

Heritage Statement

6 Spring Terrace, North Shields, NE29 0HQ

6 Spring Terrace is a Grade 2 listed Terraced House, built circa 1830, first listed on 19/02/1986 as one of a pair of houses with 7 Spring Terrace (listing 1025354).

The listing describes the properties as follows:

“ 2 houses. Circa 1830. English garden wall bond brick with painted ashlar dressings and plinth; Welsh slate roof with flat stone gable copings. 2 storeys, each house 2 bays. Doors, in first bays, of 8 panels with oversights (No. 6, at right, patterned) in flat, Tuscan door cases. Stone wedge lintels to sash windows with glazing bars. Sill bands. Banded brick chimneys. Internal shutters visible at No. 7”

Spring Terrace is a residential area, with the original Terrace comprising Victorian and Edwardian terraced houses, of which 4 dwellings are listed buildings. Whilst Nos. 6 & 7 were possibly built during the early Victorian era they are fundamentally of Georgian design. The houses of Spring Terrace have front gardens generally edged by trees, hedges, or shrubs, with the stone foundations of iron railings common, and a mixture of railings, fencing and hedges for privacy. To the rear are enclosed back yards accessed by a narrow lane from Albion Road.

Spring Terrace lies within the Camp Terrace

Conservation Area, which comprises some of the earliest parts of North Shields' residential suburbs, around 480 dwellings, to the north of its' Georgian new town.

There are no scheduled ancient monuments or known archaeological remains within the Conservation area. Directly opposite the original Terrace is a modern health centre and a development of new townhouses (Spring Gardens Court).

The significance of 6 Spring Terrace is as one of a group of buildings of similar appearance and feel, typical of much of the Conservation area.

The distinctive external architectural features are the Georgian aspects, particularly the front door and sash windows.

The Welsh slate roof tiling of the building (excluding the single storey rear extension which was re-tiled in 2010)) has reached the end of its useful life and needs to be replaced.

There is significant de-lamination of the slates along with nail fatigue.

This has led to regular loss of slate segments or whole slates during inclement weather, and, at times, ingress of rainwater into the house.

Since purchasing the house in 2015 I have had the roof inspected and repaired annually; I am now advised that this is no longer a practicable option and a re-tile is necessary.

I enclose photographs of roof damage and loss of tiling - this has all occurred since repair and replacement of

tiles in autumn 2023.

Loss of tiles also poses a safety hazard to anyone near the outside of the house when they come loose.

The front loft bedroom has 2 standard Velux windows. The age of these windows is unknown, but they are at least 30+ years old, as they feature on a photograph of the house during its' sale listing in 1990.

These windows have leaked under heavy rain.

It is proposed to replace the existing tiling with new Welsh slate in keeping with the original build.

In conjunction with this work it is proposed to replace the existing Velux windows at the front of the building with new Velux Conservation windows.

The proposed replacement windows are Velux Conservation GGL H MK06 with 70H panes.

Slate tiles have a working life of 100 years or more so the proposed works will guarantee the integrity and appearance for many years to come.

The front of the property is readily visible from Spring Terrace.

The rear is much less visible, but the upper level can be seen in its' entirety from the back lane to Frank Place, and to a much lesser extent from Frank Place itself and the back lane of Spring Terrace.

It is not considered that the proposed works would involve any impact on the fabric, character, setting and appearance of the building, and would, in fact, preserve the character and appearance.

As such, there would also be no impact on the Conservation area.

Photographs of the heritage asset and Velux specification are attached.