

Michael Atkinson

ARCHITECTURE & HERITAGE



WEST HOUSE

46 FRONT STREET, TYNEMOUTH, TYNE & WEAR, NE30 4BX

HERITAGE STATEMENT

JULY 2021

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WEST HOUSE, 46 FRONT STREET, TYNEMOUTH, TYNE & WEAR, NE30 4BX

HERITAGE STATEMENT

1.0 INTRODUCTION

This Heritage Statement has been prepared to accompany detailed applications for listed building consent and planning permission approval in connection with proposed garden room extension and internal alterations to Flat 1 – West House, 46 Front Street, Tynemouth, Tyne & Wear for homeowners: Christopher and Jill Carr.

2.0 CONTEXT

The property is located within Tynemouth, a village situated within the south east area of the borough of North Tyneside. The village itself has medieval origins with the earliest documented references from the late C12. It is dominated by the Priory and Castle located at the east end of Front Street where excavations have strongly indicated an Iron Age settlement and Roman occupation. The Priory dates from c.1090 and the Castle is of two phases c.1296 and c.1390.

Front Street runs east to west and is situated centrally within the village and represents the original medieval core. Individual buildings are built up against each other forming strings of development with a linear but informal edge that flowed organically with the street layout and topography rather than being planned on a strict grid and rectilinear arrangement. Front Street in particular has an elegant sweeping curve to its layout. Despite the survival and reading of this early layout pattern nearly all of the buildings lining the streets in and around the village are now from the mid C18, C19 and C20.

West House, 46 Front Street holds a prominent position within this central village core located on the eastern edge of Front Street on its south side. It commands both northerly aspects to Front Street and to the south to the River Tyne.

3.0 DESIGNATIONS

West House merits protection under heritage legislation and is grade II listed (NHLE reference number – 1355021), first listed on the 19th February 1986.

It is also located within the Tynemouth Village Conservation Area designated in 1971 by North Tyneside Council and extended in 2009.

4.0 DESCRIPTION

The property dates to the middle of the 18th Century and as such is perhaps one of the oldest remaining properties on Front Street along with its neighbour, the Old House at no. 45 Front Street.

West House stands at two storeys (ground and first) in height plus attic accommodation. The front elevation is of Flemish bond red brickwork with sandstone ashlar dressings to window openings. The brickwork is punctured at ground and first floor level by a series of C20 timber vertical sash windows (3 x 2 over 3 x 2 glazing configuration) with wedge stone lintels and projecting cill band courses. A central gabled porch exists brought forward from the building line with a single boarded door set within a pointed gothic arch, shouldered lintels and a 6-foil window opening above. A Welsh slate pitched roof exists with 3 no. hipped dormers to the front elevation. Tall red brick chimneys exist at each gable end.

The rear elevation consists of red brickwork; the eastern section laid in English garden wall bond (dating mid C18) and the western section laid in stretcher bond (dating c.1979-80). Sandstone ashlar dressings exist to door and window openings. The brickwork is punctured at ground level by two large C20 openings; to the eastern section a timber door and paired top opening casement window combination exists and to the western section a paired timber top opening casement window with 3 x 1 over 3 x 2 glazing configuration exists. Between both openings is a C20 glazed timber door providing access and egress at this level.

At first floor level to the eastern section there are 2 no. openings; 1 no. C20 timber vertical sash window (3 x 2 over 3 x 2 glazing configuration) and 1 no. C20 timber glazed door with 3 x 5 glazing configuration providing access and egress via a black painted steel staircase. To the western section is a large C20 bow window, faceted with 5 no. top opening casement windows (2 x 1 over 2 x 3 glazing configuration). The far western section of the elevation at first floor level is recessed

back and covered in a plain render. Within this section of walling there is a single timber vertical sash window (3 x 2 over 3 x 2 glazing configuration).

A Welsh slate pitched roof exists with 3 no. hipped dormers and single rooflight to the rear elevation. A single storey red brick offshot exists at the western end of the elevation with a plain C20 timber door in its south elevation and a C20 timber window with top opening casement in its east elevation.

5.0 LAYOUT

Although originally a single dwelling house and latterly linked to The Old House (no. 45 Front Street) the property was converted in 1979 to form 1 no. ground floor flat and 2 no. maisonettes (flat 2 and 3) across first floor and attic levels. Notwithstanding considerable internal configuration the building works carried out in 1979 included the construction of a rear brick offshot and extending the south elevation building line outwards (western section) by approximately 1.5m to match that of the eastern section.

Accommodation to the ground floor flat includes a central reception hallway, 2 no. bedrooms, bathroom, lounge, kitchen/dining and a small cellar underneath the east side of the property. Access to all rooms is via the reception hallway.

There is similar accommodation to both upper maisonettes. The ground floor offshot, used as a utility and store is under the ownership of the western maisonette (flat 3). Communal areas include the entrance porch off Front Street and a shared staircase access for the upper maisonettes (flat 2 and 3).

6.0 CURTILAGE

To the front of the house the property has a dwarf stone wall without railings bounding a small garden area which has stone flags.

The rear gardens are extensive, stretching out southwards to a great length. They are mostly covered with soft landscaping incorporating grassed lawns and plants/shrubbery. A stone flagged terrace exists immediately adjacent to the rear elevation, stepping down at various points to the garden below. The gardens are bounded by a red brick wall constructed in an English garden wall bond. The walling coping is simply red brickwork laid on its edge.

7.0 PLANNING HISTORY

A search of North Tyneside Council's planning application register has found the following development history at the property:

1977	77/00737/FUL	Application permitted
	45/46 Front Street – Change of use of property to two separate dwellings	
1979	79/00884/FUL	Application refused
	Change of use from existing dwelling to dwelling and professional office	
1979	79/02200/FUL	Application refused
	Change of use from existing dwelling to dwelling and professional office	
1979	79/02837/FUL	Application granted
	Alterations to form 1 flat and 2 maisonettes (self-contained dwellings)	
1981	81/01315/FUL	Application refused
	Proposed conservatory	

This concludes the Heritage Statement in connection with proposed garden room extension and internal alterations to Flat 1 – West House, 46 Front Street, Tynemouth, Tyne & Wear.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage
Stocksfield, Northumberland

v.2 : 20th July 2021

Appendix A

Conservation Area Boundary Map

Appendix B

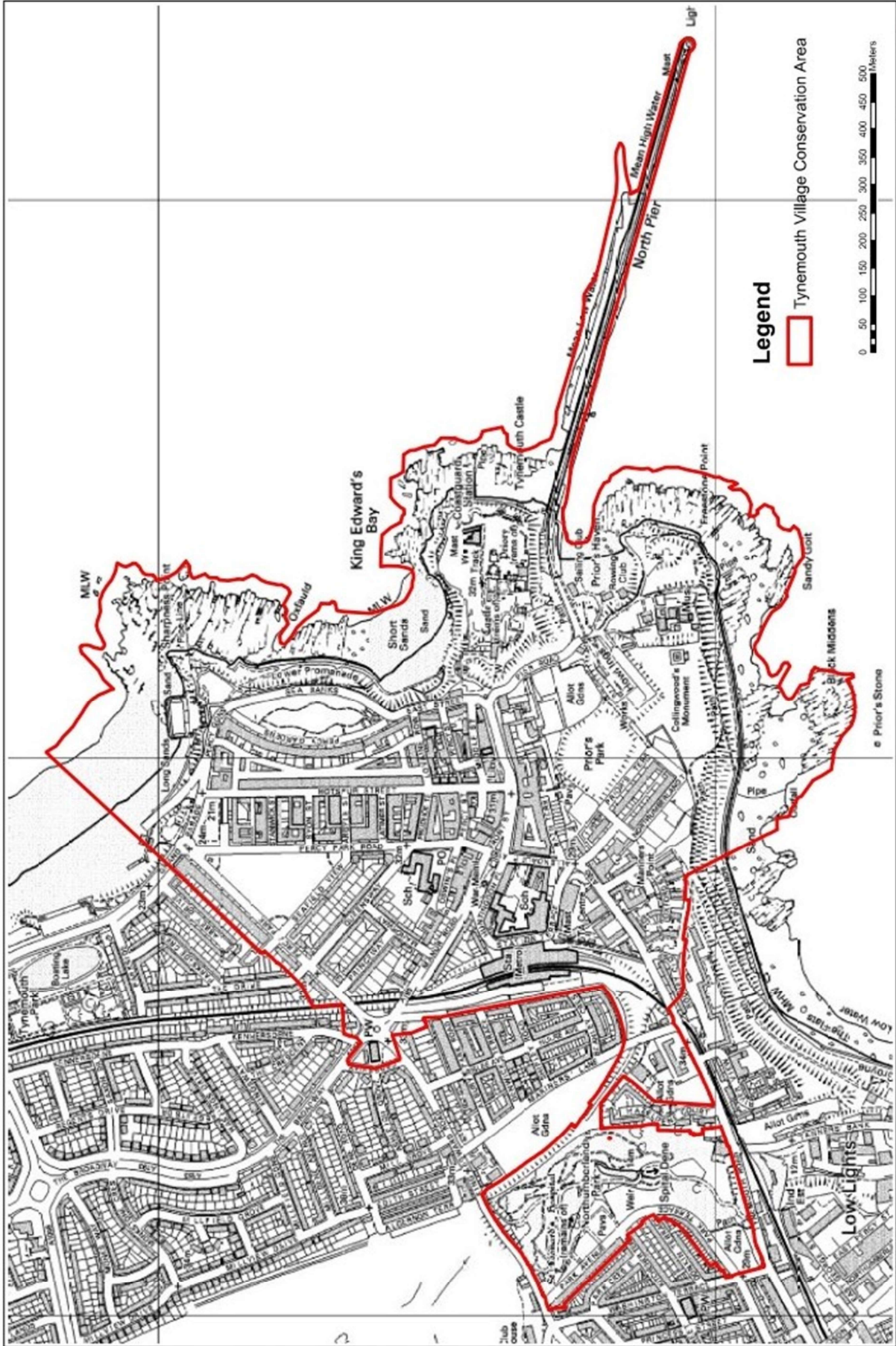
Location Plan

Appendix C

Existing Photographs

Appendix D

Existing Floor Plans and Elevations



TYNEMOUTH VILLAGE CONSERVATION AREA

Map made by the Tyne and Wear Council, Newcastle upon Tyne, in 2007. The map is a reproduction of the map of the Tynemouth Village Conservation Area published by the Tyne and Wear Council in 2007. The map is a reproduction of the map of the Tynemouth Village Conservation Area published by the Tyne and Wear Council in 2007. The map is a reproduction of the map of the Tynemouth Village Conservation Area published by the Tyne and Wear Council in 2007.

Heritage Category:	Listing
List Entry No :	1355021
Grade:	II

County:	
District:	North Tyneside
Parish:	Non Civil Parish

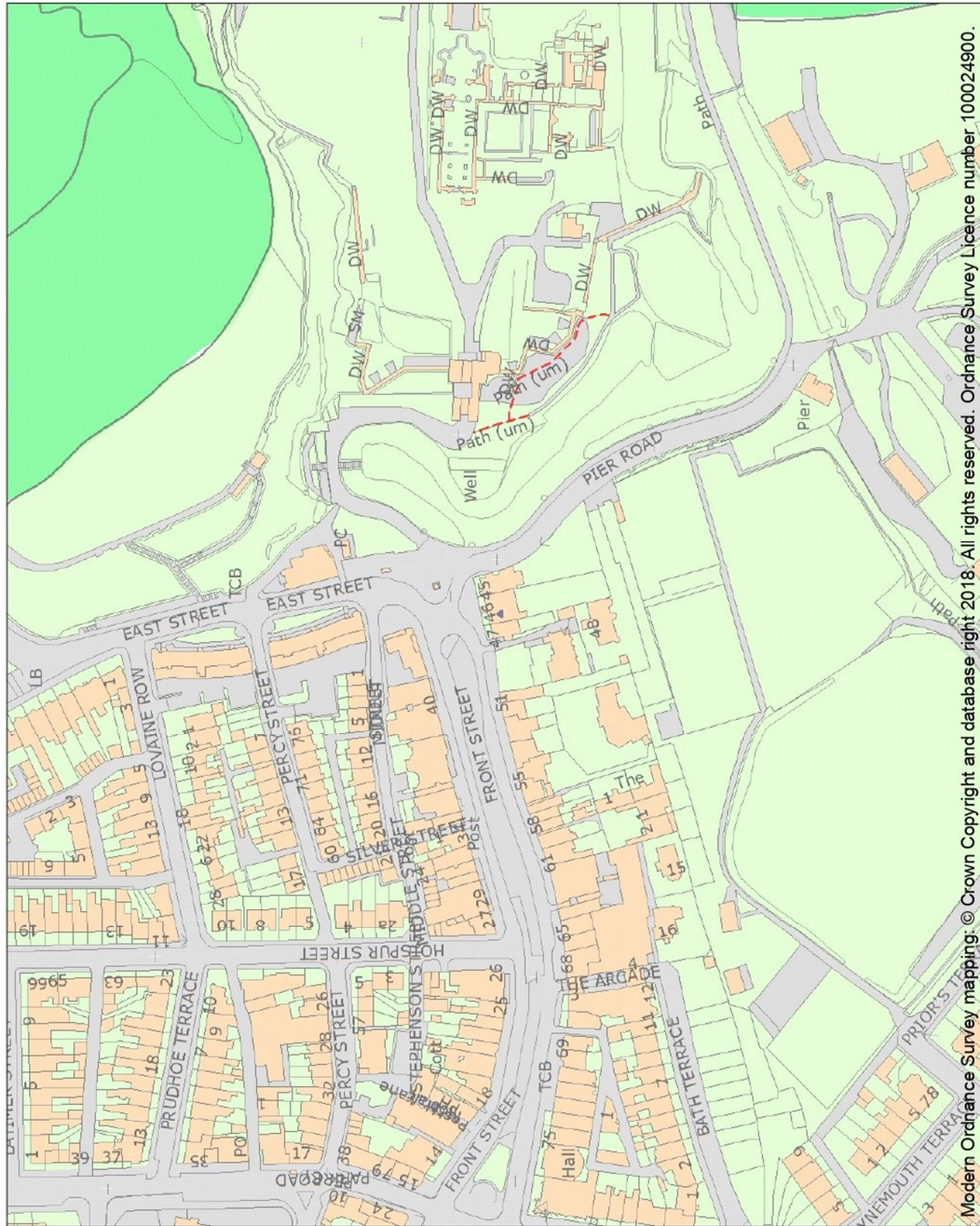
For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	NZ 37094 69381
Map Scale:	1:2500
Print Date:	20 July 2021



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: WEST HOUSE



GENERAL NOTES

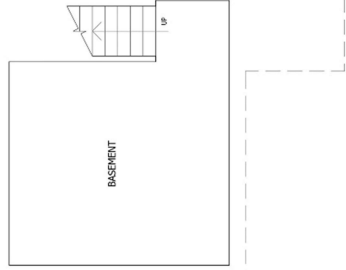
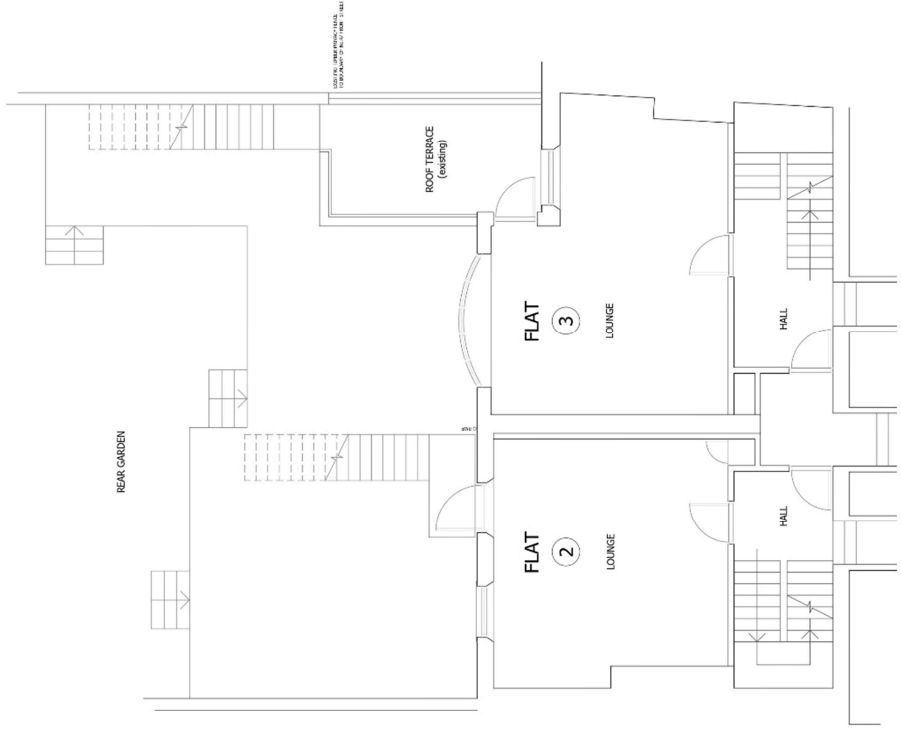
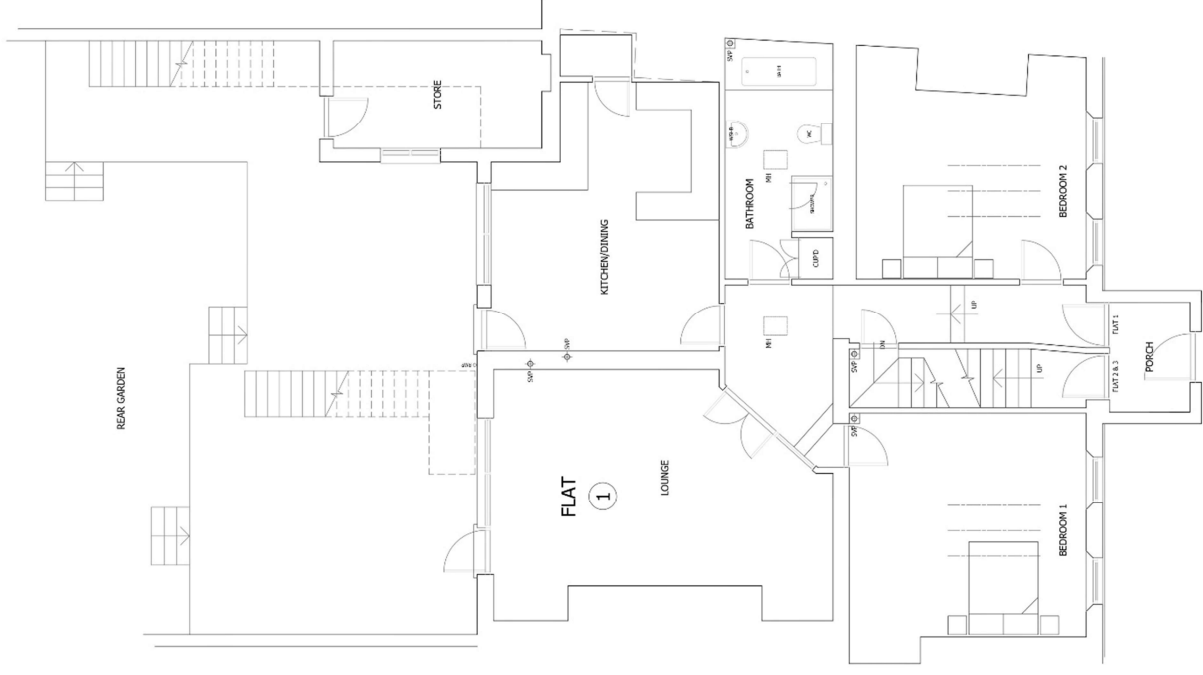
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DEMOLITIONS

ALL DEMOLITION WORKS ARE SUBJECT TO STRUCTURAL INVESTIGATIONS.



BASEMENT FLOOR PLAN | AS EXISTING GROUND FLOOR PLAN | AS EXISTING FIRST FLOOR PLAN | AS EXISTING

WEST HOUSE, 46 FRONT STREET, TYNEMOUTH, TYNE & WEAR, NE30 4BX

B	19/07/21	ARCHITECTURAL PERMISSIONS AND CONSENTS
A	18/07/21	ARCHITECTURAL PERMISSIONS AND CONSENTS

Michael Atkinson
ARCHITECTURE & HERITAGE

WEST HOUSE, 46 FRONT STREET, TYNEMOUTH, TYNE & WEAR, NE30 4BX
DATE: 18/07/2021 - CLIENT: JCB CONSTRUCTION

BASEMENT FLOOR PLAN | AS EXISTING

MA 0321 \$ | 01 A

09/07/21 1:50 (A1) RIBA SPACE3 (PAPER) COORDINATION

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DEMOLITIONS
 ALL STOPPING OUT AND DEMOLITION WORKS ARE SUBJECT TO STRUCTURAL INVESTIGATIONS.



REAR ELEVATION (SOUTH) | AS EXISTING

WEST HOUSE, 46 FRONT STREET, TYNEMOUTH, TYNE & WEAR, NE30 4BX

SIDE ELEVATION (EAST) | AS EXISTING

WEST HOUSE, 46 FRONT STREET, TYNEMOUTH, TYNE & WEAR, NE30 4BX

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