

EAST BOLDON FORUM

East Boldon Neighbourhood Plan

ARCHITECTURAL SURVEY – CONSERVATION AREA (part 2) Front Street (South Side/Odd Nos.)

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. 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 (SOUTH SIDE)

SOMERSET TERRACE (including WAR MEMORIAL)

Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
1	Late Victorian end terrace 2 storey house	Red brick with painted stone course at 1 st floor level	Timber door with fanlight over, set in classical style door cases	White pvc sliding sash effect. Feature bay window to ground floor	Hipped roof in Welsh slate	Brick with terracotta pots		Cast iron down-comers. Lined timber gutters	Privet hedge. Large buttressed brick boundary wall to Whitburn Terrace	Large gable with 4 windows facing onto Whitburn Terrace. Rear extensions	
2	Late Victorian mid terrace 2 storey house	White painted pebble dash. Feature stone course at 1 st floor level	Glazed GRP door with fanlight over, set in classical style door cases	White pvc with sliding sash effect. Leaded windows. Feature bay window to ground floor	Welsh slate	Brick with feature pots		Cast iron down-comers. Lined timber gutters	Brick dwarf wall with coping stone. Privet hedge above	Large mature tree in front garden (TPO)	TPO in place
3	Later, slightly smaller end terrace 2 storey house	Red brick to ground floor. White painted render to first floor	Period part glazed timber door with glazed side panels, set in brick porch with hipped roof	White pvc with leaded lights	Feature red clay tiles	2 chimneys in moulded brickwork		Black pvc	Timber fence and gate with privet hedge above	Mature tree in front garden (TPO)	TPO in place
War Memorial	Carved sandstone shaft on a square base, topped with a cross								Dwarf stone wall with coping. 2 bench seats facing footpath	Set in small grassed square. Enclosed by privet hedge and large mature trees / spinney to south and west	Grade 2 Listed Structure. On Local list

FRONT STREET (SOUTH 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>St George's Church</p> <p>(Photo 5)</p>	<p>Plain Romanesque style church built in 1922, with a square campanile style belltower. Basilican classical style church hall/porch extension added in 1934. The church is set well back from the road</p>	<p>Red brick, including buttress features</p>	<p>Fully glazed timber double doors set in fully glazed porch</p>	<p>Various types but mainly round-headed styles. Mock Georgian timber windows to porch. Large feature stained glass window to west gable, set in metal frame</p>	<p>Red clay pantiles</p>			<p>pvc</p>	<p>Thick verge of mature trees and overgrown random ground cover set behind high timber picket fence, of tired appearance</p>	<p>The buildings have many noteworthy architectural features</p>	<p>On Local List</p>
<p>East Boldon Infants' School</p> <p>(Photo 24)</p>	<p>Imposing single storey mixed board school built in 1885, incorporating many noteworthy architectural features, especially its tall roofscape</p>	<p>Red brick, including many architectural features</p>	<p>Main entrance at rear (Mundles Lane)</p>	<p>Various types of feature replacement profiles in white pvc</p>	<p>Cascading Gothic arrangement of steep Welsh slate pitches, gables, hips, chimneys and cylindrical ridge vents</p>	<p>4 large chimneys in moulded brickwork with feature pots. 3 feature cylindrical ridge vents</p>		<p>Black pvc</p>	<p>Original redbrick dwarf boundary wall with stone copings & feature gate piers. Large privet hedge above. Authentic cast iron gates. 2m high red brick wall to part side and rear (mostly original) with half round brick copings & feature gate piers</p>	<p>The school forms a major part of the area's special historic village character. Small scale modern flat roofed extensions to rear, which do not spoil the original footprint. Mature trees adjacent to front entrance.</p>	<p>On local list</p>

FRONT STREET (SOUTH 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
1 (East Boldon Chop Suey House)	Late Victorian corner shop	Green painted render	Fully glazed with fanlight over. Aluminium frame	Plate glass shopfront in aluminium frame with rendered stall riser				Black pvc	Abuts pavement	Unsympathetic modernisation. Smaller repeat shopfront to gable. Large steel flue to rear	
3	First floor flat above shop (late Victorian)	Beige painted brickwork	Modern timber panelled door with plywood fanlight over	Modern top hung timber frames	Welsh Slate	Brick		Black pvc		Unsympathetic modernisation. 2 windows to gable	
5	First floor flat above shop (late Victorian)	White painted brickwork	Modern part glazed GRP door with fanlight over	Sliding sash effect pvc frames	Welsh Slate	Large moulded brick chimney with earthen-ware pots (shared with No 9)		Black pvc			
7 (Head First)	Late Victorian shop	Black painted render	Half glazed timber entrance door with plywood fanlight over. Door in original recessed position	Original shopfront with DG units in timber frames. Rendered stallriser & original timber fascia				Black pvc	Abuts pavement	Original style shopfront and entrance retained	

FRONT STREET (SOUTH SIDE) including Salisbury Terrace											
Property Address	Form, Height and Scale	Masonry	Doorways	Windows	Roofs	Chimneys	Dormer Windows and Rooflights	Rainwater Goods	Boundary Treatments	Miscellaneous	Listed Building etc
9	Late Victorian 2 storey terraced house	Red brick	Timber panelled door with fanlight over. Stepped approach	2 over 2 timber sliding sash with painted stone heads and cills	Welsh Slate. Small gable area with parapet	Large moulded brick chimney with earthenware pots (shared with No 5)		Black pvc	Dwarf brick retaining wall with stone coping. Steel railing above and small garden behind	Property in elevated position	
11	Late Victorian 2 storey terraced house	Red brick	Part glazed timber door with fanlight over. Stepped approach	Sliding sash effect white pvc	Welsh Slate. Small gable area with parapet	Moulded brick		Grey pvc	Dwarf brick retaining wall with stone coping. Small garden behind	Property in elevated position. Unsympathetic modernisation of windows	
13-29 (Salisbury Terrace) <i>(Photo 33)</i>	Late Victorian terrace of Sunderland Cottages in elevated position	Red brick	Various types, all with fanlight over. Stepped approach (stone) with shared handrail	Various types of replacement windows. Feature bay window to ground floor	Welsh Slate with deep bracketed eaves	Moulded brick chimneys with feature pots	Large sloping roof dormers with slate cheeks	Black pvc	Dwarf brick retaining walls with stone coping. Small gardens behind	Many original features retained.	Article 4 applies

FRONT STREET (SOUTH 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
Toad Hall	Small detached mid-Twentieth Century dwelling, in elevated position, set back from road	Random rustic brick	Feature panelled double doors set in period surround	Multi paned feature timber bay window	Large swept hipped roof in Welsh Slate	Tall chimney in moulded brickwork with feature earthen-ware pots	2 small feature dormers, Georgian effect timber frames	Cream profiled deep flow gutters	Random granite wall with feature rustic brick coping. Lower random limestone retaining wall to footpath, with communal garden behind	Imaginative conversion from former Old Men's Recreation Rooms	Significant wall
Garage Block <i>(Photo 3)</i>	Single storey Victorian former farm building, now used as 6 private garages (accessed from The Orchard)	Random limestone		Small Georgian style window	Brown profiled concrete tiles			Black pvc	Random limestone retaining wall to footpath, with communal garden behind	Originally part of South Farm	Significant wall
35 (South Farm) <i>(Photo 3)</i>	Large characterful 2 storey Victorian farmhouse	Random limestone	Panelled GRP door with fanlight over, set in stone porch with gable roof	2 over 2 timber sliding sash, with stone heads and cills	Welsh Slate	2 brick chimneys		White square section pvc	Dwarf retaining wall with lawn behind	Original farmhouse of South Farm	Article 4 applies

FRONT STREET (SOUTH 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
37 (Rosehip) <i>(Photo 3)</i>	Large characterful 2 storey Victorian house, with original single storey front extension	Random limestone	Timber panelled door with fanlight over, set in side wall of front extension	2 over 2 timber sliding sash, with stone heads and cills	Recently recovered with man made slates, including vent tile	Moulded brick chimney with feature earthen-ware pots		Black profiled pvc	Dwarf retaining wall with gravel covered garden behind and mature tree	Originally part of South Farm	Article 4 applies
43 (Ivy Cottage)	Characterful 2 storey Victorian House with gable feature entrance porch	Random limestone	Timber panelled door set in side wall of porch	Mix of styles, timber frames	Welsh Slate	Brick		Black pvc	Random stone retaining wall and piers, with timber gate and palin fence above. Garden and shrubs behind	Originally part of South Farm	Article 4 applies
45	High 2 storey Victorian house, with small gable feature porch	White painted brickwork	Part glazed GRP set in porch	Sliding sash effect white pvc. Contrasting heads and cills	Welsh Slate with water-table to gable	Brick with feature pots		Black pvc	White painted brick retaining wall with steel railing above. Gravel covered garden behind. Mature tree	Unsympathetic paint finish to front elevation	Article 4 applies
47	High, end terrace 3 storey Victorian house	White painted brickwork	White painted timber door with contrasting ironmongery set in classical surround	Poorly detailed white pvc replacement windows. Contrasting heads and cills	Slate	Brick	Dominant wide flat roofed dormer, with white PVC frame	Black pvc	White painted brick retaining wall with steel railing above. Mature garden behind	Unsympathetic modernisation and dormer extension	Article 4 applies. TPO in place

FRONT STREET (SOUTH 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
49 (The Village Butchers) (Photos 29A & B)	Prominent single storey Victorian shop, little changed in over 150 years. Many interesting features	Traditional shopfront with painted render stallriser and pediment feature	Half glazed timber door with feature fanlights above	Plate glass windows in timber frame and mullion. Feature fanlights over. Panelled timber surround and traditional fascia	Welsh Slate with feature ridge tiles			Black pvc	Shopfront extends in front of the building line, directly onto footpath	One of the earliest buildings in this part of the village. This shop is evocative of the village's past and makes a big contribution to the local scene. Recent steel flue to east elevation	On Local List
51	Detached Victorian bungalow	White painted render	Modern part glazed timber with fanlight over. Small modern canopy above. Stepped approach	Georgian effect PVC frames set in flat roofed bay window	Slate hipped roof	Moulded brickwork with earthen-ware pots		Black pvc	Red brick on concrete retaining wall. Hedge above. Brick pillars and small steel gate	Some original features lost during modernisation	
53 (Church Hall) (Photo 44)	Church hall built in 1863, in Gothic revival style	Red brick with sandstone details	Period arched timber double doors, set in gable end of highly detailed porch (not now used – side entrance)	Original high, narrow timber frames. Arched brick heads and stone cills	Welsh slate. Stone water table	Original chimney removed		Black pvc	Dwarf stone wall with paved area behind. Original iron railings removed many years ago	Largely unaltered and makes bold contribution to the street scene. Smaller annexe to east gable	

FRONT STREET (SOUTH 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>Boldon United Reformed Church (Photo 44)</p>	<p>Church built in 1876, in Gothic revival style, with prominent gable</p>	<p>Coarse limestone with sandstone dressings</p>	<p>Timber double doors with feature iron-mongery and panelled arched fanlight over. Set in arched feature sandstone reveal. Stone stepped approach</p>	<p>Large circular stained glass window, set in sandstone features and surround. Traditional tall and narrow leaded windows to side elevations</p>	<p>Patterned Welsh slate. Sandstone water table</p>			<p>Black pvc</p>	<p>Part steel railing and part dwarf stone wall</p>	<p>The Church's many interesting features adds to architectural mix in this area. Incomplete pinnacle to west of gable</p>	<p>On Local List</p>
<p>Church Extension (Photo 46)</p>	<p>Boxy, flat roofed 1970s extension to church (detached building)</p>	<p>Pebble dashed render with grey brick features. Grey brick long bland gable to west (partly covered by hedge)</p>	<p>Modern timber double doors (best feature of building). Brick and paving stepped approach</p>	<p>Large high level modern pvc windows to front elevation</p>	<p>Mineral felt covered flat roof</p>			<p>Black pvc</p>	<p>Slightly set back from footpath – paved area abuts footpath</p>	<p>All round poor design and siting. Unsympathetic and detrimental visual impact, especially from the west</p>	

FRONT STREET (SOUTH 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
55 <i>(Photo 20)</i>	2 storey Georgian house, with single storey side extensions (slightly set back from and originally part of Boldon Lodge)	Red and red rustic brick, with low level sandstone coursing	Original timber panelled door with ornate arched fanlight over. Set in period door case. Stone stepped approach	6 over 6 timber sliding sash with feature head and cill to main front wall. Mix of timber frames to other walls	Staggered double pitched roof. Welsh slate. Stone water table	3 feature moulded brick chimneys		Black pvc	Sandstone wall with laurel hedge above. Gravel parking area behind. Decorative stone gate pillars	Includes many architectural features. Garage extension to single storey wing is neat and unobtrusive	Article 4 Applies. TPO in place
57 (Boldon Lodge) <i>(Photos 20 & 29)</i>	Large impressive 2 storey Georgian villa with single storey subordinate side extensions	Red rustic brick with low level sandstone coursing	Original timber panelled door with arched fanlight over and ornate doorcase. Set in curved entrance porch with many interesting features. Stone stepped approach	Various types of original timber sliding sash frames, including arched window to stairwell and curved windows to porch. Feature heads and cills	Welsh slate with feature fascia board. Water-table to gables	2 large moulded brick chimneys with feature earthen-ware pots. 1 small brick chimney and pot		Cast iron and black pvc	Low stone walls with lawns behind to front. High brick and limestone walls to west. (also on Local List), extending to No 57A	A house rich in features typical of the period	Grade 2 Listed. Article 4 applies. Significant wall

FRONT STREET (SOUTH 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
57A (West Wing, Boldon Lodge) (Photo 20)	2 storey Georgian house, with later unobtrusive side extensions (set back from and originally part of Boldon Lodge)	Red rustic brick and painted brickwork	Not known	Various types	Welsh Slate	Rendered shaped chimney with feature pot		Black pvc	High brick and limestone wall, large brick piers and timber palin gates. (also on Local List)	House is set well back from the road and has a mix of building types and styles	Article 4 applies. Significant wall
59 (Photo 19A)	Large Georgian 2 storey detached house of farmhouse appearance. Single storey extension to front	Lemon painted render	Half glazed timber door set in modern porch with pitched roof	6 over 6 sliding sash windows	Welsh slate	2 large moulded brick chimneys with earthen-ware pots		Black pvc	Tall "significant" limestone boundary wall to front and side alley. Large drive and gardens behind with mature trees	Positioned on original village building line – front garden/drive would have been part of original linear village green	Article 4 applies. Significant walls
65/67 (Post Office/ Boldon Convenience Store)	Detached shop (67 – Post Office) with flat above (65)	White painted render to gables and first floor. Beige glazed tiles to shop front	Recessed timber door with 4 glazed panels	Shop: 2 large plate glass windows in aluminium frames. Flat: Modern top hung pvc frames	Brown concrete profiled tiles			Black pvc	Abuts footpath	Unsympathetic modernisation and large fascia/signage	

FRONT STREET (SOUTH 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
71/71A (former Yellow Leas Farm) (Photo 8)	Large Georgian detached 2 storey former farmhouse, with 2 storey side extensions	Lemon painted textured render	Timber doors and replica surround	Replica sash windows	Welsh slate, including patent roof vents	4 moulded brick chimneys with feature pots		Cast iron	Timber picket fence with laurel hedge behind. Large garden with mature trees	Farmhouse is positioned on original village building line – front garden would have been part of original linear village green	Article 4 applies
73 (Glebe Cottage)	Large 2 storey detached house with stepped front elevation. Original building is Georgian	White painted textured render	Timber panelled door	Replica pvc windows	Red clay pantile roof	Large brick chimney		Black pvc	Limestone wall and copings. Mature gardens behind. Large stone wall to side lane, with roof tile coping and ridge tile	Large characterful extended house, converted from other dwellings	Article 4 applies
77-79	2 No Edwardian 2 storey terraced houses	Red brick blend	Panelled timber door with fanlight over, set in timber door cases	2 storey bay windows. Top hung replacement timber to No 77, with felt tile hanging. Modern pvc frames to No 81 with horizontal pvc cladding	Welsh slate	2 large moulded brick chimneys, with feature pots		pvc – black to No 77, grey to No 79	Dwarf brick wall with stone coping. Privet hedge above (No 77), steel railing above (No 81). Small gardens behind	Built separately to the other 2 houses in this terrace	

FRONT STREET (SOUTH 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
81-83	2 No Edwardian 2 storey terraced houses	Red brick	Timber part glazed doors with fanlight over and flat roofed canopy	2 storey bay windows with some original features. 81 – top hung pvc frames and horizontal cladding. 83 – sliding sash effect pvc frames	Welsh slate	2 large brick chimneys with terracotta pots		Black pvc	Dwarf brick wall with stone coping. Privet hedge above. Small gardens behind	Built separately to the other 2 houses in this terrace	
85-91	Characterful terrace of 4 No Edwardian 2 storey houses	Red brick blend. Feature half timbered gable to Nos 85 and 91	Panelled timber door with fanlight over, set in half glazed porch with mono pitch slate roof	Mix of pvc frames, some sliding sash effect – feature heads, cills, mullions and window cases. Feature flat roofed bay windows to ground floor, with sliding sashes	Welsh slate with feature ridge tiles. Hipped roof and gable feature to Nos 85 and 91	2 large moulded brick chimneys, with terracotta pots		Mix of cast iron and black pvc	Dwarf brick wall with stone coping. Mix of privet hedge and steel railings above. Small gardens behind		

FRONT STREET (SOUTH 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
93-95	Edwardian shop (95-former post office) with flat above (93)	White painted brickwork. Red brick blend to gable. Detailed half timbered gable to 93	Period style timber panelled door with fanlight above (93). Half glazed timber door with ply fanlight over (95)	White pvc frames to flat with contrasting cill feature. Small obscure glass window adjacent to door. Large plate glass window in timber frame to shop front. White pvc fascia	Welsh slate	Large moulded brick chimney with ornamental pot		Black pvc	Abuts footpath	Properties retain some character. Shop (former post office) has been vacant for some time. Victorian post box outside property	
97	Edwardian 2 storey house	Red brick blend	Feature timber panelled door with leaded fanlight over. Leaded glass window adjacent, in timber frame	White pvc frames in traditional bay windows. Small pvc window with contrasting head and cill	Brown concrete tiles	Brick chimney		Black pvc	Dwarf brick wall. Steel gate	Originally 2 flats. Vertical boarding between bay windows detracts	

FRONT STREET (SOUTH 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
101-103	Pair of 2 storey Edwardian flats	Red brick blend	Feature timber panelled door with fanlight over (101). Modern part glazed timber door with fanlight over (103)	White pvc frames in traditional bay windows. Small pvc window with contrasting head and cill	Slate	Large shared brick chimney with earthen-ware pots		Grey pvc	Dwarf brick wall. Steel gate	Together with 105-111, the only "Tyneside Flats" in the Conservation Area	
105-107	Pair of 2 storey Edwardian flats	Red brick blend	Half glazed GRP door with fanlight over (105). Half glazed timber door with ply fanlight over (107)	White pvc frames in traditional bay windows. Small pvc window with contrasting head and cill	Slate	Shared moulded brick chimney with earthen-ware pots		Grey pvc	Dwarf brick wall with painted stone coping. Decorative copings to gate pillars. Steel gate to 105	Together with 101-103, 109-111; the only "Tyneside Flats" in the Conservation Area. Deep pvc cladding between bay windows detracts	

FRONT STREET (SOUTH 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
109-111	Pair of 2 storey Edwardian flats	Red brick blend	Feature timber door with vision panel, stained glass fanlight over (109). Part glazed timber door with fanlight over, including gold leaf numerals (111)	White pvc frames in traditional bay windows. Small pvc window with contrasting head and cill	Slate with stone water-table	Shared moulded brick chimney with earthen-ware pots. Moulded brick chimney with terracotta pots		Black pvc	Painted brick dwarf wall and coping	Together with 101-107, the only "Tyneside Flats" in the Conservation Area. End terrace, abuts narrow lane	
113-115	Pair of 2 storey Edwardian semi-detached houses	Red brick blend	Period style timber panelled door, with fanlight over (113). White pvc door with leaded fanlight over (115)	113 – White pvc frames, contrasting head and cills. 2 storey bay windows. 115 – White pvc frames with leaded lights. Contrasting heads and cills. Bay window to ground floor	Brown concrete pantiles. Concrete water-table	2 large moulded brick chimneys with terracotta pots	115 – 4 small roof lights, 3 vent tiles	Black pvc	Brick dwarf wall with steel railings above. Feature copings to gate posts. Steel gates	White pvc boarding between bay windows detracts (113)	

FRONT STREET (SOUTH 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
117A & B	Modern infill pair of 2 storey semi-detached houses	Cream painted render. Red brick to recessed areas	Part glazed white pvc door (117A). Part glazed GRP door (117b)	117A – White pvc frames. Mono-pitch bay window with full height pvc frames. 117B – White pvc frames to first floor, with soldier course brick cills and heads. Hip-roofed bay window with full height Georgian style timber frames	Red concrete pantiles			Black pvc	Low steel post and rail fence, with brick pavers behind	Built in 1960s and out of character with neighbouring properties. Disproportionately sized windows	
119	End terraced 2 storey house	White painted textured render	Part glazed GRP door with leaded fanlight over	White top hung pvc frames, painted stone cills and heads. Hipped roof bay window with top hung pvc frames	Brown concrete pantiles. Brick dentil courses below eaves	Shared moulded brick chimney with terracotta pots	2 “velux” style rooflights.	Black pvc	Black painted rendered garden wall. Steel gate	Formerly part of Elm Place	

FRONT STREET (SOUTH 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
121	Mid-terrace 2 storey Edwardian house	White painted textured render	Period style timber door with vision panel, fanlight over incorporating numerals	White pvc top hung frames, painted stone cills and heads. Flat roofed bay window with top hung pvc frames	Slate. Brick dentil courses below eaves	Shared moulded brick chimney with terracotta pots	1 small "Velux" type rooflight	Black pvc	Black painted rendered garden wall. Small trees behind	Formerly part of Elm Place	
123 (Elm House)	Large end-terraced 2 storey house, built in 1902	White painted textured render. Red brick blend to gable	Half glazed pvc door with fanlight over, set in open glazed entrance porch with mono-pitch roof	White pvc frames, with painted stone cills. Flat roofed bay window with top hung pvc frames	Man made slate with concrete water-table. Brick dentil courses below eaves	2 brick chimneys, 1 with earthenware pots		Black pvc gutter, white RWP	Black painted rendered garden wall, with low steel fence above. Vehicular pavement crossing	Covered driveway adjacent to entrance door, leading to rear parking (original carriage arch). House formerly part of Elm Place	
Vanbrugh House (formerly Camp Side and Camp Villa)	Imposing large detached Victorian 2 storey villa	Red brick blend with painted stone banding course at first floor level	Period style panelled timber door, with intricate glazed fanlight above. Set in feature pilaster and canopy	4 over 4 timber sliding sash windows, with painted stone heads. Lead roofed bay windows	Welsh slate hipped roof with feature ridge and hip tiles	2 large moulded brick chimneys with feature pots		Black pvc down-comers with profiled gutters	High red brick blend boundary wall, with piers. Concrete coping stones. Hardwood close boarded entrance gate, set in steel frame – matching low fence panels on top of brick walls	Tastefully modernised house set well back from road junction, in extensive gardens with mature trees. Recent subordinate 2 storey extension to east gable, and single storey extension to rear. Vehicular access from Bridle Path	Article 4 applies. Significant wall