



## South Tyneside Council

### Neighbourhood Services

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## **Mariners' Cottages Conservation Area**

### Character Appraisal

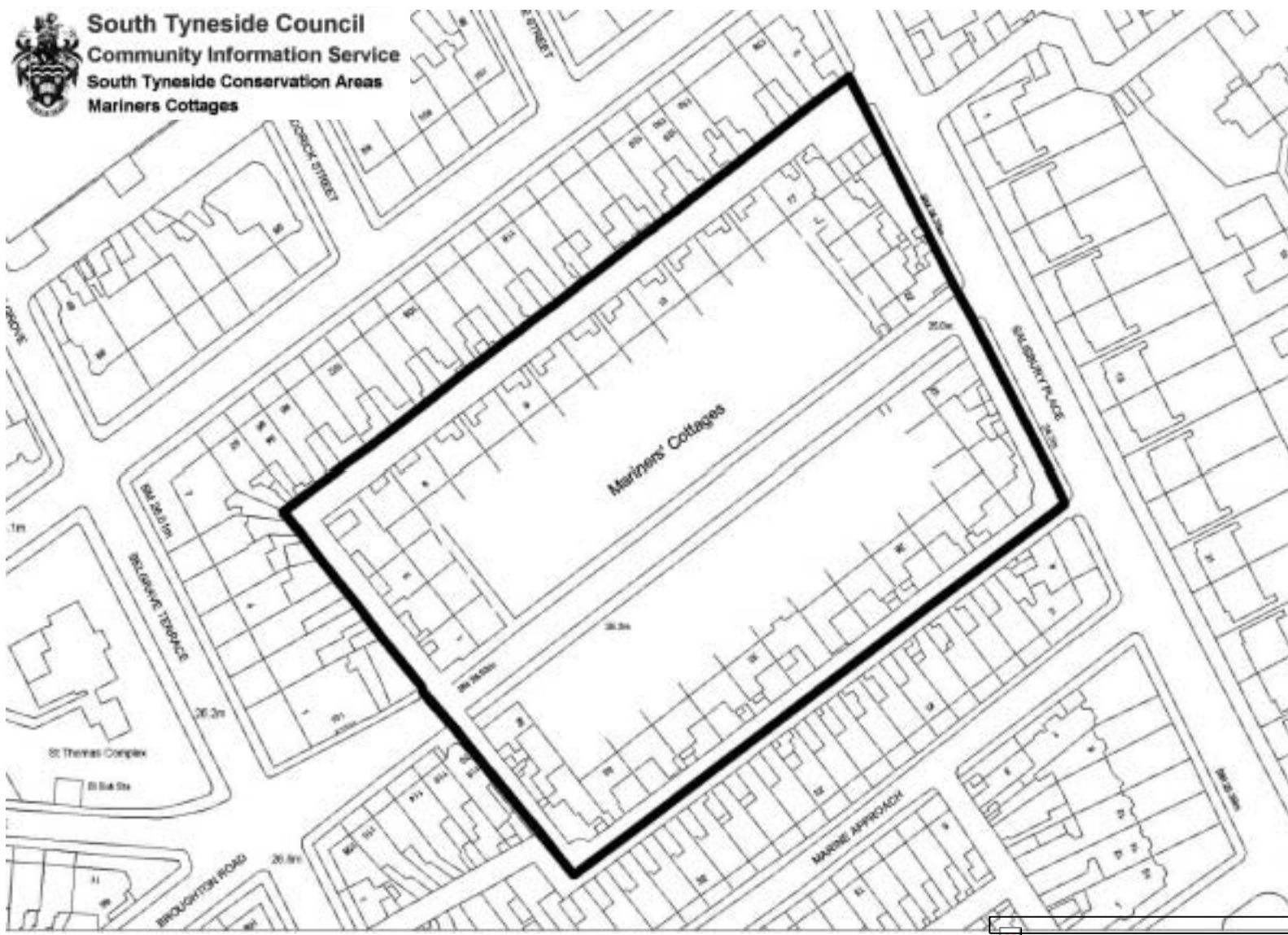
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Map 1: Mariners' Cottages Conservation Area – Boundary



# Mariners' Cottages Conservation Area

## I Introduction

Conservation Areas were first introduced by the Civic Amenities Act 1967 and are defined as being:

*“areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”*

Local authorities have a duty in exercising planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. They depend on much more than the quality of individual buildings, and take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, materials and street furniture. It is also common for a number of Listed Buildings to be included.

The approach to character appraisals has altered in recent years. It is now recognised that planning policy, development control, enhancement proposals and conservation area management can be best achieved when there is a clear and sound understanding of the conservation area's special interest. *PPG15: Planning and the Historic Environment* urges local authorities to prepare detailed appraisals and states:

*“the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder the basis for local plan policies and development control decisions, as well as for the preservation and enhancement of the character and appearance of an area”.*

The value of the appraisal is two-fold. First, its publication will improve the understanding of the value of the built heritage, providing property owners and potential developers, with clearer guidance on planning matters and the types of development which are likely to be encouraged. Secondly, it will enable South Tyneside Council to improve its strategies, policies and approach towards the conservation and development opportunities and priorities within the conservation area. The appraisal will form a sound basis for establishing effective conservation area policies; support the effective determination of planning and listed building applications; and form relevant evidence in planning appeals.

Guidance used to complete this appraisal includes *PPG15* (DoE & DNH, Sept 1994), *Conservation Area Management* (English Historic Towns Forum, June 1998), *Guidance on Conservation Area Appraisals* (English Heritage, 2005) and *Guidance on the Management of Conservation Areas* (English Heritage, 2005).

## 2 Mariners' Cottages Conservation Area

Designated in June 1981, Mariners' Cottages Conservation Area is in South Shields and is a small, compact area of approximately 1ha. The area comprises a remarkably intact group of early Victorian almshouses, a fascinating collection of buildings which illustrate the wealth of and respect for the seafaring community which so influences South Shields' history. The two neat, single-storey terraces and the gardens they enclose are a characterful and unusual historic enclave amongst the more regular terraced surroundings (a mix of residential, guest and boarding houses) which grew up around them. Each terrace of cottages and the two sets of garden boundary treatments are separately listed Grade II.

The scope of the appraisal is determined by the need to identify those elements which best demonstrate what is 'special' about this place. Understanding its origins as an unusual form of social



housing is of particular interest, but a wide range of characteristics also make up the present day townscape, and the document concentrates on those to be taken into account when making future policies, decisions and guidance to preserve or enhance the special interest of this conservation area.

At the time of preparing this appraisal document, an application for listed building consent for various restoration works is under consideration. This will be translated into an annual maintenance schedule.



The residential area surrounding Mariners' Cottages is one of mixed brick terraces, three storey villas and 1930s semis. Most of

the green open spaces around are either extensive peripheral public parks, school fields or cemeteries. Therefore the pleasant formal front garden setting of the conservation area is both attractive and unusual. Its uncomplicated architectural detailing and general use of local natural materials have produced an instantly recognisable place which is a tangible link to South Tyneside's social history,

and one with a charming character and appearance worthy of preservation and enhancement.

### 3 Location

Mariners' Cottages are 600m west of the sandy beaches of the North Sea coast and 1.2km east of the River Tyne. They are surrounded by a mixture of two and three storey terraced Victorian residential properties, with the exception of its east rear side, which backs onto 1930s semi-detached houses. These houses, plus two other streets, separate the conservation area from the green open expanse of Bents Park which, together with the other seafront parks of South Shields, form an extensive linear green strip that defines the break between the strong urban grain of the town and its beaches. The edge of South Shields town centre is 400m to the west separating Mariners' Cottages and its immediate neighbours from the regenerating but still largely industrial banks of the River Tyne. The locally and nationally significant early port, dock and settlement areas of South Shields such as Mill Dam (also a conservation area) the Market Place, main shopping streets and St Hilda's Church now part of the town centre of modern South Shields, are also therefore relatively close.

The conservation area therefore lies within a narrow part of South Shields predominantly surrounded by water. It is essentially on flat, well drained ground at the tip of coal-rich plains south of the meandering River Tyne. Levels fall gradually away to the east as the land slopes down towards the coast.

### 4 General Character & Development Pattern Origins

The entire conservation area comprises two semi-formal three-sided terraces of 22 and 17 brick cottages respectively, which face each other across enclosed green courtyards. These are part communal and part private gardens, their boundary walls with railings, pillars and gates plus a length of Broughton Road split the



area into two halves. With the exception of the north west end unit, the other three end terraces face the public road. The origins of the larger single unit on the north side which does face outwards

suggest it was originally the communal library provided by the originating society and therefore accessed from outside the courtyard. This seems to have influenced the plan form of the later southern terrace as it basically repeats these features.

The largely single storey terraces were each individually listed in 1983. Each terrace is of a similar basic building style but not

identical and between

them they

exhibit early

and mid-

Victorian

architectural

characteristic



s. The boundary walls to the front of each terrace were also separately listed in 1983 although the text of the listing description is only accurate to one side and not to the other. The conservation area boundary includes the two back lanes which wrap around the rears of all but a short length of one of the terraces. The lanes and their associated walls are closely associated with the origins and development of the cottages and remain a significant feature today.

On the 1862 OS map, Mariners' Cottages consisted of only the north terrace; tenders for building the south side were accepted that year. As shown on a subsequent map of 1898 the relatively detached

location of

the first

terrace as a

destination

point and

frontage

had already



started to significantly influence the future road plan of the wider area. The track to the front of the terraces set the alignment for the eastern end of what became part of Broughton Road. Broughton Road leads directly from Fowler Street, one of the principal streets of South Shields, and most significantly the magnificent Edwardian South Shields Town Hall was built facing Fowler Street between Broughton Road and Bent House Road (later Beach Road) junctions. The influence of the early origins of Mariners' Cottages is still especially noticeable today by the angled alignment of Sydenham Terrace to the west, which reflects the original route to Mariners' Cottages before Broughton Road was developed.

## 5 Development History and Archaeology

The post Roman period of early South Shields history, which was focussed at Arbeia Fort adjacent to the current mouth of the River Tyne, shows no recorded evidence of there being any settlement at the location of Mariners' Cottages. In ancient times the river is thought to have entered the sea by three separate routes, the most southerly branching off at Mill Dam. The river course from this point to the sea will inevitably have passed very close to the present day Mariners' Cottages Conservation Area making it sodden and unsuitable for habitation. The area was only reclaimed in the late 1760s. The conservation area therefore has little known archaeological significance today prior to that which may evolve in the future from association with the present day standing buildings.

Of great significance to understanding Mariners' Cottages are local records of how it came about, the people and the social context that influenced its creation. The South Shields Master Mariners' Asylum & Annuity Society funded, built and managed the cottages. For its Centenary Dinner on 28 April 1939 at the Royal Hotel, South Shields, it produced a programme (held at South Shields Libraries) which detailed the first 100 years of the Society and the year-by-year development of the cottages from its

records since it came into being on 5 February 1839. The significance of this information is high. It provides valuable contextual knowledge about this conservation area's local (and even international) context, especially regarding marine and social housing developments.

### 5.1 1839

Early in 1839, a meeting of ship masters had been held to establish a society with the objective of providing asylum and annuity to aged members, widows and orphans. Things moved very quickly and rules and regulations were accepted at a general meeting on 15 February. The following were officers or major contributors (there were others) and as such are significant to the development history of the conservation area as well as the commercial and social development of South Shields:

- James Redhead, Robert Chapman, Robert Anderson, Joseph Hargreaves, James Young, Dr T M Winterbottom, Lord Bishop of Durham (Patron), Robert Ingham, Richard Shortridge, Errington Bell, George Potts.

South Shields as a whole was one of the most progressive towns in the northeast in the late nineteenth century for the provision of charitable societies. It was especially advanced in its provision of



a public dispensary before the purpose built Ingham Infirmary of 1869. Dr Winterbottom is perhaps most famous in South Shields for his part, along with Robert Ingham and Richard Shortridge, in establishing the Marine School for the training of masters and officers of the merchant service, eventually established in 1866.

### 5.2 1843

The committee agree to purchase one and a half acres of land from Richard Ingham to build an asylum on at the eastern extremity of Ogle Terrace Lane (along the line of present day Beach Road formally Bent House Lane). On 7 December, Robert Anderson, builder, laid the foundation stone for five cottages. Dr Winterbottom gave the Society £600 to pay for the buildings.

### 5.3 1844

Tenders were received for a north and west boundary wall and a well.

### 5.4 1846

Dr Winterbottom, 80 years old, presented three further cottages to the Society and Robert Ingham laid the foundation stone. This indicates how personally involved these very eminent South Shields people were in the development of the conservation area. A library, large washroom and four larger cottages were erected.

These would appear to be the eastern most buildings, which have a basement level; the library was probably the larger most easterly unit at right angles to the others.

### 5.5 1847-9

21 cottages on the north side were now completed (today, there are 22 as the library is now also a cottage) and Mr Anderson allowed the laying of a foul drain over his land to the sands. In 1848, South Shields finally became an independent customs port after years of acrimony between it and the City of Newcastle upon Tyne, indicating the pride and rising status of the town as a shipping and commercial centre.

### 5.6 1852

Dr Winterbottom donated £100 for the future costs of gardeners to tend a lawn to the front of the cottages and also presented two baths and a washing machine. These donations were hugely privileged amenities for their time.

### 5.7 1856

An offer of £807 was made to the Ecclesiastical Commissioners for the 'enfranchisement of the present ground and the Cottages', suggesting that the properties were previously leasehold. The Society consisted of 121 contributing members and 12 Annuitants,

who were not to have a yearly income of more than £50. Land adjacent to Westoe Cemetery was purchased for £346 from Robert Ingham.

### 5.8 1858-9

‘Southampton ballast was procured for the cottage walks at 7d per ton’. If the ‘walks’ were the front paths, this ballast is not evident today but some may well have been reused as very rounded cobbles for the existing southerly back lanes. Drawings for more cottages by Messrs Oliver & Lamb, Architects, were approved. Mr Anderson refused the contract. Dr Thomas Winterbottom presented £300 to invest for the future painting of the cottages and on 8 July 1859, the Society’s greatest benefactor died aged 93. He was buried following a huge public display of respect and recognition in the most prominent central focal point of Westoe Cemetery, 100m south of the Mariners’ Cottages.

### 5.9 1860-2

Mr Hepple’s tender for the cottages was accepted and, in 1862, the south side cottages were completed at a cost of £3,000.

### 5.10 1869

The old boundary wall (north side) was partially demolished; after objections the society decided to rebuild a new wall. South

Shields Corporation informed the Society that it was to commence putting a main sewer down the back lane north of the cottages and that the Society was independently required to put in and pay for connections to each cottage. This cost 18 shillings per property.

### 5.11 1870-1

The Society resolved to repair the clock at the cottages (it was removed in 1893, see below) and a clump of trees was also removed from the green of the north cottages and sown with grass.

### 5.12 1873-75

Complaints of dampness were received from tenants and walls (presumably internally) were painted with ‘bright varnish and red ochre’ to remedy it.

### 5.13 1876

John Hedley of North Shields informed the Society that he had bought the land next to the southern cottages and intended to build. He asked for consent to make the rear lane public and pay compensation. This was refused and today there are still two parallel back lanes with a brick wall between. A new boundary wall behind the south cottages was built at a cost of £112 12s 8d.

**5.14 1879**

The north cottages' back lane was resurfaced. Dampness was again a problem, and the foundations were drained and walls plastered at a cost of £61.

**5.15 1881**

A new house was built at the west end of the south cottages and there was an objection to overlooking windows. Unless an equity rent was to be paid they had to be bricked up – which they were in 1884. This is the first record of buildings encroaching around the cottages and it is highly significant for the historic development of the conservation area as it brings to an end a near 50-year period of relative isolation. It is a clear indication of the rapid expansion of the suburbs of South Shields during the second half of the nineteenth century as coal and shipbuilding trades, in particular, developed. Compare the dispersed settlement pattern of 1862 (see page 30) with the dense urban grain of 1898 (see page 31).

**5.16 1887**

The cottages were valued collectively at £6,470 and the elder trees in gardens were replaced with small privet trees.

**5.17 1890-3**

with a slightly misleading '1839' (see 5.1 above).

Notices were served by the sanitary inspector concerning 34 closets in the cottages, and the Society agreed to build 34 dry ash closets themselves. The clock in the centre of north cottages was replaced by circular free stone engraved

**5.18 1894**

There were discussions into whether to redevelop the north terrace 'to best advantage, thereby increasing the income to the Society'. There was no seconder for the motion.

**5.19 1898**

Due to the failing health of the long serving librarian, the committee decided to convert the library into a two-roomed cottage. All books, maps and full rigged model ship were given to the Museum and Free Library. The paintings of Dr Winterbottom and his father were removed to the Society's offices to be later loaned to the Marine School in 1910.

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### 5.20 1901-3

The setting up of a reserve building fund was agreed for the future rebuilding of the north terrace. A total of £450 was invested.

### 5.21 1905-7

The Society agreed that the time was now right to commission an architect to draw plans and prepare costs for “pulling down and rebuilding the whole of the north Marine Cottages, and of making the most of the land and erecting as many houses as can be thereon.” The Society’s solicitor examined the deeds and concluded there was nothing to stop this. Mr J W Wardle was appointed architect and detailed preferred options were considered. The Society agreed it would ask seven builders to provide estimates of various combinations of flats and self-contained houses using various materials as well as the cost of demolition, estimated rental returns and time scales. Mr A Ross’s buildings in Osborne Terrace were chosen as most preferred after much inspection. Plans were forwarded to the Town Improvement Committee and passed. The scheme was deferred until 1908, and it did not take place.

### 5.22 1914

A tenant requests a bathroom in her cottage. This was refused.

### 5.23 1917

The enclosed land on the north and south sides was equally divided amongst the tenants who wished to use them as allotments. No structures were allowed. Electric lighting was installed in several of the cottages.

### 5.24 1920

The Society enquired whether the Corporation would be prepared to take over the north back lane. The Secretary of the Society, Mr EH Lincoln became a magistrate of the Borough of South Shields.

### 5.25 1927

‘Cottages were wired for Electric Light under the Corporation Wiring Scheme.’

### 5.26 1930-2

‘Excessive costs’ for repair and painting were recorded.

### 5.27 1933

The allotments on the north side were vacated and sown with seed.

**5.28 1935**

Considerable improvements were made to the south cottages, including new bathrooms.

**5.29 1938**

Plans for the redevelopment of the north side were again prepared and passed by the Town Improvement Committee. It was proposed to build 26 self-contained dwelling houses and instructions issued for tenders for the work.

**5.30 1939**

The last entry in the Centenary Programme records the Society consisted of 48 contributing members and 31 annuitants.

**5.31 1962**

The occasion of Broughton Road being brought up to modern standards seems to have been the trigger for Mariners' Cottages to be featured in the South Shields Gazette. Mr T Lincoln, a South Shields Councillor and secretary of the Society (as was his father and grandfather) was quoted, describing the buildings as a 'picturesque group of cottages with their arched doorways and stone-framed windows' and 'they still remain among the oldest houses in the town'.

**5.32 1981**

The conservation area was designated.

**5.33 1990s**

SRB-funded enhancement schemes replaced the brick panels between the front stone pillars with cast metal railings. The four black wrought iron gates would appear to date from this period too.

**6 Spatial Qualities**

Spatially, the conservation area is one entity, but there are obvious and more subtle contrasts which identify two definably separate halves – the north terrace area and the south terrace area. Common to both terraces is Broughton Road itself, the space running through the middle of the conservation area.





Mariners' Cottages Conservation Area has very simplistic spatial characteristics. The uncomplicated form of the two inward facing three sided terraces, separated by Broughton Road, controls the



shape and distribution of all the enclosed and external spaces within the conservation area.

This basic spatial form is created by an apparent reflection along the line of Broughton Road of two similar blocks of low cottages. Each block wraps formally around an rectangular open space to the front and in turn each block of cottages is wrapped by back lanes. The layout is particularly attractive and demonstrates the place's social

purposes, by creating an enclosed, managed space for aged mariners to spend quiet days enjoying their retirement.

An open linear space, Broughton Road, dissects the area into two similar but distinct halves, characterised by subtle variations in architectural detail and their quite different garden forms. Two relatively narrow continuous back-lanes wrap tightly around the basic building blocks edged by high brick walls which reinforce the separate identity of the area from the taller, more varied built forms of the surrounding residential properties.

The spatial characteristics and the views in and out of the conservation area are most marked at roof top level . This is very much influenced by the relative heights of the two terraces and their particular juxtaposition with neighbouring properties, which themselves also have variations in building height.



The two enclosed green courtyards are also strongly defined on their outer sides by



straight dwarf wall, railings and stone pillars running continuously alongside the public footpaths.



Courtyard levels on both sides rise gradually eastwards as the road follows the gradual fall of land towards the coast. Views into the conservation

area from the public road are restricted by shrubs against the railings, especially on the south side, and increasingly so as the higher retaining walls close off wider views.

The spatial character and key views of the conservation area from Salisbury Place are drastically different from the attractive settings



fronting Broughton Road. These rear elevations, especially the south section, present a relatively drab, dark, uninspiring face to Salisbury Place. However, an impressive length of round coped red brick walling separates the parallel length of back-lane from Salisbury Place. This continuous wall is significant in the street scene because of its unbroken length and contrast with present day patterns where the fronts of the neighbouring residential or guest house properties face the road with each defined by individual



short wall lengths and gaps.

The south east rear elevation and its impact on Salisbury Place

demonstrates the development history of the place. In the south half of the area, the original appearance of the area's setting is most preserved – as elevations which provided shelter from exposure to sea winds and a walled back lane to all cottages. The Salisbury Place frontages are defensive and visually exclusive, but their present day contribution to the street scene is still one of

interest due to the mass of the building group and the contrasting lack of opportunity for direct physical interaction with the street.

The higher rear east elevations also have few windows, being the service side of the cottages. Render was added to the rears of the south terrace presumably to prevent wind borne dampness. The relatively blank rear elevations of the cottages from Salisbury Place are unusual in their immediate setting and certainly suggest that something quite different is to be found on the other sides of the buildings.



The eastern rear of the north terrace appears to have lost its former back-lane configuration, although it is not likely to have been the same as that on

the south side because the large former library building would have prevented it. This elevation now appears as an ad hoc arrangement that contributes less to the Salisbury Place street scene than it should because the irregular boundary walls appear severed and rearranged in an untidy fashion, and because backyard

space has been walled in and divided between four cottages. Most intrusively, four modern garages and a forecourt create a major obstruction to any clear evidence of the former built pattern of rear walls and spaces in this area. The lack of regularity in the layout or boundary treatment of this very public element of the conservation area is not characteristic of it as a whole.

Each of the two halves is addressed below in more detail, considering the specific architectural characteristics that distinguish them, to help guide future decisions and management options which may affect the special character. It also highlights key issues of positive, neutral or negative features, opportunities for enhancement, problems with capacity for change and any public realm aspects.

As well as the two halves, there is Broughton Road which runs through the middle. Broughton Road is a well maintained public domain with unobtrusive road markings. The modern standard of the road and footpath surfaces leaves no physical indication to signify arrival at or passage through the conservation area. Broughton Road was originally constructed as the central route between the two terraces and their courtyards, before any other buildings existed nearby and so began life solely as the route to Mariners' Cottages. Standard late twentieth century concrete



lampposts do little to enhance the scene and a more specific treatment and lampposts would be more complimentary to the overall sense of place.

## 7 The Northern Half

### 7.1 General Arrangement and Spaces

The detailed architecture and features of the buildings and spaces



combine to create a picturesque scene of considerable charm. The north terrace is the lowest at approximately 4.5m to the ridgeline. The view across its roofs from the south side is characterised by three striking contrasting bands of appearance – firstly the ordered repetition of the patterned brick front façade of the cottages, then the white eaves mark a sharp edge to the next band formed by the relatively shallow pitched slate roof (unbroken by dormers, roof lights or gables) as an homogeneous, dark grey horizontal band. Finally, above this, is the jumble of different shapes and colours (brick, render, dormers, gables, windows ) of the taller three storey properties of Beach Road and Bright Street behind.

The north terrace's chimneys are generally indistinguishable against this cluttered backdrop. This sharp roof-level pattern and

its relationship with surrounding properties is a very distinctive characteristic of the northern half of the area.



The larger northern courtyard is laid out and enjoyed as communal space with each cottage generally only tending small-personalised areas directly in front. This allows wider open views across this open grassed space both from within and outside the courtyard. Some cottages do have denser hedging to screen private sitting areas near their south-facing front doors. There is a central cluster of mature shrubs and a few medium sized deciduous trees, the



impact and character of which splits the space into two communal lawn areas, a prominent positive contribution to the street scene.



The back lane along the northern terrace is straight and surfaced with black bitumen, with no references to earlier surfaces or outer boundary walls. The red brick backyard walls on both sides form an enclosed but relatively wide channelled view with no window openings from Mariners' Cottages and only

upper floor windows in of Beach Road and Bright Street overlooking. All earlier openings, except doorways into yards or extensions, have been blocked, producing a blind alley with an assortment of brick patchwork sides, and a somewhat daunting route to walk.

This pattern of blocked openings is continued around the north west rear, where it



is less oppressive due to the shorter length and more interesting architectural variation. Nos.1, 2, 3 and 4 feature attractively detailed gable ends, albeit with the mullioned and moulded window openings now blocked in.



The southern terrace of Mariners' Cottages in contrast is noticeably higher than the northern one with a second floor in the roof spaces. The dark grey slate roofs are much steeper with an approximate ridge height of 6m. The roof planes are regularly broken with single or paired white cheeked dormer windows, several gable features including a strong central bay and prominent chimneys. That terrace does not have the same roofscape characteristics as the northern one with its sharp contrasts and significant height differences. There are no such height differences on the southern side. The higher side of Mariners' Cottages backs onto properties, which are generally not any taller

than they are. Marine Approach is fundamentally a terrace of one and half storied cottage properties. There are no noticeable bands of contrast at roof level and therefore the red brick chimneys of the south side are very prominent skyline features. This differing relationship of the two terraces with surrounding properties outside the conservation area is a significant characteristic of the whole conservation area.

## 7.2 Character Analysis – Front Elevations and Courtyard



The special positive characteristics are its form and squat proportions, its symmetrical plan, overall attractive appearance, common ridge height, simple regular fenestration pattern, and its simple early Victorian architectural influences without over decoration, such as the window and door surrounds discussed below.

The local brick is red brown laid in Flemish bond with lime rich course grained mortar, flush jointed. A consistent plinth throughout is painted white. The presence of the brickwork on the

Salisbury Street elevation is particularly attractive to the street scene.

The roof is dark grey slate, and has a general unbroken form with a continuous stone eaves moulding discreetly



incorporating gutters behind. Of the rainwater goods surviving, some early cast iron downpipes survive with square-section guttering to the cornice. There is water-tabling to each gable return with distinctive corbels. There are no rooflights which significantly enhances the roofscape. A single chimney on each



cottage is in brick, each rectangular and transverse to the ridge.

Window openings are of a common composite design with stone architraves, hood moulds and chamfered stone jambs flush to brickwork. The window openings once had vertical stone mullions

like those in the southern terrace (as shown by surviving mullions in the blocked side openings), but these have been removed leaving evidence at the head of each window. Windows are modern painted timber casements (see below).

Door surrounds are also a common composite design in stone with Tudor arched heads and drip moulds, with plain triangular spandrels to the sides which create a framed entablature above. There are recessed stone jambs with single concave profiled section. Doors are in timber to a common Tudor-arched design, vertically panelled and filleted. Some have small paired lozenge windows with obscured glass. There are retained lower ground level openings to the east façade. There are basement level openings to No.19, 20 and 21 which do not interrupt the consistent form.

There is a central shallow bay with small, parapet roofed gable containing a date tablet over a central door. The bay also has a wider plain frieze with simple cornice and fascia, and wider mullioned casement windows.

Garden boundary gate piers are a strong feature of the place, in stone with two distinctive designs, one capstan style. Some are unpainted. The railings, on a stone plinth, are to a common design and painted a single colour throughout, a strong unifying feature.



The courtyard is open and grassed with some well-kept gardens. There are a few small areas of paving (further paving should not be encouraged), plus a communal straight path with consistent surfacing. Trees and

shrubs are concentrated in the middle and do not dominate.

There are some negative characteristics of this zone. The design of the window frames does not reflect the historic character of the area or the architectural style of the buildings – they are top-hung ‘fake’ sashes. The nature of the original windows requires more detailed investigation and research – because of the architectural style of the buildings, they may have been metal casements, but they may equally have been timber sliding sashes (on-site investigation may reveal space for sash weight-boxes in the stone window surrounds concealed by modern window joinery). There is also inconsistent use of fake leaded glass. There is visually intrusive security lighting placed in an ad hoc way across the

façades. There are also some variations in slate colour, leaving noticeable patching to the roof slopes. Some of the surfaces are degraded concrete, and some of the garden pillars are rendered and painted which is inappropriate and inconsistent. The painting of all sandstone detailing also harms the architectural definition of the buildings. Many chimneys are altered, upsetting the uniformity of the roofscape.

Overall, the buildings appear in good condition but paint may be hiding or causing deterioration. The condition of the spaces is fair with a generally comfortable mix of personal and communal identity. The green colour of paint on some rainwater goods and joinery is appropriate to the buildings' style and history.

### 7.2.1 Character Analysis – Rear Elevations And Back Lane

To the rear, the special positive characteristics are the brick rear



walls and retained low scullery gables, the slate roofs, and the strong impact of the white gables of the former library building

There is an unsightly patchwork of different brickwork and a little slate patching too. There is also a handful of rooflights to the rear, the inappropriate design and placement of which interrupts the roofscape. The loss of original openings gives a feeling of unsympathetic change over the years (eg. glass shards are set in wall tops). Blocked coal holes and mullioned windows could provide interest in a now blank elevation and relieve the somewhat threatening character of the route. Inserted and altered windows at the north end of Salisbury Place are inconsistent with the originally blank east facing treatment which was paramount to the overall original design.

Yard walls have been lost and many yards infilled with some disfiguring fascia and flat roofs. Overhead wires and poles are particularly unsympathetic to the buildings' setting. Graffiti is noticeable. The back lane itself is tarmac with no demarcations with no historic reference. Behind the Salisbury



Place elevation, there is widespread disturbance to original character and layout with patched mix of rubble stone and brick, lost copings, and an intrusive block of four garages which is unsympathetic, intrusive to historic layout and street scene, and very damaging to the character and appearance of the conservation area. A more appropriate remedy for this most scarred public face would significantly enhance the conservation area.

## 8 The Southern Half

### 8.1 General Arrangement and Spaces

Like the northern half, the detailed architecture and features of the buildings and spaces combine to create a picturesque scene of



considerable charm. The spatial characteristic of the southern courtyard contrasts with the northern half by being a collection of well tended private gardens individually edged by dense hedging which restricts views over and through the space from within and outside the courtyard, preventing an appreciation of the overall larger size of this space. Nevertheless, the overall contribution that the courtyard makes to the setting of its cottages is attractive and cared for personalised green spaces, with shrubs and lawn providing an informal mix of shelter and privacy for users. This characteristic allows the public only glimpses through the railings

and shrubbery to the upper levels of the buildings, and in return, prevents residents from seeing much of the public street.

The spatial character of the southern courtyard is more like a typical relationship of private dwelling, front garden and public domain, rather than a communal housing form with provision of green open space for the benefit of all residents in line with the philanthropic objectives of such Victorian societies. Both courtyards are gated but the southern one is also visually exclusive by virtue of the density and quantity of the planting types and layout. It also contains more obvious individual statements such as a central flagpole, metal



arbours and garden furniture. There may be future opportunity to open up an axial vistas through these visual barriers across the site.



Spatially, the back lane of the southern terrace is a narrower channelled view with a consistent character along its full length. The entrance is somewhat shaded due to the higher property to the west.



The surface is rounded cobbles, well textured and irregular, and there is a red brick unbroken wall with buttresses and rounded brick coping forming the outer edge. This has no openings and creates a strong sense of enclosure but with some views over to the parallel back lane alongside. Inner corners are defined by unusual concave sections of walls to give manoeuvring space at the corners.

Along the Salisbury Place section, the original appearance of the conservation area's setting is most preserved. The openness of the street make it is easy to imagine when there was no surrounding development (approximately pre-1876) when the spatial character of Mariners' Cottages was one of an exposed, defensive group of low buildings around two areas of green open ground. In their isolation they would have been strongly defined by a very clear route to the fronts for visitors and an encircling walled and surfaced rear lane for the daily domestic requirements of coal, washing and closets. The arrangement surviving today is therefore of particular significance to the spatial, historic and social appreciation of the conservation area.

## 8.2 Character Analysis – Front Elevations and Courtyard

Special positive characteristics are much the same as the northern half – is form and squat proportions, its principally symmetrical

plan, overall attractive appearance, common ridge height, strong regular fenestration pattern, and its simple early Victorian architectural influences without over decoration, such as the window and door surrounds discussed below. The dormers notably enhance its character, as do the central gabled porch with its a weathervane, and the balanced end cottages which turn to the road, respecting the public setting of the terrace.



Brickwork here is similar but is in English garden wall bond with three stretcher courses between a header row. The roof is also

similar but is steeper in pitch and there is watertabling to the central bay and the two asymmetrical end cottages and their returns. Black rainwater goods have a common profile. Chimneys alternate square and rectangular in plan.



Window openings are similar but have sharp chamfered stone jambs and a central mullion intact, with single

central quoins on each architrave. Windows are modern timber casements as in the northern half but original sliding sash windows do survive in the side elevations of the central projecting gabled porch.



Door surrounds are also similar but have a brick relieving arch detail over each front



doorway (and upper windows in the central bay), all with matching shaped arch stone lintels beneath. Doors are similar to those in the northern half, with a flattened Gothic arched top.

The garden pillars are similar but have pyramidal caps. Railings, are to a common design and painted a single colour throughout.



The courtyard is green and well kept with straight communal paths with attractive salt-glazed clay rolled top edges. The small private



gardens have a variety of loose surfacing and planting.

There are some negative characteristics of this zone, many like those in the northern zone (see above) – window frame design and treatment, security lighting, noticeable roof slate patching, degraded garden pillars, and painted stonework throughout. There is also some loss of detailing to dormers with inappropriate paintwork treatment and windows set flush in their openings with no reveal to enliven the architecture. Planting in courtyard is indiscriminate and the dense hedging means the loss of an open communal courtyard.

As with the north zone, overall the buildings appear in good condition but paint may be hiding or causing deterioration.

### 8.2.1 Character Analysis – Rear Elevations And Back Lane

To the rear, the special positive characteristics are the pitched slate roofs, the strong gabled features to the Salisbury Place elevation,



the attractive and historic rounded cobble lane surface and the distinctive continuous red brick wall with rounded copings and unusual curved inner corners. The long length to Salisbury Place is

particularly distinctive.

There is an unsightly patchwork of different brickwork and a little slate patching too. There is also a handful of rooflights to the rear, the inappropriate design and placement of which interrupts the



roofscape. The loss of original openings gives a feeling of unsympathetic change over the

years (eg. glass shards are set in wall tops). Blocked coal holes and mullioned windows could provide interest in a now blank

elevation and relieve the somewhat threatening character of the route. Inserted and altered windows at the north end of Salisbury Place are inconsistent with the originally blank east facing treatment which was paramount to the overall original design.

As in the north zone, there is an unsightly patchwork of different brick types, some roof patching, and problems with the impact of lost original openings. Yard walls have a range of inappropriate variations and alterations with flat felted roofs and metal garage doors. Black render to the rears of Salisbury Place is particularly intrusive, and render to the southeast face has a poor finish. Ad hoc designs and inappropriate detailing of rear dormers and flat roofed extensions harm the unity and architectural character of the terrace.

## 9 Summary

### Special Characteristics

- Intact group of neat, small-scale, inward-facing almshouses.
- Charming early-Victorian brick, stone and slate cottages.
- Ordered repetition of traditional architectural features.
- Central private communal gardens divided by Broughton Rd.
- Some historic surfaces and boundary walls to rear lanes.
- Helpful records of original conception by charitable society.
- All cottages and boundary walls are listed Grade II.

### Against The Grain

- Lost stone mullions and modern timber casement windows.
- Ad hoc changes to features and additions to elevations.
- Inserted garages, eroded back lane appearance, Salisbury Pl.
- Blocked and altered window and other openings to rears.
- Lack of harmony to rear lanes and yard walls.
- Applied render to some side and rear elevations.

### Key Issues

- Physical management of buildings & spaces as single place.
- Agreeing scope and design of future repairs and alterations.
- Bringing harmony to unrelated changes made over time, but protecting designed differences between the two terraces.
- Restoration of lost features (eg. chimneys, rainwater goods).
- Protection of gardens from hard-surfacing & ad hoc changes.
- Agreeing nature and number of rooflights acceptable to rear.
- Protection and maintenance of cobbled southern back lane.

### Enhancement Potential

- Restore unity and authenticity to architectural features.
- Comprehensive scheme for exposed rears and yards.
- Restore unity to nature and treatment of garden boundaries.
- Unify southern side gardens and possibly open up axial view.
- Enhance Broughton Rd to provide entrance / exit to area.
- Agree regular inspections and maintenance.
- Consider applying for listing of southern back lane wall.

## 10 Other Designations

The only other heritage designations in the Mariners' Cottages Conservation Area are for the listed buildings, as set out below. There are no 'local list' entries (as set out in UDP Appendix ENV(B)), no Article 4 Directions and no Tree Preservation Orders.

### 10.1 Listed Buildings

Grade	Listed Building
II	Mariners Cottages (Nos.1-22 cons), Broughton Road
II	Mariners Cottages (Nos.23-39 cons), Broughton Road
II	Boundary wall to Nos.1-22 Mariners Cottages, Broughton Road
II	Boundary wall to Nos.23-39 Mariners Cottages, Broughton Road

*Borough of South Shields*, George B Hodgson, 1996 (first published 1903)

*Details*, Philippa Lewis, 2001

*South Shields Gazette*, 20 September 1962

*Centenary Dinner Programme 1839-1939*, South Shields Master Mariners' Asylum & Annuity Society, April 1939

*South Tyneside UDP*, 1999

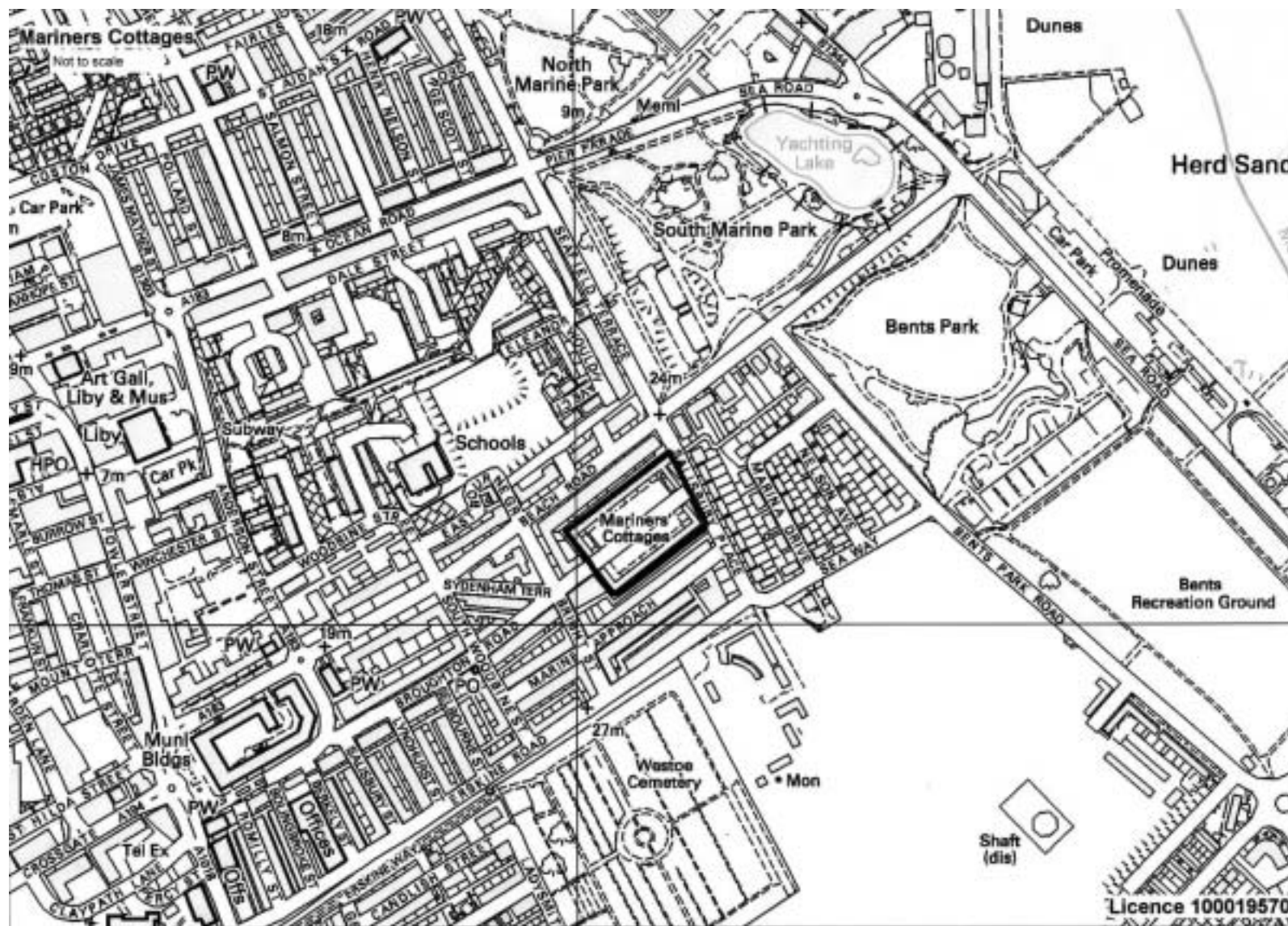
## 11 Selected Bibliography

*The Home Dating Toolkit*, John Chapman 1998

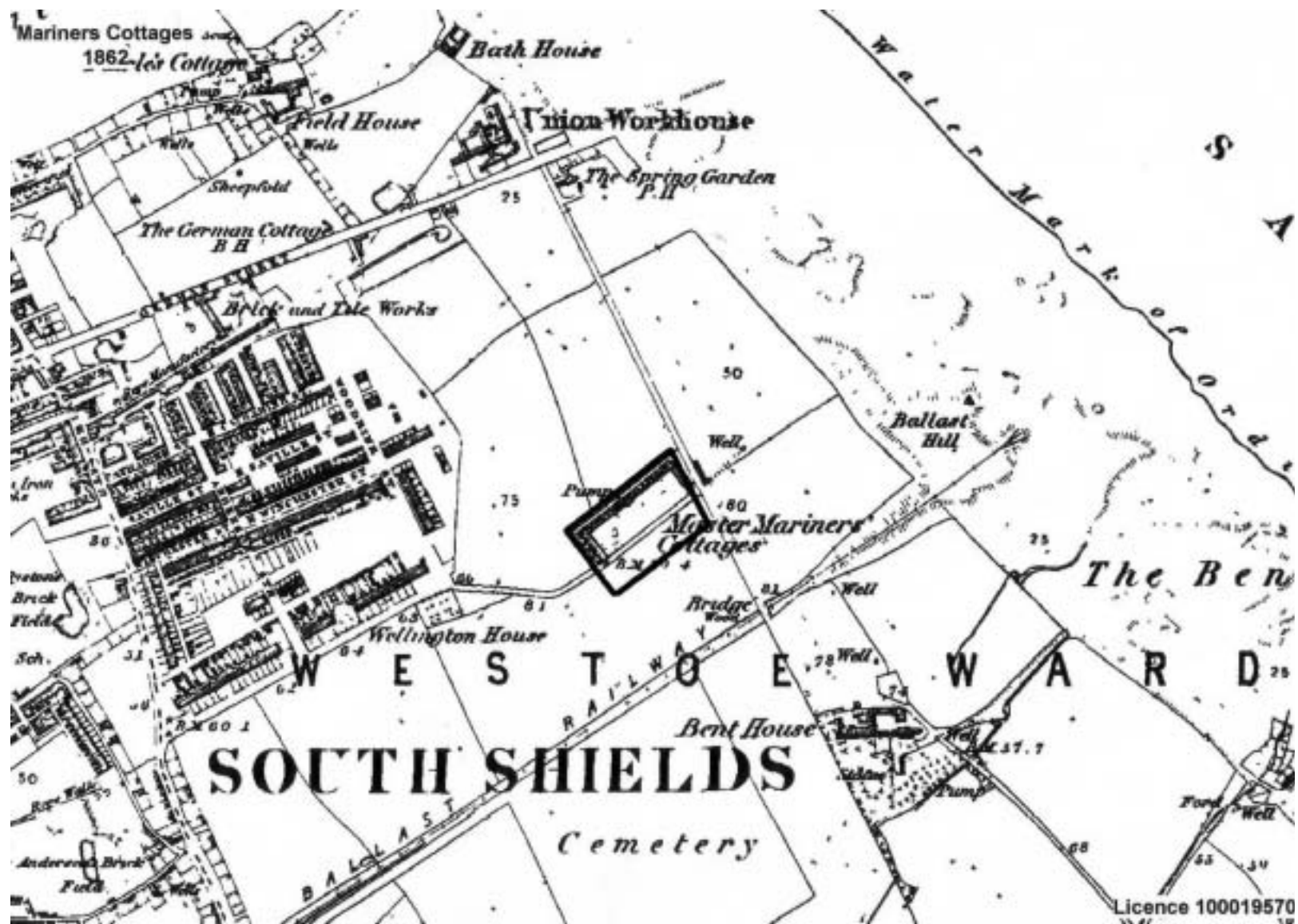
*Catherine Cookson Country*, Heinman

*Almshouses*, Anna Hellett, Guttenberg Press

Map 2: Context



Map 3: Mariners' Cottages, c.1862



Map 4: Mariners' Cottages, c.1898







## South Tyneside Council

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