



**2 Northumberland
Place, North Shields
Heritage Statement**

Client: PAUL BELL

AB Heritage Project No:60635

Date:11/03/2019

2 Northumberland Place, North Shields Heritage Statement

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage have been commissioned by Blake Hopkinson Architecture, on behalf of their client Paul Bell, to produce a Heritage Statement to cover a proposed development at the Grade II Listed Building 2 Northumberland Place, North Shields, North Tyneside.
- 1.1.2 The proposed development is for the conversion of the former Estate Agents shop and offices to four self-contained flats.
- 1.1.3 This report is required by paragraph 189 of NPPF, which states that Local Planning Authorities should require applicants to describe the significance of the heritage asset and to describe the potential impacts of the proposal on their significance. This was a request made by North Tyneside Council during pre-application consultation by Blake Hopkinson Architecture (Madeline Evans, Architect, *Pers. Comm.*).

1.2 Statutory Designations

- 1.2.1 No. 2 Northumberland Place is a Grade II Listed Building, part of a terrace consisting of numbers 1 – 5 Northumberland Place, which was designated on 19th February 1986 (National Heritage List for England (NHLE) List Entry Number: 1025348).
- 1.2.2 The NHLE entry describes the terrace as follows:

'TYNEMOUTH NORTHUMBERLAND PLACE NZ 3568 NW (north side) 11/102 North Shields. 24.10.50 Nos 1-5 consecutive G.V. II 5 houses, now offices. Before 1811; C20 alterations. Brick with ashlar dressings, rusticated quoins and rendered basements; no. 4 painted rough render; Welsh slate roof. Basement and 2 storeys; each house 3 bays; 2 bays at each end in bow projections. Doors with fanlights in open-pedimented Tuscan doorcases to Nos. 2, 4 and 5. No. 1 has an early C20 doorcase and No. 3 a mid-C20 inserted shop. Wedge stone lintels to windows, mostly sashes, some renewed with glazing bars. Curved glass in first floor No. 1 and basement No. 5. No. 4 has narrow end pilasters and quasi-triglyph frieze. Hipped roof. Nos 1 and 3 included partly for group value.'

- 1.2.3 The site is also located within the Northumberland Square Conservation Area. This area was designated in 1975, with the initial character appraisal completed by the North of England Civic Trust in 2006 and reviewed in 2013 and published in 2014 by North Tyneside Council (NTC) (NTC, 2014).
- 1.2.4 The site lies within one of three distinct Character Zones within the Conservation Area (CA) called 'the Central Zone', comprising formal, grand, high quality late Georgian and Victorian terraces, on Northumberland Square, Northumberland Place and the north half of Howard Street (*ibid*).

1.3 Site Location & Description

- 1.3.1 The proposed development site is located at 2 Northumberland Place, North Shields, NE30 1QP, centred approximately on National Grid Reference (NGR) NZ 35442 68547 (Figure 1). The property fronts Northumberland Place. The A193 Albion Road is located approximately 70m to the north-west, while the A187 Northumberland Square lies c. 140m to the north-east.
- 1.3.2 The site is a single four-storey plot within the terrace, including a small, paved area at the front (south) of the property (Fig 2). To the rear is a compact area of paving and a raised section enclosed within a fence. Access to the rear wasn't possible during the visit.

1.4 Proposed Development

- 1.4.1 The current proposal comprises the following:

Internal

Basement

- Removal of stairs to ground floor and associated passage walls.
- Removal of existing partition to create open plan kitchen diner.
- Insertion of partitions to create ensuite and bedroom at rear.

Ground Floor

- Insertion of partition in former show room to create bedroom and living room.
- Reinstate cross wall to separate front from rear.
- Insertion of partition to create bedroom and ensuite.
- Removal of doors and walls to rear extension.
- Addition of window to rear extension.

First Floor

- Removal of walls to landing.
- Removal of adjoining door to existing offices.
- Insertion of partitions to create a hallway and bathroom for Flat 3.

Attic

- Removal of partition at front.
- Additional partitions for ensuite.

- 1.4.2 Each flat will include a kitchen suite, a bathroom / ensuite and a separate entrance. The staircase will be shared.

External

- Completely new Welsh Slate roof including new roof lights.
- Modification of the existing retaining wall at the front of the property in order to extend the length of the hard surface, which will be resurfaced, in order to provide off-road parking (M. Evans, Architect, *Pers. Comm.*).

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 189 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 The design team for the client, Blake Hopkinson Architecture, submitted a pre-application to the Local Planning Authority. The advice provided was to *'include a heritage assessment to determine the significance of the existing building and what impact the proposed alterations would have. The assessment should clearly show what, if any, historic features are affected and how their significance will be conserved/enhanced'* (M. Evans, *Pers. Comm.*).
- 2.2.2 Paul Cooke (Assistant Heritage Consultant, AB Heritage) contacted Claire MacRae (Tyne and Wear Archaeology Officer) to enquire as to whether an Historic Environment Record (HER) search was necessary considering the superficial nature of the external works. Ms. MacRae responded by email to confirm that no HER search would be required (C. MacRae, *Pers. Comm.*).

2.3 Data Collation

- 2.3.1 The assessment has been carried out in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979;
 - Planning (Listed Buildings and Conservation Areas) Act, 1990; and
 - The National Planning Policy Framework, 2018.
- 2.3.3 The Tyne and Wear Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area.

However, after consultation with Claire MacRae (Tyne and Wear Archaeology Officer), it was agreed that no HER search for this development was required (see Section 2.2), as the wider area including the Northumberland Square Conservation Area would be unaffected by the internal work to the building.

2.3.4 The information used to provide the historic baseline for this report was compiled through examination of data from a range of other sources, principally:

- A site visit was undertaken by Daniel Dodds (Principal Heritage Consultant, AB Heritage) on 4th February 2019. During the site visit, an inspection of the building was made, and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed.
- Additional relevant documentary resources at the Tyne & Wear County Archive were accessed on the 6th February 2019. This visit produced copies of historic maps and a release document from 1800. Further information was gathered from historical Trade Directories.
- Information held within the Northumberland Square Conservation Area Appraisal (North Tyneside, 2014)

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on the proposed development site's history from readily accessible historic maps and photographs;
- Any information on the proposed development site contained in published and unpublished historical sources;
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the site visit, including information on areas of past impact / modification within the property; and
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well-preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Blake Hopkinson Architecture and their client Paul Bell, and any associated parties they elect to share this information with. Measurements and distances referred to in

the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (February 2019) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 The Tyne and Wear Archives were consulted for historic building development control documents and plans, but none were found. No aerial photographs for the site were identified.

3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

- 3.1.1 As the proposed development is restricted in scope to the fabric of the existing property and plot, with no below-ground work planned, this section will focus on the later development of North Shields and Northumberland Place and the development of the current property.
- 3.1.2 A settlement in the area of what is now North Shields is considered to have originated in c. 1225, when Prior Germanus of the monastery of Tynemouth began a village of fishermen's huts, (or shielings), in the area now known as Fish Quay (NTC, 2014), located c. 630 m south east of 2 Northumberland Place.
- 3.1.3 The position of North Shields near to the mouth of the Tyne led to competition with traders from Newcastle, who sought to constrain the growth and prosperity of the settlement. This restricted any significant expansion of North Shields until the 18th century, when development on a 'New Town' inland and north of the River Tyne began. This continued, piecemeal into the 19th century (*ibid*).
- 3.1.4 The NHLE List entry describes the terrace at Northumberland Place as being constructed prior to 1811 and the terrace is likely to be part of the Georgian development of the New Town of North Shields (NHLE List Entry Number: 1025348).
- 3.1.5 A parchment document dated 1800 and held by the Tyne and Wear Archives (DX743/1) records a 'release' for permission to use 'premises' on Northumberland Place. The document provides such permissions to Patrick Holland, Richard Barker, Wescamden Brighton and Benjamin C Tyzack and their heirs. It is not clear whether it relates to empty building plots or

to recently constructed houses. It also does not record to whom each plot or house was allocated.

- 3.1.6 A map by John Rook dated 1825 (Plate 1) shows that Northumberland Place was constructed. The houses appear uniform and only number 5 has a rear extension.



Plate 1: John Rook Map of 1825. Showing Northumberland Place and Northumberland Square

- 3.1.7 Plate 2 is a map dated 1826, and appears to be derived from the John Rook map. This map includes more detail than the rather schematic Rook Map (Plate 1). On Plate 2 the houses at Northumberland Place are shown with decorative front gardens and substantial rear kitchen gardens. Number 2 Northumberland Place is shown with the rear 2 story extension in place. Numbers 1 and five are shown with their distinctive bow fronts.



Plate 2. Map of 1826 after Rook. Showing Northumberland Place with detail

- 3.1.8 The 1865 six-inch Ordnance Survey map (reproduced with permission from the National Library of Scotland (NLS)) shows the alignment of the 'New Town' apparent by the orientation of the main streets, radiating to the north-west from the River Tyne c. 700 m to the southeast. By 1865 much of the available space on streets such as the north end of Norfolk Street, Percy Street and Lovaine Street had been in filled with housing – though not as grand as that on Northumberland Place (Plate 3).



Plate 3: 1865 6" OS map (NLS, 2019)

- 3.1.9 Little documentation is known to exist for Northumberland Place dating from the 19th century. Christie's Trade Directory for North Shields in 1876 records that number 2 Northumberland Place was occupied by Mr R Turnbull – no trade or profession is given.
- 3.1.10 Ward's Trade Directory from 1885 records that number 2 Northumberland Place was occupied by Mr E Pearson, a draper. Interestingly Ward's Trade Directory for 1890 omits mention of number 2 Northumberland Place entirely.
- 3.1.11 The 1898 25" OS map shows the area around and including Northumberland Place in more detail. The extent of the terraces which were constructed during the expansion of North Shields during the 18th and 19th centuries is clearly apparent. On this map number 2-4 each have the rear extension – though number 5 appears to have lost its rear extension. More widely only minor changes are visible, such as infill terraces at Frank Place c. 140m north-west of the site (Plate 4).



Plate 4: 1898 25" OS map (NLS, 2019)

- 3.1.12 The 1918 and 1940 publication 25" OS maps (not depicted), show only small changes to the area, and none to the proposed site. North Shields was subject to bombing during the Second World War, but the immediate area around the site escaped without damage (NTC, 2014).
- 3.1.13 Although lacking in plot detail, the 1967 National Grid map demonstrates that much of the area around and including Northumberland Place retains its Georgian and Victorian layout into the second half of the 20th century (Plate 3).



Plate 5: 1967 National Grid map (NLS, 2019)

- 3.1.14 Late 20th century planning applications, the earliest being from 1993, demonstrate that the basement level of the building was converted to a commercial function at some point, with permission granted on 24th June 1993 to change use from a wedding stationers / printer to Osteopathic Practice (North Shields Council Planning Decision 93/00504/FUL).
- 3.1.15 On the 16th September 1993 permission was granted (93/00974/LBC) to erect steel/iron railings at the front of the basement in keeping with others in the square at basement office suite.
- 3.1.16 A planning application in September 1997 to remove the roof and part of front wall of the rear outbuilding to 'make safe' was granted (97/01020/LBC). It is unclear whether the work was carried out, as the roof of the outbuilding is presently in poor repair.
- 3.1.17 In c. 2005 the property was bought by the present owner and leased as an Estate Agents and was used in this manner until 2018. During this period only the ground floor and the first floor were in use as a show room and offices respectively.

3.2 Site Visit & Current Condition of 2 Northumberland Place

- 3.2.1 Generally, number 2 Northumberland Place is in a sound condition.

The Attic

- 3.2.2 The rooms in the attic are in a state of neglect, and modern repairs to some rafters appear to have required the demolition of the ceiling (Photo 1). A door between the attic landing and the front attic room may be original.



Photo 1. Showing demolished ceiling at front attic room. Note the door which may be original

- 3.2.3 Fireplaces in both attic rooms are missing the cast iron fireplace surrounds and grates (Photo 2).



Photo 2. Showing fireplace in front attic room

First Floor

- 3.2.4 The first floor is generally in good condition though, as this was used recently as the offices for the Estate Agents, this is perhaps not surprising. On this floor the rear window is old but not original, although it does retain the original panelled architrave (Photo 3). The three windows at the front first floor are single hung, single glazed sash windows. It is unlikely that these are original. The frames are badly rotting - this is seen best from outside.



Photo 3. Showing rear window at first floor. Original panelled architrave but replacement sashes

- 3.2.5 The first floor has two rooms at the front of the building. The larger room had been in use as an office and the ceilings and walls have been clad with plaster board. This room contains two of the three front bays (Photo 4).



Photo 4. Showing mid and west windows at first floor. Note the strip light on the ceiling

- 3.2.6 The remaining room at the front of the first floor is small and leads directly off the landing and with a door in the west wall leading in to the former office (Photo 5).



Photo 5. Small first floor front room

Ground Floor

- 3.2.7 The ground floor is a single large open space accessed from the staircase and from the front hall (Fig 2 and Photo 6).



Photo 6. Showing wide former shop front with modern windows and suspended ceiling

- 3.2.8 This floor has modern picture windows with awnings above. The room has a modern suspended ceiling, but behind this it is likely that the period details survive, these would include coving, possibly a picture rail and a ceiling rose. Some evidence of this hidden detail was identified during the visit (Photo 7). The only other surviving original detailing was at the ground floor door to the landing (Photo 8).



Photo 7. Showing coving behind modern suspended ceiling. Decorative door arch also visible



Photo 8. Showing decorative door at ground floor landing

3.2.9 The floor plan of this large room appears to have been altered substantially and was likely originally divided between a front and rear room, in the manner of the first floor.

The Basement

3.2.10 The basement is in a state of general neglect. The basement level is accessed from both a separate entrance at the front of the building and by the internal staircase (Fig 2).

3.2.11 The basement features two rooms each at the front of the building and a single, larger rear room. The rest of the basement is taken up by storage and the staircase to the floors above. Access at the rear of the basement leads to the rear extension which houses toilets.

3.2.12 The front windows of the basement vary from the front windows on the upper floors, being smaller double hung, single glazed sash windows, it is possible that these are original (Photo 9).



Photo 9. Basement front window with surround

- 3.2.13 The front room of the basement retains its original fireplace in the west wall (Photo 10). This would suggest that this room has been used as a living room in the past, perhaps as a separate lodging to the main house above.
- 3.2.14 The area in front of the building, which would have originally been a front garden, is now a paved area, provisionally for parking. The current proposal includes cleaning this space and improving the retaining wall.



Photo 10. Fireplace in Basement front room

- 3.2.15 The rear room is slightly smaller than the front and suffers from damp. This room also retains a fireplace typical of that in a scullery or kitchen (Photo 11).



Photo 11. Scullery fireplace

The Landings

3.2.16 The best survival of historic details is to be found at the landings. The base of the staircase leading from ground to first floor features an arch with a decorative ceiling rose (Photo 12), and then again at first floor landing before climbing to the attic (Photo 13). As well as these arches and decorative roses, the landing feature original skirting and coving apparently throughout.



Photo 12. Ground Floor ceiling rose at door to base of stairs



Photo 13. First Floor ceiling rose at landing

The Front Elevation

- 3.2.1 The front elevation (Photo 14) remains unchanged from the Listing description. The front is an attractive brick-built façade with stone detailing at the window heads and the string courses. The building appears to have the original front door, though this has been marred with the insertion of modern mail slots. The most striking feature of the façade is that the windows styles are different on each floor. Rotting at the frames of the first floor windows is apparent from the street. The entrance to the basement level is beneath the steps to the main door and is a poor looking modern door.
- 3.2.2 The area in front of the building, which would have originally been a front garden, is now a paved area, provisionally for parking. The current proposal includes cleaning this space and improving the retaining wall.



Photo 14. Oblique shot showing front elevation (courtesy of Google)

3.3 Significance of 2 Northumberland Place

- 3.3.1 As a Grade II Listed Building, 2 Northumberland Place is a heritage asset of Regional Importance (in line with Table 1), i.e 'Grade II Listed Buildings of a reasonably defined extent and significance'. This is because the building derives much of its significance through group value with the rest of the terrace, and while the general condition and soundness of the terrace is good, it has lost a great deal of the original design, such as the front gardens and the uniform appearance. With regards the terrace group value, Number 3 Northumberland Place contains a modern and intrusive shop at the ground floor.
- 3.3.2 The alterations to the ground floor of number 2 Northumberland Place and the replacement of the windows has also detracted from the heritage importance of the asset. These factors serve to slightly reduce the legibility of the current building, being better in line with the former use as a shop / office than as a dwelling.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

General

- Replacement of the roof
- Creation of dormer

4.1.1 The removal of the current slate roof, which is in poor repair and its replacement with a new like for like welsh slate roof is considered to be a Medium Beneficial Magnitude of Impact in line with Table 2. The roof will be a modern addition, but with the slates being matched, and the long-term benefits accruing to the building this is considered to be a sympathetic and beneficial change from the baseline. Therefore, in line with Table 3, it is considered that the removal and replacement with a like for like welsh slate roof would result in a **Moderate Beneficial Significance of Effects**.

4.1.2 The creation of a dormer is considered to be a Negligible Direct Adverse Magnitude of Impact on the heritage asset, in line with Table 2, because this will be a new feature on this building, with a detectable change from the baseline. There are dormers on number 3 and to a lesser extent number 4 Northumberland Place. Dormers are also not uncommon on the north side of Northumberland Square. Therefore, in line with Table 3, it is considered that a Dormer would result in a **Minor Adverse Significance of Effects**.

Basement

- Removal of stairs to ground floor and associated passage walls
- Removal of existing partition to create open plan kitchen diner

4.1.3 The current proposals include removing the internal stairs linking the basement to the ground floor and the associated walls and passage. This would leave the only access to the basement being from the front and the rear of the building. The removal of the stairs is considered to be a Low Direct Adverse Magnitude of Impact to the building, in line with Table 2. It will alter the baseline to a detectable degree by removing a proportion of the original designed circulation lines for the building. Therefore, in line with Table 3, this will result in a **Minor Adverse Significance of Effects**.

Ground Floor

- Insertion of partition in shop floor room to create bedroom and living room
- Reinstate cross wall to separate front from rear
- Removal of doors and walls to rear extension
- Addition of window to rear extension

- 4.1.4 The reinstatement of the cross wall formerly dividing the front and rear of the ground floor is considered, in line with Table 2 to have a Low Direct Beneficial Magnitude of Impact to the building. In line with Table 3 this results in a **Minor Direct Beneficial Significance of Effects**.
- 4.1.5 The new front space created by the design proposal will include a partition between the windows facing the street to create a separate living and sleeping space. While this is possibly at odds with the original 19th century floor plan on this floor, it does represent a return to domestic use of the building which has not been the case since at least the early 1990s. It is therefore considered that the partition of this space and the creation of a domestic environment is a Negligible Direct Beneficial Magnitude of Impacts, in line with Table 2. This is because the new room will slightly alter the baseline condition, but in a way that better reflects the original designed purpose of the heritage asset. In line with Table 3, this results in a Significance of Effects that is **Not Significant**.
- 4.1.6 The removal of door and walls along the rear passage towards the rear extension in order to open up the space to take the proposed Flat 2 kitchen, are considered to remove only a small proportion of the historic fabric. It is likely that the walls and doors to be removed were not part of the original design and were added at the time of the rear extension. Therefore, in line with Table 2, this represents a Negligible Direct Adverse Magnitude of Impact, as there will be barely distinguishable change from the baseline condition. In line with Table 3 this results in a Significance of Effects that is **Not Significant**.
- 4.1.7 The removal of the existing former works toilets and a new window to accommodate the proposed kitchen is considered to be a Low Direct Beneficial Magnitude of Impact in line with Table 2. This is because the existing arrangement is at odds with the original design of the building and can be considered to detract from the heritage importance of the asset. In line with Table 3 this results in a **Minor Beneficial Significance of Effects**.

First Floor

- Removal of walls to landing
 - Removal of adjoining door to existing offices
 - Insertion of partitions to create a hallway and bathroom for Flat 3
- 4.1.8 The design proposal for the front room of the first floor is shown on Figure 2. During the site visit, the client discussed a slight change to these proposals. Therefore, this section will consider both options. The first option is that shown on Figure 4, while the second option is for the removal of the dividing wall between the small room at the east bay and the former office immediately to the west.
- 4.1.9 Option 1 contains proposals to reorganise the approach from the stairs to the front of the building on the first floor. This would entail the filling in of a modern doorway (complete with modern fire door) within a historic arched portal. Alternative access to the front room would be by a hallway created from inserted partition walls within the existing front office space (Fig 2 & 4).

- 4.1.10 The second option for the same space would require the total removal of the existing dividing wall between the small eastern room and the existing office.
- 4.1.11 It is considered that both Options would result in some removal of historic fabric, but the removal of a modern fire door whilst retaining the decorative and original arch is to be commended. This loss of historic fabric, and some alteration to the circulation pattern of the building is offset by the reinstatement of the property back to a residential use.
- 4.1.12 Overall the, the works proposed for the first floor do not involve any removal or alteration to historic detailing beyond the possible removal of the dividing wall. Therefore, in Line with Table 2, it is considered that the proposal has a Low Direct Adverse Magnitude of Impact on the heritage asset, as there will be detectable impacts/changes to the baseline arrangement of the rooms. In line with Table 3, this results in a **Minor Adverse Significance of Effects**.

Attic

- Removal of partition at front
- 4.1.13 The proposal for the attic is for the removal of a single small partition wall that currently provides a storage nook at eastern side of the attic. Furthermore, there will be the additions of dividing walls necessary to create the living space envisioned.
- 4.1.14 The attic is currently in a severe state of neglect and disrepair. Therefore, is it considered that the proposals will bring this space back into viable use. This will also be aided by the provision of a new roof. In line with Table 2, the proposals for the attic are considered to provide a Low Direct Beneficial Magnitude of Impact to the heritage asset. In line with Table 3, this would result in a **Minor Beneficial Significance of Effects**.

Summary

- 4.1.15 The current condition of number 2 Northumberland Place is generally considered to be sound. There are problems with long term neglect in both the basement and the attic, with both suffering from damp problems.
- 4.1.16 While the proposals do not directly affect any internal historic architectural or design details such as ceiling coving or decorations, there will be some removal of historic fabric, mainly associated with the opening up or closing off of the staircase. Also, on the first floor there may be an opening up of the former front office space.
- 4.1.17 Despite these adverse impacts the proposals do offer some benefits. Most importantly the provision of a new roof, to be covered with matching welsh slate. This will ensure that the building remains watertight and weather proof into the future.
- 4.1.18 The proposals also present a change of use of the building as whole, from the former commercial shop and offices of an Estate Agent (and other businesses before), which included neglect of the attic and basement levels, back to a fully residential and domestic use.
- 4.1.19 The Significance of Effects of the various changes associated with the development range from Minor Direct Adverse towards a Medium Beneficial, with the reversion of the property to a domestic use being considered as a net benefit.

4.1.20 Therefore, taken as a whole, the proposals, for a heritage asset of Regional Importance (Table 1), are thought to constitute a Low Direct Adverse Magnitude of Impact, in line with Table 2. This equates to a **Minor Adverse Significance of Effects** in Line with Table 3, which is Less Than Significant Harm in NPPF terms.

4.1.21 The public benefits of the development can be considered as the provision of domestic housing in a building and terrace originally designed for such a purpose, as well as the prolonged good condition of the building.

4.2 Outline Recommendations

4.2.1 No further heritage work is recommended for this site. The final decision on further work rests with the LPA.

4.3 Conclusion

4.3.1 The Grade II Listed Building at 2 Northumberland Terrace, North Shields has proposals for change of use from commercial premises to residential domestic occupation, with the provision of self-contained flats.

4.3.2 The proposed work will include a new welsh slate roof to replace the existing roof, which is in poor repair. The works will include some slight rearrangement of the internal floor plan, but this is not considered to be excessive. No original features such as the fireplaces or ceiling decorations are to be disturbed or removed during the work.

4.3.3 There will be some work to improve the appearance of the front former garden to the property.

4.3.4 Overall, taking into account the slight change in internal arrangement and some loss of original fabric, weighed against the change of use and the protection to the heritage asset by the new roof, it is considered that the works would represent Less Than Substantial Harm in NPPF terms.

4.3.5 With regard to Local Planning Policies, it is considered that the proposed works would meet Policy DM6.6 in the North Tyneside Local Plan, with particular regard to the replacement of the roof which will 'ensure there is a halt to the decline [to the heritage asset]'.

4.3.6 No further heritage work is recommended for this site. The final decision for further work lies with the LPA.

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<https://www.darlington.gov.uk/media/2141/sd076-regional-spatial-strategy.pdf>

5.3 Correspondence

- Madeline Evans (Architect, Blake Hopkinson Architecture), by email 2nd January 2019:
Outline of pre-planning advice.
- Madeline Evans (Architect, Blake Hopkinson Architecture), by email 21st January 2019:
Explanation of external works to the plot.
- Claire MacRae (Tyne and Wear Archaeology Officer), by email 23rd January 2019.
Confirmation that no HER search required.

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe 'the significance of any heritage assets affected, including any contribution made by their setting'. The level of detail required in the assessment should be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. It goes on to say that 'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

A key policy within the NPPF is that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be'.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 194 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.

Paragraphs 195 & 196 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy

North Tyneside Local Plan 2017 - 2032

The North Tyneside Local Plan was adopted in July 2017 and forms the current core development strategy for the Borough up to 2032. It provides guidance for the future development and use of land in the Borough consistent with the North-East Regional Spatial Strategy.

The document has a series of overarching 'Visions & Objectives', which set out the Council's aspirations for the Borough by 2032.

In order to support this, a series of Objectives are included. Objective 9 – 'Protect and enhance the built and historic environment' states:

The Borough has a diverse and unique historic environment, with a wealth of both designated and non-designated heritage assets. North Tyneside will conserve and enhance these special features for present and future generations. The more recent urban development of the Borough will be conserved and where necessary enhanced to continue to provide pleasant and attractive communities.

This objective is supported by policy S6.5 Heritage Assets, which describes how the Council will *preserve, promote and enhance its heritage assets*. It is also supported by the following policy of relevance to the proposed development:

DM6.6 Protection, Preservation and Enhancement of Heritage Assets

Proposals that affect heritage assets or their settings, will be permitted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of heritage assets in an appropriate manner. As appropriate, development will:

- a. Conserve built fabric and architectural detailing that contributes to the heritage asset's significance and character;*
- b. Repair damaged features or reinstate missing features and architectural detailing that contribute to the heritage asset's significance;*
- c. Conserve and enhance the spaces between and around buildings including gardens, boundaries, driveways and footpaths;*
- d. Remove additions or modifications that are considered harmful to the significance of the heritage asset;*
- e. Ensure that additions to heritage assets and within its setting do not harm the significance of the heritage asset;*
- f. Demonstrate how heritage assets at risk (national or local) will be brought into repair and, where vacant, re-use, and include phasing information to ensure that works are commenced in a timely manner to ensure there is a halt to the decline;*
- g. Be prepared in line with the information set out in the relevant piece(s) of evidence and guidance prepared by North Tyneside Council;*
- h. Be accompanied by a heritage statement that informs proposals through understanding the asset, fully assessing the proposed affects of the development and influencing proposals accordingly.*

Any development proposal that would detrimentally impact upon a heritage asset will be refused permission, unless it is necessary for it to achieve wider public benefits that outweigh the harm or loss to the historic environment and cannot be met in any other way.

Heritage assets that are to be affected by development will require recording (including archaeological recording where relevant) before development commences.

Any heritage reports prepared as part of a development scheme will be submitted for inclusion on the Tyne and Wear Historic Environment Record (HER) and published where considered appropriate.

The North Tyneside Local Plan 2017 – 2032: North Shields Sub Area Strategy

The North Tyneside Local Plan 2017 – 2032 also contains a series of Area Specific Strategies which includes the North Shields Sub-Area, which contains the proposed development site. These Sub-Areas have supporting policies, of which the following is relevant to the proposed development:

AS8.11 The North Shields Sub Area (abridged)

Within the North Shields Priority Investment and Regeneration Area, as shown on the Policies Map:

- a. *The area's historic environment and biodiversity and geodiversity assets will be preserved and enhanced, whilst capitalising on the area's culture and heritage, particularly around Northumberland Square and the riverside.*

The North East of England Plan - Regional Spatial Strategy to 2021

This document, which was adopted in July 2008, sets out a broad development strategy for the North-East of England region for the period up to 2021. Policy 2 refers specifically to development affecting cultural heritage:

Policy 2 SUSTAINABLE DEVELOPMENT

Planning proposals and Local Development Frameworks should support sustainable development and construction through the delivery of the following environmental, social and economic objectives:

2.1 Environmental Objectives

- j. *to protect and enhance the Region's cultural heritage and diversity*

Theme 3C within the document specifically addresses the built environment and cultural heritage (Conserving, Enhancing and Capitalising Upon the Region's Diverse Natural and Built Environment, Heritage and Culture). Paragraph 3.128 states that '*An important principle is that strategies, plans and programmes should adopt an approach to the historic environment which is based upon:*

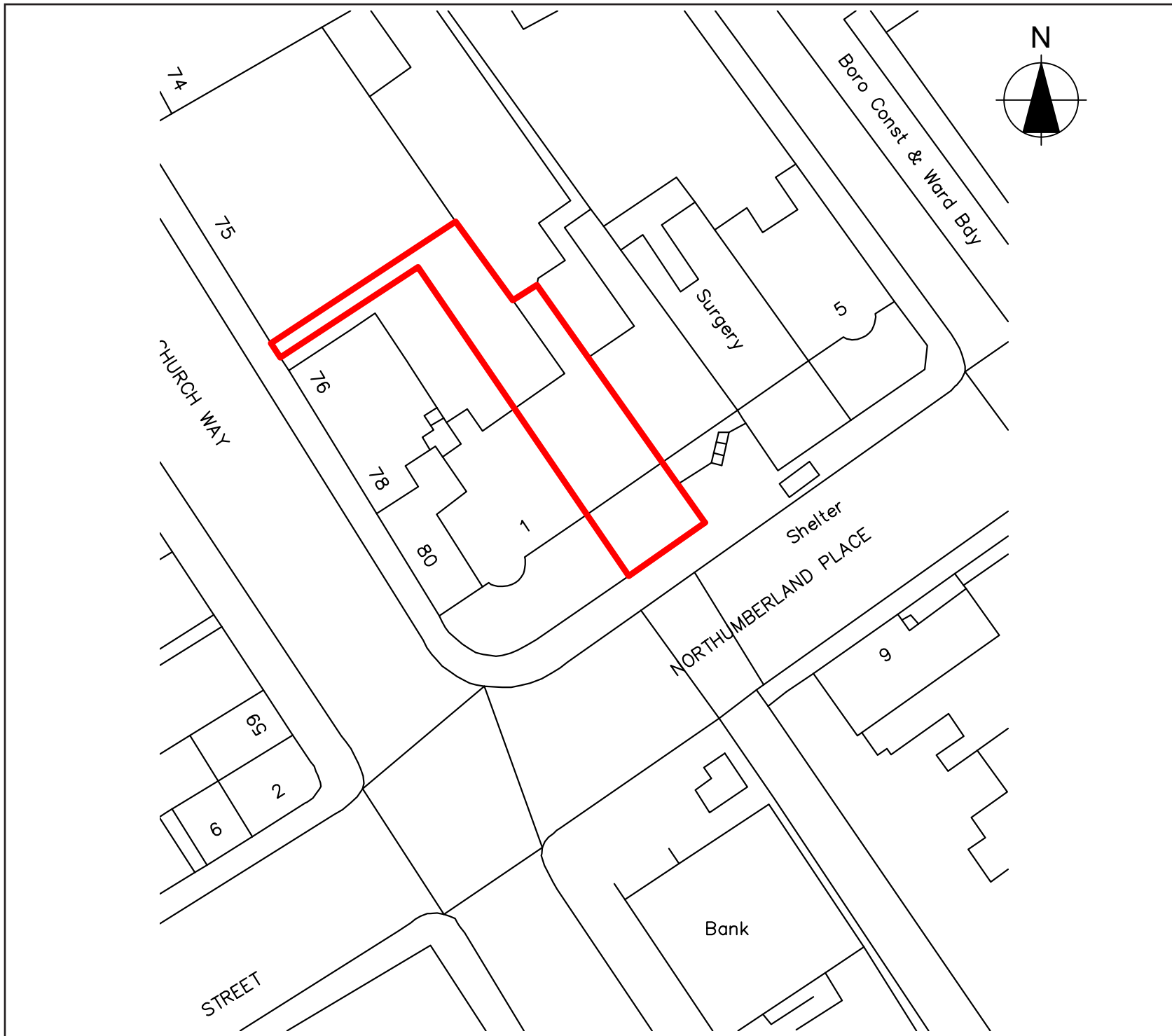
- *adequate identification and assessment of the assets;*
- *consideration of the contribution these make to local character and diversity; and*
- *assessment of the capacity of these assets to absorb change'.*

The following supporting policy is relevant to planning proposals affecting heritage assets.

Policy 32 HISTORIC ENVIRONMENT

32.1. Strategies, plans and programmes and planning proposals should seek to conserve and enhance the historic environment of the Region by:

- a. *clearly identifying and assessing the significance of any heritage assets and their vulnerability to change*



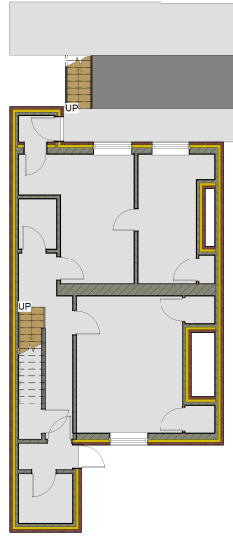
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 Site Boundary

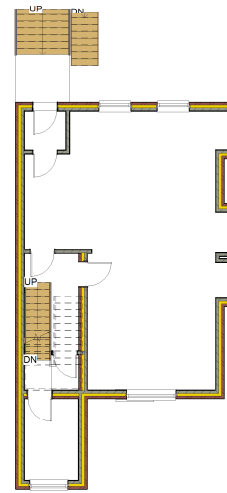
Figure 1: Site Location

Project: 2 Northumberland Place,
North Shields. NE30 1QP

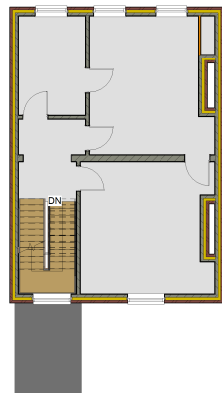
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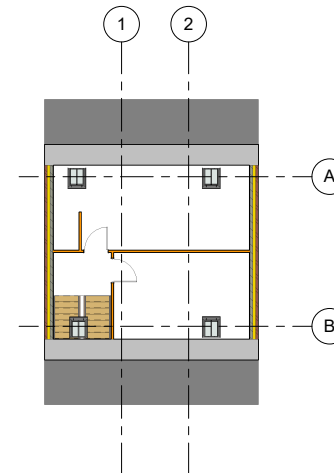
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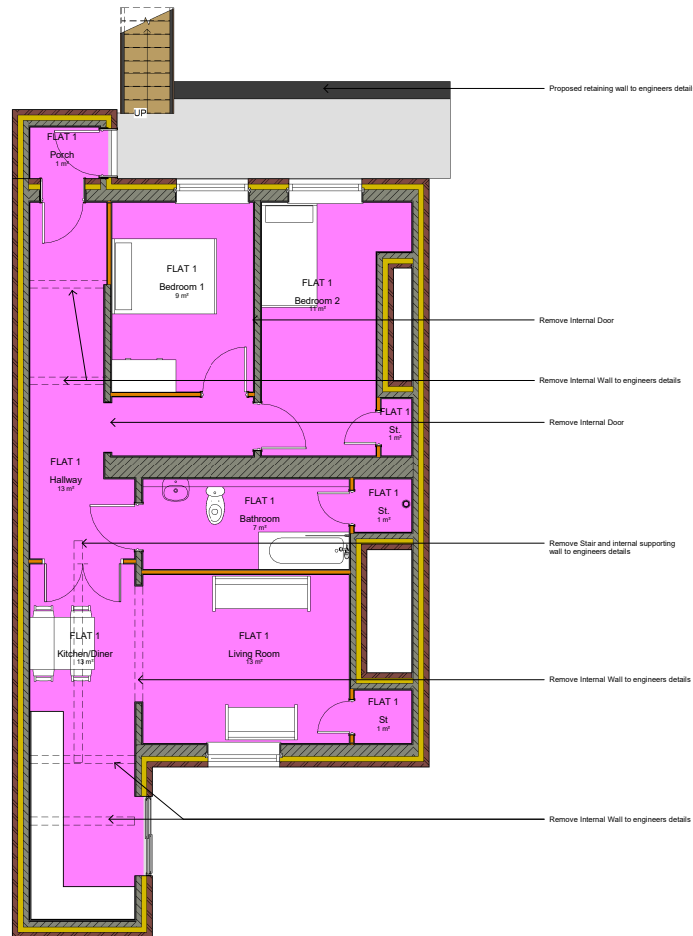


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Project Name: 2 Northumberland Place [Project Address] [Client Name]			
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Checked By: JH	26/11/18		
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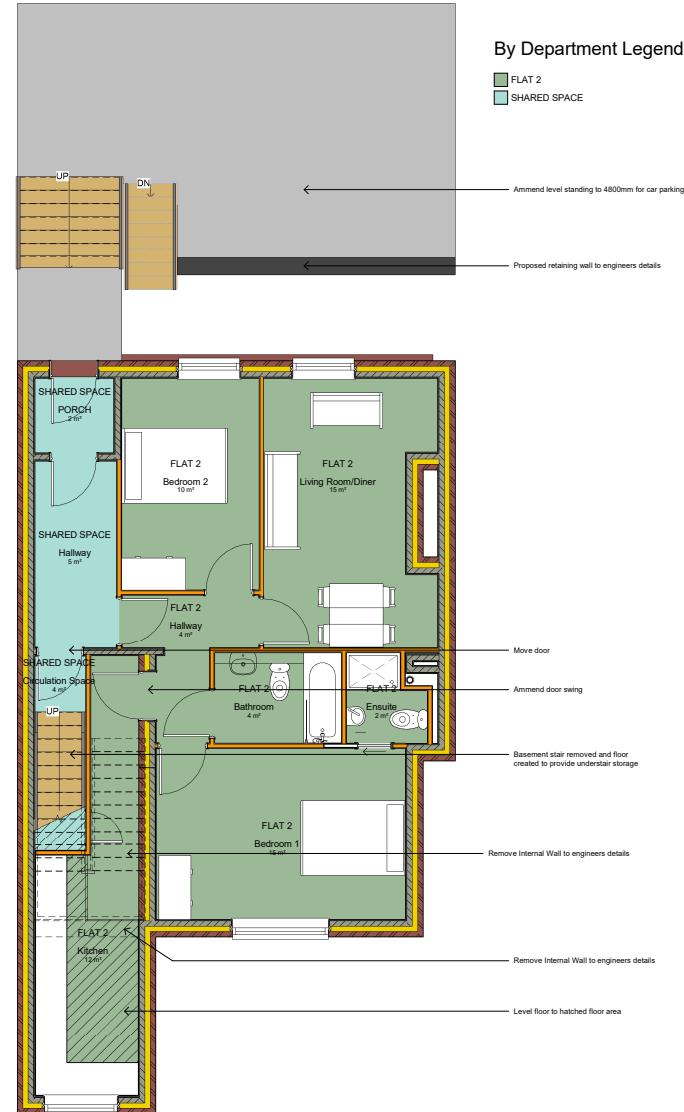
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FLAT 2
SHARED SPACE



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Basement and Level 00 Floor Plans Option 2

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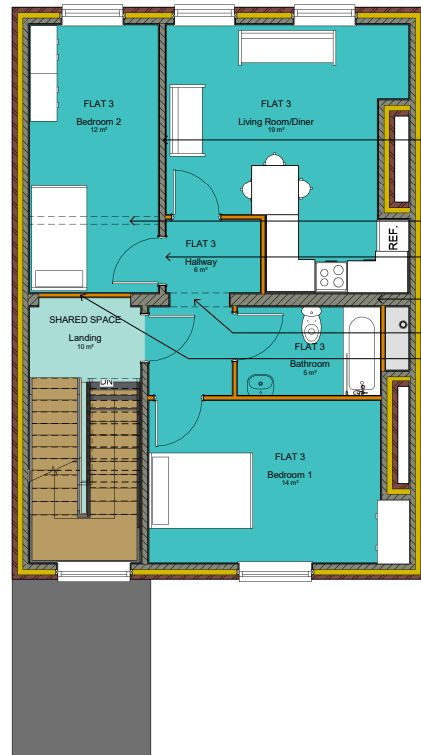
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- FLAT 4
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[2]	27.11.18	ME	JH
Space redesign to provide living spaces to front of property			
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