

South Tyneside  
Local development  
framework

Final Adopted  
Version

SPD 14

Cleadon Conservation Area  
Management Plan

April 2009



South Tyneside Council

The New Development Plan  
for your Borough

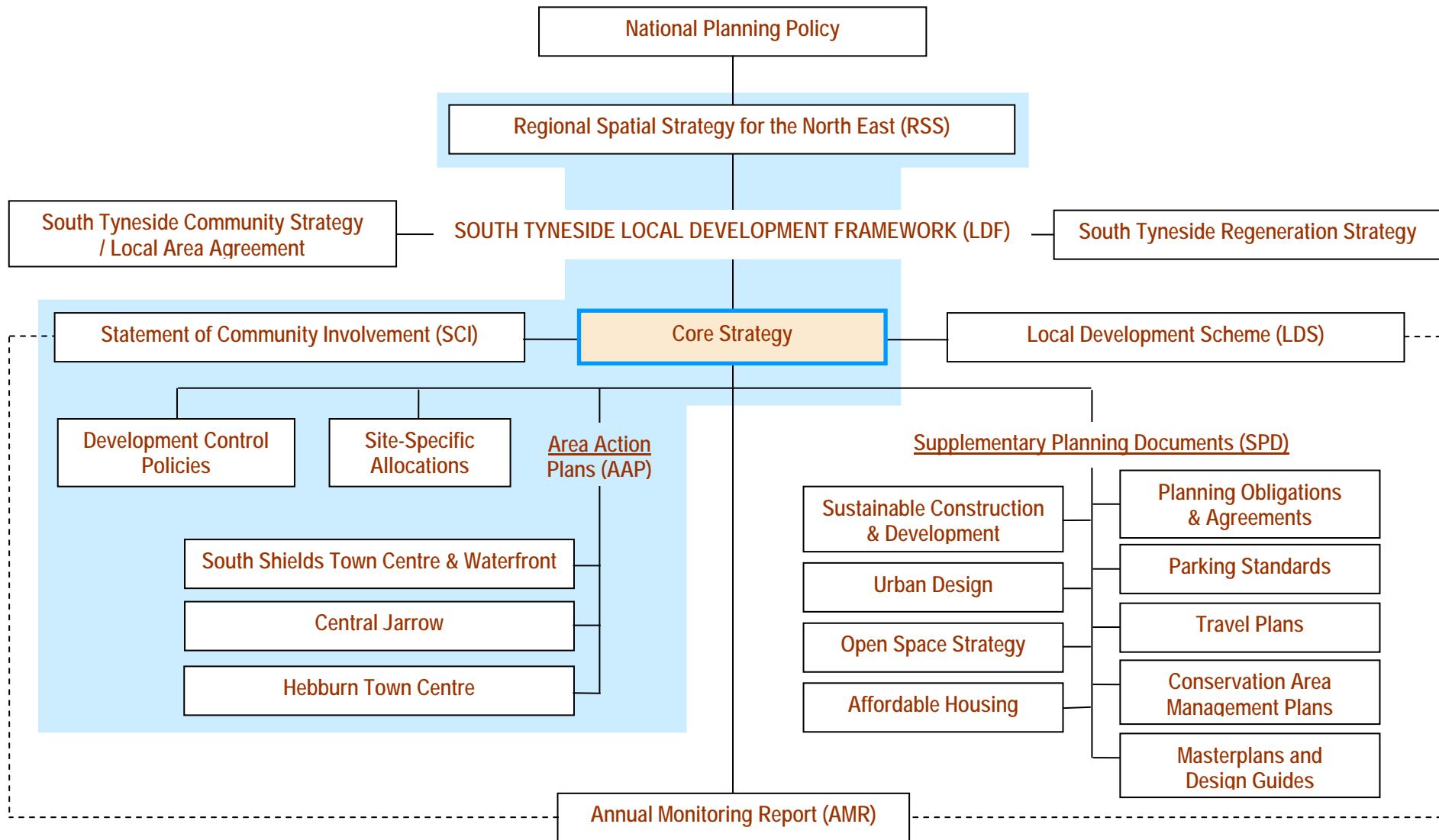


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# SPD 14 Cleadow Conservation Area Management Plan

April 2009

## South Tyneside Local Development Framework – Family Tree

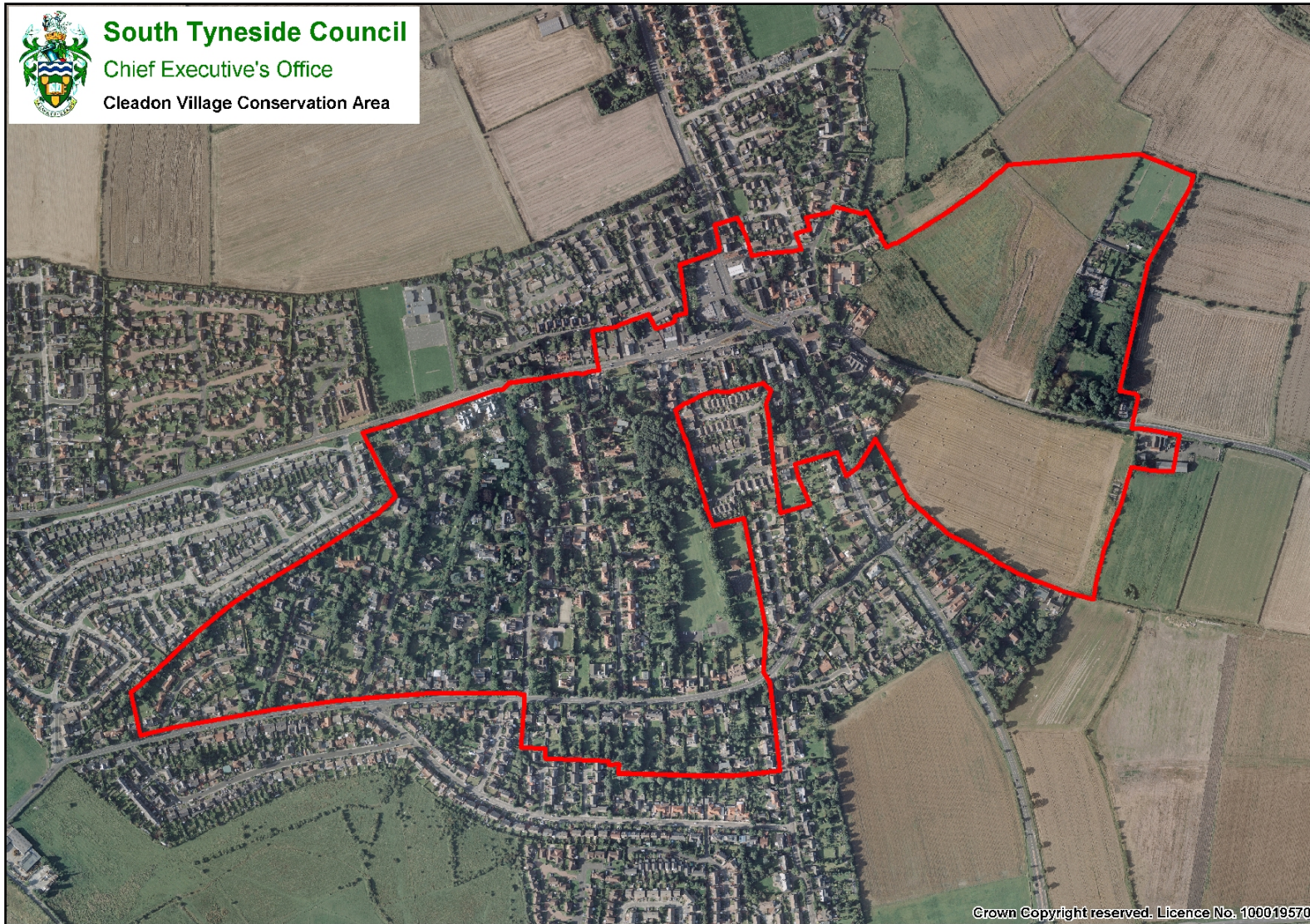


- The statutory Development Plan

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# Cleadon Conservation Area Management Plan

## National/Regional/Local Guidance

PPS 1: Delivering Sustainable Development

PPS 3: Housing

PPG 15: Planning and the Historic Environment

PPG 16: Archaeology and Planning

The North East of England Plan Regional Spatial Strategy to 2021 (RSS)

Spirit of South Tyneside: South Tyneside's Community and Local Neighbourhood Renewal Strategy / Local Area Agreement (May 2008)

Transforming Together: South Tyneside's Regeneration Strategy (2004)

Unitary Development Plan (UDP)

Local Development Scheme (LDS)

Core Strategy

Development Control Policies (DPDs)

Supplementary Planning Documents (SPDs)

Guidance on the Management of Conservation Areas (2005), English Heritage

Guidance on Conservation Area Appraisals (2005), English Heritage

Cleadon Conservation Area Character Appraisal (2007)

South Tyneside Urban Design Framework (2006)

South Tyneside Streetscape Design Guide (2006)

## Introduction

- 1.1 Everything we do is about achieving “a better future for South Tyneside’s people”. That is our vision for the Borough. To deliver a better future, one of our big challenges is to make South Tyneside a place where people choose to live, work and visit. This means developing new and exciting buildings whilst preserving our cultural heritage, beautiful coastline and countryside. It also means ensuring a quality range of homes, shops and businesses, parks and public spaces, all linked by an excellent transport system. All of these things need to be delivered through the planning system, and in particular the **South Tyneside Local Development Framework (LDF)**. This will guide the future development and use of land and buildings in the Borough over the next 10-15 years, and replace the existing Unitary Development Plan (UDP).
- 1.2 The preparation of the Cleadon Conservation Area Management Plan is the next step after the publication of a Conservation Area Character Appraisal and is a direct response to the 1990 Planning (Listed Buildings and Conservation Areas) Act, which places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. Management Plans form part of the Local Development Framework (LDF) and will, as Supplementary Planning Documents (SPDs), be a key material consideration in the determining of development proposals.
- 1.3 Cleadon Conservation Area Management Plan encourages the Local Authority, developers, development professionals (e.g. planners, architects, landscape architects, highway engineers) and the local community to engage in the preservation and enhancement of the local historic environment. This will help enhance the special character and appearance of this important heritage asset.

## Sustainability Appraisal and Appropriate Assessment

- 1.4 This Supplementary Planning Document has been assessed to see how well it meets a number of social, economic and environmental objectives. This is known as a Sustainability Appraisal, which is intended to help improve the document. The Sustainability Appraisal Report is included in this document at Annex A.
- 1.5 The content of the Cleadon Conservation Area Management Plan has been formally considered in relation to the requirement to undertake Appropriate Assessment of land use plans as set out under Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC (the Habitats Directive) and as

translated into English law through Schedule 1 of the Conservation (Natural Habitats, &c) (Amendment) (England and Wales) Regulations 2006 (Habitats Regulations).

- 1.6 The study area boundary of the Cleadon Conservation Area and the nature of the development principles set out have been considered in conjunction with advice taken from ecological experts on the location, conservation objectives and key vulnerabilities of the European Designated Sites and their interest features within or adjacent to South Tyneside that may potentially be impacted on or adversely affected by the said development principles.
- 1.7 It is concluded that the Cleadon Conservation Area Management Plan development principles do not have the potential to adversely affect the integrity of any European Designated Sites or related interest features and therefore no further Habitats Regulations Assessment work is required.

#### **Cleadon Conservation Area**

- 1.8 Cleadon Conservation Area was designated in 1975 and comprised of the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of Listed Buildings within the old village; and finally, the uniquely attractive views of Cleadon Windmill and the Water Tower that can be seen from Cleadon Lane.
- 1.9 The 1975 boundaries of Cleadon Conservation Area were extended by the Council in March 2004 to include Cleadon Plantation, a residential area to the west of the village which developed during the Twentieth Century. There are over 150 dwellings located within the Plantation built to an average density of six houses per hectare and there are many good examples of late Victorian and Edwardian houses. Cleadon Plantation is largely comprised of detached houses located within well-stocked garden plots and it is this general layout that has contributed towards the area's special semi-rural wooded character.
- 1.10 **The Cleadon Conservation Area Character Appraisal offers a more detailed analysis of the area and will be used to support development control decisions for the purposes of preserving and enhancing the character and appearance of the Conservation Area.**
- 1.11 The key aims of the Management Plan are:
- To raise awareness of the importance and value of local heritage;



- To identify distinctive public realm character areas within the Conservation Area; provide guidance; and set out objectives to preserve and enhance buildings, structures and landscapes;
- To provide tailored design guidance and set out development principles and actions for the enhancement of the Conservation Area;
- To outline key statutory requirements with respect to development within the Conservation Area, provide guidance, and set out actions to secure the proper and effective application of these requirements; and
- To propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance of public spaces.

1.12 The North East of England Plan Regional Spatial Strategy (RSS) forms the strategic part of the statutory development plan for the Borough. This is complemented at the local level by the **Local Development Framework** (LDF), which sets out the strategy, policies and proposals to which all development proposals will be assessed. The LDF replaces the Unitary Development Plan (UDP), although many saved UDP policies will retain development plan status until parts of the new system are adopted.

1.13 As a **Supplementary Planning Document**, this Management Plan will be a key material consideration in the determining of development proposals. This Supplementary Planning Document is in support of the following Development Plan policies:

#### **Unitary Development Plan – adopted October 1999**

##### **Environment**

- ENV5 Principles of Good Design and Access
- ENV6 Historic Buildings
- ENV7 Conservation Areas
- ENV7/1 Conservation Areas: Enhancement Schemes
- ENV7/9 Conservation Areas: New Development
- ENV7/10 Conservation Areas: Alterations to Unlisted Buildings
- ENV7/11 Conservation Areas: Changes of Use
- ENV8/2 Archaeology: Other Important Remains
- ENV19/3 Nature Conservation: Other Protected Species
- ENV23/1 Areas of High Landscape Value
- ENV/23/2 Areas of Landscape Significance

- ENV/23/3 Landscape and views from the Green Belt
- ENV25 The purposes and boundary of the Green Belt in South Tyneside
- ENV25/1 Green Belt: Control Over Development: New Development
- ENV25/2 Green Belt: Reuse of Existing Buildings
- ENV25/5 Green Belt: Landscape Improvements
- ENV27 Stables and Other Horse Shelters

#### **Natural Resources**

- NR10 Renewable Energy Development

#### **Urban Design**

- UR1 General Principles: Urban Regeneration
- UR2 Transportation and Regeneration

#### **Economic Development**

- ED2 Development Control Considerations: Economic Development
- ED9 Telecommunications

#### **Housing**

- H2 Development Control – Housing
- H5/1 Cleadon Plantation
- H5/2 Backland Development
- H7/2 Areas outside the Coverage of Proposal H7/1: Conversion to Guest or Boarding House
- H7/3 Hostels and Houses in Multiple Occupation
- H9 Gypsy Caravan Sites

#### **Sport, Recreation and Leisure**

- RL2 Development Control – Sport, Recreation and Leisure
- RL4 Standards of Open Space Provision
- RL5 Protection and Retention of Existing Recreational Open Space
- RL6 Protection and Retention of Playing Fields
- RL9 Children's Play Areas
- RL10 Allotment Gardens
- RL11 Countryside Recreation

### **Social and Community Facilities**

- SC2 Development Control: Social and Community
- SC2/1 Development Control: A Safer Environment

### **Transport**

- T2 Transport and Development Control
- T8 Mobility Impaired
- T17 Car and Cycle Parking

### **Shopping**

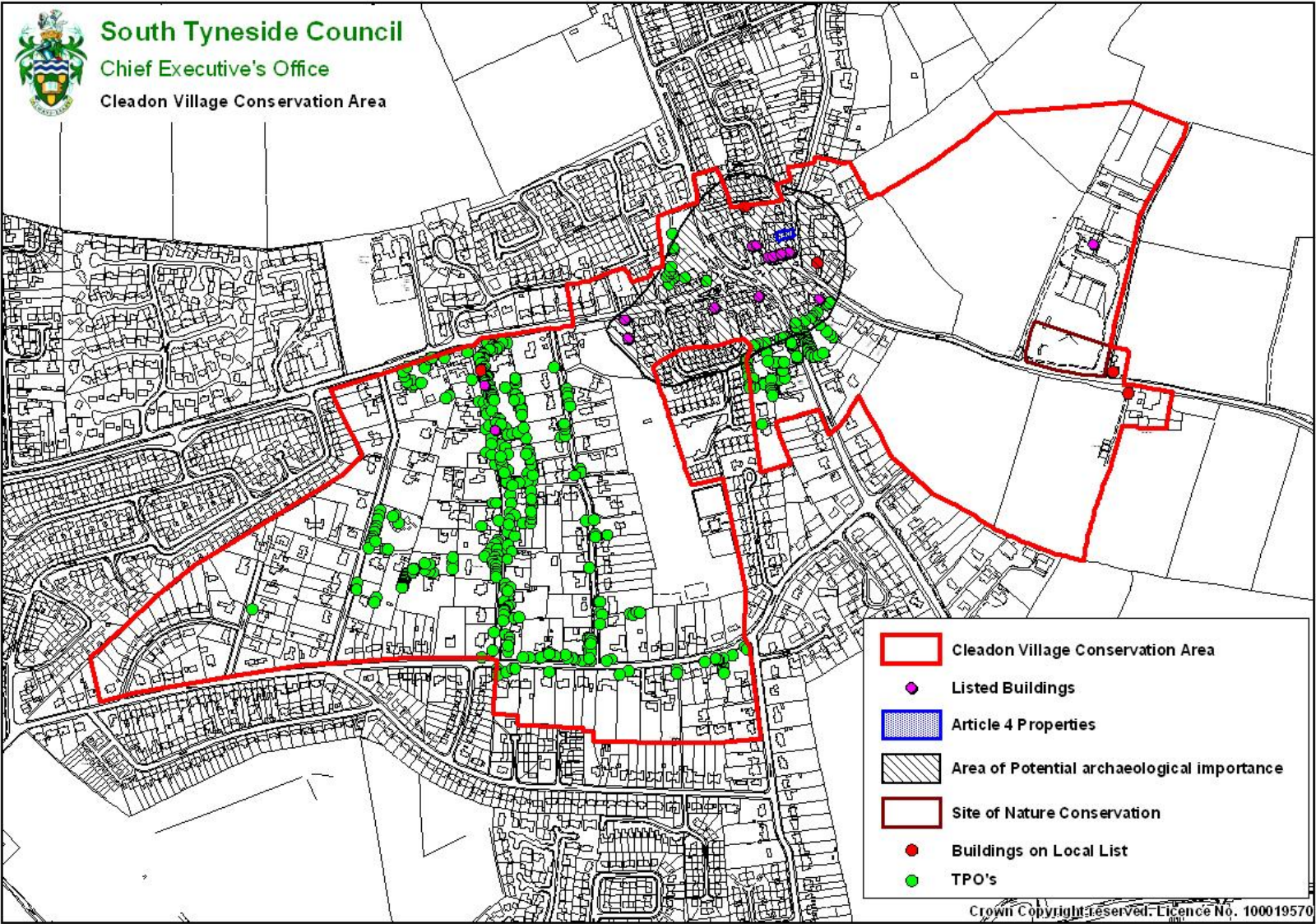
- S2 Development Control Considerations – Shops and Retail Centres

**SPG 17** Residential Development within the Cleadon Plantation

### **Local Development Framework**

#### **Core Strategy** (adopted June 2007)

- ST1 Spatial Strategy for South Tyneside
- ST2 Sustainable Urban Living
- SC1 Creating Sustainable Urban Areas
- SC6 Providing for Recreational Open Space, Sport and Leisure
- EA1 Local Character and Distinctiveness





### Key Issues within Cleadon Conservation Area

- 1.14 This document seeks to offer some suggestions and solutions to the problems threatening the character and appearance of Cleadon Conservation Area, as identified in the Character Appraisal.
- 1.15 Cleadon's historic buildings are increasingly under threat for a number of reasons, such as a lack of maintenance or insensitive alterations and continued pressure from development. The Council will therefore seek to:
- Advise owners on repair and maintenance through best practice conservation principles
  - Ensure internal and external alterations to Listed Buildings preserve their architectural integrity and historic interest
  - Preserve the distinctive character and appearance of historic buildings and retain evidence of earlier, redundant architectural features and arrangements
  - Retain and reinstate historic roofscapes through the development control process
  - Ensure that all new development demonstrates the highest possible standards of architectural merit and adopts best practice design principles
  - Undertake an audit of the public realm with a view to rationalising street clutter and inappropriate road markings
  - Resist sub-division within building plots that would harm the special character and historic settlement pattern of the area
  - Provide design guidance and prepare development briefs, where necessary, for prominent development sites
  - Monitor the physical condition of buildings and other structures on a regular basis
  - Ensure that sites of known or potential archaeological significance are dealt with in an appropriate manner
- 1.16 Cleadon Conservation Area was also designated for the importance of its spaces. The Council will therefore seek to:
- Ensure any new development will preserve key views of individual and groups of historic buildings
  - Undertake a detailed condition survey of existing trees and hedgerows and outline a management plan to ensure continued tree coverage and allow for incremental planting and biodiversity enhancements
  - Encourage the removal of inappropriate boundary treatments
  - Retain and protect areas of open space and views across open countryside

- 1.17 Through the application of national legislation and guidance the Council will also endeavour to:
- Review and update the Local List (buildings of acknowledged architectural quality or historic significance)
  - Retain buildings that make a positive contribution to the character and appearance of the Conservation Area
  - Pursue Enforcement Action through the use of Urgent Works Notices, Repairs Notices and Section 215 Notices
  - Review existing and propose additional Article 4 Directions

### Development Principles

- 1.18 For the purposes of managing development within Cleadon Conservation Area, the Council will have particular regard to the following development principles:

#### **CA-C1 New Development**

**The Council will only permit development in, or affecting the setting of, Cleadon Conservation Area that protects, preserves and where possible enhances its character or appearance. New development will normally be required to:**

- A) Retain and protect agricultural land, gardens, parks, recreational areas and any other areas of open space;**
- B) Respect the scale, harmony and design of the surrounding buildings and the wider streetscape; and**
- C) Retain trees and significant landscape features.**

#### **CA-C2 Archaeology**

**The Council will ensure the protection, preservation and, where possible, enhancement of sites of archaeological interest through the development control process by:**

- A) Requiring an archaeological assessment to be carried out, either in the form of a desk**

[continued ...]



This late Twentieth Century extension has been handled with care and sensitivity.



Although this building is not Listed, it is no less important in terms of its contribution to the historic environment and the character of Cleadon Conservation Area.



Magnesian limestone walls are a particularly prominent feature in Cleadon.

[CA-C2 continued...]

based assessment or field evaluation, in advance of the determination of planning consent where development proposals are likely to affect archaeological remains or sites of potential archaeological interest, as identified on the Sites and Monuments Record;

- B) Restricting development proposals that are likely to adversely affect archaeological remains;
- C) Requiring remains to be recorded in cases where in-situ preservation cannot be achieved; and
- D) Negotiating Section 106 Agreements for the protection, enhancement and interpretation of archaeological remains.

### CA-C3 Alterations to Buildings

Proposals involving the alteration of buildings within the Conservation Area must be appropriate in terms of scale and design. Materials must respect the age and character of the building. Proposals that are considered detrimental to the character and appearance of the building or the wider Conservation Area will be resisted.

### CA-C4 Demolition of Unlisted Buildings

The Council will resist proposals for demolition where a building is considered to make a positive contribution to the character or appearance of the Conservation Area. In instances where demolition is considered acceptable in principle, a formal application should be accompanied with detailed plans for redevelopment in order to avoid gaps being created in sensitive locations.

### CA-C5 Traditional Walls

A presumption will be made for the retention and protection of historic magnesian limestone walling found throughout Cleadon Conservation Area. Proposals to demolish significant historic boundary walls and their plinths will also normally be resisted.



This shopfront sweeps across the ground floor of two Nineteenth Century buildings. It would have been more sympathetic to respect the individual plot widths.



A reduction in the number of signs on the prominent gable of this historic building would enhance the character and appearance of the Conservation Area.

### CA-C6 Shopfronts

Where an existing shopfront contributes positively to the character or appearance of a building or area, a presumption in favour of retention and restoration will be made. Proposals for new shopfronts or alterations to existing shopfronts will:

- A) Be constructed from appropriate, high quality materials;
- B) Respect the character and appearance of the buildings and the street into which it is to be installed;
- C) Respect the character and appearance of the local area;
- D) Exclude the use of external security shutters; and
- E) Be accessible.

The Council will encourage the replacement of poor quality shopfronts by more appropriate designs and materials that reflect the age and design of the host building.

**Additional guidance on shopfront design should be referred to in Annex B.4**

### CA-C7 Signage and Advertisements

In considering proposals for new and replacement signage and adverts on shopfronts and other buildings in commercial use, regard should be had to the following principles:

- A) Hand painted lettering on timber fascias is the preferred option, although individual cast metal letters can be appropriate in some instances;
- B) Script style and scale should compliment the period of the building and the scale of the space available;
- C) Traditional hanging signs should be of a sympathetic scale and complement the scale of the building and be sited in an appropriate location;
- D) Projecting box signs and plastic signage are not acceptable; and
- E) Lighting proposals will be considered against the guidelines in Annex B.4

**Discontinuance action may be taken to secure the removal of existing advertisements which have a harmful impact upon the character or appearance of the Conservation Area.**

1.19 Additional, more area-specific development principles are contained within the subsequent Sections. All of the development principles in this document should be considered alongside the additional guidance and best practice principles detailed in Annex B. Regard should also be had to the Cleadon Conservation Area Character Appraisal.





Character Area 1 includes Front Street and the historic centre.



Character Area 2 includes the retail and commercial centre of the village.



Character Area 3 includes Cleadon Plantation.

1.20 Residential properties normally benefit from permitted development rights. This allows owners to undertake certain minor alterations without the need for Planning Consent. However, properties in Conservation Areas automatically have some of these permitted development rights removed. Annex B provides more detailed guidance. If you are in any doubt, you are advised to contact the Area Planning Team on 0191 424 7421 before carrying out any works to your property. They will advise you as to whether or not you need to apply for Conservation Area Consent.

1.21 Regardless of whether Planning or Conservation Area Consent is required for a specific action, protected species must be considered when undertaking maintenance, building and development works to ensure that offences are not committed. In addition, all trees above sapling size in a Conservation Area are automatically protected until the Council has agreed whether or not the proposed tree works can take place. Additional information on Protected Species and Tree legislation can be referred to in Annex B.1.

1.22 In order to complement the Cleadon Conservation Area Character Appraisal, the Management Plan has been divided into three distinct character areas for more detailed analysis of the key issues:

- Character Area 1            Cleadon and the Historic Core**
- Character Area 2            The Shopping Centre and the A1018 Corridor**
- Character Area 3            Cleadon Plantation**

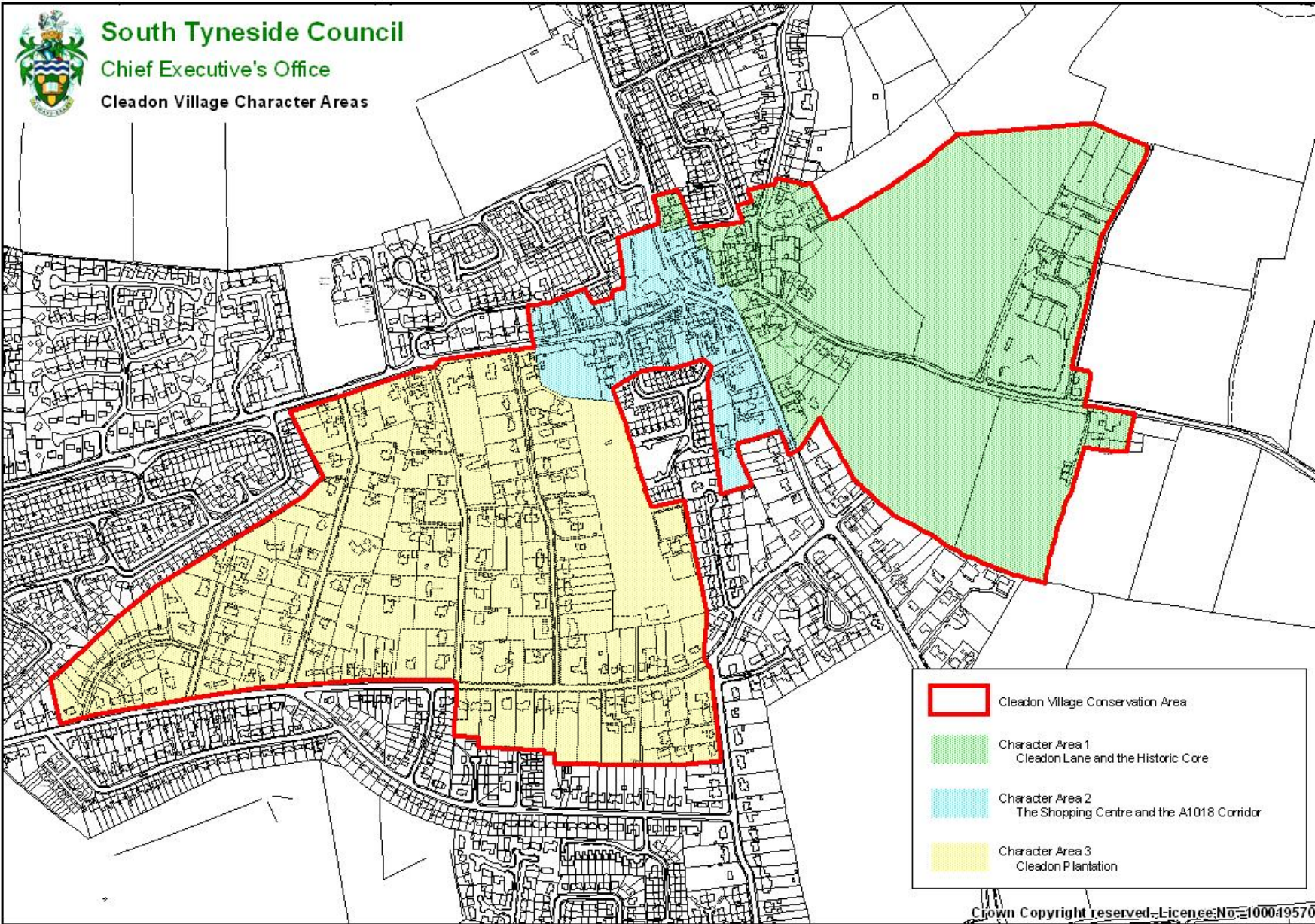
1.23 The historic built environment (buildings and structures) and the public realm (landscape, open spaces and streets) characterise each area. Important defining characteristics include:

- Building and structure age, design, layout, size and use
- Agricultural land, fields, gardens, parks, recreational areas, and any other areas of open space
- Significant boundary walls
- Landscape, and
- Road and footpath networks

1.24 For each character area, a brief description highlights key aspects of the historic and architectural importance of the historic environment and the significant threats to the effective preservation and enhancement of the area. These are taken from the Cleadon Conservation Area Character Appraisal, which offers a more detailed analysis of the area. The Management Plan then sets out specific development principles and actions for the

preservation and enhancement of Cleadon Conservation Area's buildings, structures, streets, landscapes and open spaces.







# Cleadon Lane and the Historic Core

## Character Area 1: Cleadon Lane and the Historic Core



The Eighteenth and Nineteenth Century buildings on Front Street overlook the pond at the historic heart of the village.



The rural edge along the eastern side of the village provides a glimpse of its historic setting with open fields, hedgerows and a belt of mature trees.

2.1 This Character Area consists of two distinct sub-areas:

- The historic core, focussed on the surviving street pattern to the east of the A1018
- The open fields and scattered buildings that define the rural edge of the settlement

2.2 Cleadon's origins are based in agriculture, with the earliest records and oldest surviving buildings revealing its farming roots. The Historic built core, focused around the village pond, retains the most coherent surviving remnants of pre-Twentieth Century Cleadon and a development pattern with enclosed spaces that echoes its late-medieval past. It contains the remains of farms that have been modified to provide housing, together with the church and school. The historic buildings mainly date from the 18<sup>th</sup> and 19<sup>th</sup> Centuries, with some evidence of early 16<sup>th</sup> Century structures. Their construction in locally sourced mellow, weathered magnesian limestone reinforces the sense of depth of history at the heart of the village. Unfortunately, some of the newer developments cut across the historic grain and diminish the historic character of the area.

2.3 The Centre is dominated by the pond and its landscape setting. The pond is a natural feature that served the farms and the community for centuries. Although its shape was modified and its edges hardened in the 20<sup>th</sup> Century to conform to changing road alignments, mature trees and shrubberies combine with the water to provide an attractive visual highlight and outstanding setting to the surrounding buildings.

### Action A-C1 The Centre

**Should the opportunity arise, the Council may consider reinstating the village pond to its original shape.**

2.4 The former infants' school, which dates back to 1907, currently lies vacant, following the construction of a new school at the site of the former Junior School on Boldon Lane. A development brief has been prepared for the former infants' school and the adjoining playing fields. The brief places an emphasis on the retention of the existing school building whilst allowing for some development on the playing fields.





Undercliff's Nineteenth Century service buildings front onto original cobbled carriageways.



West Hall Farm still retains an interesting group of agricultural buildings that are reputed to date from the Seventeenth Century.

**Action A-C2 Former Infants' School**

**In assessing proposals for the development of the former school site, the Council will seek to ensure that:**

- A) The original school building is retained and converted in a sensitive manner;**
- B) The design approach of any new development on the site reflects the varied character of the villas and semi-detached dwellings in the vicinity, having particular regard to scale, form and materials; and**
- C) Established trees are safeguarded.**

2.5 The area of open fields to the east of the settlement provides an important illustration of the historic rural setting to Cleadon that has been lost elsewhere due to urban expansion. It also brings into the Conservation Area sweeping vistas to the coast and views of other heritage assets such as Penshaw Monument to the south west and Cleadon Mill and Water Tower to the north. Remnants of stone boundary walls delineate old field patterns. Undercliff and its planned grounds recall a period when a number of grand houses set in landscaped estates were developed in and around Cleadon, whilst West Hall Farm, a surviving farmstead, marks the village's agricultural origins. The mature rural landscape decorated by native trees provides a superb setting to the village and All Saints Church and Peacock Lodge, which are significant landmarks and reference points.

**CA-C8 Demolition and Conversion of Historic Outbuildings**

**The Council will resist proposals to demolish historic outbuildings where they contribute positively towards the special character and appearance of the Conservation Area and will ensure that the conversion of historic buildings is carried out in a sympathetic manner.**

# The Village Centre and the A1018 Corridor



The retail centre of Cleadon is an amalgam of old buildings converted into shops and new infill developments.



The A1018 cuts a huge swathe through the centre of the village. The visual impact is, however, lessened by the tireless work carried out by the organisers and volunteers of Cleadon in Bloom.

## Character Area 2: The Village Centre and the A1018 Corridor

- 3.1 This character area includes the A1018 corridor (Sunderland Road and Shields Road) and the retail and commercial centre of the village along Front Street to the West of the A1018 corridor.
- 3.2 Cleadon developed in the Nineteenth Century to evolve into a rectangular built shape arranged around an open area with off-set roads twisting through in a visually subordinate role. In the Twentieth Century the former north/south turnpike road was upgraded and modified and widened to accommodate increased traffic flows. This resulted in the loss of historic buildings and the visual fracturing of the village with the introduction of a nearly direct wide road corridor. The introduction of such an extensive area of open space at the centre of the village dominated by tarmac and vehicular movement has proved visually invasive and has radically disrupted the historic layout and character of the area. Subsequent modifications and an abundance of line markings have entrenched the disruptive visual impact of the road.

### Action A-C3 The A1018 Junctions

**The Council will seek to review the layout and arrangements of the A1018 and its junctions and will endeavour to:**

- A) Ensure that all highway works including maintenance, road safety works, road markings, traffic signs, replacement street furniture, parking measures, etc, will preserve and/or enhance the character of the area;**
- B) Remove inappropriate modern elements;**
- C) Preserve the integrity of historic boundary walls and seek to reinstate those walls that have been removed; and**
- D) Introduce a landscaping scheme that will add three-dimensional structure and focus on historic reference points such as the village pond.**

**More detailed guidance on streetscape design is outlined in Section 6.**

- 3.3 The needs of pedestrians and vehicle users are continuously monitored. The Council recently carried out minor works to improve pedestrian safety and traffic flows at the A1018 junction. These works are part of a planned long term programme of improvements.





Existing road layout: not only has the original settlement pattern been eradicated, but large areas of tarmac dominate the village centre.

The image opposite provides a basic illustration of how the design principles set out in Action A-C3 could enhance the character and appearance of the Conservation Area by reducing the amount of tarmac and introducing more soft landscaping.

- 3.4 Further works to enhance the environment, improve pedestrian safety and traffic movement could be much larger scale. The illustration below demonstrates how some of the basic principles of Action A-C3 can be used to inform any future proposals. The image below shows a possible layout which could significantly enhance the appearance of the village centre and improve pedestrian safety and traffic movement.
- 3.5 Residents will be asked to give their views on the design of any future large scale improvements.





These shopfronts have been successfully slotted into the fabric of an old building. Care should be taken to ensure that modern additions, such as the installation of external light fittings, do not detract from the character and appearance of traditional shopfronts.



Improvements to the forecourt area could enhance the character and setting of the Conservation Area.

- 3.6 The retail and commercial centre of Cleadon has established itself along Front Street to the west of the A1018. It incorporates a mixture of Nineteenth Century and post-war developments to create a mixture of styles and sizes. Whilst several traditional shopfronts survive, some have undergone inappropriate alterations or been subject to additions such as inappropriate signage and lighting. Newer developments include flat roofed buildings, timber clad frontages and pitched roof buildings whose poor detailing and choice of materials substantially diminishes their design quality. Proposals involving new shopfronts, or alterations to existing shopfronts should have regard to CA-C6 Shopfronts. Proposals relating to signage and adverts must have regard for CA-C7 Signage and Advertisements.
- 3.7 Improvements to the treatment of hard surfaces would greatly enhance the appearance of Front Street and make the area more welcoming to pedestrians.

**Action A-C4 Environmental Improvements to Front Street**

**The Council will endeavour to prepare a scheme of environmental improvements to Front Street that will:**

- A) Reinforce the distinct qualities and character of the area;**
- B) Secure the use of appropriate materials; and**
- C) Improve accessibility for the widest range of users.**

**More detailed streetscape guidance is set out in Section 6.**



# Cleadon Plantation

## Character Area 3: Cleadon Plantation



The Grade II Listed Grotto in the Cleadon Recreation Grounds was a focal point of the 'Picturesque' style garden ranged along the south elevation of Cleadon House.



A traditional hedge-lined street.

- 4.1 Cleadon Plantation lies at the west end of the Conservation Area. The character area includes the Recreation Ground that occupies part of the former landscaped estate of Cleadon House, where the remains of the Eighteenth Century grotto survives to mark the lost picturesque design of the gardens.

### Action A-C5 Cleadon Recreation Grounds

**The Council recognises the role of recreation grounds in the wider green infrastructure network and will seek to pursue opportunities to enhance the recreation grounds as a community asset whilst retaining its historic character and carefully managing its mature trees to ensure that a desirable tree canopy is maintained.**

- 4.2 The Plantation was developed as a landscaped 'Garden Suburb' estate during its formative years at the turn of the Nineteenth and Twentieth Centuries. Its character is dominated by a collection of fine Victorian and Edwardian detached houses set in large gardens that came together into what would have been perceived as a large landscaped estate. The extensive use of large gables, slate, decorative timber details, tall chimney stacks and warm red bricks provides a comfortable yet robust appearance to the area. The streets are predominantly tree lined with hedges and mature gardens that occasionally make them look like country lanes. Surviving features, such as working gas lights, enrich the remarkable character of the Plantation.
- 4.3 Later inter and post war phases of development tended to introduce a greater density of housing and, although generally of good quality with attractive examples of period styles, this has diminished the original layout approach established in the early Twentieth Century. Some recent designs are, however, of limited quality and there is increasing pressure to sub-divide the larger gardens into smaller building plots. This has resulted in a loss of landscape, an imbalance in the historic spatial relationship between built development and ancillary garden space, reduced the quality of the setting of the houses, compromised the design approach that underpins the philosophy of the 'Garden Suburb' movement and introduced openings into hedge lines.



The development of Pinfold Court on Boldon Lane cuts across the established grain of development. Constructed prior to the designation of Cleadon Plantation, this large single mass complex does not reflect the scale, height, relationship of building to space, landscape or containment of the historic development pattern.



Pinehurst Lodge on Underhill Road, built in the ground of Pinehurst House before the Conservation Area was designated, creates a large mass that devalues the quality of the original house by taking away the open landscaped space around the property that provided its original designed setting.

**CA-C9 Cleadon Plantation**

**In the interests of preserving the distinctive character of the Cleadon Plantation, the Council will resist development proposals for infill housing unless:**

- A) The site fronts directly onto a public highway;**
- B) The new and remaining plot each comprise an area of not less than 0.1 hectare, with a frontage to the highway of not less than 15 metres; and**
- C) In other respects, the proposed development will not adversely affect adjacent properties in terms of privacy, daylight, sunlight or other residential amenity considerations.**

- 4.4 Development proposals should also have regard to CA-C1 New Development and CA-C3 Alterations to Buildings. Proposals relating to demolition will be assessed against CA-C4 Demolition of Unlisted Buildings.
- 4.5 Hedges and grass verges are key landscape features that help to create a semi-rural appearance. The removal of hedges and the traditional timber palisade fencing that is characteristic of the Plantation, and their replacement with solid urban style walls, railings and off-street hard standings, is damaging the green character of the area.

**CA-C10 Boundary Enclosures**

**In the interests of preserving the distinctive character of Cleadon Plantation, the Council will resist proposals for the replacement of traditional boundary enclosures with inappropriate treatments, including solid walls, railings, or any other means of enclosure that is uncharacteristic of the Plantation. A presumption will be made in favour of retention of original boundary enclosures and associated hedgerows.**

# Article 4 Directions



Whilst this property retains its original timber sliding sash windows at ground floor level, the first floor windows have been replaced in UPVC. In addition, one of the chimney stacks has been reduced in size and the chimney pots removed. Such alterations can have a profoundly adverse impact on the character and appearance of a historic building.

## Article 4 Directions

- 5.1 Alterations that affect the appearance of a building normally require some form of Consent from the Local Planning Authority. However, certain types of development, particularly in relation to dwellinghouses, can be carried out without consent. You should contact the Council's Area Planning Team before carrying out any alterations in order to confirm whether or not consent is required. Additional guidance is located in Annex B.3. Permitted development, particularly in relation to dwellinghouses, can have unfortunate effects upon the character or appearance of a Conservation Area if carried out in an insensitive manner.
- 5.2 Article 4 Directions can be imposed in order to control certain alterations to residential dwellings and other works that would otherwise be considered permitted development under the Town and Country Planning (General Permitted Development) Order 1995.
- 5.3 The criteria for selecting properties for proposed Article 4 Directions includes architectural quality and surviving features, the importance of such features to the character and appearance of the individual property and the wider Conservation Area, and the established or potential threat of such features being lost through permitted development.

### Action A-C6 Article 4 Directions

**The Council will seek to undertake a comprehensive survey of historic properties within Cleadon Conservation Area with a view to declaring Article 4 Directions that will preserve and protect important historic and architectural features.**

- 5.4 Article 4 Directions may be made to restrict the following categories of development:
  - The enlargement, improvement or other alteration to a dwellinghouse; any alteration to its roof; the construction of a porch, the provision within its curtilage of a building, enclosure, swimming pool, etc; the provision of a hard surface; or the installation of a satellite antenna;
  - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse;
  - The painting of the exterior of any part of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse; and

- The demolition or all or part of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse.
- 5.5 Whilst the use of Article 4 Directions does not give the Council powers to require lost features to be reinstated, owners will be encouraged to enhance their properties and given practical advice. Where historic features have been removed post-designation, the Council will take enforcement action against the house owner in order to get them reinstated to the form they were in at the time the Article 4 Direction was made.
- 5.6 Features such as original timber sash windows, timber panelled doors and decorative joinery details add to the overall character and appearance of the Conservation Area. Their removal and replacement with modern designs and materials such as UPVC does incalculable damage to the quality of the buildings and the character and appearance of the Conservation Area.
- 5.7 The Council currently holds a list of Buildings of Acknowledged Architectural Quality or Historic Significance. This is also sometimes referred to as a Local List. Although these buildings do not benefit from the same statutory protection as Listed Buildings, their inclusion on the Local List draws attention to their value in the local setting and provides justification, in certain circumstances, for Article 4 Directions to be made to protect these properties from insensitive alterations.

#### **Action A-C7 Local List**

**The Council will seek to review and update the current List of Buildings of Acknowledged Quality or Historic Interest with a view to working towards greater protection from demolition and unsympathetic alterations.**



# Streetscape



Natural stone kerbs and traditional scoria blocks can be found along Underhill Road. Such features should be retained.



The driveway to East Farm Cottages, off Sunnyside Lane, retains its rural feel.



The grass verges on Laburnum Grove contribute to the semi-rural appearance of Cleadon Plantation.

## Streetscape in Cleadon Conservation Area

- 6.1 The Council aims to promote and enhance the Borough's historic areas through high quality street design and maintenance.

### Action A-C8 Surface Materials

The Council will seek to:

- A Maintain and restore historic materials and details such as natural stone kerbs;**
- B Ensure new ground surfaces, including footways, carriageways and kerbs relate to and enhance the local context;**
- C Keep paving simple and avoid discordant colours;**
- D Relate surface treatments to their urban, suburban or rural character; and**
- E Ensure tactile paving integrates with the surrounding paving and that designs, colours and materials harmonise with the overall streetscape.**

- 6.2 Given that there is a large variety of types and ages of materials in Cleadon Conservation Area, a palette of materials has been put together to try to deal with these different streetscapes. For example, there are a number of 'back lanes' in Cleadon and whilst these are within an overall urban area, they should still be treated as rural lanes. It would not be appropriate, for example, to install paved footways and kerb lines to an area where they do not currently exist as this would destroy the existing fundamental character.
- 6.3 The palette of materials should act as a guide rather than as a rule since it is not possible to allocate materials on a street by street basis. The general approach should be informed by a variety of factors, such as the existing treatment, surrounding built form, and whether the street conforms to the historic settlement pattern.
- 6.4 There may be instances where an alternative treatment will be appropriate, such as the A1018 junctions or the shop forecourt. Any proposed improvements must enhance the character or appearance of the Conservation Area.

**Preferred palette of materials for highway maintenance and streetscape improvements:**

**National Guidance**

**Department for Transport: Guidance on the Use of Tactile Paving Surfaces (1998)**

Where the blister surface is provided at crossing points in Conservation Areas or in the vicinity of a Listed Building, some relaxation of the colour requirements may be acceptable. In these limited circumstances only, the tactile surface may be provided in a colour which is in keeping with the surrounding material. This relaxation does not extend to the use of red at uncontrolled crossing points. Before any decision is taken by the local authority, discussions should take place with local groups of visually impaired people and rehabilitation (or mobility) officers and the local Conservation Officer.

**Planning Policy Guidance Note 15: Planning and the Historic Environment**

5.3 The Secretaries of State also attach particular importance to early consultation on traffic management and highway maintenance schemes, and associated development proposals which would affect Listed Buildings or Conservation Areas or parks, gardens or battlefields and their settings. Local highway and planning authorities should take great care to assess the impact on existing roads of new projects, e.g. for the rerouting of traffic or for pedestrianisation. They are urged to seek the advice of English Heritage, where appropriate, before determining any such proposals.

**Traffic Advisory Leaflet 1/96: Traffic Management in Historic Areas**

In any places there has been a long-established tradition of interlocking rectangular 3'x2' slabs for footways, and this should normally be continued.

	Urban	Sub-urban	Rural
Footways	<ul style="list-style-type: none"> <li>- Lightly textured pre-cast concrete</li> <li>- 450mmx600mm</li> <li>- Square edge</li> <li>- Silver grey</li> <li>- Staggered joints</li> <li>- Longer lengths laid at 90 degrees to the carriageway</li> </ul>	Where paved, specify as per urban footway treatment; otherwise standard asphalt	<ul style="list-style-type: none"> <li>- Retain any existing grass verges</li> <li>- Existing footways to be replaced with surface dressing in an appropriate finish</li> </ul>
Tactile paving on non-controlled crossings	<ul style="list-style-type: none"> <li>- Pre-cast concrete</li> <li>- 450mmx450mm</li> <li>- Silver grey</li> </ul>	<ul style="list-style-type: none"> <li>- Pre-cast concrete</li> <li>- 450mmx450mm</li> <li>- Silver grey</li> </ul>	Avoid
Carriageways and parking bays	Retain existing historic surface treatment, e.g. natural stone setts; otherwise use standard asphalt	Retain any existing historic surface treatment, e.g. natural stone setts; otherwise use standard asphalt	Standard asphalt
Kerbs and gulleys	Retain existing natural materials; or <ul style="list-style-type: none"> <li>- Lightly textured pre-cast concrete kerbs</li> <li>- Minimum 225mm width</li> <li>- Silver grey</li> </ul>	Retain existing natural materials; or <ul style="list-style-type: none"> <li>- Lightly textured pre-cast concrete kerbs</li> <li>- Minimum 225mm width</li> <li>- Silver grey</li> </ul>	Avoid where possible; otherwise install flush kerbs, or splayed kerbs if specifically required for retaining grass verges

6.5 There is little in the way of historic street furniture and signage surviving in Cleadon. It has been replaced over the decades by a proliferation of street clutter, the majority of which does little to enhance the Conservation Area. The removal of this clutter is a priority and consideration must be given to the location and design of any new street furniture or signage.



Buff tactile paving and standard yellow lines can detract from the character and appearance of Cleadon Conservation Area.



Using standard asphalt as an alternative surface treatment would avoid the introduction of too many different materials.



This street furniture is quite dominant and takes away the focus from the traditional shopfronts.

**Action A-C9 Street Furniture and Signs**

The Council will seek to:

- A) Carry out a streetscape audit;**
- B) Retain historic street furniture that reinforces local character and identify and remove superfluous or redundant items;**
- C) Reduce signs to a minimum size and number, locate signs on existing posts or buildings where appropriate and locate signposts at the back edge of the pavement where appropriate;**
- D) Use contemporary street furniture where there are no historic references;**
- E) Wherever possible, eliminate the need for bollards and pedestrian guardrails;**
- F) Restrict signs to those that convey essential information only; and**
- G) Locate street furniture at the back of pavements where appropriate.**

6.6 South Tyneside is committed to a Private Finance Initiative (PFI) to repair, replace and manage the Borough's street lighting and highway signs over the next 25 years. Agreement has been reached to allow for 'heritage' street lighting to be installed in identified areas within Conservation Areas where considered appropriate.

**Action A-C10 Street Lighting**

The Council will seek to:

- A) Retain historic street lighting that reinforces the local character and identity;**
- B) Ensure the height, design and location of replacement street lighting is appropriate to the scale and character of the street and buildings;**
- C) Avoid standardised lighting columns and lanterns, instead choosing an appropriate design, light source and level of illumination that relates to a particular area; and**
- D) Avoid clutter by mounting lights on buildings where appropriate.**

6.7 Modern cycle routes are out of keeping in rural villages. It is therefore important that their introduction be treated in a sensitive manner.



This example from another Region demonstrates that cycle lanes can not only look unsightly but can create conflict with other road users, sometimes generating dangerous situations for cyclists.



Whilst the introduction of this crash barrier was a response to a specific incident and ongoing threat, obtrusive steel barriers should generally be avoided in residential areas.

### Action A-C11 Cycle Routes

The Council will seek to:

- A) Avoid obtrusive colours and markings for cycle lanes in Conservation Areas;
- B) Reduce signs to a minimum, both in terms of scale and quantity; and
- C) Design cycle routes as an integral part of the historic streetscape.

6.8 Traffic calming measures should be fitted sensitively into the streetscene as though they were part of the original design of an area. Proposals should therefore be based on a careful urban design analysis of the character of an area.

### Action A-C12 Traffic Management and Road Safety

The Council will seek to:

- A) Adopt a minimalist approach. Physical measures should involve minimal visual interference with the established streetscene, keeping signs and other street furniture to a minimum;
- B) Reinforce or enhance local character using traditional features or elements already found in the area;
- C) Avoid the use of contrasting surfaces and materials;
- D) Confine road markings to the minimum necessary for highway safety;
- E) Consider the use of setts to reduce traffic speeds;
- F) Implement reduced width yellow lines on carriageways (e.g. 50mm Primrose yellow); and
- G) Avoid footway build-outs and other features that do not belong in a historic street.

6.9 Advertising, and especially illuminated advertising, within the streetscape invariably detracts from the character of the Borough's historic areas.

### Action A-EB14 Advertising

The Council will seek to:

- A) Resist the introduction of advertising panels in bus shelters; and

[continued ...]



[Action A-EB14 continued ...]

- B) Resist the introduction of banners and other forms of advertisement on lampposts and in other locations that would cause harm to the character or appearance of the Conservation Area.**

6.10 A common problem within the public realm has been the sub-standard repair of the streetscape by utility companies.



Repairs carried out by utility companies along Front Street have left an unsightly patchwork of materials.

**Action A-C14 Utilities**

**The Council will:**

- A) Seek to ensure utility companies reinstate works to the highest standard using appropriate materials and details in accordance with the New Roads and Streetworks Act 1991 and the associated Codes of Practice; and**
- B) Investigate the adoption of a permit system that would enable the Local Authority to impose conditions on street works specific to the character of the location.**

6.11 CCTV is not a major issue in Cleadon, given the nature of this village. However, the Council would like to avoid the inappropriate and insensitive installation of CCTV cameras in future.

**Action A-C15 CCTV**

**The Council will seek to:**

- A) Avoid freestanding columns; and**
- B) Avoid locating CCTV equipment in locations that would be visually detrimental to the character and appearance of the Conservation Area.**

# Annex A: Sustainability Appraisal

## A.1 Sustainability Appraisal

### **Introduction to Sustainable Development**

A widely used definition of sustainable development is “Development which meets the needs of the present without compromising the ability of future generations to meet their own needs”. Sustainable development, as defined by UK Government, is the integration of social, economic and environmental objectives.

The latest Sustainable Development Strategy introduced by the UK Government contains four priority areas for immediate action, and emphasises a need for changing behaviour to bring about long term sustainability improvements. The four areas for action are:

- Sustainable Consumption and Production
- Climate Change and Energy
- Natural Resource Protection and Environmental Enhancement
- Sustainable Communities

These areas of action or key themes are mirrored throughout a number of South Tyneside’s strategic documents such as the Community Strategy and Local Area Agreement, the Environment Strategy, Transforming Together: South Tyneside’s Regeneration Strategy and others.

### **Sustainability Appraisal and Strategic Environmental Assessment**

This section is the Sustainability Appraisal (SA) report of the Cleadon Conservation Area Management Plan for the South Tyneside Local Development Framework (LDF). It has been produced following the implementation of the European Commission Directive 2001/42/EC (enacted in the UK under the Environmental Assessment of Plans and Programmes Regulations 2004) which requires a ‘Strategic Environmental Assessment’ (SEA) of Development Plans, as well as other plans and programmes. This report has also been informed by guidance from the former Office of the Deputy Prime Minister (ODPM) on undertaking a SEA combined with a Sustainability Appraisal.

The Directive seeks to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans in order to promote sustainable development. The Sustainability Appraisal extends the consideration of issues to include social and economic factors as well as environmental issues. In consequence, this appraisal considers the effects of the development principles on social, economic and environmental objectives that collectively define sustainability within the Borough. Where those effects are

considered likely to be significantly detrimental, mitigating measures are proposed. These will take the form of proposed amendments to the wording.

There will always be tensions in the process of appraisal. The process makes explicit the potential conflict between economic growth and environmental impacts. Whilst these cannot always be resolved, the appraisal, in highlighting such tensions, is able to provide this information to decision-makers. Decisions can then be taken that are informed, based on evidence and that have sought to balance potentially competing interests.

Whilst no local authority development plan can claim to ever achieve true sustainability, its contribution towards realising sustainability can always be improved. For South Tyneside Council, this completed SA aims to aid this process. The process used is one devised for the Council by Entec UK Limited, who used this to appraise the Council's emerging LDF documents including previous Conservation Area Management Plans.

#### **Introduction to Conservation Area Management Plan Sustainability Appraisal**

The Cleadon Conservation Area Management Plan SPD, along with the emerging South Tyneside Local Development Framework (including saved policies from the Unitary Development Plan), will be a material consideration in determining planning applications and assessing their sustainable credentials.

The purpose of this SA is primarily to make development in South Tyneside more sustainable. It seeks to ensure that all development proposals are fully informed by the advice in the regionally agreed document 'Building in Sustainability: A Guide to Sustainable Construction and Development in the North East' (2002), SustainE.

This SPD provides the detail to implement saved UDP Policy ENV5 and adopted LDF Core Strategy Policy ST2. There are also a number of other, complementary policies within the Core Strategy, such as those dealing with sustainable urban areas, local character and distinctiveness, biodiversity / geodiversity and protecting natural resources that, when implemented, will also maximise the sustainability impact of this document.

The SPD will be subject to consultation as part of the Local Plan process, although ODPM guidance for Supplementary Planning Documents state that the consultation group be narrower in focus than for a document such as the Local Plan, as there is likely to be more focused, specific interest in a document of this type.

The SA comprised the following stages:

- Appraisal of the SPDs contribution to economic, social and environmental objectives (including consideration of alternative options).

- Completion of an SA report that focuses upon the key sustainability issues arising from the appraisal and any proposed mitigation measures.

#### **The Appraisal Workshop**

The workshop to appraise this SPD was held at South Shields Town Hall on 14<sup>th</sup> July 2008. It was facilitated by a member of the Strategic Policy Team not directly involved in the production of SPD. The workshop included:

- Lucy Routledge, Historic Environment Officer, Strategic Policy Team, South Tyneside Council
- Les Milne, Urban Design Manager, Strategic Policy Team, South Tyneside Council
- Matt Hawking, Senior Countryside Officer, Strategic Policy Team, South Tyneside Council
- Peter Cunningham, Area Planning Officer, West Team, South Tyneside Council
- Ben Stubbs, Planning Policy Officer, Strategic Policy Team, South Tyneside Council



SPD14 Cleadon Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
Sustainable Development Objectives		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
1. To create and retain wealth	Will new businesses be created? Will it generate sustainable economic growth? Will it generate new employment? Will it increase average household income?	X	✓	T	T	T	X	T	T	The SPD seeks to retain wealth through the preservation or enhancement of residential properties located in the Conservation Area.  However, it is considered that the SPD will only have a marginal impact on the creation of 'new' wealth within the Conservation Area.
2. To help businesses start up, grow and develop	Will it stimulate an entrepreneurial culture? Will it improve business development and enhance competitiveness? Will it promote growth in key sectors? Will it encourage business diversity?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective, as stated in the latter point above.  However, the document encourages the local sourcing of materials although in some cases, more importance may be given to the type of material rather than where it is sourced.
3. To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity	Will this reduce outward migration? Will this reduce unemployment rates? Will this increase employment rates? Will this reduce the rate of worklessness?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective.  The document does not specifically attempt to cover these issues.
4. To establish and retain a flexible and highly skilled workforce through training and education	Will it improve people's skills? Will it improve educational performances against the national average? Will it encourage retention of people with higher-level skills? Will this encourage links between education and employment at all educational levels? Will this encourage social inclusion?	X	✓	T	T	T	T	X	T	The SPD does not specifically attempt to cover these issues.  However, there is potential to develop local skills in specialist construction and restoration methods etc.

SPD14 Cleadon Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
Sustainable Development Objectives		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
5. To encourage self-sufficiency and local production in Borough	Will it encourage self-sufficiency and local production in South Tyneside?	✓	✓	T	T	T	T	X	T	This objective is not dealt with by the SPD but there is potential to develop local skills etc., as stated above. It is also considered that any restoration works, for example, are likely to be carried out by firms operating outside of the Borough's boundary.
6. To prevent deterioration and where possible improve local air quality levels for all	Will it prevent deterioration or improve local air quality?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective. However, the review of traffic management could result in either positive or negative impacts.
7. To protect and enhance the quality of the Borough's land and groundwater, rivers and sewaters	Will it reduce pollution of land, groundwater, rivers and the sea? Will it protect and enhance the quality of the Borough's groundwater, rivers and sewaters? Will it encourage use of the Borough's natural assets?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective. The document does not specifically attempt to cover these issues.
8. To protect and enhance the Borough's coastline and water frontage	Will it manage the coastline in accordance with the Shoreline Management Plan? Will it reduce and minimise the risk to people and properties of flooding? Will it reduce the risk of damage to property by storm events?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective. The document does not specifically attempt to cover these issues.

SPD14 Cleadon Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
Sustainable Development Objectives		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
9. To reduce the causes and the impacts of climate change	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it reduce greenhouse gases and CO2 emissions in line with national targets?</p> <p>Will it improve the Standard Assessment Procedure (SAP) rating of housing in the Borough?</p>	✓	✓	-	-	-	-	-	-	<p>The SPD does not have any specific reference to climate change, but may have adverse effects due to the requirement to use specific materials and construction/restoration methods.</p> <p>However, the protection of buildings and structures within the Conservation Area reduces the need for the construction of new developments, thereby decreasing both the use and transportation of materials.</p> <p>Climate change is specifically dealt with elsewhere in the LDF (e.g. the Core Strategy and SPD1 Sustainable Construction and Development) and across the Council as a whole (e.g. energy efficiency programmes). Such plans and strategies will be implemented within the conservation area where possible and appropriate.</p>
10. To protect and enhance the Borough's bio-diversity and geology	<p>Will it protect and enhance the Borough's bio-diversity?</p> <p>Will it protect and enhance the Borough's designated sites of scientific and natural resource interest?</p> <p>Will it protect and strengthen populations of priority species and enhance priority habitats?</p>	✓	✓	T	T	T	X	T	T	<p>This objective forms one of the SPD's primary aims.</p> <p>The Management Plan seeks to ensure the protection, preservation and enhancement of the Conservation Area's natural assets, including bat roosts in older properties, Cleadon Recreation Grounds, the pond, trees/vegetation cover and open spaces.</p> <p>A Borough-wide protected species audit is underway.</p>
11. To protect and enhance the Borough's diversity of cultural heritage	<p>Will it protect and enhance the Borough's diversity of cultural heritage?</p> <p>Will it protect and enhance the Borough's sites and features of historical and archaeological importance?</p> <p>Will it encourage the interpretation and use of cultural assets in the Borough?</p>	✓	✓	T T	T T	T T	T T	T T	T T	<p>This objective forms one of the fundamental aims of the management plan.</p> <p>The SPD seeks to enable the protection, preservation and enhancement of buildings, structures and open spaces across the whole of the Conservation Area.</p> <p>Achieving this objective is considered to be very likely and the effects on the area's cultural heritage would be positive.</p>



SPD14 Cleadon Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
Sustainable Development Objectives		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
12. To ensure good accessibility for all to jobs, facilities, goods and services in the Borough	<p>Will it encourage travel (domestic and freight) by means other than private car or HGV?</p> <p>Will it help to reduce traffic congestion and improve road safety?</p> <p>Will it encourage mixed-use development in accessible locations?</p> <p>Will it encourage and promote the use of e-infrastructure including broadband ICT?</p> <p>Will it ensure good accessibility for all to jobs, facilities, goods and services in the Borough to appropriate standards?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>Streetscape design and traffic management must take into account accessibility and visual amenity.</p> <p>In general, the document does not specifically attempt to cover this objective.</p>
13. To minimise the amount of waste produced and promote sustainable waste management	<p>Will it ensure that the management of waste is consistent with the waste management hierarchy (avoid, reduce, re-use, recycle and residual disposal through the BPEO)?</p> <p>Will it encourage more recycling/ composting?</p> <p>Will it reduce waste production?</p> <p>Will it divert waste from landfill?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>The SPD does not specifically attempt to cover these issues, however, there is reference to the re-use of building materials.</p>
14. To make prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw and finite materials?</p> <p>Will it minimise the use of fossil fuels?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>The SPD does, however, promote the use of appropriate natural materials – one particular significant local natural material of note is magnesian limestone.</p>

SPD14 Cleadon Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
Sustainable Development Objectives		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
15. To promote sustainable design and enhance the natural and built environment	Will it encourage high-quality design? Will it encourage higher-density development in accessible locations? Will it promote the construction of homes and commercial buildings to recognised energy efficiency standards, e.g. Eco-Homes and BREEAM? Will it enhance the existing natural and built environment? Will it encourage use of recycled and sustainable building materials and construction methods?	✓	✓	T T	T T	T T	T T	T T	T T	This objective forms one of the fundamental aims of the management plan. The SPD seeks to promote high-quality and sustainable design, providing positive effects on the natural and built environment. However, there is some conflict due to the encouragement of high-density development in this objective, as some dwellings within the Conservation Area are mid to low-density. The SPD is, however, considered to have a significantly positive effect overall in promoting the re-use of traditional materials.
16. To protect and enhance the quality and distinctiveness of the Borough's land and landscapes	Will it minimise development of greenfield land? Will it encourage the remediation of potentially historically affected land? Will it protect special landscape features? Will it maintain or enhance the Borough's stock of trees?	✓	✓	T T	T T	T T	T T	T T	T T	This objective forms one of the fundamental aims of the Management Plan. The SPD seeks to protect the Green Belt, open spaces, special landscape features and tree stock within the Conservation Area.
17. To maximise the opportunity to redevelop previously developed land (PDL)	Will it maximise the use of PDL?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective. The SPD seeks to resist building on previously undeveloped land.

SPD14 Cleadon Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
Sustainable Development Objectives		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
18. To ensure everyone has the opportunity of living in a decent and affordable home and tenure of choice	Will it encourage a mix of housing types, sizes and tenures that meet identified needs? Will it ensure adequate provision of affordable housing? Will it re-use existing housing stock where appropriate?	X	X	X	X	X	X	X	X	The SPD does not have any specific reference to affordable housing and this issue is specifically dealt with elsewhere in the LDF (e.g. SPD4: Affordable Housing). In the context of the Borough, Cleadon offers a mix of housing types and styles.
19. To reduce crime and anti-social behaviour and the fear of crime and anti-social behaviour	Will it reduce crime and anti-social behaviour levels and the fear of these activities? Will it encourage community-led safety? Will it promote the adoption of design measures that reduce crime and the opportunity for it?	✓	✓	T	T	T	T	T	T	There is no direct relationship between the SPD and this objective. However, the Management Plan seeks to promote the principles of high-quality design throughout with strong links to the principles of designing-out crime. Other examples include a streetscape audit and the recent PFI street lighting initiative.
20. To improve health and well-being and reduce inequalities in health care and access to it for all	Will it improve access to equal health care for all? Will it reduce health care inequalities among all groups of the Borough? Will it promote a healthier lifestyle with facilities and opportunities for recreation and leisure for all?	✓	✓	T	X	T	X	T	T	There is no direct relationship between the SPD and this objective. However, the management plan seeks to protect Cleadon Recreation Grounds, which by its very nature encourages healthier lifestyles.
21. To promote equality and diversity and protect and strengthen community cohesion	Will it promote equality throughout the Borough? Will it address the needs of minority groups within the Borough?	✓	✓	T	T	T	T	T	T	This objective is not a main aim of the SPD. However, public consultation and establishing longer-term links with the wider community may enhance social cohesion. The document is also available in other languages and formats on request.

SPD14 Cleadon Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term		Severity	Cumulative	Local			
22. To increase public involvement in decision making and civic activity	Will it encourage participation in public consultation at all ages and all levels? Will it encourage community inclusion? Will it encourage public empowerment?	✓	✓	T	T	T T	X	X	X	The document aims to involve people of all ages and levels, establishing links with the community. Consultation will be in accordance with the LDF's Statement of Community Involvement, with the involvement of user groups located within the local area.

A	Move away significantly	A	Move away marginally	T	Move towards marginally	T	Move towards significantly	X	No Relationship	?	Uncertain	✓	Operates at this timescale	-	Not Applicable
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**Conclusions**

In broad terms the Conservation Area Management Plan performs very well against the sustainability appraisal objectives and it provides a robust framework from which to progress sustainable development within Cleadon Conservation Area, which is complementary to the aims within the wider Borough. Through the completion of this SA and the various iterations of the Management Plan the Council has ensured that the development principles performance and contribution towards a more sustainable future is one that has been improved.

The role of the LDF and its portfolio of documents is not to achieve sustainability on its own, but to make a contribution to sustainable development and to be integrated with other strategic documents. The sustainability appraisal process has provided the opportunity for the sustainability issues associated with the management of the conservation area to be considered in a prescribed manner (via SEA Directive) by policy makers, consultees and the wider community. The frontloading of such involvement has enabled issues and mitigation to be identified and resolved at earlier stages of the plan making process.



# Annex B: Further Guidance

## Government Legislation:

Planning and Compulsory Purchase Act 2004

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (General Permitted Development) Order 1995

Town and Country Planning (General Development Procedure) (Amendment) Order 2005

Historic Buildings and Ancient Monuments Act 1953

Ancient Monuments and Archaeological Areas Act 1979

Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)

Planning Policy Guidance Note 16: Archaeology and Planning (1990)

Wildlife and Countryside Act 1981 (as amended)

## B.1 Legislation

### Introduction

The Council maintains a List of Buildings of Special or Historic Interest, which contains details of all the Listed Buildings in the Borough. Locally Listed Buildings of Acknowledged Architectural Quality or Historic Significance and Conservation Areas are set out in the South Tyneside Unitary Development Plan. The 'saved' UDP policies within this plan provide the basis for determining all planning applications, and remain valid until replaced by the Local Development Framework. If you live in or own an historic building are considering undertaking works to your property, however minor, you are advised to contact the Council to check whether or not planning permission is required. Such works might include the replacement of windows, the rebuilding of a boundary wall, re-roofing, or internal works such as the removal of a chimneybreast.

### Listed Buildings

A building may be Listed for its architectural and/or historic interest. The protection of Listed Buildings is the responsibility of the Council under the Planning (Listed Buildings and Conservation Areas) Act 1990, though they are Listed by English Heritage. The protection afforded by this legislation applies to the whole of a Listed Building, any structures attached to it and the land within its curtilage. The term 'building' can in this instance include such items as lamp posts, post boxes, industrial structures, walls and statues, as well as the more conventional building types that include offices and houses. There are 192 Listed Building entries in South Tyneside, making up a total of 249 individual buildings.

### Conservation Areas

The Local Planning Authority has a statutory duty to preserve or enhance the character and appearance of designated Conservation Areas. The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as being 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. A Conservation Area can range from a busy city centre to a quiet village street. The decision to designate is based on its character and appearance – factors such as individual buildings or groups of buildings, the historic street pattern, building materials, trees, open spaces and views, and the area's historic associations. There are currently 11 conservation areas in South Tyneside.

### Locally Listed Buildings

The degree of protection afforded to a historic building varies according to its significance. Works to Listed Buildings are the most closely controlled because they have been determined by Central Government and English Heritage as having special architectural and/or historic interest. Listed Buildings are followed in significance by buildings identified in the UDP as 'Other Buildings of Acknowledged Architectural Quality or Historic Significance', some of which are covered by an

Article 4 Direction, whether inside a designated Conservation Area or not. Buildings within a Conservation Area can also be covered by an Article 4 Direction for their group value or in recognition of the contribution they make individually to the character and appearance of the Conservation Area.

### **Planning Permission**

In some cases works to properties can be undertaken without the need for planning permission. These rights, known as Permitted Development Rights, are more restrictive in Conservation Areas. With regard to Listed Buildings, even the most minor of alterations will normally require Listed Building Consent.

### **Article 4 Directions**

An Article 4 Direction can be placed on a property to remove all or part of the permitted development rights set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This requires owners/occupiers to obtain permission before undertaking certain works to their property. The Council issues Article 4 Directions in circumstances where specific control over development is required, primarily where the character of a building or an area of acknowledged importance would be threatened by inappropriate development or alterations.

### **Demolition**

Listed Building Consent is always required for the demolition of any Listed Building. Where a building or structure is not Listed but is located within a Conservation Area, permission is required from the Council to demolish the building (where the volume equates to or is greater than 115 cubic meters) or structure. Planning Policy Guidance Note 15: Planning and the Historic Environment states that the demolition of a building must be fully justified with clear and convincing evidence given that all reasonable efforts have been made to sustain its existing use, that alternative viable uses for the building have been explored and that its demolition would produce substantial benefits for the local community before demolition is allowed. The general presumption should be in favour of retaining buildings that make a positive contribution to the character or appearance of a Conservation Area.

### **Trees in Conservation Areas**

Trees are a valuable addition to the landscape and within Conservation Areas all trees are subject to special protection. Some trees are also afforded special status through Tree Preservation Orders, which means that the Local Planning Authority's consent must be obtained before they can be cut down, topped or lopped. In addition, any work to be carried out on trees that are not the subject of a Tree Preservation Order but are sited within the boundary of the Conservation Area must be notified to the LPA 6 weeks in advance of works. The purpose of this requirement is to give the LPA an opportunity to consider bringing the tree under their general control by issuing a Tree Preservation Order (TPO).

### **Archaeology**

The long history of human activity within the Borough is reflected in its rich and diverse heritage of archaeological features. The UDP identifies Areas of Potential Archaeological Significance. Planning Policy Guidance Note 16: Archaeology and Planning advises that before making a planning application, developers should undertake an initial assessment of whether the site is known or likely to contain archaeological remains. This will help define the extent of the archaeological remains within the area of the proposed development and allow for a programme of mitigation to be put in place.

### **New Development**

New buildings or alterations and extensions to buildings within Conservation Areas must be of a high quality design. Proposals must be compatible with the special characteristics of the Conservation Area in which it is located, its buildings, spaces and settings, land uses, scale, form and materials. Where original materials and designs exist, the effect on the building and its neighbours should be considered before introducing alternative designs. If this is not done the resulting mixture of styles and materials can lead to a decline in the character of both the property and the area. The use of non-traditional materials would only be acceptable in a Conservation Area where they form part of an integrated design of high quality and are not considered to harm the appearance or character of that area.

### **Urgent Works Notices**

An Urgent Works Notice is served under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, and can be served on a vacant (or vacant parts of a) Listed Building where works are urgently necessary for its preservation. In exceptional circumstance there are special powers available to the Secretary of State to authorise the use of these powers to an unlisted building in a Conservation Area where the preservation of the building is important for maintaining the character or appearance of the area (section 76 of the above Act). The works that can be implemented include:

- Making the building weather tight;
- Making the building safe from structural collapse; and
- Preventing unauthorised entry, vandalism or theft.

### **Repairs Notices**

A Repairs Notice can be served under section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990, only in relation to a Listed Building. The Notice requires the building owner to comply with a schedule of works, which can be used to put the building back into the condition as of the date of Listing. A Repairs Notice allows for a much more comprehensive repairs scheme than the Urgent Works Notice.

**Section 215 Notices**

A local authority may also use its general planning powers to serve a Section 215 Notice on the owner or occupier of any land or building whose condition is adversely affecting the amenity of the area, particularly within a Conservation Area. Such a notice requires the person responsible to clean up the site or building, or the Local Authority can carry out the work itself and reclaim the cost from the owner. Section 215 is a relatively straightforward power that can deliver important improvements to amenity.

**Statutory Protected Sites and Protected Species**

A number of Conservation Areas within the Borough are sited in environmentally sensitive locations and some areas are subject to designations such as Sites of Special Scientific Interest (SSSI) or Local Wildlife Sites. Natural England must be consulted on development proposals sited within, adjacent to or which may affect the integrity of an SSSI, Ramsar Site, Special Protection Area or Special Area of Conservation. The council's Countryside Team can advise on other designated sites.

Due to the relatively high percentage of historic buildings, mature gardens and green space in Conservation Areas, there is potential for protected species, such as bats and nesting birds, to be present. The presence of a protected species is a material consideration when the Local Planning Authority is considering a development proposal, which if carried out would be likely to result in harm to the protected species or its habitat. Avoidance mitigation and/or compensation measures may be required. Surveys for protected species must be undertaken prior to the determination of a planning application, otherwise the application is not valid. Information on when a protected species survey would be required can be found in the Tyne & Wear Validation Requirements document available online.

Regardless of whether Planning or Conservation Area consent is required for a specific action, protected species must be considered when undertaking maintenance, building and development works to ensure that offences are not committed.

All British bats and their roosts are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Bats must be considered when undertaking any kind of work to buildings, particularly work which will affect or come within 2 metres of the roofline (e.g. replacing barge boards, soffits, re-roofing, etc.) and also works affecting old trees with cracks, holes or ivy. Should bats or signs of bats be discovered at any stage during works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed and could lead to prosecution. Free advice on bats is available from the Natural England Bat Advice Line on 0845 1300 228.



All wild birds nests are protected from damage or destruction whilst being built or in use under the Wildlife and Countryside Act (WCA) 1981. In addition, some birds and their young are given extra protection from disturbance; these species are listed under Schedule 1 of the WCA and include barn owl. Nesting wild birds must be considered when undertaking any kind of work to trees and other vegetation, and also to buildings where species such as barn owl, swallow and house martin may be present. Works should be timed to avoid the bird breeding season, typically February - August inclusive, unless it can be determined that nesting birds are not present.

The Council's Countryside Team can provide advice on protected sites and species.

### **Heritage Protection Reform**

Since 2000, Central Government and English Heritage have been improving the way heritage is looked after and identified. Some changes under Heritage Protection Reform have already been achieved, and some will take place under future planning policy statements and guidance and heritage protection legislation. The new system will close gaps in protection and see decisions made at a local level and by English Heritage instead of Central Government. The main aims and objectives include:

#### Identification of Historic Assets:

- English Heritage will consult the public on the priorities for future places, sites and buildings to be designated;
- Owners of historic places will be consulted when the site is being considered for designation and will also have a new right of appeal to the Secretary of State against English Heritage's decision. Interim legal protection will be introduced for historic places being considered for designation to prevent damage or hasty demolition;
- The new system will bring all of England's heritage assets together in one single, publicly accessible register. This statutory register will be available online and will explain what is special and why. For the first time maritime wrecks and World Heritage Sites will be included. Currently, buildings, parks and gardens, archaeological assets and battlefields are recorded on separate systems. The different names and processes for recognizing different types of site (which include listing, scheduling and registration) are over-complicated and often confusing to the public; and
- English Heritage will become responsible for decisions on designation and there will be a new right of appeal to Government. There will be a clear separation of roles between English Heritage and Government, instead of the current duplication of work.

#### Managing Historic Assets:

- A single 'Historic Asset Consent' will replace separate Listed Building and Scheduled Monument Consent. Conservation Area Consent will be merged with Planning Permission. This simplification will also help alleviate

conservation bottlenecks in the current system, which can create extra administration for staff and slow down planning cases;

- Local authorities will be given the powers to grant all new Historic Asset Consents, abolishing the role of central government in granting Scheduled Monument Consent (around 2% of all applications). English Heritage will give expert advice where applicable, as it does currently; and
- Heritage Partnership Agreements between owners, Local Planning Authorities and English Heritage will let agreed work take place without the need for time-consuming, repetitive consent applications for large or complex sites – such as office blocks, university campuses, or groups of similar assets in single management, such as railway stations. Pilot projects trialing Heritage Partnership Agreements all over the country have been very successful and made life easier for owners and historic environment staff alike.

## B.2 Assessing Applications for Consent

### Introduction

Consent from the Council is normally required to carry out works to historic buildings. In considering applications the Council will apply the following requirements:

#### Listed Buildings and Other Buildings of Acknowledged Architectural Quality or Historic Significance (Local List)

- The replacement of architectural features and materials that are capable of repair and renovation will be resisted;
- New or replacement architectural features shall replicate the design and materials of those original to the building or, where this is not possible due to lack of evidence, be in keeping with the age and character of the building and/or the area;
- Historic architectural features should be retained and, if replacement is necessary, traditional materials and methods should be used to replicate the original;
- The design of a proposed extension or conservatory should be in keeping with the period and design of the original building and should not adversely affect the character of the building or its setting; and
- Satellite dishes should not be placed on a visually prominent elevation but be placed in the least noticeable position, and preferably within the garden to avoid damaging historic buildings.

#### Non-residential Buildings and Flats located within Conservation Areas

- The replacement of architectural features and materials that are capable of repair and renovation will be resisted;

- New or replacement architectural features should respect the design and materials of the original to the building and be in keeping with the age and character of the building and/or the area on elevations that are not visible from the public realm;
- The use of appropriately designed UPVC windows, doors and rainwater goods may be appropriate, subject to consent, on elevations that are not visible from the public realm;
- Proposed conservatories should respect the design and construction materials of the original building and/or area, and the use of UPVC may be appropriate, subject to consent, on elevations that are not visible from the public realm;
- Replacement roofs should respect the design and materials of the original and the age and character of the building and/or the area;
- New roofs should utilise traditional materials on elevations which would be visible from the public realm; and
- Satellite dishes should not be placed in a visually prominent position.

#### **New Developments within Conservation Areas**

- Replacement architectural features should respect the design and material of the original and be in keeping with the building and/or the area;
- Architectural features should not be replaced with non-traditional materials on elevations that would be visible from the public realm;
- Proposed conservatories should respect the design and materials of the original building and the character of the area, and the use of UPVC may be appropriate, subject to consent, on elevations that are not visible from the public realm;
- Replacement roofs should respect the design and materials of the original and the building and/or the area;
- New roofs should utilise traditional materials on elevations which would be visible from the public realm; and
- Satellite dishes and flues should be placed in the least noticeable position.

#### **Other Buildings within Conservation Areas**

- When installing or replacing architectural features, property owners are encouraged to respect the design and materials of those original to the building and to ensure that the works are in keeping with the age and character of the building and/or area;
- When proposing to build conservatories, property owners are encouraged to respect the design and materials of the original building and/or area;
- New roofs should utilise traditional materials on elevations which would be visible from the public realm;

- The Council encourages the retention of original decorative features to roofs and, if replacement is necessary, traditional materials and designs should be used; and
- Satellite dishes and flues should be placed in the least noticeable position.

Before starting works to an historic building or any building in a Conservation Area, you are advised to contact the Council for advice and information. The Council operates an enquiry service, which can assist in establishing whether specific consent is required, and can provide design guidance. Enquiries should be made in writing and be accompanied by sketches clearly identifying the form of development proposed and external dimensions. Scale plans produced by an architect are not needed at this stage. Information on any previous extensions to the property, including dimensions, should also be included.

### B.3 Detailed Guidance on Repairs, Alterations and Extensions

#### Introduction

This section provides more detailed guidance to those wishing to repair, alter or extend historic buildings within a Conservation Area. This guidance should be read alongside *The Repair of Historic Buildings: Advice on Principles and Methods* published by English Heritage, which provides additional detailed information on the repair of historic buildings. Before starting any works, property owners are advised to contact the Council.

#### Roofs

The roof is often an important feature of a historic building and the roofscape can often make a significant contribution to the character of the area. The retention of its original structure, shape, materials and features is important.

Historic roofing materials and features such as chimneystacks, chimney pots, dormers, roof lights, as well as decorative ridge tiles and finials all form an integral part of the character of the building and the area. The loss or inappropriate alteration of historic materials and features is likely to be harmful to the character and appearance of historic buildings and areas.

The Council encourages the retention and reinstatement of traditional roofing materials, which in this area are predominantly natural Welsh slate with some examples of various types of clay tile.

When roofing materials are replaced, it is important that as much as possible of the original material is re-used. When practical, original material should be re-used on visible areas, with matching new materials sited on less visible parts.



The addition of modern features is likely to be harmful to the character and appearance of the building and area, and should be avoided at all times. When replacement of materials and features becomes necessary, the replacement should respect the design and material of the original and the age and character of the building and/or the area.

Original dormers should be retained and carefully repaired. If beyond repair they should be reconstructed using traditional materials with all historic features reproduced. Enlargement of existing dormers on principle elevations are not normally acceptable. Where new dormers would be inappropriate to the type of building or the proposed position, new 'conservation' roof lights (those that lie flush with the roofline) may be acceptable, but not on prominent roof slopes.

### Chimneys

Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal layout, and they should normally be retained, even when no longer required. Chimney pots can sometimes be valuable decorative features in their own right and are an important as part of the roofscape, which will be damaged if they are removed or replaced with an inappropriate type.

### Fascias

Features such as timber bargeboards and fascias should be preserved and, if replacement becomes necessary, it should wherever possible replicate the design and materials of those original to the building. The addition of bargeboards and fascias to buildings that did not previously have such a feature will normally be resisted, as they would detract from the character of the building or the area.



This wall has been re-pointed using a cement-based mortar. The softer stonework has eroded, leaving behind the hard mortar.

### Walls

Walls are the main structural fabric of any building. Alterations to the wall surfaces will have a significant impact on the overall appearance of a historic building. Every effort should be made to retain or re-use original facing brickwork and stonework. Alterations or repairs to external walls should respect the original materials and endeavor to match them in appearance.

Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimize damage to historic building materials. In particular:

- Sound, original mortars should be left in place;
- Removal of defective mortar should be carried out using hand tools to avoid damaging brick or stonework;
- The new mortar should always be 'softer' than the brick or stonework;
- Choose the right sand for the correct finish (generally, sharp sands work better than soft sands, with coarser sands being beneficial for thicker mortar joints);



This cement render has failed, leaving behind brickwork that has been damaged as a result of the impermeable render trapping water inside the wall (freeze-thaw action). A lime render would have allowed the water to harmlessly evaporate.



Abrasive cleaning causes permanent damage to brickwork. This has been compounded by the use of inappropriate cement mortar and poor quality re-pointing.

- In principle, there must be sufficient lime to bind all the aggregate particles together: too little lime will result in a weak mortar; too much lime will increase the risk of shrinkage cracking when the mortar dries out; and
- Recessed finishes should be avoided as they can be vulnerable to further weathering.

Additional advice on mortar mixes and finishes can be sought from the Council's Historic Environment Officer.

Brick or stonework should not normally be rendered unless the surface was rendered originally. It may be necessary to remove more recently applied render if this is damaging the surface beneath (such as cement-based render). Previously unpainted surfaces should not normally be painted over. Where a building is already painted, a change of colour could be harmful to the building's character and appearance.

Cleaning can have a marked effect on the character of historic buildings and can also irreparably damage the historic fabric. The cleaning of an individual building within a terrace would obviously affect the appearance of the terrace as a whole. All cleaning methods can cause damage if carelessly handled. Advice should be sought from the Council before undertaking such works. Methods including abrasive and chemical cleaning can damage wall surfaces and destroy detail and should generally be avoided. Consideration should also be given as to whether such cleaning is both necessary and worthwhile to remove corrosive dirt or to bring a major improvement in appearance.

### Windows and Doors

Door and window openings establish the character of an elevation and should not generally be altered in their proportions or details. The depth to which window frames are recessed within a wall is a varying historical feature of importance and greatly affects the character of a building. In most situations timber should be used for the replacement of historic windows and doors, although repair of the original fabric is always preferable.

UPVC is not considered an acceptable material for use within Conservation Areas. It cannot satisfactorily replicate the historic detailing and character of these features. UPVC windows and doors can also degrade and discolour; they are not completely maintenance free and can be difficult to repair. Developments in timber preservation, finishing materials and the manufacturing process can produce timber windows and doors with a potentially longer life than UPVC.

### Windows

The size and shape of window openings, window frame details, the arrangement and detail of glazing bars, and the method of opening are all important characteristics of a historic building. The traditional material used for windows in most historic buildings is timber, although occasionally the original windows are metal. It can often be difficult to introduce new materials without altering the appearance or character of the area. For this reason, products such as UPVC are not considered acceptable in Conservation Areas.

**Doors**

Doorways form an important element of historic buildings and can add to the character of conservation areas. Together with the door surround, fanlight, steps and original door furniture, doors can provide a significant and prominent feature. In recent years there has been a trend towards the replacement of historic timber front doors with modern doors of inappropriate materials and design. To preserve the character and appearance of historic buildings and areas, it is important to retain the original front door, door surround, fanlight and other features wherever possible. When necessary, replacement or repaired doors should accurately replicate the original design in all respects.

**Rainwater Goods**

Original rainwater goods are an integral part of the design and character of an historic building. They will normally be cast iron, which if properly maintained may last many years longer than replacement plastic goods.

Cast iron gutters, down pipes and hopper heads etc. should be retained wherever possible. Where rainwater goods are required to be renewed, the replacement should replicate the original in all respects. Suitably profiled aluminium may be an acceptable alternative to cast iron in certain situations. However, plastic rainwater goods should be avoided on buildings where cast iron has been previously used. Additional rainwater goods should be kept to a minimum and should not disturb or break through any decorative architectural features.

Similarly, lead lined timber box guttering should be retained and repaired or otherwise, where this is not possible, reinstated on a like for like basis.

**Boundary Walls and Railings**

Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time has been detrimental to the overall character of the Borough's historic areas and buildings. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinths and piers. Historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailing to match the original. Boundary walls constructed in magnesian limestone are an important local feature. Particular care should be taken to repair or reinstate these walls using appropriate techniques and materials, as detailed above. Stonework should be locally sourced limestone, random coursed with the natural bedding plane of the stone generally laid horizontally.

**Conservatories and Extensions**

Modern extensions should not dominate the existing building in scale, material or location. There will always be some historic buildings where any extension would be damaging and will not be permitted. Successful extensions require the application of an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and form. The extension of a property by the construction of a conservatory has become increasingly popular.

*Supplementary Planning Guidance Note 3* contains the Council's policies relating to the erection of conservatories. In addition to the development principles set out in this document, conservatories on historic buildings or buildings in Conservation Areas should be constructed of materials that are sympathetic to the original building and the general character of the area.

#### **Minor Additions**

Features such as aerials, satellite dishes, heating system flues and vents should be kept to a minimum, and where necessary should be installed in locations and in a manner that will not harm the appearance or character of the building or area.

#### **Energy Conservation and Micro Renewable Energy Installation**

In deciding on how best to incorporate a renewable technology, the principles of minimum intervention and reversibility should be adopted whenever and wherever possible. Installing a wind turbine will probably need planning permission.

Damage to the building's fabric can be minimised with careful planning. The acceptability of the installation will depend on the historic significance of the building or site being adapted. You are strongly advised to discuss the proposals informally with historic environment staff from the council.

Additional guidance can be found in the following publications:

- Energy Conservation in Traditional Buildings (2008), English Heritage
- Micro Wind Generation and Traditional Buildings (2008), English Heritage

There is some concern about the potential negative effects of wind turbines on wild animals – birds and bats in particular – that make historic buildings their homes. Roosting and nesting sites, access points and flight paths all need to be considered in any assessment of the impact a wind turbine, its installation and subsequent maintenance might have on their activities.

The Royal Society for the Protection of Birds (RSPB) has information on wind farm installations and on the problem of birds colliding with large turbines. The Bat Conservation Trust notes that bats have been found dead under large wind farm installations. All bats and many birds are legally protected. Natural England should be consulted at an early stage in the planning of a wind turbine installation of any size, especially on or near buildings known to be frequented by wildlife or in areas used by protected wildlife.



## B.4 Shopfront Design Guidance

### Introduction

Shopfronts are the main advertisement for retailers and when designed well can attract shoppers and encourage them to stay and spend money. Shops are also seen as part of the wider street scene, rather than in isolation, and a high quality environment can attract other businesses and encourage people to live in the area.

Responding to and where appropriate enforcing local context is important in all shopfront development proposals. This requirement is particularly important within Conservation Areas. In historic streets it may be appropriate for the shopfront to entail historic design elements, regardless of whether a historic reference is available. In a locality where the majority of buildings are not historic, and no references are available, it may be equally as acceptable to install a modern shopfront which entails modern interpretations of historic elements.

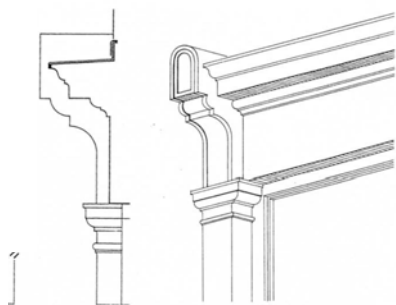
### Shopfront Principles

Shopfronts are made up of many elements. A good shopfront integrates all these elements to create a shopfront that respects the building it sits in and the wider streetscene. A well designed shopfront, whether historic or modern, will:

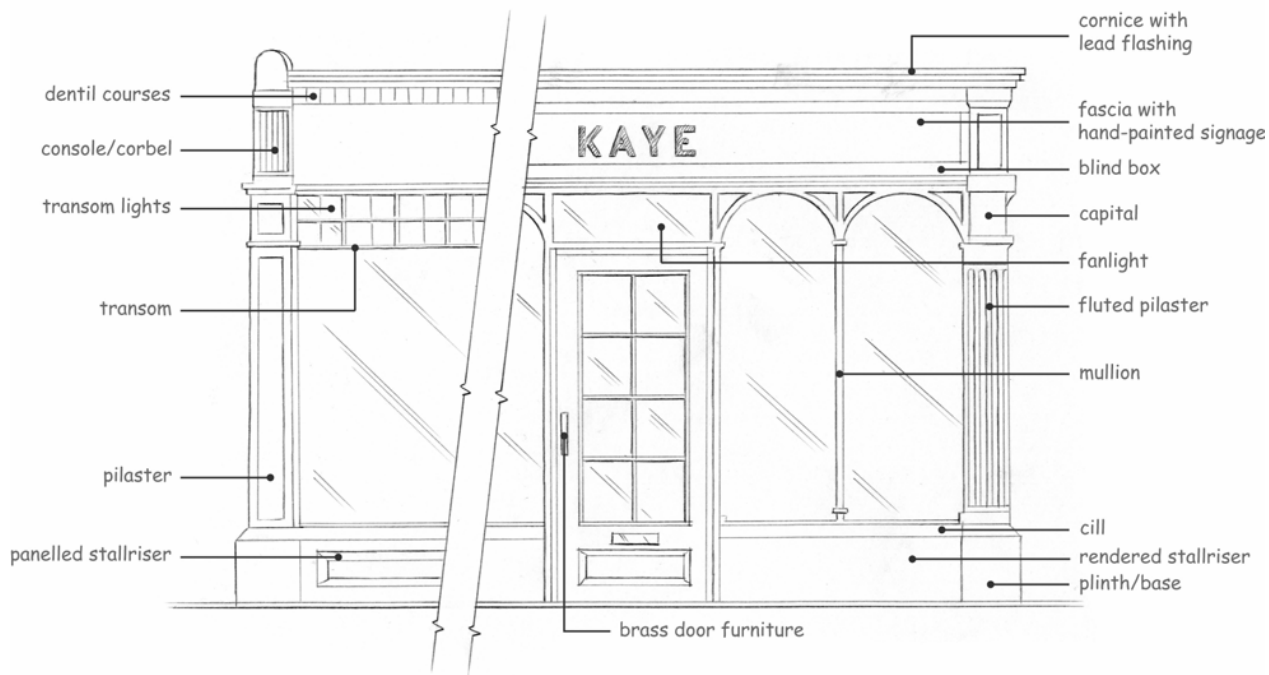
- Be constructed from high quality materials;
- Respect the character and appearance of the building and the street into which it is installed;
- Respect the character and appearance of the local area; and
- Be accessible.

### Elements of a Shopfront

- Fascia: The fascia normally displays the name of the shop, the type of business and the street number. Fascia signs can be inclined forwards at a shallow angle so as to be more easily read by people at street level, depending on the design of the shopfront. Where stone or brick capitals are positioned on top of pilasters to either side of the shop window, the fascia sign should normally be no deeper than the height of these capitals and should never obscure them. If capitals and cornice are absent, the fascia sign of the shopfront should be at an appropriate height for the architecture of the building and should not rise above the first floor cill height and ideally should create a new cornice. Fascias do not traditionally exceed one fifth of the depth of a shopfront. Where a false ceiling or structural beam is being inserted within the shop it will not be appropriate to increase the fascia depth in conjunction with it. Other methods should be considered such as setting back and forming a splayed bulkhead, or in the use of an obscured glazed transom light or sub fascia.



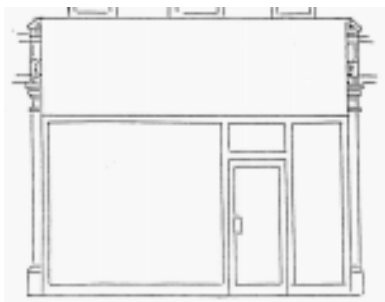
A section through the upper part of a typical shopfront (left) and in 3-dimensions (right).



- Pilasters: Pilasters are normally structural elements that frame either side of a shopfront and emphasise the subdivision of a street frontage into separate units. When a single shopfront covers the width of two or more separate buildings, the shopfront should respect the individual identity of each building and break up the frontage using pilasters.
- Stallriser: Stallrisers consist of solid panels below shop windows, providing a visual base to the shopfront. Stallrisers are traditionally constructed of stone, render or panelled timber and should be at least 500mm deep, incorporating a solid up stand of at least 150mm, although the base of the pilasters or existing traditional stallrisers in adjacent units will normally determine the height. Timber stallrisers should be recessed panelling with bolection mouldings or raised and fielded panels. Planted or nailed on mouldings are not acceptable. The general design and details of mouldings and cills should respect the architectural period of the property. Plastic panelling is generally not appropriate.
- Windows: Windows should always be in proportion with the elevation of the building and should be slightly recessed from the pilasters. Individual windows should not be so large as to have a dominating or disruptive effect within the streetscene. Large expanses of glass are generally unacceptable alongside traditional



The shopfront above has a fascia that is in proportion with the overall scale and appearance of the shopfront.



The modern shopfront above is devoid of any architectural features and is dominated by an overly large fascia.

shopfronts. Windows should be subdivided by means of mullions (upright posts) or transoms (horizontal members) or a centrally located doorway.

- Doorways: Doorways are an important element of the shopfront. The position of the doorway can be flush or recessed, to the side of the shop or in the centre, but should always respect the symmetry and scale of the building into which the shopfront forms a part. An insensitive location can result in a confusing appearance when the ground and upper storeys are seen together. With smaller shopfronts, doorways can often be placed to one side with good effect. Doors should be in a style and material that is in keeping with the rest of the shopfront and the building as a whole.

Together these elements should provide an overall vertical emphasis to the shopfront.

### Signage

As well as their relationship with the shopfront, signage also has a wider visual impact on the shopping environment. Hand painted lettering on timber fascias is the preferred option, although individual cast metal letters can be appropriate in some instances. Wherever possible, script style and scale should compliment the period of the building and the scale of the space available and should not exceed  $\frac{3}{4}$  of the depth of the fascia. Mounted perspex strip signage is not acceptable, nor is box signage. The colour scheme should complement the shop window frames.

Hanging or projecting signs can also be used to good effect when a building does not have a shopfront. They can also add interest to the street scene and impart a historic atmosphere. The traditional projecting or hanging sign was often painted and hung from a decorative bracket. Wherever these brackets exist, they should be retained. New brackets and signs should be of a sympathetic scale, and complement the scale of the building. Generally, projecting signs at fascia level should be a maximum of 0.2 square metres, e.g. 500mm x 400mm. As a general rule hanging signs above the fascia level, should not exceed 600mm wide by 800mm high. The content of the sign should be kept simple and visible on both sides. Such signs should not come below 2.5 metres over pavement level, or project over the carriageway or conceal traffic signs.

Projecting box signs will not normally be acceptable in historic areas.

Where a business exists in upper floors or occupies another part of a building, signs should take the form of lettering applied directly to windowpanes. Brass plaques at ground floor level can be acceptable, but should be in scale with the building and generally no bigger than 300mm x 225mm.

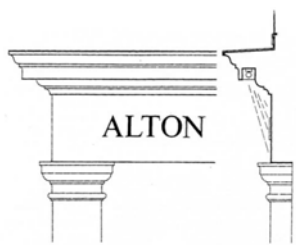
Where retail premises have no fascia or where there is no conventional display window, the best solution is usually to signwrite on the window, e.g. "gold leaf" or frosted lettering. Individually applied lettering attached directly onto the façade

can also be appropriate and is often more successful than a flat board sign, although care must be taken to ensure that no damage is carried out to historic fabric.

In new commercial buildings, or those that were erected in the latter 20th Century, it may not be appropriate to design a replacement shop front based on traditional details. Here, the following principles should be considered:

- Whichever choice of design is adopted, the project should not be considered in isolation.
- The proportion, scale, materials and design of the existing building and any relevant adjacent buildings should normally provide the inspiration.

Discontinuance action will be taken to secure the removal of existing advertisements that have a serious adverse affect on the character or appearance of a Conservation Area.



Discreet strip lighting concealed underneath the cornice.

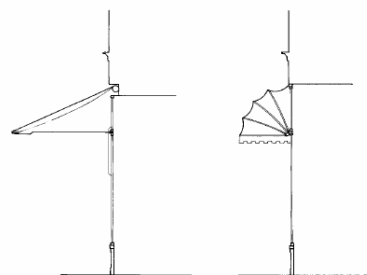
### Lighting

Proposals for lighting will only be considered where it can be demonstrated to be absolutely necessary since street lighting will normally be sufficient to illuminate a shopfront. The use of large spotlights and brass 'swan neck' lamps or internally illuminated box signs where the background of the whole fascia is illuminated is not acceptable. The most appropriate means of external illumination is through the use of strip lighting discreetly sited under the cornice, or there may be space behind a traditional timber fascia for electric gear to provide back lighting for halo or individual lettering. When it can be demonstrated that a projecting sign needs to be illuminated, a purpose designed light should be fitted into the top. To ensure that illumination does not appear excessive, spotlights should focus on the script only.

### Blinds

Blinds can add colour and interest to the street scene if they are appropriate to the period and character of the Conservation Area. Existing traditional canvas blinds and blind boxes are valuable features which should be retained and repaired. Where new blinds are considered necessary and appropriate, they should form an integral part of the shopfront design and be fully retractable. Traditional canvas roller blinds with a matt finish are usually better suited to older buildings and should be constructed with wood frames and battens. These have the advantage of being concealed from view when fully retracted within the blind box.

Permanently fixed round edged Dutch blinds are unsuitable in historic areas.

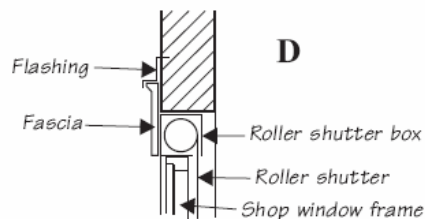


Traditional blind shown on the left is fully retractable. The Dutch blind on the right, however, is unattractive and permanently obstructs the shopfront.

### Shopfront Security

Whilst the Council recognises the importance of shopfront security, measures such as solid steel roller shutters are not appropriate features. Aside from detracting from the appearance of a shopfront, solid shutters do not allow light to pass through to the street. On streets where the majority of units have solid shutters this can create a lifeless and hostile





The above section shows a roller shutter that has been designed as an integral part of a new shopfront. The shutter box is hidden behind the fascia and the roller shutter is installed behind the glazing. In such instances only open grille shutters will be acceptable.

Installing shutters into existing shopfronts may require a slightly different design approach since there may not be enough room behind the fascia. Further guidance should be sought from the Council.

environment, discouraging pedestrians from using the area and consequently increase opportunities for crime and intensify fear of crime.

There are several ways in which crime and vandalism can be mitigated through good design and the careful consideration of materials. The following approaches will increase security whilst having a minimal effect on visual amenity:

- **Glazing:** Toughened laminated glass is strong and can be installed without changing the appearance of a shopfront. Older shopfronts may have glazing bars or mullions that are not strong enough to take the extra weight of laminated glass. However, reducing the size of glazing can prevent access to a shop. Smaller panes are also cheaper to replace if broken;
- **Internal screens** can be fitted behind the window display. These can prevent intruders accessing the main part of the shop;
- **Removable Grilles:** Traditional steel grilles of mesh type construction can offer protection to shopfronts whilst still allowing views into the shop. Each display window should have an individual grille and be finished in an appropriate colour to match the shopfront. They should be removed completely during daytime opening hours;
- **External Grilles and Shutters:** External shutters are generally viewed as undesirable in Conservation Areas unless it can be demonstrated that the types proposed will not harm the character or appearance of the building or Conservation Area;
- **Reinforced stallrisers** (stallrisers can incorporate a reinforced element to resist ram raiding); and
- **Solid doors:** traditional panelled doors generally provide better security than their modern equivalents and can be reinforced with sheet metal and upgraded locks.

The Council will continue to determine each application on its individual merits and within the framework of this guidance and the LDF.

### Accessibility and the Disability Discrimination Act 1995

South Tyneside Council is committed to improving access to shops and other facilities for everyone. Alterations to and the replacement of shopfronts often provide an opportunity to improve physical access to premises. When installing new shopfronts, appropriate provision should be made for the disabled, elderly and those with children in prams/pushchairs to all principal public entrances and exists.

The Disability Discrimination Act 1995 (DDA) places certain duties on shopkeepers to make reasonable physical alterations to improve access to their goods and services. This requirement became law in 2004. The DDA does not

override existing legislation, so works that currently require Planning Permission, Listed Building Consent, or other statutory permission, will continue to do so.

Early pre-application discussions with the Council's Area Planning Team will ensure the best chance of securing adequate access measures that also meet conservation requirements. Where disabled access is a requirement of a development involving a Listed Building or a building within a Conservation Area, the Council will consider its impact on the building's character and appearance in determining the acceptability of the proposal and will offer.

### Consents

Proposals to replace or alter shopfronts will normally require the consent of the local planning authority. The following consents may be required and applicants are advised to contact the Area Planning Team to confirm which consents are required:

- **Planning Permission:** Almost all schemes for new shopfronts, replacement shopfronts and alterations to existing shopfronts will require planning permission. Only when repair or minor alterations that do not materially affect the appearance of the building, are proposed, will this not be necessary. Within Conservation Areas the same guidelines apply. The design of the shopfront will, however, be closely examined to assess its contribution towards preserving or enhancing the character of the Conservation Area.
- **Advertisement Consent:** Schemes for illuminated advertising signs, projecting signs and illuminated signs are likely to need Advertisement Consent. Consent for ordinary non-illuminated signs may not be needed.
- **Listed Building Consent:** If the building is Listed then changes to the frontage are also likely to require Listed Building Consent.
- **Building Regulations Consent:** Any structural alterations or significant changes to a shopfront are likely to require consent. Consent may not be necessary if the proposals involve the replacement of a shopfront in a similar style to the existing.

For specific guidance on whether your proposals will require any planning or other consents you are advised to contact the Area Planning Team on (0191) 424 7421 or email [planning.enquiries@southtyneside.gov.uk](mailto:planning.enquiries@southtyneside.gov.uk).

## B.5 References and Further Reading

**Note:** Following the reorganisation of national government, the responsibilities of the following departments have been transferred to the newly created Department for Communities and Local Government (DCLG): Department of the

Environment (DoE); Department for the Environment, Transport and the Regions (DETR); Department for Transport, Local Government and the Regions (DTLR); and Office of the Deputy Prime Minister (ODPM).

### **National Conservation Policy and Guidance**

Town and Country Planning Act 1990 Section 215: Best Practice Guidance (2005), ODPM

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development (2005), ODPM

Planning Policy Statement 3 (PPS3): Housing (2000), ODPM

Planning Policy Guidance Note 9: Biodiversity and Geological Conservation (2005), ODPM

Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment (1994), DoE/Department of National Heritage

Planning Policy Guidance Note 16 (PPG16): Archaeology and Planning (1990), DoE

Guidance on the Management of Conservation Areas (2005), English Heritage

Guidance on Conservation Area Appraisals (2005), English Heritage

Power of Place: The Future of the Historic Environment (2000), English Heritage

Enabling Development and the Conservation of Historic Assets (2001), English Heritage

The Repair of Historic Buildings: Advice on Principles and Methods (1995), English Heritage

Guide to the Principles of the Conservation of Historic Buildings: BS 7913:1998 (1998), British Standards Institute

Micro Wind Generation and Traditional Buildings (2008), English Heritage

Energy Conservation in Traditional Buildings (2008), English Heritage

### **Urban Design Policy and Guidance**

Building in Context: New Development in Historic Areas (2001), English Heritage/ Commission for Architecture and the Built Environment (CABE)

Streets for All (2000), English Heritage/ Department for Transport (DfT)

Streets for All Summary (2004), English Heritage

Streets for All – North East (2005), English Heritage/DfT

Paving the Way: How We Can Achieve Clean, Safe and Attractive Streets (2002), CABE/DETR

Traffic Measures in Historic Towns: An Introduction to Good Practice (1993), Civic Trust/ English Historic Towns Forum

Design Review: Guidance on how CABE Evaluates Quality in Architecture and Urban Design (2002), CABE

Urban Design Compendium (2000), English Partnerships/The Housing Corporation

### **Streetscape Guidance**

South Tyneside Urban Design Framework (2005), South Tyneside Council

South Tyneside Streetscape Design Guide (2006), South Tyneside Council

South Tyneside Street Design Manual

Streets for All (2000), English Heritage/Department for Transport (DfT)

Streets for All Summary (2004), English Heritage

Streets for All – North East Region (2005), English Heritage/DfT

Paving the Way: How We Can Achieve Clean, Safe and Attractive Streets (2002), CABE/Department of the



Environment, Transport and the Regions (DETR)

Traffic Measures in Historic Towns: An Introduction to Good Practice (1993), Civic Trust/English Historic Towns Forum

English Heritage: Street Improvements in Historic Areas, 1993

Urban Design Compendium (2000), English Partnerships/ The Housing Corporation

### **Local Policy and Guidance**

Cleadon Conservation Area Character Appraisal (2007), North of England Civic Trust

South Tyneside Urban Design Framework (2005), South Tyneside Council

South Tyneside Streetscape Design Guide (2006), South Tyneside Council

South Tyneside Local Development Framework: Core Strategy Submission Draft (2006), South Tyneside Council

South Tyneside Site Specific Allocations

South Tyneside Unitary Development Plan (1999), South Tyneside Council

Supplementary Planning Guidance Note 3: Policy for Conservatories (1994), South Tyneside Council

Spirit of South Tyneside: South Tyneside's Community and Local Neighbourhood Renewal Strategy and Local Area Agreement (May 2008)

Transforming Together: South Tyneside's Regeneration Strategy (2004), South Tyneside Council

The North East of England Plan Regional Spatial Strategy to 2021 (RSS)

Building in Sustainability: A Guide to Sustainable Construction and Development in the North East (2002), SustainNE







To find out more about the new  
Local Development Framework, contact:

Spatial Planning Team, Regulatory Services,  
South Tyneside Council, Town Hall and Civic Offices,  
Westoe Road, South Shields, Tyne and Wear, NE33 2RL

Telephone: (0191) 424 7688

Email: [idf@southtyneside.gov.uk](mailto:idf@southtyneside.gov.uk)

Visit: [www.southtyneside.info/planning](http://www.southtyneside.info/planning)

If you know someone who would like this information in a different format, for example Braille, audio tape and languages other than English, these can be provided, on request, by contacting the Communications Unit on 0191 424 7385.