

EAST BOLDON FORUM

East Boldon Neighbourhood Plan

ARCHITECTURAL SURVEY – CONSERVATION AREA (part 1) Front Street (North Side/Even Nos.) and Grange Terrace

Final Version - August 2019

**This Document should be read in conjunction with the Community
Character Statement**



ARCHITECTURAL SURVEY – CONSERVATION AREA (Part) - INTRODUCTION

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 17th century village core and includes the greatest range and variety of buildings, and properties of architectural relevance, in the Conservation Area.

For ease of reference, the survey has been broken down into 2 parts: the north and south sides of Front Street.

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 of the Community Character Statement (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. 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** of the **Community Character Statement**.

Photo references relate to the photos included in the Community Character Statement

FRONT STREET (NORTH SIDE)

ASHLEIGH VILLAS

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
1	Imposing 2 storey semi-detached house	Buff brick with darker brick string courses	Fully glazed aluminium door with fanlight over	White pvc. Bay window to ground floor	Welsh slate	2 brick chimneys with terracotta and earthen-ware pots		Black pvc	Matching brick dwarf boundary wall and gate-pillars. Hedge above	Projecting front gable feature	
2	Imposing 2 storey semi-detached house	Buff brick with darker brick string courses	Timber door with several vertical glazed panes, set in brick porch with mono-pitch roof	White pvc. Bay window to ground floor	Welsh slate. Scrolled barge-board			Cast iron	Matching brick dwarf boundary wall and gate-pillars. Small timber fence above	Projecting front gable feature. Side wall onto The Hawthorns, 2 small windows. Rear extensions	
3	Edwardian Baroque style 2 storey semi-detached house	Red brick	GRP door with feature glazed side panels set below mono-pitch canopy roof	Elegant multi paned timber sashes. Ground floor brick bay window with hipped roof	Low pitched hipped roof in Welsh slate. Feature ridge and hip tiles and finial	2 large brick chimneys with terracotta pots		Black pvc	“Significant” brick dwarf wall with stone coping and feature piers. Small decorative metal railing above with privet hedge behind	Gable wall onto The Hawthorns, including a ground and first floor window	Article 4 applies. Significant wall

FRONT STREET (NORTH SIDE) - ASHLEIGH VILLAS (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
4 (The Nook)	Edwardian Baroque style 2 storey semi-detached house	Red brick	GRP door with feature glazed side panels set below mono-pitch canopy roof	Elegant multi paned timber sashes. Ground floor brick bay window with hipped roof	Low pitched hipped roof in Welsh slate. Feature ridge and hip tiles and finial	Tall brick chimney with terracotta pot		Cast iron	“Significant” brick dwarf wall with stone coping and feature piers. Privet hedge above	Large rear extension	Article 4 applies. Significant wall
5	3 storey Victorian end terraced house with partial gable end feature. Recessed, flat roofed two storey side offshot	Buff brick with contrasting string courses	Half glazed timber door with fanlight over	Timber sliding sash set in feature cases to upper floors. Ground floor bay window with low pitched hipped roof. Unusual 2 storey bay window to side offshot with full height timber multi-paned window	Gable roof feature in Welsh slate. Projecting barge-board with finial	2 brick chimneys with terracotta and stoneware pots		Black pvc	“Significant” brick dwarf wall with stone coping and feature piers. Hedge above with mature trees	Mature trees in garden	Article 4 applies. Significant wall

FRONT STREET (NORTH SIDE) - ASHLEIGH VILLAS (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
6	4 storey Victorian mid-terrace house	Buff brick with contrasting string courses	Feature timber slimline double doors. Stepped approach (stone)	Timber to ground floor. White pvc sliding sash effect to upper floor. 2 storey bay window with low pitched hipped roof	Welsh slate	Moulded brickwork with feature pots	2 velux rooflights	Black pvc (profiled gutters)	"Significant" brick dwarf wall with stone coping and feature piers. Mature laurel bush behind	Lower floor is partial basement with separate entrance door	Article 4 applies. Significant wall
7	Double fronted 4 storey end terrace Victorian House. Partial gable end feature	Buff brick with contrasting string courses	Feature timber slimline double doors. Stepped approach (steel)	Timber sliding sash (some set in feature cases). 2 No. 2 storey bay windows with low pitched hipped roofs	Welsh slate. Projecting barge-board to gable wall	Brickwork	Recessed, long flat-roofed dormer window with white pvc sliding sash effect opening lights	Black pvc (profiled gutters)	"Significant" brick dwarf wall with stone coping and feature piers. Shrubs above/behind	Lower floor is partial basement with separate entrance door	Article 4 applies. Significant wall
8 (Ashville)	Later, Victorian infill recessed house with large mono-pitch single storey sun room extension to front. House is part single/part 2 storey	Buff brick with contrasting string courses	Half glazed beige pvc	Beige pvc to ground floor. Timber sliding sash set in feature cases to first floor	Welsh slate. Small dormer feature above main first floor window			Black pvc	"Significant" brick dwarf wall with stone coping and feature piers	The original house front wall is set back from Nos 7 and 9. Later sun room extension is out of character with the terrace. The first floor is only half the width of the ground floor	Article 4 applies. Significant wall

FRONT STREET (NORTH SIDE) - ASHLEIGH VILLAS (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
9 (Hawthorne Lodge)	Large Victorian double fronted 2 storey villa	Buff brick with contrasting string courses. Projecting double gable feature to front elevation	Original timber feature slimline double doors	Timber to ground floor. Timber sliding sash set in feature cases to first floor	Welsh slate. Projecting barge-board to feature gables	2 tall chimneys with terracotta pots		Cast iron	“Significant” brick dwarf wall with stone coping and feature piers. Hedges and mature trees and shrubs behind	The house retains many original features. Large mature tree in garden	Article 4 applies. Significant wall
10	Large double fronted semi-detached Victorian 2-storey house. Projecting gable feature	Buff brick with contrasting string courses	Feature timber slimline double doors	Projecting 2 storey front gable incorporating feature bay windows. Timber sliding sash elsewhere	Welsh slate. Projecting barge-board to feature gable. Small feature gable above bedroom window	Shared moulded brick chimneys with feature pots.		Black pvc	“Significant” brick dwarf wall with stone coping and feature piers. Bushes and trees behind	Large mature trees in garden	Article 4 applies. Significant wall
11	Large double fronted semi-detached Victorian 2-storey house. Projecting gable feature	Buff brick with contrasting string courses	Feature timber slimline double doors	Projecting 2 storey front gable incorporating feature bay windows. Timber sliding sash elsewhere	Welsh slate. Projecting barge-board to feature gable. Small feature gable above bedroom window	Shared moulded brick chimneys with feature pots.		Black pvc	“Significant” brick dwarf wall with stone coping and feature piers. Small timber fence above with ivy cover		Article 4 applies. Significant wall

FRONT STREET (NORTH SIDE) (Continued)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
Grange Park (Photo 40)	Edwardian suburban park, extended late in 20 th century to include former gardens of The Grange (Victorian villa)		2m high metal gates set in large brick piers. Feature metal "nameplate" archway above						"Significant" brick boundary wall with half round brick coping and occasional high level stone headers	The park comprises 2 different character areas: - The demolished villa's lost gardens, with snaking paths and ornamental beds - The original parkland to the north, with tree lined avenues, rose gardens, shrub borders and playing fields, surrounded by tall mature trees	Significant wall
The Grange	2,3 & 4 storey large modern sheltered housing development with undistinguished range of architectural features	Facing bricks – red/buff mix	Recessed fully glazed double doors in brown pvc	Brown pvc. Feature bay windows with timber cladding	Dark brown concrete tiles	Brick	Prominent glazed conservatory to upper floor	Black pvc	East: "Significant" brick boundary wall with half round brick coping. Mix of trees/shrubs above. West: Low level brown painted timber paling fence with mix of shrubs and trees behind	Although set back from the road, being one of the largest buildings in the Conservation Area, The Grange has a dominant visual impact. Of no special architectural interest. Large mature trees in grounds	Significant wall (part)

GRANGE TERRACE											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
1 <i>(Photo 34)</i>	Double fronted 1½ storey estate cottage (The Grange)	Brickwork	Timber battened door with small diamond light. Fanlight above	Timber sliding sash	Welsh slate.	Moulded brickwork	Small traditional brick dormer with timber sliding sash windows	Cast iron	2m high brick wall to Grange Terrace (including timber gate to garden) with curve to Front Street	Half timbering to rear dormer windows. Gothic style windows to gable wall with timber sliding sashes	On Local List. Article 4 applies
2 <i>(Photo 34)</i>	Double fronted 1½ storey estate cottage (The Grange)	Brickwork	Timber battened door with small diamond light. Fanlight above. Additional timber door	Timber sliding sash	Welsh slate. Original ridge vent tile	Moulded brickwork	2 small traditional brick dormers with timber sliding sash windows	Cast iron		Half timbering to rear dormer windows	On Local List. Article 4 applies
3 <i>(Photo 34)</i>	Double fronted 1½ storey estate cottage (The Grange)	Brickwork with plainer brick stock to upper storey	Non-original half glazed timber door. Fanlight above	6 over 2 timber sliding sash. False timber shutters to ground floor windows	Welsh slate (clay tiles to rear). Original ridge vent tile	Moulded brickwork	2 small traditional brick dormers with 6 over 2 timber sliding sash windows	Cast iron		Half timbering to rear dormer windows. Alternative colour scheme to external woodwork	On Local List. Article 4 applies
4 <i>(Photo 34)</i>	Double fronted 1½ storey estate cottage (The Grange)	Brickwork with plainer brick stock to upper storey	Timber battened door with small diamond light. Fanlight above. Additional timber door	6 over 2 timber sliding sash	Welsh slate (clay tiles to rear)	Moulded brickwork	2 small traditional dormers with 6 over 2 timber sliding sash windows	Cast iron		Half timbering to rear dormer windows	On Local List. Article 4 applies

GRANGE TERRACE (Continued)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
5	1½ storey estate cottage (The Grange)	Brickwork	Timber battened door with small diamond light. Fanlight above	6 over 2 timber sliding sash	Welsh slate (clay tiles to rear). Original ridge vent tile	Moulded brickwork	2 small traditional brick dormers with 6 over 2 timber sliding sash windows	Cast iron		2 storey offshot to rear	On Local List. Article 4 applies
The Coach House	Traditional Coach House (The Grange) with lower former stableblock range to the north	Brickwork with applied half timbering to upper floor	Shaped timber gates under arch, giving access to rear. Feature brick piers	Small dormer to Coach House. Stableblock – timber sliding sash first floor, high level fixed light to groundfloor	Welsh slate	Moulded brickwork	Small rendered dormer window to Coach House	Cast iron		Large square cupola to roof with weather vane	On Local List. Article 4 applies
Boldon Upholstery (shop/workshop) <i>(Photo 32)</i>	Small traditional shopfront below 2 storey gable (1 Lorne Terrace)	Brickwork to gable above	Timber half glazed (recessed)	Large plate glass shopfront				Cast iron		2 storey cottage gable above (1 Lorne Terrace) Timber stallriser	
Curl up “N” Dye (hairdressers shop) <i>(Photo 32)</i>	Small traditional shopfront below 2 storey gable (1 Lorne Terrace)	Brickwork to gable above	Timber half glazed (Recessed)	Large plate glass shopfront				Cast iron		2 storey cottage gable above (1 Lorne Terrace) Timber stallriser	

FRONT STREET (LORNE TERRACE)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
2 (Photo 32)	Well restored 2 storey Victorian end terrace house	Mottled brickwork with stone and glazed brick string courses. Corbelled eaves feature	Traditional slimline double timber doors, set in round arch	Round-arched windows with stone heads, corbels and keystones. Timber sliding sash frames	Decorative slate roof with punched ridge tiles and finials. Moulded eaves and decorative barge-boards	Large moulded brick chimney with feature earthen-ware pots	Gable feature brick dormer. Small rooflight	Black pvc	“Significant” limestone retaining wall with stone coping. Deep landscaped garden including large mature tree	The property is set well back from the road and has abundant detailing and is larger than others in the terrace. 2 windows to gable with 2 small shops below (Grange Terrace)	On Local List. Article 4 applies. Significant wall
4,6,8 & 10 (Photo 32)	Victorian mid-terrace cottage	Mottled brickwork with stone and glazed brick string courses. Corbelled eaves feature	Variety of timber doors, set in round arches	Round-arched windows with stone heads, corbels and keystones. Mostly timber sliding sash frames	Decorative slate roofs with punched ridge tiles	Large moulded brick chimneys with feature earthen-ware pots	Small canted dormers with punched ridge tiles and finial. Mainly timber sliding sash frames. No 4 has 2 dormers	Black pvc	“Significant” limestone retaining wall with stone coping. Deep landscaped gardens 6 – Laurel hedge and large tree 10 – trellis fence and metal gate	The properties are set well back from the road and have abundant detailing. No 8 has a small fully glazed porch with flat roof, which is out of character with the terrace	On Local List. Article 4 applies. Significant wall

FRONT STREET (LORNE TERRACE) (Continued)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
12 (Photo 32)	2 storey Victorian end terrace house. Recent unsympathetic modernisation	Rendered with pebble dash finish	Half glazed GRP door with fanlight over	Top hung modern timber frames	Decorative slate roofs with punched ridge tiles		Gable feature brick dormer	Black pvc	“Significant” limestone retaining wall with stone coping. Close boarded timber fence above. Mature Laburnum tree behind wall	Set well back from the road. House is larger than others in the terrace. Recent modernisation has removed much of it’s architectural details.	On Local List. Article 4 applies. Significant wall
14 (Lorne House) (Photo 32)	Very large double fronted imposing Victorian detached villa. The gable end faces onto Front Street	Mottled brickwork with stone and contrasting brick string courses. Corbelled eaves feature. Feature quoins in render finish	Brick entrance porch including traditional feature timber double doors with fanlight over. Set in round arch. Porch has flat roof which is not of original design	Front elevation – round-arched windows with stone heads, corbels and keystones. Gable elevation – 4 feature windows including a 2-storey bay window. Mix of window types but generally sliding sash profile	Welsh Slate with punched ridge tiles	2 large moulded brick chimneys with feature earthen-ware pots		Black pvc	“Significant” limestone retaining wall with stone coping. Feature brick and stone gate pillars with sandstone coping. Mature tree behind boundary wall	Prominent position on Front Street highlights the character and original features. Modern 2 storey extension to rear	On Local List. Article 4 applies. Significant wall

FRONT STREET (NORTH SIDE) (Continued)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
16-22 <i>(Photo 7)</i>	Modern 2 storey block containing 4 flats/ maisonettes. 3 storey feature gable	Rustic brick mix with contrasting string courses	Multi-paned timber door and side screen (at rear of property)	White pvc. 2 storey bay window with balcony above. Smaller 1 st floor bay window	Slate. Large gable feature with projecting verge and finial. Small gable to first floor bay window	Moulded brickwork with terracotta pots		Black pvc	Feature dwarf brick wall with piers and copings. Infill steel railings	A sympathetic contemporary design with many architectural features. Entrance and parking accessed from rear	
24 (Boldon Auction Galleries)	2 storey Edwardian former dwelling. Now offices for Auction Rooms next door	Red/brown multi rustic brick	Timber 4 panelled door with stone lintol above	8 over 8 timber sliding sash with stone heads and cills	Welsh Slate			Cast iron	Brick boundary wall with small patio/garden behind	Recent large single storey extension to rear with high roof and arch effect brickwork. Rendered gable to side	Article 4 applies
Boldon Auction Galleries	Former church built in 1906, now used as Auction Rooms	Bright red brick with sandstone string courses and detailing. Front gable feature	Original ledged, braced and battened timber double doors, with ornate hinges. Sandstone arch and watertable over	Sandstone arched windows. Original timber frames with leaded lights	Welsh Slate with feature ridge tiles. Sandstone watertable to gable			Cast iron	Small stone kerb (former base for original cast iron railings). Tarmac paved area behind	Front gable end wall is pulled forward from adjacent building line	

FRONT STREET (NORTH SIDE) (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
<p>The Grey Horse Public House (Photo 39)</p>	<p>Large imposing former coaching inn, with re-built front elevation (circa 1900) in ornate rustic mock-Elizabethan style with overhanging upper floor</p>	<p>White rendered finish, including moulded plaster detailing. Heavy joinery predominates, including carvings</p>	<p>Lounge – timber panelled double doors set in highly detailed entrance canopy including triple gable feature slate roof with exposed trusses. Bar – part glazed timber door with leaded lights and fanlight</p>	<p>Large timber bay windows with leaded lights</p>	<p>Rich roofscape in Welsh Slate. 3 large gable features with overhanging bargeboards</p>	<p>Several brick chimneys with a variety of pots/flues</p>		<p>Cast iron</p>	<p>Abuts footpath but external picnic benches and umbrellas provided</p>	<p>The building presents a highly picturesque, romantic and dominant face to Front Street. Flat roofed single storey extension to side and mix of extensions to rear. The Grey Horse has stood on this site for almost 200 years</p>	<p>On Local List</p>
<p>30 (Photo 19)</p>	<p>Double fronted Georgian 2 storey end terrace cottage</p>	<p>Random limestone, with extensive ivy coverage</p>	<p>Timber door with small vision panel, fanlight over. Set in later white painted brick porch</p>	<p>Later timber sliding sash. White painted stone cills and brick heads</p>	<p>Welsh Slate with 4 modern vent tiles</p>	<p>3 moulded brick chimneys with feature pots</p>		<p>Black pvc</p>	<p>Abuts footpath</p>	<p>Gable roofed porch is later addition and projects into footpath. White painted rendered gable end</p>	<p>On Local List. Article 4 applies</p>

FRONT STREET (NORTH SIDE) (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
32 <i>(Photo 19)</i>	Mid terraced 2 storey Georgian cottage	Original limestone has been re-faced in brick, but now extensively covered in Wisteria	Timber panelled door with fanlight over. Set in later brick porch	Enlarged Georgian style timber windows which are not historically accurate. Bow window to ground floor	Welsh Slate	Moulded brick with feature pots		Black pvc	Abuts footpath	Gable roofed porch is later addition and projects into footpath	On Local List. Article 4 applies
34	Mid terraced 2 storey Georgian cottage	Random limestone	Timber door with small vision panel, fanlight over. Set in later brick porch	Later timber sliding sash. White painted stone cills and brick heads	Welsh Slate	Brick with feature pots		Black pvc	Limestone boundary wall and feature coping. Timber gate. Small patio behind	Gable roofed porch is later addition	On Local List. Article 4 applies
36	Double fronted Georgian 2 storey end terrace cottage	Random limestone with "proud" contrasting mortar	Timber panelled door with fanlight over. Set in later brick porch	Later timber sliding sash. White painted stone cills and stone heads. Evidence of original stone window openings	Welsh Slate	Brick with feature pots		Black pvc	Limestone boundary wall and feature coping. Ornamental steel gate. Small hedge and garden behind	Elevation indicates how 17 th Century stone window openings were altered to take later sash windows	Grade 2 Listed. Article 4 applies

FRONT STREET (NORTH SIDE) (Continued)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
38	Small single storey Georgian cottage	Random limestone	Half glazed timber door	Later Georgian style timber frames	Terracotta clay pantiles			Black pvc	Abuts footpath	Use of property uncertain	Article 4 applies
30-36 General <i>(Photo 19)</i>	The terrace demonstrates the early rural vernacular of this end of the street	Small fragments of original lime render still survive, indicating that the terrace originally had a traditional lime render finish								Large brick buildings to rear lane are altered late 19 th century estate buildings. Several cast iron corner “bumpers” or “glinters” appear in the rear lanes in this area.	
40 & 42	Inventive 1970s infill – 2 storey end/mid terrace house which echoes the design of Nos 34-36	40: Beige painted render 42: white painted render	40: Timber panelled 42: Half glazed pvc. Both set in gable roofed brick porch	Georgian style pvc. Sliding sash effect to ground floor. Brick heads and cills	Terracotta concrete pantiles			Black pvc	40: Abuts footpath 42: Brick wall with concrete coping. Hedge behind. Steel gate	A positive 20 th century project which enhances the street scene at this prominent point	
42A (Villa Idas)	1970s infill – end terrace 2 storey house	Multi-facing brick	Half glazed pvc	Georgian effect pvc. False window shutters	Terracotta concrete pantiles			Black pvc	Brick wall with concrete coping. Small garden behind. Steel gate	This house is set forward from Nos 40 & 42	

FRONT STREET (NORTH SIDE) (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
44 <i>(Photos 1, 21 A&B)</i>	Edwardian (1904) former flat above shop, now part of "Breeze"	Red brick with contrasting sandstone course and details	Timber door with original fanlight over	Original timber sliding sash. Feature bay window	Welsh slate. Decorative fascia	Large brick chimney with terracotta pots	Original timber dormer with pitched roof and many period features. Small rooflight	Black pvc		Many original features retained, including windows. Rendered gable	
46 (Breeze) <i>(Photos 1, 21 A&B)</i>	Original Edwardian shop, now on 3 floors	Polished granite plinth/stall riser	Recessed glazed timber door with original fanlight over	Plate glass shopfront with fanlights over. Original timber frames					Abuts footpath	Original shopfront features retained	
48 <i>(Photos 1, 21 A&B)</i>	Maisonette above "Tribeca" shop	Red brick with contrasting sandstone course and details	Recessed timber panelled door with original fanlight over	Modern pvc replacement windows. Feature bay window	Welsh Slate	Large moulded brick chimney with terracotta pots (shared with No 54)	Original timber dormer with pitched roof. Small rooflight	Black pvc		Many original features retained	

FRONT STREET (NORTH SIDE) (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
50 (Tribeca) (Photos 1, 21 A&B)	Edwardian shop, now hairdressers	Polished granite plinth/stall riser	Half glazed feature timber panelled door with fanlight over. Recessed door with mosaic tiled floor	Plate glass shopfront with fanlights over. Original timber frames					Abuts footpath	Original shopfront features retained	
52 (L&S Irving Ltd) (Photos 1, 21 A&B)	Edwardian shop, now selling electrical goods	Polished granite plinth/stall riser	Half glazed modern timber door. Recessed door with mosaic tiled floor	Plate glass shopfront. Partly original timber frames					Abuts footpath	Altered shopfront and large unsympathetic fascia and signage	
54 (Photos 1, 21 A&B)	Maisonette above "L&S Irving" shop	Red brick with contrasting sandstone course and details	Timber panelled door with fanlight over. Recessed door with mosaic tiled floor	Modernised timber windows	Welsh Slate	Large moulded brick chimney with terracotta pots (shared with No 48)	Original timber dormer with pitched roof. Small rooflight	Black pvc		Many original features retained. Urgent maintenance of woodwork required	

FRONT STREET (NORTH SIDE) (Continued)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
56 <i>(Photos 1, 21 A&B)</i>	Maisonette above "Daniela's" shop	Red brick with contrasting sandstone course and details	Timber panelled door with fanlight over. Recessed door with mosaic tiled floor	Sliding sash effect pvc units. Feature bay window	Welsh Slate		Original timber dormer with pitched roof and many period features. Later flat roofed dormer which is out of character	Black pvc		Many original features retained	
58 (Daniela's) <i>(Photos 1, 21 A&B)</i>	Edwardian shop, now Hot food outlet	Polished granite plinth/stall riser	Recessed half glazed timber door with original fanlight over	Plate glass shopfront with fanlights over. Original timber frames					Abuts footpath	Tastefully modernised shop unit	
60 (Mid Boldon Club) <i>(Photos 1, 21 A&B)</i>	Former Edwardian shop with maisonette above, now private members club	1 st floor: Red brick with contrasting sandstone course, detail and quoins. Ground Floor: Red rustic blend brick with occasional projecting headers. Polished granite plinth	Timber double doors with fanlight over, situated in gable	Modern timber frames. Feature bay window. Original shopfront bricked up	Welsh slate. Decorative fascia	Large brick chimney	Original timber dormer with pitched roof and many period features	Black pvc	Abuts footpath	Although out of character with the rest of the terrace, the altered shopfront has some redeeming features. Steward's flat on upper floor. Extensive gable to side alley. Several cast iron corner "bumpers" or "glinters" appear in the rear lanes in this area	

FRONT STREET (NORTH SIDE) (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
62 (former Mansion House Farm) <i>(Photo 41)</i>	Characterful 2-storey detached former farmhouse	Limestone with brick soldier course over windows. Rendered gable ends	Timber door with fanlight over, set in small brick porch with pitched roof	Timber sliding sash	Welsh slate with terracotta ridge tiles. Feature barge-board to porch	Low brick chimney to both gables		Black pvc	Abuts footpath	Thoughtful restoration of original Mansion House Farm. Many interesting features	On local list. Article 4 applies
64 <i>(Photo 28)</i>	Imposing 2-storey Georgian semi-detached house	Rustic facing brick with sandstone plinth course. Limestone gable wall	Timber door with feature vision panel, set in small limestone porch with pitched roof	4 over 4 timber sliding sash. Painted stoneheads and cills	Welsh slate with stone water-table to gable	Brick chimney with earthenware pot. Low brick chimney to gable		Black pvc (white pvc to porch)	Low rustic brick wall, Sandstone coping (original iron railings above removed many years ago). Red brick gate pillars with stone coping. Small lawned garden	Adjacent 2m high limestone wall and coping, with feature pillars and copings, giving access to house to the rear. Small landscaped plot into footpath, with small mature trees.	Grade 2 listed (boundary wall also). Article 4 applies. TPO in place. Significant wall
70 (Boldon House) <i>(Photo 28)</i>	Grand 5-bay 2-storey Georgian mansion	Rustic facing brick with proud painted stone string courses at cill and eaves level	Traditional timber panelled door in Georgian style door case	6 over 6 timber sliding sash. Painted stone heads and cills	Hipped roof. Welsh slate with terracotta ridge and hip tiles. Feature corbelled stone gutters	2 large brick chimneys with feature pots		Feature stone gutters, black pvc down-comers	Dwarf rustic brick wall with Sandstone coping (original iron railings removed many years ago). Small gardens with mature trees and shrubs	Elegant, authentic frontage. Partial ivy cover to house and garden walls. Feature 2m high brick wall with half round brick coping to west, with access door to extensive gardens behind (large mature trees)	Grade 2 listed (boundary wall also). Article 4 applies. Significant wall

FRONT STREET (NORTH SIDE) (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
72 (Photo 42)	Imposing 2 storey early Victorian semi-detached villa	Limestone. Brick and stone feature gable peak to porch	Feature timber door with vision panel and fanlight over. Set in later brick porch	Timber sliding sash windows. Painted stone heads and cills	Welsh slate with feature terracotta ridge tiles. Brick dogtooth dentil detail to eaves. Crow-stepped brick water-table to gable	2 moulded brick chimneys with feature pots (one shared with No 74)		Black pvc with profiled gutters	Rustic brick boundary wall with feature steel gate. Lawned gardens with mature shrubs	Many interesting architectural features. Later brick porch with pitched roof and other details. Later, painted brick 2 storey extension to gable (garage with room above) which is out of character with the rest of the property	On local list. Article 4 applies
74 (Photo 42)	Characterful 2 storey early Victorian semi-detached house	Limestone	Timber panelled door with fanlight over	6 over 6 timber sliding sash windows. Painted stone heads and cills	Welsh slate with feature terracotta ridge tiles. Brick dogtooth dentil detail to eaves. Crow-stepped brick water-table to gable	Brick chimney and terracotta pot. Shared moulded brick chimney with feature pots (No 72)		Black pvc with profiled gutters	Rustic brick boundary wall with privet hedge above. Gardens behind	Many interesting architectural features. Garage door set in Sandstone wall, to gable	On local list. Article 4 applies

FRONT STREET (NORTH SIDE) (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
76	2 storey Georgian house	White painted render finish (to gable also)	Modern timber door with vision panel set in side elevation of later porch (white render finish), with pitched roof and crow-stepped gable	Top-hung replacement timber windows. Contrasting black cills and heads	Welsh slate. Brick dogtooth dentil feature to eaves. Crow-stepped brick water-table to gables	Small brick chimney		Black pvc	Rustic brick dwarf wall with Sandstone coping. Privet hedge and patio behind	Later alterations have reduced the character of the property	Article 4 applies
78 & 80	Historic 2 storey double fronted houses	Red brick to 1 st floor, texture render finish to ground floor. Grey and terracotta brick corbel courses at first floor level	Modern panelled timber door with vision panel. Slate roofed canopy over (recent replacement to No 80)	Sliding sash effect timber windows. Contrasting head and cill details to ground floor	Slate with feature ridge tiles. Brick dentil detail at eaves	Large brick chimney		Black pvc with profiled gutters	Recent rustic red brick dwarf wall, with feature concrete coping. Landscaped patio behind. Low hedge to No 80	Original 17c cottages, modernised and extended (first floor added) in 1883	Article 4 applies

FRONT STREET (NORTH SIDE) (Continued)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
82	2 storey Victorian house	Red brick with painted Sandstone string course to first floor	Modern timber door with vision panel and fanlight over	Timber sliding sash effect. Painted stone heads and cills	Welsh slate with feature ridge tiles. Stone water-table to gables. Projecting brick detail at roof truss feet.	Shared moulded brick chimney with terracotta pots		Black pvc	Abuts footpath. Original boot-scraper on front step	Probably replacement for previous 17c dwelling	Article 4 applied
84 (In House Interiors)	2 storey Victorian house converted into shop	Red brick with painted Sandstone string course to first floor	Half glazed timber door with fanlight over	Timber sliding sash effect to 1 st floor. Enlarged window to form shop-front	Welsh slate with feature ridge tiles. Stone water-table to gables. Projecting brick detail at roof truss feet.	Shared moulded brick chimney with terracotta pots		Black pvc	Abuts footpath	Probably replacement for previous 17c dwelling. Large fascia/sign above shop front. Timber pilaster features to sides of door and shop window	Article 4 applies
86 & 88	Historic 2 storey cottages	Red rustic facing brick. Original limestone wall retained at ground floor gable (86)	Modern timber door with vision panel, set well back in gable wall on alleyway. 88 – door from rear lane	Ground floor: 1 traditional, 1 replica timber sliding sash windows	Welsh slate with feature ridge tiles	Large moulded brick chimney	2 traditional tile hung dormers, with 8 over 8 timber sliding sash windows. Slated gable pitched roof	Profiled metal gutter, black pvc down-comer	Abuts footpath	Original 17c cottages, with Victorian extension. No 88 accessed from rear lane. Recent further modernisation with West Farm development	On local list. Article 4 applies

FRONT STREET (NORTH SIDE) (Continued)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
92 <i>(Photo 43)</i>	Georgian double fronted 2 storey house	Red and grey farmhouse blend brick. Soldier course over openings	Timber door with vision panel	Timber sliding sash	Welsh slate blend. Rendered brick and stone water-tables	Brick with earthenware pot		Black pvc	Privet hedge overhanging dwarf wall. Small garden behind	Historic characterful property	On local list. Article 4 applies
94 (former West Farm) <i>(Photo 43)</i>	2 storey double fronted 17c house	White painted render with string course at first floor level	Fully glazed Georgian style timber door. Flat roofed canopy over	Georgian style replacement top hung timber frames	Red pantiles (not original)	Large brick chimney with stone corbel feature. Smaller brick chimney		Black pvc	Privet hedge overhanging dwarf wall. Small garden behind	Original 17c farmhouse subject to modernisation	Grade 2 listed. Article 4 applies
96	Victorian end terrace 2 storey house, with narrow frontage	White painted brickwork. Black painted stone quoins	Door in porch to side elevation	Replacement timber frames with leaded lights. Contrasting cill and head to first floor	Welsh slate with brick/stone water-tables	2 small brick chimneys		Black pvc	Privet hedge overhanging dwarf wall. Small garden behind with mature tree in corner	Property extends to side and rear. Man made slate canopy over ground floor window	On local list. Article 4 applies

FRONT STREET (NORTH SIDE) (Continued)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
98 The Black Bull Public House (Photo 18)	Historic 2 storey double fronted public house	Limestone	2 No. half glazed timber doors set in half glazed porch with pitched roof	Timber sliding sash effect. Stone heads and cills at 1 st floor level. Feature bay windows to ground floor with pitched roofs	Welsh slate with stone water-table	2 brick chimneys with stone corbel feature		Black pvc	Abuts footpath	Bay windows are not original and porch is a later addition	On local list. Article 4 applies
100 (Photo 27)	2 storey double fronted 17c house	Random limestone	Timber door with fanlight over. Small mono-pitch canopy over	6 over 6 timber sliding sash. Painted stone cills and heads	Red clay pantiles (not original)	2 large moulded brick chimneys with earthenware pots		Black pvc	Abuts footpath	One of the oldest buildings in the village, with later alterations	Grade 2 Listed. Article 4 applies
102	2 storey house	White painted render	Panelled GRP door	Timber sliding sash frames. Stone effect cills, heads and mullions	Welsh slate			Black pvc gutter. White painted pvc down-comer	Abuts footpath	Older property subject to recent modernisations	Article 4 applies
104 Havana Hair-dressing	Ground floor shop with flat above	White painted render	Half glazed timber door	Double glazed shop front with timber stall-riser. Timber sliding sash frames to first floor	Welsh slate	Large brick chimney		Black pvc	Abuts footpath	Older property subject to recent modernisations	Article 4 applies

FRONT STREET (NORTH SIDE) (Continued)											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
106	Single storey double-fronted cottage	White painted render	Panelled timber door with vision panel. Leaded glass narrow side windows	Modern timber top hung frames, with leaded glazing. False timber shutters	Slate	Brick chimney with feature pots		Painted pvc	Abuts footpath	Older property subject to recent modernisation. Unusual colour scheme	Article 4 applies
110 (Pear Tree House)	2 storey house	White painted render. Original limestone wall evident at high level to gable	Timber door set in stone porch with pantile roof	Brown pvc with leaded lights. Ground floor bay with plain red tile roof	Red pantiles	Shared moulded brick chimney, terracotta pots		Black profiled pvc gutter with square down-comer	Privet hedge above dwarf wall. Small garden behind	Much altered original property	Article 4 applies
112	Later 2 storey semi-detached house	Red brick mix. Rendered gable	Part glazed timber door with fanlight over	Recent timber sliding sashes. Painted stone heads, cills and jambs	Brown concrete pantile	Shared moulded brick chimney, terracotta pots. Additional brick chimney with feature pots		Black pvc	Stone dwarf wall with steel railing above. Small garden behind	Property of later construction, with more recent additions	Article 4 applies
114	Modern infill 2 storey detached house	Cream painted stonework	Panelled timber door with fanlight over	Pvc bow windows	Brown concrete pantile	Small brick chimney		Black profiled pvc with square down-comer	Modern stone wall with small steel railing above. Garden behind	Modern design, slightly out of character	

FRONT STREET (NORTH SIDE) - Continued

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
116 <i>(Photo 45)</i>	Modern detached 2 storey house, with later 2 story side extension	White painted brickwork	Half glazed timber double doors, set in largely glazed porch with concrete pantile roof	Modern pvc frames	Man-made slate with dry ridge			Black and grey pvc	Porch abuts footpath. Large garden to side/rear with mature trees/hedges	Overly dominant and poorly detailed extensions. Unsympathetic choice of materials	