservation Area	<p>Cleadon Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of Listed Buildings within the old village; and finally, the uniquely attractive views of Cleadon Windmill and the Water Tower that can be seen from Cleadon Lane.</p> <p>The 1975 boundaries of Cleadon Conservation Area were extended by the Council on 19<sup>th</sup> March 2004 to include Cleadon Plantation, which is a residential area to the west of the village eloped during the twentieth century.</p>	<p>The open fields that lie to the east of the village provide a rural context to the conservation area and offer the opportunity to take in extensive and attractive views.</p> <p><b>The site makes a medium contribution to significance.</b></p>
<b>Non Designated Heritage Assets</b>		
Ridge and Furrow	<p>An example of ridge and furrow, showing elongated reverse 'S' pattern typically created by a pre-1540 system of ox-drawn ploughing. This illustrates the likelihood that the land has not been subsequently ploughed and has remained as permanent pasture.</p> <p>'The remains of ridge and furrow can be seen across many areas of Northumberland and Durham. It results from a method of cultivation that was used throughout the medieval (1066-1540) period and later. It is commonly identified by the broad reverse s-shaped undulations that were created by ox drawn plough, cutting and turning the soil over. The ox team needed plenty of space to turn at the end of each furrow because, by ploughing in a slight curve, the plough could start to turn before the furrow had been completed, this enabled it to be turned and brought back around into the curve of the preceding ridge. Post-medieval (1540-1901) ridge and furrow was created by steam driven plough. The steam driven</p>	<p>This open field provides a rural context to the conservation area and is a good example of intact ridge and furrow.</p> <p><b>The site makes a medium contribution to significance.</b></p>

	<p>plough did not require so much space to turn, so it has narrower and straighter ridges and furrows.’ Source - ‘Keys to the Past’ website 2010 (HLF project in Northumberland and Durham).</p>	
Cleadon Village School	<p>The school is a visual landmark and represents an important milestone in the village’s social and community development. Built in 1907, it is sandwiched between Westgarth and All Saints Church. It is an attractive building with a Welsh slate roof ornamented by red clay ridge tiles. Its layout incorporates integral vertical and hipped roof gabled wings projecting from its front elevation, creating an interesting variety of form and pitches. The symmetry of the western and eastern halves of the building reflects its original division into a boys and girls school. It is constructed from red facing bricks with contrasting stone water tabling, lintels and cills. There are stone dressings and key stones with brick on edge detailing above the windows. The rainwater goods are cast iron. The front of the school is contained by a brick boundary wall with stone copings surmounted by a steel fence. Converted to two residential properties.</p>	<p>The open fields that lie to the east of the village provide a rural context to the conservation area and offer the opportunity to take in extensive and attractive views.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
The Vicarage	<p>The Vicarage is located immediately to the south of the former school. Set in a moderately sized garden, it was built in 1907. It is an extremely attractive Edwardian house with a hipped gable overlooking the road. A projecting splayed bay sits over the porch and a full height timber box bay and a ground floor bay, all with original fenestration, are attached to the south elevation overlooking the garden. Heavy cornices create deep modelling to the bays, adding to the quality of the building. Mature landscaped gardens not only provide an attractive setting to the house but contribute to the greening of Sunderland Road.</p>	<p>Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
Church Hall	<p>The Church Hall is located immediately to the south of the village pond. The inter-war Hall is a brick building with shallow buttress supports on the north and south elevation. It is modest with</p>	<p>Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.</p>

	<p>little ornamentation other than the front porch overlooking Sunderland Road that is decorated by a simple triangular pediment and name boldly painted across the entablature. The Hall replaced the original school. It is linked to a later infants school that is now used as a community facility. The school is an attractive late nineteenth/early twentieth century building that is rendered and incised to give a masonry appearance. The fenestration is original. The roof details replicate the material content of the adjoining vicarage indicating that it is of a similar period. The building comprises two symmetrical halves – probably divided to provide boys and girls schools. Part of the left hand porch and a section of lower roof were removed when the Church Hall was built.</p>	<p>The <b>site makes a negligible contribution to significance.</b></p>
<p>Cleadon Village Pond</p>	<p>The pond lies in a depression where there was once a well. Around it were gathered farms and probably the earliest part of the settlement that became Cleadon. In the nineteenth century a complex of houses, known as ‘The Cluster’, were grouped along the eastern edge of the pond, probably back-to-back workers housing. At that time the pond was larger and less regular, early OS surveys suggesting that it was surrounded by dished banks that were probably cobbles puddled into clay with a limited cut edge to provide a point of access to draw water. It would have been of great functional value as well as a focal point of wider village life. Although its role is now ornamental, its continued survival is of great community importance and vital to the historic character of the village. In the nineteenth century and earlier, the shape of the pond determined the alignment of roads and paths. The twentieth century has seen the pond articulated to conform to highways requirements, particularly the configuration of the upgraded A1018 and the radii at its junction with Front Street.</p>	<p>Whilst the site has limited visual and no historic association with the heritage asset, it provides the rural context for the historic core of Cleadon Conservation Area.</p> <p>The <b>site makes a negligible contribution to significance.</b></p>

Guidepost, Foxton Court	A fine cast iron guidepost survives in front of a small community building.	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
<b>Heritage assets in the wider setting</b>		
Grotto in Cleadon Park, Gas lamp opposite entrance to No. 4 West Park Road, Gas lamp opposite entrance to No. 8 Cherry Tree West Park Road	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
West Hall Farm, Peacock Lodge, Cleadon Recreation Area, Greenlands	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Church of All Saints, Nos. 1-7 (odds) Front Street, No. 11 Front Street, Undercliff, Ridge and Furrow, Cleadon Infants School, Cleadon Village Pond	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage assets.	
Cleadon Conservation Area	Development of the site would result in <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Gates and gate piers at south west corner of junction of Front Street with Sunderland Road, Cleadon War Memorial, Cleadon Tower, Grotto in Cleadon Park, Gas lamp opposite entrance to No. 4 West Park Road, Gas lamp opposite entrance to No. 8 Cherry Tree West Park Road, The Vicarage, Church Hall, Guidepost. West Hall Farm, Peacock Lodge, Cleadon Recreation Area, Greenlands	Development of the site would result in <b>NO IMPACT</b> to the significance of the heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		

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

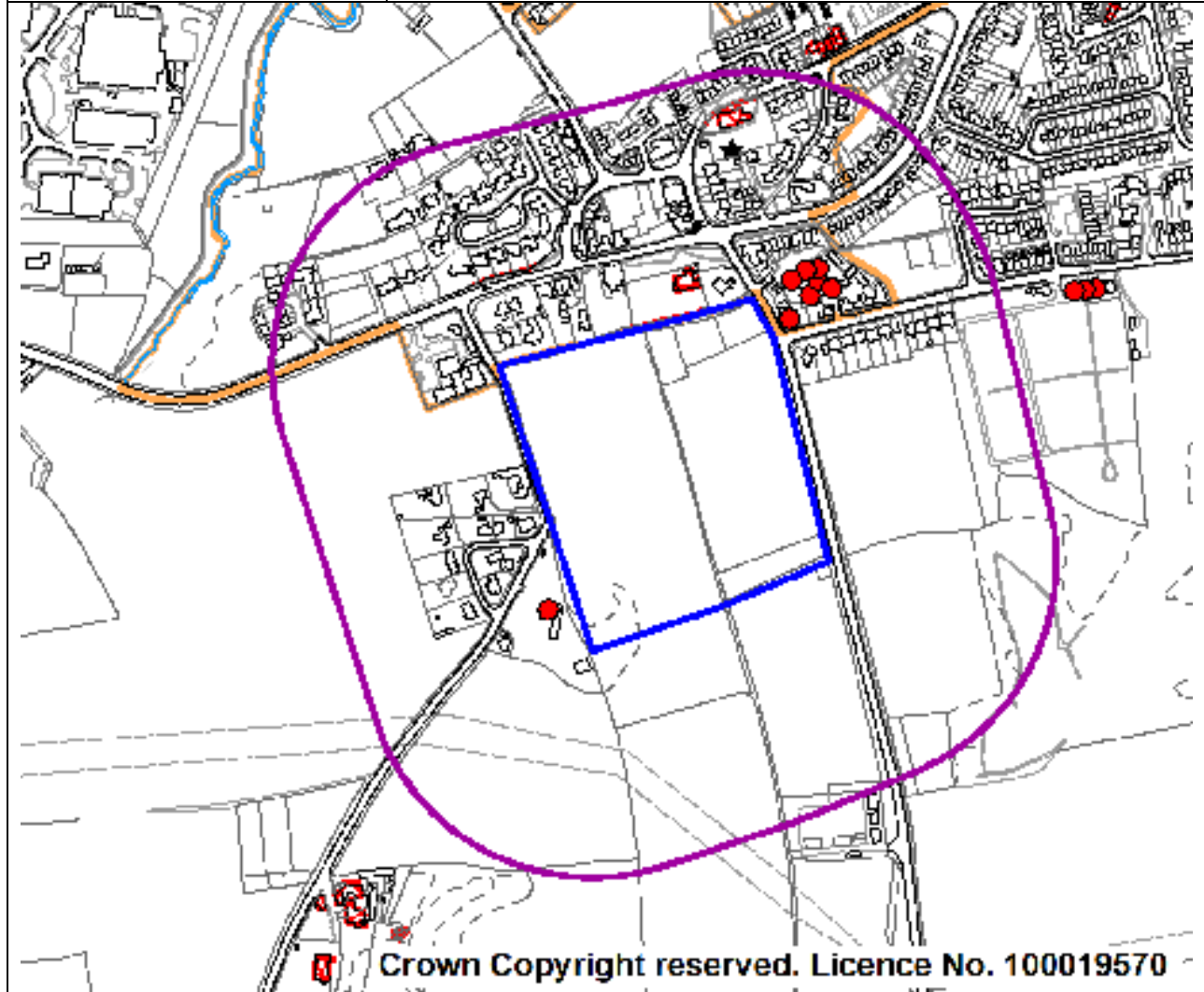
Examine context in this sensitive landscape setting: careful consideration should be given to the design, materials, scale, massing and roof form and the impact of development on the rural setting of Cleadon Conservation Area. Views to and from Cleadon Hills should be incorporated into the layout.

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

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

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

Site Reference	<b>SBC123</b>
Site Address	<b>Land between Downhill Lane and Hylton Lane</b>
Proposed Use	Housing



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

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

	<p>headstops to hoodmoulds on north wall. A round-headed block door in the south chancel wall has keystone date 1767. 3-light east window. Interior: nave arcades have octagonal piers, moulded capitals, some nailhead decorations; 2 C14 effigies of priests, one, with restored head, in a tomb recess in the south aisle wall, the other in the chancel. Two pre-reformation bells. Beside the south porch is a foot-scraper.</p>	<p>buildings dominated by the Grade I Listed St Nicholas' Church.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
Tomb 22 metres south of the South Porch of the Church of St Nicholas	<p>Tomb. Mid C19. W Wilson, Tweedmouth, mason. A low stone kerb, from which iron railings have been cut, surrounds a village pump-like column of sandstone capped by an ogee dome. Inscription: THE FAMILY OF EDWARD ..... and a band of quatrefoil decoration.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Mansion House	<p>One of the largest original houses in West Boldon, Mansion House stands somewhat isolated by later development. Its grandeur is still seen in the south and east elevations (despite sub-division into 5 dwellings, early and quite sensitively handled), and the deep eaves, impressive porch and rich Tuscan doorcase and fanlight add interest and intricacy to the street. The rear elevation also has original windows and features.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Doorway to South of Rectory Green	<p>Doorway in wall of grounds of demolished rectory. C18. Sandstone. Moulded architrave, pulvinated frieze, moulded pediment with stone coping. Pevsner tells us that the rectory on Rectory Bank was a two-storey Dobsonian classical building with south front of c.1840 with two big, canted bay windows at either end. Behind it were much older parts. It was demolished around 1970.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
West Boldon Conservation Area	<p>Boldon began life, probably before the 12th Century, as a small, isolated hill-top village. Today it has a collection of buildings and a street layout which can appear random, even arbitrary, due to successive phases of development, clearance and changes to the roads, but the origins of the development pattern still form a firm basis for the scene today. West Boldon Conservation Area was designated in 1975, based on a village</p>	<p>The site forms part of the rural setting of the identified heritage asset.</p> <p><b>The site makes a medium contribution to significance.</b></p>

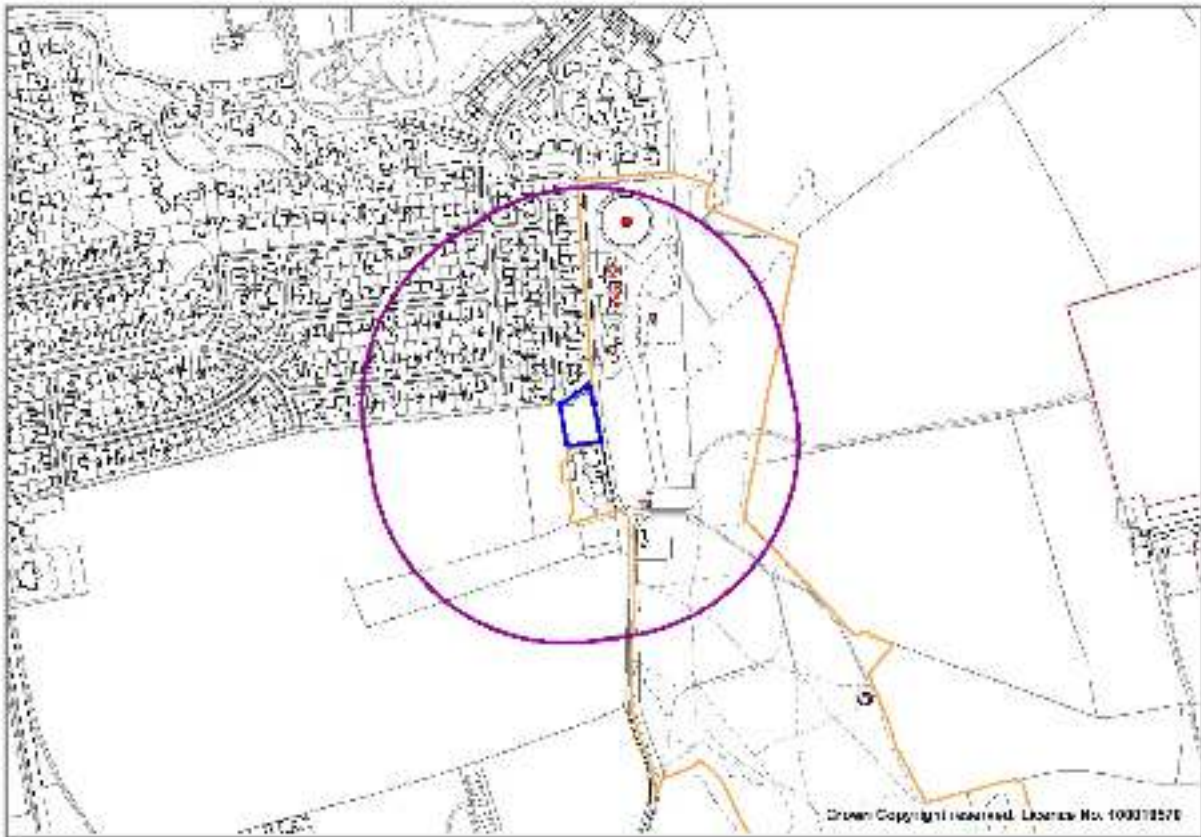


	with medieval origins – an isolated, introspective cluster of historic and modern houses in a traditional village setting, shrouded in mature trees and sited on a prominent hill between the Tyne and the Wear. The conservation area has been moulded over many centuries and bears good evidence of its development in the buildings, streets, boundaries, spaces and trees. A variety of building styles combine to create a real sense of harmony which is most attractive; dominated by St Nicholas Church and with striking long distance views.	
<b>Non designated assets</b>		
Boundary Walls and Railings to Mansion House	Historic boundary wall to Grade II Listed Mansion House.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Hall Green Farm	The buildings at Hall Green Farm are significant because they reflect the history of farming in this country. As part of the redevelopment of the site, several modern farm buildings were demolished to make way for additional housing units. The design and integration of the new build elements within the core of the historic group of farm buildings has been sensitively handled in terms of the form and materials to be used.	It is likely that the site, which forms part of the immediate setting of Hall Green Farm, may have been associated with the identified heritage asset.  <b>The site makes a lesser contribution to significance.</b>
Sandfield	Sandfield is an attractive, unspoiled Italianate style house, built for the manager of Boldon Colliery. The elevated position of the house overlooked the mine works.	The site has limited visual and no known historic association with the identified heritage asset.  <b>The site makes a negligible contribution to significance.</b>
Boundary Wall to Rectory Green, Rectory Green, West Boldon	The remains of what was the Rectory, one of the oldest and most significant buildings in West Boldon, which created the development pattern and tree-lined boundary along Newcastle Road (demolished 1970, a salvaged door is set in the boundary wall, listed Grade II).	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Ascot Court	Ascot Court (originally Ashby and later Wayside) is a large, detached house in grounds, typical of late Victorian suburban villas. This grand, square, richly detailed, two storey house sits	The site has no known historical association with the identified heritage asset. Both sites are bounded by mature vegetation. Seasonal changes may provide

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

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

Site Reference	<b>SBC131</b>
Site Address	<b>Northern Paddock of Sunnyside Farm</b>
Proposed Use	Housing



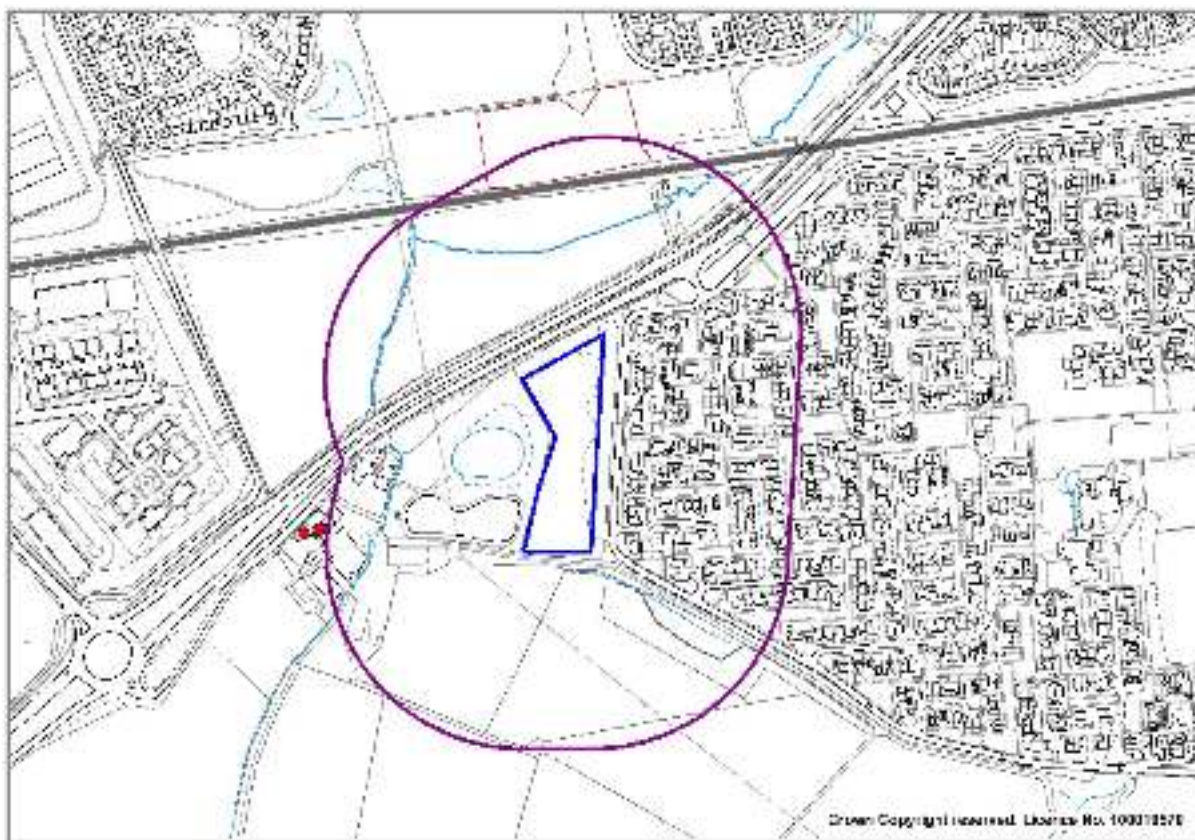
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>Detached Chimney at Cleadon Pumping Station GII*</b> ( <a href="#">1416041</a> ) 110m to the east <b>Combined Engine and Boiler Houses, Adjacent Coal Store, Engineman's House and Cottage at Cleadon Pumping Station GII</b> ( <a href="#">1232322</a> ) 60m to the north east	
Scheduled Monuments	None	
Conservation Areas	<b>Cleadon Hills Conservation Area</b> ( <a href="#">Conservation Areas</a> ) abuts the eastern boundary of the site	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Sunnyside Farm</b> ( <a href="#">9099</a> ) abuts the eastern boundary <b>Covered Reservoir</b> ( <a href="#">Local List</a> ) 160m to the east	
Heritage Assets in the wider setting	<b>Cleadon Mill and Surrounding Wall GII</b> ( <a href="#">1025192</a> ) <b>Limestone Quarries</b> ( <a href="#">2414</a> <a href="#">2416</a> <a href="#">2417</a> ) <b>Latin Inscription from the Roman period</b> ( <a href="#">6838</a> ) <b>Ridge and Furrow</b> ( <a href="#">4911</a> ) <b>Cleadon Hill Army Trenches</b> ( <a href="#">975</a> )	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>

<b>Designated Heritage Assets</b>		
Detached Chimney	<p>The chimney tower is a distinctive point of orientation adding diversity South Tyneside Council January 2007 Cleadon Hills Conservation Area Character Appraisal 10 to the regional and local sense of place. It can be seen on the horizon across the region and as such it is the main signature of the Cleadon Hills</p> <p>An early example of a 'campanile'-style chimney, a design much in fashion in the 1860s. A handsome and imposing example which is outstanding in terms of its scale and grandeur; Designed by the eminent Victorian engineer Thomas Hawksley.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<p>Combined Engine and Boiler Houses, Adjacent Coal Store, Engineman's House and Cottage at Cleadon Pumping Station</p>	<p>1860-62, Thomas Hawksley engineer. Built by the Sunderland and South Shields Water Company and began working in 1862. Brick with stone dressings and rusticated quoins. Hipped slate roofs. The buildings are in an Italianate Rundbogenstil, the narrow windows mostly alternating single and coupled. The engine house is 2 storeys, the rest one storey. The floors of the engine house marked by a stone floor band with guilloche decoration. All buildings have deep overhanging eaves with bow brackets.</p> <p>The layout of the southern part of this enclosed site can only be seen from within or through the gates of the detached cottage. The buildings have been converted to private residential.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Cleadon Hills Conservation Area	<p>The area has two very distinctive zones: the former Cleadon Water Pumping Station site (most now converted to private housing) together with Sunnyside Farm, and secondly the extensive elevated open grassland of the Cleadon Hills, an accessible, windswept landscape including exposed rock. Wide panoramic views, and the prominent, isolated pumping station chimney and ruined Cleadon windmill epitomise the area's exposed coastal hilltop position.</p> <p>Sunderland and South Shields Water Company was created by Act of Parliament in 1852 to address the urgent need on health and economic</p>	<p>The conservation area is the highest point in the borough and can be seen for many miles.</p> <p><b>The site makes a lesser contribution to significance.</b></p>

	grounds for better provision of clean, accessible drinking water for the increasing population of industrial Wearside and Tyneside. A number of wells were constructed, from Cleadon in the north, to Hesledon in the south; the works were all designed by Thomas Hawksley (1807-1893) and built between 1859 and 1862.	
<b>Non Designated Heritage Assets</b>		
Sunniside Farm	A discreet group of functional buildings in limestone and slate. In good condition with recent lime-rich pointing. Single high brick arched entrance into the courtyard. The farmhouse is a simple square hip roofed building with regular fenestration. The visual contribution that this extensive group makes within the conservation area is relatively subdued partly because of the elevated level of Sunniside Lane, the inward looking layout and the homogeneous stone materials blending with the boundary walls. However, when viewed from outside across open fields to the west and south, the farm group is South Tyneside Council January 2007 Cleadon Hills Conservation Area Character Appraisal 15 seen as a prominent and extensive group of vernacular stone agricultural buildings.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings.  <b>The site makes a lesser contribution to significance.</b>
Covered Reservoir	The covered reservoir is the most unusual of all the structures in the conservation area, significant in size and historical development. Its circular shape with a smooth light grey 50m diameter concrete dome makes it difficult to appreciate in its entirety, and it is generally only glimpsed over walls, through trees and behind buildings from both within and outside the site. From the top of the chimney, however, its vast proportions are quite dramatic. It is currently fenced off and inaccessible.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Heritage assets in the wider setting</b>		
Cleadon Windmill	Nationally Significant Heritage Asset	The site has some visual but no known historic association with the identified heritage asset.  <b>The site makes no lesser to significance.</b>

Limestone Quarries, Latin Inscription, Ridge and Furrow, Army Trenches	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Cleadon Conservation Area	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
Cleadon Windmill, Sunnyside Farm	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of these heritage assets.	
Detached Chimney, Combined Engine and Boiler Houses, Adjacent Coal Stone, Engineman's House and Cottage at Cleadon Pumping Station, Limestone Quarries, Latin Inscription, Ridge and Furrow, Army Trenches	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Low scale/massing, designed with a respect for the local vernacular. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>		

Site Reference	SFG015
Site Address	Land to east of Lakeside Inn, Durham Drive, Fellgate
Proposed Use	Housing



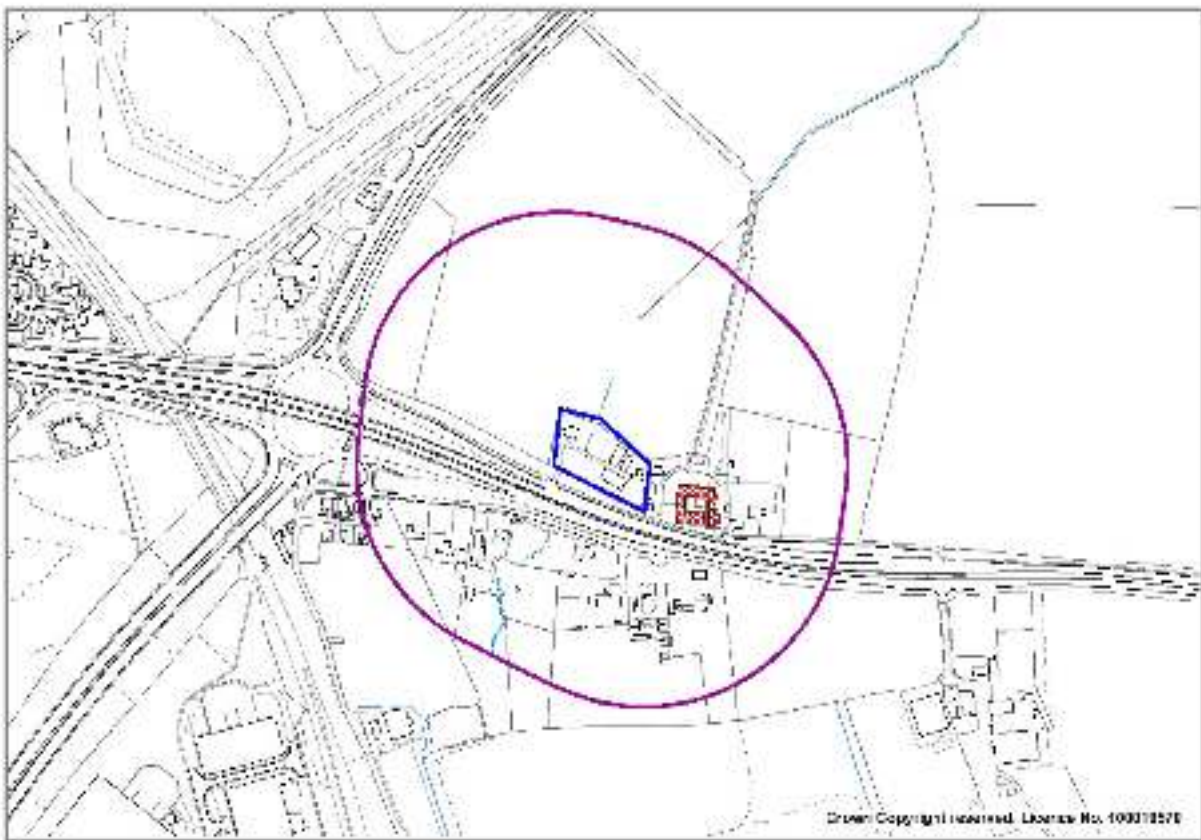
Assets Identified		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	<b>Wrekendyke Roman Road (<a href="#">HER 277</a>)</b> <b>West Fellgate Farm (including West Fellgate Cottage) (<a href="#">Local List</a>)</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
Heritage assets in the wider setting		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for below ground remains to be present in this locality.



	largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of Long Bank, Wrekenton, where it was 19 ft across. At High Eighton, NZ 2724 5860, however, he found nothing, and he argues that earlier antiquaries have not proved its line to the west either. Note that Selkirk has recently published an air photo which he believes may show the road running on. At its east end its route from Jarrow Slake to the fort is also unknown. Until comparatively recently long stretches of the Wrekendyke formed parish boundaries. A watching brief in 2005 during water mains renewal on Newcastle Road (A194) at Primrose Bridge, South Shields did not record any archaeological remains, however ground levels have been raised here for the creation of the modern road. Paul Bidwell argues for a pre-Hadrianic date for the Wrekendyke. Research by David Armstrong contained within the HER as additional information.	The <b>site makes a negligible contribution to significance.</b>
West Fellgate Farm and Cottage	19 <sup>th</sup> Century farmstead and dwelling.	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Wrekendyke Roman Road	Whilst below ground deposits could potentially be disturbed, development of the site could provide an opportunity to better understand and appreciate the heritage significance of the Roman Road.  Development of the site would result in <b>LESSER IMPACT</b> to the significance of the heritage asset.	
West Fellgate Farm and Cottage	The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings.  Development of the site would result in <b>NO CHANGE</b> to the significance of the heritage asset.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		

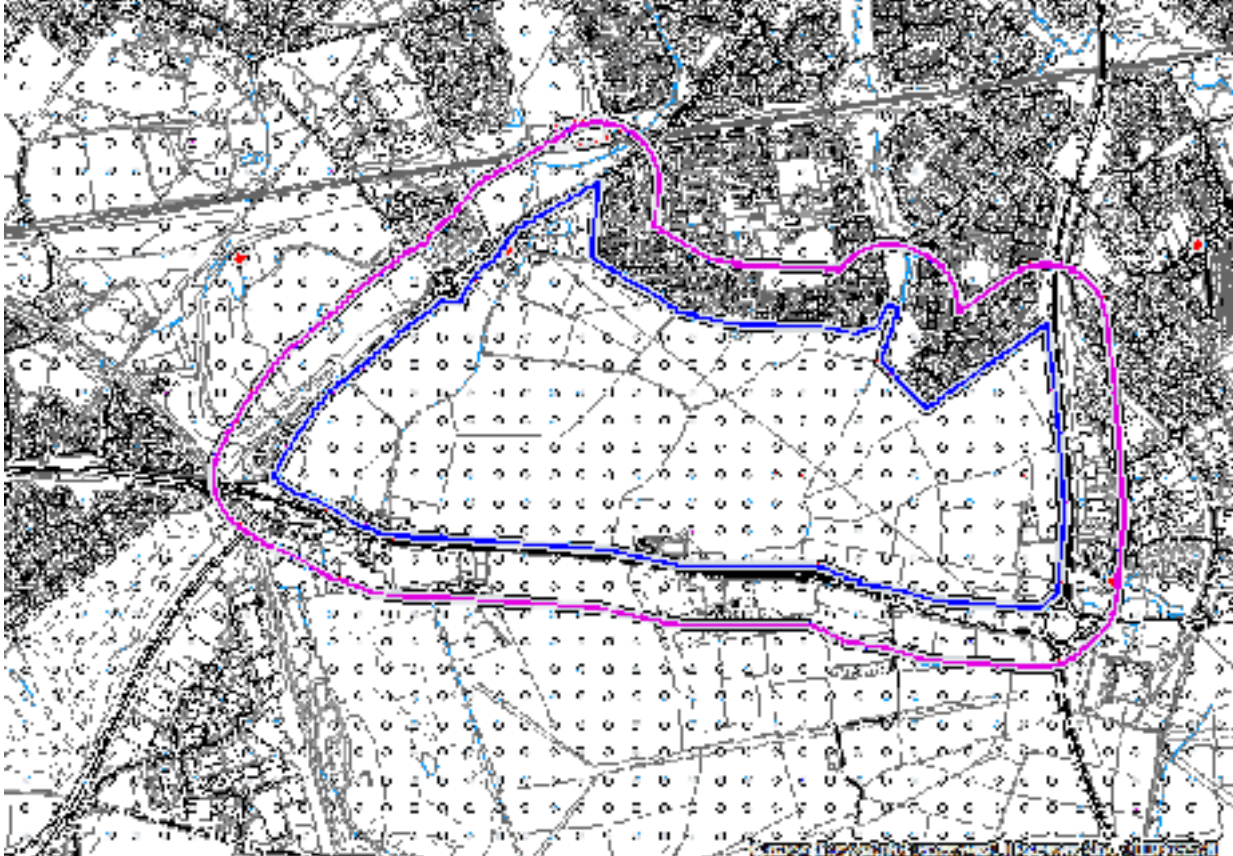
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>
Desk based archaeological assessment required, there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

Site Reference	SFG059
Site Address	Land at Laverick Gardens
Proposed Use	Housing



Assets Identified		
World Heritage Sites	None	
Listed Buildings	Laverick Hall and Linked Outbuildings GII ( <a href="#">1025228</a> ) Barn Ranged at Laverick Hall GII ( <a href="#">1185623</a> )	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	None	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Designated Heritage Assets		
Laverick Hall and Linked Outbuildings	Late 18 <sup>th</sup> Century former farmhouse. This derelict, fire damaged building was extensively repaired and converted to a single family dwelling in 2015.	The site has no visual or known historical association with the heritage asset.  The site makes no contribution to significance.

Barn Range at Laverick Hall	U-shaped ranges formerly barn, stables, granary, coach house and some living accommodation. 18 <sup>th</sup> Century. Converted to residential units in 2015.	The site forms part of the immediate setting of the identified heritage asset, albeit it is well screened by contemporary buildings and mature vegetation.  The site makes a lesser contribution to significance.
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Laverick Hall and Linked Outbuildings	Development of the site would result in <b>NO CHANGE</b> to the significance of the heritage asset.	
Barn Range at Laverick Hall	Development of the site would result in a <b>LOW IMPACT</b> to the significance of the heritage asset.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>		

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

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

West Fellgate Farm and Cottage	19 <sup>th</sup> Century farmstead and dwelling.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings.  <b>The site makes a lesser contribution to significance.</b>
<b>Heritage assets in the wider setting</b>		
Heavy Anti-Aircraft Battery, Ridge and Furrow	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Laverick Hall and Linked Outbuildings, Barn Range at Laverick Hall, Boldon Fellgate Farmhouse	The surrounding landscape is typically rural and contributes to the rural settings of the various farm buildings. Developing the entire Area will encroach into the rural settings of these heritage assets and will divorce them from a significant amount of their remaining rural context.  Development of the site would result in <b>MEDIUM IMPACT</b> to the significance of the heritage assets.	
Wrekendyke Roman Road	Whilst below ground deposits could potentially be disturbed, development of the site could provide an opportunity to better understand and appreciate the heritage significance of the Roman Road.  Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
West Fellgate Farm and Cottage	The surrounding landscape is typically rural and contributes to the rural settings of these farm buildings. Provided the farm and cottage buildings are retained, development of the site would result in <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Heavy Anti-Aircraft Battery, Ridge and Furrow	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
Development could provide an opportunity to find out more about the archaeological potential in the area around the vicinity of Wrekendyke Roman Road.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Whilst heritage assets are situated within the site boundary, they lie on the periphery, and it is therefore possible to develop the and retain the heritage assets. The heritage assets in the immediate and wider setting benefit from their rural surroundings with views forming an important part of their significance. Development of the site therefore has the potential to harm their settings, which would detract from their significance. Masterplanning the site will be critical and should take into consideration the following:		

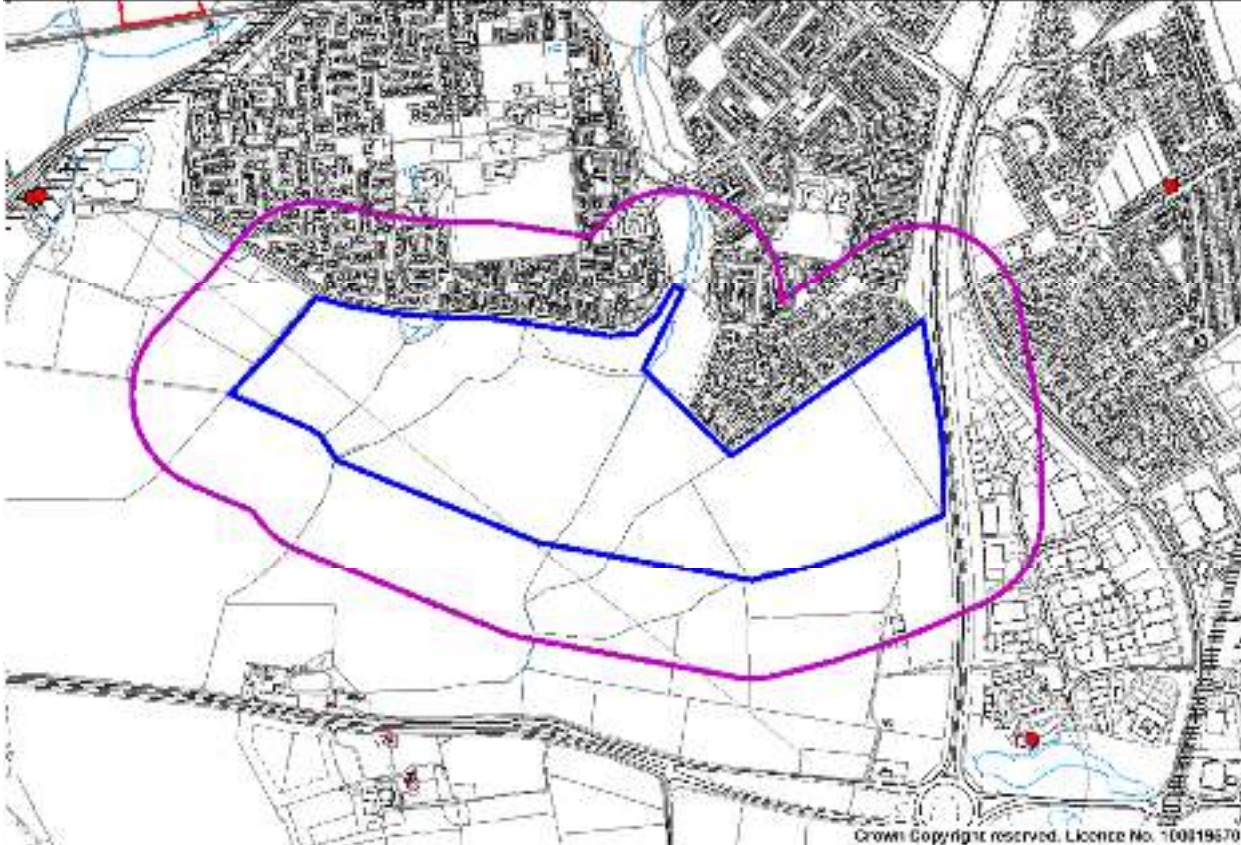
- Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views
- Form and appearance of development, e.g. prominence, scale and massing, materials, movement
- Other effects of development, e.g. noise, odour, vibration, lighting, changes to general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

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

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

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



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

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

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

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

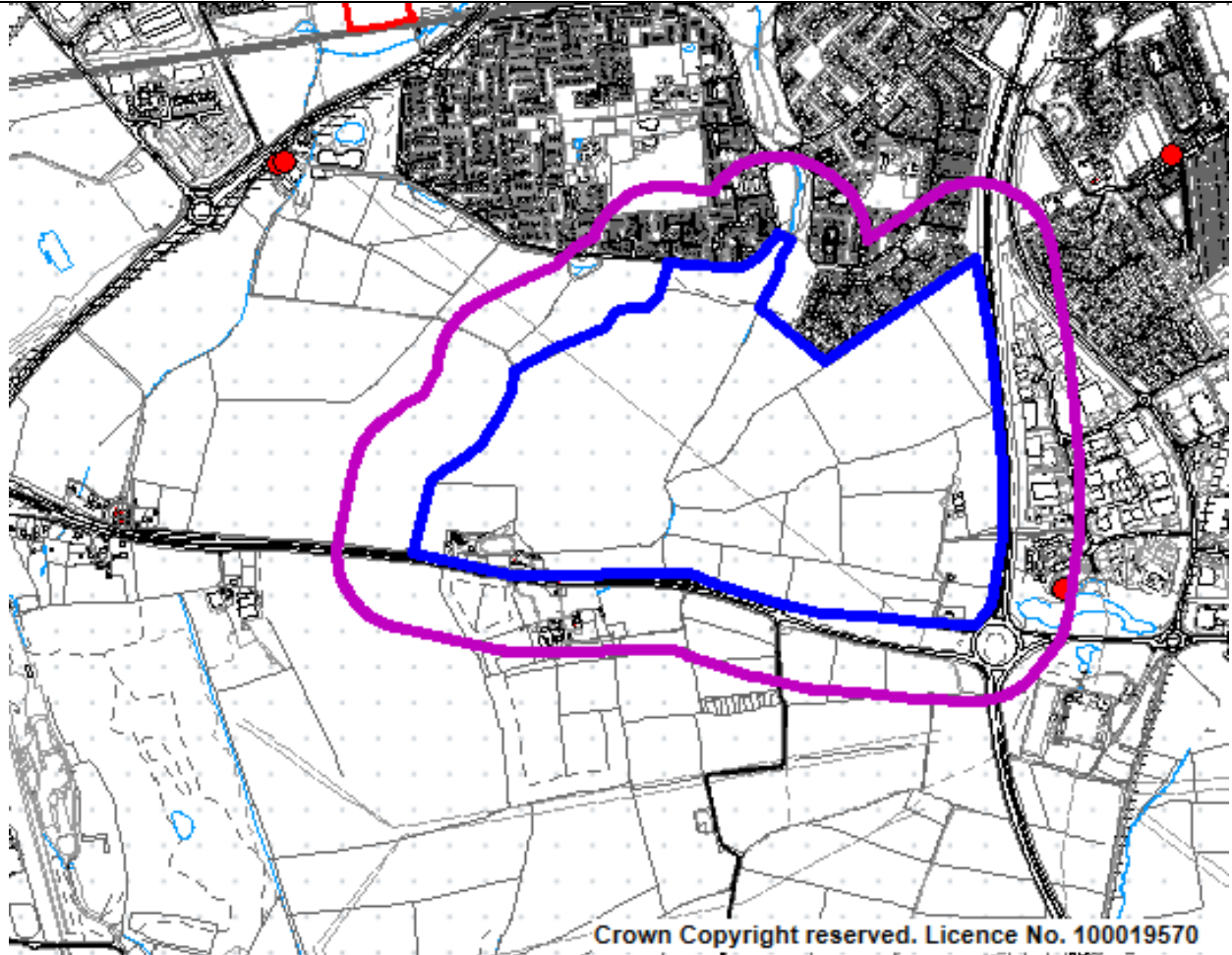
- Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views
- Form and appearance of development, e.g. prominence, scale and massing, materials, movement
- Other effects of development, e.g. noise, odour, vibration, lighting, changes to general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

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

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

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

Site Reference	SFG076
Site Address	Eastern Parcel: Land South of Fellgate
Proposed Use	Housing



Assets Identified	
World Heritage Sites	None
Listed Buildings	<b>Boldon Fellgate Farmhouse GII (<a href="#">1025229</a>)</b>
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	None
Heritage Assets in the wider setting	<b>Scots House GII (<a href="#">1185728</a>)</b> <b>Stables at Scots House GII (<a href="#">1025230</a>)</b> <b>Scots House Gatehouse, Walls, Gates and Gate Piers GII (<a href="#">1355069</a>)</b> <b>Laverick Hall and Linked Outbuildings GII (<a href="#">1025228</a>)</b> <b>Barn Range at Laverick Hall GII (<a href="#">1185623</a>)</b> <b>Wrekendyke Roman Road (<a href="#">HER 277</a>)</b> along the northern eastern boundary <b>West Fellgate Farm (including West Fellgate Cottage) (<a href="#">Local List</a>)</b> <b>Ridge and Furrow (<a href="#">HER 11731</a>)</b> <b>Quadrus (<a href="#">Local List</a>)</b>

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

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

Site Reference	<b>SFG077</b>	
Site Address	<b>Western Parcel: Land South of Fellgate</b>	
Proposed Use	Housing	
<p style="text-align: right; font-size: small;">Crown Copyright reserved. Licence No. 100019570</p>		
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>Laverick Hall and Linked Outbuildings GII (<a href="#">1025228</a>)</b> <b>Barn Ranged at Laverick Hall GII (<a href="#">1185623</a>)</b>	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Wrekendyke Roman Road (<a href="#">HER 277</a>)</b> along the northern eastern boundary <b>West Fellgate Farm (including West Fellgate Cottage) (<a href="#">Local List</a>)</b>	
Heritage Assets in the wider setting	<b>Boldon Fellgate Farmhouse GII (<a href="#">1025229</a>)</b> <b>Heavy Anti-Aircraft Battery, Red Barns Farm (<a href="#">Local List</a>)</b> <b>Ridge and Furrow (<a href="#">HER 11731</a>)</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Laverick Hall and Linked Outbuildings	Late 18 <sup>th</sup> Century former farmhouse. This derelict, fire damaged building was extensively repaired and converted to a single family dwelling in 2015.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of this group of buildings.

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



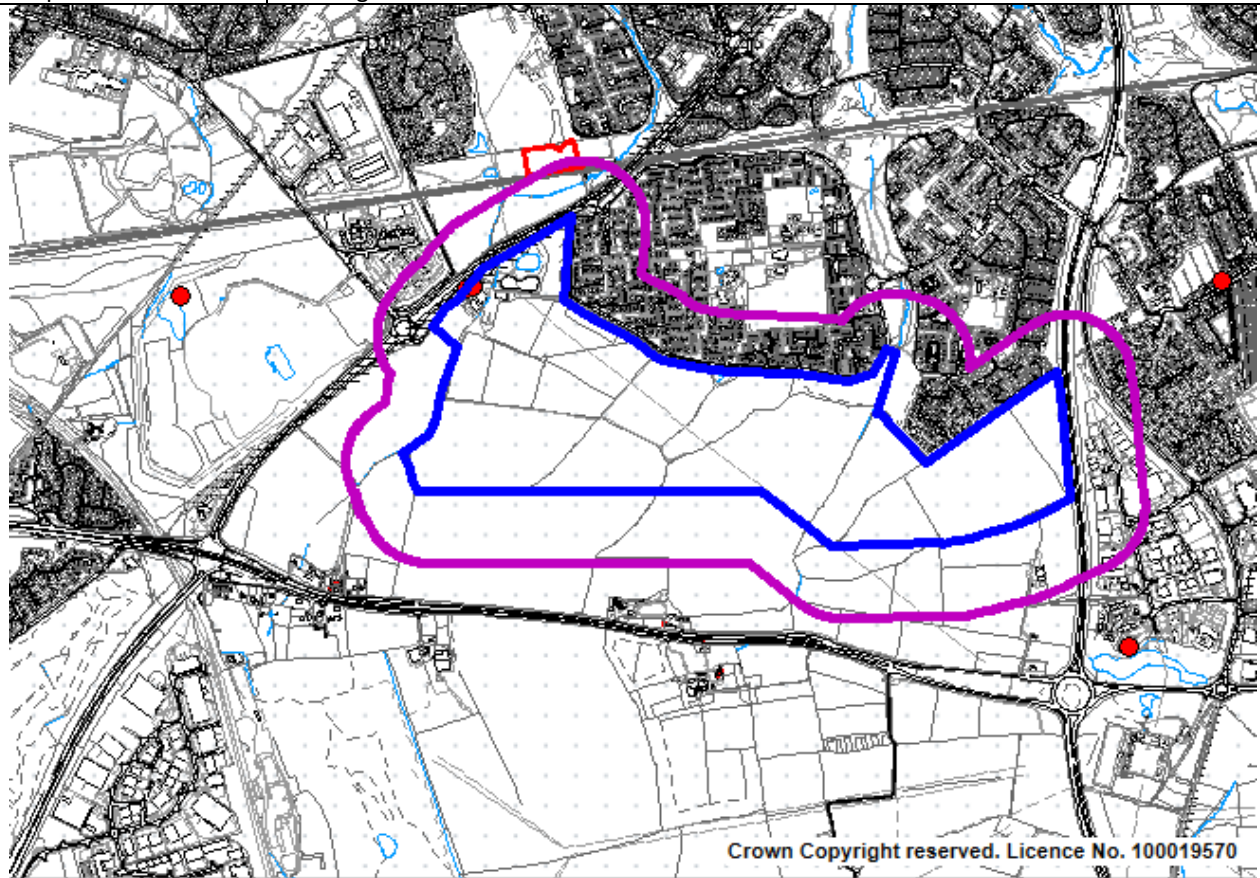
		The site makes a lesser contribution to significance.
Heavy Anti-Aircraft Battery, Ridge and Furrow	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The site makes no contribution to significance.
<b>Potential Impact of Allocation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

• Secondary effects, e.g. increased traffic movement through the landscape as a result of new development. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.

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

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

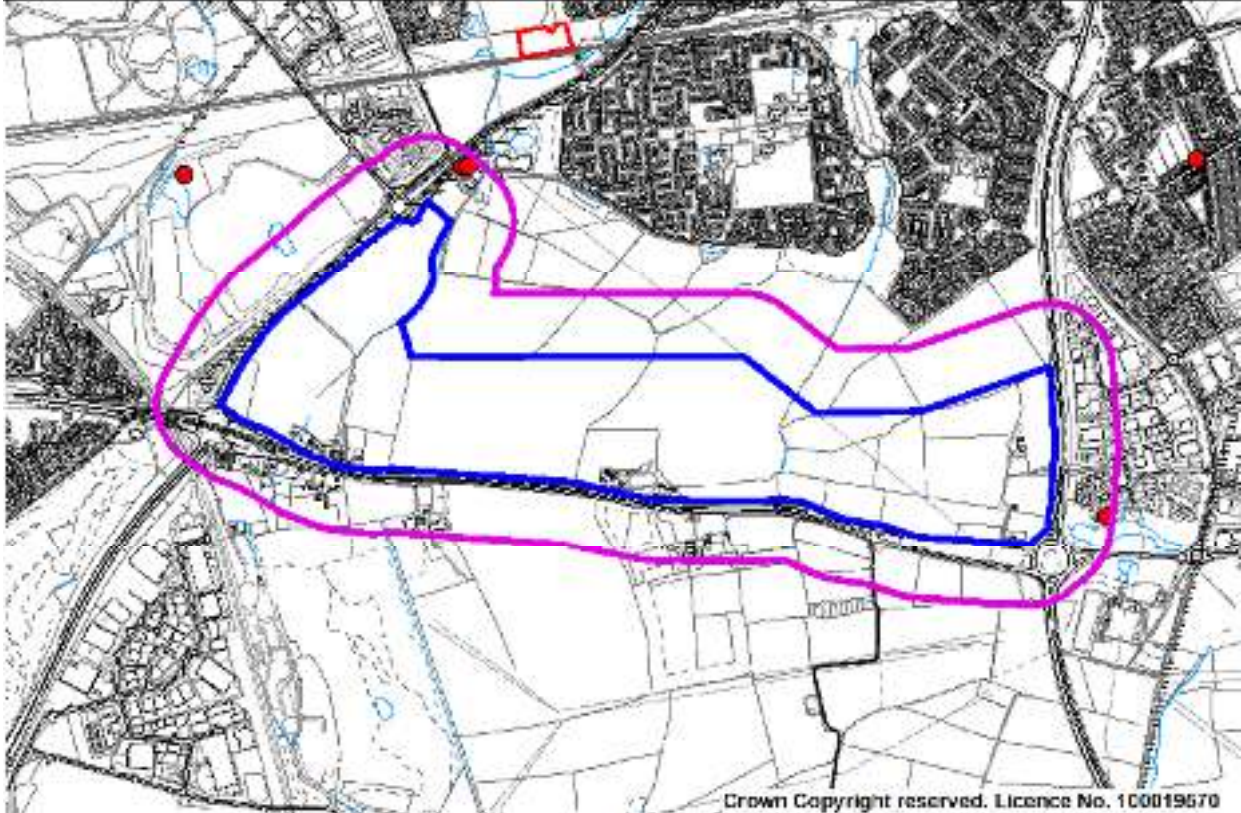
Site Reference	SFG078
Site Address	Northern Parcel: Land South of Fellgate
Proposed Use	Housing



Assets Identified			
World Heritage Sites	None		
Listed Buildings	None		
Scheduled Monuments	None		
Conservation Areas	None		
Registered Parks and Gardens	None		
Non-designated Assets	<p><b>Wrekendyke Roman Road</b> (<a href="#">HER 277</a>) along the northern eastern boundary</p> <p><b>West Fellgate Farm (including West Fellgate Cottage)</b> (<a href="#">Local List</a>)</p>		
Heritage Assets in the wider setting	<p><b>Laverick Hall and Linked Outbuildings GII</b> (<a href="#">1025228</a>)</p> <p><b>Barn Ranged at Laverick Hall GII</b> (<a href="#">1185623</a>)</p> <p><b>Boldon Fellgate Farmhouse GII</b> (<a href="#">1025229</a>)</p> <p><b>Heavy Anti-Aircraft Battery, Red Barns Farm</b> (<a href="#">Local List</a>)</p> <p><b>Ridge and Furrow</b> (<a href="#">HER 11731</a>)</p> <p><b>Whites Cottages</b> (<a href="#">Local List</a>)</p> <p><b>Quadrus</b> (<a href="#">Local List</a>)</p>		
Name of asset	<table border="1"> <tr> <td>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</td> <td>Site contribution to the significance of the asset</td> </tr> </table>	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset		
Designated Heritage Assets			

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

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

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

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

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



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

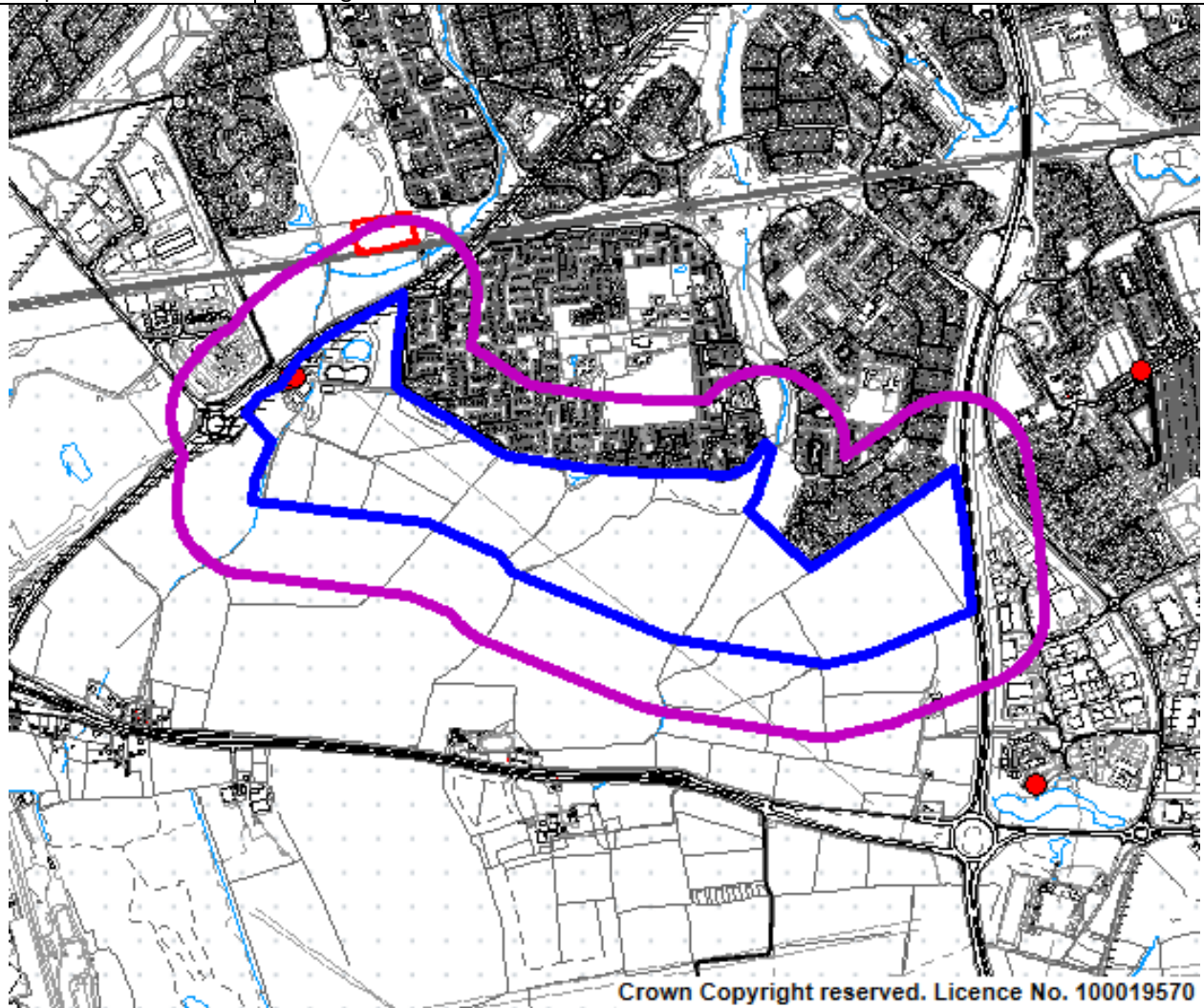
- Location and siting of development, e.g. proximity, extent, position, topography, relationship, understanding key views
- Form and appearance of development, e.g. prominence, scale and massing, materials, movement
- Other effects of development, e.g. noise, odour, vibration, lighting, changes to general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

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

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

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

Site Reference	<b>SFG080</b>
Site Address	<b>Urban Extension D: Land South of Fellgate</b>
Proposed Use	Housing



Assets Identified	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	<b>Wrekendyke Roman Road (<a href="#">HER 277</a>)</b> along the northern eastern boundary <b>West Fellgate Farm (including West Fellgate Cottage) (<a href="#">Local List</a>)</b>
Heritage Assets in the wider setting	<b>Laverick Hall and Linked Outbuildings GII (<a href="#">1025228</a>)</b> <b>Barn Ranged at Laverick Hall GII (<a href="#">1185623</a>)</b> <b>Boldon Fellgate Farmhouse GII (<a href="#">1025229</a>)</b> <b>Heavy Anti-Aircraft Battery, Red Barns Farm (<a href="#">Local List</a>)</b> <b>Ridge and Furrow (<a href="#">HER 11731</a>)</b> <b>Quadrus (<a href="#">Local List</a>)</b>

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

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

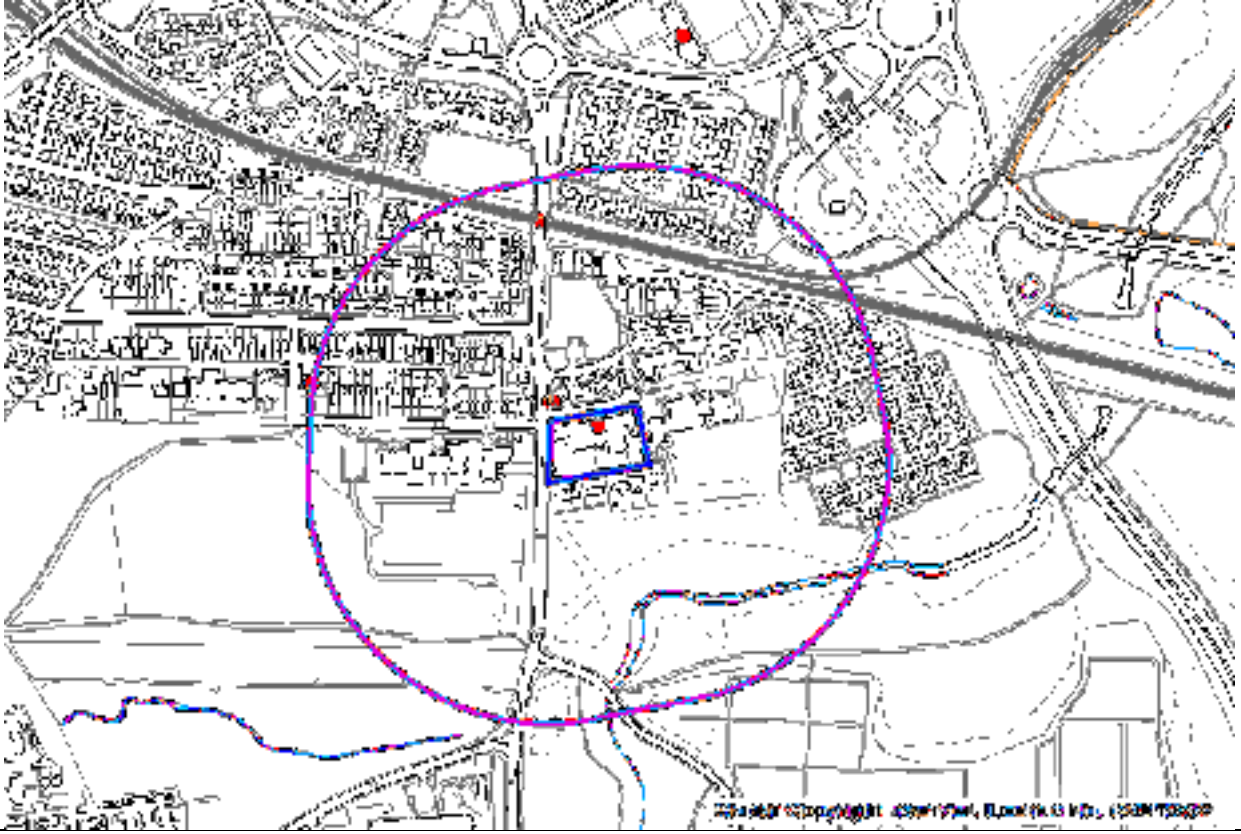
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design, and landscaping),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

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

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

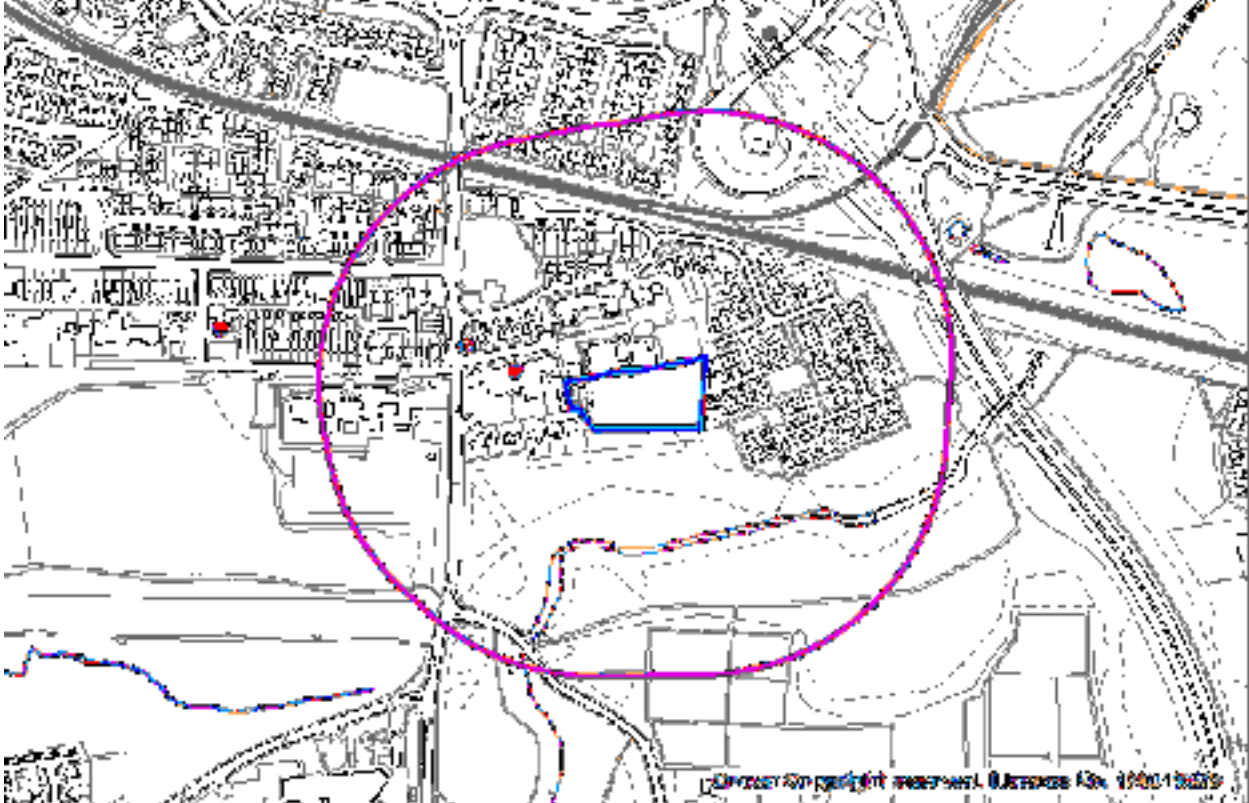
	Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Hebburn Hall Conservation Area	Adjacent to a heavily tree-shrouded are of the Conservation Area, development of the site would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



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

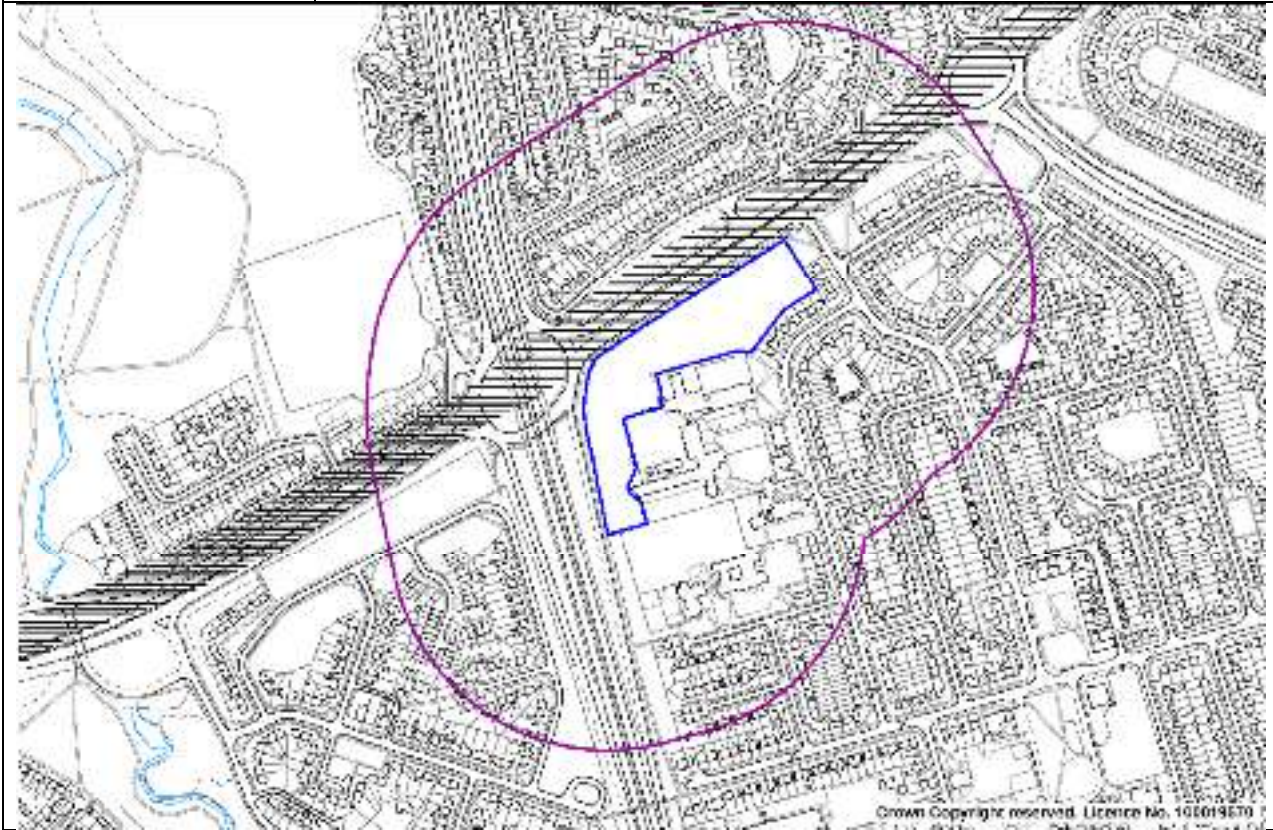
	was used by the neighbourhood policing team and others services such as youth offending before being converted to office use.	The <b>site makes a lesser contribution to significance.</b>
Victorian Pillar Box	This pillar box has the two letters V and R clearly linked on the front, identifying it as Victorian.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

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

Site Reference	SJA033	
Site Address	Epinay Business and Enterprise School	
Proposed Use	Housing	
		
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Police Station (former)</b> ( <a href="#">Local List</a> ) 5m to the west <b>Victorian Pillar Box</b> ( <a href="#">Local List</a> ) 80m to the west <b>Railway Bridge</b> ( <a href="#">Local List</a> ) 175m to the north west	
Heritage Assets in the wider setting	<b>St Paul's Rectory</b> ( <a href="#">Local List</a> ) <b>St Paul's Conservation Area</b> ( <a href="#">Conservation Areas</a> ) <b>Northumberland Probation Service</b> ( <a href="#">Local List</a> ) <b>St Bede's RC School</b> ( <a href="#">Local List</a> )	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Non designated assets</b>		
Police Station (former)	Jarrow Police Station and Magistrates' Courts. An early 20th century building. Whilst the magistrates' courts' function has been moved to South Shields, the building is	The site has some visual and no historic association with the identified heritage asset.

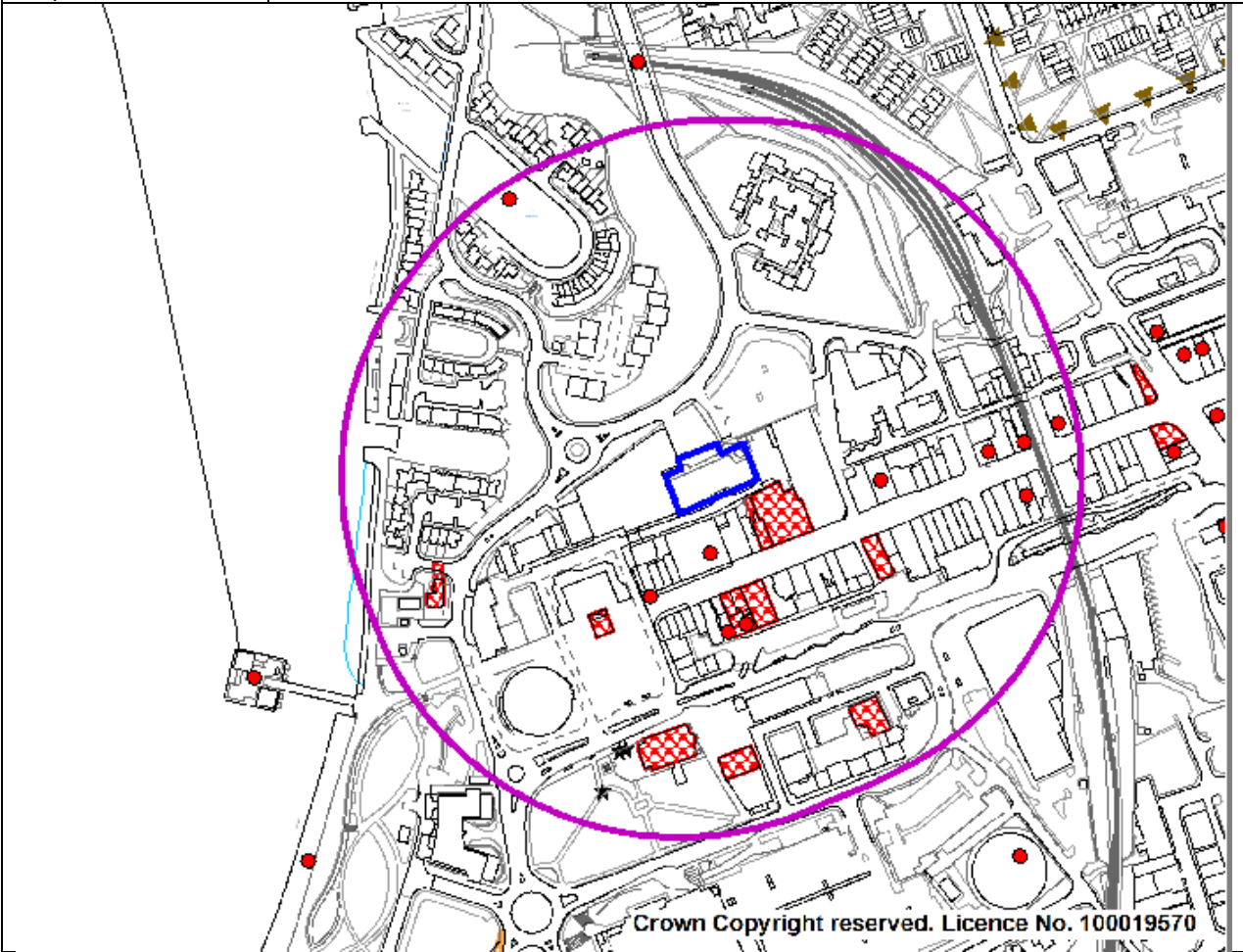
	was used by the neighbourhood policing team and others services such as youth offending before being converted to office use.	The site makes a negligible contribution to significance.
Victorian Pillar Box	This pillar box has the two letters V and R clearly linked on the front, identifying it as Victorian.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

Site Reference	<b>SJA076</b>
Site Address	<b>Open Space (Burn Road)</b>
Proposed Use	Housing



<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Wrekendyke Roman Road</b>	
Heritage Assets in the wider setting	None	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Non designated assets</b>		
Wrekendyke Roman Road	It is generally agreed that this Roman road connected the fort at South Shields (E) with the Roman road from Chester-le-Street to the Tyne (W). Versions of the name are recorded from the C13. A considerable stretch of the road is still in use, from Jarrow Slake to Wrekenton at NZ 2812 5926. W of there it is now largely built over. Wright obtained a section at NZ 310614, where it was 16 ft wide, and another on the E side of	The site has no visual or known historic association with the identified heritage asset. However, there is the potential for below ground remains to be present in this locality.  <b>The site makes a negligible contribution to significance.</b>

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

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



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

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

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

	slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.	
Four Gate Piers Immediately to West of Church of St Hilda	Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Sundial to South West of Church of St Hilda	Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal. "This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
War memorial outside St Hilda's Church	The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
105 and 107 King Street	Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Alum House (Tyne Ham Dock	Early C19. Brick, now painted, slate roof. Three storeys and 2 bays to west elevation, 2 storeys and 4 bays to south elevation.	The site has no visual or historic association with the identified heritage asset.

Engineering Company Limited)	Stone heads to windows. The principal west elevation has 2 elegant segmental bow windows through the 3 storeys. The bows have 3 lights mostly with the original curved sashes. The ground windows are blocked. Continuous stone cill band at first and second floors. The corners of this elevation are marked by broad pilasters. An elegant elevation and the only one of its type to survive within the old town. On the long south elevation the 2 western first floor bays are blind the other 2 sashed. The ground floor has 2 sashed windows below those on the first floor and an unadorned door to the west. The western end of this elevation had a C19 public house front when it was called "The Alum House".	The <b>site makes no contribution to significance.</b>
<b>Non designated assets</b>		
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Mechanics Arms Public House	Links to Lambton Arms (below)	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains. LOCATION MAP:	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
29-33 (odds) King Street	19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	Whilst the site forms part of the setting of the identified heritage asset, the heritage significance of the identified heritage asset is limited to the frontage.  The <b>site makes no contribution to significance.</b>
Edinburgh Buildings, 20-24 (evens) King Street	First recorded in 1881. Formerly retail and offices. Renovated in 1994 by Project North East and now used as a community building. A set of original baker's ovens remains largely intact in the basement.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>

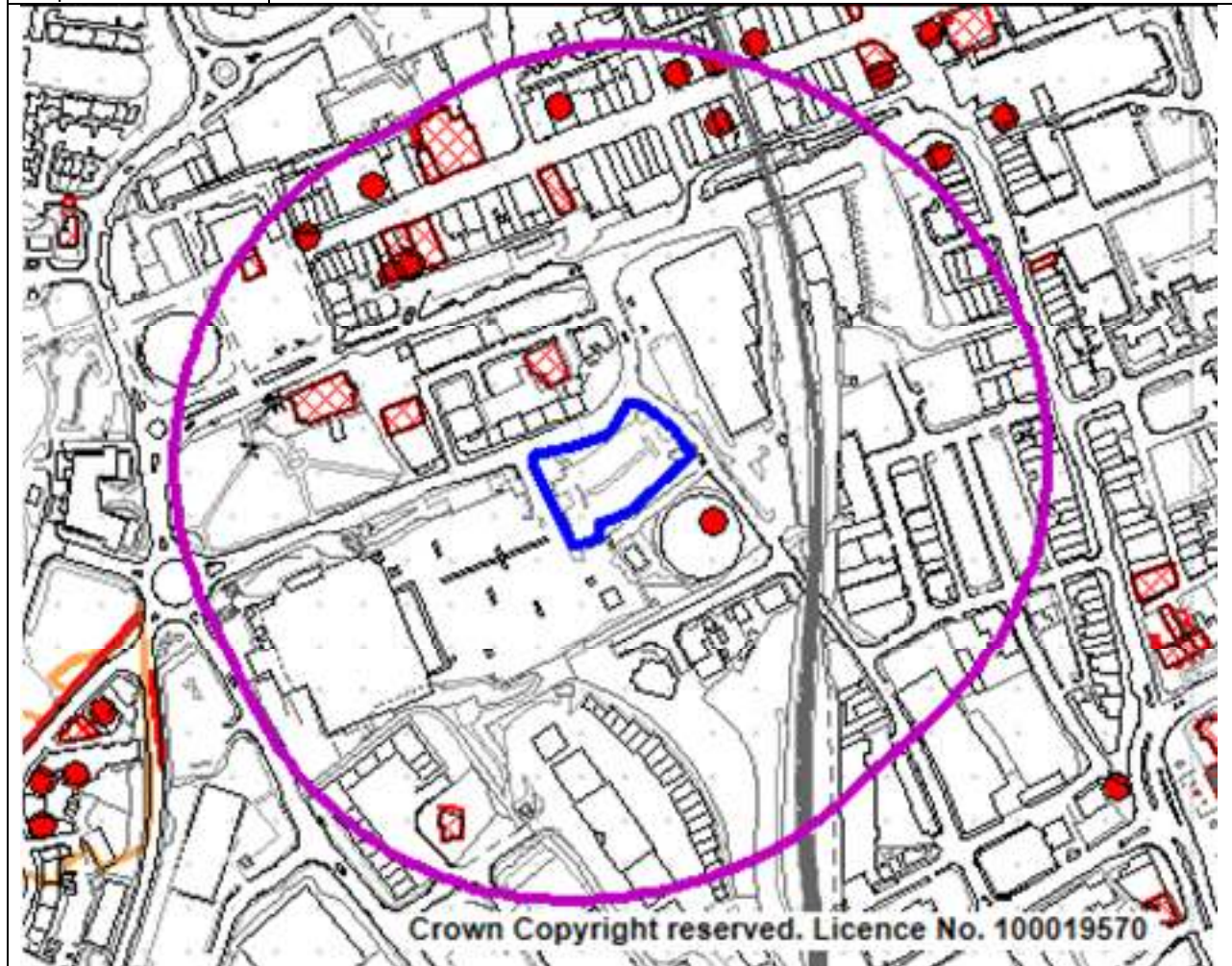
<p>Former Bridge Buffet, 30 King Street</p>	<p>For generations this attractive art nouveau building was a focal point as what used to be the Bridge public house. For several years in the 19th Century it had the unusual distinction of also being the coaching station for railway passengers, who had to go through the hotel – then known as the Bridge Inn – to buy their tickets in a back room. They would then go on to the coal depot at the top of Salem Street – later the rear station yard – to climb onto a few carriages attached to empty coal trains going back to Washington, where they had to change trains.</p> <p>Later in the Victorian era the inn achieved some notoriety for the arrest there of a culprit in a particularly gruesome murder in Morton Street, off Mile End Road. The pub eventually closed towards the end of the 1960s, together with the neighbouring jeweller’s shop, Alexander’s. The white glazed tiles to the rear offshoot remain largely intact. These would have been used to reflect natural light into the back of the property.</p>	<p>The site has limited visual and no historic association with the identified heritage asset.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
<p>Fleet and Spirit of South Shields Artworks</p>	<p>Beautiful modern sculptures set within and at the entrance to the former Brigham and Cowan’s dry dock. This former shipyard has been reclaimed and redeveloped to provide riverside housing.</p> <p>The Spirit of South Shields, by Irene Brown, holds a sailing ship in one arm while raising the other to greet the future. She is a protector guiding the ships through the seas safely. She stands on a relief of South Shields - a firm foundation in the past and present, which is represented and orientated by the model buildings. She stands strong and optimistic, unafraid by the winds of change - the figurehead for South Shields Future. The base of the statue is a contour map of South Shields with several well known features: the Groyne, Arbeia Fort, the Old Town Hall and Westoe Colliery. The screws sticking through the base are where someone has stolen the model of the Town Hall.</p> <p>Fleet, also by Irene Brown, is a collection of seven stainless steel collier ships in full sail set in the water of Market Dock, overlooking the River Tyne at South Shields. The brightly polished ships reflect patterns of both moving sky and</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>

	water and give the impression of a fleet heading out to sea.	
Burton Menswear, 64 King Street	1930s building. Social context: 'The Full Monty' derives from the inexpensive suits supplied by Montague Burton.	
<b>Heritage Assets in the wider setting</b>		
	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
Riddick's, Fowler Street, HSBC Bank, Fowler Street, 4-8 (evens) Fowler Street, The Criterion Public House	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), Former Woolworths Building	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of these heritage assets.	
16 Barrington Street, Lloyds Bank, Trustee Savings Bank, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Alum House Ham, Barclays Bank, The Scotia Public House, Victorian Pillar Box, Mechanics Arms Yeah all my friendsPublic	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	

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



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



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

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

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

	<p>key views down the principal streets within South Shields. In 1850 South Shields was granted its charter of Incorporation as a Borough. Shortly after, the South Shields Improvement Act sanctioned the Council to compulsorily obtain land for street improvements which included Market Place. The Council acquired the Old Town Hall in 1854 and it was subsequently adapted for use as a Council Chamber. The building soon became inadequate and the Council obtained parliamentary powers to build a new town hall. Despite the initial threat of demolition, the Old Town Hall continued to be used as a meeting place for the Council until the new Town Hall was completed in 1910. The Old Town Hall survived the bombing of South Shields during World War 2 and was restored in 1976. It has since been used for a wide range of uses including a charity school, reading room and a shipping office.</p>	
Church of St Hilda	<p>Tower C18. Body of church rebuilt 1810-11. Ashlar, hipped slate roof. Two tiers of windows, the lower ones tall, the upper ones small "clearstory", all with semi-circular hoods. Apse with 3 lights. Tuscan doorcase to former entrance in centre of north wall. West tower has rusticated quoins, contains semi-circular headed west door. Above this a circular window, then 2 stages with louvred belfry openings, finally a clock. pyramidal slate roof behind parapet. To either side of tower, vestry with "Venetian" window and external stairs to gallery. Interior a single space with galleries supported on cast iron columns. Font 1675 by Robert Trollop, Gilt chandelier 1802. Model of lifeboat 1802 suspended from ceiling. Organ case J F Bentley 1865-6. The church, the parish church of South Shields is said to be on the site of a chapel founded by St Aidan circa AD 647 and placed in charge of St Hilda.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Four Gate Piers Immediately to West of Church of St Hilda	<p>Gate-piers immediately to west of church fronting onto Market Place. C18. Four rusticated stone gate-piers. The 2 taller inner piers support fluted urns. Railings and gates removed.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Sundial to South West of Church of St Hilda	<p>Sundial to south-west of church in line with south face of church. 1703. Square stone pedestal. Incised dial, metal gnomon missing. Inscribed on south face of pedestal.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

	"This was erected in ye year of our Lord 1703". Other faces inscribed with later dates and names of churchwardens.	The <b>site makes no contribution to significance.</b>
War memorial outside St Hilda's Church	The war memorial outside St Hilda's Church, South Shields, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest: a richly ornamented and well-proportioned memorial cross in the early medieval style; * Group value: with the Church of St Hilda, and other Grade II-listed structures in the churchyard. A permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
105 and 107 King Street	Early C19. Ashlar, 3 storeys and slate roof. Each of 2 bays with sashes, re-glazed. The ground floors have modern shop fronts inserted. Moulded architraves to windows, the cills to the second floor windows have brackets. Quoins at each extremity of the elevation. Stone eaves cornice and frieze. Floor levels of no 107 are slightly lower than those of no 105 so the present elevation may represent the uniform re-fronting of 2 late C18 properties.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Entrance Building of the Former Theatre of Varieties, 88 King Street	1898-9 Frank Matcham Architect. The theatre consists of 2 separate buildings linked by a bridge across Union Alley, No 88 King Street which is the long entrance foyer extending back to Union Alley. On the north side of Union Alley is the auditorium which is not of special interest. The elevation to King Street is 3 storeys, terracotta, now painted. Ground floor now has modern canopy and other fittings. Above, a free interpretation of classical details in the manner of a C17 frontispiece.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Marks and Spencer (formerly)	1866. T M Clemence and J C Phipps. Joint Architects. This was originally the "New Theatre" (Theatre Royal) whose design was chosen by competition. Although the pedimented portico has been removed and a modern store front inserted across the ground floor it is still a very elegant elevation in the classical manner. The original ground floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>

St Hilda's Colliery Head Stock	<p>Colliery head stocks. Mid C19, restored C1985 and 2018. Red brick with ashlar dressings 3 storey. Main south front has to the left a round headed entrance arch with iron gates. To the right 3 tall round headed windows with ornate iron glazing, all blind, with ashlar impost blocks and keystones.</p> <p>To the rear a single iron headstock over the mining shaft.</p> <p>Established by Simp'n Temple and produced its first coal in 1810. By 1822 St Hilda's Wagonway was built to connect St Hilda's Colliery to the Templetown Wagonway, transporting coal to Harton Staithes.</p> <p>In 1839 tragedy struck when an explosion in the colliery resulted in the deaths of 51 men and boys, the youngest aged 9.</p> <p>By the 1880s the colliery was under the ownership of Harton Coal Company, which in 1908 developed the Harton Electric Railway for the transport of coal from St Hilda's and the company's other mines. The head stock remains a local landmark and was recently brought back into use as office and work space units. It also features a dedicated space paying tribute to the borough's mining past.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Non designated assets</b>		
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The South Shields gasholder is a vital part of the local gas supply system, making sure there's enough gas to go round even in the coldest winters. It can store almost 1.5 million cubic feet of gas – enough to supply 1,800 homes for a full day, or 42,000 homes for an hour.	<p>The site lies within the immediate setting of the identified heritage asset but has no known historic association.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
Mechanics Arms Public House	Links to Lambton Arms (below)	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains.	The site has no visual or historic association with the identified heritage asset.

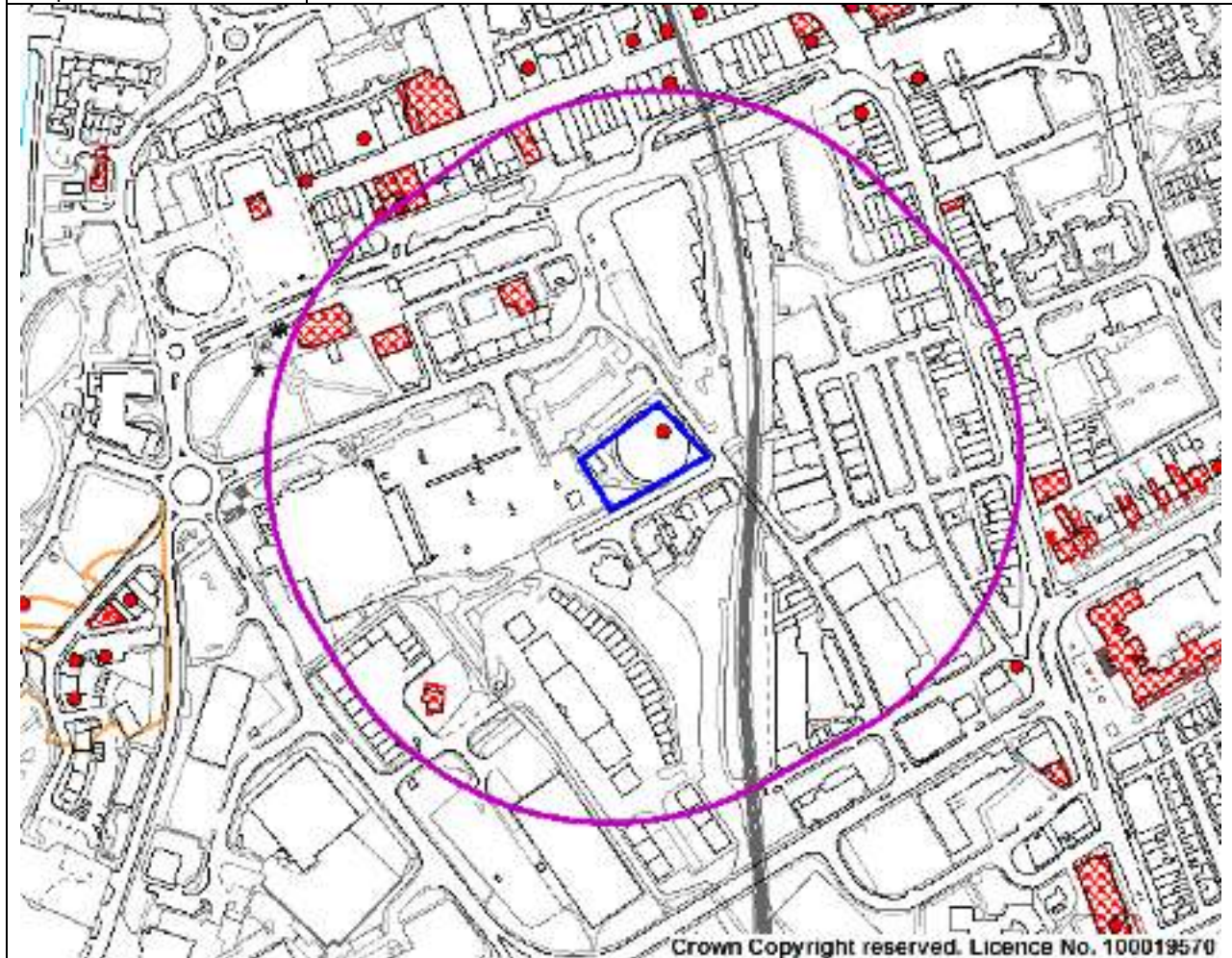
		The site makes no contribution to significance.
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset.  The site makes no contribution to significance.
29-33 (odds) King Street	19th Century. Scale and proportions typical of that age. Original windows.	The site has no visual or historic association with the identified heritage asset.  The site makes no contribution to significance.
<b>Heritage Assets in the wider setting</b>		
1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, The Britannia Public House, Forecourt Railings and Statue of Britannia in Front of Britannia Public House, Stag's Head Public House, Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Wall and Railings of the Museum and Art Gallery Fronting Road, Alum House Ham (Tyne Dock Engineering Company Limited), Mill Dam Conservation Area	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The site makes no contribution to significance.
Riddick's, Fowler Street, HSBC Bank, Fowler Street, 4-8 (evens) Fowler Street, The Criterion Public House	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The site makes no contribution to significance.
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		

Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)
Gas Holder	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.
16 Barrington Street, Lloyds Bank, Trustee Savings Bank, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers immediately to west of Church of St Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly), St Hilda's Colliery Headstocks, Victorian Pillar Box, Westoe Road, Mechanics Arms Public House, Lambton Arms Public House, 1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, The Britannia Public House, Forecourt Railings and Statue of Britannia in Front of Britannia Public House, Stag's Head Public House, Barclays Bank, The Scotia Public House, South Shields Museum and Art Gallery, Wall and	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.



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

Site Reference	<b>M5</b>
Site Address	<b>Oyston Street Gas Holder</b>
Proposed Use	Mixed Use



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

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

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

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

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

	elevation in the classical manner. The original ground floor contained 2 shops, one on either side of the entrances. It ceased to be a theatre in the early 1930s.	
St Hilda's Colliery Head Stock	<p>Colliery head stocks. Mid C19, restored C1985 and 2018. Red brick with ashlar dressings 3 storey. Main south front has to the left a round headed entrance arch with iron gates. To the right 3 tall round headed windows with ornate iron glazing, all blind, with ashlar impost blocks and keystones. To the rear a single iron headstock over the mining shaft.</p> <p>Established by Simp'n Temple and produced its first coal in 1810. By 1822 St Hilda's Wagonway was built to connect St Hilda's Colliery to the Templetown Wagonway, transporting coal to Harton Staithes.</p> <p>In 1839 tragedy struck when an explosion in the colliery resulted in the deaths of 51 men and boys, the youngest aged 9.</p> <p>By the 1880s the colliery was under the ownership of Harton Coal Company, which in 1908 developed the Harton Electric Railway for the transport of coal from St Hilda's and the company's other mines. The head stock remains a local landmark and was recently brought back into use as office and work space units. It also features a dedicated space paying tribute to the borough's mining past.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Non designated assets</b>		
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The South Shields gasholder is a vital part of the local gas supply system, making sure there's enough gas to go round even in the coldest winters. It can store almost 1.5 million cubic feet of gas – enough to supply 1,800 homes for a full day, or 42,000 homes for an hour.	<p>The site is inclusive of the identified heritage asset and therefore has a strong association with it.</p> <p><b>The site makes a lesser contribution to significance.</b></p>

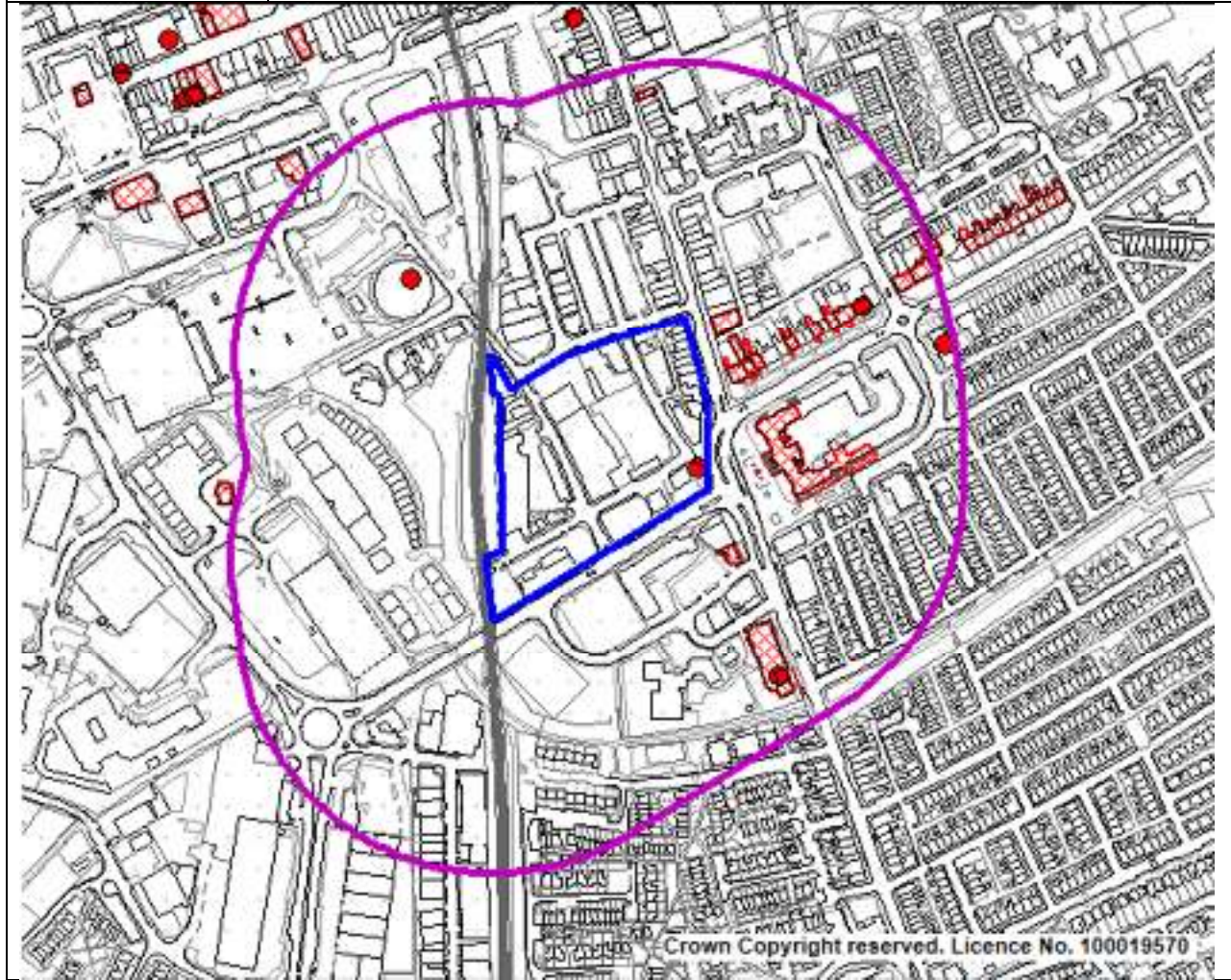
Mechanics Arms Public House	Links to Lambton Arms (below)	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains. LOCATION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



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

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

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



**Assets Identified**

World Heritage Sites	None
Listed Buildings	<p><b>1 Beach Road GII (<a href="#">1231575</a>)</b> 20 to the east</p> <p><b>3 and 3A Beach Road GII (<a href="#">1231674</a>)</b> 30m to the east</p> <p><b>5 Beach Road GII (<a href="#">1231576</a>)</b> 40m to the east</p> <p><b>11 Beach Road GII (<a href="#">1277484</a>)</b> 70m to the east</p> <p><b>17 Beach Road GII (<a href="#">1231722</a>)</b> 90m to the east</p> <p><b>21 and 21A Beach Road GII (<a href="#">1231577</a>)</b> 110m to the east</p> <p><b>23 Beach Road GII (<a href="#">1231739</a>)</b> 120m to the east</p> <p><b>29,31 and 33 Beach Road GII (<a href="#">1277485</a>)</b> 170m to the east</p> <p><b>Municipal Buildings GII (<a href="#">1232325</a>)</b> 50m to the east</p> <p><b>Statue of Queen Victoria GII (<a href="#">1232222</a>)</b> 40m to the east</p> <p><b>Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (<a href="#">1232327</a>)</b> 70m to the east</p> <p><b>The Britannia Public House GII (<a href="#">1277488</a>)</b> 50m to the south</p> <p><b>Forecourt Railings and Statue of Britannia in Front of Britannia Public House GII (<a href="#">1277273</a>)</b> 50m to the south</p> <p><b>Stag's Head Public House GII (<a href="#">1393666</a>)</b> 170m to the north</p>

	<b>Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south GII (<a href="#">1431017</a>) 110m to the south 16 Barrington Street GII (<a href="#">1231574</a>) 200m to the north west</b>	
Scheduled Monuments	<b>None</b>	
Conservation Areas	<b>None</b>	
Registered Parks and Gardens	<b>None</b>	
Non-designated Assets	<b>Victorian Pillar Box, Westoe Road (<a href="#">Local List</a>) is located to the south eastern corner site Former South Shields Hebrew Congregation, 25 Beach Road (<a href="#">Local List</a>) 130m to the east St Paul and St John United Reform Church, Beach Road (<a href="#">Local List</a>) 180m to the east Gas Holder (<a href="#">Local List</a>) 60m to the west</b>	
Heritage Assets in the wider setting	<b>St Hilda's Colliery Headstocks GII (<a href="#">1277144</a>) 200m to the east  Barclays Bank GII (<a href="#">1232198</a>)  37-57 Beach Road GII (<a href="#">1231847</a>)  Trustee Savings Bank GII (<a href="#">1277483</a>)  St Hilda's Colliery Headstocks GII (<a href="#">1277144</a>)  Lloyds Bank GII (<a href="#">1232152</a>)  Old Town Hall GI (<a href="#">1232158</a>)  Church of St Hilda, Sundial to south west of Church of St Hilda GII (<a href="#">1232156</a>)  Four Gate Piers immediately to west of Church of St Hilda GII (<a href="#">1232227</a>)  Sundial to South West of Church of St Hilda GII (<a href="#">1232157</a>)  War memorial outside St Hilda's Church GII (<a href="#">1440513</a>)  105 and 107 King Street GII (<a href="#">1232153</a>)  Entrance Building of the Former Theatre of Varieties, 88 King Street GII (<a href="#">1277214</a>)  Marks and Spencer (formerly) GII (<a href="#">1232150</a>)  Riddick's, Fowler Street (<a href="#">Local List</a>)  4-8 (evens) Fowler Street (<a href="#">Local List</a>)  HSBC Bank, Fowler Street (<a href="#">Local List</a>)  Victorian Pillar Box, Westoe Road (<a href="#">Local List</a>)  Mechanics Arms Public House (<a href="#">Local List</a>)  Lambton Arms Public House (<a href="#">Local List</a>)  29-33 (odds) King Street (<a href="#">Local List</a>)  Former Woolworth Building (<a href="#">Local List</a>)</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Assets</b>		
1 Beach Road	Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.  <b>The site makes a lesser contribution to significance.</b>
3 and 3A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.  <b>The site makes a lesser contribution to significance.</b>

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

	29, 31 and 33 are not shown on Wood's plan of South Shields 1827. Two houses are entered in the Census Enumerators Return for 1841.	
Municipal Buildings	(formerly listed as Town Hall) 27.2.50 II 1905-1910. Ernest E Fatch architect. A fine example of an "Edwardian Baroque" public building. Grand and self-assured. Competition held in 1901 and won by Fatch. A second, limited competition held in 1902 for a more costly building and again won by Fatch. Foundation stone laid 1905, building opened 1910. Good elevation to Beach Road and Broughton Road. Elaborate to Beach Road and simple and restrained to Broughton Road.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.  <b>The site makes a lesser contribution to significance.</b>
Statue of Queen Victoria	Circa 1913. Albert Toft, sculptor. A 9ft high bronze standing figure of Queen Victoria on a 12ft high Aberdeen granite plinth. Unveiled 7 May 1913. Formerly stood in front of the Municipal Buildings. The statue has now been moved back to its original position in front of the Municipal Buildings, Westoe Road.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.  <b>The site makes a lesser contribution to significance.</b>
Railings and Piers to the Municipal Buildings Fronting onto Broughton Road	Circa 1910. Good stone piers and cast iron railings etc to Broughton Road.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.  <b>The site makes a lesser contribution to significance.</b>
Forecourt Railings and Statue of Britannia in Front of Britannia Public House	Circa 1900. Statue of Britannia, marble, standing in front of the building to the south of the entrance and behind the railings. Arms missing. Signed Bertram Pegram. Sculptor. London.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
The Britannia Public House	1898. J W Donald Architect. Good example of late Victorian "pub". Brick with stone dressings, slate gabled roofs. Three bays and 2 storeys and attics. Transom and mullion windows, elaborate gables. Splendid frosted glass globe and wrought iron scrolled bracket. The only example remaining in-situ. Good wrought iron railings to the small areas in front of the building.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Forecourt and Railings and Statue of Britannia in Front of Britannia Public House	Circa 1900. Statue of Britannia, marble, standing in front of the building to the south of the entrance and behind the railings. Arms missing. Signed Bertram Pegram. Sculptor. London.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Stag's Head Public House	The Stag's Head public house of 1897 on Fowler Street, South Shields is designated at	The site has no visual or historic association with the identified heritage asset.

	Grade II for the following principal reasons: * Architectural: a purpose-built urban public house which retains its original decorative façade. * Plan form: the pub retains much of its original plan-form including, in addition to the ground-floor bar, a further one to the first floor. * Fixtures and fittings: despite some later alterations the bars on both floors retain elaborate decorative detailing including bar backs and counters, fireplaces, and etched glass	The <b>site makes no contribution to significance.</b>
Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south	The Roman Catholic church of St Bede of 1874-8 and attached presbytery of a similar date are listed at Grade II for the following principal reasons: * Architectural interest: as a prominent urban design of the mid-1870s which is well-massed and has good Early English Gothic detailing and expresses its confidence through a prominent (unfinished) bell tower; * Fixtures and fittings: despite mid-C20 reorganisation, a number of original Gothic fixtures and fittings are retained including the richly carved timber reredos; timber altar and pulpit and rail, along with some notable stained glass including that inserted from the 1849 chapel; * Group value: the Tudor Revival presbytery compliments the church exterior and taken together they form a functional and spatial grouping, which is enhanced by the survival of a contemporary, stepped enclosing wall with ornate stone pillars.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
16 Barrington Street	1882. J H Morton architect. 1904. Addition in Nelson Street J H Morton architect. Built for the South Shields Poor Law Union soon after the opening of their new workhouse also designed by Morton. Red brick and hipped slate roof, modillion eaves cornice. Two storeys and attics. Five bays to Borrington Street, 3 bays to Nelson Street. A building in the revived English domestic style. The bays marked by brick pilasters, the windows with transoms and mullions. The entrance is semi-circular hooded, framed by an Ionic doorcase with straight entablature. The spandrels are decorated and have the date 1882. Above this an oriel. There are 3 large dormers, with hipped slate roofs and each with 4 casements. Continuous cill band to ground and first floor windows. The extension to Nelson Street is of 3 storeys and 5 bays. It	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>

	reflects the style of the earlier building. Elevation has an overall stepped gable, set in the apex a cortouche inscribed Union Office and dated 1904.	
<b>Non designated assets</b>		
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	The site lies within the immediate setting of the identified heritage asset but has no known historic association.  <b>The site makes a negligible contribution to significance.</b>
Former South Shields Hebrew Congregation	Re-located here from Charlotte Street. South Shields Hebrew Congregation was founded circa 1880. In 1895 it had 25 seatholders, whilst in 1900 there were 39 seatholders. The synagogue closed when there were less than 12 Jewish families using it. The faint outline of the Star of David is still visible on the eastern upper gable end.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
St Paul and St John United Reform Church	United Reformed (Presbyterian) church, 1875-77 (date stone 1876). Big, very coarse decorated church, rock-faced, with outside cresting to the northwest tower. Symbolically carved tympanum. This church was used as a military hospital during the First World War. There is a brass plaque to commemorate this.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Gas Holder	A feature of the South Shields' skyline since 1886. Built by G & W Walker Ltd., the holder's design includes 16 vertical cast iron columns and two huge tanks that lift telescopically as they fill with gas, to a total height of 90ft. The South Shields gasholder is a vital part of the local gas supply system, making sure there's enough gas to go round even in the coldest winters. It can store almost 1.5 million cubic feet of gas – enough to supply 1,800 homes for a full day, or 42,000 homes for an hour.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
St Hilda's Colliery Headstocks, Barclays Bank, 37-57 Beach Road, Trustee Savings Bank, St Hilda's Colliery Headstocks, Lloyds Bank, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda, Four Gate Piers	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>

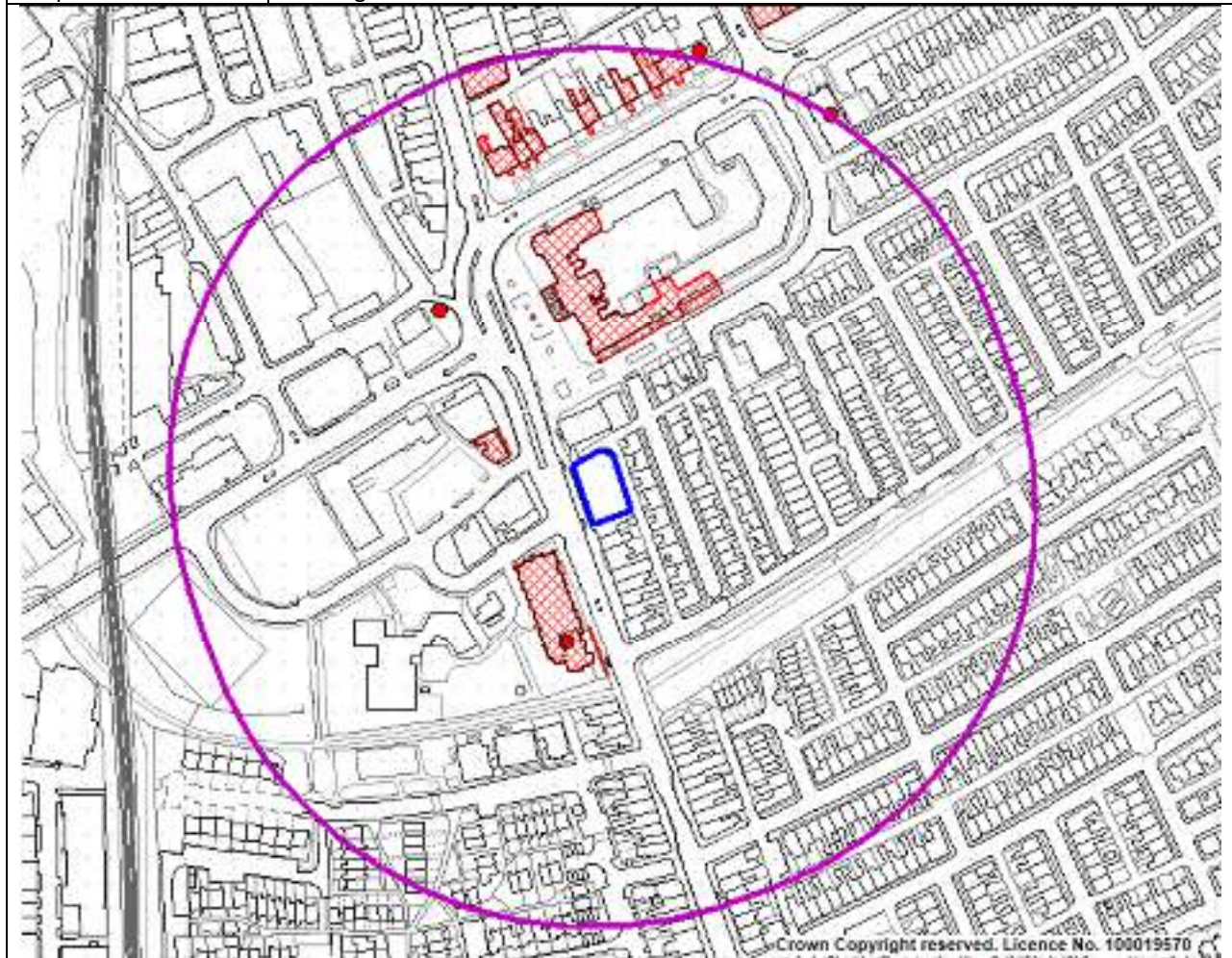


immediately to west of Church of St Hilda, Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and Spencer (formerly)		
Riddick's, 4-8 (evens) Fowler Street, HSBC Bank, Mechanics Arms Public House, Lambton Arms Public House, 29-33 (odds) King Street, Former Woolworth Building	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Municipal Buildings	Development of the site has the potential to have a positive impact on the setting of the heritage asset enhancing views towards the asset from Crossgate and therefore improving our ability to understand and appreciate the heritage asset.  Development of the site would result in <b>MINIMAL IMPACT</b> on the significance of the heritage asset.	
Statue of Queen Victoria	Development of the site has the potential to have a positive impact on the setting of the heritage asset enhancing views towards the asset from Crossgate and therefore improving our ability to understand and appreciate the heritage asset.  Development of the site would result in <b>MINIMAL IMPACT</b> on the significance of the heritage asset.	
Railings and Piers to the Municipal Buildings Fronting onto Broughton Road	Development of the site has the potential to have a positive impact on the setting of the heritage asset enhancing views towards the asset from Crossgate and therefore improving our ability to understand and appreciate the heritage asset.  Development of the site would result in <b>MINIMAL IMPACT</b> on the significance of the heritage asset.	
1 Beach Road	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset.  Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	

<p>3 and 3A Beach Road</p>	<p>Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset.</p> <p>Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.</p>
<p>5 Beach Road</p>	<p>Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset.</p> <p>Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.</p>
<p>11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach Road, 29, 31 and 33 Beach Road, 37-57 Beach Road, The Britannia Public House, Forecourt Railings and Statue of Britannia, Stag's Head Public House, Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south, 19 Barrington Street, St Hilda's Colliery Headstocks, Barclays Bank, Trustee Savings Bank, 16 Barrington Street, St Hilda's Colliery Headstocks, Lloyds Bank, Old Town Hall, Church of St Hilda, Sundial to south west of Church of St Hilda , Four Gate Piers immediately to west of Church of St Hilda , Sundial to South West of Church of St Hilda, War memorial outside St Hilda's Church, 105 and 107 King Street, Entrance Building of the Former Theatre of Varieties, 88 King Street, Marks and</p>	<p>Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.</p>

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

Site Reference	<b>SIS016</b>
Site Address	<b>South Tyneside House, Westoe Road</b>
Proposed Use	Housing



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

Scheduled Monuments	<b>None</b>	
Conservation Areas	<b>None</b>	
Registered Parks and Gardens	<b>None</b>	
Non-designated Assets	<b>Victorian Pillar Box, Westoe Road (<a href="#">Local List</a>)</b> 100m to the south west <b>Former South Shields Hebrew Congregation, 25 Beach Road (<a href="#">Local List</a>)</b> 200m to the north east <b>St Paul and St John United Reform Church (<a href="#">Local List</a>)</b>	
Heritage Assets in the wider setting	<b>29,31 and 33 Beach Road GII (<a href="#">1277485</a>)</b> <b>37-57 Beach Road GII (<a href="#">1231847</a>)</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Assets</b>		
1 Beach Road	Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
3 and 3A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
5 Beach Road	Early C19. Now rendered, slate roof. Two storeys above a semi-basement. Two bays. Re-sashed. Later C19 bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
11 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. C19 wood bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment, good fanlight.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
17 Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. Later C19 bay to all floors. Large later dormer. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
21 and 21A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Dormer window. Two bays, re-sashed. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

23 Beach Road	Early C19. Rendered, slate roof. into storeys above a semi-basement. Two dormers. Five bays, original sashes. Entrance, approached by flight of steps, framed by a later C18 doorcase with straight entablature. Nos 1 to 23 (odd) were built as "Ogle Terrace" on land belonging to the Rev J S Ogle. The westernmost house was stated to have been built in 1816 [Newcastle Courant 19 April 1817] The complete terrace is shown on Wood's plan of South Shields 1827.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
29, 31 and 33 Beach Road	Early C19. Red brick, stone eaves cornice, hipped slate roof. A dignified composition, with slight variations between the units. Elevation of 11 bays, divided by giant 2 storey pilasters with stone bases and caps as follows a, b, a; a.b.a; b. a, being 2 bays, b, being one bay. No 29 (a.b.a). Two storeys above semi-basement. The basement of ashlar. Central entrance approached by flight of steps framed by tri-partite stone doorcase. Three bays, blank, to west return elevation. No 31 (a.b.a). Two storeys. Low ashlar plinth. Windows taller than those of no 29. Central entrance, at ground level, framed by tri-partite stone doorcase. No 33 (b). Windows and plinth as for no 31. Three bays, sashed, to east return elevation. Nos 29, 31 and 33 are not shown on Wood's plan of South Shields 1827. Two houses are entered in the Census Enumerators Return for 1841.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Municipal Buildings	(formerly listed as Town Hall) 27.2.50 II 1905-1910. Ernest E Fatch architect. A fine example of an "Edwardian Baroque" public building. Grand and self-assured. Competition held in 1901 and won by Fatch. A second, limited competition held in 1902 for a more costly building and again won by Fatch. Foundation stone laid 1905, building opened 1910. Good elevation to Beach Road and Broughton Road. Elaborate to Beach Road and simple and restrained to Broughton Road.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Statue of Queen Victoria	Circa 1913. Albert Toft, sculptor. A 9ft high bronze standing figure of Queen Victoria on a 12ft high Aberdeen granite plinth. Unveiled 7 May 1913. Formerly stood in front of the Municipal Buildings. The statue has now been moved back to its original position in front of the Municipal Buildings, Westoe Road.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>

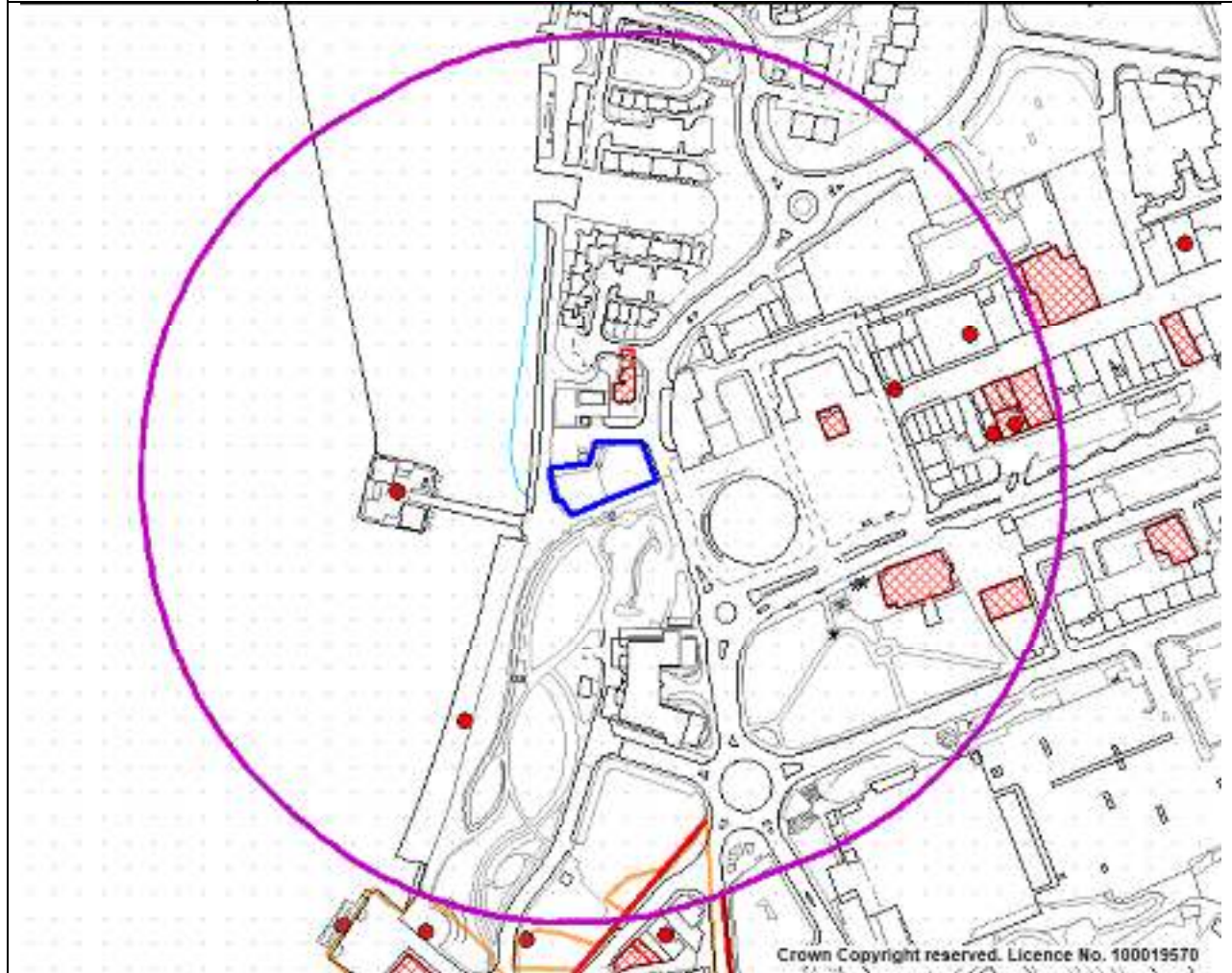
Railings and Piers to the Municipal Buildings Fronting onto Broughton Road	Circa 1910. Good stone piers and cast iron railings etc to Broughton Road.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes a negligible contribution to significance.</b>
The Britannia Public House	1898. J W Donald Architect. Good example of late Victorian "pub". Brick with stone dressings, slate gabled roofs. Three bays and 2 storeys and attics. Transom and mullion windows, elaborate gables. Splendid frosted glass globe and wrought iron scrolled bracket. The only example remaining in-situ. Good wrought iron railings to the small areas in front of the building.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.  <b>The site makes a negligible contribution to significance.</b>
Forecourt and Railings and Statue of Britannia in Front of Britannia Public House	Circa 1900. Statue of Britannia, marble, standing in front of the building to the south of the entrance and behind the railings. Arms missing. Signed Bertram Pegram. Sculptor. London.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.  <b>The site makes no contribution to significance.</b>
Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south	The Roman Catholic church of St Bede of 1874-8 and attached presbytery of a similar date are listed at Grade II for the following principal reasons: * Architectural interest: as a prominent urban design of the mid-1870s which is well-massed and has good Early English Gothic detailing and expresses its confidence through a prominent (unfinished) bell tower; * Fixtures and fittings: despite mid-C20 reorganisation, a number of original Gothic fixtures and fittings are retained including the richly carved timber reredos; timber altar and pulpit and rail, along with some notable stained glass including that inserted from the 1849 chapel; * Group value: the Tudor Revival presbytery compliments the church exterior and taken together they form a functional and spatial grouping, which is enhanced by the survival of a contemporary, stepped enclosing wall with ornate stone pillars.	Whilst the site forms part of the wider setting of the identified asset, the site has no know historical association with the building.  <b>The site makes a negligible contribution to significance.</b>
<b>Non designated assets</b>		
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian.	Whilst the site forms part of the wider setting of the identified asset, the view is fleeting, and the site has no know historical association with the building.  <b>The site makes a negligible contribution to significance.</b>

Former South Shields Hebrew Congregation	Re-located here from Charlotte Street. South Shields Hebrew Congregation was founded circa 1880. In 1895 it had 25 seatholders, whilst in 1900 there were 39 seatholders. The synagogue closed when there were less than 12 Jewish families using it. The faint outline of the Star of David is still visible on the eastern upper gable end.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
St Paul and St John United Reform Church	United Reformed (Presbyterian) church, 1875-77 (date stone 1876). Big, very coarse decorated church, rock-faced, with outside cresting to the northwest tower. Symbolically carved tympanum. This church was used as a military hospital during the First World War. There is a brass plaque to commemorate this.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
29, 31 and 33 Beach Road, 37-57 Beach Road	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset.  Development of the site would result in <b>MINIMAL IMPACT</b> on the significance of the heritage asset.	
Britannia Public House	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset.  Development of the site would result in <b>MINIMAL IMPACT</b> on the significance of the heritage asset.	
Forecourt and Railings and Statue of Britannia in Front of Britannia Public House	Whilst development of the site would have an impact the setting of the heritage asset, it would have little effect on significance and no real change in our ability to understand and appreciate the heritage asset.  Development of the site would result in <b>MINIMAL IMPACT</b> on the significance of the heritage asset.	
Victorian Pillar Box	Development of the site has the potential to have a positive impact on the setting of the heritage asset enhancing views towards the asset from Crossgate and therefore improving our ability to understand and appreciate the heritage asset.  Development of the site would result in <b>NO CHANGE</b> to the significance of the heritage asset.	



<p>1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach Road, 37-57 Beach Road, Former South Shields Hebrew Congregation, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, St Paul and St John United Reform Church, Gas Holder</p>	<p>Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.</p>
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	
<p><b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>	
<p>Development of the site could maximize key views to and from the Municipal Buildings. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>	
<p>Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to this location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p><b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b></p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b></p>	

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



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

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

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

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

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

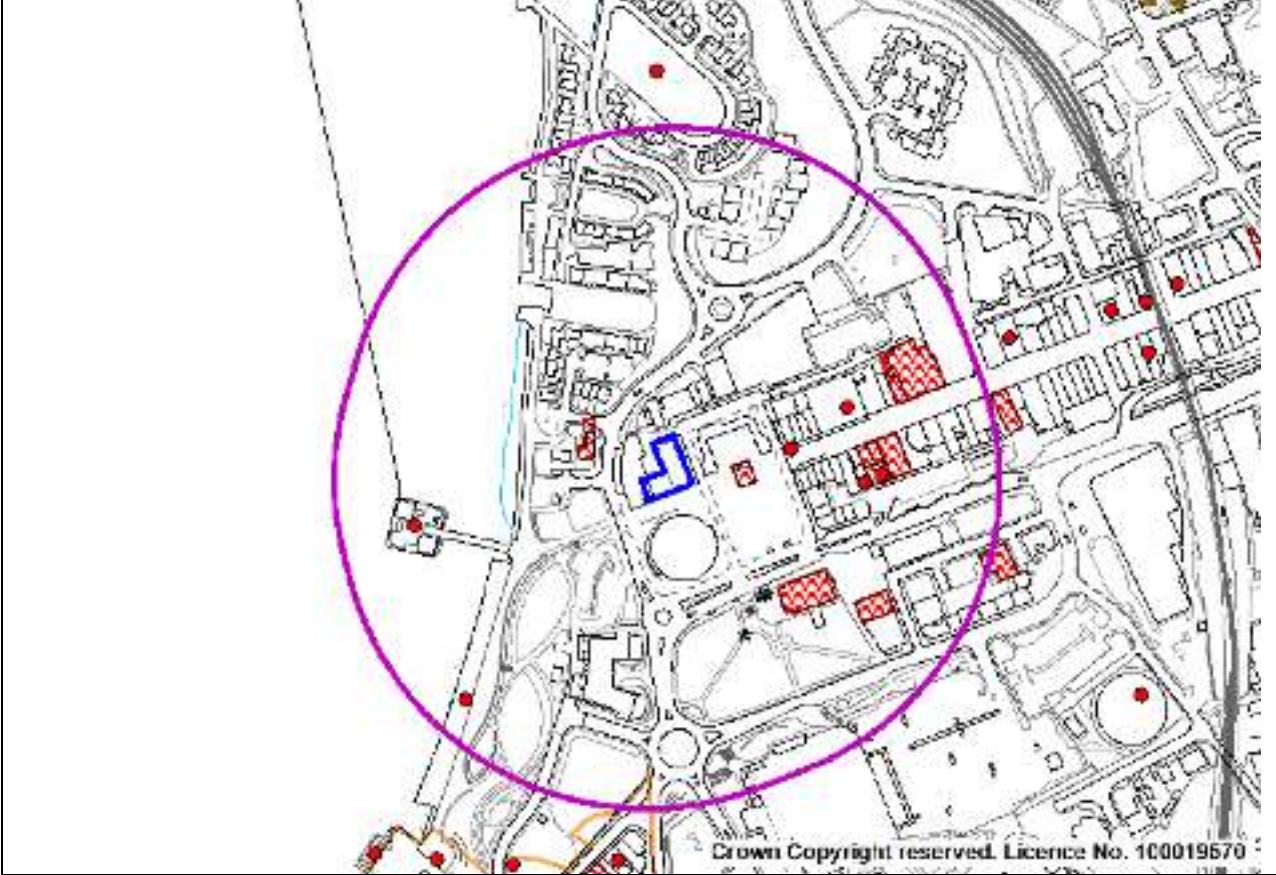
	represent the uniform re-fronting of 2 late C18 properties.	
Mill Dam Conservation Area	<p>Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around two building groups and their immediate settings, whilst other nearby spaces remain just beyond the existing boundary. The conservation area contains some very impressive buildings, evocative of the area's once pivotal commercial role in the town's history. Today it retains the faint character of a place where people and goods were transported by boat and rail. Much of the area's topography is manmade and manipulated. The river's edge is piled and has timber jetties, whilst the east end has a high retaining wall to Commercial Road. Rising land and buildings generally restrict views out to the east but in all other directions views are expansive. This is in stark contrast to the Nineteenth and Twentieth Centuries when heavy industry rendered the river bank inaccessible – it was dangerous, private and divided by fences and walls right up to the water's edge. The conservation area boundary abutting the site is defined by a previous development pattern, now removed leaving a meaningless boundary on the ground through a car park. The expanse of grass around the chimney adds to the sense of disengagement the conservation area has from the town centre fringes to the north.</p>	<p>Part of the wider setting, the site has historical associations with the heavy industries that were once prevalent along the River Tyne.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
<b>Non designated assets</b>		
Harton Low Staithes	Restored wooden structure on the riverfront between the Customs House and Ferry Landing. The timber staithes are evocative of the lost coal industry, once thriving here and crucial to the wealth that created the area's industrial and maritime heritage.	<p>The site has limited visual and no known historic association with the identified heritage asset.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
Victorian Pillar Box	This pillar box has the two letters V and R nearly linked on the front, identifying it as Victorian. It outside Croftons, which was destroyed in a WWII air raid. The post box survived.	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Mechanics Arms Public House	Links to Lambton Arms (below)	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains.	The site has no visual or historic association with the identified heritage asset.

	LOCATION MAP:	The <b>site makes no contribution to significance.</b>
Painted Mural	In 1980 a Youth Enterprise Project team, South Shields painted a mural in Commercial Road. The mural was designed by D. Wilkinson to depict the history of the town from its Roman beginnings up to the industrial era of the 1970s. It is hand painted on a retaining wall of an old railway embankment that used to carry trains into Low Shields Station (long since demolished). Relevant to the social history of the area.	The site has no visual and no known historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Staithe House (including wall)	To the west side of the Mill Dam Road is Staithe House, a single storey building, originally constructed to house facilities for Harton Low Staithe's engine drivers and coal handlers. Used as a wagonwright's workshop to repair wagons. The wall defines the enclosure of yard. Embellished red brick façade. The adjacent boundary wall was reconfigured in the 1980s. The majority of the building was recently demolished.	The site has no visual and no known historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Ferry Landing	The distinctive new ferry landing, built by Harbour & General, was officially opened in July 1999. It consists of a 50m steel bridge leading to a 32 square metre reinforced concrete pontoon. There have been ferries across the Tyne since the 14th Century and this is the only service that remains. The ferry service makes just under 25,000 journeys a year and carries nearly 400,000 passengers a year.	The site forms part of the immediate setting of the identified heritage asset. The open aspect of the site allows views of the heritage asset to be appreciated.  The <b>site makes a lesser contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
Marks and Spencer (formerly), The former Mercantile Marine Offices (Customs House), River Tyne River Policy Authorities, 27 Mill Dam, 16 Barrington Street, Lloyds Bank	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
29-33 (odds) King Street, Chimney, The Waterfront Public	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.



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

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

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

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

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

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

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

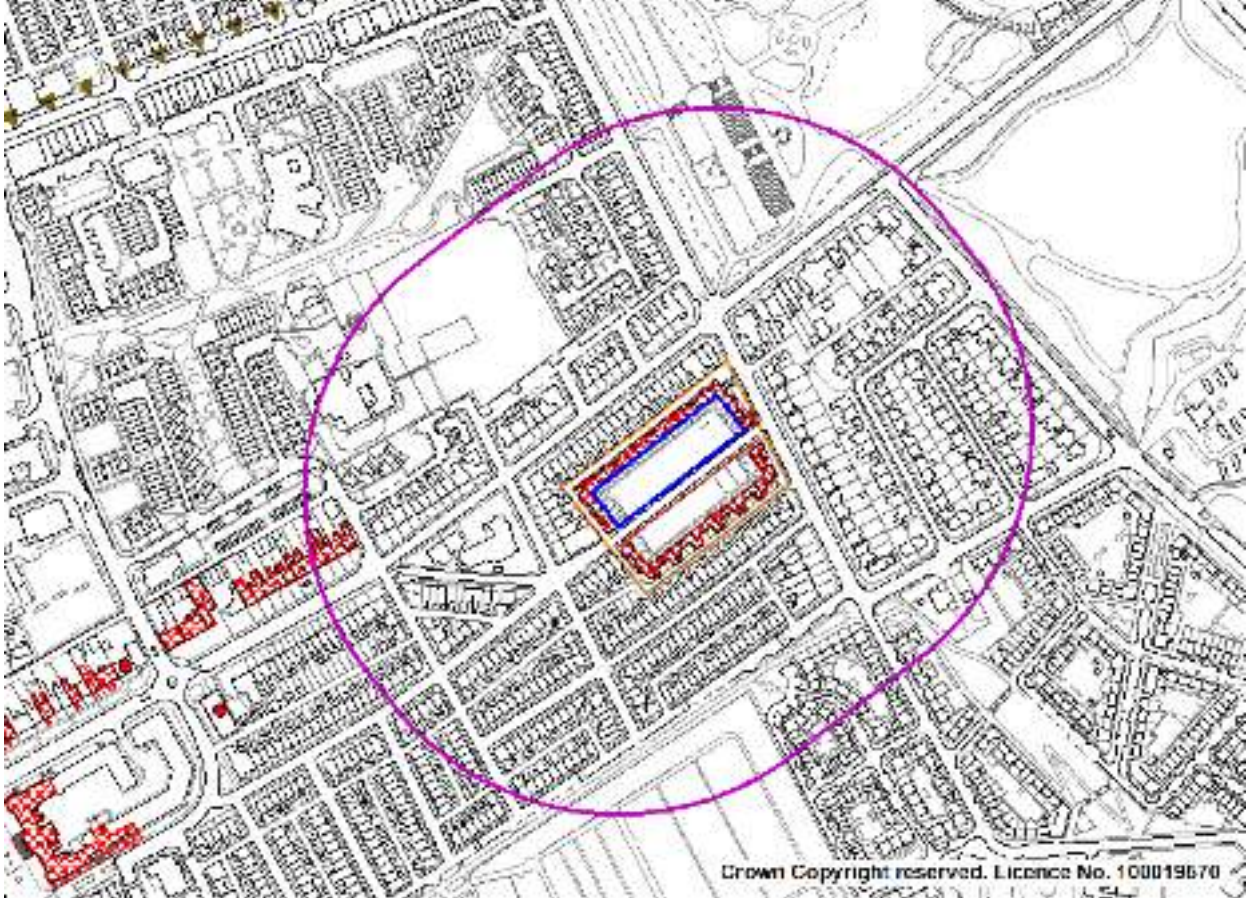
	represent the uniform re-fronting of 2 late C18 properties.	
Mill Dam Conservation Area	Mill Dam Conservation Area is a remnant of riverside heritage with a medium significance value. The boundary is tightly drawn around two building groups and their immediate settings, whilst other nearby spaces remain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



Lambton Arms Public House	The proprietor of this public house back in 1891 is recorded as T Bains. LOCATION MAP:	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Staithes House (including wall)	To the west side of the Mill Dam Road is Staithes House, a single storey building, originally constructed to house facilities for Harton Low Staithes' engine drivers and coal handlers. Used as a wagonwright's workshop to repair wagons. The wall defines the enclosure of yard. Embellished red brick façade. The adjacent boundary wall was reconfigured in the 1980s. The majority of the building was recently demolished.	The site has no visual and no known historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Former Woolworth Building	On the site of the original Woolworths (built 1921) that fell to an air raid on 2nd October 1941.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Painted Mural, Commercial Road	In 1980 a Youth Enterprise Project team, South Shields painted a mural in Commercial Road. The mural was designed by D. Wilkinson to depict the history of the town from its Roman beginnings up to the industrial era of the 1970s. It is hand painted on a retaining wall of an old railway embankment that used to carry trains into Low Shields Station (long since demolished). Relevant to the social history of the area.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Ferry Landing	The distinctive new ferry landing, built by Harbour & General, was officially opened in July 1999. It consists of a 50m steel bridge leading to a 32 square metre reinforced concrete pontoon.  There have been ferries across the Tyne since the 14th Century and this is the only service that remains. The ferry service makes just under 25,000 journeys a year and carries nearly 400,000 passengers a year.	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
27 Mill Dam, The Scotia, The former Mercantile Marine Offices (Customs House), River Tyne River Police Authorities	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
29-33 (odds) King Street, Dalton Lane Workshops, The Waterfront Public	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.

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

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

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

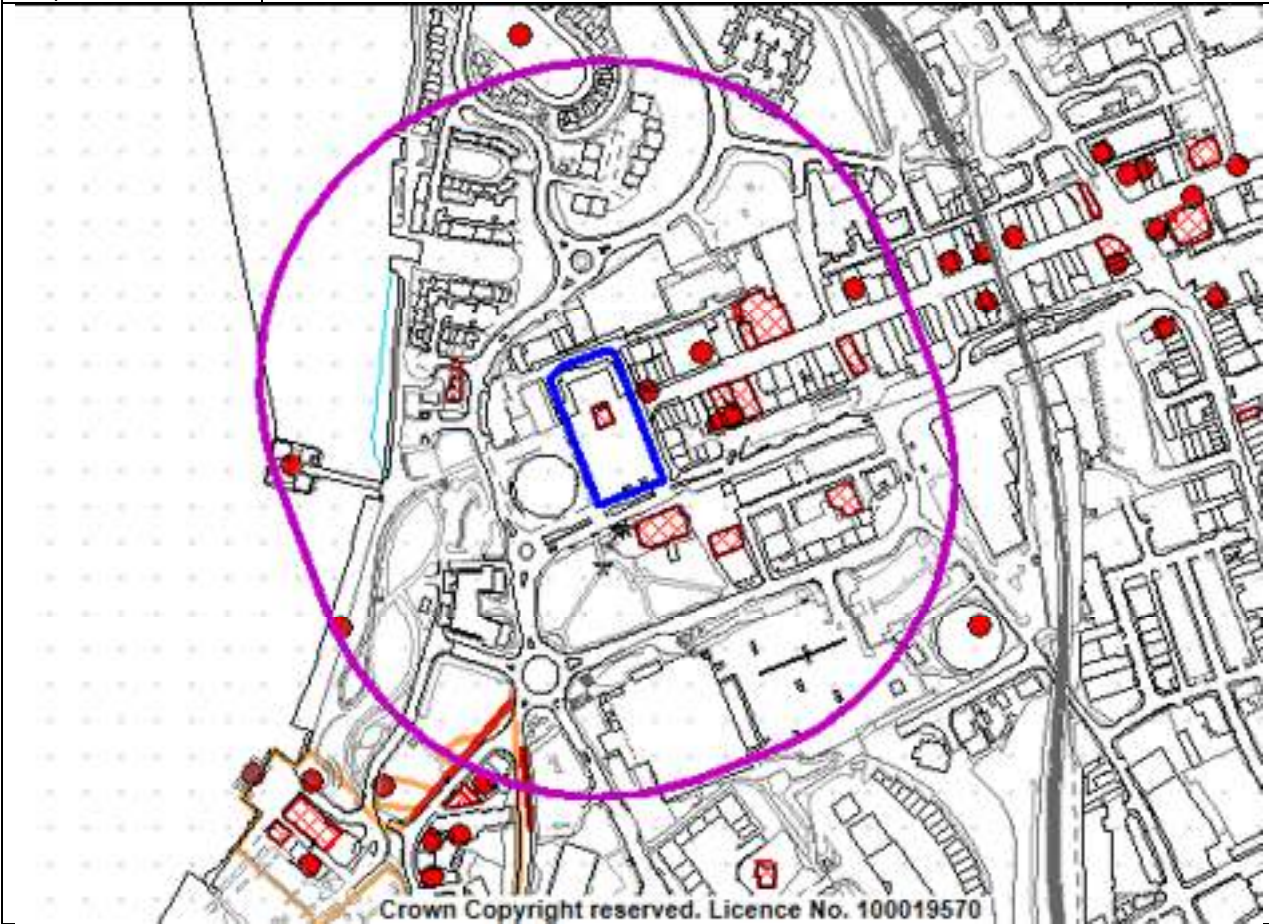
	<p>5 Beach Road GII (<a href="#">1231576</a>)  11 Beach Road GII (<a href="#">1277484</a>)  17 Beach Road GII (<a href="#">1231722</a>)  21 and 21A Beach Road GII (<a href="#">1231577</a>)  23 Beach Road GII (<a href="#">1231739</a>)  29,31 and 33 Beach Road GII (<a href="#">1277485</a>)  37-57 Beach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

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

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

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



Site Reference	SIS044
Site Address	Market Square, South Shields
Proposed Use	Mixed-use
	
<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<p>Old Town Hall GI (<a href="#">1232158</a>) lies within the identified site</p> <p>Alum House Ham (Tyne Dock Engineering Company Limited) GII (<a href="#">1232320</a>) 60m to the west</p> <p>Church of St Hilda GII (<a href="#">1232156</a>) 20m to the south</p> <p>Four Gate Piers immediately to west of Church of St Hilda GII (<a href="#">1232227</a>) 20m to the south</p> <p>Sundial to South West of Church of St Hilda GII (<a href="#">1232157</a>) 40m to the south</p> <p>War memorial outside St Hilda's Church GII (<a href="#">1440513</a>) 30m to the south</p> <p>Trustee Savings Bank GII (<a href="#">1277483</a>) 50m to the south east</p> <p>Entrance Building of the Former Theatre of Varieties, 88 King Street GII (<a href="#">1277214</a>)</p> <p>Marks and Spencer (formerly) GII (<a href="#">1232150</a>)</p> <p>16 Barrington Street GII (<a href="#">1231574</a>) 120m to the south east</p> <p>Lloyds Bank GII (<a href="#">1232152</a>) 140m to the east</p> <p>105 and 107 King Street GII (<a href="#">1232153</a>) 50m to the east</p>
Scheduled Monuments	None
Conservation Areas	Mill Dam Conservation Area ( <a href="#">Conservation Areas</a> ) 140m to the south west
Registered Parks and Gardens	None
Non-designated Assets	<p>Harton Low Staithes (<a href="#">Local List</a>) 140m to the west</p> <p>Victorian Pillar Box, Market Square (<a href="#">Local List</a>) 10m to the east</p>

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

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

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

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

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

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

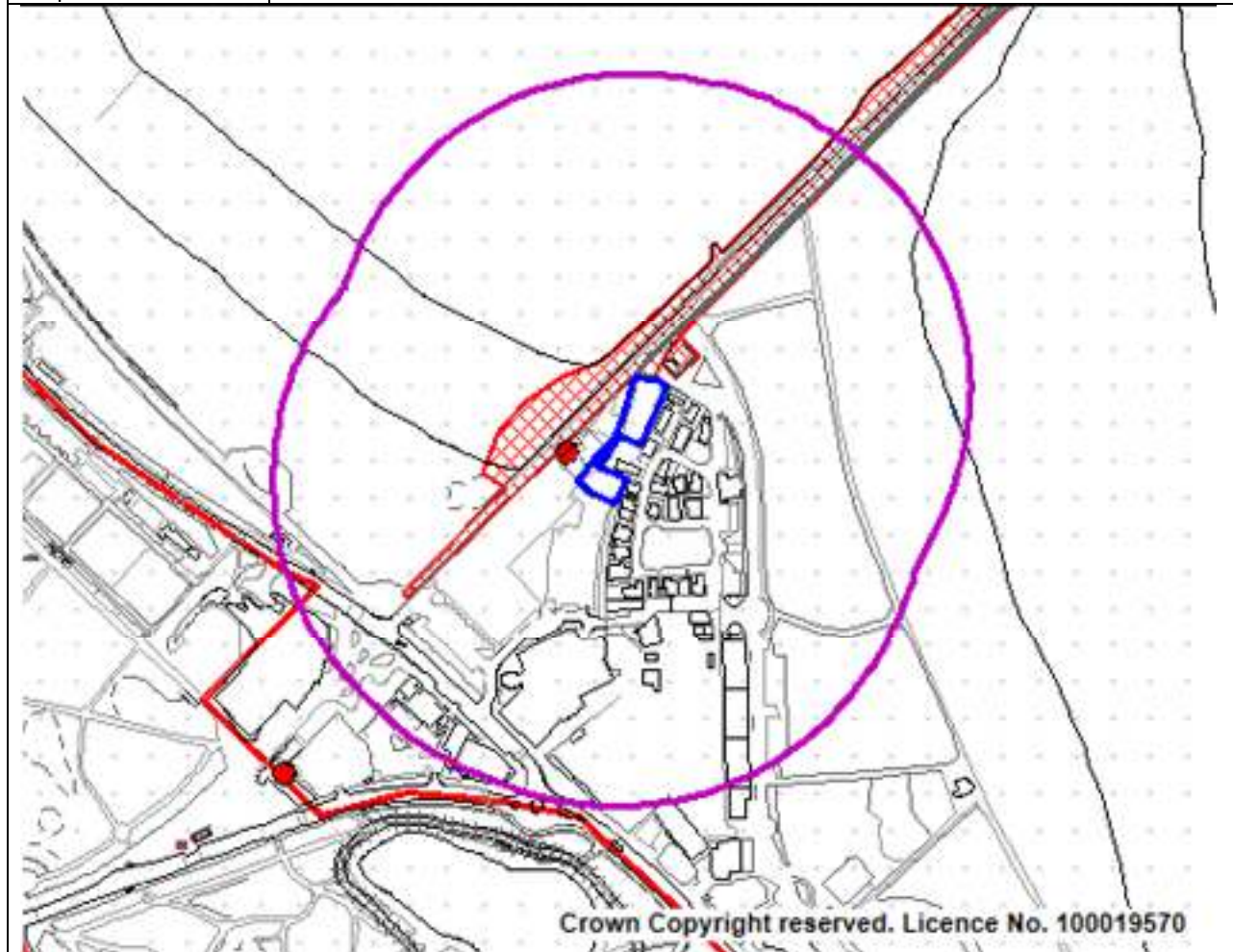
		The site makes no contribution to significance.
<b>Heritage Assets in the wider setting</b>		
St Hilda's Colliery Headstock, The former Mercantile Marine Offices (Customs House), River Tyne River Policy Authorities, 27 Mill Dam, Stag's Head PH, Barclays Bank, The Scotia PH	Nationally Significant Heritage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



<p>outside St Hilda's Church, Entrance Building of the Former Theatre of Varieties, Marks and Spencer (former), 16 Barrington Street, Lloyds Bank, 105 and 107 King Street, St Hilda's Colliery Headstocks, The former Mercantile Marine Offices (Customs House), River Tyne River Policy Authorities, 27 Mill Dam, 16 Barrington Street, Stag's Head PH, Barclays Bank, The Scotia PH, Ferry Landing, Harton Low Staithes, Mechanics Public House, Lambton Arms Public House, Staithes House, Former Woolworths Building, Ferry Landing, 29-33 (odds) King Street, Dalton Lane Workshops, The Waterfront Public House, The Quadrant, Chimney of Former Cookson Glassworks, Merchant Navy Memorial, The Mission to Seafarers, Unity Hall, Gas Holder, Fleet and Spirit of South Shields Artworks, Riddicks, HSBC Bank, 10 Mile End Road, The Criterion PH</p>	
<p><b>Can impact be justified and measures implemented to mitigate or avoid</b></p>	<p><b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>

<b>harm and maximise enhancements?</b>	
There are unlikely to be enhancements to the historic environment which could be achieved through allocation of the site.	
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>	
It is unlikely that harm to the historic environment could be mitigated.	
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>	
Allocation of the site for development has potential to result in <b>substantial harm</b> to the identified heritage assets. As such, it is recommended that the site not be taken forward as an allocation.	

Site Reference	<b>SIS045</b>
Site Address	<b>Land to west of Foreshore Caravan Site</b>
Proposed Use	Residential



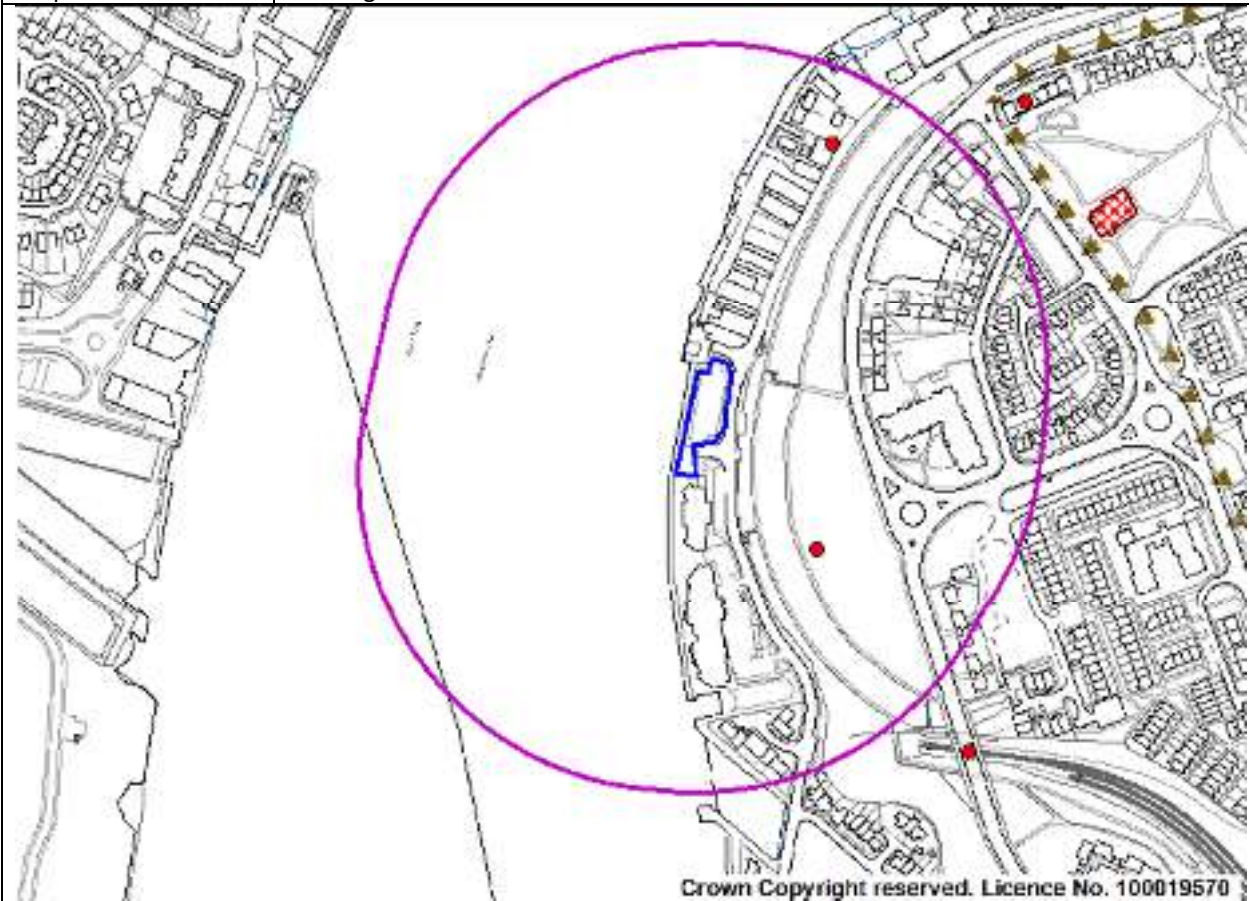
<b>Assets Identified</b>		
World Heritage Sites	<b>None</b>	
Listed Buildings	<b>South Pier GII (<a href="#">1436854</a>)</b> adjoins the northernmost corner of the identified site <b>South Shields Volunteer Life Brigade Watch House GII (<a href="#">1277138</a>)</b> 10m to the north	
Scheduled Monuments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

<p>South Pier</p>	<p>South Pier, constructed between 1854 and 1895, is listed at Grade II for the following principal reasons:</p> <ul style="list-style-type: none"> <li>- Design interest: at 5,218 feet (1,590m) in length, it represents an impressive feat of engineering which also has aesthetic and architectural qualities;</li> <li>- Engineers: the original design was by the distinguished engineer James Walker, then modified and completed by JF Ure and PJ Messant who have two other listed infrastructure buildings on the River Tyne;</li> <li>- Intactness: most harbour structures of this date have undergone alterations, but this is a largely complete mid to later C19 example;</li> <li>- Group value: it forms part of an important group of listed maritime structures at the mouth of the River Tyne, most notably with North Pier, which together formed a Harbour of Refuge.</li> </ul> <p>The Volunteer Life Brigade Watch House (Grade II) located at the S end of the pier was added in 1867.</p>	<p>The site forms part of the wider setting of the identified heritage asset but no known historic association remains.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p>South Shields Volunteer Life Brigade Watch House</p>	<p>1867 following upon the founding of the South Shields Volunteer Life Brigade. Tower and small surgery added in 1875. Wood framed with timber cladding and slated roofs having overhanging eaves and fancy bargeboards to gable ends. The surgery extension is of brick, one bay only. One storey, 4 by 6 bays in all with octagon look-out tower at north-east corner, this having a low pitched pointed roof with decorative eaves brackets. Wood mullioned and transomed casements. Low retaining walls with cast iron railings. Listed mainly for its historic importance as one of only 2 surviving buildings original to their founding organisations, (the other is at Tynemouth) of which organisations only 3 still continue to function for rescue of shipwrecked people.</p>	<p>The site forms part of the wider setting of the identified heritage asset but no known historic association remains.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p>North and South Marine Parks and Bents Park</p>	<p>A chain of three municipal seaside parks developed from the 1870s and into the early C20 on reclaimed land, The Marine Parks form a continuous chain of parks from the northernmost point at The Lawe, a lookout area guarding the Tyne estuary, to Bents Park.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

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

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

Site Reference	SIS059
Site Address	Land at Long Row Car Park
Proposed Use	Housing



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

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



Site Reference	SIS061
Site Address	Land at Saville Street
Proposed Use	Housing



Assets Identified	
World Heritage Sites	Within the Buffer Zone associated with Hadrian's Wall ( <a href="#">management-plan</a> ) (part of the Frontiers of the Roman Empire <a href="#">430/</a> ) 160m to the north
Listed Buildings	<p>The Former Marine School (Ocean Road Annexe) GII (<a href="#">1232318</a>) 160m to the north</p> <p>South Shields Museum and Art Gallery GII (<a href="#">1232317</a>) 115m to the north west</p> <p>Wall and Railings of the Museum and Art Gallery Fronting Road GII (<a href="#">1277135</a>) 145m to the north west</p> <p>Stag's Head Public House GII (<a href="#">1393666</a>) 30m to the west</p> <p>Barclays Bank GII (<a href="#">1232198</a>) 155m to the north west</p> <p>The Scotia Public House GII (<a href="#">1232248</a>) 180m to the north west</p> <p>1 Beach Road GII (<a href="#">1231575</a>) 1900m to the south</p> <p>3 and 3A Beach Road GII (<a href="#">1231674</a>) 190m to the south</p> <p>5 Beach Road GII (<a href="#">1231576</a>) 180m to the south</p> <p>11 Beach Road GII (<a href="#">1277484</a>) 180m to the south</p> <p>17 Beach Road GII (<a href="#">1231722</a>) 170m to the south</p> <p>21 and 21A Beach Road GII (<a href="#">1231577</a>) 100m to the south east</p> <p>23 Beach Road GII (<a href="#">1231739</a>) 110m to the south east</p> <p>29,31 and 33 Beach Road GII (<a href="#">1277485</a>) 180 to the south east</p>
Scheduled Monuments	None
Conservation Areas	None

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

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

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

	<p>quadrant and 6 to Mile End Road. The second and fourth bays to Mile End Road break forward and have semi-circular pediments rising above the stone modillioned eaves cornice. The end sixth bay is carried above the eaves to form a small square tower. This has a pyramidal roof with a nice spikey wrought iron finial. Ground floor openings have semi-circular heads with heavy "Gibbs" surrounds. First floor openings have rusticated architraves with large keystones and stone aprons. The centre window of the quadrant and those in the second and fourth bays to Mile End Road have Ionic pilasters, entablatures and semi-circular pediments. Third floor windows plain rectangular openings with stone frames. Above the curved roof of the quadrant rises a little circular turret cap and with a fine art nouveau wrought iron fleche. This is a nice "conceit" and makes a most successful feature to this corner. This building is the best example of its type in South Shields.</p>	
1 Beach Road	<p>Early C19. Red brick, slate roof, hipped at west end. Two storeys above a semi-basement. One dormer. Three bays, original sashes. Central door, approached by flight of steps, framed by good wood Doric doorcase with open pediment. Good fanlight.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
3 and 3A Beach Road	<p>Early C19. Red brick, slate roof. Two storeys above a semi-basement. One dormer. Two bays. Original sashes. Bold wood bow windows to ground floor and basement. Three lights. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Fanlight.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
5 Beach Road	<p>Early C19. Now rendered, slate roof. Two storeys above a semi-basement. Two bays. Re-sashed. Later C19 bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
11 Beach Road	<p>Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. C19 wood bay to ground floor and basement. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment, good fanlight.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
17 Beach Road	<p>Early C19. Red brick, slate roof. Two storeys above a semi-basement. Two bays, re-sashed. Later C19 bay to all floors. Large later</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>


	dormer. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment.	The <b>site makes no contribution to significance.</b>
21 and 21A Beach Road	Early C19. Red brick, slate roof. Two storeys above a semi-basement. Dormer window. Two bays, re-sashed. Entrance, approached by flight of steps, framed by Tuscan doorcase with open pediment. Good fanlight.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
23 Beach Road	Early C19. Rendered, slate roof. into storeys above a semi-basement. Two dormers. Five bays, original sashes. Entrance, approached by flight of steps, framed by a later C18 doorcase with straight entablature. Nos 1 to 23 (odd) were built as "Ogle Terrace" on land belonging to the Rev J S Ogle. The westernmost house was stated to have been built in 1816 [Newcastle Courant 19 April 1817] The complete terrace is shown on Wood's plan of South Shields 1827.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
29, 31 and 33 Beach Road	Early C19. Red brick, stone eaves cornice, hipped slate roof. A dignified composition, with slight variations between the units. Elevation of 11 bays, divided by giant 2 storey pilasters with stone bases and caps as follows a, b, a; a.b.a; b. a, being 2 bays, b, being one bay. No 29 (a.b.a). Two storeys above semi-basement. The basement of ashlar. Central entrance approached by flight of steps framed by tri-partite stone doorcase. Three bays, blank, to west return elevation. No 31 (a.b.a). Two storeys. Low ashlar plinth. Windows taller than those of no 29. Central entrance, at ground level, framed by tri-partite stone doorcase. No 33 (b). Windows and plinth as for no 31. Three bays, sashed, to east return elevation. Nos 29, 31 and 33 are not shown on Wood's plan of South Shields 1827. Two houses are entered in the Census Enumerators Return for 1841.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
<b>Non designated assets</b>		
Riddicks	This impressive building retains many of its original architectural features and boasts one of the few remaining historic shopfronts in the town centre.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
HSBC Bank	The York and County Banking Co. commissioned architects Messrs Clark and Moscrop to design a building to replace an existing building on the corner of Denmark Street and York Street. At the time the York and County Bank shared premises with the	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>

	London City and Midland Bank in King Street. The Council approved the plans in 1903. The Midland Bank traded from these premises since 1926 – now part of HSBC.	
The Criterion (former)	This prominently sited Victorian Building is mentioned in the 1899-1900 Trace Directory.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
4-8 (evens) Fowler Street	A substantial building dating from around the time Fowler Street was widened (circa 1900)	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Minchella's Café	Originally part of the entrance to the Royal Assembly Hall, the shop has had several tenants, including tobacconists Auty and Norman. Fred Minchella opened up his ice cream parlour in 1943 and together with his brother Tony built a reputation for the outstanding quality of their delicious ice cream. Their father, Guiseppe Minchella, came to England from the village of San Michelle in Cassino, Italy circa 1905. He originally sold ice cream in the colliery districts of Durham before moving to South Shields, where he had an ice cream parlour on King Street.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Man with Donkey Statue	Private James Simpson Kirkpatrick (the Man with the Donkey of Gallipolis fame) was born in Bertram Street, South Shields. In 1909 he jumped ship in Australia and worked in the mines. At the outbreak of the war he joined the Australian 3rd Field Ambulance Brigade as 'Private Simpson'. During the Gallipolis campaign in the 1914-1918 war Private Simpson, a stretcher-bearer, and his donkey carried upwards of 15 wounded soldiers through the enemy fire every day for 24 days from the front line in the battlefields to the dressing stations. Several of his donkeys were to die from enemy fire and 'the man with the donkey' was finally shot in 1915 by a Turkish sniper. He was hailed as a hero in his native South Shields and in his adopted country, Australia. He is honoured every year in that country on Anzac Day as well as having a statue depicting a 'Man with his Donkey' honouring his memory, both in Melbourne, in front of the war memorial and in the capital, Canberra, in the national museum. A smaller version of this statue can	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>

	be seen in the South Shields Museum, and a modern version of it stands across the road from the museum in Ocean Road	
Lion Statue	18th or 19th Century sculpture, possibly the work of R B Forbridge. Originally belonging to the Golden Lion Hotel in King Street, which was demolished in 1973. Advertisements for auctions at former coaching inn go back to 1789. One of the inn's owners, a Mr Oyston, distributed a "fat sheep" to the poor in honour of the Coronation of William IV in 1830.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
The Ship and Royal PH	Known locally as The Royal. This Victorian building is mentioned in the 1899-1900 Trade Directory.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
<b>Heritage Assets in the wider setting</b>		
Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings fronting onto Broughton Road	Nationally Listed Heritage Asset	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
10 Mile End Road, Gas Holder	Locally Listed Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Buffer Zone associated with Hadrian's Wall, The Former Marine School, South Shields Museum and Art Gallery, Stag's Head PH, 1 Beach Road, 3 and 3A Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, 21 and 21A Beach Road, 23 Beach Road, 29, 31 and 33 Beach Road, Municipal Buildings, Statue of	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	



<p>Queen Victoria, Railings and Piers to Municipal Buildings, Riddicks, HSBC Bank, The Criterion, 4-8 (evens) Fowler Street, Minchella's Café, Man With Donkey Statue, Lion Statue, The Ship and Royal PH, 10 Mile End Road, Gas Holder</p>	
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	
<p><b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site.</p>	
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>	
<p>n/a</p>	
<p><b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b></p>	
<p>Allocation of the site for development is unlikely to cause harm to the historic environment.</p>	

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

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

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

	<p>terracotta dressings and a steeply pitched, hipped, tiled roof. Two storeys with attics. All original glazing to sash windows. Main elevation with an octagonal corner tower at either end. Each face of the tower has a window and the towers are carried up one storey above the eaves. The second storey is lit by circular windows. The towers are domed. The ground floor window of each house is tripartite, central sash flanked by narrow sashes. Above each window a semi-circular arch with the lunette filled with terra-cotta panels. First floor of each house lit by 2 sashes with rusticated heads. Above is a coved eaves cornice of terracotta decorated with swags. Recessed 2 storey, one bay wing to each house contains the entrance.</p>	<p>The <b>site makes no contribution to significance.</b></p>
<p>Southgarth (Former Medical Mission Sisters Convent)</p>	<p>Circa 1874-75. J J Stevenson architect. Designed for his brother A Stevenson. Red brick and slate roofs with parapetted gables. Two storeys with attics. A very pleasant asymmetrical design in the English domestic revival of the late C17-early C18 manner. Sash windows with segmental heads, keystones and exposed boxes. Entrance at eastern end has a flat canopy supported on scrolled brackets and over it a fanlight with architrave and pediment. West of door a 3 light window. The entrance projects and terminates in a gable with a 2 light window. To the east of the above the elevation has 3 bays on the ground floor. At first floor an oriel and a canted dormer immediately above it. On the west of the main house is a single storey wing. Good elevations to the south, garden front.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The <b>site makes no contribution to significance.</b></p>
<p>South Shields War Memorial</p>	<p>South Shields War Memorial is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20; * Design: an attractive memorial in the form of a tall and slim Latin cross designed by the highly-regarded practice of Messrs J H Morton &amp; Sons of South Shields.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p>The <b>site makes no contribution to significance.</b></p>
<p>Garden Wall to South East of Southgarth West</p>	<p>Wall, probably early C18, between gardens of Southgarth West and Southgarth East. Brick and rubble stone. Red brick in English Garden Wall bond, 5</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

	and 1, on sloping-topped rubble plinth. Sloped coping with flat top. Top replaced at north end and buttress added about 15 yards from south end.	The <b>site makes no contribution to significance.</b>
Westoe Conservation Area	Westoe Village to the east is a tree-filled medieval street, brimming with detail, character and charm, creating a rare townscape of outstanding drama and excitement – arguable one of the most attractive streets in the country. Views towards the historic core are interrupted by mature trees, Wyvestow Lodge and Village Terrace. The roundabout further erodes the historical connection between the sports ground and the area beyond. The sports grounds are, however, a fundamental part of the conservation area’s development history. Established in 1850, South Shields Cricket Club is the third oldest surviving sporting club in Tyne and Wear. Westoe Rugby Football Club was established on the site in 1875 and has continuously occupied the site alongside the cricket club.	Whilst more recent buildings have eroded the visual appearance, fundamental part of the history of this portion of Westoe Conservation Area and the origins of the sports hub. The site remains visually and physically cut off from Westoe Village.  The <b>site is considered to make a medium contribution to significance.</b>
<b>Non designated assets</b>		
Wyvestow Lodge	The three-storey Wyvestow Lodge is an example of one of the larger Victorian houses built along Dean Road and Sunderland Road. Once set in ample grounds, the building is similar to the villas influenced by the Arts & Crafts style in Westoe Village. Brimming with architectural features such as bays, hips, domes, dormers, ornate joinery, and overhanging eaves, all exercised in richly textured natural materials.	The site forms part of the immediate setting of the identified heritage asset and allows for an appreciation of the building.  The <b>site makes a lesser contribution to significance.</b>
Railings	19th Century railings associated with the Ingham Infirmary.	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>
Former South Tyneside College Planetarium	The college was formerly known as the Marine and Technical College, and was founded by Dr Thomas Winterbottom, a former surgeon-general in Sierra Leone. After spending 4 years in Africa, he returned to South Shields in 1796 to take over his father's practice. He wrote an account of his time in Africa which was published in 1803, and which contains the description of African trypanosomiasis	The site has no visual or historic association with the identified heritage asset.  The <b>site makes no contribution to significance.</b>

	<p>(sleeping sickness), for which he is known. The college is still one of the largest merchant navy training colleges in the United Kingdom, and attracts students from as far afield as India and Africa. Courses are offered across the whole spectrum of marine education including navigation, operations, mechanical and electrical engineering, communications, and catering.</p> <p>The college was formerly based in Ocean Road, South Shields in a purpose-built building opened in 1869. This is now a listed public house called Kirkpatrick's. There is a marine simulation centre at the main Westoe Campus and additional college sites all over South Shields such as the Marine Survival Centre on Wapping Street; the Radar Station next to Ocean Beach Pleasure Park and the St. Hilda's Centre on Coronation Street. However, due to new advances in technology, the planetarium and observatory have not been used for this purpose for more than twenty years. All of the equipment was relocated to Stockton's Wynyard Planetarium &amp; Observatory on Teesside. The observatory space now houses a multi-faith chaplaincy.</p>	
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**Heritage Assets in the wider setting**

The White House, Chapel House, Former Talbot Memorial House, The Chase, Briary Ravensworth	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Former Ingham Infirmary, Robert Readhead Park, Cyprus Public House	Locally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>

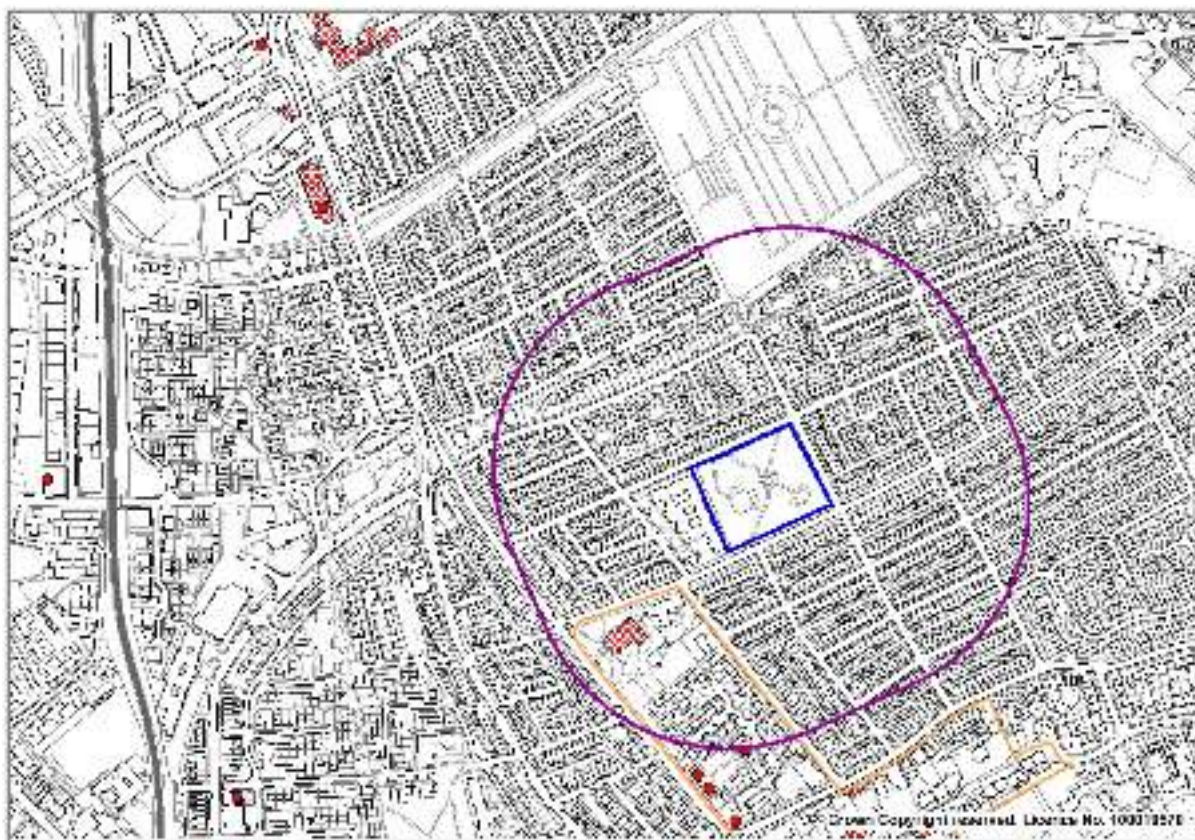
**Potential Impact of Allocation on Significance**

Description of Impact	
Name of asset	<p>Location and siting (e.g. proximity, extent, topography, key views)</p> <p>Form and appearance (e.g. prominence, massing, scale and materials)</p> <p>Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>
1-7 Wood Terrace	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.
Westoe Villas	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.

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



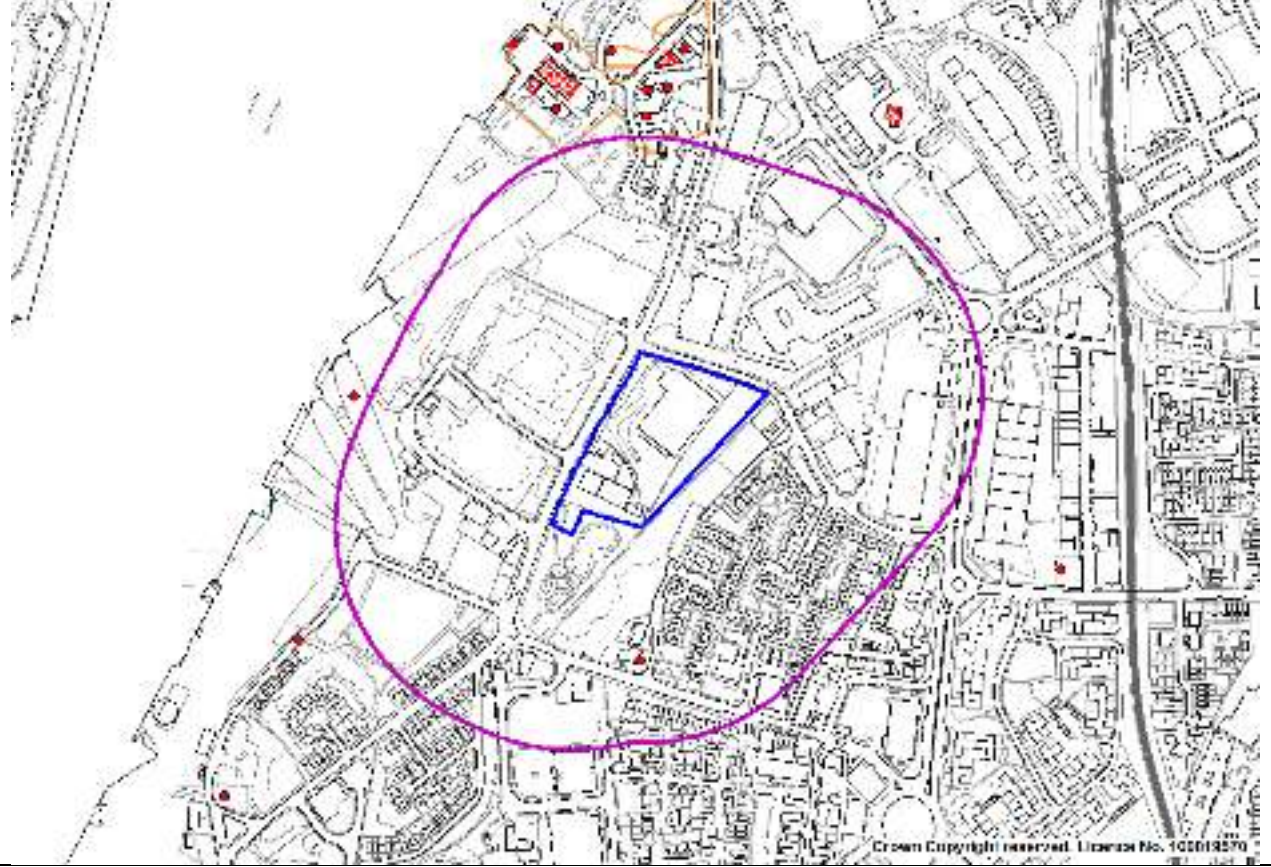
Site Reference	SOS002
Site Address	Open space at Mowbray Road
Proposed Use	Housing



Assets Identified	
World Heritage Sites	None
Listed Buildings	Church of St Michael GII ( <a href="#">1232581</a> ) 100m to the south west
Scheduled Monuments	None
Conservation Areas	Westoe Conservation Area ( <a href="#">Conservation Areas</a> ) 70m to the south west
Registered Parks and Gardens	None
Non-designated Assets	Former Ingham Infirmary ( <a href="#">Local List</a> ) 200m to the south
Heritage Assets in the wider setting	<p>South Shields War Memorial (<a href="#">1434280</a>)</p> <p>Building in North East Corner of Garden to The White House (<a href="#">1232149</a>)</p> <p>34 and 38 Horsley Hill Road (<a href="#">1277246</a>)</p> <p>Briary Ravensworth GII (<a href="#">1277140</a>)</p> <p>The White House GII (<a href="#">1232333</a>)</p> <p>Former Talbot Memorial House GII (<a href="#">1277139</a>)</p> <p>5 Westoe Village (<a href="#">1232328</a>)</p> <p>6 Westoe Village (<a href="#">1232329</a>)</p> <p>7 Westoe Village (<a href="#">1232330</a>)</p> <p>Municipal Buildings GII (<a href="#">1232325</a>)</p> <p>Statue of Queen Victoria GII (<a href="#">1232222</a>)</p> <p>Railings and Piers to the Municipal Buildings Fronting onto Broughton Road GII (<a href="#">1232327</a>)</p> <p>The Britannia Public House GII (<a href="#">1277488</a>)</p>

	<p><b>Forecourt Railings and Statue of Britannia in Front of Britannia Public House GII (<a href="#">1277273</a>)</b>  <b>Roman Catholic Church of St Bede and attached Presbytery including attached walls and detached wall to south (<a href="#">1431017</a>)</b>  <b>Railings (<a href="#">Local List</a>)</b>  <b>Victorian Post Box (<a href="#">Local List</a>)</b></p>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Church of St Michael	<p>II GV 2. 1881-82. Austin, Johnson and Hicks architects. 1886. The hammerbeam roof put in. 1894. The north and south aisles added. 1909. The tower built. Built in red brick with ashlar dressings. In the "Decorated" style with a certain French feeling which with the combination of the brick and stone imparts an air of richness and elaboration. The nave and chancel under the one high pitched roof. The aisles have flat roofs. The most original feature is the free standing octagonal campanile at the south-east corner. Has a window by Kempe.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Westoe Conservation Area	<p>Westoe Village to the east is a tree-filled medieval street, brimming with detail, character and charm, creating a rare townscape of outstanding drama and excitement – arguable one of the most attractive streets in the country. Views towards the historic core are interrupted by mature trees, Wyvestow Lodge and Village Terrace. The roundabout further erodes the historical connection between the sports ground and the area beyond.</p> <p>The sports grounds are, however, a fundamental part of the conservation area's development history. Established in 1850, South Shields Cricket Club is the third oldest surviving sporting club in Tyne and Wear. Westoe Rugby Football Club was established on the site in 1875 and has continuously occupied the site alongside the cricket club.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<b>Non Designated Heritage Assets</b>		
Former Ingham Infirmary and Railings	<p>Designed by R.J. Johnson of Austin &amp; Johnson, 1871-73. Interesting as an early example of the 'Queen Anne'</p>	<p>The site has no visual or historic association with the identified heritage asset.</p>

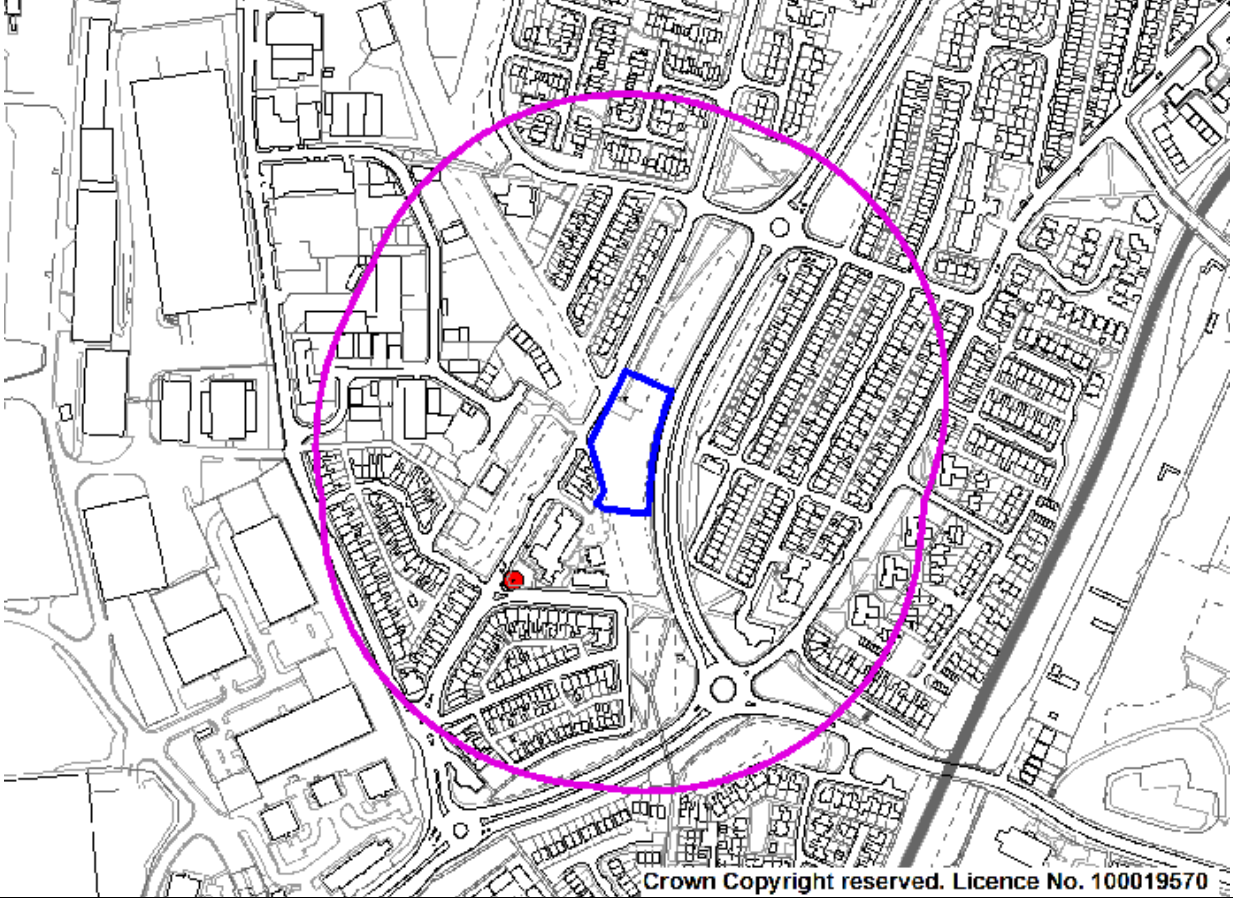
	revival and closer to the original style than most houses of that movement.	The <b>site makes no contribution to significance.</b>
<b>Heritage assets in the wider setting</b>		
South Shields War Memorial, Building in North East Corner of Garden to The White House, 34 and 38 Horsley Hill Road, Briary Ravensworth, The White House, Former Talbot Memorial House, 5 Westoe Village, 6 Westoe Village, 7 Westoe Village, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, The Britannia Public House	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  The <b>site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Church of St Michael, Westoe Conservation Area, Former Ingham Infirmary and Railings, South Shields War Memorial, Building in North East Corner of Garden to The White House, 34 and 38 Horsley Hill Road, Briary Ravensworth, The White House, Former Talbot Memorial House, 5 Westoe Village, 6 Westoe Village, 7 Westoe Village, Municipal Buildings, Statue of Queen Victoria, Railings and Piers to the Municipal Buildings Fronting onto Broughton Road, The Britannia Public House	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
n/a		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development is unlikely to cause harm to the historic environment.		

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

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

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

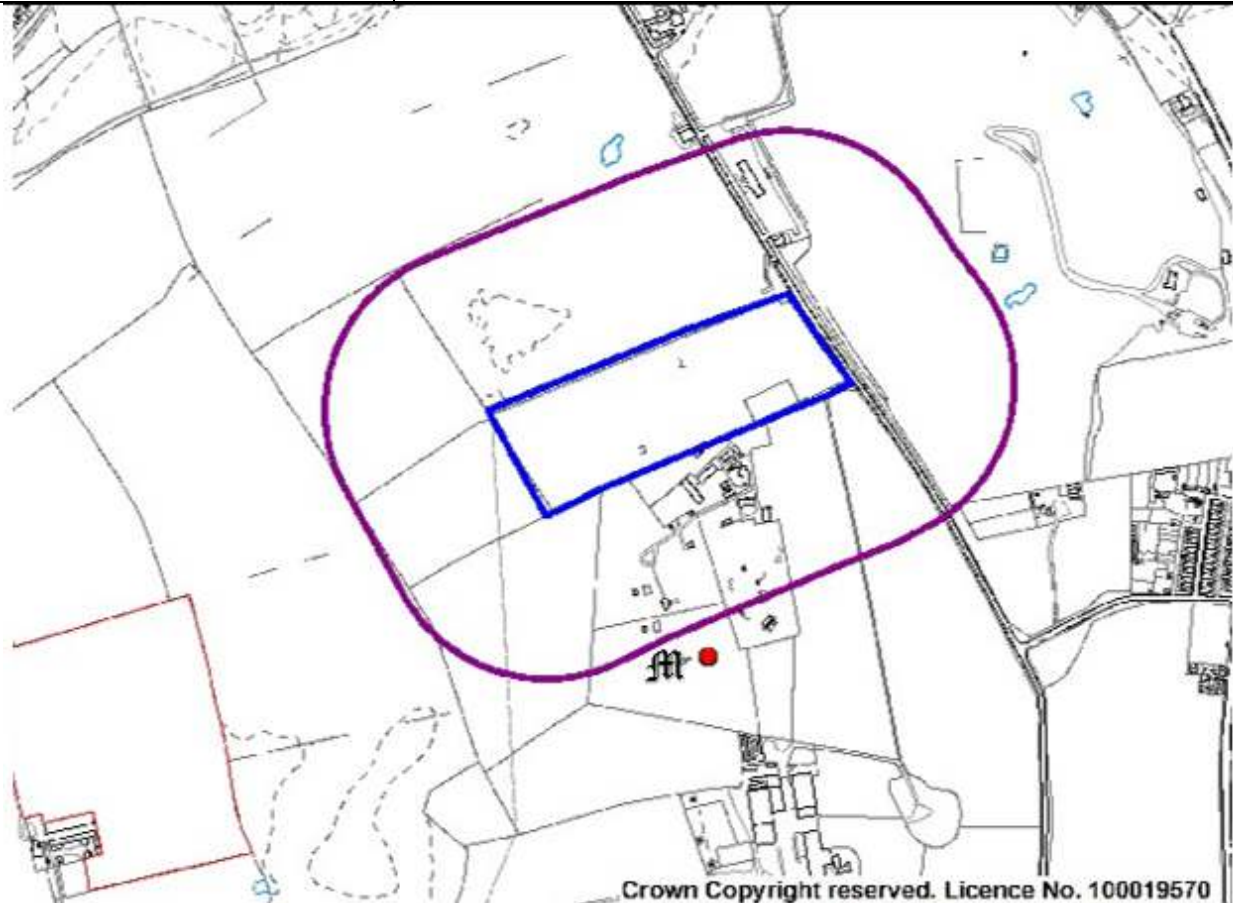
	Mohammad Ali visited Al Azhar to worship and to have his marriage blessed by the local Imam. It has become a cherished landmark of South Shields. The Yemeni Arab community in South Shields dates back to at least 1890. It is one of the oldest existing integrated Muslim communities in Britain.	
<b>Heritage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

Site Reference	<b>SOS076</b>	
Site Address	<b>Land between South Eldon Street and A194</b>	
Proposed Use	Housing	
 <p style="text-align: right; font-size: small;">Crown Copyright reserved. Licence No. 100019570</p>		
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>St Mary's War Memorial</b> ( <a href="#">1440515</a> ) 80m to the south west	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	None	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated assets</b>		
St Mary's War Memorial	St Mary's War Memorial, which stands at the corner of Dean Road and South Eldon Street, Tyne Dock, is listed at Grade II for the following principal reasons:	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>



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

Site Reference	<b>SWH003</b>
Site Address	<b>Land to the west of Marsden Quarry</b>
Proposed Use	Housing

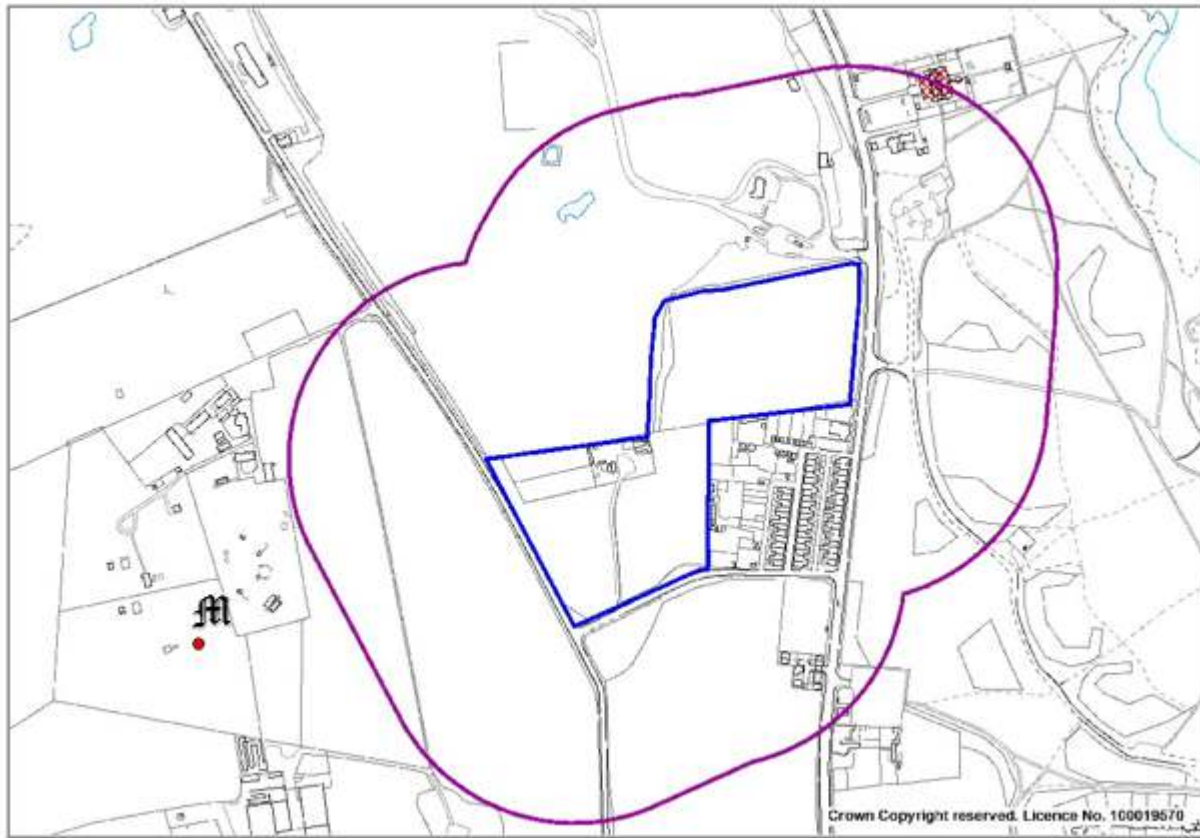


<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	<b>Lizard Lane Heavy Anti-Aircraft Battery</b> ( <a href="#">1419998</a> ) 60m to the south	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	<b>None</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Lizard Lane Heavy Anti-Aircraft Battery	Occupying a level site within view of the North Sea. Lizard Lane Farm Battery includes the buried, earthwork and standing remains of a multi-phase Second World War heavy anti-aircraft gun battery and radar site, as well as a	The site forms part of the immediate setting of the identified heritage asset.  <b>The site makes a negligible contribution to significance.</b>

	<p>Cold War heavy anti-aircraft gun and radar site.</p> <p>This multi-phase Second World War heavy anti-aircraft gun battery and radar site, and Cold War heavy anti-aircraft gun site and radar site is scheduled for the following principal reasons: * Rarity: it is one of only a handful of complete or near complete Second World War gun batteries that was adapted for continued service during the Cold War; * Survival: generally good survival of all component parts in a variety of forms including buried features, associated earthworks and standing remains, the latter retaining evidence of their original fittings. The survival of the radar ramp is particularly unusual; * Potential: the remains will enhance our detailed understanding of the construction, function and use of this military site type in Britain as well as serving as a tangible symbol of the threat of mutually assured nuclear destruction; * Historic interest: it is an important and evocative witness to national defence policy both during the Second World War and the Cold War; * Group value: the site is a multi-phase but legible ensemble, in which the functioning of the various parts is strongly sensed and where the military experience is readily captured; * Period: a multi-phase gun site that is strongly representative of those constructed during the Second World War, and whose continued use during the Cold War illustrates the physical manifestation of the global division between capitalism and communism that shaped the history of the late C20.</p>	
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Lizard Lane Heavy Anti-Aircraft Battery	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		

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

Site Reference	<b>SWH004</b>
Site Address	<b>Land to the south of Marsden Quarry</b>
Proposed Use	Housing

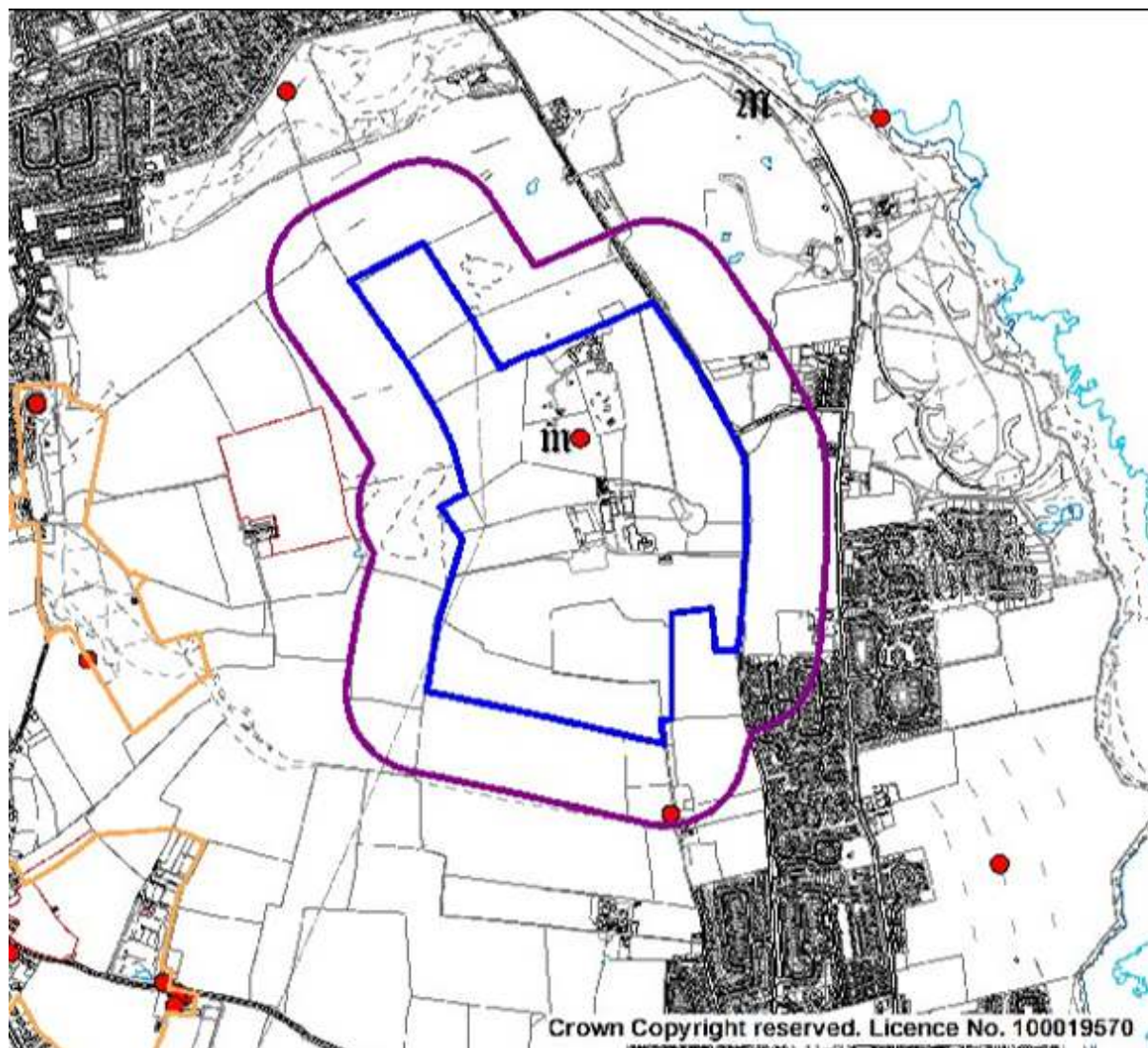


<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>Souter Point Lighthouse and Attached Buildings (<a href="#">1185593</a>)</b> lies 195m to the south east <b>Walls extending from Mill Lane around the lighthouse and linked buildings (<a href="#">1185616</a>)</b> lies 130m to the south east	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	<b>Souter Point Lighthouse: foghorn to east of lighthouse and steps and walls to east of lighthouse (<a href="#">1355068</a>)</b> <b>Lizard Lane Heavy Anti-Aircraft Battery (<a href="#">1419998</a>)</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Souter Point Lighthouse and Attached Buildings	Lighthouse, engine house, boilerhouse, workshops and houses. 1871 by Sir James N Douglas for Trinity House, London. Rendered; Welsh slate roofs. 4 ranges of buildings around a courtyard	The site has limited visual and no known historic association with the identified heritage asset.

	<p>with the lighthouse connected to the east range. Lighthouse : 75-foot tapered tower with square window openings and at top south a window to allow a light to be seen for entrance to the Wear; overhanging walkway with iron railings around dome-topped lantern of iron. Engine house, boilerhouse and workshops : western one-storey range having central door and 3 windows all round-headed in raised surrounding arches with keystones, garage door and modern door inserted; raised quoins; moulded kneelers supporting painted gable coping; 2 painted square end chimneys. Houses : south, east and north 2-storey ranges each containing 2 houses with projecting square porches having 5-panelled doors in the return; 3 sash windows to each house front, 2 in each west gable joining the one-storey block; raised quoins;. roof with overhanging eaves is hipped, with 2 painted, corniced panelled chimneys to each ridge. A passage of one storey connects the lighthouse to the east range. Historical note : stands on Lizard Point, but to avoid confusion with Cornish Lizard Lighthouse named after Souter Point - next point south. The first lighthouse specifically constructed for electric illumination (carbon arc lamps), after experiments at Dungeness. Original bi-focal lens still in use. Source: D B Hague and R Christie Lighthouses : their architecture, history and archaeology (1975). Llandysul p.160.</p>	<p><b>The site makes a lesser contribution to significance.</b></p>
<p>Walls extending from Mill Lane around the lighthouse and linked buildings</p>	<p>Walls enclosing entrance and buildings. 1871 by Sir James N Douglas for Trinity House, London. Whitewashed stone. A pair of walls encloses the entrance drive to the lighthouse and its buildings, breaking into quadrants before forming a rectangular enclosure around buildings and gardens. Roughly squared coursed rubble with round coping.</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p><b>Heritage assets in the wider setting</b></p>		
<p>Souter Point Lighthouse: foghorn to east of lighthouse and steps and walls to east of lighthouse,</p>	<p>Nationally Significant Heritage Asset</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p>

		<b>The site makes a lesser contribution to significance.</b>
Lizard Lane Heavy Anti-Aircraft Battery	Nationally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Souter Point Lighthouse and Attached Buildings, Walls extending from Mill Lane around the lighthouse and linked buildings, Souter Point Lighthouse: foghorn to east of lighthouse and steps and walls to east of lighthouse,	Development of the site would result in <b>LOW IMPACT</b> to the significance of these heritage assets.	
Lizard Lane Heavy Anti-Aircraft Battery	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
Development could provide an opportunity to find out more about the history of the site in relation to the surrounding former industries and provide interpretation.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Scale, massing and design must be carefully considered in relation to the settings of the nearby heritage assets. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>		

Site Reference	SWH007
Site Address	Land surrounding Lizards Farm
Proposed Use	Housing



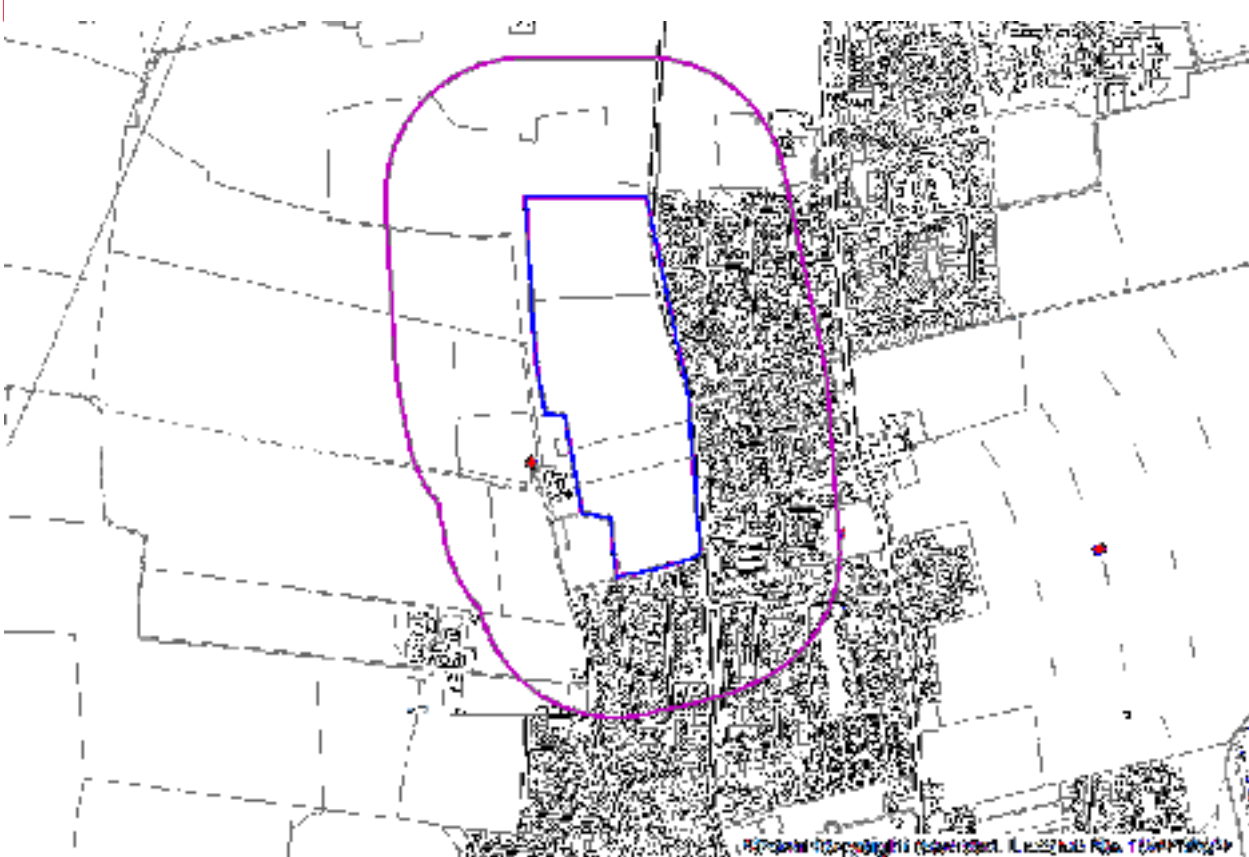
<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	Lizard Land Heavy Anti-Aircraft Battery ( <a href="#">1419998</a> ) lies within the site
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	Bombing Decoy Site Control Shelter ( <a href="#">Local List</a> ) 200m to the west
Heritage Assets in the wider setting	Marsden Lime Kilns ( <a href="#">1005911</a> ) Whitburn Mill ( <a href="#">1355075</a> ) Undercliff ( <a href="#">1355077</a> ) Cleadow Conservation Area ( <a href="#">Conservation Areas</a> ) Cleadow Hills Conservation Area ( <a href="#">Conservation Areas</a> ) Whitburn Rifle Ranges ( <a href="#">Local List</a> ) West Hall Farm ( <a href="#">Local List</a> )



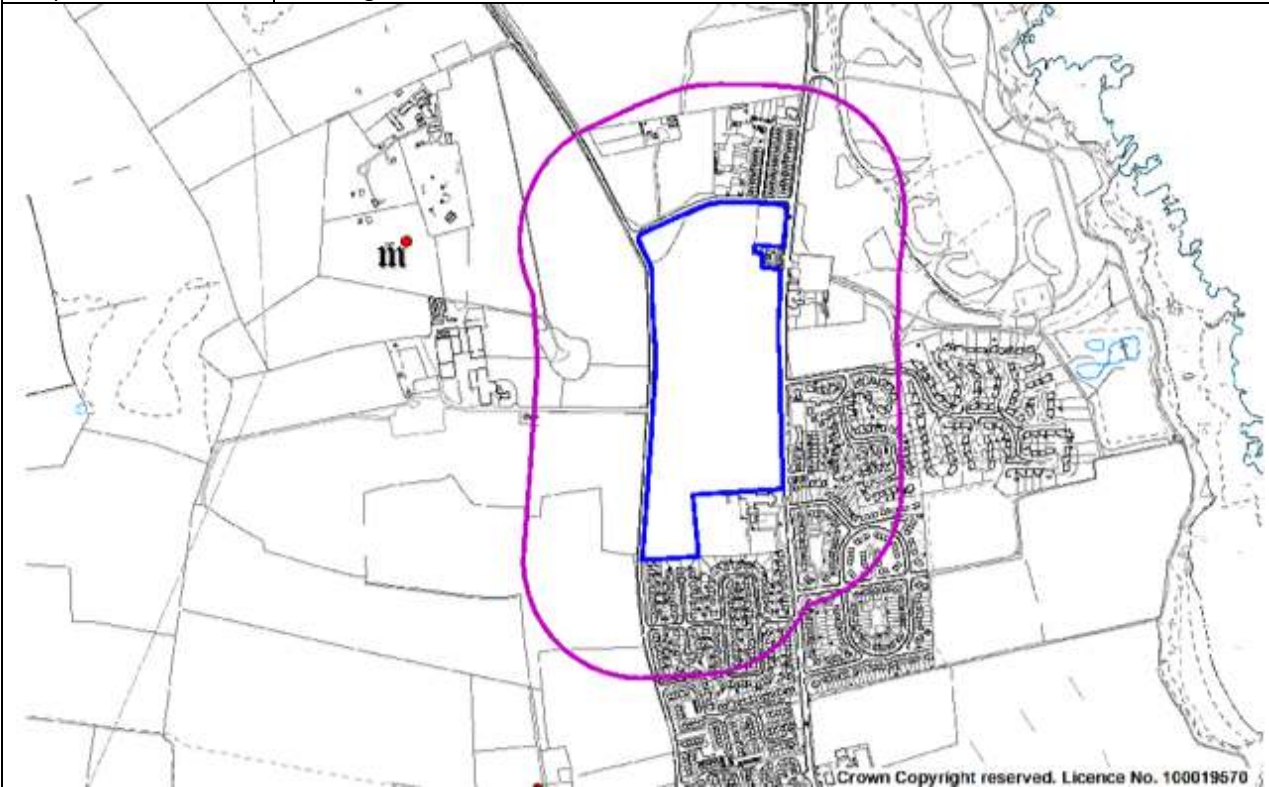
Peacock Lodge ( <a href="#">Local List</a> )		
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
Lizard Lane Heavy Anti-Aircraft Battery	<p>Occupying a level site within view of the North Sea. Lizard Lane Farm Battery includes the buried, earthwork and standing remains of a multi-phase Second World War heavy anti-aircraft gun battery and radar site, as well as a Cold War heavy anti-aircraft gun and radar site.</p> <p>This multi-phase Second World War heavy anti-aircraft gun battery and radar site, and Cold War heavy anti-aircraft gun site and radar site is scheduled for the following principal reasons: * Rarity: it is one of only a handful of complete or near complete Second World War gun batteries that was adapted for continued service during the Cold War; * Survival: generally good survival of all component parts in a variety of forms including buried features, associated earthworks and standing remains, the latter retaining evidence of their original fittings. The survival of the radar ramp is particularly unusual; * Potential: the remains will enhance our detailed understanding of the construction, function and use of this military site type in Britain as well as serving as a tangible symbol of the threat of mutually assured nuclear destruction; * Historic interest: it is an important and evocative witness to national defence policy both during the Second World War and the Cold War; * Group value: the site is a multi-phase but legible ensemble, in which the functioning of the various parts is strongly sensed and where the military experience is readily captured; * Period: a multi-phase gun site that is strongly representative of those constructed during the Second World War, and whose continued use during the Cold War illustrates the physical manifestation of the global division</p>	<p>The identified heritage asset is situated within the site boundary.</p> <p><b>The site makes a medium to significance.</b></p>

	between capitalism and communism that shaped the history of the late C20.	
<b>Non Designated Heritage Assets</b>		
Bombing Decoy Site Control Shelter, Wellands Farm	A Second World War 'Permanent Starfish' bombing decoy located at Whitburn. It was constructed to deflect enemy bombing from Newcastle. It is referenced as being in use between 01-AUG-1941 and 08-APR-1943. It was also the site of a 'QL' decoy, which was built as part of the 'C-series' of civil decoys for Newcastle. This is referenced as being in use between 02-OCT-1942 and 01-MAY-1943. The 'QL' decoy displayed lights to simulate the marshalling yards, dockyards, factories and loco glows associated with Newcastle. The crew room from which the decoys were controlled is of classic design - a rectangular brick area for the crew, two large concrete blast walls to protect the door.	The site has some visual but no known historic association with the identified heritage asset.  <b>The site makes a negligible to significance.</b>
<b>Heritage assets in the wider setting</b>		
Marsden Lime Kilns, Whitburn Mill	Nationally Significant Heritage Asset	The site has no visual or known historic association with these heritage assets.  <b>The site makes no contribution to significance.</b>
Undercliff	Nationally Significant Heritage Asset	The open fields that surround this historic estate provide the context for this rural country estate.  <b>The site makes a lesser contribution to significance.</b>
Cleadon Conservation Area	Nationally Significant Heritage Asset	The site forms part of the wider setting of the heritage asset and contributes to its rural character.  <b>The site makes a lesser contribution to significance.</b>
Cleadon Hills Conservation Area	Nationally Significant Heritage Asset	The conservation area is the highest point in the borough and can be seen for many miles. The site forms part of the wider setting of the heritage asset and contributes to its rural character.  <b>The site makes a lesser contribution to significance.</b>

Whitburn Rifle Ranges	Locally significant heritage assets	The site has no visual or known historic association with these heritage assets.  <b>The site makes no contribution to significance.</b>
West Hall Farm Peacock Lodge	Locally significant heritage assets	The site has minimal visual but no known historic association with these heritage assets.  <b>The site makes a negligible contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Lizard Lane Heavy Anti-Aircraft Battery	Development of the site would result in <b>MEDIUM IMPACT</b> to the significance of the heritage assets.	
Undercliff, Cleadon Hills Conservation Area, Cleadon Conservation Area, Bombing Decoy Site Control Shelter, Wellands Farm	Development of the site would result in a <b>LOW IMPACT</b> to the significance of the heritage asset.	
West Hall Farm Peacock Lodge	Development of the site would result in a <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
Marsden Lime Kilns, Whitburn Mill, Whitburn Rifle Ranges	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site, though the site is large enough that the Scheduled Monument could be retained, and interpretation introduced. Public access could also be introduced to what is currently private land. Development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Maintain a landscape buffer around the Scheduled Monument. Low-density and low-rise development more in keeping of the semi-rural village of Whitburn. Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>		

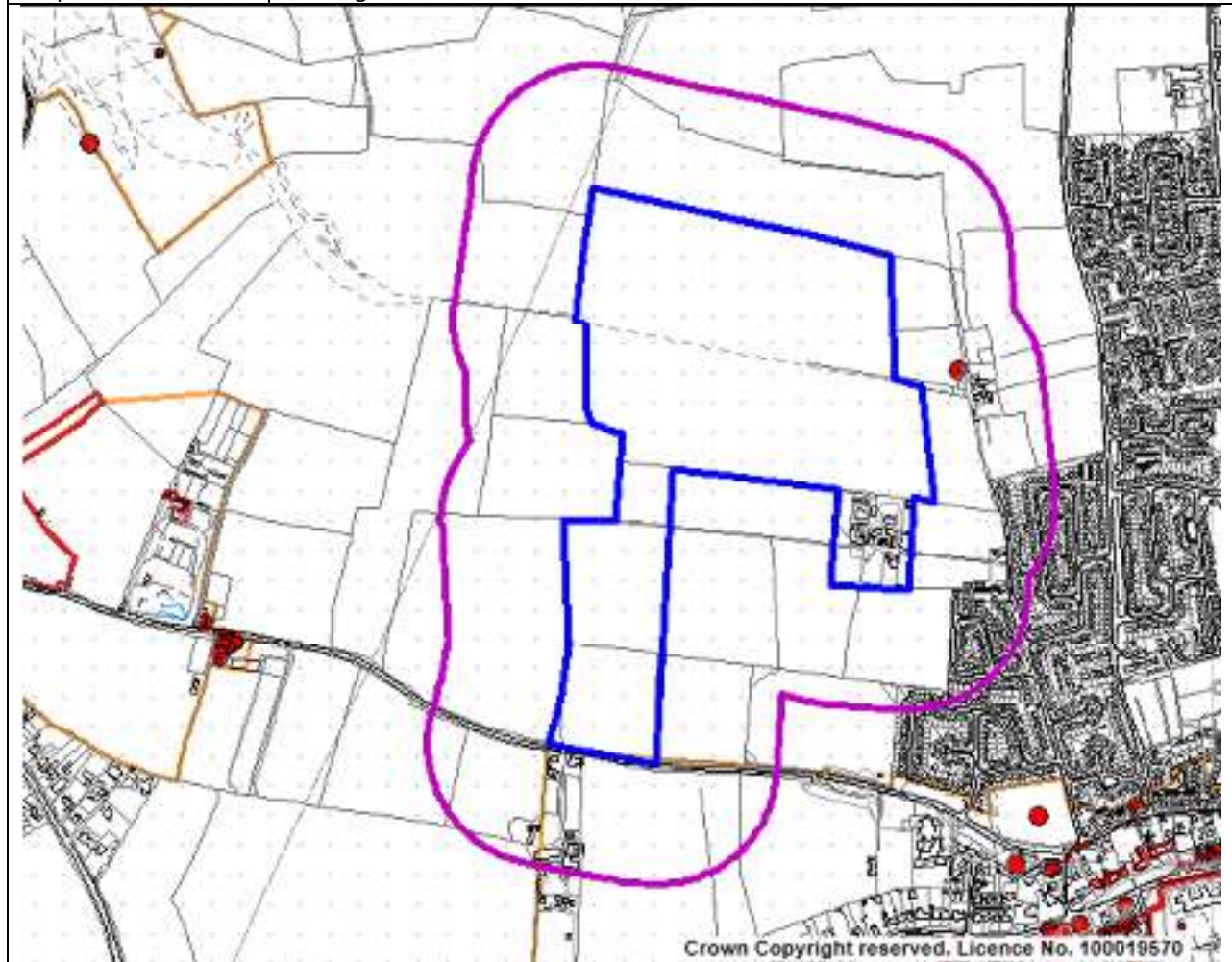
Site Reference	<b>SWH009</b>	
Site Address	<b>Land surrounding Wellands Farm</b>	
Proposed Use	Housing	
		
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	<b>Whitburn Mill GII</b> ( <a href="#">1355075</a> ) 200m to the east	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Bombing Decoy Site Control Shelter</b> ( <a href="#">Local List</a> ) 60m to the west	
Heritage Assets in the wider setting	<b>Whitburn Rifle Ranges</b> ( <a href="#">Local List</a> )	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated assets</b>		
Whitburn Windmill	Tower Mill. 1790. Coursed, roughly squared limestone; sandstone blocks top course. 3 storeys; entrances and windows on north and south.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>

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

Site Reference	<b>SWH011</b>	
Site Address	<b>Land at Kitchener Road</b>	
Proposed Use	Housing	
		
<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	<b>Lizard Lane Heavy Anti-Aircraft Battery (<a href="#">1419998</a>)</b>	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Heritage Assets in the wider setting</b>		
Lizard Lane Heavy Anti-Aircraft Battery	Nationally Significant Heritage Asset	The site has no visual and no known historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of asset	Location and siting (e.g. proximity, extent, topography, key views)	

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

Site Reference	<b>WH012</b>
Site Address	<b>Land west of Wellands Lane</b>
Proposed Use	Housing



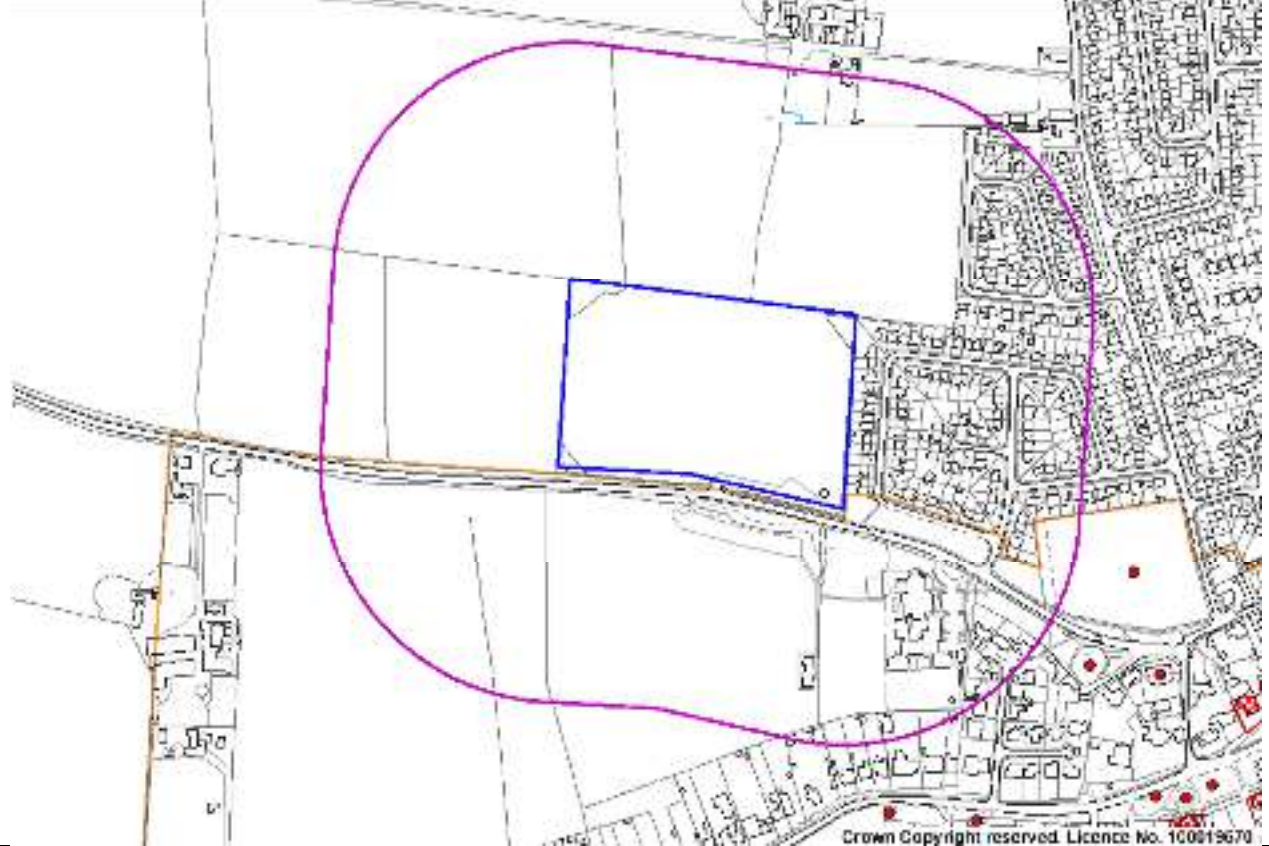
<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	<b>Whitburn Conservation Area</b> ( <a href="#">Conservation Areas</a> ) runs along the southernmost boundary of the identified site
Registered Parks and Gardens	None
Non-designated Assets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



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

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

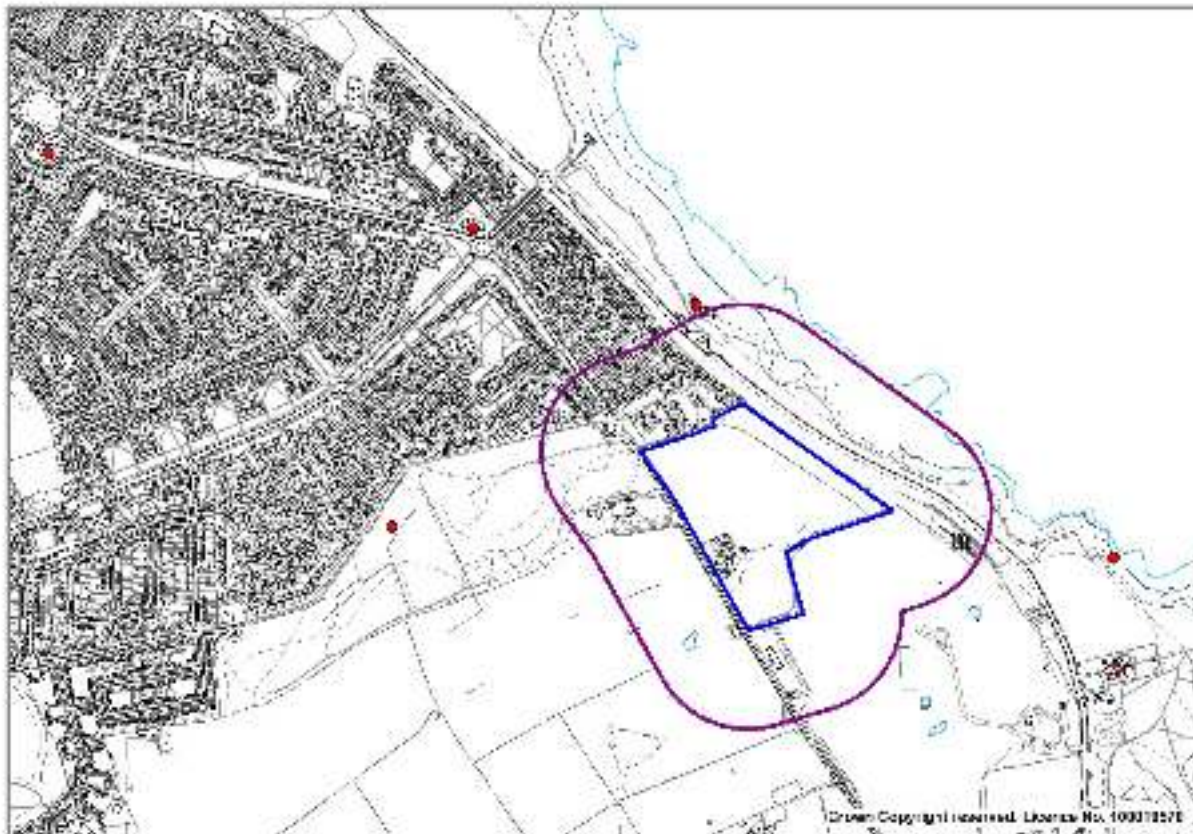
<p>Crest, Hill House, Steps, walls, piers to walls and piers at 55 Front Street, Village Green, Whitburn Parish Hall, West Well, Village Pond, Boundary Wall at Orchard Gardens, Drinking Fountain, Recreation Ground, West Hall Farm, Peacock Lodge, Pill Box</p>	
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	
<p><b>Maximising Enhancement (e.g. Public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>	
<p>Examine context in this sensitive landscape setting: careful consideration should be given to the design, materials, scale, massing and roof form and the impact of development on the rural setting of Whitburn Conservation Area. Views to and from Cleadon Hills should be incorporated into the layout. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.</p>	
<p><b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b></p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b></p>	

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

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

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

Site Reference	<b>SWH014</b>
Site Address	<b>Whitburn Golf Course</b>
Proposed Use	Housing



<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	<b>Marsden Lime Kilns (<a href="#">1005911</a>)</b> lies 130m to the south east	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	<b>Souter Point Lighthouse and Attached Buildings (<a href="#">1185593</a>)</b> <b>Souter Point Lighthouse: foghorn to east of lighthouse and steps and walls to east of lighthouse (<a href="#">1355068</a>)</b> <b>Walls extending from Mill Lane around the lighthouse and linked buildings (<a href="#">1185616</a>)</b> <b>Tipping Point and Target Rock (<a href="#">local list</a>)</b> <b>Marsden Inn (<a href="#">local list</a>)</b> <b>White Horse by Marsden Craggs (<a href="#">local list</a>)</b>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		

<p>Marsden Lime Kilns</p>	<p>Post Medieval lime kilns at Marsden. The kilns include a range of conventional stone-built structures and two detached circular plan brick-built kilns. They operated from 1874 to the 1960s. The site was located on a colliery railway line of 1870. The kilns consist of five construction phases illustrating a marked expansion in production over time. The earliest are of roughly random dressed coursed sandstone masonry with a single pot and two round-headed segmental arches. several additions have been made to this kiln on the North side. The first two are nearly identical, with two pots and four lintelled drawhole recess, although the second bank has a more sophisticated masonry dressing. The fourth bank at the North end is of similar masonry and architectural design, but has two pots and five lintelled drawhole recesses. A large masonry access ramp, with single buttress, descends north from the top of the north side. The drawhole recesses each have two or three drawing eyes. The facade of the stone-built kilns includes four massive lateral girders fixing numerous internal expansion bars. A much later and architecturally contrasting bank of kilns was added to the south end. These consist of two circular brick -built kilns wrapped in numerous iron expansion bands. each has a single pot although one has a single eye while the other has a single arch and three eyes. In front of the kilns is a 1950s brick and concrete platform with covered railway siding beneath. Openings in the roof allowed lime to be loaded directly into the waggons below. Scheduled.</p>	<p>The site contributes to the immediate setting of the identified heritage asset and may have had some historic association.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p><b>Heritage assets in the wider setting</b></p>		
<p>Souter Point Lighthouse and Attached Buildings, Walls extending from Mill Lane around the lighthouse and linked buildings, Souter Point Lighthouse: foghorn to east of lighthouse and steps and walls to east of lighthouse</p>	<p>Nationally significant heritage assets</p>	<p>The site forms part of the wider settings of the identified heritage assets and allows for an appreciation of these buildings.</p> <p><b>The site makes a lesser contribution to significance.</b></p>



Tipping Point, Marsden Inn, White Horse	Locally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Marsden Lime Kilns	Development of the site would result in <b>LESSER IMPACT</b> to the significance of the heritage asset.	
Souter Point Lighthouse and Attached Buildings, Walls extending from Mill Lane around the lighthouse and linked buildings, Souter Point Lighthouse: foghorn to east of lighthouse and steps and walls to east of lighthouse, Tipping Point, Marsden Inn, White Horse	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site, although the introduction of interpretation would better reveal the significance of the industrial heritage of the area. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development does not detract from the heritage significance of the scheduled monument. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology.		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>		

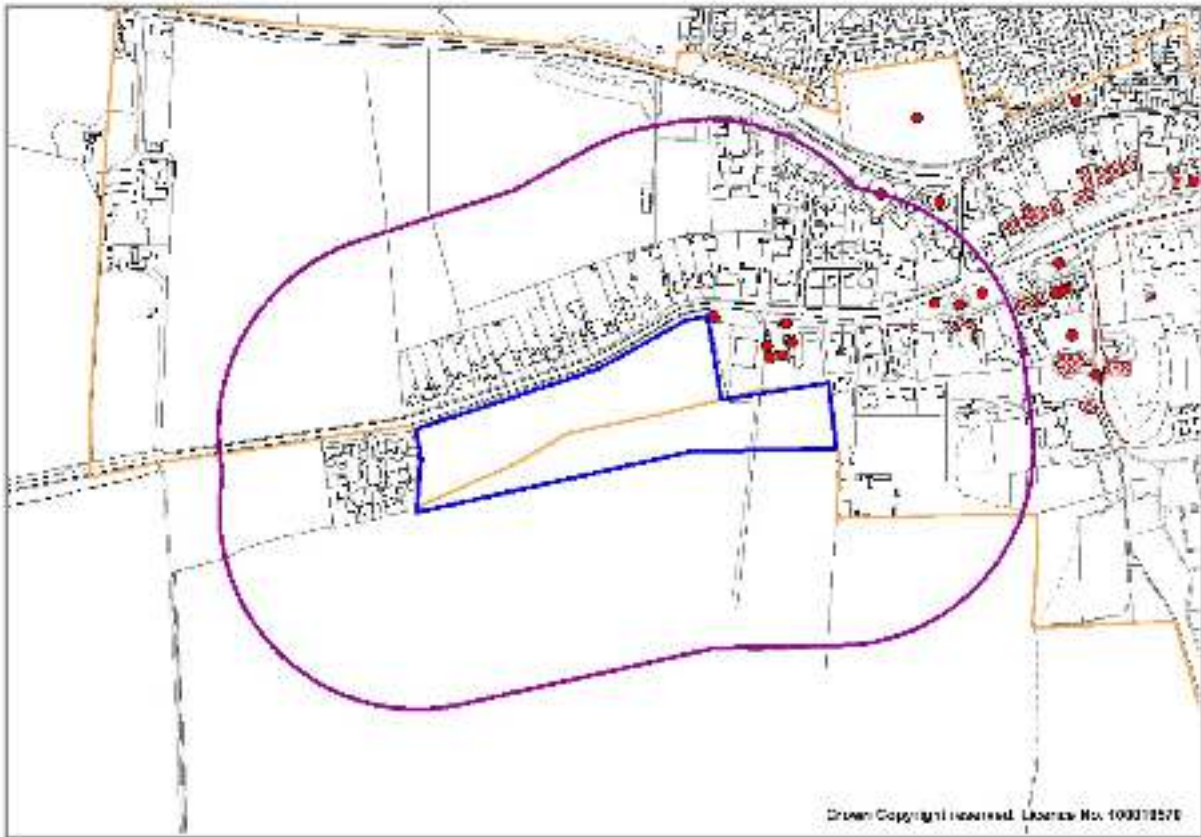
Site Reference	<b>SWH015</b>
Site Address	<b>Whitburn Community Association Playing Fields</b>
Proposed Use	Housing
<p style="text-align: center;">Crown Copyright reserved. Licence No. 100019570</p>	
<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	Part of the site lies within <b>Whitburn Conservation Area</b> ( <a href="#">Conservation Areas</a> )
Registered Parks and Gardens	None
Non-designated Assets	<b>Boundary Wall, Orchard Gardens</b> ( <a href="#">Local List</a> ) 170m to the south east <b>Glebe Farm Barns</b> ( <a href="#">Local List</a> ) 150m to the south east <b>The Village Pound (Pinfold)</b> ( <a href="#">local list</a> ) 140m to the south east <b>Recreation Ground</b> ( <a href="#">local list</a> ) 180m to the east
Heritage Assets in the wider setting	<b>44 Front Street</b> ( <a href="#">1025223</a> ) <b>46, 46A, Front Street</b> ( <a href="#">1355065</a> ) <b>Whitehouse Farm</b> ( <a href="#">1185549</a> ) <b>Wall to West of no. 48 (Whitehouse Farm)</b> ( <a href="#">1025224</a> ) <b>Whitburn War Memorial</b> ( <a href="#">1442999</a> ) <b>54 Front Street</b> ( <a href="#">1355066</a> ) <b>52 Front Street (Olde House and Coach House)</b> ( <a href="#">1299633</a> ) <b>Village Green</b> ( <a href="#">Local List</a> )

	<p>Whitburn Parish Hall, Sandy Chare and Boundary Walls (<a href="#">Local List</a>)  West Well, The Green (<a href="#">Local List</a>)  Drinking Fountain, Front Street (<a href="#">Local List</a>)  Churchyard, Church Lane (<a href="#">local list</a>)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
Whitburn Conservation Area	<p>Whitburn has a strong rural village character dominated by high quality dwellings around the medieval tree-lined village green. Comparatively isolated until recent times, it was not until 1865 that its first main road was laid out. This comparative isolation has given Whitburn its special character and sense of seclusion.</p> <p>Whitburn continued to grow up to the First World War with Edwardian detached, semi-detached and terraced dwellings on North Guards, East Street and Moor Lane. Inter-war saw a burst of private building and council housing making their mark (the latter just outside the conservation area), both continuing in the 1950s.</p> <p>Cleadon Lane is an important gateway leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east, and are important to the rural setting of the village.</p>	<p>The site forms part of the rural character of this part of the identified heritage asset.</p> <p><b>The site makes a medium contribution to significance.</b></p>
<b>Non Designated Heritage Assets</b>		
Boundary Wall, Orchard Gardens	<p>A 3m high magnesian limestone wall with brick coping. Originally surrounding an orchard, this boundary wall has an inner leaf of brick, probably indicating it was used as a heated wall - facing south it would be an ideal location for vines or fruits.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Glebe Farm Barns	<p>One of the village's remaining working farms, it includes a range of historic farm buildings with slate and pantile roofs.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
The Village Pound (Pinfold)	<p>Adjacent to Glebe Farm. All villages had a Pound/Pinfold to gather stray animals in ancient times. This one was derelict until the Whitburn Local History Group</p>	<p>The site has no visual or historic association with the identified heritage assets.</p>

	restored it in 1944. It is an important piece of village history.	<b>The site makes no contribution to significance.</b>
Recreation Ground	3 acres of open grass bounded by 1.5m high magnesian limestone walls with rounded copings and two carved dedication stones. Mrs Eleanor Barnes gifted it to the village in 1897. There are historic restrictions preventing its use for political, religious, trade or controversial uses, playing football, golf and walking dogs. There are also stipulations to protect the height and maintenance of the walls.	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Heritage assets in the wider setting</b>		
44 Front Street, 46, 46A, Front Street, Whitehouse Farm, Wall to West of no. 48 (Whitehouse Farm), Whitburn War Memorial, 54 Front Street, 52 Front Street (Olde House and Coach House)	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, The Green, Drinking Fountain, Front Street, Churchyard, Church Lane	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Whitburn Conservation Area	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
44 Front Street, 46, 46A, Front Street, Whitehouse Farm, Wall to West of no. 48 (Whitehouse Farm), Whitburn War Memorial, 54 Front Street, 52 Front Street (Olde House and Coach House), Glebe Farm Barns, Boundary Wall, Orchard Garden, The Village Pound (Pinfold), Recreation Ground, Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, The Green, Drinking Fountain, Front Street, Churchyard, Church Lane	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		

<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>

Site Reference	<b>SWH020</b>
Site Address	<b>Land to south of Moor Lane</b>
Proposed Use	Housing



<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<b>52 Front Street (Olde House and Coach House)</b> ( <a href="#">1299633</a> ) 190m to the east <b>54 Front Street</b> ( <a href="#">1355066</a> ) 1850m to the east <b>Whitburn War Memorial</b> ( <a href="#">1442999</a> ) 180m to the north east
Scheduled Monuments	None
Conservation Areas	None
Registered Parks and Gardens	None
Non-designated Assets	<b>Boundary Wall, Orchard Gardens</b> ( <a href="#">Local List</a> ) 100m to the south east <b>Glebe Farm Barns</b> (Local List) 50m to the south east <b>The Village Pound (Pinfold)</b> ( <a href="#">local list</a> ) adjacent to the site in the north east corner <b>Whitburn Parish Hall</b> ( <a href="#">local list</a> ) 195m to the north east <b>West Well, The Green</b> ( <a href="#">Local List</a> ) <b>Drinking Fountain, Front Street</b> ( <a href="#">Local List</a> ) 155m to the north east <b>Village Green</b> ( <a href="#">Local List</a> ) 90m to the north east <b>Whitburn Pond</b> ( <a href="#">local list</a> ) 180m to the north
Heritage Assets in the wider setting	<b>44 Front Street</b> ( <a href="#">1025223</a> ) <b>46, 46A, Front Street</b> ( <a href="#">1355065</a> ) <b>Whitehouse Farm</b> ( <a href="#">1185549</a> ) <b>Wall to West of no. 48 (Whitehouse Farm)</b> ( <a href="#">1025224</a> ) <b>Hill Crest, 53 Front Street GII</b> ( <a href="#">1185504</a> )

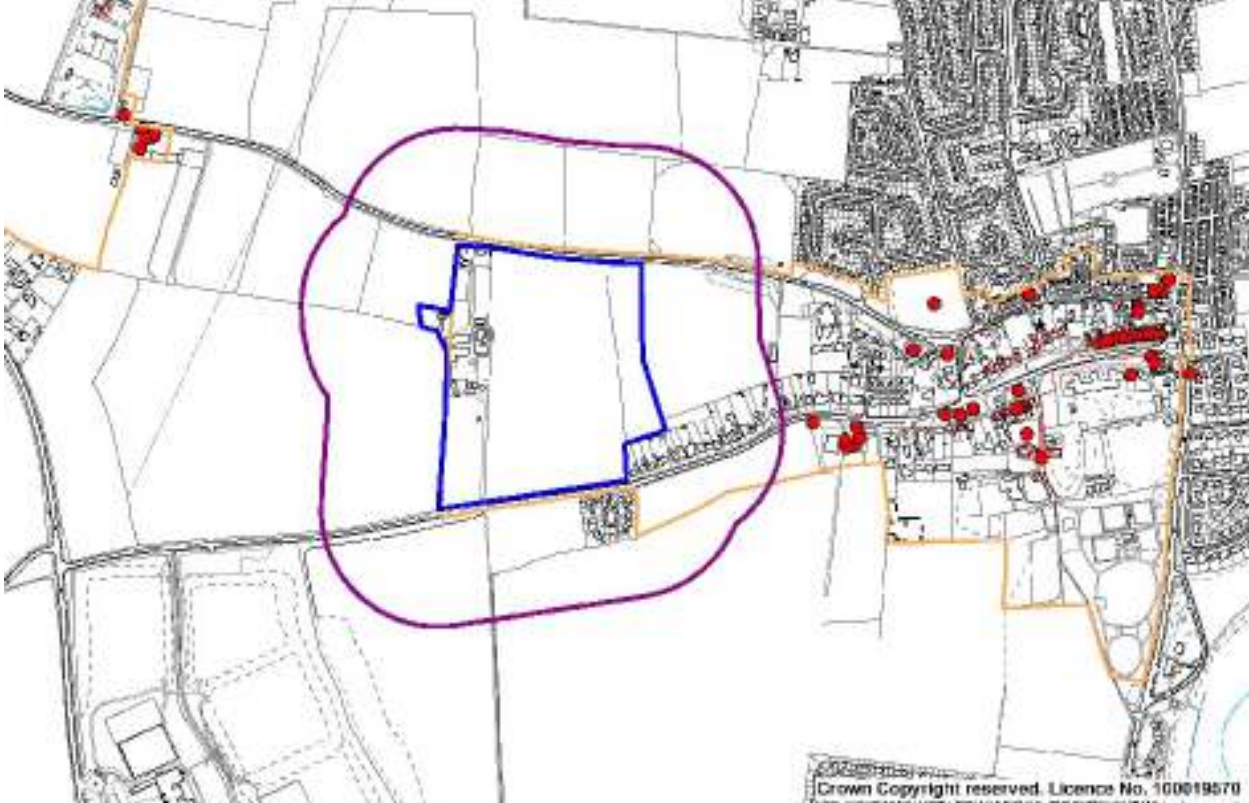
	<p>Hill House, 55 Front Street GII (<a href="#">1025222</a>)  Steps, Walls and Piers to Walls and Piers to 55 Front Street GII (<a href="#">1299620</a>)  Sandy Chare and Boundary Walls (<a href="#">Local List</a>)  Churchyard, Church Lane (<a href="#">local list</a>)  Recreation Ground (<a href="#">local list</a>)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
52 Front Street and Coach House	House. C18. Brick;Welsh slate roof. Simple block house with coach entrance in small house attached ,to east. Main house : 3 storeys, 3 tripartite sash windows with gauged brick flat arches and projecting cills; central door with patterned oblong fanlight in gabled porch having decorated barge boards; high- pitched roof has 2 end brick chimney. Small house: 2 storeys, 2 bays; at east an elliptical brick arch to partly bricked-in carriage entrance now containing garage doors; at west a plank door beneath a flat arch of gauged brick, wider than the door; 2-sash windows over.	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
54 Front Street	House, C18. Brick; Welsh slate roof. 2 storeys, 2 bays. Ground floor left, a 6-panelled door to passage to rear of house, and house entrance of 6-panelled door in plain Tuscan doorcase, window at right; first floor, 2 windows; all windows sashes with glazing bars, having projecting cills and painted lintels. Roof has one dormer at right, one end chimney at right.	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Whitburn War Memorial	Whitburn War Memorial, which stands on the village green, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the First World War; * Architectural interest; an elegant memorial obelisk in the Classical style.	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Whitburn Conservation Area	Whitburn has a strong rural village character dominated by high quality dwellings around the medieval tree-lined village green. Comparatively isolated until recent times, it was not until 1865 that its first main road was laid out. This comparative isolation has	<p>The site forms part of the rural character of this part of the identified heritage asset.</p> <p><b>The site makes a medium contribution to significance.</b></p>

	<p>given Whitburn its special character and sense of seclusion.</p> <p>Whitburn continued to grow up to the First World War with Edwardian detached, semi-detached and terraced dwellings on North Guards, East Street and Moor Lane. Inter-war saw a burst of private building and council housing making their mark (the latter just outside the conservation area), both continuing in the 1950s.</p> <p>Cleadon Lane is an important gateway leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east, and are important to the rural setting of the village.</p>	
<b>Non Designated Heritage Assets</b>		
Boundary Wall, Orchard Gardens	<p>A 3m high magnesian limestone wall with brick coping. Originally surrounding an orchard, this boundary wall has an inner leaf of brick, probably indicating it was used as a heated wall - facing south it would be an ideal location for vines or fruits.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Glebe Farm Barns	<p>One of the village's remaining working farms, it includes a range of historic farm buildings with slate and pantile roofs.</p>	<p>The site has some visual association with the identified heritage asset. It is also likely that the site has strong historical association with the identified heritage asset.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
The Village Pound (Pinfold)	<p>Adjacent to Glebe Farm. All villages had a Pound/Pinfold to gather stray animals in ancient times. This one was derelict until the Whitburn Local History Group restored it in 1944. It is an important piece of village history.</p>	<p>The site has some visual association with the identified heritage asset. It is also likely that the site has strong historical association with the identified heritage asset.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
Whitburn Parish Hall	<p>Originally built in 1856 as the village's second school, the Parish Hall is built in magnesian sandstone with a Westmorland slate roof, which has attractive fish-scale detailing. Mullion and transom windows in stone surrounds, stone gable kneeler and finial details and a 2m high limestone wall to the north and east are attractive features.</p>	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>



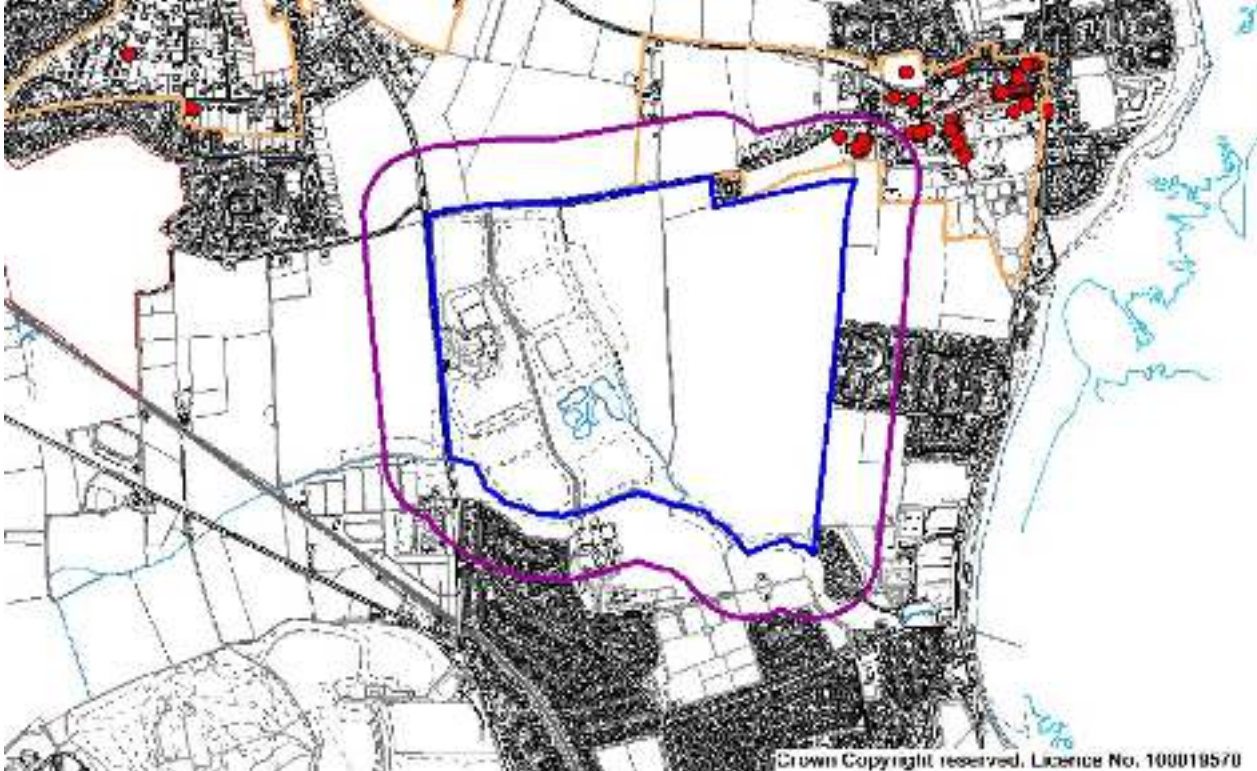
West Well, The Green	Along with the village pond and its stream, the west well would have influenced the siting of the village. The well is surrounded with heavy stone blocks and was at one time the village's primary water source.	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Drinking Fountain, Front Street	This granite drinking fountain was gifted in 1897 by Mrs Eleanor Pollard Barnes, wife of Thomas Barnes, to mark Queen Victoria's Diamond Jubilee.	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Village Green	A picturesque space reminiscent of many other village greens in more rural parts of County Durham. Medieval in origin, the green is registered as common land. It is intersected by tarmac footpaths with granite kerb edges and dotted with mature trees planted around 1900.	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Whitburn Pond	Whitburn Pond was very important to the village life, providing a source of water for everyone. Wells were dug on Wellands Lane (hence the name) to ensure that it was always kept full. It is today sufficiently filled naturally by Boldon Flats and Cleadon Hills. In days gone by, the pond was also used to wash coaches as well. The white building in the picture was once stables. In 1824, the first village school was built near the pond, later to become the infant school in around 1852. During wet weather, the pond would overflow and the school would become flooded. In 2005, South Tyneside Council carried out a refurbishment of the pond. On the opposite side of the road, flower beds have been created, providing a combined gateway into the heart of Whitburn from Cleadon.	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Heritage assets in the wider setting</b>		
44 Front Street, 46, 46A, Front Street, Whitehouse Farm, Wall to West of no. 48 (Whitehouse Farm), Hill Crest, Hill House, Steps walls and piers to 55 Front Street	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Sandy Chare and Boundary Walls, Churchyard, Church Lane, Recreation Ground	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset.

		<b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Whitburn Conservation Area	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Glebe Farm Barns, The Village Pound (Pinfold),	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage assets.	
44 Front Street, 46, 46A, Front Street, Whitehouse Farm, Wall to West of no. 48 (Whitehouse Farm), Hill Crest, Hill House, Steps walls and piers to 55 Front Street, Boundary Wall, Orchard Garden, West Well, The Green, Drinking Fountain, Front Street, Whitburn Parish Hall, Sandy Chare and Boundary Walls, Churchyard, Church Lane, Recreation Ground	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>		

Site Reference	<b>SWH021</b>
Site Address	<b>Land North of Moor Lane</b>
Proposed Use	Housing
	
<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	Part of the site lies within <b>Whitburn Conservation Area</b> ( <a href="#">Conservation Areas</a> )
Registered Parks and Gardens	None
Non-designated Assets	None
Heritage Assets in the wider setting	<b>44 Front Street</b> ( <a href="#">1025223</a> ) <b>46, 46A, Front Street</b> ( <a href="#">1355065</a> ) <b>Whitehouse Farm</b> ( <a href="#">1185549</a> ) <b>Wall to West of no. 48 (Whitehouse Farm)</b> ( <a href="#">1025224</a> ) <b>Whitburn War Memorial</b> ( <a href="#">1442999</a> ) <b>54 Front Street</b> ( <a href="#">1355066</a> ) <b>52 Front Street (Olde House and Coach House)</b> ( <a href="#">1299633</a> ) <b>Undercliff</b> ( <a href="#">1355077</a> ) <b>Village Green</b> ( <a href="#">Local List</a> ) <b>Whitburn Parish Hall, Sandy Chare and Boundary Walls</b> ( <a href="#">Local List</a> ) <b>West Well, The Green</b> ( <a href="#">Local List</a> ) <b>Drinking Fountain, Front Street</b> ( <a href="#">Local List</a> ) <b>Churchyard, Church Lane</b> ( <a href="#">local list</a> ) <b>Boundary Wall, Orchard Gardens</b> ( <a href="#">Local List</a> ) <b>Glebe Farm Barns</b> ( <a href="#">Local List</a> ) <b>Recreation Ground</b> ( <a href="#">local list</a> ) <b>West Hall Farm</b> ( <a href="#">Local List</a> )

	Peacock Lodge ( <a href="#">Local List</a> ) Cleadow Conservation Area ( <a href="#">Conservation Areas</a> )	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
Whitburn Conservation Area	<p>Whitburn has a strong rural village character dominated by high quality dwellings around the medieval tree-lined village green. Comparatively isolated until recent times, it was not until 1865 that its first main road was laid out. This comparative isolation has given Whitburn its special character and sense of seclusion.</p> <p>Whitburn continued to grow up to the First World War with Edwardian detached, semi-detached and terraced dwellings on North Guards, East Street and Moor Lane. Inter-war saw a burst of private building and council housing making their mark (the latter just outside the conservation area), both continuing in the 1950s.</p> <p>Cleadow Lane is an important gateway leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east, and are important to the rural setting of the village.</p>	<p>The site forms part of the rural character of this part of the identified heritage asset.</p> <p><b>The site makes a medium contribution to significance.</b></p>
<b>Heritage assets in the wider setting</b>		
44 Front Street, 46, 46A, Front Street, Whitehouse Farm, Wall to West of no. 48 (Whitehouse Farm), Whitburn War Memorial, 54 Front Street, 52 Front Street (Olde House and Coach House), Undercliff,	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Cleadow Conservation Area	Nationally Significant Heritage Asset	<p>The site forms part of the wider setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
West Hall Farm	Locally Significant Heritage Asset	<p>The site forms part of the wider setting of the heritage asset and contributes to its rural character.</p> <p><b>The site makes a negligible contribution to significance.</b></p>

Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, The Green, Drinking Fountain, Front Street, Churchyard, Church Lane, Peacock Lodge	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Cleadon Conservation Area, Whitburn Conservation Area	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage assets.	
West Hall Farm	Development of the site would result in <b>MINIMAL IMPACT</b> to the significance of the heritage asset.	
44 Front Street, 46, 46A, Front Street, Whitehouse Farm, Wall to West of no. 48 (Whitehouse Farm), Whitburn War Memorial, 54 Front Street, 52 Front Street (Olde House and Coach House), Undercliff, Cleadon Conservation Area, Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, The Green, Drinking Fountain, Front Street, Churchyard, Church Lane, Peacock Lodge, West Hall Farm	Development of the site would result in <b>NO CHANGE</b> to the significance of the heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Examine context: careful consideration should be given to the rural context and the scale, massing and roof form of surrounding buildings. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology		
<b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b>		
Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b>		

Site Reference	SWH022
Site Address	Land to east of Shields Road/ South of Moor Lane
Proposed Use	Housing
	
<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	None
Scheduled Monuments	None
Conservation Areas	<b>Whitburn Conservation Area</b> ( <a href="#">Conservation Areas</a> ) adjoins the site in the north
Registered Parks and Gardens	None
Non-designated Assets	<b>Boundary Wall, Orchard Gardens</b> ( <a href="#">Local List</a> ) 50m to the north east <b>Glebe Farm Barns</b> (Local List) 30m to the north east <b>The Village Pound (Pinfold)</b> ( <a href="#">local list</a> ) 50m to the north
Heritage Assets in the wider setting	<b>44 Front Street</b> ( <a href="#">1025223</a> ) <b>46, 46A, Front Street</b> ( <a href="#">1355065</a> ) <b>Whitehouse Farm</b> (1185549) <b>Wall to West of no. 48 (Whitehouse Farm)</b> ( <a href="#">1025224</a> ) <b>Whitburn War Memorial</b> ( <a href="#">1442999</a> ) <b>54 Front Street</b> ( <a href="#">1355066</a> ) <b>52 Front Street (Olde House and Coach House)</b> ( <a href="#">1299633</a> ) <b>Undercliff</b> ( <a href="#">1355077</a> ) <b>Village Green</b> ( <a href="#">Local List</a> ) <b>Whitburn Parish Hall, Sandy Chare and Boundary Walls</b> ( <a href="#">Local List</a> ) <b>West Well, The Green</b> ( <a href="#">Local List</a> ) <b>Drinking Fountain, Front Street</b> ( <a href="#">Local List</a> ) <b>Churchyard, Church Lane</b> ( <a href="#">local list</a> ) <b>Recreation Ground</b> ( <a href="#">local list</a> ) <b>Ardmore, 45 Whitburn Road</b> ( <a href="#">Local List</a> ) <b>Cardrona House, 19 Underhill Road</b> ( <a href="#">Local List</a> )

Cleadon Conservation Area ( <a href="#">Conservation Areas</a> )		
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
Whitburn Conservation Area	<p>Whitburn has a strong rural village character dominated by high quality dwellings around the medieval tree-lined village green. Comparatively isolated until recent times, it was not until 1865 that its first main road was laid out. This comparative isolation has given Whitburn its special character and sense of seclusion.</p> <p>Whitburn continued to grow up to the First World War with Edwardian detached, semi-detached and terraced dwellings on North Guards, East Street and Moor Lane. Inter-war saw a burst of private building and council housing making their mark (the latter just outside the conservation area), both continuing in the 1950s.</p> <p>Cleadon Lane is an important gateway leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east, and are important to the rural setting of the village.</p>	<p>The site forms part of the rural character of this part of the identified heritage asset.</p> <p><b>The site makes a medium contribution to significance.</b></p>
<b>Non Designated Heritage Assets</b>		
Boundary Wall, Orchard Gardens	A 3m high magnesian limestone wall with brick coping. Originally surrounding an orchard, this boundary wall has an inner leaf of brick, probably indicating it was used as a heated wall - facing south it would be an ideal location for vines or fruits.	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>
Glebe Farm Barns	One of the village's remaining working farms, it includes a range of historic farm buildings with slate and pantile roofs.	<p>The site has some visual but no known historic association with the identified heritage assets.</p> <p><b>The site makes a negligible contribution to significance.</b></p>
The Village Pound (Pinfold)	Adjacent to Glebe Farm. All villages had a Pound/Pinfold to gather stray animals in ancient times. This one was derelict until the Whitburn Local History Group restored it in 1944. It is an important piece of village history.	<p>The site has some visual but no known historic association with the identified heritage assets.</p> <p><b>The site makes a negligible contribution to significance.</b></p>

<b>Heritage assets in the wider setting</b>		
44 Front Street, 46, 46A, Front Street, Whitehouse Farm, Wall to West of no. 48 (Whitehouse Farm), Whitburn War Memorial, 54 Front Street, 52 Front Street (Olde House and Coach House), Undercliff,	Nationally Significant Heritage Assets	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
Cleadon Conservation Area	Nationally Significant Heritage Asset	The site forms part of the wider setting of the heritage asset and contributes to its rural character.  <b>The site makes a lesser contribution to significance.</b>
Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, The Green, Drinking Fountain, Front Street, Churchyard, Church Lane, Ardmore, Cadrona House	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Whitburn Conservation Area	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage assets.	
Cleadon Conservation Area	Development of the site would result in a <b>MINIMAL IMPACT</b> to the significance of the heritage assets.	
44 Front Street, 46, 46A, Front Street, Whitehouse Farm, Wall to West of no. 48 (Whitehouse Farm), Whitburn War Memorial, 54 Front Street, 52 Front Street (Olde House and Coach House), Undercliff, Boundary Wall, Orchard Gardens, Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, The Green, Drinking Fountain, Front Street, Churchyard, Church Lane, Ardmore, Cadrona House	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Examine context: careful consideration should be given to the rural context and the scale, massing and roof form of surrounding buildings.		



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

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

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

Site Reference	<b>SWH023</b>
Site Address	<b>Land to the west of Whitburn Bents Road</b>
Proposed Use	Housing
<b>Assets Identified</b>	
World Heritage Sites	None
Listed Buildings	<p><b>The Red Cottage</b> (<a href="#">1355076</a>) 40m to the north  <b>East-West Wall 35 metres south of Red Cottage and Linked Wall</b> (<a href="#">1025246</a>) 10m to the north  <b>The Close</b> (<a href="#">1025245</a>) 80m to the north  <b>Parish Church</b> (<a href="#">1025244</a>) 80m to the north  <b>Seed House to South West of No. 18</b> (<a href="#">1185529</a>) 160m to the north east  <b>44 Front Street</b> (<a href="#">1025223</a>) 160m to the north  <b>46, 46A, Front Street</b> (<a href="#">1355065</a>) 160m to the north  <b>Whitehouse Farm</b> (<a href="#">1185549</a>) 160m to the north  <b>Wall to West of no. 48 (Whitehouse Farm)</b> (<a href="#">1025224</a>) 160m to the north  <b>52 Front Street (Olde House and Coach House)</b> (<a href="#">1299633</a>) 120m to the north  <b>54 Front Street</b> (<a href="#">1355066</a>) 120m to the north</p>
Scheduled Monuments	None
Conservation Areas	Part of the site lies within <b>Whitburn Conservation Area</b> ( <a href="#">Conservation Areas</a> )
Registered Parks and Gardens	None
Non-designated Assets	<p><b>Boundary Wall, Orchard Gardens</b> (<a href="#">Local List</a>) 110m to the north  <b>Glebe Farm Barns</b> (<a href="#">Local List</a>) 70m to the north  <b>The Village Pound</b> (<a href="#">Local List</a>) 90m to the north  <b>Front Wall, Railings, Lych Gate and Rear Boundary Walls, Parish Church</b> (<a href="#">local list</a>) 80m to the north  <b>Churchyard, Church Lane</b> (<a href="#">local list</a>) 40m to the north</p>
Heritage Assets in the wider setting	<p><b>Whitburn War Memorial</b> (<a href="#">1442999</a>)  <b>55 Front Street</b> (<a href="#">1025222</a>)  <b>Steps, Walls and Piers to Walls and Piers to 55 Front Street</b> (<a href="#">1299620</a>)  <b>37 Front Street</b> (<a href="#">1185414</a>)  <b>The Limes</b> (<a href="#">1355062</a>)</p>

	<p>Whitburn House (<a href="#">1185444</a>)  Wall to North of No. 47 Front Street (Whitburn House) (<a href="#">1355063</a>)  No. 49 (The Lodge) and Wall and Railings to the South of no. 49 (<a href="#">1185469</a>)  The Rectory (<a href="#">1025221</a>)  Hill Crest (<a href="#">1185504</a>)  Village Green (<a href="#">Local List</a>)  Whitburn Parish Hall, Sandy Chare and Boundary Walls (<a href="#">Local List</a>)  West Well, The Green (<a href="#">Local List</a>)  5-7 (odds) Front Street (<a href="#">local list</a>)  19-31 (odds) Front Street (<a href="#">local list</a>)  36-40 (evens) Front Street (<a href="#">local list</a>)  Village Green (<a href="#">local list</a>)  Drinking Fountain, Front Street (<a href="#">Local List</a>)  Village Pond (<a href="#">Local List</a>)  Recreation Ground (<a href="#">Local List</a>)  Drinking Fountain, Front Street (<a href="#">Local List</a>)  Whitburn Methodist Church (<a href="#">local list</a>)  Whitburn Parish Hall and Boundary Walls (<a href="#">local list</a>)  Whitburn Hall Lodge (<a href="#">local list</a>)  20 Front Street (<a href="#">local list</a>)  Boundary Walls and Gateways, former Whitburn Hall (<a href="#">local list</a>)  Coach House to former Whitburn Hall (<a href="#">local list</a>)  Front Boundary Wall, Gate and Piers, 39 Front Street (<a href="#">local list</a>)  1-5 North Guards (<a href="#">local list</a>)  Grey Horse (<a href="#">local list</a>)  Fern, Hope and Ivy Cottages, North Guards (<a href="#">local list</a>)</p>	
Name of asset	Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)	Site contribution to the significance of the asset
<b>Designated Heritage Assets</b>		
The Red Cottage	<p>House; dated 1842; by Benjamin Green for Thomas Barnes. Red and grey brick; roof of plain and pan tiles. Much Tudor decoration. L plan with entrance porch in the angle. 2 storeys, 3 bays, with cross gable left of entrance containing a bay window of 2 double sashes surmounted by a pierced parapet; two small Gothick windows over: a quatrefoil window in an arched recess above entrance porch also with pierced parapet; a tripartite sash to right of entrance has a single Gothick window above, under a gablet. The return has two casements at first floor with rubbed and gauged brick lintels, and a decorated chimney stack. All original gables and front parapets are quatrefoil pierced, all gables have crow steps with roll-moulded copings. There is a later rear extension. The chimneys are all Tudor style.</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

<p>East-West Wall 35 metres south of Red Cottage and Linked Wall</p>	<p>Wall, dated 1842, for Thomas Barnes. Red and grey brick with sandstone embellishments. 8 rectangular piers with grey brick corners and string courses, plinth coping on piers and along wall, and string at wall coping and at tops of piers; moulded coping of bright red brick. Grey brick diapers enclose coat of arms, panels 'T1842B' and starfish all in sandstone. Plainer wall of red and grey brick which connects Red Cottage with the decorated wall is included for group value with those structures.</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<p>The Close</p>	<p>House, formerly rectory. 1818 by Stokoe of Newcastle. Sandstone ashlar; Welsh slate roof. 3 storeys, 9 windows with full-height bows containing the 3 at each end on the south elevation, the first floor windows in the bows having cast iron balconies; original sashes replaced with C20 casements. Moulded cornices, returned, at 2nd floor level and eaves at south front. Low-pitched hipped roof, 3 transverse ashlar chimney stacks with cornices.</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
<p>Parish Church</p>	<p>Large parish church, C13 with C15 upper stage of tower and C19 restorations, particularly of windows. 5-bay nave with north and south aisles and south porch, 5-bay chancel with north porch; west tower. Ashlar and roughly coursed rubble, all sandstone, and Westmoreland slate roof. Diagonal buttresses to 3-stage tower, clasping to chancel, angle to south aisle and south porch; decorated windows are C19 except for parts of 4 on south side of chancel and one on north; priest's door on south side of chancel blocked in 1867. Nave arcades have plain capitals bearing double-chamfered arches. Almond-shaped window, with glass by L C Evetts of Newcastle, in the west wall of the south aisle. Tomb of Michael Matthew of Cleadon, died 1689, by Wm. Smith; reclining figure of the period, a skull between the feet; contemporary-costumed weepers. Two pre-Reformation bells dedicated to Sts. Mary and Andrew; it is presumably for this reason that the church is sometimes</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	said to be dedicated to either saint; however, its original dedication, if any, is not known.	
Seed House	Garden feature, formerly seed-house. Mid/late C19. In the style of a classical temple with baroque decoration. One storey; south elevation has 2 windows and central doorway between 4 Ionic pilasters; north elevation is similar; east and west elevations have 2 Ionic pilasters and high relief heads of river gods; garlanded frieze. Roofless at time of survey. Historical note : in the grounds of now-demolished Whitburn Hall.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
44 Front Street	House. Late C18. Rendered, with brick dressings; roof of Welsh slate. 2 storeys, 4 windows; elliptical brick arch to carriage entrance at left, window over; then central door in stone surround of simplified classical shape with pediment, raised, fixed light with glazing bars over; other windows casements. Low-pitched roof with wooden eaves brackets has brick chimneys between first and 2nd bays and at west end.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
46, 46A, Front Street	House, now 2 separate dwellings. Late C18. Rendered, with pantiled roof. Double pile. 2 storeys. No 46 : tripartite sashes ground and first floors with projecting cills; at west, 6-panelled door with 3-pane oblong fanlight. No 46A : sash window at first floor east, door at west with 3 over 3 vertical panels and 3-pane oblong fanlight.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Whitehouse Farm	House. C18. Rendered with roof of pantiles. 2 storeys, 4 bays. Ground floor 2 windows, 6-panelled door, 4-panel oblong fanlight in raised surround with keystone, 1 window; first floor : 2 windows, one narrow window over door, one window, all sashes. Interior : room to west of entrance has bolection moulded chimney piece, first floor has doors with 2 fielded panels, and a horizontal sliding sash window in the wall formerly the rear, but now a passage wall.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Wall to West of no. 48 (Whitehouse Farm)	High wall, late C18/early C19, forming the west side of the entrance to the yard of Whitehouse Farm and extending 23 metres along Front Street. Limestone	The site has no visual or historic association with the identified heritage asset.

	rubble, with sandstone piers and elliptical brick arch to carriage entrance at its eastern end.	<b>The site makes no contribution to significance.</b>
No. 52 (Olde House) and Coach House adjoining to East	House. C18. Brick;Welsh slate roof. Simple block house with coach entrance in small house attached,to east. Main house : 3 storeys, 3 tripartite sash windows with gauged brick flat arches and projecting cills; central door with patterned oblong fanlight in gabled porch having decorated barge boards; high- pitched roof has 2 end brick chimney. Small house: 2 storeys, 2 bays; at east an elliptical brick arch to partly bricked-in carriage entrance now containing garage doors; at west a plank door beneath a flat arch of gauged brick, wider than the door; 2-sash windows over.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
54 Front Street	House, C18. Brick; Welsh slate roof. 2 storeys, 2 bays. Ground floor left, a 6-panelled door to passage to rear of house, and house entrance of 6-panelled door in plain Tuscan doorcase, window at right; first floor, 2 windows; all windows sashes with glazing bars, having projecting cills and painted lintels. Roof has one dormer at right, one end chimney at right.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Whitburn Conservation Area	Whitburn has a strong rural village character dominated by high quality dwellings around the medieval tree-lined village green. Comparatively isolated until recent times, it was not until 1865 that its first main road was laid out. This comparative isolation has given Whitburn its special character and sense of seclusion.  Whitburn continued to grow up to the First World War with Edwardian detached, semi-detached and terraced dwellings on North Guards, East Street and Moor Lane. Inter-war saw a burst of private building and council housing making their mark (the latter just outside the conservation area), both continuing in the 1950s.  Cleadow Lane is an important gateway leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east,	The site forms part of the rural character of this part of the identified heritage asset.  <b>The site makes a medium contribution to significance.</b>

	and are important to the rural setting of the village.	
<b>Non Designated Heritage Assets</b>		
Boundary Wall, Orchard Gardens	A 3m high magnesian limestone wall with brick coping. Originally surrounding an orchard, this boundary wall has an inner leaf of brick, probably indicating it was used as a heated wall - facing south it would be an ideal location for vines or fruits.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Glebe Farm Barns	One of the village's remaining working farms, it includes a range of historic farm buildings with slate and pantile roofs.	The site has some visual association with the identified heritage asset. It is also likely that the site has strong historical association with the identified heritage asset.  <b>The site makes a lesser contribution to significance.</b>
The Village Pound	Adjacent to Glebe Farm. All villages had a Pound/Pinfold to gather stray animals in ancient times. This one was derelict until the Whitburn Local History Group restored it in 1944. It is an important piece of village history.	The site has some visual association with the identified heritage asset. It is also likely that the site has strong historical association with the identified heritage asset.  <b>The site makes a lesser contribution to significance.</b>
Front Wall, Railings, Lych Gate and Rear Boundary Walls, Parish Church	The present entrance to the churchyard is an 1874 lych gate, of timber with a pantiled roof, south-east of the church; the roadside wall, of rock-faced stone, capped by railings with fleur-de-lys tops, seems to be contemporary with the lych gate. There is now no entry into the churchyard on any of the other three sides, although an irregular embayment due west of the church may indicate an earlier entrance position. There are old rubble boundary walls on the south and west of the yard. A lych gate is a gateway traditionally associated with burials; where the clergy meet the corpse and the bier rests whilst part of the service is read before burial.	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Churchyard	Prior to its extension in 1868 the churchyard was roughly rectangular, with the church set close to the centre of the north side. The 1868 extension comprises a second, rather narrower, rectangle to the north, its east side contiguous with that of the original part. The older monuments in the churchyard lie on the south of the church; they	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>

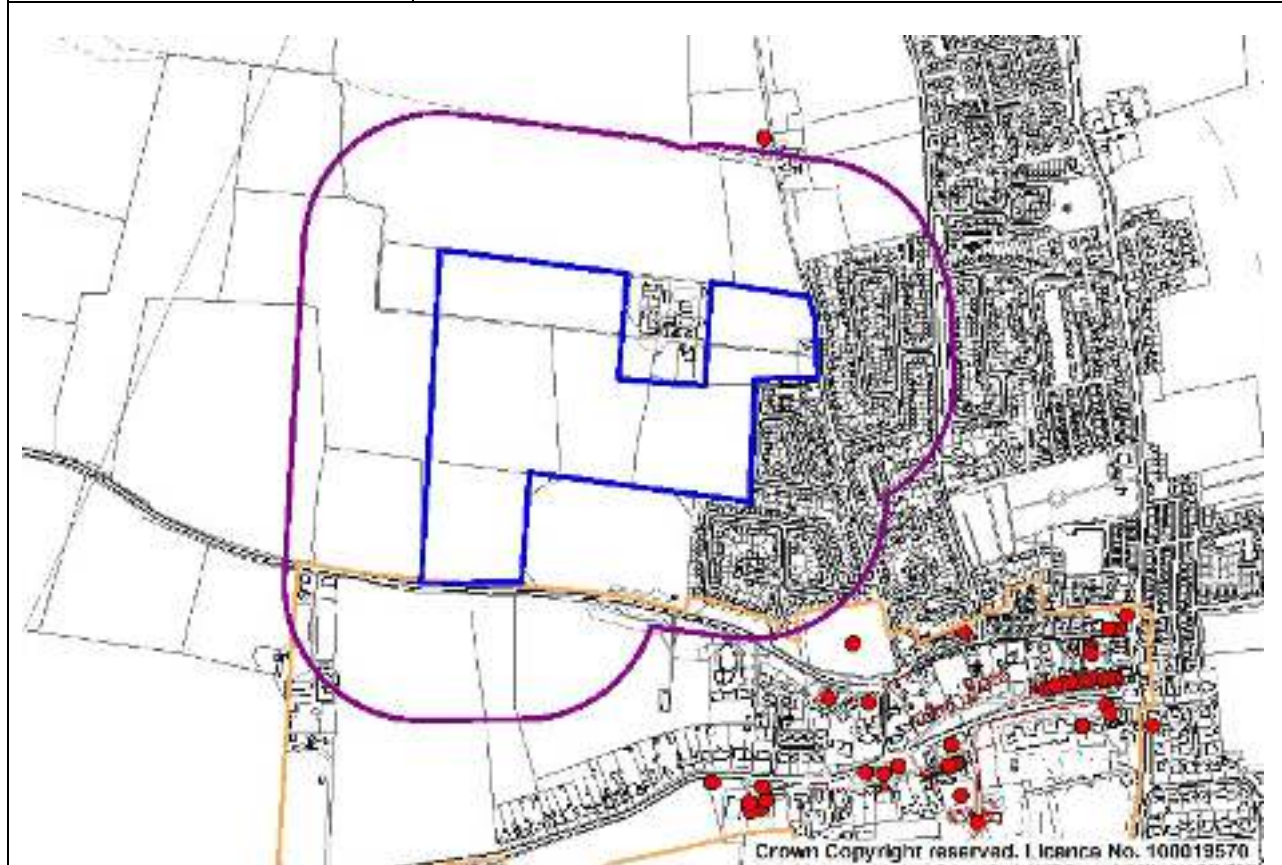
	<p>generally comprise 19th century headstones and tombstones, but there is a scatter of 18th century stones; some of these monuments are broken or badly decayed. There are a number of late 19th and 20th century monuments in the eastern half of the 1868 extension; these all lie east of a north-south bank that might have been a former field boundary. In the area west of this, as yet unused, are traces of east-west rigg-and-furrow*.</p> <p>On the north side of the path immediately inside the lych-gate lies an octagonal stone bowl. This has sometimes been considered as part of an old font, but this interpretation is by no means certain. It may merit being cleaned and properly examined. The present entrance to the churchyard is an 1874 lych-gate, of timber with a pantiled roof, southeast of the church; the roadside wall, of rock-faced stone, capped by railings with fleur-de-lys tops, seems to be contemporary with the lych-gate. There is now no entry into the churchyard on any of the other three sides, although an irregular embayment due west of the church may indicate an earlier entrance position.</p> <p>There are old rubble boundary walls on the south and west of the yard. A watch house stood at the southwest corner of the churchyard until relatively recently, but it has been demolished; two piles of cut stone, with various pieces of doorjamb etc (which look late 18th or 19th century), probably derive from it. There is a further dump of stone against the short section of the north wall of the old churchyard west of the 1868 extension; this is largely rubble, but includes a few fragments of churchyard monuments.</p>	
<b>Heritage assets in the wider setting</b>		
Whitburn War Memorial, 55 Front Street, Steps, Walls and Piers to Walls and Piers to 55 Front Street, 37 Front Street, The Limes, Whitburn House, Wall to North of No. 47 Front Street (Whitburn House), No. 49 (The Lodge) and	Nationally Significant Heritage Assets	<p>The site has no visual or historic association with the identified heritage assets.</p> <p><b>The site makes no contribution to significance.</b></p>



Wall and Railings to the South of no. 49, The Rectory, Hill Crest		
Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, The Green, 5-7 (odds) Front Street, 19-31 (odds) Front Street, 36-40 (evens) Front Street, Village Green, Drinking Fountain, Front Street, Village Pond, Recreation Ground, Drinking Fountain, Front Street, Whitburn Methodist Church, Whitburn Parish Hall and Boundary Walls, Whitburn Hall Lodge, 20 Front Street, Boundary Walls and Gateways, former Whitburn Hall, Coach House to former Whitburn Hall, Front Boundary Wall, Gate and Piers, 39 Front Street, 1-5 North Guards, Grey Horse, Fern, Hope and Ivy Cottages, North Guards	Locally Significant Heritage Asset	The site has no visual or historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Whitburn Conservation Area	Development of the site would result in a <b>MEDIUM IMPACT</b> to the significance of the heritage asset.	
Whitburn War Memorial, 55 Front Street, Steps, Walls and Piers to Walls and Piers to 55 Front Street, 37 Front Street, The Limes, Whitburn House, Wall to North of No. 47 Front Street (Whitburn House), No. 49 (The Lodge) and Wall and Railings to the South of no. 49, The Rectory, Hill Crest, The Red Cottage, East-West Wall 35 metres south of Red Cottage and Linked Wall, The Close, Parish Church, Seed House to South West of No. 18, 44 Front Street, 46, 46A, Front Street, Whitehouse Farm, Wall to West of no. 48 (Whitehouse Farm), 52 Front Street (Olde House and Coach House), 54 Front Street, Village Green, Whitburn Parish Hall, Sandy Chare and Boundary Walls, West Well, The Green, 5-7 (odds) Front	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	

<p>Street, 19-31 (odds) Front Street, 36-40 (evens) Front Street , Village Green, Drinking Fountain, Front Street, Village Pond, Recreation Ground, Drinking Fountain, Front Street, Whitburn Methodist Church, Whitburn Parish Hall and Boundary Walls, Whitburn Hall Lodge, 20 Front Street, Boundary Walls and Gateways, former Whitburn Hall, Coach House to former Whitburn Hall, Front Boundary Wall, Gate and Piers, 39 Front Street, 1-5 North Guards, Grey Horse, Fern, Hope and Ivy Cottages, North Guards</p>	
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>	
<p><b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>	
<p>There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.</p>	
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>	
<p>Careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology</p>	
<p><b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b></p>	
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b></p>	

Site Reference	<b>SWH048</b>
Site Address	<b>Land at Wellhouse Farm</b>
Proposed Use	Housing

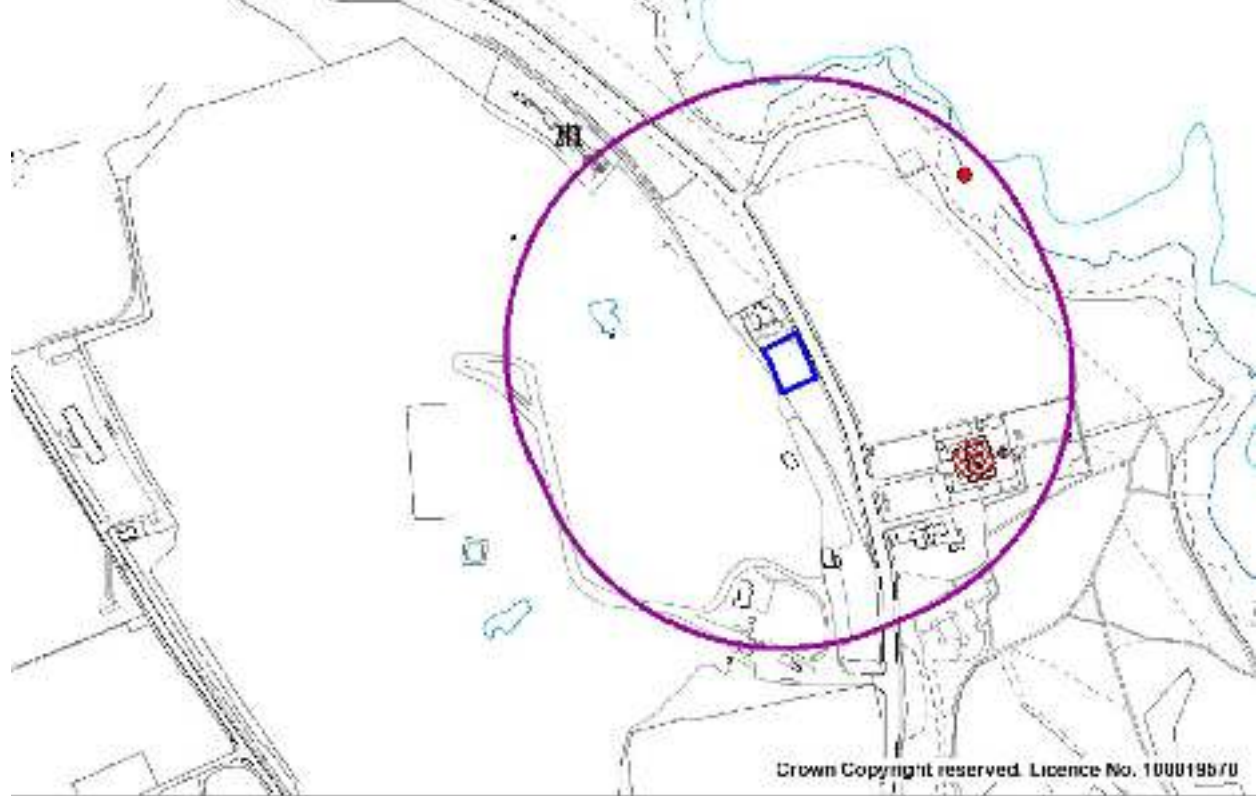


<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	None	
Scheduled Monuments	<b>Lizard Land Heavy Anti-Aircraft Battery</b> ( <a href="#">1419998</a> ) lies 200m to the north	
Conservation Areas	<b>Whitburn Conservation Area</b> ( <a href="#">Conservation Areas</a> ) adjoins the southern boundary of the site	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Recreation Ground</b> ( <a href="#">Local List</a> ) 200m to the east	
Heritage Assets in the wider setting	<b>54 Front Street GII</b> ( <a href="#">1355066</a> ) <b>52 Front Street (Olde House and Coach House) GII</b> ( <a href="#">1299633</a> ) <b>55 Front Street GII</b> ( <a href="#">1300071</a> ) <b>Steps, Walls and Piers to Walls and Piers to 55 Front Street GII</b> ( <a href="#">1299620</a> ) <b>Village Green</b> ( <a href="#">Local List</a> ) <b>Whitburn Parish Hall, Sandy Chare and Boundary Walls</b> ( <a href="#">Local List</a> ) <b>West Well, The Green</b> ( <a href="#">Local List</a> ) <b>Village Pond</b> ( <a href="#">Local List</a> ) <b>Boundary Wall, Orchard Gardens</b> ( <a href="#">Local List</a> ) <b>Drinking Fountain, Front Street</b> ( <a href="#">Local List</a> ) <b>Glebe Farm Barns</b> ( <a href="#">Local List</a> ) <b>The Village Pound</b> ( <a href="#">Local List</a> )	
Name of asset	Significance of the asset (heritage values) and the setting (physical	Site contribution to the significance of the asset

	surroundings and experience of the asset)	
<b>Designated assets</b>		
Lizard Lane Heavy Anti-Aircraft Battery	<p>Occupying a level site within view of the North Sea. Lizard Lane Farm Battery includes the buried, earthwork and standing remains of a multi-phase Second World War heavy anti-aircraft gun battery and radar site, as well as a Cold War heavy anti-aircraft gun and radar site.</p> <p>This multi-phase Second World War heavy anti-aircraft gun battery and radar site, and Cold War heavy anti-aircraft gun site and radar site is scheduled for the following principal reasons: * Rarity: it is one of only a handful of complete or near complete Second World War gun batteries that was adapted for continued service during the Cold War; * Survival: generally good survival of all component parts in a variety of forms including buried features, associated earthworks and standing remains, the latter retaining evidence of their original fittings. The survival of the radar ramp is particularly unusual; * Potential: the remains will enhance our detailed understanding of the construction, function and use of this military site type in Britain as well as serving as a tangible symbol of the threat of mutually assured nuclear destruction; * Historic interest: it is an important and evocative witness to national defence policy both during the Second World War and the Cold War; * Group value: the site is a multi-phase but legible ensemble, in which the functioning of the various parts is strongly sensed and where the military experience is readily captured; * Period: a multi-phase gun site that is strongly representative of those constructed during the Second World War, and whose continued use during the Cold War illustrates the physical manifestation of the global division between capitalism and communism that shaped the history of the late C20.</p>	<p>The site has no visual or historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
Whitburn Conservation Area	Whitburn has a strong rural village character dominated by high quality	The site forms part of the immediate setting of the identified

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

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

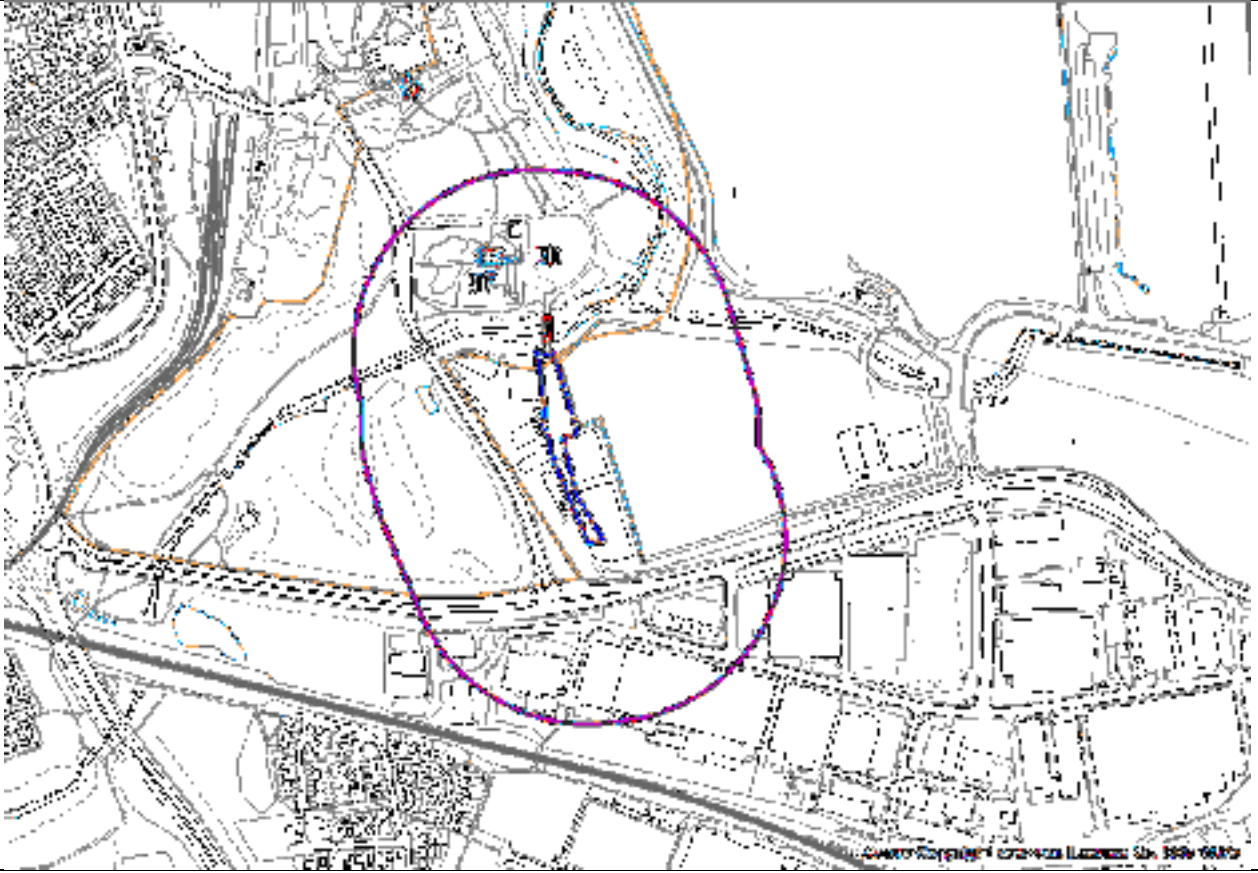
Site Reference	<b>SWH051</b>	
Site Address	<b>Land at Hill House</b>	
Proposed Use	Housing	
		
<b>Assets Identified</b>		
World Heritage Sites	<b>Marsden Lime Kilns (<a href="#">1005911</a>)</b> lies 180m to the north west	
Listed Buildings	<b>Souter Point Lighthouse and Attached Buildings (<a href="#">1185593</a>)</b> lies 110m to the south east <b>Souter Point Lighthouse: foghorn to east of lighthouse and steps and walls to east of lighthouse (<a href="#">1355068</a>)</b> lies 200m to the south east <b>Walls extending from Mill Lane around the lighthouse and linked buildings (<a href="#">1185616</a>)</b> lies 70m to the south east	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	<b>Tipping Point and Target Rock (<a href="#">local list</a>)</b> lies 200m to the north east	
Heritage Assets in the wider setting	None	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Marsden Lime Kilns	Post Medieval lime kilns at Marsden. The kilns include a range of conventional stone-built structures and two detached circular plan brick-built kilns. They operated from 1874 to the 1960s. The	The site has no visual and no known historic association with the identified heritage asset.

	<p>site was located on a colliery railway line of 1870. The kilns consist of five construction phases illustrating a marked expansion in production over time. The earliest are of roughly random dressed coursed sandstone masonry with a single pot and two round-headed segmental arches. several additions have been made to this kiln on the North side. The first two are nearly identical, with two pots and four lintelled drawhole recess, although the second bank has a more sophisticated masonry dressing. The fourth bank at the North end is of similar masonry and architectural design, but has two pots and five lintelled drawhole recesses. A large masonry access ramp, with single buttress, descends north from the top of the north side. The drawhole recesses each have two or three drawing eyes. The facade of the stone-built kilns includes four massive lateral girders fixing numerous internal expansion bars. A much later and architecturally contrasting bank of kilns was added to the south end. These consist of two circular brick -built kilns wrapped in numerous iron expansion bands. each has a single pot although one has a single eye while the other has a single arch and three eyes. In front of the kilns is a 1950s brick and concrete platform with covered railway siding beneath. Openings in the roof allowed lime to be loaded directly into the waggons below. Scheduled.</p>	<p><b>The site makes no contribution to significance.</b></p>
<p>Souter Point Lighthouse and Attached Buildings</p>	<p>Lighthouse, engine house, boilerhouse, workshops and houses. 1871 by Sir James N Douglas for Trinity House, London. Rendered; Welsh slate roofs. 4 ranges of buildings around a courtyard with the lighthouse connected to the east range. Lighthouse : 75-foot tapered tower with square window openings and at top south a window to allow a light to be seen for entrance to the Wear; overhanging walkway with iron railings around dome-topped lantern of iron. Engine house, boilerhouse and workshops : western one-storey range having central door and 3 windows all</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>



	<p>round-headed in raised surrounding arches with keystones, garage door and modern door inserted; raised quoins; moulded kneelers supporting painted gable coping; 2 painted square end chimneys. Houses : south, east and north 2-storey ranges each containing 2 houses with projecting square porches having 5-panelled doors in the return; 3 sash windows to each house front, 2 in each west gable joining the one-storey block; raised quoins;. roof with overhanging eaves is hipped, with 2 painted, corniced panelled chimneys to each ridge. A passage of one storey connects the lighthouse to the east range. Historical note : stands on Lizard Point, but to avoid confusion with Cornish Lizard Lighthouse named after Souter Point - next point south. The first lighthouse specifically constructed for electric illumination (carbon arc lamps), after experiments at Dungeness. Original bi-focal lens still in use. Source: D B Hague and R Christie Lighthouses : their architecture, history and archaeology (1975). Llandysul p.160.</p>	
<p>Souter Point Lighthouse: foghorn to east of lighthouse and steps and walls to east of lighthouse</p>	<p>Engine house with foghorn, 1871 by Sir James Douglas for, Trinity House, London. Rendered, painted iron horn. One storey, one bay with raised quoins, cornice; door in west side, window in south. Flat roof with drum bearing the horn. Steps and walls; white-rendered serpentine walls with round coping, ending in piers with low pyramidal caps, flank steps up to the wall enclosing the lighthouse; the same type of walling forms an enclosure for the horn.</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p>Walls extending from Mill Lane around the lighthouse and linked buildings</p>	<p>Walls enclosing entrance and buildings. 1871 by Sir James N Douglas for Trinity House, London. Whitewashed stone. A pair of walls encloses the entrance drive to the lighthouse and its buildings, breaking into quadrants before forming a rectangular enclosure around buildings and gardens. Roughly squared coursed rubble with round coping.</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p> <p><b>The site makes a lesser contribution to significance.</b></p>
<p><b>Non Designated Heritage Assets</b></p>		
<p>Tipping Point and Target Rock</p>	<p>The furthest extremity of Lizard Point is surmounted by a tapering pillar. The pillar, known as 'Target Rock', was used</p>	<p>The site has limited visual and no known historic association with the identified heritage asset.</p>

	<p>in the 1st World War as marker point for test firing along the coast. It is particularly visible at low tide.</p> <p>A little north of the Point is a short length of stone wall, 3m long and 1m high. The wall is believed to be left over from Marsden Village - it may be the 'tipping point' for rubbish collected from Marsden Village by horse and cart. The horse and cart would reverse up to this wall and tip the rubbish onto the beach.</p>	<p><b>The site makes no contribution to significance.</b></p>
<p><b>Potential Impact of Allocation on Significance</b></p>		
<p>Description of Impact</p>		
<p>Name of Asset</p>	<p>Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)</p>	
<p>Souter Point Lighthouse and Attached Buildings, Walls extending from Mill Lane around the lighthouse and linked buildings, Souter Point Lighthouse: foghorn to east of lighthouse and steps and walls to east of lighthouse</p>	<p>Development of the site would result in <b>LOW IMPACT</b> to the significance of these heritage assets.</p>	
<p>Marsden Lime Kilns, Tipping Point and Target Rock</p>	<p>Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.</p>	
<p><b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b></p>		
<p><b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b></p>		
<p>Development could provide an opportunity to find out more about the history of the site in relation to the surrounding former industries and provide interpretation.</p>		
<p><b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b></p>		
<p>Scale, massing and design must be carefully considered in relation to the settings of the nearby heritage assets. Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology</p>		
<p><b>Is the proposed site allocation appropriate in light of the NPPF's test of soundness?</b></p>		
<p>Allocation of the site for development has potential to result in less than substantial harm to the setting of the identified heritage assets. However, with the measures identified, the site allocation combined with other relevant policies (particularly those relating to heritage, design and landscaping), in the local plan will <b>ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.</b></p>		

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

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

	stone used for the 7th century Eastern Church at St. Paul's is less certain.	
Village of Jarrow	<p>At the time of Bishop Walcher's grant in the late C11 Jarrow (Gyrvum) seems to have been a principal vill, with several appendages. It was, however, quite small - in 1345/6 there were 8 named tenants, one being the Master of the cell of Jarrow, paying rent for 9 tofts and 1 cottage. When Hutchinson visited it in 1782 he noted only "two or three mean cottages". Having said this, the actual site of the village to which the documentary references apply is unknown. Was it north of Jarrow Hall, i.e. SMR 1233, and/ or along the road west of the hall, and did it just dwindle away there? Or is it represented by the 18th century/C19 village east of the priory (SMR 1235), and could that be the result of a clearance when the hall was built?</p> <p>From at least the beginning of the 19th century a village existed east of St. Paul's church. The 1808 plan of Simon Temple's estate shows houses arranged round the south, east and north sides of the rough grassed area between the church and the Don (to the east), with another row along the edge of the road north from the bridge. The layout is slightly enlarged on the 1st ed. OS. In 1973/76 C.D. Morris excavated the row of one-room brick cottages which lay west of the end of the bridge and found them to be late 18th century/early C19. The only medieval structures found were part of the priory. The area was subject to slum clearance in the early 1930s and, according to Morris, then became a chemical waste tip.</p>	<p>The site has limited visual and no remaining historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>
St Paul's Monastery	<p>In 681 King Ecgfrid granted 40 hides of land to Benedict Biscop on which to build a monastery. Ceolfrid and 22 brothers (12 tonsured and 10 lay bretheren, maybe craftsmen) were sent from Wearmouth to form a community. King Ecgfrid marked out the position of the altar. The church was dedicated to St. Paul on 23 April 685. The dedication stone is still extant in the church (earliest such inscription for an English church). In 685/6 pestilence nearly wipes out the community. Ceolfrid died in 716 when the joint estate of Wearmouth and Jarrow was 150 hides. At this time there were around 600 monks at Jarrow and</p>	<p>The site has limited visual and no remaining historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

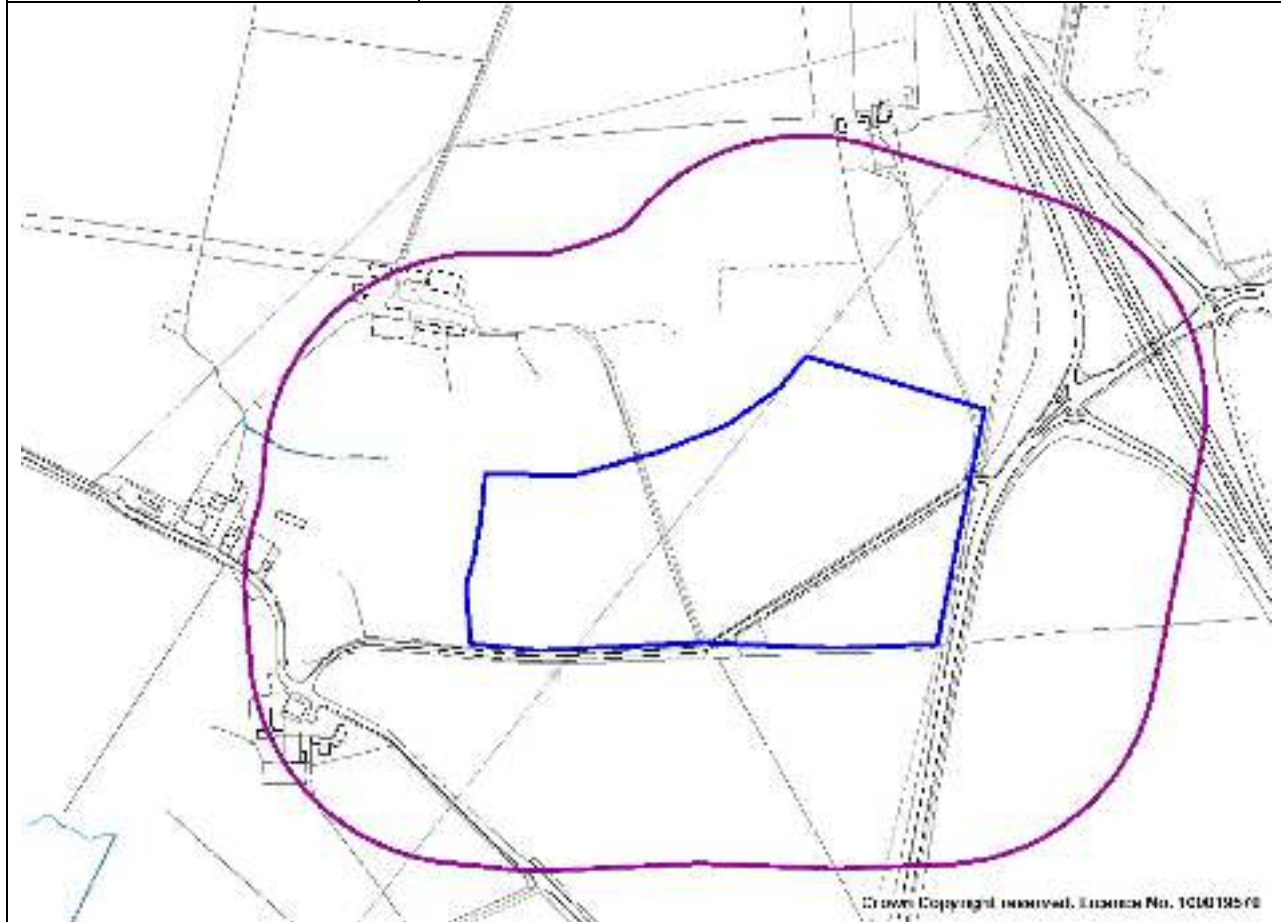
	<p>Wearmouth. Bede died at Jarrow in 735. Jarrow was probably sacked by the Vikings in 794. Jarrow was re-founded around 865. Jarrow and Wearmouth perished in the raids 869-70. By 934 the land holdings of the monastery had been dispersed into new hands. 1022-45 Bede's bones were moved to Durham. In 1069/70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

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



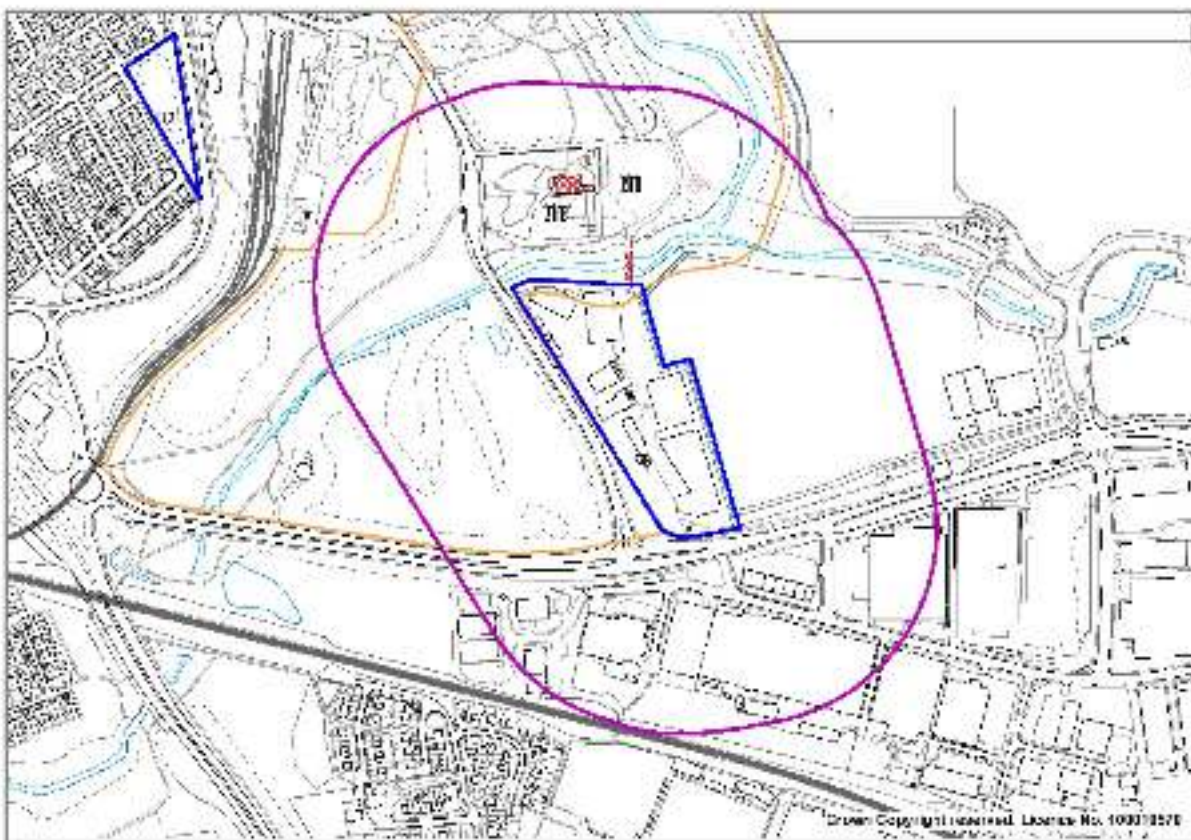
Site Reference	E24
Site Address	IAMP Phase 1 West of A1290 (north west corner)
Proposed Use	Employment



<b>Assets Identified</b>		
World Heritage Sites	None	
Listed Buildings	Hylton Grove Bridge ( <a href="#">1185305</a> ) is located 80m to the south west	
Scheduled Monuments	None	
Conservation Areas	None	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	None	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Hylton Grove Bridge	Bridge. Late C18/early C19. Sandstone ashlar, one arch, chamfered on north side. Band below parapet, which has flat coping. Crosses the river Don.	The site has no visual or historic association with the identified heritage assets.  <b>The site makes no contribution to significance.</b>
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		

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

Site Reference	E35
Site Address	Former M H Southern
Proposed Use	Employment



<b>Assets Identified</b>		
World Heritage Sites	<b>Village of Jarrow</b> ( <a href="#">1005897</a> ) <b>Monastery of St Paul's/Ruins of Jarrow Monastery</b> ( <a href="#">1025198</a> )	
Listed Buildings	<b>Church of St Paul's</b> GI ( <a href="#">1355091</a> ) <b>Jarrow Bridge</b> GII ( <a href="#">1355092</a> )	
Scheduled Monuments	None	
Conservation Areas	<b>St Paul's Conservation Area</b> ( <a href="#">Conservation Areas</a> )	
Registered Parks and Gardens	None	
Non-designated Assets	None	
Heritage Assets in the wider setting	<b>Bede Monastery Museum Jarrow Old Hall</b> GII ( <a href="#">1185882</a> )	
<b>Name of asset</b>	<b>Significance of the asset (heritage values) and the setting (physical surroundings and experience of the asset)</b>	<b>Site contribution to the significance of the asset</b>
<b>Designated Heritage Assets</b>		
Village of Jarrow	At the time of Bishop Walcher's grant in the late C11 Jarrow (Gyrvm) seems to have been a principal vill, with several appendages. It was, however, quite small - in 1345/6 there were 8 named	The site has limited visual and no remaining historic association with the identified heritage asset.

	<p>tenants, one being the Master of the cell of Jarrow, paying rent for 9 tofts and 1 cottage. When Hutchinson visited it in 1782 he noted only "two or three mean cottages". Having said this, the actual site of the village to which the documentary references apply is unknown. Was it north of Jarrow Hall, i.e. SMR 1233, and/ or along the road west of the hall, and did it just dwindle away there? Or is it represented by the 18th century/C19 village east of the priory (SMR 1235), and could that be the result of a clearance when the hall was built?</p> <p>From at least the beginning of the 19th century a village existed east of St. Paul's church. The 1808 plan of Simon Temple's estate shows houses arranged round the south, east and north sides of the rough grassed area between the church and the Don (to the east), with another row along the edge of the road north from the bridge. The layout is slightly enlarged on the 1st ed. OS. In 1973/76 C.D. Morris excavated the row of one-room brick cottages which lay west of the end of the bridge and found them to be late 18th century/early C19. The only medieval structures found were part of the priory. The area was subject to slum clearance in the early 1930s and, according to Morris, then became a chemical waste tip.</p>	<p><b>The site makes no contribution to significance.</b></p>
<p>Monastery of St Paul's/Ruins of Jarrow Monastery</p>	<p>Scheduled ancient monument. Remains of monastery. Post-Norman west range; perhaps C13 south range; post-Reformation addition to north-west of south range. Built as a Benedictine house. Sandstone blocks. Square plan, of which the church of St Paul forms the north range. East range : only part of the undercroft of the reredorter survives. South range: a wall having one round-headed opening. West range: a high wall having 2 doors; 2 slabs form the triangular head of the southernmost, recessed free-standing columns support the recessed round-head of the other. Excavations have revealed the plans of earlier buildings and these are marked out on the ground. Sources include: R</p>	<p>The site has limited visual and no remaining historic association with the identified heritage asset.</p> <p><b>The site makes no contribution to significance.</b></p>

	Cramp Archaeological Journal vol CXXXIII 1976, 220-228 'Jarrow Church'; H M and J Taylor Anglo-Saxon Architecture (1965) Vol. I 338-349.	
Church of St Paul	Parish Church, formerly two separate churches, part of the monastery of St Paul. Foundation 681-2 with gift by King Egfrith to Benedict Biscop, Abbot of Wearmouth; 685 dedication stone of basilica resited in nave over arch to tower. Eastern Saxon church is present chancel; tower Norman but may incorporate Saxon fabric; former basilica, is present nave, rebuilt 1782. 1866 alterations and additions of large north aisle and north porch by George Gilbert Scott; 1972 restoration. Nave of snecked sandstone with plinth; tower and chancel of coursed sandstone blocks, some of which are re-used Roman stones. Roofs: graduated Cumbrian slates on nave, lead on chancel; flat stone gable copings. Nave, north aisle and west and north porches; tower joining nave and chancel; chancel has vestry on north-west. Interior : 5 bays to aisle arcade; groined vault to tower at 1st floor; part of foundations of north wall of basilica exposed under glass in the nave. In the north porch are sculptures and balusters from the earlier building. East window by L C Evetts. Sources include: R Cramp Archaeological Journal vol CXXXIII 1976, 220-228, 'Jarrow Church'; HM and J Taylor Anglo-Saxon Architecture (1965) vol. I, 338-349.	The site has limited visual and no remaining historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>
Jarrow Bridge	Bridge. Repaired 1781-3 by Wm Allison, mason; widened 1826 for turnpike. Ashlar sandstone. Single arch over river, 1 small flood arch on south. Sloping parapets, the eastern one terminating in a stubby round-topped circular pier at its northern end. The southern half is in private ownership.	The site has limited visual association with the identified heritage asset but was formerly part of a direct historical route over the River Don.  <b>The site makes a lesser contribution to significance.</b>
St Paul's Conservation Area	The importance of the St Paul's Conservation Area largely rests with its association with the twin monastery of St Paul's, Jarrow and St Peter's, Wearmouth. The site and its surrounding development bears unique witness to the formative early medieval	The site has limited visual and no remaining historic association with the identified heritage asset.  <b>The site makes no contribution to significance.</b>

	<p>stage of European culture, to the origins of English cultural identity, and to the transition from the late Antique to the Middle Ages. The monastic structures within the site are also at once Christian symbols and reflect the shift of political power from the Mediterranean to north-west Europe.</p> <p>The two monasteries were a centre of learning with one of the most important libraries and scriptoria in early-medieval Europe, with evidence in extant original fabric. St Paul's Monastery was an artistic and creative centre of the highest importance – exporting to and influencing the development of the rest of Europe.</p> <p>The St Paul's site is also an excellent representative of the ongoing development of Jarrow – the gradual decline of industry, the increase in recreational areas, green spaces and tourism development, such as Bede's World, and the improvement of transport links that have enhanced, and will continue to enhance, the local area.</p>	
<b>Heritage assets in the wider setting</b>		
Jarrow Old Hall	Nationally Significant Heritage Asset	
<b>Potential Impact of Allocation on Significance</b>		
Description of Impact		
Name of Asset	Location and siting (e.g. proximity, extent, topography, key views) Form and appearance (e.g. prominence, massing, scale and materials) Secondary effects (e.g. increased traffic movement, vibration, noise, lighting, access and use of landscape)	
Village of Jarrow, Monastery of St Paul's/Ruins of Jarrow Monastery, Church of St Paul, St Paul's Conservation Area, Jarrow Old Hall	Development of the site would result in <b>NO CHANGE</b> to the significance of these heritage assets.	
Jarrow Bridge	Development of the site would result in <b>LOW IMPACT</b> to the significance of the heritage asset.	
<b>Can impact be justified and measures implemented to mitigate or avoid harm and maximise enhancements?</b>		
<b>Maximising Enhancement (e.g. public access, interpretation, increase understanding through research, repair/regenerate heritage assets, removal from HAR register, better reveal significance through new viewpoints)</b>		
There are limited enhancements to the historic environment which could be achieved through allocation of the site. However, development could provide an opportunity to find out more about the archaeological potential in the area.		
<b>Mitigating Harm (e.g. identify alternative sites, amendments to site boundary, relocate development within the site, identify design requirements, open space, protection of key views, density, layout and heights of buildings, traffic management)</b>		
Introduce interpretation and undertake repairs to Jarrow Bridge and secure continued public access to the structure whilst also improving its immediate setting.		


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

Desk based archaeological assessment required, there may be a necessity for field evaluation, recording by an appropriate professional where loss of archaeology. There may be an opportunity to introduce a physical reminder of the historical route that led across the bridge, reflecting the stone setts that demarcate the footprint of the nearby St Paul's Monastery.

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

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

## contact

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If you know someone who needs this information in a different format, for example large print, Braille or a different language, please call Marketing and Communications on 0191 424 7385.