

**57 Beach Road,
South Shields
Heritage Statement**

DRAFT - NOT FOR PLANNING

Client: SUPPORTING LIVES LIMITED

AB Heritage Project No:60633

Date:15/01/2019

57 Beach Road, South Shields Heritage Statement

Client Supporting Lives Limited
Project Number 60633
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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Supporting Lives Limited to produce a Heritage Statement to cover a proposed development at the Grade II Listed 57 Beach Road, South Shields, NE33 2RB.
- 1.1.2 This report will form part of a Listed Building Consent Application as requested by South Tyneside Council during initial consultation with the client.

1.2 Statutory Designations

- 1.2.1 Number 57 Beach Road is Grade II Listed as part of a terrace, described by the National Heritage List for England (NHLE) as follows:

1. 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 (NHLE List Entry Number: 1231847 and designated 1980).

1.3 Site Location & Description

- 1.3.1 The site is located at 57 Beach Road, South Shields. NE33 2RB, centred on National Grid Reference (NGR) NZ 36838 67057.
- 1.3.2 The property forms the north-eastern end of the terrace and lies at the corner of Beach Road and Woodbine Street. South Shields Town Hall is approximately 225m to the south west.

1.4 Proposed Development

- 1.4.1 The proposed redevelopment of the property comprises four main aspects (see Figures 2 - 4):

General

- Superficial refurbishment of the entire property (replacement of carpets, repainting, etc).

Basement

- Conversion of the existing basement kitchen to a habitable room.

Ground Floor

- Extension of the current entry porch to Room 1 to create a small office, requiring the removal of the current kitchen units and existing internal door in Room 1; and
- Provision of a new doorway into Room 1 from the hall.

Second Floor

- The provision of a support office through the division of Room 10;
- The extension of the porch / corridor in Room 9; and
- The subsequent insertion of a doorway from the extended corridor into the new room.

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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 client was initially advised by Lucy Routledge (Historic Environment Officer, South Tyneside Council) that the works would require a Heritage Statement and that *'any proposed alterations should be reversible and should avoid causing harm to historic fabric and features'* (client communication, 14th December 2018).
- 2.2.2 During consultation between Daniel Dodds (Principle Consultant, AB Heritage) and Claire Macrae (Tyne and Wear Archaeology Officer), it was considered by Ms Macrae that, due to the purely internal nature of the proposed work, no Historic Environment Record search was necessary (by email, 2nd January 2019).

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
 - The National Planning Policy Framework, 2018
- 2.3.3 The Tyne and Wear Historic Environment Record is the primary source of information concerning the current state of archaeological and historical architectural knowledge in this area. However, no HER data was required for this assessment, (see Paragraph 2.2.2).

2.3.4 The collation of baseline information on the site has been compiled from the following sources:

- The Tyne and Wear Archives in Newcastle upon Tyne;
- The South Shields Local Studies Collection in the Word, South Shields;
- The Historic England website professional pages, particularly the National Heritage List for England;
- Historic mapping including early OS maps;
- A site visit was undertaken on 4th January 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
- High definition photographs and a Virtual Reality scan provided by Supported Lives Ltd, which was confirmed as accurate by the author.

2.3.5 Information from these sources was used to understand:

- Readily accessible information on the proposed development site's history from readily available 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 site, including past alterations within the building, developed through the site inspection; 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 Supporting Lives Limited, 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 (January 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 The site visit was limited in duration as the building was still occupied by tenants who were present at the time of the visit.
- 2.6.4 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.

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3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

- 3.1.1 This section will not consider any historic development of the prior to the period in which number 57 Beach Road was constructed (the mid-19th century).
- 3.1.2 It is likely that prior to the mid-18th century, it is likely that the River Tyne entered the sea in three separate courses. The southernmost channel is thought to have passed close to the Mariners' Cottages making the surrounding area sodden and unsuitable for habitation, until the area was reclaimed in the late 1760s (North of England Civic Trust (NECT), 2006).
- 3.1.3 In 1848 South Shields became an independent customs port, indicating the rising status of the town as a shipping and commercial centre (*ibid*).
- 3.1.4 The 1862 6-inch Ordnance Survey (OS) map shows the site outlined in red (Plate 1) with number 57 Beach Road shown in its existing planform as an end terrace house with a rear tenement or extension shown. The ongoing expansion of South Shields can be seen in the unfinished form of Woodbine Street. At this point no road name is indicated to the south of the property and the gardens do not appear to have been formally laid out when the survey was conducted (1855).
- 3.1.5 Mariner's Cottages, located c. 150m to the east of site, can be seen to be part-built at this point, with the southern terrace yet to be added. The site is located beyond the fringe of the industrial activities taking place in South Shields at this time, such as a Rope Manufacturing site located c. 300m to the north-west.



Plate 1: 1862 6" OS map

- 3.1.6 The house (No. 57) is depicted on the OS Town Plan of 1896 (Old-Maps.co.uk, accessed 2019, not shown) as an end terrace without a rear tenement. Approximately a year later, the OS county series map of 1897 (Old-Maps.co.uk, accessed 2019, not shown) shows the

property once again in its current planform with its rear tenement in place, suggesting that this element of the house has potentially been rebuilt.

- 3.1.7 The continued expansion of residential housing in the area surrounding the site is depicted on the 6-inch OS map of 1898 (Plate 2). The street layout is retained from the earlier map (Plate 1) but has been extended with terraced housing increasing in density to the north of the site and spreading south to the railway and east to surround the now completed development of almshouses named as 'Mariners Cottages'.
- 3.1.8 A school and Presbyterian Church are shown approximately 120m to the south-west of the site on the opposite side of Bent House Lane (now Beach Road). A Vicarage is marked c. 80m to the east at the corner of Bright Street and Bent House Lane.



Plate 2: 1898 6" OS map

- 3.1.9 The 25-inch OS Map of 1915 (Plate 3) shows the area in more detail, but little changed. The site itself appears clearly in its current planform. The Vicarage and its grounds are also clearly depicted as are the school and Presbyterian Church, now labelled as St Johns. A plot located c. 90m to the south-west of the site on the north side of Bent House Lane, previously shown as vacant land on the 1898 map, is shown as developed by 1915, containing two separate buildings.



Plate 3: 1915 25" OS map

3.1.10 The site and surrounding area remained largely the same until the early 1970s when the area to the north of the site was cleared of terraced housing and developed as residential flats and a park (Old-maps.co.uk, map not shown). However, much of the terraced housing on Bent House Road (now Beach Road) and to its south and east remains largely unchanged to the present day. The Vicarage to the east of the site was extended in the later 20th century; however, the Church (now St Paul and St John's URC Church) and the school building to the south-west appear unchanged.

3.1.11 Planning history shows that the house was granted Planning Permission to be converted to Multi Occupancy in 1983 (Planning Ref: ST/0009/83/LB). No subsequent alterations appear to have been enacted through the planning process.

3.2 Site Visit and Description of 57 Beach Road

External

3.2.1 The house is situated at the corner of Beach Road and Woodbine Street, on a junction that also includes South Woodbine Street and Sydenham Terrace.

3.2.2 The building presents a three-storey elevation facing south-east onto Beach Road (Photo 1). This elevation is notable for the bay windows evident at the ground and first floor as well as the basement level. Above the first floor, the second floor has three casement windows. None of the windows or the front door are original, all having been re-glazed in double glazing and framed within uPVC frames.

3.2.3 The front door retains its original Tuscan doorcase with a flat entablature and flanking double pilasters.

3.2.4 The whole elevation has been painted, thus obscuring the red-brick construction shared with the other houses on the terrace from number 37. This paint has also obscured the stone detailing in the form of the stone lintels and sills as well as the stone eaves cornice.

3.2.5 Overall the building appears in very good condition from the street.



Photo 1 Front (south-east) elevation of 57 Beach Road

- 3.2.6 Photo 2 shows the north-east elevation on Woodbine Street. This elevation reveals the red-brick construction and the stone sills and lintels at the windows. The south-east elevation has two large windows at ground level, which have been blocked, and two similar windows at first floor level, one of which is blocked and the other partially blocked. A smaller window is seen at the second floor. Towards the back of the main house are two large round headed windows, these are located at the half floor landing corresponding to the internal staircase.
- 3.2.7 The north-east elevation shows the rear wing addition to the north of the main house (shown to the right of the round headed windows). This is set slightly closer to the kerbside than the main body of the house and is slightly lower at the eaves. A small decorative quatrefoil window is located adjacent to the upper round headed window on the second floor. The wing exhibits three windows in the style of the main house. All of the existing glazing on this elevation has been renewed with double glazing and uPVC.



Photo 2. North-east elevation showing added wing towards rear

- 3.2.8 Photo 3 shows the rear (north-west) elevation. This elevation presents a very compact, almost cramped façade. The main features are the three bays of the basement, first and second floors with a smaller casement above. The red brick of the main building is again concealed behind a coat of paint and weatherboards on the bays has obscured any stone detailing beneath.
- 3.2.9 The overriding appearance of the rear elevation is the added wing protruding past the bay windows and appearing as an oversized red brick monolith. The wing at the rear has no windows excepting a single window at basement level, and a single uPVC door squeezed uncomfortably next to the basement bay.



Photo 3. Rear (north-west) elevation

Internal

- 3.2.10 The house at 57 Beach Road is composed of three floors and a separately accessed basement (see Figures 2 & 3). As noted above, the building was converted from the original Victorian Villa to a House of Multiple Occupancy under planning permission granted in 1983 (ST0009/83/LB). This conversion work was carried out with respect for internal historical features and detailing for the most part.
- 3.2.11 The key internal features which are no longer original are the windows which have been replaced with uPVC frames and double glazed. The windows are all of small panes and glazing bars, perhaps with a design nod to the historic origin of the dwelling. Furthermore, all the doors have been replaced with heavy fire doors inside and uPVC externally. Most of the ceilings have been artexed and the walls are either papered or painted with a plain white/magnolia.
- 3.2.12 In keeping with Victorian interior design and fashions, the rooms with the most decorative and notable features are those at the front of the house, namely the entrance lobby and hall on the ground floor, as well as Room 1 on the ground floor. The stairs and hall to the first floor continue to contain historical detailing but to a lesser degree than the ground floor.
- 3.2.13 The rooms on the first floor and to the rear of the building contain little historical detailing beyond skirting boards which appear to be original. The reason the ground floor, and in particular the front of the building, are the most elaborately decorated and detailed is because these would be the rooms most likely to be seen by people invited into the home by the

residents. The ground floor front room (Room 1) would have served as the drawing room for the family and guests and as such this would have been provided the best furniture as well as the most architectural detailing such as the large ceiling rose and decorative corncing around the ceiling.

3.2.14 The following paragraphs provide a brief inventory of the survival of historical detailing which survives at 57 Beach Road and modern intrusions where applicable.

Ground Floor Lobby and Hall

3.2.15 This is the principal entrance to the building. Historical details include:

- Original skirting;
- Decorative cornice work with a beaded design around ceiling (Photo 4); and
- Linear feature above front door (Photo 4).

3.2.16 The following are the key modern intrusions/alterations:

- Reinforced and frosted glass at lobby door



Photo 4: Decorative details above front door

Ground Floor Room 1

3.2.17 This is the principal room for entertaining guests. It would also be expected that this room would be seen from the street via the large bay window. Historical details include:

- Decorative cornice work around the ceiling including the bay window (Photo 5);
- Architrave panels at bay window (Photo 5);
- Decorated fireplace in original chimney breast (Photo 5);
- Large central ceiling rose (Photo 6); and
- Skirting.

3.2.18 The following are the key modern intrusions/alterations

- A pod-built lobby has been added to the bedroom entrance. This comprises two partition walls and a new fire door. The partition walls stop short of reaching ceiling height and as such do not interfere with the decorated cornice work (Photo 6); and
- Kitchen units including sink and draining boards fitted along rear wall of the room (Photo 6).



Photo 5: View of historic details in Room 1



Photo 6: View of decorative features and modern entrance, Room 1

Ground Floor Room 2

3.2.19 This is the main living room and also features a large bay window facing the rear of the property. Historical details include:

- Decorative cornice work around the ceiling including the bay window (Photo 7);
- Architrave panels at bay window (Photo 7);
- Dado and picture rails (Photo 7);

- Decorated fireplace in original chimney breast (Photo 7); and
- Skirting.

3.2.20 The following are the key modern intrusions/alterations:

- A pod-built lobby added to the bedroom entrance, comprising two partition walls and a new fire door. The partition walls stop short of reaching ceiling height and as such do not interfere with the decorated cornice work, as in Room 1; and
- Kitchen units, including sink and draining boards, fitted along rear wall of the room.



Photo 7: Historic details in Room 2

Ground Floor Rear Hall, Bathroom and Room 3

3.2.21 The rear hall is located between Room 2 and the staircase and provides access to a bathroom and Room 3. Historical details in this area are reduced and consist of:

- Architrave around window in Room 3 (Photo 8);
- Original chimney breast; and
- Skirting in the hall and Room 3.

3.2.22 The following are the key modern intrusions/alterations:

- An entrance lobby with fire door to Room 3;
- Kitchen units, including sink and draining boards, fitted in Room 3; and
- The self-contained bathroom, likely a relatively modern addition.

Staircase and Landing outside Room 4

3.2.23 The staircase is U-shaped, with Room 4 accessed off the first landing before the switchback. Historical details comprise:

- Original handrail and balustrade, continuous along the staircase;

- Skirting; and
- Landing window with partially obscured pediment (Photo 9).

3.2.24 The following is the key modern intrusions/alterations:

- The partial obscuring of the top of the landing window suggests the staircase has been altered (Photo 9).



Photo 8: Window at top of first landing

First Floor Room 5

3.2.25 This room has the appearance of another living space and is nearly identical in appearance to Room 2 below. Historical details include:

- Decorative cornice work around the ceiling including the bay window (Photo 9);
- Architrave panels at bay window (Photo 9);
- Decorated fireplace in original chimney breast (Photo 9); and
- Skirting (Photo 9).

3.2.26 The following are the key modern intrusions/alterations:

- An entrance lobby added to the bedroom entrance, also serving Room 6, comprising two ceiling height partition walls and a new fire door. The partition walls interrupt the corncicing; and
- Kitchen units, including sink and draining boards, fitted along one wall of the room.



Photo 9: Historic details in Room 5

First Floor Room 6

3.2.27 As with Room 5, this room also has the appearance of another living space and is nearly identical in appearance to Room 1 below. Historical details include:

- Decorative cornice work around the ceiling including the bay window (Photo 9);
- Architrave panels at bay window (Photo 9);
- Original chimney-breast; and
- Skirting (Photo 9).

3.2.28 The following are the key modern intrusions/alterations:

- Kitchen units, including sink and draining boards, fitted along one wall of the room; and
- The original fireplace has been replaced, possibly early 20th century.



Photo 10: Historic details, Room 6

First Floor – Remaining Areas

3.2.29 Rooms 4 and 7, the hall area, bathroom and WC are largely lacking in historic details, with these consisting of:

- Architraves around windows in Room 4 & 7;
- Original chimney-breast in Room 4; and
- Skirting along most walls.

3.2.30 The following are the key modern intrusions/alterations

- An entrance lobby with fire door to Rooms 4 & 7;
- Kitchen units, including sink and draining boards, fitted in Rooms 4 & 7; and
- The current bathroom and WC are both of relatively modern appearance.

Second Floor Landing and Room 8

3.2.1 Room 8 has a chimney breast protrusion which continues horizontally towards main house and leaves a gap underneath which kitchen units continue into. The landing and staircase is identical to that below.

3.2.2 Historic features include:

- Window at the top of the landing, identical to the one on the landing below (Photo 11);
- Small quatrefoil window in the external wall in entranceway to the room;
- Sloping ceiling at edges of house. Loft hatch and exposed beams in ceiling; and
- Skirting.

3.2.3 The following are the key modern intrusions/ alterations:

- Entrance porch to Room 8;

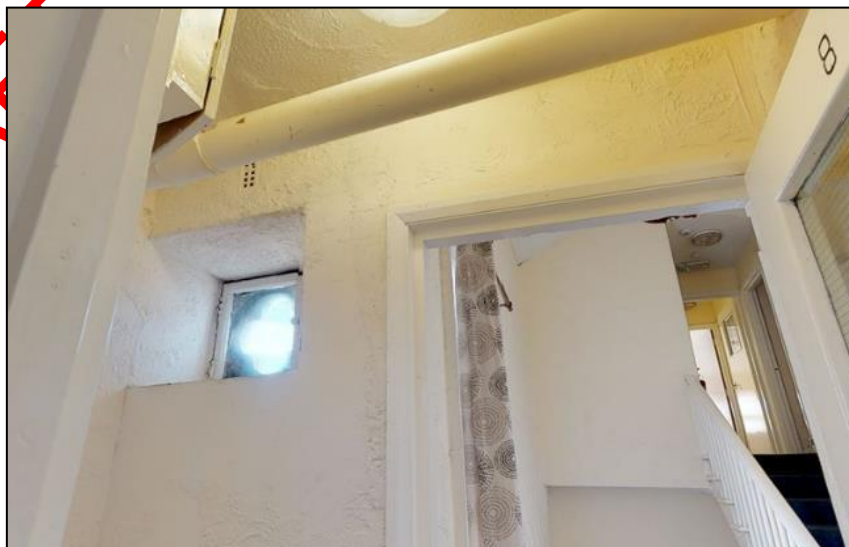


Photo 11: Quatrefoil window, entrance porch to Room 8

Second Floor Hall, Shower room, WC & Room 11

3.2.4 No features of historic interest were visible in either the shower room or WC, which both appeared to be relatively modern in appearance. Some skirting survives in the hall and Room 11. The small window in the north-east elevation of Room 11 may be a later insertion.

Second Floor Rooms 9 & 10

3.2.5 These rooms are nearly identical and are likely to have been bedrooms, with both containing a matching pair of built-in wardrobes, not of modern appearance, either side of where a chimney breast would be anticipated from its location in the floors below.

3.2.6 Historic features include:

- Skirting
- Sloping ceiling with exposed beam; and
- Wooden radiator cover.

3.2.7 The following are modern intrusions/ alterations:

- A shared ceiling-height entrance porch shared by both rooms is inserted into Room 9.
- The likely original entrance into Room 10 has been blocked and is now a cupboard.
- Both chimney-breasts have potentially been altered (Photo 12).

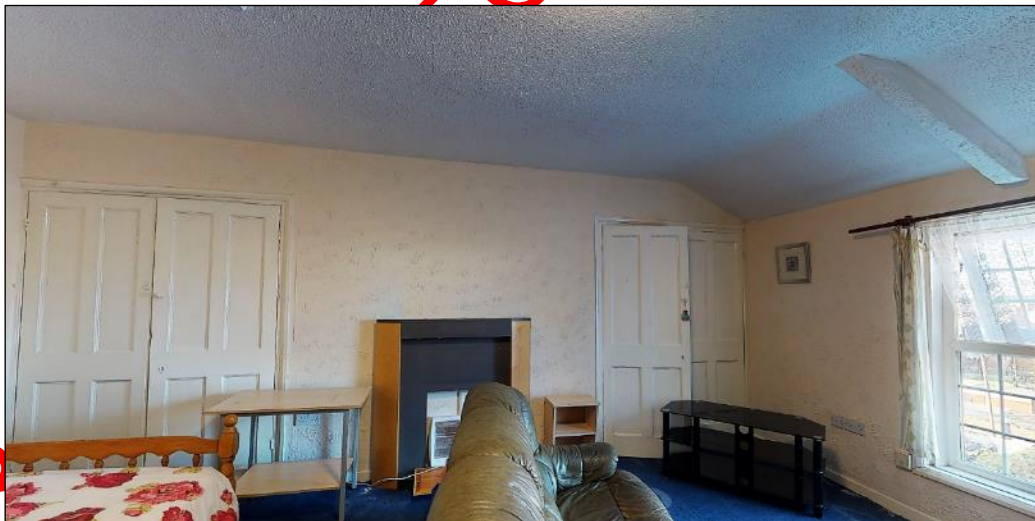


Photo 12: Room 9, wardrobes and exposed beam

Basement Level

3.2.8 The basement has largely seen the removal or obscuration of historic details, through the modernisation of this level in the past to provide accommodation for a modern family. As a result, the only historic details which survive are:

- The remains of the scullery fireplace in Room 3 (Photo 13); and
- Skirting along most walls.

3.2.9 The following are the key modern intrusions/alterations:

- Relatively modern looking kitchen;
- Modern looking bathroom; and
- Internal window between bathroom and kitchen.



Photo 13: Former scullery fireplace in Basement Room 3

3.3 Significance of 57 Beach Road

- 3.3.1 As a Grade II Listed Building, 57 Beach Road is considered to be a heritage asset of National Importance (in line with Table 1).
- 3.3.2 It is considered that much of this heritage Importance derives from its value as part of the historic Listed terrace of 37-57 Beach Road, a group of properties whose construction and design reflect the growth and increased prosperity of South Shields during the mid-19th century (NHLE List Entry Number: 1231847).
- 3.3.3 The asset also derives heritage Importance from the historic and aesthetic values of the building. While some areas of the house have had their historic character and/or legibility eroded by later insertions and alterations (such as the interiors of the rear wing, halls, basement and second floor), enough of the original architectural details and layout survive to clearly recognise the property as a relatively affluent former Victorian townhouse. This can be seen particularly in the entrance lobby and the main rooms on the ground and first floors (Rooms 1, 2, 5 and 6).

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

4.1.1 As described in Section 1.4, the current design proposal consists of:

General

- Superficial refurbishment of the entire property (replacement of carpets, repainting, etc).

Basement

- Conversion of the existing basement kitchen to a habitable room.

Ground Floor

- Extension of the current entry porch to Room 1 to create a small office, requiring the removal of the current kitchen units and existing internal door in Room 1; and
- Provision of a new doorway into Room 1 from the hall.

Second Floor

- The provision of a support office through the division of Room 10;
- The extension of the porch / corridor in Room 9; and
- The subsequent insertion of a doorway from the extended corridor into the new room.

Predicted Impact of Proposed Refurbishment

4.1.2 The proposed refurbishment of the building is perceived as being positive in nature, as this will entail maintenance and care for this Grade II Listed building, ensuring its continued use and upkeep. This work will not damage or alter any elements of the historic fabric or architectural features of the building. The proposal is therefore considered to provide a Direct Negligible Beneficial Magnitude of Impact (in line with Table 2), as it will see baseline maintenance and improvement in the appearance and use of the property. This results in a Minor Beneficial Significance of Effects, in line with Table 3.

Predicted Impact of conversion of the Basement kitchen

4.1.3 The basement in its current condition can be seen to contain little in the way of historic decorative or design features, to be in mixed condition, and to have had its internal layout likely altered. The kitchen in particular appears the most contemporary of all the rooms in appearance, and therefore its alteration to a habitable room is perceived as having No Impact upon the property, as it will neither remove nor restore any historic character.

Predicted Impact of alterations to the Ground Floor

- 4.1.4 The proposed changes on the Ground Floor 1 are focused on the provision of a new office beside, and new entranceway to, Room 1. The new office will be formed by extending the existing porch entrance to Room 1 further into the room. The new entrance to Room 1 will be located in the hall.
- 4.1.5 The removal of the current kitchen and sink units within Room 1 are considered to constitute a Direct Negligible Beneficial Magnitude of Impact (in line with Table 2), as this will remove an unsympathetic and non-historic element from the room. This is equivalent to a Minor Beneficial Significance of Effects, in line with Table 3.
- 4.1.6 The extension of the entrance porch into Room 1 will not be fixed to any historic fabric and will therefore be reversible. It will also be the same height as the existing entrance, to avoid obscuring any historic features, with a false ceiling atop the structure to form a small 'pod' room. While this will slightly impinge on the legibility of the original layout of this floor, this has already been compromised by the insertion of the original porch. Furthermore, the below ceiling height of the room marks it as an insertion. Therefore, this proposal is considered to result in No Impact.
- 4.1.7 The provision of a new entrance door into Room 1 will necessitate the removal of historic fabric and also marginally alter the legibility of this room. However, this is perceived as being off-set to a limited extent by the access to this room still originating from the hall. Therefore, this proposal is perceived as resulting in a Direct Negligible Adverse Magnitude of Impact (in line with Table 2), as it will lead to some loss of historic fabric and a small change to the legibility of the room. This is equivalent to a Minor Adverse Significance of Effects, in line with Table 3.
- 4.1.8 In total, these combined proposals for the Ground Floor are perceived as resulting in a Not Significant Significance of Effects, in line with Table 3.

Predicted Impact of alterations to the Second Floor

- 4.1.9 The proposed changes on Second Floor are focused around the provision of a new room, formed from the partition of Room 10, and the necessary extension of the current entrance corridor to Rooms 9 & 10 to provide an entrance to the new room.
- 4.1.10 The current entrance corridor to Rooms 9 & 10 is ceiling height and not recognisable as a modern insertion due to the lack of historic features on this floor, in comparison to Floor 1. The only heritage impact of the existing structure is to impact on the legibility of Room 9 to a very limited extent.
- 4.1.11 As this corridor is a later insertion, the removal of its rear wall is considered to have No Impact, while its extension is considered to have at worst a Direct Negligible Adverse Magnitude of Impact (in line with Table 2), as it will impact on the legibility of Room 9 to a limited extent. This results in a Minor Adverse Significance of Effects, in line with Table 3.
- 4.1.12 The provision of a dividing wall in Room 10 to provide a new room is assumed to be non-damaging to historic fabric and reversible. Therefore, the only impact will be to the legibility of the room, perceived as resulting in at worst a Direct Negligible Adverse Magnitude of Impact

(in line with Table 2), as it will impact on the legibility of Room 10 to a limited extent. This results in a Minor Adverse Significance of Effects, in line with Table 3.

- 4.1.13 The insertion of a new doorway from Room 9 to the new room in Room 10, accessed from the proposed corridor extension, will see removal of some historic fabric. However, it is not considered to have any further effect on the legibility of Room 10, as the entrance has already been moved to this wall previously when this house was originally divided. Therefore, the work is considered to constitute a Direct Negligible Adverse Magnitude of Impact (in line with Table 2), as it will remove a small amount of historic fabric only. This results in a Minor Adverse Significance of Effects, in line with Table 3.
- 4.1.14 In total, these combined proposals for the Second Floor are perceived as resulting in a Minor Adverse Significance of Effects, in line with Table 3.

Predicted Impact of on-site support

- 4.1.15 The provision of on-site support within the property is perceived as mitigating to some extent the potential adverse effects of the proposed development. This is because it is considered that this will help to provide a more controlled situation for the tenants, which it is hoped will in turn reduce damage to the property, as well as improving the environment for neighbouring residents.

Summary

- 4.1.16 Taken as a whole, it is considered that the proposed development would result in a Minor Beneficial to Minor Adverse Significance of Effects (in line with Table 3).
- 4.1.17 It is also suggested that the work is carried out with a view to ensuring that existing historic fabric is not damaged beyond that anticipated from the current proposal.

4.2 Conclusion

- 4.2.1 As a Grade II Listed building within a Listed terrace, 57 Beach Road is considered to be a heritage asset of National Importance (in line with Table 1). This is due to its group value as part of the Listed terrace, as well as its aesthetic and historic value, with relatively good survival of historic layout and features.
- 4.2.2 The current design proposal is considered to result in an overall Minor Beneficial to Minor Adverse Significance of Effects (in line with Table 3). This is because, in some places the works will impact on small amounts of historic fabric and the legibility of restricted areas of the asset. This is considered to be off-set to some extent by the perceived benefit of the refurbishment, as well as the provision of on-site support for tenants, which should help improve both the care of the property and the environment for neighbouring residents.
- 4.2.3 No further work is recommended,
- 4.2.4 All recommendations will need to be approved by the local planning authority.

5. REFERENCES

5.1 Documentary & Cartographic Sources

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5.2 Online Sources

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http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf
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<https://www.southtyneside.gov.uk/article/36015/Local-Development-Framework>
- South Tyneside Council Development Management Policies, 2011.
<https://www.southtyneside.gov.uk/article/36015/Local-Development-Framework>
- The North East of England Plan Regional Spatial Strategy to 2021, 2008.
<https://www.darlington.gov.uk/media/2141/sd076-regional-spatial-strategy.pdf>

5.3 Correspondence

- Email between Kevin Kinsella (Supporting Lives Limited) and Lucy Routledge Historic Environment Officer, South Tyneside Council), 14th December 2018.
- Email between Daniel Dodds Daniel Dodds (Principle Consultant, AB Heritage) and Claire Macrae (Tyne and Wear Archaeology Officer), 2nd January 2019.

DRAFT - NOT FOR PLANNING

DRAFT - NOT FOR PLANNING

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 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. 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 133 & 134 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

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 Regions 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*

South Tyneside Local Development Framework

The South Tyneside Local Development Framework (LDF) was adopted in June 2007 and forms the current Local Plan for the area. 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 an over-arching 'Spatial Vision', which seeks to ensure, with regards to cultural heritage, that *'our natural and built environment that is valued, protected, enhanced and capitalised on for the benefit of all'*.

In order to support this, a series of 'Spatial Objectives' are included. Spatial Objective 11 is *'To protect and enhance the Borough's diversity of cultural heritage'*.

South Tyneside Development Management Policies

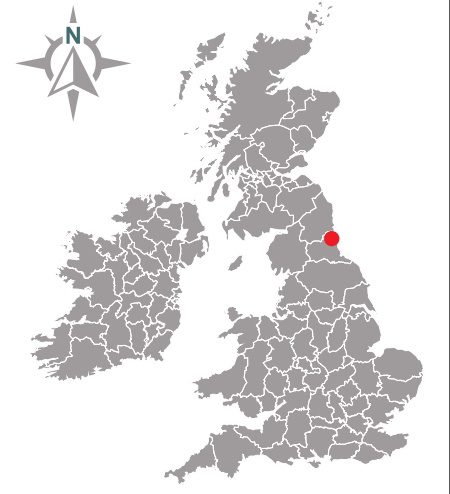
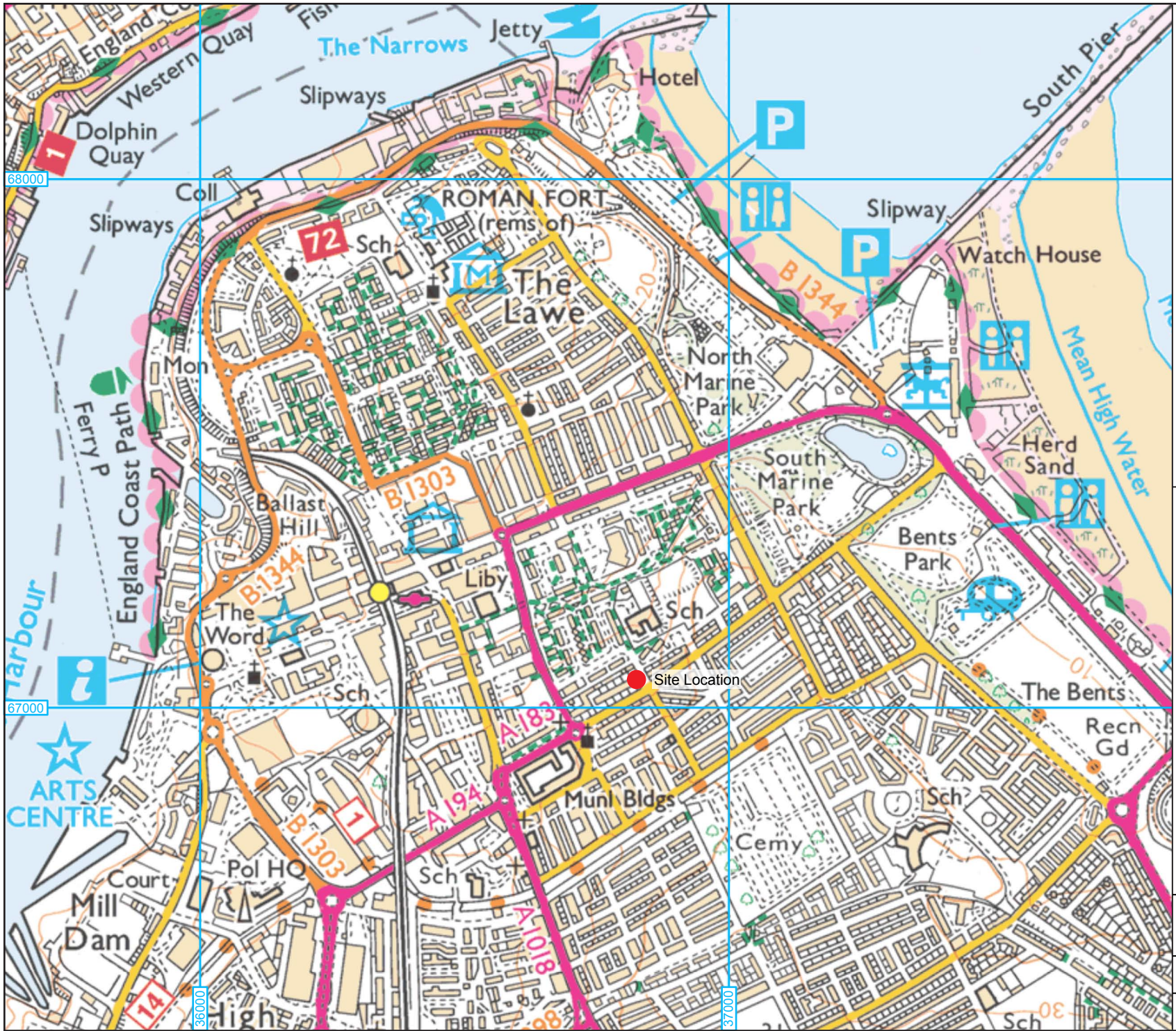
The South Tyneside Development Management Policies (DMP) document was adopted in December 2011 and is intended to *'address locally distinctive issues that are not covered elsewhere by national policy, the Regional Spatial Strategy or other Local Development Framework documents'*.

It contains the following (abridged) policy relevant to cultural heritage:

Policy DM6 Heritage Assets and Archaeology

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

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



KEY
● Site Location

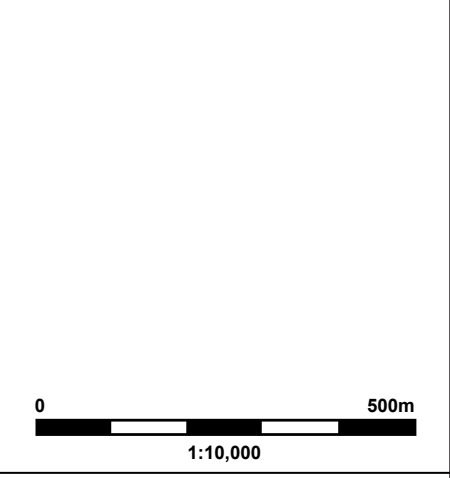
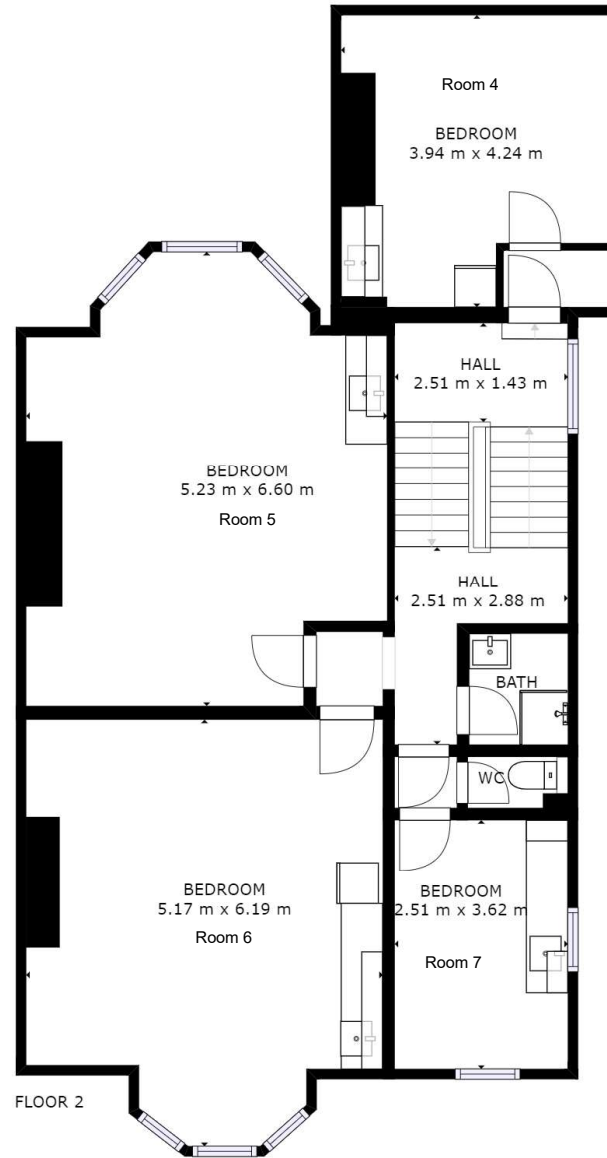
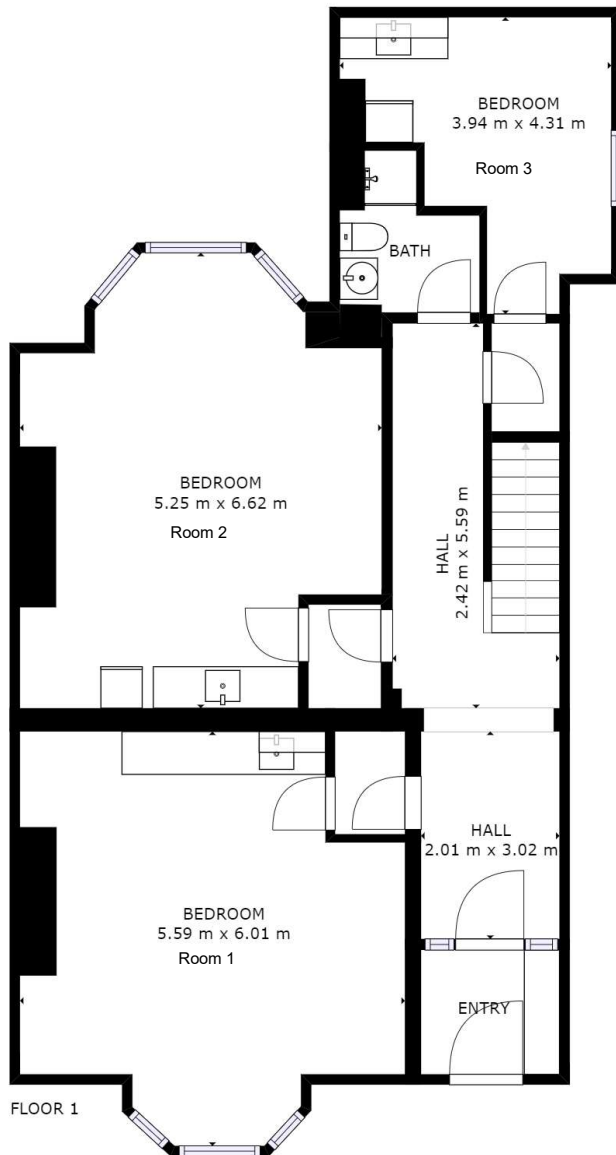


Figure 1: Site Location

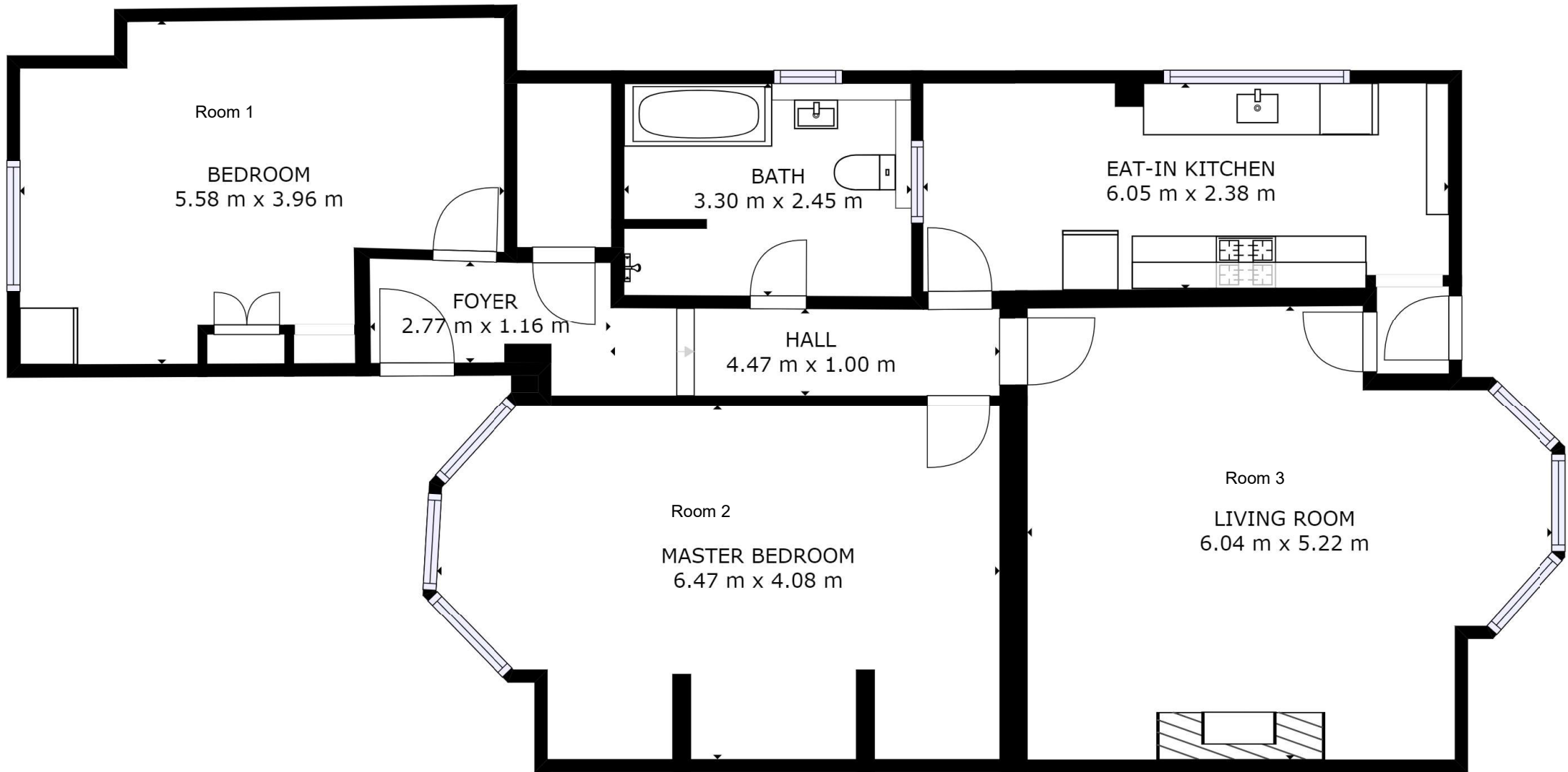
Project: 57 Beach Rd, South Shields

Date: 07/01/19 Job No: 60633



GROSS INTERNAL AREA
 FLOOR 1: 107 m², FLOOR 2: 107 m²
 FLOOR 3: 97 m²
 TOTAL: 310 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



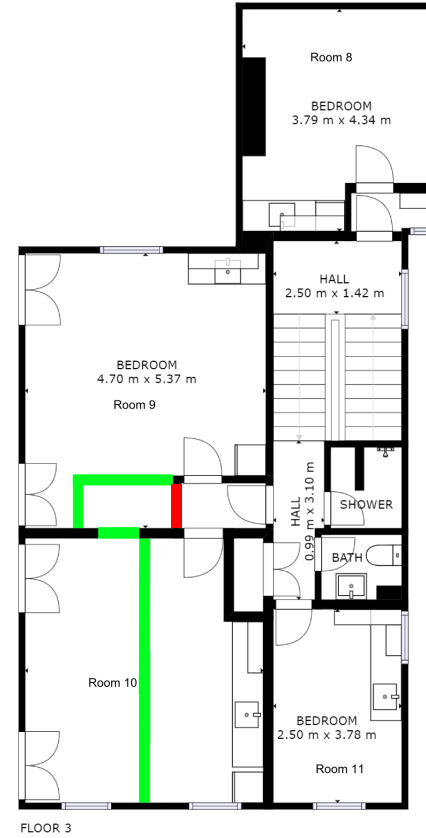
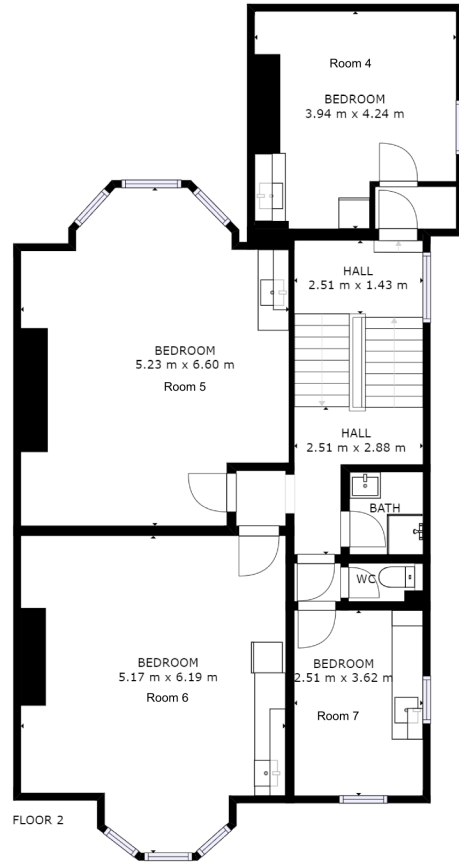
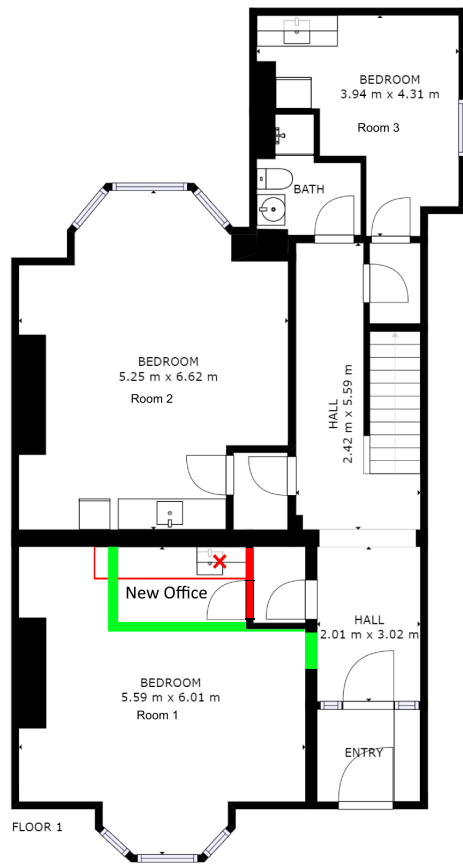
FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 110 m²

TOTAL: 110 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR 1: 107 m², FLOOR 2: 107 m²
FLOOR 3: 97 m²
TOTAL: 310 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

KEY

- Proposed Additions
- Proposed Removals

Figure 4: Proposed Alterations

Project: 57 Beach Rd, South Shields

Date: 9/01/2019

Job No: 60633



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