

South Tyneside
Local development
framework

SPD 19

Final ADOPTED
Version

Mill Dam Conservation Area
Management Plan

March 2010



South Tyneside Council

The New Development Plan
for your Borough

Final ADOPTED
Version

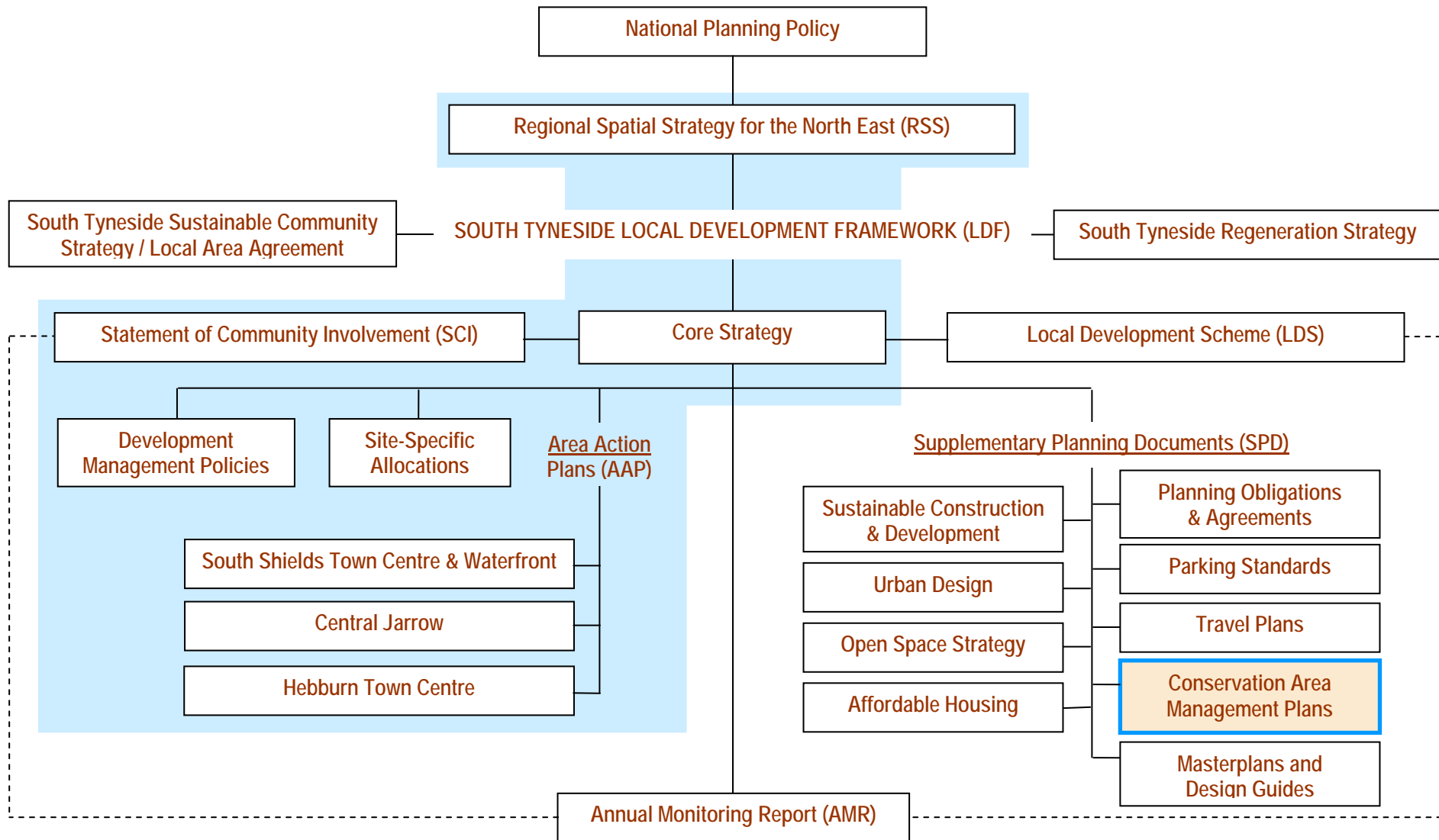
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**Mill Dam Conservation Area
Management Plan**

March 2010

Adopted by Cabinet in March 2010

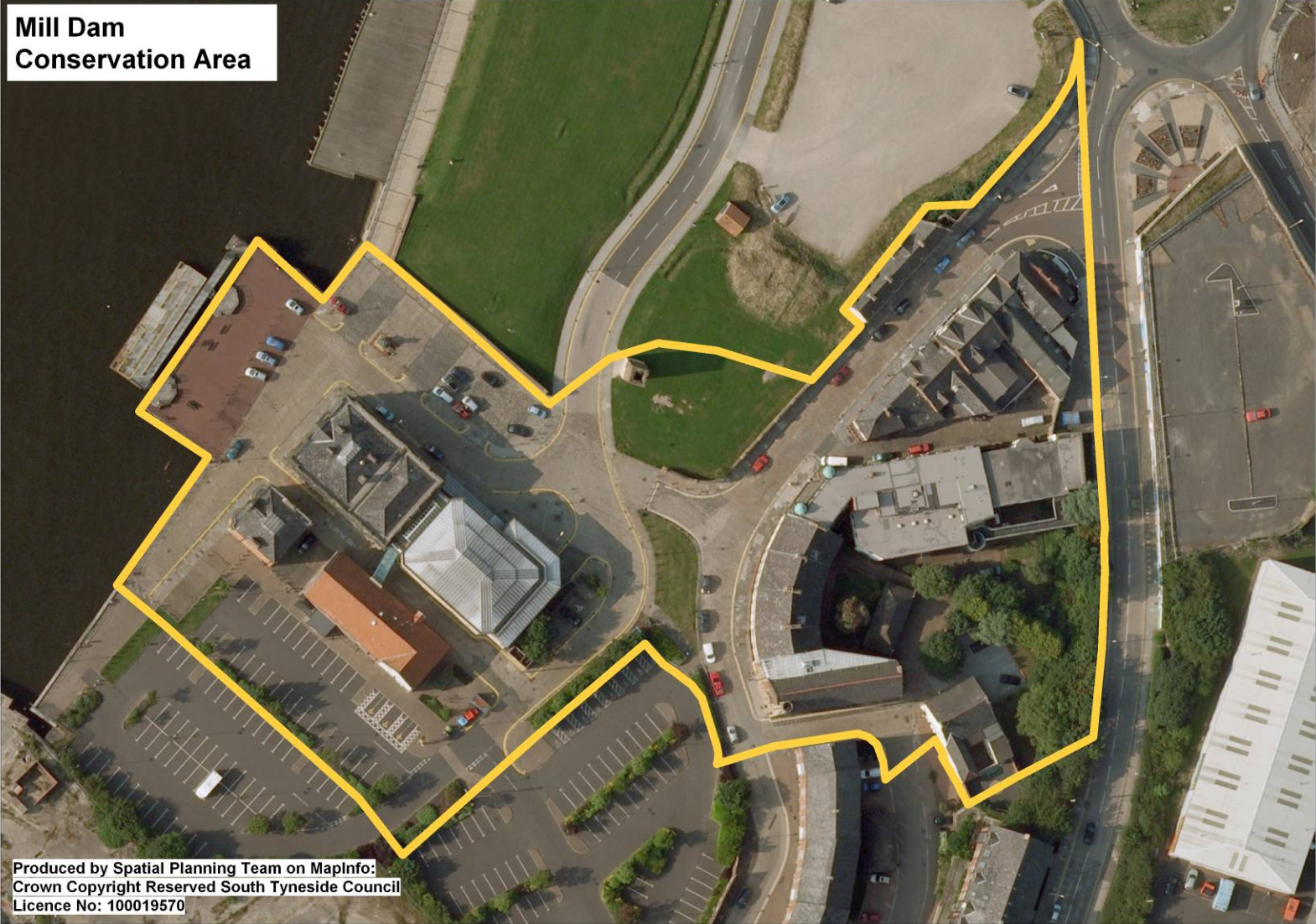
South Tyneside Local Development Framework – Family Tree



- The statutory Development Plan

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1. Introduction

National/Regional/Local Guidance

PPS 1: Delivering Sustainable Development

PPS 3: Housing

PPS 9: Biodiversity and Geological Conservation

PPG 15: Planning and the Historic Environment

PPG 16: Archaeology and Planning

PPS 15: Planning for the Historic Environment
(Consultation)

PPS 25: Development and Flood Risk

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

Local Development Framework Core Strategy

South Shields Town Centre & Waterfront Area Action
Plan (AAP)

Development Management Policies

Unitary Development Plan (UDP)

Supplementary Planning Document 8: South Shields
Riverside Regeneration (SPD 8)

Mill Dam Conservation Area Character Appraisal (2007)

South Shields Riverside Regeneration: Strategic
Development Framework (2007)

South Tyneside Urban Design Framework (2006)

Spirit of South Tyneside: Sustainable Community
Regeneration Strategy and Local Area Agreement
(2008)

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

Guidance on Conservation Area Appraisals (2005),
English Heritage

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 Mill Dam 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, be a key material consideration in the determining of development proposals.
- 1.3 The Mill Dam 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.

Mill Dam Conservation Area

- 1.4 Mill Dam Conservation Area was designated in 1981 and represents an area of remnant riverside heritage. The Conservation Area contains some very impressive buildings, evocative of the area’s once pivotal commercial role in the town’s history.
- 1.5 **The Mill Dam Conservation Area Character Appraisal offers a more detailed analysis of the area and will be used to support development management decisions for the purposes of preserving and/or enhancing the character and appearance of the Conservation Area.**

Sustainability Appraisal and Habitats Regulations Assessment

- 1.1 This Supplementary Planning Document has been assessed to see how well it meets a number of social, economic and environmental objectives. This is a process known as a Sustainability Appraisal, which is intended to help improve the document. The content of the Mill Dam Conservation Area Management Plan has been formally considered in relation to the requirement to undertake a Habitats Regulations Assessment of land use plans. This requirement is set out under Articles 6(3) and (4) of Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive), and translated into English law through Part IVA of the Conservation (Natural Habitats, &c) Regulations 1994 (Habitats Regulations).
- 1.2 This SPD does not introduce new policies or proposals for specific sites within the Mill Dam Conservation Area, but it seeks to protect, preserve and, where possible, enhance the Conservation Area's character or appearance. The SPD has been prepared in support of development plan policy, including those policies of the adopted LDF Core Strategy and South Shields Town Centre & Waterfront Area Action Plan. The SPD, once adopted, will be a material consideration in the assessment of planning applications. The principles and actions contained within the SPD are in support of, and are fully compliant with, the policies and vision set out in the Core Strategy and Area Action Plan development plan documents, which were subject to Habitats Regulations Assessment and Sustainability Appraisal during their preparation.
- 1.3 The study area boundary of the Mill Dam Conservation Area, and the nature of the principles and actions set out, have been considered in conjunction with advice taken from ecological experts on the location, conservation objectives and key vulnerabilities of designated European 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.
- 1.4 The Council considers that the impact of this document would not adversely affect the integrity of designated European Sites. Therefore, in accordance with the Regulations, no further Habitats Regulations Assessment is required for the purpose of the SPD. Further site-specific Habitats Regulations Assessment and Sustainability Appraisal may be necessary for certain significant planning applications. Planning applications will be determined in accordance with the adopted policies set out in the Core Strategy and Area Action Plan.

Scope of the Supplementary Planning Document

- 1.5 This Supplementary Planning Document will:
- Help to preserve the distinctive character and appearance of historic buildings and structures and retain evidence of earlier, redundant architectural features.
 - Ensure that all new development demonstrates the highest possible standards of architectural merit and adopts best practice place-making and urban design principles.
 - Advise property 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.
 - Propose an audit of the public realm with a view to rationalising street clutter and inappropriate road markings.
 - Provide design guidance and advice for the preparation of development briefs, where necessary, for prominent development sites.
 - Propose regular monitoring of the physical condition of historic buildings and structures.
 - Ensure that sites of known or potential archaeological significance are dealt with in an appropriate manner.
- 1.6 Through the application of national legislation and guidance the Council proposes to:
- Review and update the Local List (buildings of acknowledged architectural quality or historic significance).
 - Retain buildings and structures 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.

Context of the Management Plan

- 1.7 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 those 'saved' UDP policies will retain development plan status until parts of the new system are adopted.

1.8 As a **Supplementary Planning Document (SPD)**, this Management Plan will be a key material consideration in determining development proposals. The Management Plan should also be read in conjunction with **SPD 8: South Shields Riverside Regeneration** (August 2009). SPD 8 sets out design guidance and principles for four of those neighbourhoods located within the Riverside Regeneration Area – the Mill Dam Conservation Area is situated within the Harton Staithes neighbourhood. SPD 8 has been prepared to support policies and proposals of the adopted LDF Core Strategy (June 2007) and South Shields Town Centre & Waterfront Area Action Plan (November 2008), and includes supplementary design guidance on local and cultural heritage specific to the Mill Dam Conservation Area.

1.9 This Supplementary Planning Document is in support of the following Development Plan policies:

Local Development Framework Core Strategy – adopted June 2007

- ST1 Spatial Strategy for South Tyneside
- ST2 Sustainable Urban Living
- A1 Improving Accessibility
- SC1 Creating Sustainable Urban Areas
- EA1 Local Character and Distinctiveness
- EA3 Biodiversity and Geodiversity
- EA5 Environmental Protection

South Shields Town Centre & Waterfront Area Action Plan – adopted November 2008

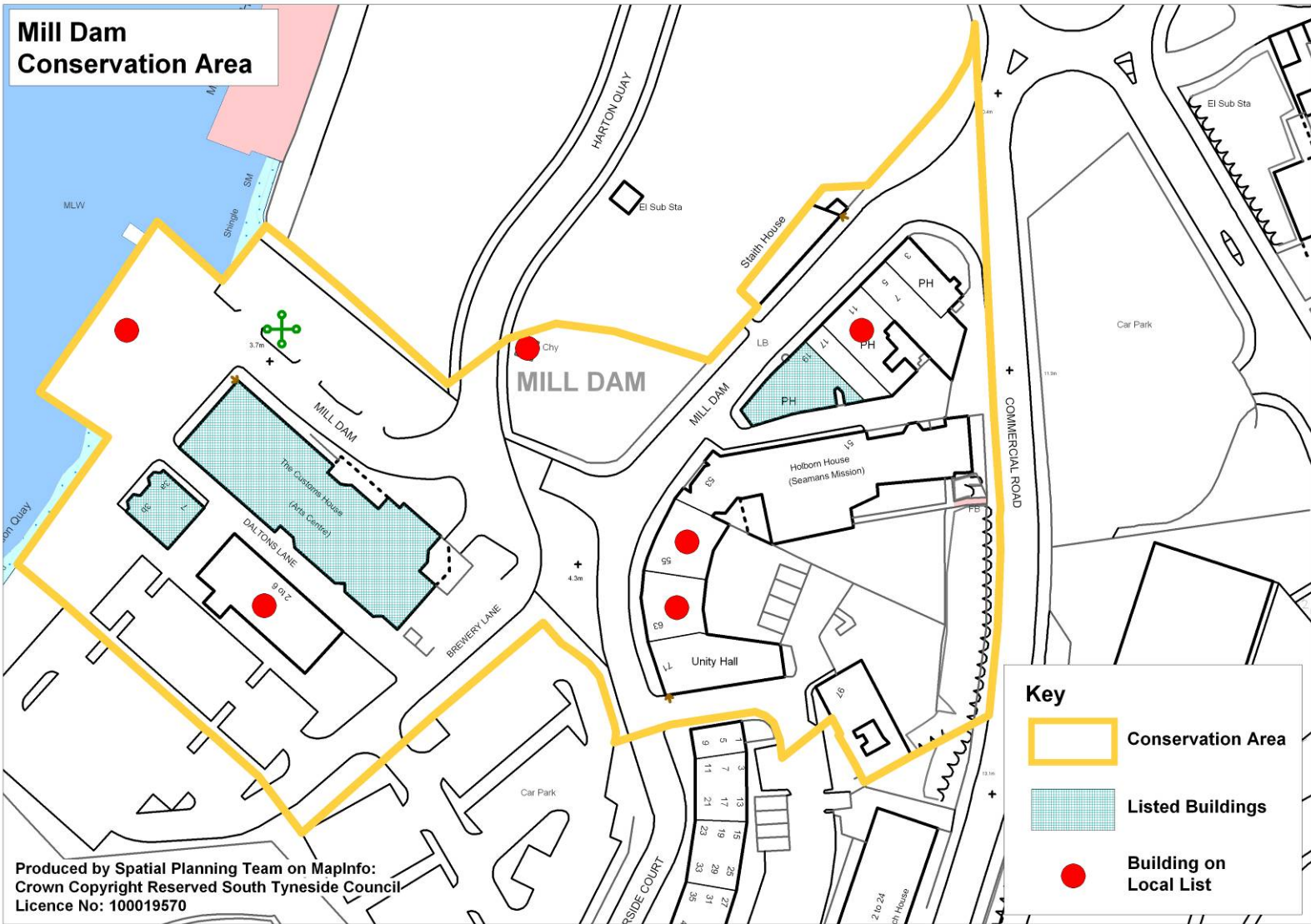
- SS1 Strategic Vision for South Shields Town Centre and Waterfront
- SS2 Mixed-Use Development Opportunities in South Shields
- SS3 Improving the Physical Accessibility of South Shields Town Centre and Waterfront
- SS4 Economic Development Opportunities in South Shields
- SS5 Tourism and Culture in South Shields
- SS6 Tourist and Visitor Accommodation in South Shields
- SS8 Evening and Night-time Economy in South Shields
- SS9 Entertainment, Leisure and Community Facilities Opportunities in South Shields
- SS10 Recreational Opportunities in South Shields
- SS11 Living in South Shields
- SS12 Protecting the Built Environment Assets of South Shields
- SS13 Protecting the Natural Environment Assets of South Shields
- SS14 Protecting South Shields from River and Coastal Flooding

Development Management Policies

- DM1 Management of Development
- DM6 Built Heritage and Archaeology

Unitary Development Plan – adopted October 1999

- 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
- NR10 Renewable Energy Development
- ED2 Development Control Considerations: Economic Development
- ED9 Telecommunications
- H2 Development Control: Housing
- SC2 Development Control: Social and Community
- SC2/1 Development Control: A Safer Environment
- T2 Transport and Development Control
- T17 Car and Cycle Parking
- S2 Development Control: Shops and Retail Centres



(The original 1981 boundary can be viewed in Annex E)

Key Issues affecting Mill Dam Conservation Area

1.15 This document provides guidance and sets out a series of actions, which aim to address the key regeneration and conservation issues within the Conservation Area and its immediate setting. These can be summarised as follows:

- To ensure that new buildings, and places and alterations to existing buildings and places, within and in the immediate vicinity of the Conservation Area, are of imaginative and high quality design that respect, harmonise and enhance the character and appearance of the Conservation Area.
- To offer guidance and actions on issues that threaten the character, appearance and heritage value of Mill Dam Conservation Area as identified in the Character Appraisal.
- To compliment the place-making and regeneration aspirations as set out in South Shields Riverside Regeneration: Strategic Development Framework (2007) and Supplementary Planning Document 8: South Shields Riverside Regeneration (SPD 8, 2009).
- To raise awareness of the importance and value of local heritage.
- To provide design guidance and set out development principles and actions for the preservation and 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.
- To propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance of public spaces.

Development Principles

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

CA-MD1 New Development

New development within the Conservation Area or affecting its immediate setting will normally be required to:

- A) Protect, preserve and where possible enhance the character or appearance of the Conservation Area;**
- B) Complement the place-making and regeneration aspirations as set out in South Shields Riverside Regeneration: Strategic Development Framework (2007) and Supplementary Planning Document 8: South Shields Riverside Regeneration (2009);**
- C) Be of imaginative high quality design that should respect, harmonise and enhance the character and appearance of the Conservation Area;**
- D) Respect the scale, harmony and character of good quality buildings in the immediate and wider area; and**
- E) Retain and enhance the setting of significant buildings, structures and townscape features.**

CA-MD2 Archaeology

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

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

[continued ...]



Historic buildings such as Union Hall all contribute to the special qualities that make up the Conservation Area.



The Grade II Listed Steamboat Public House is a fine example of a historic pub frontage.

[CA-MD2 continued]

- 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-MD3 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-MD4 Demolition or Conversion of Unlisted Buildings and Structures

The Council will resist proposals for demolition where a building or structure 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. The conversion of historic buildings must be carried out in a sympathetic manner.

CA-MD5 Shop and Pub Fronts

Where an existing shop or pub front 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 shop and pub fronts or alterations to existing shop and pub fronts 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

[continued ...]



This vertically proportioned historic shopfront, formerly a post office and now part of The Steamboat Public House, remains in very good repair.



Whilst this shopfront is in poor repair, it remains a feature that could, if conserved and improved in an appropriate manner, provide a very strong frontage.

[CA-MD5 continued...]

- 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 for all users.**
- The Council will encourage the replacement of poor quality shop and pub fronts by more appropriate designs and materials that reflect the age and design of the host building. Additional guidance on historic shop and pub front design should be referred to in Annex D.**

CA-MD6 Signage and Advertisements

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

- A) The style and scale of signage lettering should compliment the architectural style, scale and detailing of the building;**
 - B) Hand painted lettering or individual cast letters are normally the preferred options for historic buildings;**
 - C) Hanging signs should be sympathetic to the style and scale of the building and be sensitively located to minimise the visual impact on the overall street scene;**
 - D) Projecting box signs and plastic/acrylic fascia signs (either illuminated or non-illuminated) are not acceptable; and**
 - E) Lighting proposals will be considered against the guidelines in Annex A.**
- 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.**

1.17 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 the Annexes. Regard should also be had to the Mill Dam Conservation Area Character Appraisal and Supplementary Planning Document 8: South Shields Riverside Regeneration.

1.18 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 an offence is not committed. Additional information on Protected Species can be referred to in Annex A.

Character Areas

1.19 In order to complement the Mill Dam Conservation Area Character Appraisal, the Management Plan has been divided into two distinct character areas for more detailed analysis of the key issues:

Character Area 1 East Zone

Character Area 2 West Zone

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

- Building and structure age, design, layout, size and use
- Significant boundary walls
- Townscape, and
- Road and footpath networks

1.21 For both character areas, a brief description highlights key aspects of the historic and architectural importance of the historic environment and the significant threats relating to the effective preservation and enhancement of the area. These are taken from the Mill Dam Conservation Area Character Appraisal, which offers a more detailed analysis of the area. The Management Plan also sets out specific development principles and actions for the preservation and enhancement of the Mill Dam Conservation Area's buildings, structures, streets, townscape and open areas.

1.22 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty of Local Planning Authorities to regularly review those parts of their Conservation Area that are considered 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'. As a result this review and following the receipt of representations received during the formal consultation process, the Conservation Area boundary has been revised, as shown on Page 6.



2. Character Area 1: East Zone

Character Area 1: East Zone



The locally listed Chimney survives as a monument to the former Swinburne Glassworks.



The currently unoccupied Staithes House provides a significant historic reference to Mill Dam's past.

- 2.1 This area is characterised by historic buildings of varying architectural styles fronting onto Mill Dam Road. The north section of the street is a series of two and three storey public houses and shops with one fine example of a highly decorative historic public house frontage, whereas the south section of the street has a mix of larger scale residential and community buildings. To the west side of the Mill Dam Road is Staithes House, a single storey building, originally constructed to house facilities for Harton Low Staithes' engine drivers and coal handlers. The remainder of the street frontage is a realigned brick boundary wall adjoining the site of the long-demolished Swinburne Glassworks. This Character Area also includes the Swinburne Glassworks' Chimney; a notable monument to the town's industrial past.
- 2.2 In order to preserve and/or enhance this character area, proposals to alter public house and retail frontages to Mill Dam Road must have regard to CA-MD5 Shop and Pub Fronts. Proposals relating to signage and adverts must have particular regard to CA-MD6 Signage and Advertisements.

Harton Staithes Development Site

- 2.3 The site at Harton Staithes immediately to the west of the north section of Mill Dam Road is identified for major development as part of the regeneration of South Shields Riverside. The site includes the Swinburne Glassworks' Chimney, Staithes House and the realigned brick wall. SPD 8: South Shields Riverside Regeneration offers generic design guidance and sets out the regeneration context for the development of this site. Essentially, the guidance aims to establish a high quality street scene that acknowledges and reinforces the distinctive architectural and townscape qualities of the Mill Dam Road (east side). This can be achieved by:
- The provision of active ground floor frontages to Mill Dam Road.
 - The establishment of a largely continuous building line to the back of Mill Dam Road footway.
 - New development that acknowledges the plot widths, varied roofline, elevation proportions and a degree of detailing that is characteristic of the existing buildings within the East Zone Character Area.
 - New development that acknowledges the varied building, storey and eaves heights characteristic of the existing buildings within the East Zone Character Area. It is suggested that building, storey and eaves heights may range from 3 to 4 storeys to the south and 2 to 3 storeys to the north of the site.



The introduction of an active frontage to the west side of Mill Dam Road could considerably enhance the Conservation Area provided that historic structures are acknowledged in any development proposal.



Staithe House and the adjoining wall are key elements of the streetscene.

- 2.4 The 'Cliff Walk' is proposed as a key pedestrian and cycle route running through this character area. Particular attention should be paid to the preservation of the historic street character whilst catering for good pedestrian and cycle movement. Regard should be had to Section 4: Streetscape, and particularly Action A-MD9 Cycle Routes.
- 2.5 The Swinburne Glassworks' Chimney, Staithe House and the realigned brick boundary wall overlap within the Conservation Area and the Harton Staithe development site. The Chimney and Staithe House are significant heritage features. The long adjoining boundary wall with similar detailing to Staithe House was reconfigured in the 1980s and also provides a very strong local feature within this zone. All these heritage features make a positive contribution to the character and appearance of the Conservation Area.

Action A-MD1 Swinburne Glassworks

The Council will seek to:

- A) Secure the retention and maintenance of the Swinburne Glassworks' Chimney;**
- B) Ensure that development proposals for Harton Staithe maintains public access, preserves views and enhances the setting of the Swinburne Glassworks' Chimney; and**
- C) Implement interpretation of the Swinburne Glassworks' Chimney as part of a wider interpretation programme for the Conservation Area.**

Action A-MD2 Staithe House and adjoining boundary wall

The Council will seek to:

- A) Retain and refurbish Staithe House as an integral element of the Harton Staithe development proposals;**
- B) Encourage imaginative proposals to adapt and alter Staithe House to establish a high quality street scene as set out in SPD 8;**
- C) Balance the heritage benefits of retaining the Mill Dam Road boundary wall with the Council's aspiration to establish a high quality street scene as set out in SPD 8; and**
- D) Improve interpretation of the local heritage as part of a wider interpretation programme for the Conservation Area.**



The Mission to Seafarers building, along with Unity Hall (below), could qualify for inclusion on the local list in future.



Unity Hall's strong Gothicised vertical form with asymmetrical gable and bell tower are emphasised by a high first floor tracery window. Stone moulding and quoins contribute to its authentic character.

- 2.6 A suitable development proposal would present a particularly valuable opportunity to undertake repairs and introduce some interpretation to the Chimney and Staithes House.

Action A-MD3 Interpretation and Repairs

The Council will explore opportunities to introduce interpretation to the site of the former Glassworks and Staithes House. Development proposals will be encouraged to take into account the need for repairs and sensitive restoration of these structures where necessary.

- 2.7 The Council currently holds a list of Buildings of Acknowledged Architectural Quality or Historic Significance. This is also sometimes referred to as the Local List. Although these buildings, which include the former Chandlers 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-MD4 Local List

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

3. Character Area 2: West Zone

Character Area 2: West Zone

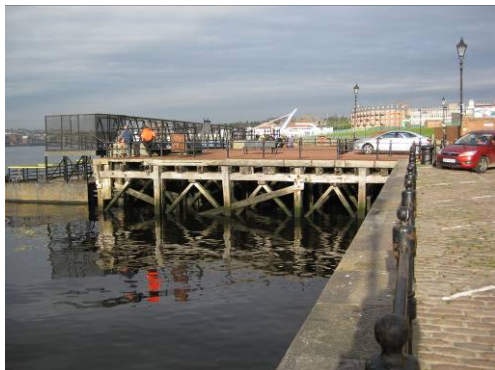


The Grade II Listed Customs House is the dominant building in this zone. Its formal Classical composition in sandstone and buff brick display the status and wealth typical of Victorian institutional buildings.



The locally listed Daltons Lane Workshops represents the only remaining example of vernacular artisan architecture in the area.

- 3.1 This character area is based around three buildings: the Customs House, a major arts and entertainment venue; the former River Police and Ports Authority building, now private flats; and the Daltons Lane Workshops, now an annex to the Customs House. The Customs House and former River Police and Ports Authority buildings are both Grade II Listed and together form an impressive river frontage. The former Daltons Lane Workshops represents the last of a series of functional workshops, which defined the riverside during its industrial heyday. For this reason the building appears on the Council's Local List and proposals to alter the fabric or features of the workshop must have regard to CA-MD3 Alterations to Buildings.
- 3.2 The area underwent major conservation-led improvements to its public spaces, completed in the 1980s. The areas around the Customs House and along the riverside have been improved by the introduction of natural setts and paving materials. Whilst these improvements have incorporated traditional surface materials, the design does not appear to have been informed by local historic references. In addition, the extensive areas of car parking tend to detract from the character and appearance of the Conservation Area.
- 3.3 SPD 8: South Shields Riverside Regeneration provides generic design guidance and sets out the regeneration context for the development of this character area. The guidance aims to establish high quality public spaces that acknowledge and reinforce the distinctive architectural and townscape qualities of the area. This can be achieved by:
 - The introduction of high quality design, materials and features as a distinct character area within the proposed 'New Shore Park'.
 - Developing landscape proposals that enhance the setting, reduce the visual impact of parked motor vehicles, and improve pedestrian and cyclist accessibility.
 - Identifying opportunities to reconfigure the existing car park to improve its appearance and the setting of the Customs House and other buildings, whilst retaining adequate parking provision.
 - Implementation of the proposed riverside 'Board Walk' to provide a key pedestrian and cycle route running through this character area. Particular attention should be paid to the preservation of the historic street character whilst catering for good pedestrian and cycle movement, as identified in Action A-MD9 Cycle Routes.



The historic jetty is popular with visitors.



A black mooring bollard (below) is some evidence of the quay's industrial past but this space falls short of a strong sense of place or significance.



Action A-MD5 Environmental Improvements

The Council will seek to:

- A) Implement an imaginative scheme of public realm improvements, which enhance the setting of key historic buildings;**
- B) Identify opportunities to reconfigure the existing car park to improve its appearance and the setting of key historic buildings, whilst retaining adequate parking provision;**
- C) Balance the heritage benefits of retaining the boundary wall to the north of the Customs House with the Council's aspiration to establish a high quality urban park (New Shore Park);**
- D) Improve interpretation of the local heritage as part of wider interpretation programme for the Conservation Area; and**
- E) Ensure that any environmental improvements undertaken do not increase the risk of flooding, are flood resilient and, where possible, are designed so as to reduce flood risk.**

4. Streetscape

Streetscape in Mill Dam Conservation Area



The unique streetscape of Mill Dam should be preserved and enhanced in order to retain the special character and appearance of the Conservation Area.



There may be opportunities in the future to reinstate historic materials in order to complete the streetscene to the south of Mill Dam Road.

- 4.1 The Council aims to protect and enhance the borough's historic areas through the sensitive design and maintenance of streets and public spaces. Mill Dam Conservation Area has undergone major conservation-led improvements to its streets and public spaces, completed in the 1980s. Notably, Mill Dam Road and public spaces around the Customs House and along the riverside were improved by the introduction of natural setts and paving materials. The Council will endeavour to maintain and enhance these spaces and ensure that new works within the public realm make a positive contribution to the character and appearance of the Conservation Area. New works within the public realm should be informed by best practice design principles as advocated in the publication Streets for All – North East Region (2005), English Heritage.
- 4.2 Streets and spaces must be accessible for everyone. Historic areas can present particular challenges for designers to meet accessibility requirements whilst seeking to preserve and enhance the historic environment. The Council advocates sensitive solutions as illustrated in the publications Easy Access to Historic Buildings (2004), English Heritage and Streets for All - North East Region (2005), English Heritage.
- 4.3 High quality natural surface materials should form a seamless and neutral floorscape to complement the surrounding architecture and respond to the scale of streets or spaces.

Action A-MD6 Surface Materials

The Council will seek to:

- A) Retain historic materials and details such as natural stone paving, kerbs and setts;
- 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; and
- D) Ensure tactile paving integrates with the surrounding paving and that designs, colours and materials harmonise with the overall streetscape.

- 4.4 There is little in the way of historic street furniture and street signage surviving in Mill Dam. The removal of unnecessary or inappropriate street furniture and street signage will make a positive contribution to the character and appearance of the Conservation Area. Careful consideration should be given to the location and design of any new street furniture or street signage.

Action A-MD7 Street Furniture and Signs**The Council will seek to:**

- A) Undertake a streetscape audit of all street furniture and street signs as part of a process to reduce 'street clutter';**
- 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.**

- 4.5 South Tyneside Council 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-MD8 Street Lighting**The Council will seek to:**

- A) Retain historic street lighting that reinforces local character and identity; and**
- B) Ensure the height, design and location of replacement street lighting is appropriate to the scale and character of the street and buildings.**

- 4.6 Two proposed key pedestrian and cycle routes running through the Conservation Area are identified in SPD 8: South Shields Riverside Regeneration; these are the riverside 'Board Walk' and the 'Cliff Walk'. Where these routes run through the Conservation Area, particular attention should be paid to the preservation of the historic street character whilst catering for good pedestrian and cycle movement and provision.



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



The introduction of traffic calming measures, such as those seen above, would also have a detrimental visual impact.

Action A-MD9 Cycle Routes

The Council will seek to;

- A) Ensure that the design of cycle routes reinforce or enhance the local street character, using locally distinctive features and materials as appropriate;**
- B) Restrict road markings to the minimum necessary; and**
- C) Adopt a minimalist approach in order to minimise the visual impact of any physical measures on the established streetscene, keeping signs and other street features to a minimum.**

4.7 Significant traffic calming measures are unlikely to be necessary in Mill Dam Conservation Area due to the nature of much of the road surfacing; cobbles and setts serve to physically reduce vehicle speeds.

Action A-MD10 Traffic Management and Road Safety

The Council will seek to:

- A) Adopt a minimalist approach to traffic calming and road safety features. Physical measures should minimise the visual impact on the established streetscene, keeping signs and other street features to a minimum;**
- B) Ensure that the design of traffic calming and road safety features reinforce or enhance the local street character, using locally distinctive features and materials;**
- C) Avoid the use of contrasting surfaces and materials;**
- D) Restrict road markings to the minimum necessary for highway safety;**
- E) Implement reduced width yellow lines on highways where they are deemed necessary (e.g. 50mm Primrose yellow); and**
- F) Avoid footway build-outs and other features that are not appropriate to the historic street scene.**

4.8 Temporary advertising, such as banners attached to buildings, lampposts or other street furniture can detract from the character of the Conservation Area. However, well-designed and appropriately located temporary adverts can make a positive contribution to the character and vitality of the area.

Action A-MD11 Temporary advertising

The Council will seek to resist the introduction of banners and other forms of temporary advertisement on buildings, lampposts and other street furniture that would cause harm to the character or appearance of the Conservation Area.

4.9 A common issue within the public realm is the sub-standard repair of the streetscape by utility companies.

Action A-MD12 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.**

4.10 The installation of CCTV equipment can have a significant impact on the character and appearance of the Conservation Area.

Action A-MD13 CCTV

The Council will seek to:

- A) Avoid the installation of new CCTV equipment in locations that would be detrimental to the overall character and appearance of the Conservation Area or individual buildings;**
- B) Relocate existing CCTV equipment to locations that would not be detrimental to the overall character and appearance of the Conservation Area or individual buildings; and**
- C) Advise property owners on the location and specification of CCTV equipment to be fixed to individual buildings.**

Annexes: 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 Statement 9: Biodiversity and Geological Conservation

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

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

Planning Policy Statement 25: Development and Flood Risk (2009)

Wildlife and Countryside Act 1981 (as amended)

OPDM Circular 06/2005

Conservation (Natural Habitats &c.) Regulations 1994 (as amended)

A 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.

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.

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 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.

C 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.



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

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 as 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.

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);
- 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.



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.

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.

Bird Deterrents

The damage that bird fouling causes to historic buildings can be extensive. Apart from the obvious unsightliness, the main problem is acids released from their excrement. These can cause irreversible damage to building surfaces resulting in the scarring of building fabric, damaging appearance and, potentially, causing thousands of pounds worth of damage.

The way to reduce the threat of building damage is to identify the problem bird and the main problem areas, treat and clean any fouling that may be in place, taking care to employ a cleaning method approved by the Local Planning Authority, and then install deterrents that will prevent the pest bird from fouling the same place again.

Bird deterrents fall into a number of groups: anti-perching devices and anti-entry devices. Anti-perching devices are the most commonly used method for protecting building surfaces from damage caused by the acidic components of bird fouling. These devices work by preventing birds from landing and roosting, and therefore from fouling certain areas. There are three main forms: anti-perching wire (sprung wire), anti-perching spikes and anti-perching gel. The use of anti-perching gel should be avoided on historic buildings as it can cause damage and needs to be applied annually.

Exclusion netting is best suited for keeping pest birds out of central courtyard areas, and is also deployed as a screening device for features such as balconies, windows, pipework and air conditioning units.

The net's lifespan may be expected to be ten years or more, depending on the degree of exposure, as it is treated with a UV-resistant coating. In a sheltered location, some nets have lasted as long as 20 years. Mesh sizes vary with 19mm-mesh nets for sparrows, 28mm-mesh nets for starlings, 50mm-mesh nets for pigeons and 75mm-mesh nets for gulls.

Once the netting has been installed it is relatively inconspicuous and does not noticeably reduce the light reaching any windows behind it. It must be maintained regularly to keep it clear of windblown leaves and rubbish, which can create a real eyesore. An annual inspection is usually sufficient. The netting excludes the birds from the premises' voids and they have to look elsewhere for nesting and roosting opportunities.

Pigeon and gull control may be undertaken for many reasons, including: prevention of the spread of disease; preserving public health; safety; or, most frequently, for the protection of buildings, building surfaces and the prevention of nuisance. When dealing with historic buildings, the installation of proofing devices is better left to professional companies who can provide a high-quality product that both protects the building from bird damage and does not damage the building during the installation process or subsequent operation. While there are products, such as spikes, that can be bought and applied on a DIY basis, these are not normally approved for placement on the facades of Listed Buildings. Guidance should be sought from the Local Planning Authority.

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.

Flood Risk

Today, many property owners are understandably concerned by the risk and consequences of flooding. People have become especially concerned by the way in which properties that have not been subject to flooding in the past are now at risk. Detailed guidance on this issue can be found in English Heritage's Technical Advice Note: Flooding and Historic Buildings.

D Historic Shop and Pub Front Design Guidance

Introduction

Shop and pub fronts are the main advertisement for retailers and when designed well can help generate increased income. Shops and public houses 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 shop and pub front development proposals. This requirement is particularly important within Conservation Areas. In historic streets it may be appropriate for the shop or pub front 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 shop or pub front which entails modern interpretations of historic elements, subject to consultation with the Council's Historic Environment Officer.

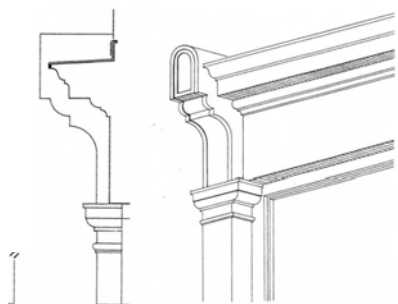
Shop and Pub Front Principles

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

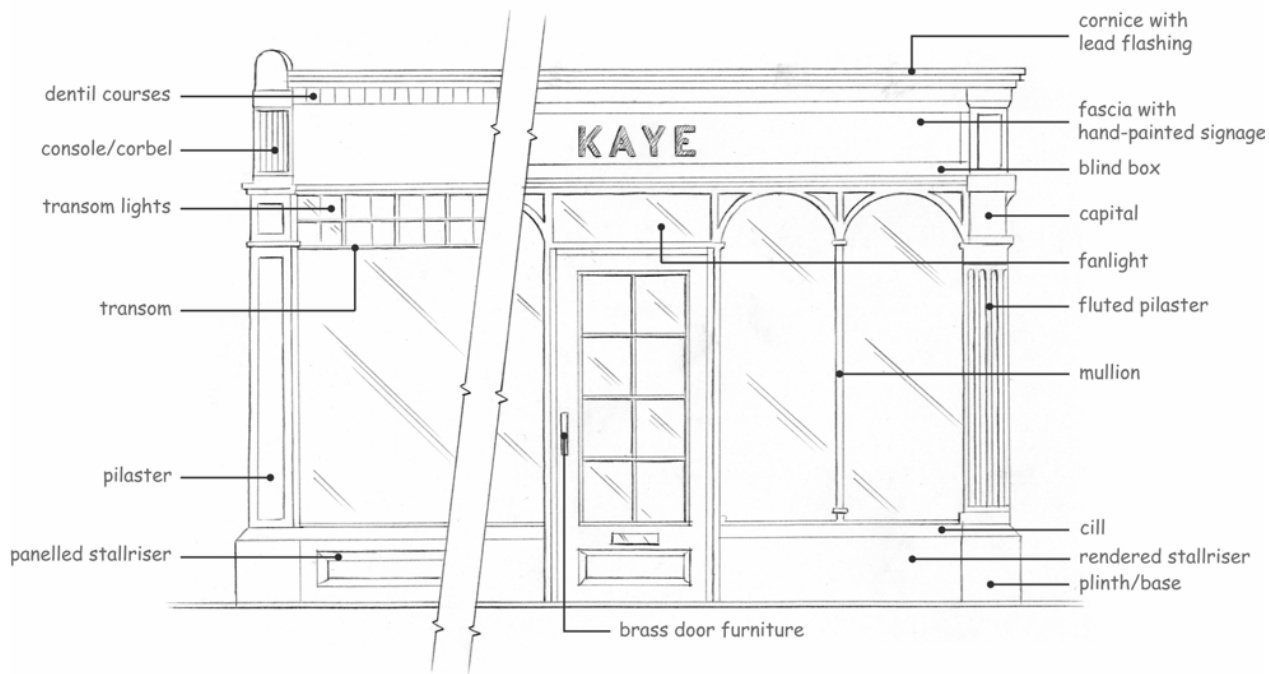
- Be constructed from high quality materials;
- Respect the character and appearance of the building and the street into which it is installed;
- Respect the character and appearance of the local area; and
- Be accessible.

Elements of a Shop and Pub Front

- Fascia: The fascia normally displays the name of the shop or public house, 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 shop or pub front. 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 shop or pub front 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 shop or pub front. Where a false ceiling or structural beam is being inserted within the shop or public house, 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.



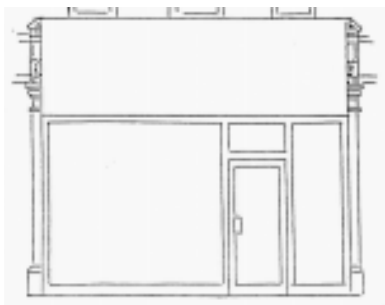
A section through the upper part of a typical shopfront (left) and in 3-dimensions (right).



- Pilasters: Pilasters are normally structural elements that frame either side of a shop or pub front and emphasise the subdivision of a street frontage into separate units. When a single shop or pub front covers the width of two or more separate buildings, the shop or pub front should respect the individual identity of each building and break up the frontage using pilasters.
- Stallriser: Stallrisers consist of solid panels below shop or pub windows, providing a visual base to the shop or pub front. 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 shop



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.

or pub fronts. 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 shop or pub front. The position of the doorway can be flush or recessed, to the side of the shop/pub or in the centre, but should always respect the symmetry and scale of the building into which the shop or pub front forms a part. An insensitive location can result in a confusing appearance when the ground and upper storeys are seen together. With smaller shop or pub fronts, 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 shop or pub front and the building as a whole.

Together these elements should provide an overall vertical emphasis to the shop or pub front.

Signage

As well as their relationship with the shop or pub front, signage also has a wider visual impact on the shopping and commercial leisure 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 or pub window frames.

Hanging or projecting signs can also be used to good effect when a building does not have a shop or pub front. 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 and pub 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.

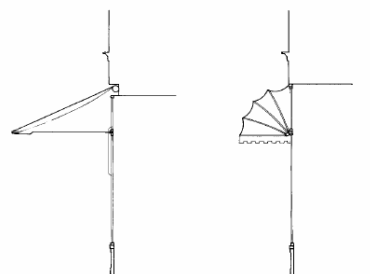
Lighting

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 shop or pub front. 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 shop or pub front 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.

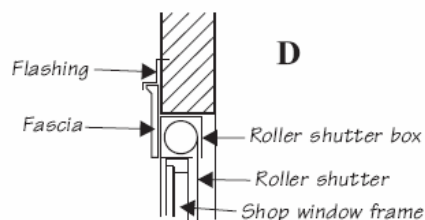
Permanently fixed round edged Dutch blinds are unsuitable in historic areas.



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

Shop and Pub Front Security

Whilst the Council recognises the importance of shop and pub front security, measures such as solid steel roller shutters are not appropriate features. Aside from detracting from the appearance of a shop or pub front, solid shutters do not allow



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.

light to pass through to the street. On streets where the majority of units have solid shutters this can create a lifeless and hostile 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 shop or pub front. Older shop or pub fronts 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 or public house. 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 or pub;
- **Removable Grilles:** Traditional steel grilles of mesh type construction can offer protection to shop or pub fronts whilst still allowing views into the shop or public house. Each display window should have an individual grille and be finished in an appropriate colour to match the shop or pub front. 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 shopping and other facilities for everyone. Alterations to and the replacement of shop and pub fronts often provide an opportunity to improve physical access to premises. When installing new shop or pub fronts, 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.

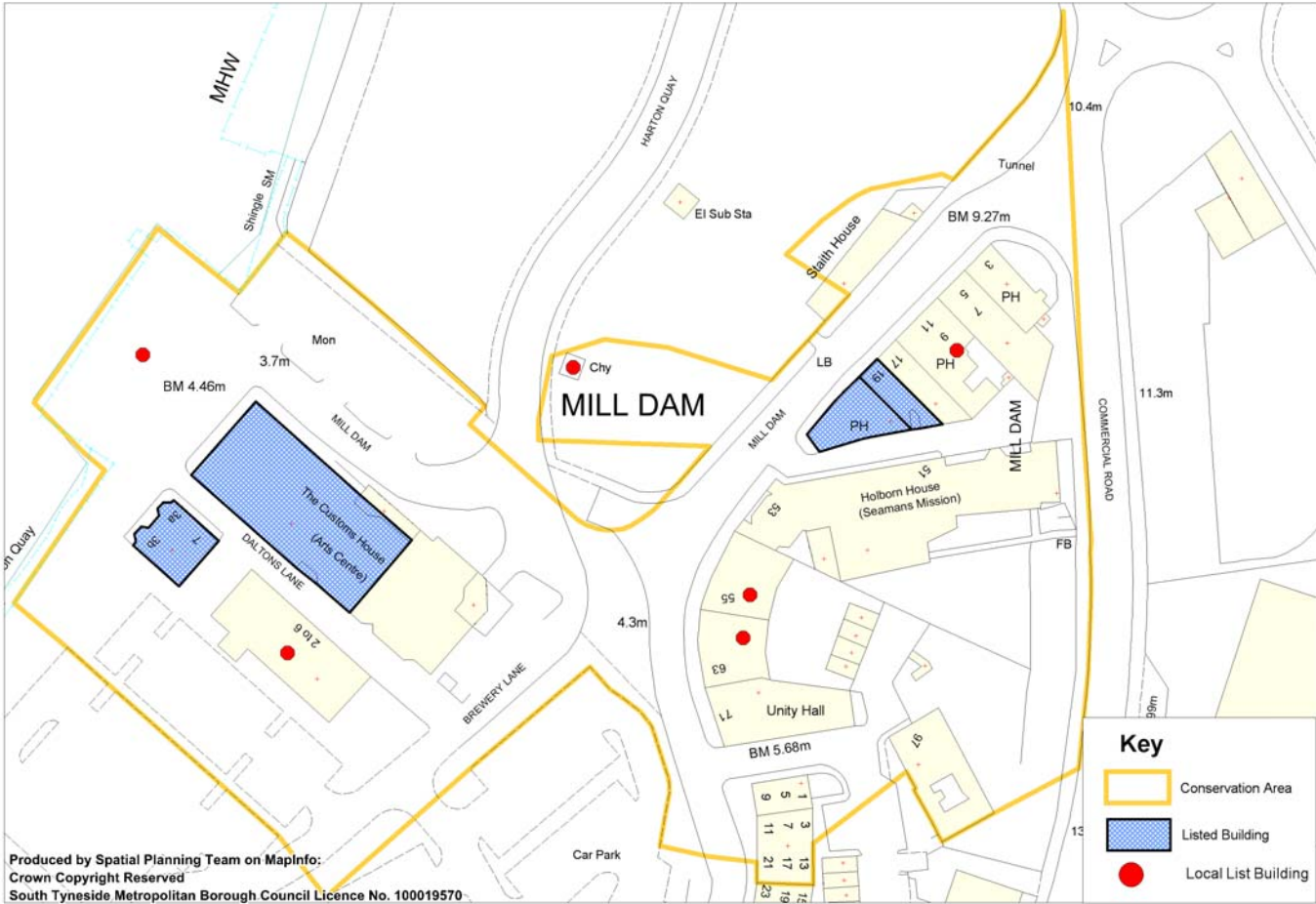
Consents

Proposals to replace or alter shop or pub fronts 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 shop or pub fronts, replacement shop or pub fronts and alterations to existing shop or pub fronts 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 shop or pub front 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 shop or pub front are likely to require consent. Consent may not be necessary if the proposals involve the replacement of a shop or pub front 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.

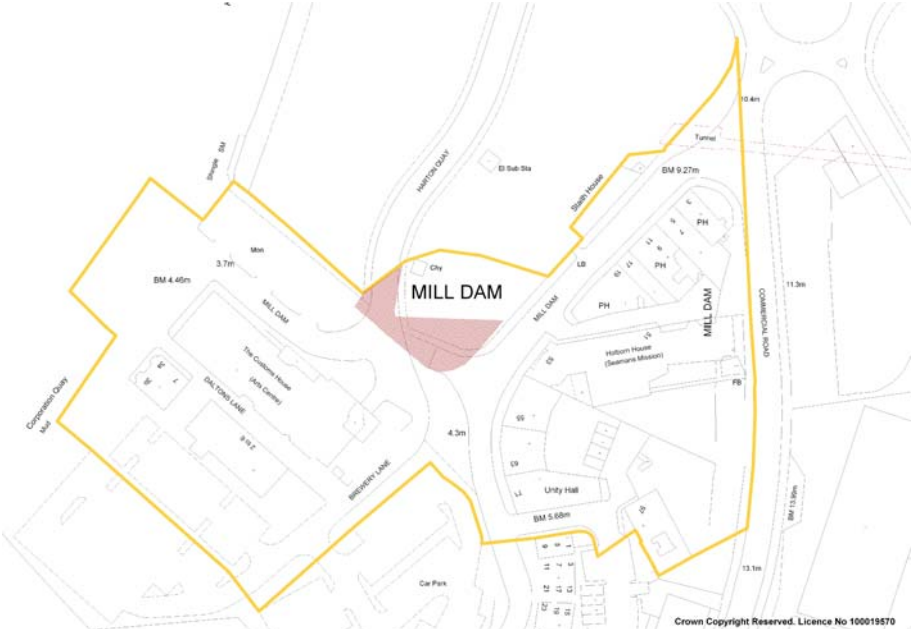
E Original 1985 Conservation Area Boundary



Omission of modern apartments from Mill Dam Conservation Area:



Inclusion of the area surrounding the Chimney:



F References and Further Reading

Note: Following the re-organisation of national government, the responsibilities of the following former departments have been transferred to the department for Communities and Local Government (CLG): 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

Planning Policy Statement 15 (PPS15): Planning for the Historic Environment (Consultation to replace PPG15 & PPG16)

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 and Regional Policy and Guidance

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

Local Development Framework Core Strategy (adopted 2007), South Tyneside Council

South Shields Town Centre & Waterfront Area Action Plan (adopted 2008), South Tyneside Council

Development Management Policies (first consultation draft 2009), South Tyneside Council

Unitary Development Plan (adopted 1999), South Tyneside Council

Supplementary Planning Document 8: South Shields Riverside Regeneration (adopted 2009), South Tyneside Council

Mill Dam Conservation Area Character Appraisal (approved 2006), North of England Civic Trust

Spirit of South Tyneside: Sustainable Community Regeneration Strategy and Local Area Agreement (adopted May 2008)

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: **ldf@southtyneside.gov.uk**

Visit: **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.