

# EAST BOLDON FORUM

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## East Boldon Neighbourhood Plan

### COMMUNITY CHARACTER STATEMENT

Final Version – August 2019

**This document should be read in conjunction with the two Architectural Survey documents for Front Street (North and South sides)**



# Community Character Statement

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## 2. INTRODUCTION

The East Boldon Community Character Statement has been prepared by East Boldon Neighbourhood Forum. The purpose of the document is to inform the preparation of policies and community actions within the emerging East Boldon Neighbourhood Plan - it forms an important part of the evidence base of the plan.

The character statement describes the overall context, historical origins and development of the plan area, together with a detailed analysis of the East Boldon Conservation Area. It describes the three main approaches to the village, together with the core of the conservation area, which are essential parts of its overall character. Together with the **Architectural Survey** ( Separate Document ), a critical analysis has also been made on the impact of post-Edwardian development in the village.

It will be used to inform policies on the built and historic environment and the review of the current Conservation Area Character Appraisal and Management Plan for the East Boldon Conservation Area.

During the preparation of this Draft Community Character Statement, several previously produced Neighbourhood Plan documents have been examined, and extensive reference has been made to the following documents (which are still valid) on South Tyneside Council's website:

- East Boldon Conservation Area Character Appraisal (2006) – Prepared by North of England Civic Trust on behalf of South Tyneside Metropolitan Borough Council
- SPD15 – East Boldon Conservation Area Management Plan (2009)
- SPD21 – Locally Significant Heritage Assets (November 2011)

## 3. ABOUT EAST BOLDON VILLAGE

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

The derivation of Boldon is “rounded hill” and the area around East Boldon is therefore unsurprisingly undulating and predominately rural. The village itself lies on the gentle northern slopes of an escarpment four miles south of South Shields.

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

East Boldon's principal use is now private residential with its eclectic mix of seventeenth, eighteenth and nineteenth century dwellings (together with later

developments), in a green setting, making it a desirable place to live. Other typical village uses are prominent – local shops ([see photo 1](#)), places of worship, schools, pubs, post office, etc – and these are crucial to supporting the strong village character and appearance of the conservation area. Where earlier agricultural buildings survive, they too have been converted to residential use.

Of the properties located within East Boldon Village, approximately 93% are used for residential purposes, and 7% have commercial/retail uses. It is estimated that the population of East Boldon is approximately 5,117 (2011 Census).

#### **4. GENERAL OVERVIEW OF HERITAGE ASSETS (CONSERVATION AREA)**

The original 17<sup>th</sup> Century core of East Boldon Village has been extended extensively over the subsequent three centuries, but particularly during the Victorian and Edwardian eras. As a consequence, the Conservation Area contains many buildings of historic and architectural value, resulting in the following heritage assets being identified:

- 10 No. Grade 2 Listed Buildings or structures, identified by Historic England
- 36 No. buildings or structures on South Tyneside Council's Local List of Heritage Assets
- 98 No. buildings have “protected” planning status by South Tyneside Council (subject to Article 4 Directions)
- South Tyneside Council has designated many Tree Preservation Orders within the Conservation Area
- South Tyneside Council has identified many “Significant” Boundary Walls within the Conservation Area ([photo 2](#))

Further details of these Heritage Assets can be found in **Sections 16, 17 and 20** of this document.



1. Edwardian Shops, Front Street





2. 'Significant' Wall, North Road



3. Former South Farm, Front Street



4. Langholm Road

## 5. EAST BOLDON HISTORICAL DEVELOPMENT

(Please see section 19 for historic maps of East Boldon Village)

### a) UP TO THE 19<sup>th</sup> CENTURY

Although it is often regarded as a comparatively modern village, the parish registers of St Nicholas Church in West Boldon first mention a separate East Boldon in 1574. However, it is possible that East Boldon had in fact been in existence since the 13<sup>th</sup> century. By 1700 East Boldon was identified as a small farming community, subsidiary to the more substantial West Boldon.

In 1665, there were 15 dwellings in East Boldon, including five large farms, together with joinery, blacksmith and wheelwright businesses. In 1751, there is reference to an alehouse, and both farms and garths are mentioned.

### b) THE 19<sup>th</sup> CENTURY

Until the middle of the nineteenth century, East Boldon remained small and rural – in 1828 only 28 people, including 15 farmers, were listed as residents. The 1840 map shows East Boldon as a small linear village with Front Street flanked by North Road and South Lane parallel to it. At least seven farms can be identified on the 1876 map, three to the south and at least four to the north, all fronting on to the main road (photo 3).

Substantial change came with the onset of the Industrial Revolution, and the construction of Brandling Junction Railway in 1839 between Newcastle and Sunderland. Cleadon Lane station opened that year, subsequently called East Boldon station in 1898 (see maps). As a result, the village began to be used as a commuter settlement, with new railway-related businesses.

From the mid-nineteenth century, new educational and religious activities were developed.

By 1876 the number of farmers had fallen to five and a wider range of other occupations now existed.

Towards the end of the nineteenth century, East Boldon had become a fashionable place to live, and by 1890 the village had overtaken West Boldon in both population and the number of trades listed.

This growth can be seen between 1876 and 1898, as new terraces appeared to the east of the village core along Sunderland Road and Station Road.

### c) 20<sup>th</sup> and 21<sup>st</sup> CENTURY DEVELOPMENT

Development during the Edwardian period is discussed in **Section 10: Spatial Analysis** – as a result this section outlines (generally in chronological order), the major developments which have taken place in the village since then.

As most of these developments enlarged the village away from its Victorian core, it was inevitable that most of this work would take place on Green Field sites. Farming activities significantly declined during this period.

In the immediate post-Edwardian period, to provide additional growth new housing terraces were built on Langholm Road (photo 4), St George's Terrace, St John's Terrace, Whitburn Terrace, Charlcote Terrace, and on Sunderland Road and Ferndale Avenue.

Additional shop facilities were built in 1918 at the junction of Station Road and Sunderland Road (Black's Corner), and the adjacent Co-operative premises on St Bede's (photos 25 and 26).

The imposing St George's Church (photo 5), which is partly concealed by a fenced in and overgrown area of open space, was built in 1922 in plain Romanesque style, with a square campanile style bell tower. A larger adjoining extension in basilican classical style was added in 1934. The original building then acted as the Lady Chapel until 1986 when it was converted to a nursery and ancillary accommodation. The buildings retain many noteworthy features.

In 1930, East Boldon became a separate parish from West Boldon.



5. St. George's Church



6. Gordon Drive





7. 16-22 Front Street



8. Yellow Leas Farm



9. Victoria Farm (former Town End Farm), South Lane



A slightly later, but visually intrusive structure was built in the 1930s, at 5 St. Bede's – the large, boxy telephone exchange. The site was further over-developed in the 1960s by massive rear extensions ([photo 47](#)). The adjacent Barclays Bank building on Station Road was also out of character for the area, but to a much lesser extent than the telephone exchange.

In the pre-war era, with little reference to the existing settlement, twelve non-traditional rendered and white painted houses were built to the south side of South Lane (1-12 Belle Vue Villas). Built on prime agricultural land, the houses dramatically changed to the appearance of the village from both North and South.

A further seven houses were later built to the south east (Mundles Lane). An indirect benefit of this was the subsequent creation of Mundles Lane Park, a facility which continues to be enjoyed by children today. At around this time, additional housing was provided to the south of St Mary's Terrace, creating Natley Avenue.

In the early 1950s the "Somerset Estate" was built to the south of Somerset Terrace by the local building firm, Gordon Durham. Alison Drive, Coulton Drive, Hunter Close and Hiram Drive, and the cherry tree lined Gordon Drive ([photo 6](#)), which linked the development to Front Street, were added. Around this time sixteen "Council Houses", a first and last for East Boldon, were built next to Ferndale Avenue, creating the present Whitburn Terrace.

At a slightly later date Ferndale Grove, a development of detached bungalows, was built on agricultural land parallel to Ferndale Avenue.

The 1950s saw the extension of the areas around the short Edwardian terraces on Langholm Road and The Hawthorns, which would become Beckenham Avenue and Close, and Ravensbourne Avenue

During the 1960s, there were significant large scale housing developments:

- the "Lyndon" estate to the south of Western Terrace (A184). In conjunction with the Hardie Drive/Keats Avenue estate in West Boldon, the physical separation between the two villages was then lost
- infill housing along Station Road and Approach; and at 1-5 South Lane
- an estate to the north of St John's Terrace, resulting in Coltere Avenue, Glencourse and Burnside
- an important development in the 1960s was the construction of the new Junior School. Together with the much later Nursery, these buildings are surrounded by extensive playing fields – the sense of open space and greenery is enhanced by the adjacent Grange Park.

The Orchard development on South Lane was built in the 1970s, on the site of the former South Farm. Although very modernistic in design, the visual impact is softened by the grassed frontage, mature trees and limestone wall.

In the 1980s, a short infill terrace was built at the beginning of North Lane – although being of its time, it is on a prominent site and is out of keeping with adjacent properties.

The 1990s saw the largest housing development in East Boldon's history, the construction of 300 houses on green field land, to the north of North Road and Lane (The Paddock and The Pastures). There were subsequent benefits however, with the construction of the new Boker Lane, with the old narrow link road to South Shields becoming a bridleway (between the two estates).

The late 20<sup>th</sup> Century saw a variety of different types of development:

- a thoughtful infill group of four flats adjacent to the Auction Galleries – 16-22 Front Street ([photo 7](#))
- redevelopment of The Grange site on Front Street, to create a four storey sheltered accommodation building. Although of relatively high density design, the visual impact is reduced as the building is set well back from the road and has good tree cover
- Birchwood (Sunderland Road/Whitburn Terrace), a four storey block of flats – an over-development of the site and out of character with surrounding buildings ([photo 48](#))
- Langholm Court (Station Approach/Langholm Road), a three storey complex of retirement apartments, which has an over-imposing visual impact
- Yellow Leas Farm, South Lane – a thoughtful mix of new houses and conversions ([photos 8 and 36](#))
- Victoria Farm, South Lane (former Town End Farm) – sympathetic residential conversion of former farm buildings ([photo 9](#))
- West Farm, North Road – small courtyard development, containing positive detailing and materials

On the northern side of the railway line, throughout the 20<sup>th</sup> Century, saw the development of the large industrial and commercial area of Cleadon Lane Industrial Estate, with similar premises on Station Approach.

The 20<sup>th</sup> Century also saw the construction of the now derelict MoD complex on Green Belt land, on the eastern fringe of the village – **further reference is made in Section 14L.**

Early in the 21<sup>st</sup> Century, five well designed detached houses were built on an infill site, 14-18 Bridle Path (former paddock) - ([photo 38](#)); and a three storey retirement complex was completed (Willowbank Court), between Station Approach, the railway and Beckenham Close.

A new housing project is now under construction at the junction of Whitburn Road and Moor Lane (former Gordon Durham offices/depot), which backs onto the Green Belt.

Although not strictly part of the built environment, the introduction of the Metro service in 2002 has had a major impact on village life, and it is discussed elsewhere in this document.

#### **d) HISTORICAL MAPS**

The development of East Boldon village between 1840 and 2015 can be clearly demonstrated, on the series of eight historic maps contained in **Section 19** of this document.

Over the last three centuries, the village has been transformed from a rural hamlet, to a thriving commuter village. One major consequence of this was the loss of traditional small holdings and farms forming the original village core, which were largely swept away by Victorian and Edwardian development. This also resulted in much development on green field sites.

### **6. THE PLANNING POLICY CONTEXT**

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

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

Local authorities have a duty in exercising planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas - Planning Act 1990 (Listed Buildings and Conservation Areas).

Conservation Areas depend on much more than the quality of individual buildings, and take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, materials and street furniture. It is also common for a number of Listed Buildings to be included.

Associated Character Appraisals improve the understanding of the value of the built heritage, providing property owners and potential developers, with clearer guidance on planning matters and the types of development which are likely to be encouraged. Also, they will enable the local authority to improve its strategies, policies and approach towards the conservation and development opportunities and priorities within the conservation area. Numerous guidance documents are used to formulate the character appraisals.

In addition to South Tyneside Council's East Boldon Conservation Area Character Appraisal and Management Plan; and the Local Heritage Assets document, additional documents also contained policies, action plans and guidance. They also list relevant development plan policies, ie Unitary Development Plan; Local

Development Framework (Core Strategy, Development Management Policies, Site Specific Allocations). Further information can be found in **Section 22** and on the Council's website.

## **7. EAST BOLDON CONSERVATION AREA – DESIGNATION**

The East Boldon Conservation Area was designated in 1975 by South Tyneside Council to cover the linear core of the old village and its short extensions east and west. In 1993, it was extended to take in most of Station Road/Approach, but it still retains its neat, compact, linear shape as a defining feature – main streets with a back lane on both sides and originally with a narrow green along the middle.

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

## **8. EAST BOLDON CONSERVATION AREA – LOCATION**

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

The original Conservation Area (1975) was based around the entire length of Front Street, and included the north side of South Lane, and the south side of North Road and Lane. At the heart of this part of the Conservation Area was the core of the original village in Front Street and North Road.

The area extended west to include the first parts of Bridle Path and Boker Lane, together with the Victorian developments on both sides of Western Terrace.

Included to the east are the Victorian/Edwardian terraces of Prospect Terrace, Grange Terrace, The Hawthorns, Ashleigh Villas, St Bede's and Somerset Terrace. The north side of Mundles Lane was also included, together with the later residential development in Gordon Drive.

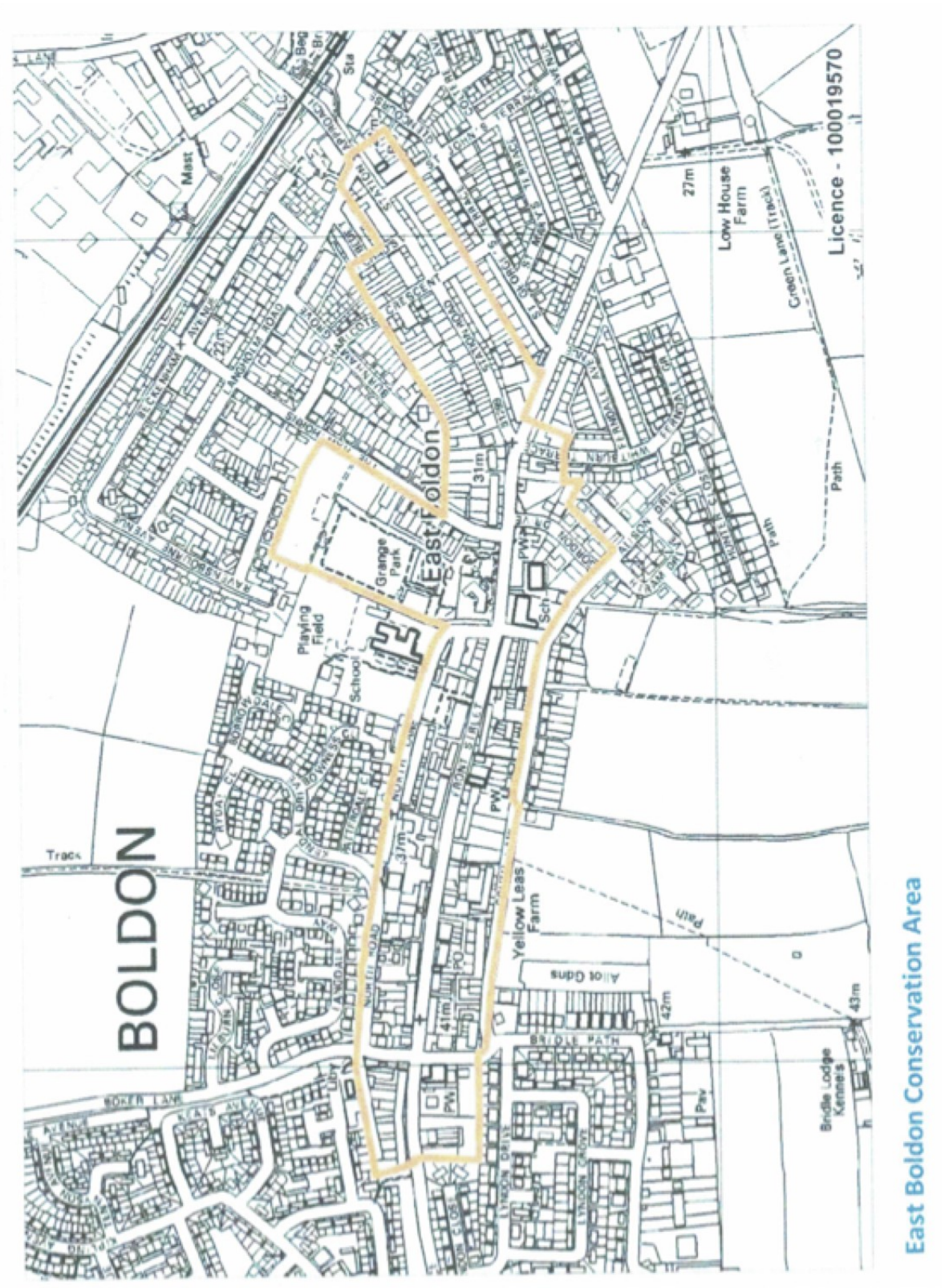
To the north, the boundary extended to include Grange Park in its entirety.

In 1993, the Conservation Area was extended to the north east to take in all of the properties in Station Road, Station Approach and Station Terrace, together with the small streets of Claremont Gardens and St Chad's Villas.

For reference purposes, please see the map of the **Conservation Area – Section 9** of this document.



## 9. MAP OF EAST BOLDON CONSERVATION AREA (South Tyneside Council)



## 10. EAST BOLDON SPATIAL ANALYSIS

**Sections 10 a) to d)** identify the development of the main features of the built environment of East Boldon Village, and of the Conservation Area in particular.

However, **Sections 12 and 14** explore the possibilities of managing change, giving examples of good design practice and highlighting previous inappropriate and insensitive design.

### 10a) EAST BOLDON VILLAGE - SPATIAL ANALYSIS - GATEWAYS

Although the village has been greatly extended beyond its original 17<sup>th</sup> century core, it has managed to retain its sense of identity, character and purpose, in relation to the surrounding areas. With the exception of its western boundary which merges into the extended housing areas of West Boldon, East Boldon's boundaries are defined by rural farmland. These areas are currently protected by **Green Belt policies**, which are essential to maintain adequate separation from Cleadon Village, and the urban sprawl of Sunderland and South Shields.

However, "green spaces" within the village are at a premium, which emphasises the importance of Grange Park and Mundles Lane Park; the inaccessible, overgrown spinneys in front of St George's Church and adjacent to the war memorial; and the Victoria Terrace allotments.

Excluding the Metro public transport system, East Boldon has three main transport gateways (highways), and two subsidiary ones. The main gateways are from the west (Newcastle) and east (Sunderland) (A184), and from the north east (B1299 - Cleadon/South Shields). The subsidiary approaches are from Boker Lane to the north (Boldon Colliery and South Shields) and from Dipe Lane/Bridle Path to the west (West Boldon and Sunderland).

Entering the village from the west (A184), leaving the wide, open grassed area adjacent to the main road from West Boldon, the most prominent view is of No 1 Western Terrace, which although Victorian in origin, has been subject to unsympathetic alterations and extensions in recent years ([photo 10](#)). Although the curving Victorian Western Terrace is impressive, this has also been adversely affected by modifications, particularly to the facades. The southern side of Western Terrace remains impressive, with a small number of characterful Edwardian houses and East Boldon Methodist Church.

The approach from the east (A184), gives a sense of arrival to a tree covered village, from a greenfield approach ([photo 11](#)). To the north the open aspect of Boldon Cricket Club is followed by the mid 20<sup>th</sup> Century housing development bounded by Natley Avenue. To the south, Low House Farm is followed by a small, walled housing development on Sunderland Road.

On the north eastern approach from Cleadon (B1299), there is a small green field area before reaching on the southern side a new housing development (former Gordon Durham offices/depot) and then light industrial uses, before reaching the Metro Station. ([photo 12](#)).





10. West Gateway



11. East Gateway



12. Gateway from Cleadon



13. Boker Lane Gateway



14. Dipe Lane Gateway

On the northern side, two hot food outlets are followed by two large showroom premises before reaching the Metro Station/level crossing .

The subsidiary approach from the north (Boldon Colliery/South Shields) is along the relatively recent Boker Lane, with mid-20th century social housing on the west; and a large late 20<sup>th</sup> century housing estate follows the initial farmland on the east. ([photo 13](#)).

The other minor approach is from the West (West Boldon and Sunderland) and extends from Hylton Lane along Dipe Lane and Bridle Path, passing the golf course and a variety of different properties ([photo 14](#)). The route terminates at junctions with South Lane and the main Front Street crossroads. Unfortunately this route is often used as a “rat run” to bypass the busier Front Street (A184).



## 10b) EAST BOLDON VILLAGE - SPATIAL ANALYSIS - “GREEN FIELD” EXPANSION

East Boldon village centre has been extended extensively (in the Conservation Area) away from its original 17<sup>th</sup> century historic core, and this has been documented in more detail in the following two sections. These mainly Victorian and Edwardian developments are discussed in **10c) Front Street Area**; and similar projects which effectively doubled the size of the village to the north east (almost to the railway station), are identified in **10d) Eastern Extension**.

Substantial extension and development also took place in all directions beyond the old core of the village (Conservation Area), although to a much lesser degree in the areas to the due south. The vast majority of these developments were on “green field” sites.

To the west, expansion started with a row of imposing semi-detached Edwardian houses on Bridle Path (1-13) ([photo 15](#)), and subsequent individual detached houses along Dipe Lane. Larger scale housing followed with the development of the “Lyndon” estate in mid-20th century. At the beginning of the 21<sup>st</sup> century, five well designed detached houses were built on an infill site, 14-18 Bridle Path ([photo 38](#)).

Development was mainly restricted to small infill projects to the north of the village until the early 1990s when 300 new houses (The Paddock and The Pastures), were built on green field land to the north of North Road, thereby diluting the village’s linear nature and rural setting. Though further blurring the separation between the settlements of East and West Boldon, and resulting in the further erosion of Green Belt land, the developments did, however, provide for the construction of the new Boker Lane. In turn, this allowed the old narrow link road to South Shields to become a bridleway (effectively separating the two new estates), providing a safe pedestrian and cycleway route from the village toward Whiteleas and beyond ([photo 16](#)).

The only other significant development in this area was the construction of the new Junior School in the 1960s. Together with the later nursery building, these are surrounded by extensive playing fields, and achieve a rural feel, which is enhanced by the adjacent Grange Park.



15. Bridle Path



16. Bridleway, Former Boker Lane



17. Mundles Lane Park

To the south of the old village centre, the main development was the construction of twelve pre-war semi-detached houses on the south side of South Lane (1-12 Belle Vue Villas). These non-traditional houses were “of their time”, but were sited with little regard or reference to the existing settlement. Built on prime agricultural land, the houses were rendered and painted white, dramatically changing the appearance of this part of the village when viewed from both north and south.

A later detached house was built immediately to the west (14 South Lane). A further 7 houses were built on Green Belt land (South Lane/Mundles Lane), although these were generally of better design and had less visual impact – a beneficial consequence of this development was the subsequent creation of Mundles Lane Park (photo 17).

To the north east, additional Edwardian terraces were also built in Langholm Road, St George's Terrace, St John's Terrace, Sunderland Road, Ferndale Avenue, Whitburn Terrace and Charlcote Crescent.

Victorian/Edwardian development was followed by large scale mid-20<sup>th</sup> century housing behind Station Road/Approach and Bede Terrace, up to the railway line ie Langholm Road infill and extension, Beckenham Avenue, Ravensbourne Avenue and The Hawthorns.

On the northern side of the railway line lies the large industrial and commercial area of Cleadon Lane Industrial Estate, with similar premises on Station Approach.

There are two private housing schemes for people over the age of 55: Langholm Court and Willowbank Court, which are near the Metro Station, and are situated just outside the Conservation Area.

A new housing project is now under construction at the junction of Whitburn Road and Moor Lane (Sandpiper View - former Gordon Durham offices/depot), which backs onto the Green Belt.

To the eastern boundary, large scale housing development took place to the south of St George's Terrace (St Mary's Terrace and the later part of St John's Terrace), but this generally lacked architectural style and detail. Later housing schemes, firstly extending east from St Mary's Terrace to create Natley Avenue, and subsequently in the 1960's, creating a larger estate to the north of St John's Terrace – Coltere Avenue, Glencourse and Burnside.

To the south east of the village centre, the boundary formed by the Edwardian-era terraces of Whitburn Terrace, Ferndale Avenue and Ashbrooke Terrace, was extended by an individual walled small housing scheme on Sunderland Road and the mid-century Somerset Estate development (Gordon Drive, (photo 6), Alison Drive, Hunter Close, Coulton Drive and Hiram Drive), and the subsequent construction of Ferndale Grove. However, on the fringe of the village to the south east is a considerable eyesore and hazard – the derelict former MoD site – this is mentioned in more detail in **Section 14L**.

Despite the huge increase in the size of the village beyond its original 17<sup>th</sup> century core, it has largely retained its character, atmosphere, identity and village feel. The mix of housing types, sizes and ages; the range of available facilities and its predominantly green setting, still make East Boldon a desirable place to live.

Typical village uses are prominent – schools, local shops, churches, cafes/restaurants, pubs, small businesses and numerous sports and leisure facilities, create a thriving community. This is enhanced by easy access to a good public transport system.

However, whilst the Metro station provides excellent transport links, it creates significant local car parking issues in the vicinity and surrounding streets, and traffic congestion (level crossing). Also, local bus services face challenging times due to reducing customer numbers.

### **10c) SPATIAL ANALYSIS – FRONT STREET AREA (CONSERVATION AREA)**

The core of East Boldon is Front Street, a long straight section of the main Newcastle-Sunderland road.

Historically, the centre of the village also included properties on North Road (principally West Farm) and South Lane (Town End Farm, Yellow Leas Farm and South Farm), although these have now all been demolished or converted.

The early houses and farms on Front Street were set well back from the line of today's road, the two sides of the street being furthest apart at the middle of the village. The deep grass verges in front effectively formed a linear village green.

This deep building line (see historic maps) can still be appreciated in the siting of older buildings such as 71/71A (Yellow Leas Farm) ([photo 8](#)), Nos 35-43 (South Farm) ([photo 3](#)), Nos 30-36 Front Street ([photo 19](#)) and 59 Front Street ([photo 19A](#)). This development pattern was overlain by the Victorians in places, but by pulling forward the fronts of their new terraces at either end of the street, they also re-emphasised the relative broadness of the central area between Boldon Lodge ([photo 20](#)) and Boldon House

Being at the heart of the village's organic growth and redevelopment, the mix of buildings which now lines both sides of the street is interesting and eclectic, ranging from converted seventeenth and eighteenth century farmhouses, through impressive suburban Victorian and Edwardian terraces, to twentieth century infill. With its mix of neighbourhood uses, the street retains a strong local village feel and, despite constant through traffic, is an attractive and inviting place to be.

Front Street also includes a range of shops and small businesses, three churches of varying styles, two historic pubs ([photos 18 and 39](#)) and a private club.

Front Street (and adjacent North Road/Lane and South Lane) buildings fall into three broad historical phases. Early buildings from the village's rural past form the backbone of the development pattern, predominantly on the north side but also in the middle of the street on the south side. Victorian and Edwardian development followed, mainly at either end (to Western Terrace at the west, and Salisbury Terrace to the east), and was in contrast with earlier built form and character. Lastly, twentieth century infill has left its mark (both good and bad), involving extension and further infill of what had gone before.

Although the Victorian development removed many original buildings, the quality of the new buildings and terraces shows that the village's Victorian growth is as much a part of its special architectural and historic interest as the earlier buildings.





18. Black Bull



19. Georgian Houses, 30-32 Front Street



19a. 59 Front Street



20. Former Boldon Lodge, Front Street

During the Victorian period, the charming terraces of Western Terrace, Lorne Terrace ([photo 32](#)), Grange Terrace ([photo 34](#)), Salisbury Terrace ([photo 33](#)) and Prospect Terrace were built, extending the village away from its original core.

Further development in the Edwardian era resulted in a terrace of five shops with maisonettes above (44-60 Front Street – [photos 21a and 21b](#)), together with further characterful housing terraces at Victoria Terrace (South Lane – [photo 31](#)), and on North Lane ([photo 30](#)) and Front Street.

It was around this time that the Grey Horse pub/coaching inn on Front Street was rebuilt in ornate rustic mock-Elizabethan style, creating perhaps the most iconic building in the village ([photo 39](#)).

It was fortunate that the Victorian/Edwardian developments retained several of the original characterful passageways which linked Front Street with North Road/Lane and South Lane ([photo 35](#)).

Later 20<sup>th</sup> Century developments have generally preserved the village atmosphere, examples being Yellow Leas Farm ([photo 36](#)) and Victoria Farm ([photo 22](#)) (both South Lane); 16-22 Front Street ([photo 7](#)), 40-42A Front Street; West Farm, North Road.





21a. 44-60 Front Street, 1921



21b. 44-60 Front Street, 2019



22. Victoria Farm (former Town End Farm), South Lane

***Brief descriptions and architectural summaries of all the properties along Front Street and Grange Terrace are given in the Separate Document - ARCHITECTURAL SURVEY.***

***An introduction to, and explanation of the Architectural Survey is given in SECTION 15, CONSERVATION AREA – ARCHITECTURAL SURVEY OVERVIEW. This also includes an explanation of the technical terms and references which are made in the Architectural Survey.***

#### **10d) SPATIAL ANALYSIS – EASTERN EXTENSION (CONSERVATION AREA)**

During the late nineteenth and early twentieth centuries came the linear growth of Front Street beyond the ends of North and South Lanes, which had defined its medieval boundary. This resulted in the length of the village being effectively doubled to the east, along Station Road/ Approach.

Unlike most of Front Street, these were effectively Victorian and Edwardian “green field” developments, which ultimately produced noteworthy terraces along Station Road and Approach, The Hawthorns ([photo 23](#)) and Ashleigh Villas.

Around this time, the terrace of shops (with flats above) at Station Terrace was also built ([photos 23a and 23b](#)).

The Victorian era also saw the construction of two iconic properties on Front Street, The Grange and the Infants School.

Not only was The Grange an imposing detached villa, it was serviced by a terrace of characterful estate cottages, Grange Terrace. The house also benefited from large formal gardens and tree lined parkland, which ultimately became Grange Park. The villa was demolished in the late 20<sup>th</sup> century and the site was redeveloped .





### 23. The Hawthorns

The imposing East Boldon Infants School was built in 1885, and incorporates many noteworthy architectural features, especially its tall roofscape. (photo 24).

Post Edwardian development saw the construction of the Co-operative shop at St Bede's (photo 26) and the corner shop known as Blacks Corner (1918) (photo 25).

The inter-war period saw the construction of the impressive St George's Church (1922), in plain Romanesque style, with a square campanile style bell tower. Later classical style church hall/porch extensions have retained its character. (photo 5).

The late 20<sup>th</sup> century saw two significant housing projects, which produced buildings of limited architectural success. Birchwood (photo 48), a four storey block of apartments, built in a prominent position opposite Black's Corner, seems at odds with the scale of its surroundings. Slightly less intrusive is The Grange, a sheltered housing project, built on the site of The Grange detached villa, and latterly offices of the former Boldon Urban District Council. Both schemes however provided much needed accommodation for their clientele, of which there was a shortage in the village.

This area also benefits from adjacent shops and small businesses. In addition, there are also two cafes, two bistros, and a fitness centre.





23a. Station Terrace, 1925



23b. Station Terrace, 2018



24. Infants School



25. Blacks Corner



26. 2-4 St Bede's



## 11. CONSERVATION AREA - MATERIALS AND FEATURES

Early buildings were in rubble or course squared local magnesian limestone, a light golden mottled stone, marbled with beige and white. Some would probably have been lime-rendered originally, but most now have their rubble walls exposed. Significantly, this stone is used extensively for boundary walls, creating true local distinctiveness to be proud of. Victorian and Edwardian buildings introduced various types of facing brickwork across the village, with warm red brick being particularly popular.

Early roofs were covered in hand-made clay interlocking pantiles lending rich rustic character ([photo 27](#)). Victorian and Edwardian roofs are in Welsh slate, which have also been used to replace some earlier pantile roofs. However, recent decades have seen an increasing use of mass-produced concrete tiles and man-made slates, which are detrimental in character and appearance.

Later rendering and painting of walls have also altered character, particularly when used in terraces.

Traditional windows are timber vertical sliding sashes of various designs depending on the building's age and use. Many survive but an increasing number have been replaced with inappropriate modern ones in timber or PVC, which can harm the appearance.

The replacement of traditional doors with modern designs and materials will also invariably harm the character and appearance of buildings. This is particularly true if glazed or partially glazed doors are used where solid panelled doors are more architecturally or historically accurate, and where timber doors have been replaced with PVC or GRP ones.



27. 100 Front Street (17c featuring later pantile roof)



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

A prominent feature in the village is the effective use of boundary walls, garden walls and retaining walls. These use a variety of facing bricks and stone and often include interesting architectural features and copings, especially in the Conservation Area. The walls using sandstone and magnesian limestone are of particular interest.

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

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

Brief descriptions of buildings and the materials used, are given in the **Separate Document – ARCHITECTURAL SURVEY**, for all properties in Front Street and Grange Terrace. Noteworthy architectural features are also identified.

## 12. ARCHITECTURAL QUALITIES

- a) The village (especially within the Conservation Area) has a diverse mix of building types and architectural styles from the 17<sup>th</sup> century to the present day. This creates a strong sense of place, character and atmosphere, which is worthy of conservation throughout.
- b) The early buildings from the village's rural past (17<sup>th</sup> century, Georgian and Victorian) are at the centre of the old village, which had defined its medieval boundary (photos 3, 8, 19, 19A, 27, 28, 29, 41, 42 and 43).
- c) Later Victorian/Edwardian developments, leading away from the old village centre, add diversity and character to the Conservation Area.
- d) East Boldon's development has resulted in a mix of styles and materials but with identifiable themes which relate to age. Most buildings are two, one-and-a-half or one storey, and all the historic buildings are in a simple, traditional style, with little ornamentation.  
Buildings are predominantly domestic and small scale in nature, although some of the later Victorian institutional buildings, such as churches, are larger.  
Later Victorian and Edwardian housing are generally more imposing than the earlier housing, and often included additional architectural features such as bay windows, gable features and off-shots.

- e) There has been development of and extension to the village during the 20<sup>th</sup> century after the Edwardian period, much of which has not been in keeping with the style and character of the buildings within the Conservation Area, in particular the housing estates.
- f) The mix of building uses especially along Front Street, and the variety of shop fronts create vitality and variation in the conservation area. Unfortunately, a few replacement shopfronts are out of character, with poor choice of materials and inappropriate and sometimes unduly large fascias and signage.  
However, the appearance of one shop has remained largely unaltered for over 150 years – the award winning traditional Village Butchers, 49 Front Street (photos 29a and 29b).
- g) It is imperative that any future new development or alterations to existing buildings, should pay attention to all relevant detailed issues of design and materials, in order to help preserve and enhance the area's special interest and character.
- h) Materials in the Conservation Area are generally a mix of sandstone/limestone, render and brick walls, with a combination of welsh slate and red clay pantile roofs, although occasionally some modern materials detract.



28. 64 and 70 (Boldon House) Front Street



29. Boldon Lodge, 57 Front Street





29a. The Village Butcher's, 49 Front Street, 1895



29b. The Village Butcher's, 49 Front Street, 2019





30. North Lane



31. Victoria Terrace, South Lane



32. Lorne Terrace

- i) There are many charming Victorian and Edwardian terraces which retain many original architectural features, ie along North Lane (photo 30) and Road, Victoria Terrace (photo 31), Ashleigh Villas, along Front Street, The Hawthorns (photo 23), St Bede's, Struan Terrace, The Terrace (photo 34a). Approaching East Boldon from the West, although Western Terrace curves invitingly into the village, this terrace has suffered more than others over the years from unsympathetic modernisation and alteration.
- j) There are also characterful Victorian “Sunderland Cottage” terraces which retain many original architectural features, ie Lorne Terrace (photo 32), Salisbury Terrace (photo 33), Prospect Terrace. However, some properties have suffered from modernisation works, including dormer window alterations/extensions.
- k) Grange Terrace (photo 34), which remains largely unaltered, is a unique Victorian terrace of estate cottages, built to service the former “Grange” detached villa.
- l) Many original chimney stacks and roof features remain – the tall roofscape of the Infant’s School being a good example (photo 24). Many other original architectural features (including timber sliding sash windows) have been retained within the Conservation Area, although to a certain extent modern replacement windows and doors have taken their toll.
- m) There are several narrow historic passageways which link Front Street with North Road/Lane and South Lane, many lined with magnesian limestone and sandstone walls, giving a rural feel and demonstrate the village’s development history. Many of these walls are regarded as “significant” by South Tyneside Council, and some are listed or locally listed (photo 35).



33. Salisbury Terrace





34. Grange Terrace



34a. The Terrace

- n) South Tyneside Council have identified numerous garden, boundary and retaining walls within the Conservation Areas as being “Significant Walls”, many of those being of magnesian limestone or sandstone construction. Significant walls are evident along the entirety of Station Road/Approach, many along Front Street (as noted in the **Separate Document – ARCHITECTURAL SURVEY**), along North Lane/Road (**photo 2**), along South Lane, the start of Dipte Lane, and the alleyways between Front Street and North Lane/Road and South Lane (**photo 35**). A map of the “**Significant Walls**” is shown in **Section 20**.
- o) There have been some positive and beneficial examples of new housing in the Conservation Area:
- Yellow Leas Farm, South Lane (**photo 36**) – sensitively designed and good use of materials. Original farmhouse retained.
  - 40-42A Front Street – inventive 1970s infill, modeled on 30-36 Front Street.
  - 16-22 Front Street – imaginative design, with good use of materials and architectural features (**photo 7**).



- Victoria Farm, South Lane – sympathetic and effective residential conversion of former Town End Farm buildings ([photo 22](#)).



35. Significant Wall and Passageway



36. Former Yellow Leas Farm, South Lane



37. 21A North Road



38. 14-18 Bridle Path





### 39. Grey Horse

- West Farm, North Road – modern courtyard development with positive detailing and materials.
  - 21A North Road ([photo 37](#)) – recent double fronted detached house, which has pleasing architectural features and design, and good choice of materials.
  - 12 The Orchard – recent detached house, where the design has not been restricted by adjacent historic properties.
  - 14-18 Bridle Path ([photo 38](#)) – five well designed detached houses, built on an infill site (situated just outside the Conservation Area).
- p) There have been some good examples of commercial property alterations/conversions:
- The Grey Horse, Front Street ([photo 39](#)) – although there has been a pub/coaching inn on this site for almost two hundred years, it was rebuilt in the Edwardian period in ornate, rustic mock-Elizabethan style, with an overhanging upper floor. The building presents a highly picturesque, romantic and dominant face to Front Street, and is perhaps the most iconic building in the village.
  - Black's Corner, St Bede's – tasteful conversion of Edwardian shop premises into bistro with thoughtful hard and soft landscaping. A substantial positive improvement at a prominent junction ([photo 25](#)).
  - 1-4 St Bede's – most original shopfront features retained and the Edwardian character of the former Co-op shop premises has been largely preserved. However, the rear of the buildings are rather untidy and are visible from Sunderland Road ([photo 26](#)).



- 7 Station Terrace – thoughtful modernisation of pharmacy, which has attempted to retain the character of the original Edwardian premises.
  - Toad Hall, Front Street – imaginative conversion of unused old men’s recreational rooms into residential use.
  - 58 Front Street – effective refurbishment of hot food outlet whilst retaining the overall character of the Edwardian shop.
- q) Some rear lanes to the north of Front Street still retain altered late 19<sup>th</sup> century estate buildings and several cast iron corner “bumpers” or “glinters” can be found in these areas.
- r) Throughout the village, but especially in the Station Road and Approach areas, some interesting highway junction features are evident – mottled blue glazed bricks (scoria blocks), which add to the street scene.

### 13. ATMOSPHERE

- a) Despite being close to the Tyneside and Wearside conurbations, East Boldon has retained its village feel, identity and character
- b) Residents and businesses take great pride in their village. There is a wonderful community spirit and many family events are organised ie scarecrow festival, family fun days ([photo 40](#)), Picnic in the Park, Remembrance Sunday Parade, children's treasure hunts and Halloween events etc.



40. Family Fun Day, Grange Park



41. 62 Front Street (former Mansion House Farm)



42. 72-74 Front Street



43. 92-94 Front Street



44. Boldon United Reform Church

- c) The village has several organised groups to represent the interests of the community ie Friends of the Parks, East Boldon Neighbourhood Forum, Keep Boldon Green.
- d) Community spirit is demonstrated by the fact that the local library is now run as a charity by a group of local residents, and volunteers help with routine gardening in the parks and communal garden areas.
- e) The village has a diverse range of facilities ie shops, pubs, cafes/restaurants, churches, sports clubs (cricket, golf, squash, tennis, archery).
- f) In terms of education, the village has valued nursery, infant and junior schools, which are highly regarded in the area and are at the core of community life. There is also a thriving range of clubs and activities for children, ie scouts, guides, sports groups etc.
- g) Grange Park and Mundles Lane Park are much used and include play areas for children. Some of the facilities have recently been renewed (largely due to the efforts of the Friends of East Boldon Parks), but Grange Park in particular is in need of major investment.
- h) The historic mix of buildings, combined with relatively wide footpaths (especially along Front Street but also along Station Road/Approach), where all facilities are within walking distance, creates a relaxing, friendly atmosphere. This feeling is enhanced by the adjacent green spaces of Grange Park, Mundles Lane Park and the open spaces immediately south of the Metro Station. Despite constant through traffic, the village remains an attractive and inviting place to be.
- i) The large number of Listed (Historic England) and Locally Listed (South Tyneside Council) buildings along Front Street reinforces the history and character of the village centre ([photos 1, 3, 8, 19, 19a, 20, 21a&b, 24, 27, 28, 29, 29a&b, 32, 34, 39, 41-44](#)). **See Section 16 for details.**



- j) South Lane provides an impressive aspect south, over the **Green Belt**. This is the widest and most impressive “green” view, which demonstrates the village’s historic relationship with the surrounding countryside.
- k) The early farms and houses on Front Street were set well back from the main road, with deep grass verges effectively forming a linear village green. This aspect is demonstrated by the position of some of the properties on the south side of Front Street ie former South Farm buildings, former Boldon Lodge buildings and 59 Front Street, former Yellow Leas Farm buildings (**photos 3, 8, 19a, 20, 28, 29, 42**).
- l) There are small informal seating areas in three locations along the main roads in the village, but the effectiveness of two of these (Front Street) is negated by the proximity of heavy traffic. However, more appropriate seating areas are provided within the park areas.
- m) There is a good network of paths, public footpaths and bridleways throughout the village, some of which link to the green field areas to the north and south of the village.
- n) The many narrow passageways which link Front Street with North Lane and South Lane are atmospheric and representative of the village’s early development history.

#### **14. LOSS, INTRUSION AND DAMAGE**

- a) Loss of the original linear village green (adjacent to Boldon Lodge), as a result of Victorian and Edwardian development.
- b) Lack of imposing green spaces along main access route (A184 / Front Street) – the spinneys adjacent to the war memorial and in front of St George’s Church are inaccessible, overgrown, poorly maintained and are hidden behind ugly high timber palin fences which are in poor condition.
- c) Traffic dominates Front Street and Station Road/Approach and divides the village centre. Traffic light controls are necessary at the Boker Lane/Bridle path and Black’s Corner junctions.
- d) Due to the proximity of adjacent buildings and boundary walls, space is extremely restricted at the Boker Lane/Bridle Path junction with Front Street/Western Terrace. This has resulted in frequent accidents and near misses at this busy junction – as a consequence traffic cameras have been installed (**photo 45**).
- e) At both major junctions along Front Street, the traffic light system incorporates pedestrian puffin crossings (which are absolutely essential), but this obviously causes delays with traffic flows.



45. Boker Lane Junction



46. Boldon United Reform Church Extension



47. Telephone Exchange Extension





48. Birchwood



49. Former MoD Site



50. Former MoD Site



- f) The large volumes of traffic (especially along A184 / Front Street) creates excessive noise, vibration, pollution (also affecting air quality) and is also a significant safety issue, both for road users and pedestrians.
- g) Profusion of recent “street clutter” ie highway signage, bus shelters, bollards, advertising signs, etc.
- h) There are severe car parking issues, particularly along Front Street and Station Road/Approach but especially near to the Metro station (mainly caused by commuters).
- i) There are several examples of commercial premises which are out of character with their surroundings:
  - Boldon United Reformed Church, Front Street (photo 46) – boxy, flat roofed church extension which is totally out of character
  - 5 St Bede’s - 1930’s large boxy telephone exchange – a typical example of commercial architecture of its time, although it is out of character with the other buildings in St. Bede’s. However, the site is excessively overdeveloped by the massive 1960s rear extension which dominates the approach to the village from the east. The most intrusive building in the area (photo 47)
  - Poorly designed shop fronts and/or signage in Station Terrace and Front Street, which are out of character, unsympathetic or intrusive. Examples include 1 Front Street (East Boldon Chop Suey House), a modern aluminium shop front with large fascia and signage; 67 Front Street (shop and post office), a modern, unattractive shop front with large fascia and signage; Irving’s, 52 Front Street – large and unsympathetic fascia/signage
  - East Boldon Methodist Church, Western Terrace – boxy, flat roofed single storey extension (church hall/entrance), which only has a visual impact from Bridle Path.
  - Scout Hut, North Lane – bland, functional design but visual impact reduced by limestone retaining wall, fence and greenery.
- j) Many housing projects are out of character with their surroundings:
  - Post-war infill housing along Station Road and Approach – of their time but not in keeping with design or scale of adjacent Victorian/Edwardian housing
  - Birchwood (Sunderland Road/Whitburn Terrace) – a four storey development which seems out of scale and unsympathetic to the surrounding buildings (photo 48)
  - The Grange, Front Street – a high density development with little reference to its historic setting. However, impact reduced as the building is set well back from the road and has good tree cover
  - 117A and B Front Street – post-war infill which is out of keeping with adjacent Victorian/Edwardian properties
  - The Orchard, South Lane – modernistic design with mono-pitch roofs, with little reference to its setting, the site of former South Farm. Visual impact reduced by pleasant grassed frontage, mature trees and retained limestone wall

- 1-5 South Lane – post-war infill. Of their time but appearance enhanced by the retention of impressive limestone boundary walls
  - 1-3 North Lane – modern red brick terrace on a prominent site, which is out of keeping with adjacent properties
  - Gable Cottage, South Lane – post-war corner infill site in prominent position on junction with Bridle Path – out of character with adjacent houses
  - Two recently built houses at the junction of Burnham Grove and Charlcote Crescent
  - Conversion of former sub-station at corner of The Hawthorns and Charlcote Crescent, into three storey dwelling.
- k) There are several domestic alterations/extensions which are out of character with their surroundings (many having been completed prior to the creation of the Conservation Area):
- 12 Lorne Terrace – unsympathetic modernisation
  - 8 Ashleigh Villas (Ashville) – large conservatory to front elevation
  - 47 Front Street - Unsympathetic modernisation and large flat roofed dormer extension
  - 1 Western Terrace - poorly designed alterations and extensions - adverse visual impact – the most prominent building on western approach to the village
  - 116 Front Street - overly dominant, unsympathetic single storey front extension, with poor choice of materials - in a very prominent position
  - South Lane (rear of 45 or 47 Front Street?) - 2 entrance doors and large garage door set in white painted rendered elevation – intrusive and abuts the footpath.
- l) Immediately outside the eastern fringe of the village, the large former MoD site (built during the Second World War) has been a derelict eyesore for many years, and is an intrusion into the **Green Belt** (photos 49 and 50). It has also become a magnet for anti-social behaviour and illegal activities.

During the mid-1990s the owners of the site submitted two retrospective planning applications to South Tyneside Council, in order to retain unauthorised commercial usage of some of the buildings. Both applications were refused and subsequent appeals were dismissed by Government Inspectors. A further planning application in 2004/5 (which included plans for a new building), suffered a similar fate.

These planning applications provoked major objections from local residents.

Although the site is on South Tyneside Council's "Local List" ( see Section 16 ), it should be a priority to remediate the site and either :

- i ) return the site to Green Belt status, or
- ii) utilise the site for leisure or recreational purposes, for the benefit of the community

## 15. CONSERVATION AREA – ARCHITECTURAL SURVEY OVERVIEW

In order to demonstrate the character, diversity and age range of properties in the Conservation Area, a basic Architectural Survey has been undertaken. However, due to the size of the Conservation Area and time constraints, the survey has been restricted to the properties in Front Street and Grange Terrace. This covers the majority of the original 17<sup>th</sup> century village core and includes the greatest range and variety of buildings, and properties of architectural relevance, in the Conservation Area. The details are given in the ***Separate Document – ARCHITECTURAL SURVEY***.

For each building a brief summary of its form, height and scale is given, together with a description of the main materials used for its construction and also reference to relevant architectural features. Boundary treatments are also given, together with details of appropriate miscellaneous features, and critical comments. Reference is also made if the building has any form of official status,, ie Listed Building, etc. ***Section 12: Architectural Qualities and Section 14: Loss, Intrusion and Damage***, include critiques on the relative merits of many of the buildings in the Conservation Area.

Under the heading Listed Building Etc, the following terms are used:

- ***Listed Building*** – recognised by Historic England for their architectural and/or historic importance – worthy of preservation.
- ***On Local List*** – although not recognised by Historic England, these buildings are similarly highly regarded at a local level, by South Tyneside Council.
- ***Article 4 applies*** – because of their architectural value, South Tyneside Council have removed the usual “Permitted Development (PD) rights” to certain dwellings, by issuing ‘*Article 4 Directions*’. PD rights allow householders to carry out certain minor alterations and smaller extensions to their homes, without having to apply for Planning Permission from South Tyneside Council. As a result, planning permission must be obtained from the Council before carrying out ***any*** alterations or extensions, including replacement windows or doors.
- ***TPO in place*** – trees which are subject to Tree Preservation Orders, due to their local significance and amenity value. Approval must be sought from South Tyneside Council before any trimming, lopping or removal of the tree can take place.  
NB: Although not having Tree Preservation Order status, South Tyneside Council must be given six weeks notice before any similar type of work takes place on any “tree” within the Conservation Area.
- ***“Significant Walls”*** - these are boundary, retaining and garden walls which are noted by South Tyneside Council for their historic and architectural value, and are worthy of conservation.

The location of these are shown on the map, ***Section 20***.



## APPENDICES

### 16. LISTED BUILDINGS etc IN THE CONSERVATION AREA

- a) The following properties have been classified as **Grade 2 Listed Buildings** by Historic England (brief descriptions of these buildings can be found in the **Separate Document – ARCHITECTURAL SURVEY** :

FRONT STREET, NORTH SIDE :

Nos 36, 64, 70 (Boldon House), 94, 100

Boundary walls to the front of Nos 64 and 70 are also classed as Grade 2 Listed Structures

FRONT STREET, SOUTH SIDE :

East Boldon War Memorial

No 57 (Boldon Lodge)

Historic England have also listed **South Lodge, Belle Vue Lane**, but this is outside the Conservation Area. This is a large detached Victorian villa which contains a balanced composition of varied shapes and scales, and includes many interesting architectural features.

- b) Although not defined as Listed Buildings by Historic England, the following additional buildings have been identified by South Tyneside Council for their historic/architectural merit, and have been placed on their **“Local List”** of locally significant heritage assets :

FRONT STREET, NORTH SIDE ( for details see ‘**Architectural Survey**’) :

Nos 30-34, Grey Horse Public House, 62, 72, 74, 88-92, 96, Black Bull Public House

1-5 Grange Terrace and The Coach House

Nos 2-14 Lorne Terrace

FRONT STREET, SOUTH SIDE ( for details see ‘**Architectural Survey**’) :

War Memorial, Infants School, St Georges Church, No 49, United Reformed Church, boundary wall west of No 57A

WESTERN TERRACE, SOUTH SIDE :

Shadwell Towers

23 NORTH ROAD

1 GORDON DRIVE

South Tyneside Council have also included on their **“Local List”** the following buildings which are outside the Conservation Area :

- Boldon Golf Club, Dipe Lane (Club House and open space)
- Former MoD site, off Sunderland Road (part of a group of Defence sites)

The **Local List** also includes the following landscape features ( which are outside the Conservation Area ) :

- Field depressions at Mundles Farm, Mundles Lane
- Field depressions at Boldon Flats

- c) South Tyneside Council have applied **Article 4 Directions** to the following properties, in order to safeguard their architectural/historic value :

**FRONT STREET, NORTH SIDE :**

Nos 24, 30-38, 58, 62, 64, 70 (Boldon House), 72-84, 88-96, Black Bull Public House, 100-106, 110, 112

2-14 Lorne Terrace

1-6 Grange Terrace (including The Coach House)

3-11 Ashleigh Villas

**FRONT STREET, SOUTH SIDE :**

Nos 13-29, 35, 37, 43-47, 55, 57 (Boldon Lodge), 57A, 59, 71, 71A, 73

Vanbrugh House ( formerly Camp Villa / Camp Side )

**20 AND 23 NORTH ROAD**

**1-12 PROSPECT TERRACE, SOUTH LANE**

**1 STATION ROAD**

**SHADWELL TOWERS, WESTERN TERRACE (SOUTH SIDE)**

## **17. TREE PRESERVATION ORDERS (TPO's)**

TPO's give protection to locally significant trees and in this area are designated by South Tyneside Council. Formal approval is required to carry out any type of work (ie cutting, lopping, pruning or felling, etc) to a tree which benefits from a TPO.

However, even if a TPO is not applicable, South Tyneside Council must still be given 6 weeks notice before any type of work is carried out to a tree situated within the Conservation Area.

The following locations have at least one tree which has a TPO listing, within the curtilage of their property.

For further information and details of specific TPOs, please contact the Greenspace Team at South Tyneside Council, [treeteamgreenspace@southtyneside.gov.uk](mailto:treeteamgreenspace@southtyneside.gov.uk).

### **TPO's Within the Conservation Area**

<b>TPO No</b>	<b>Location</b>	<b>Year Designated</b>	<b>TPO No</b>	<b>Location</b>	<b>Year Designated</b>
<b>42</b>	1 The Terrace, Station Road	1996	<b>216</b>	20A North Road	2009
<b>91</b>	8 Gordon Drive	2004	<b>271</b>	4/4A The Terrace	2012
<b>99</b>	47 Front Street	2005	<b>278</b>	Shadwell Towers, Western Terrace	2012
<b>107</b>	Shadwell Towers, Western Terrace	2006	<b>285</b>	64 Front Street	2013
<b>108</b>	The Grove, Bridle Path	2006	<b>291</b>	1 North Lane	2013
<b>139</b>	2 Claremont Gardens	2006	<b>322</b>	55 Front Street	2015
<b>184</b>	2 Somerset Terrace	2007	<b>344</b>	3 The Terrace	2017
<b>184</b>	3 Somerset Terrace	2007	<b>354</b>	14 Station Road	2019

### **TPO's Outside the Conservation Area**

<b>TPO No</b>	<b>Location</b>	<b>Year Designated</b>	<b>TPO No</b>	<b>Location</b>	<b>Year Designated</b>
<b>2</b>	Sherwood, Sunderland Road	1975	<b>187</b>	Boldon Cemetery, Dipe Lane	2007
<b>10</b>	Elmwood, Dipe Lane	1977	<b>193</b>	Thorncliffe, Sunderland Road	2008
<b>17</b>	4 Hiram Drive	1980	<b>197</b>	Penton House, Ferndale Lane	2008
<b>33</b>	Shotley Grove, Dipe Lane	1990	<b>210</b>	4 Lyndon Grove	2008
<b>39</b>	Thorncliffe (former Boldon Sanitarium), Sunderland Road	1993	<b>211</b>	6 Lyndon Grove	2008
<b>56</b>	15 St John's Terrace	1998	<b>212</b>	8 Lyndon Grove	2008
<b>74</b>	Coniston Grange	2004	<b>276</b>	40 The Hawthorns	2012
<b>142</b>	Boldon Cemetery, Dipe Lane	2007	<b>288</b>	Former Car Showroom, Station Approach	2013
<b>149</b>	Highcross, Downhill	2007	<b>303</b>	Michaelford, Dipe Lane	2014
<b>151</b>	Shotley Grove, Dipe Lane	2007			



## **18. ARCHITECTURAL SURVEY**

As outlined and referred to in **Section 15**, the details of the **Architectural Survey** (*Front Street & Grange Terrace*), are contained in the documentation supporting the Neighbourhood Plan. Please see the **ARCHITECTURAL SURVEY – Conservation Area (part)** document, in the **Built Environment** Section of the Plan's **Evidence Base**.

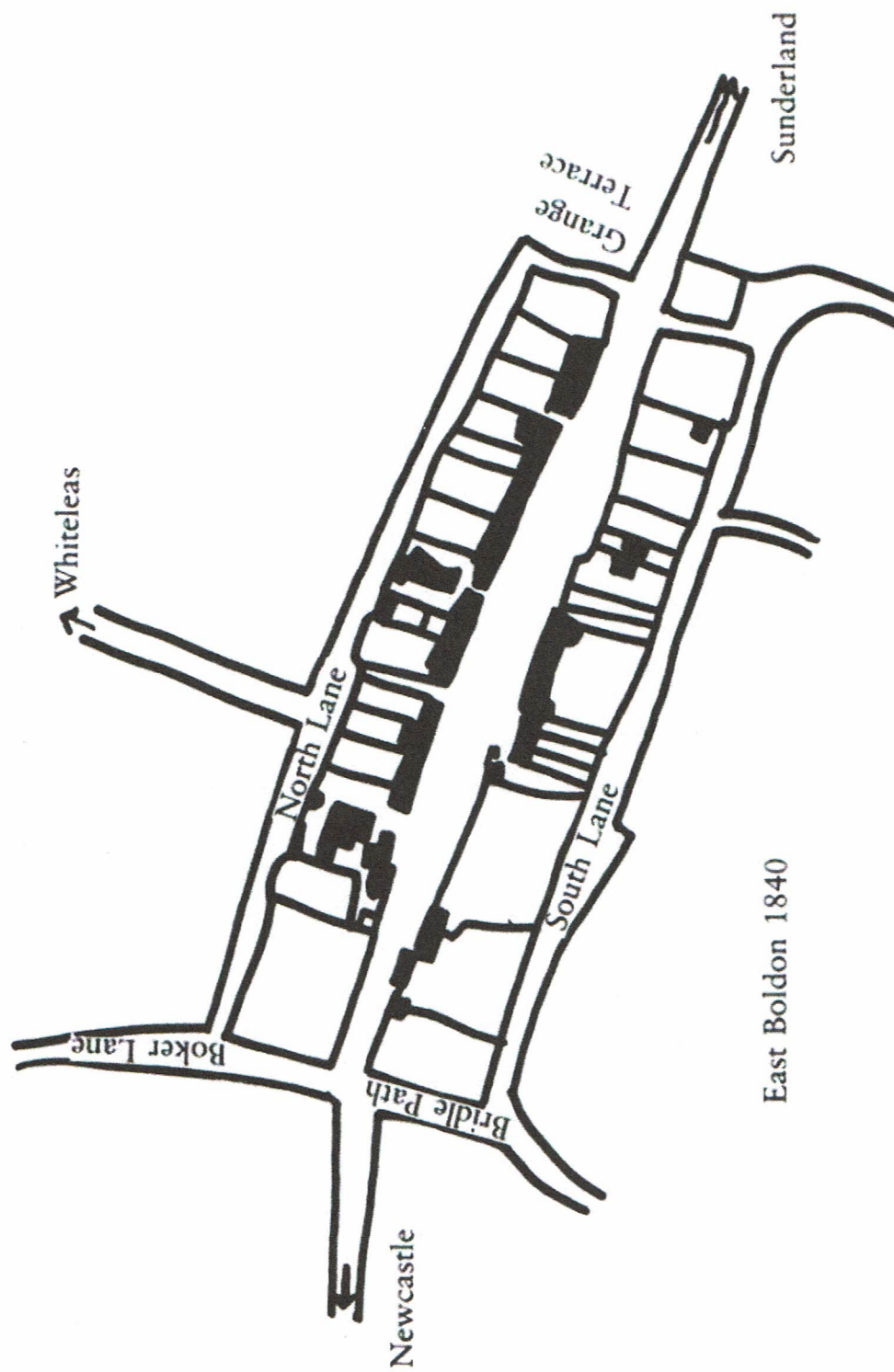
## **19. HISTORIC MAPS OF EAST BOLDON VILLAGE**

The following pages contain historic maps of East Boldon village (some from South Tyneside Council), which illustrate the development and growth of the village since the 17<sup>th</sup> Century. The maps are dated 1840, 1850, 1876, 1895, 1919, 1939, 1959 and 2015.

## **20. “SIGNIFICANT” BOUNDARY WALLS MAP**

The attached map ( page 59 ) indicates the “Significant” Boundary Walls which have been identified by South Tyneside Council for their historic & architectural value, and are described in **Section 16**.

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

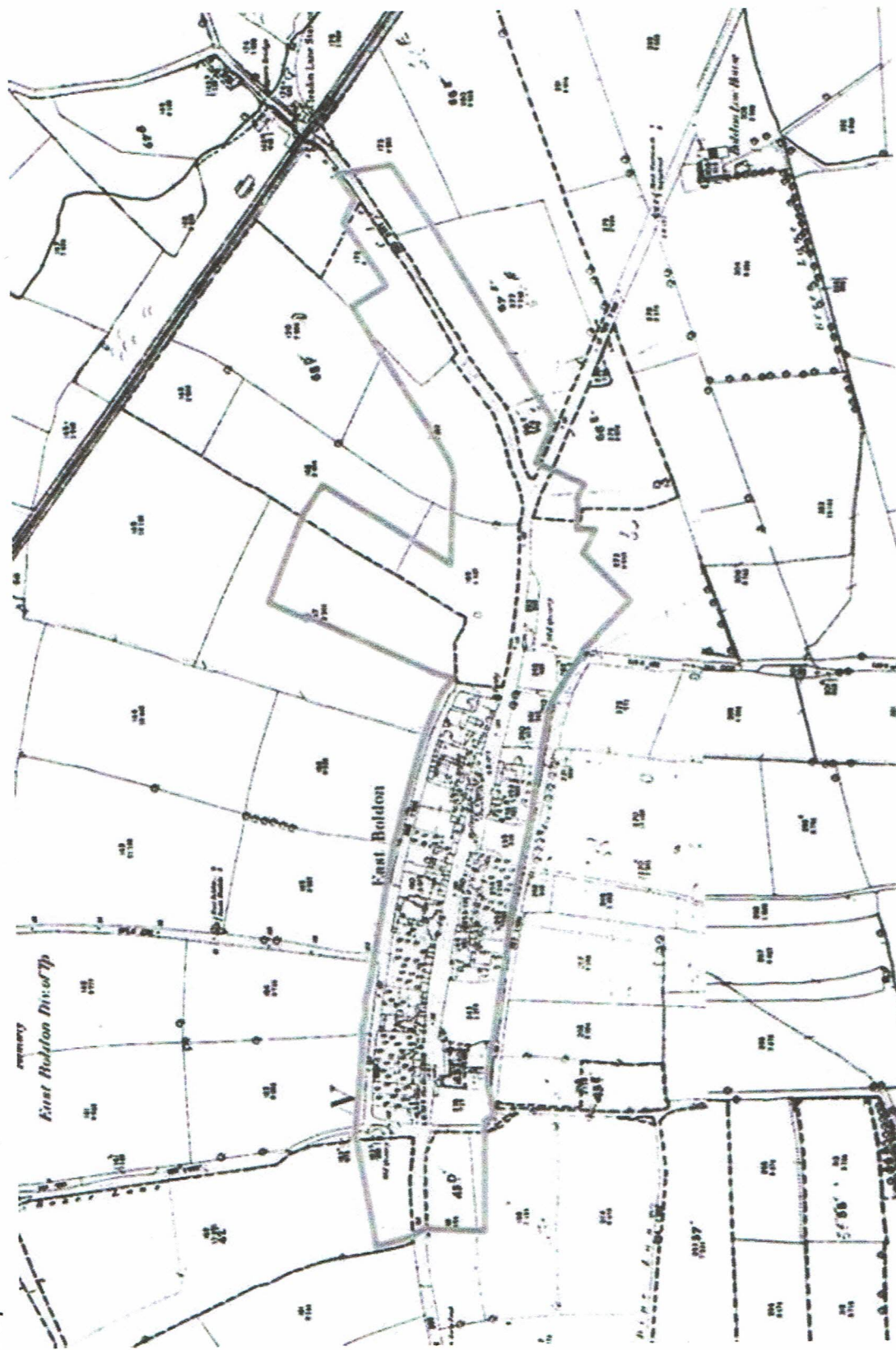


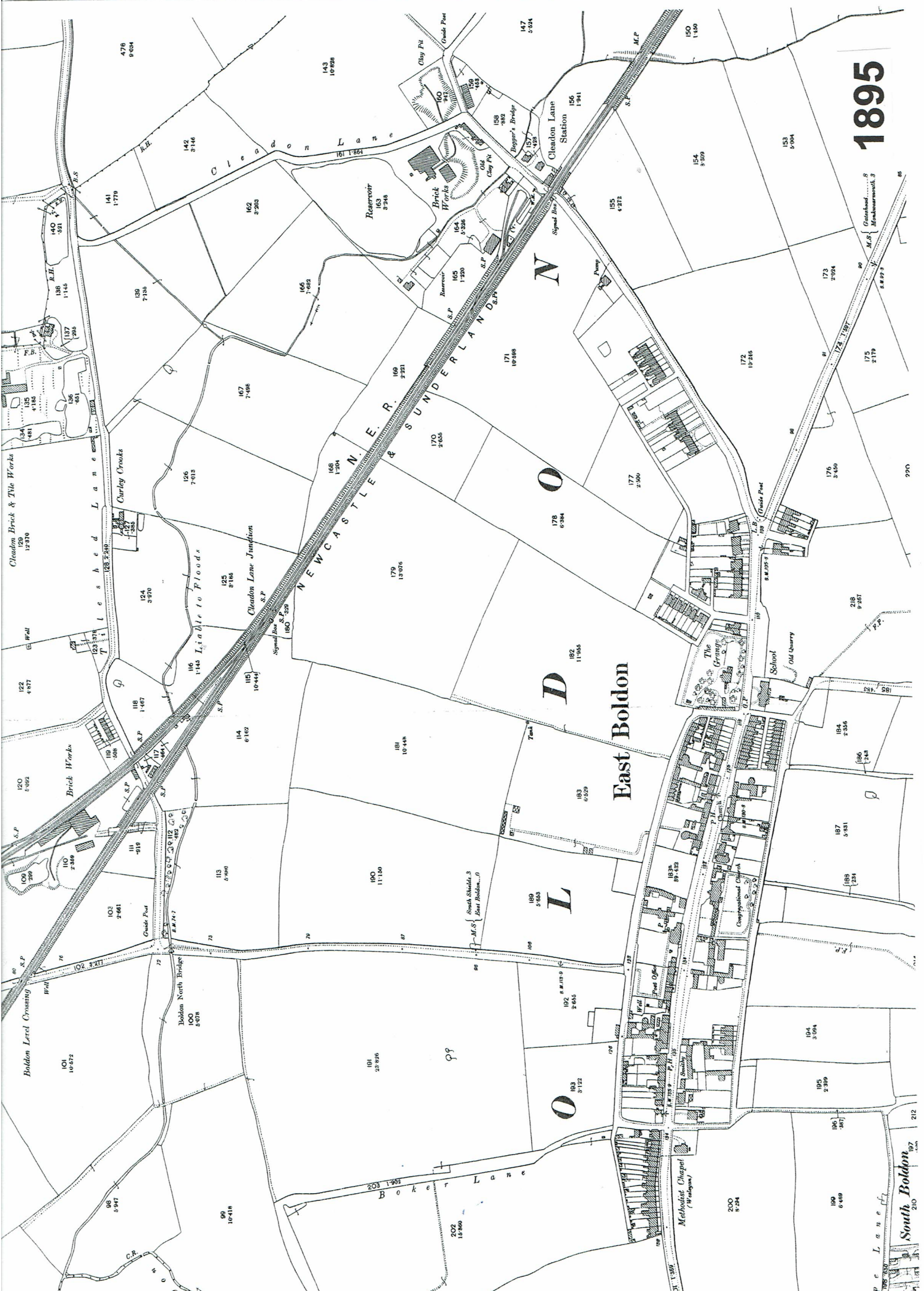


C.1850



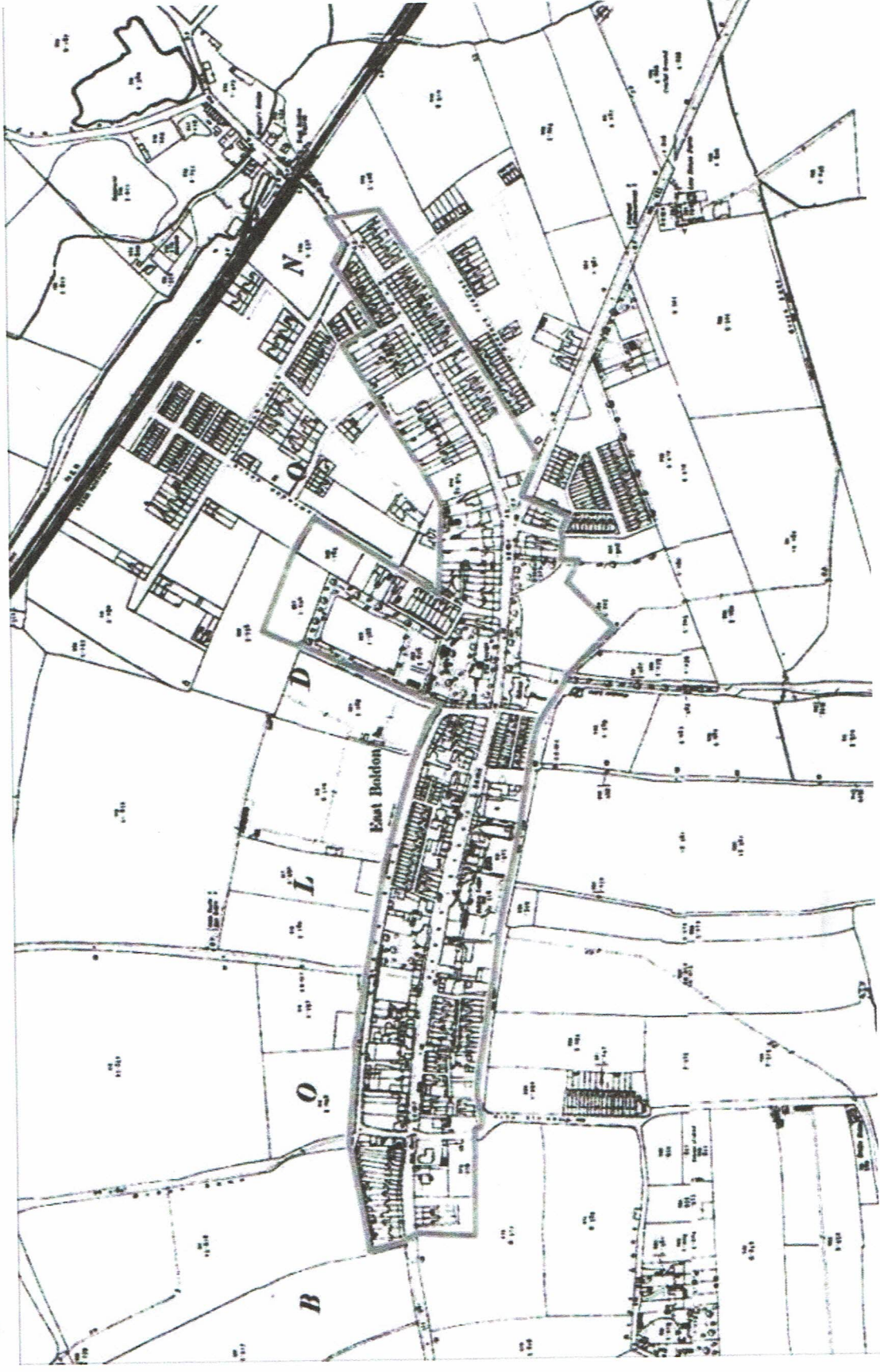
Map 9: East Boldon, c.1876



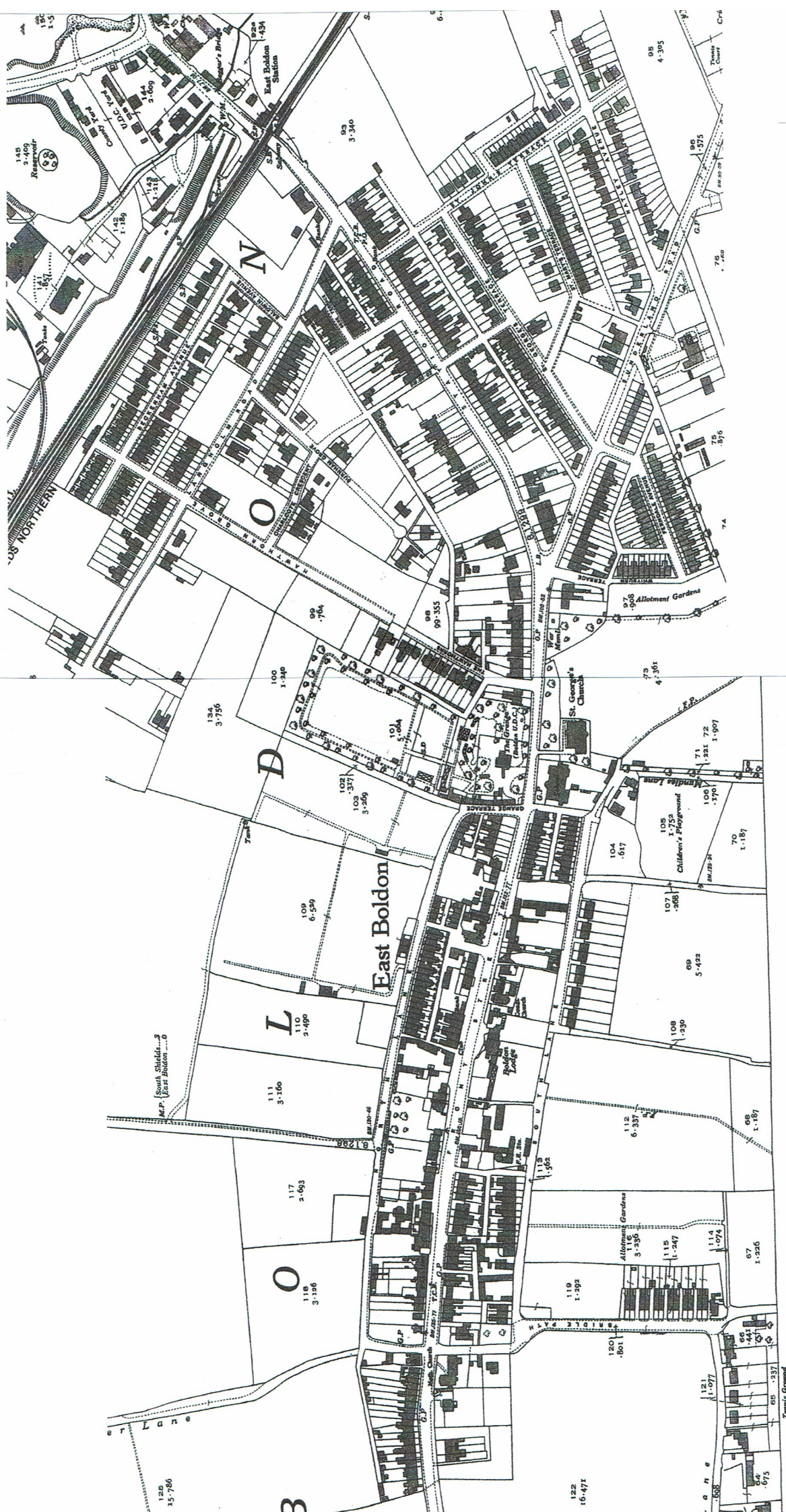




Map 11: East Boldon, c.1919



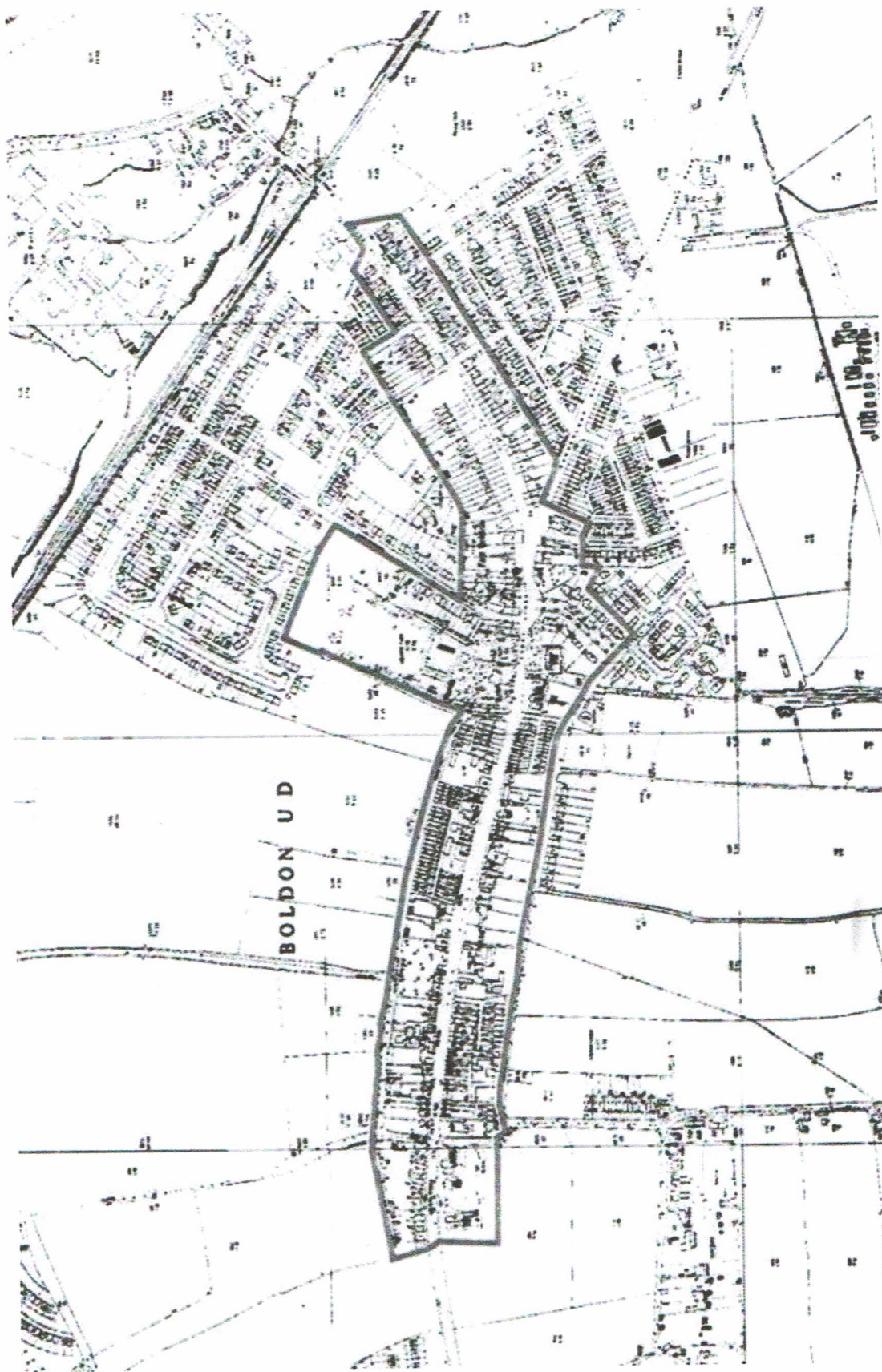




1939



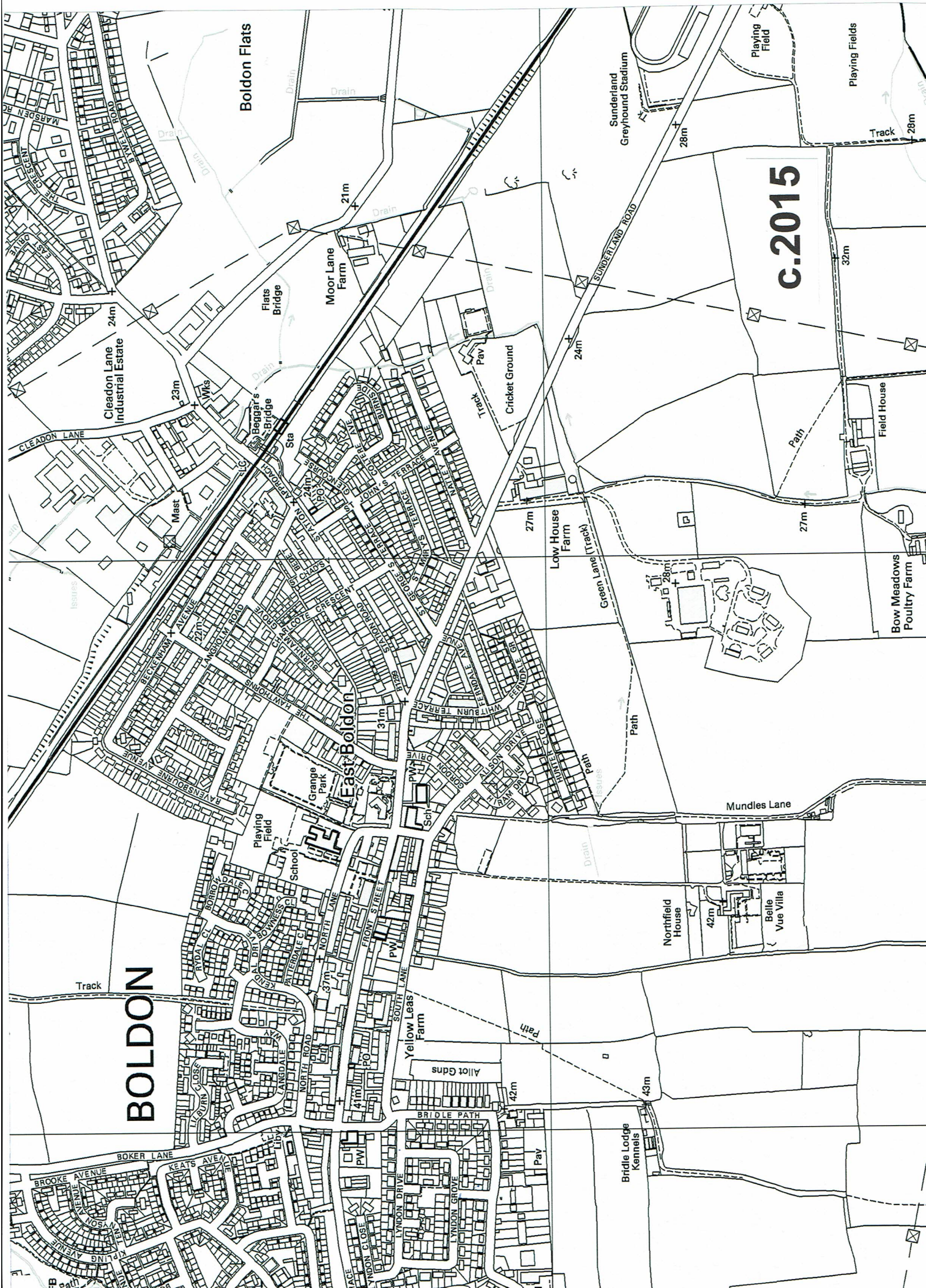
Map 12: East Boldon, c.1959





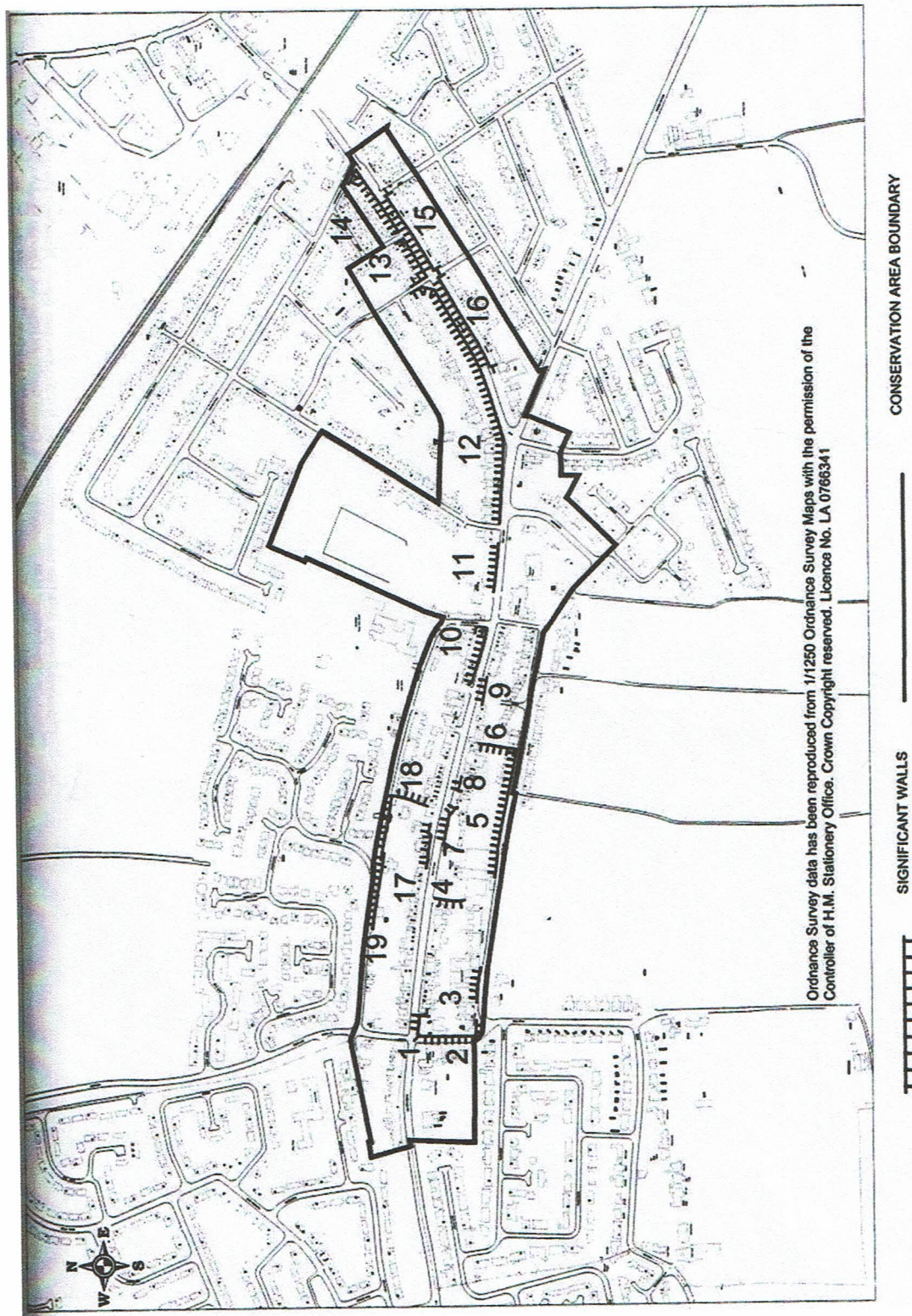
# BOLDON

C.2015





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



## 21. ISSUES IDENTIFIED BY THE COMMUNITY (CONSERVATION AREA)

The Forum held its fourth Community Consultation event on 22 June 2019, and one of the Forum's objectives covered at this time related to the Built and Historic Environment. One question was intended to obtain community feedback regarding possible improvements/enhancements within the Conservation Area, or any areas or sites which require additional protection.

Of the 77 people who completed an event questionnaire, 49% made at least one comment/suggestion relating to this question, with some people raising several issues. The event questionnaire could also be completed online, via the Forum's website.

A summary and précis of these comments/suggestions follows, but the Forum have documented and retained all issues raised in their entirety. Although the question specifically targetted the Conservation Area, some people have made comments for areas outside the Conservation Area, or more general issues – these have been listed separately.

### a) WITHIN THE CONSERVATION AREA

- The area in front of St George's Church ([photo 5](#)) is overgrown and dominant and is surrounded by a high fence in poor condition, which creates a detrimental visual impact. This area, which is maintained by South Tyneside Council, needs urgent attention to satisfy the aspirations of the community ([7 respondents](#)).
- The area around the Cenotaph/War Memorial has generated similar comments to those made for St George's Church ([4 respondents](#)).
- No changes are needed to or within the Conservation Area ([3 respondents](#)).
- The Infants' School ([photo 24](#)) should be given additional protection – it is a gem!
- Grange Park ([photo 40](#)) should be given specific protection.
- Maintain and develop green spaces to open them up and make a focal point of the village.
- Increase the number of trees subject to Tree Preservation Orders.
- Seek to reduce the visual impact of certain shop fronts/fascias/signage.
- The Conservation Area is not good enough to conserve the character of the village – it should be extended to include all of South Lane (and the fields to the south) – these are the last remnants of East Boldon's farming past. It is the context without which East Boldon Conservation Area does not make sense.
- Extend/improve the Conservation Area, providing this is based upon a consensus of general opinion.
- Seek to improve the appearance of the extension to the United Reform Church ([photo 44](#)).
- When circumstances permit, encourage BT/Openreach to demolish the large extension to the rear of the telephone exchange (5 St Bede's – [photo 47](#)).

### b) OUTSIDE THE CONSERVATION AREA

- Preserve and protect all green spaces/places, open spaces and green belt ([7 respondents](#)).

- Retain and preserve existing woodland (3 respondents).
- The MoD site (photos 49 and 50) should be demolished and the site re-greened or put to community use (4 respondents).
- Reinstate hedges to farmland (New Road area) and clear all litter.
- Concern about Fly-tipping on green lanes.
- Empty industrial/commercial sites are an eyesore.
- The Junior School/Nursery site should be fully protected and not used for housing.
- Empty house adjacent to Stadium Garage is an eyesore.
- “North Farm” fields need protection, it is a haven for wildlife. Also, site access would be problematic.
- Burnside grassed area – should be preserved and bins provided for rubbish and dog waste.
- The Cricket Club should be developed in a sensitive way to become a sporting hub.
- The Golf Club - enhance the clubhouse and protect the course from undesirables who destroy wildlife.
- South Lane fields are stunning and must be protected (2 respondents).
- Protect Mundles lane.
- Vacant showrooms on Station Approach (former O’Brien’s) are ugly and out of character – this would be an ideal location for an extension to car parking for the Metro Station.

### **c) GENERAL ISSUES**

- New housing must comply with local Design Codes (2 respondents).
- Only build on existing brownfield sites.
- Everything should be done to protect the life and character of the village and surrounding areas (2 respondents).
- Support/protect wildlife and wildlife corridors (2 respondents) – involve local schools to raise awareness.
- Bridlepaths, public footpaths and cycleways (including railway line path) – provide rubbish/waste bins to encourage community to care for their environment.
- Protect all trees.
- Keep all woodland areas as natural as possible.
- Promote local walks, tree surveys, etc.
- It is important to maintain pavements and gutters, in order to avoid trip hazards (especially for the elderly). (2 respondents).
- Front Street shops and businesses require additional protection



## **22. RELEVANT PLANNING POLICIES**

The relevant planning policies of the Development Plan and National Planning Policies/Guidance, are as follows:

***South Tyneside Council's Development Plan Policies are:***

### **South Tyneside Local Development Framework – Core Strategy, June 2007**

- Policy SC1 – Creating Sustainable Urban Areas  
To deliver sustainable communities, development will be focused and promoted within built up areas where they:
  - a) create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of our towns and villages, and promote high quality design
- Policy EA1 – Local Character and Distinctiveness
  - c) The Council will preserve the special character of the urban fringe villages of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn

### **Development Management Policies – Adopted December 2011**

Policy DM6 – Heritage Assets and Archaeology:

Relates to the safeguarding of Conservation Areas (including distinctive open spaces and boundary walls), Listed Buildings, Locally Listed buildings and heritage assets/significant landscape features, etc

### **SPD21 – Locally Significant Heritage Assets (November 2011) and Technical Appendices (November 2011)**

Detailed schedule of the Assets, together with safeguarding policies and guidance.

### **SPD15 – East Boldon Conservation Area Management Plan – April 2009**

Includes Development Policies on:

New Development, Archaeology, Alterations to Buildings, Demolition of Unlisted Buildings, Traditional Walls, Shop fronts, Signs and Advertisements, Protection of Open Spaces, Demolition and Conversion of Historic Buildings.

This Plan is based on the East Boldon Conservation Area – Character Appraisal - February 2006 (Prepared by the North of England Civic Trust on behalf of South Tyneside Council).

Further details of the above policies can be found on the Council's website.

***The relevant National policies and Guidance are as follows:***

**National Planning Policy Framework (NPPF) – July 2018**

Chapter 16 Conserving and Enhancing the Historic Environment

**Planning Policy Guidance on Conserving and Enhancing the Historic Environment published on 22 February 2018**

**23. PUBLIC CONSULTATION, REFERENCE SOURCES & ACKNOWLEDGEMENTS**

**a) Public Consultation/Community Involvement**

Under the Neighbourhood Plan objective relating to the Built and Historic Environment, the views of the community regarding the East Boldon Conservation Area, were specifically requested at the Forum's fourth Consultation Event, which was held on 22 June 2019. Formal feedback was obtained using hard copy questionnaires which were issued at the event. The questionnaire could also be completed online, via the Forum's website.

The feedback obtained from the event is summarised in **Section 21** of this document, ***"Issues Identified by the Community (Conservation Area)"***.

Community feedback was also obtained at this event for other aspects and issues relating to the Built and Historic Environment (and other Neighbourhood Plan objectives), and these details are documented elsewhere in the Neighbourhood Plan.

Community feedback has also been obtained on many subject areas relating to the other Neighbourhood Plan objectives, and this has been achieved mainly through the other three Consultation Events, but also by Forum meetings, emails, informal meetings, face to face discussions, etc – these issues are addressed elsewhere in the Neighbourhood Plan.

**b) Reference Sources**

East Boldon residents – see **Section 21, Issues Identified by the Community**.

South Tyneside Council – many reference sources (including maps), under the general headings of Planning, Conservation, Countryside, Trees.

South Tyneside Library Service (South Tyneside Council) – Picture of Boldon; maps.

Historic England – listed buildings, structures and land features.

Tyne and Wear Historic Environment Record.

"Custom Made" Ordnance Survey Explorer Map: "East Boldon and some other places, including Grey Horse and Cricket Club".

Old Ordnance Survey Maps – Alan Godfrey Maps.

South Tyneside Cycle Map – South Tyneside Council/Sustrans/CTC/Gosmarter.

### **c) Acknowledgements**

South Tyneside Council ( including Library Service )

Historic England

Ordnance Survey

Ponteland Neighbourhood Plan

Alan Godfrey Maps

Jo-Anne Garrick Ltd

All colour photographs by Phil Payne

Black and white photographs courtesy of South Tyneside Council (Library Services) and Alan Godfrey Maps.

## **SEPARATE DOCUMENTS**

### **ARCHITECTURAL SURVEY – CONSERVATION AREA (part)**

Please see the two sections listed under the **Built Environment** area of the Plan's **Evidence Base**, for the **ARCHITECTURAL SURVEY** details of the properties located in the Front Street and Grange Terrace areas of the Conservation Area.