

South Tyneside
Local development
framework

Final ADOPTED
Version

SPD 20
Mariners' Cottages
Conservation Area
Management Plan

March 2010



South Tyneside Council

The New Development Plan
for your Borough

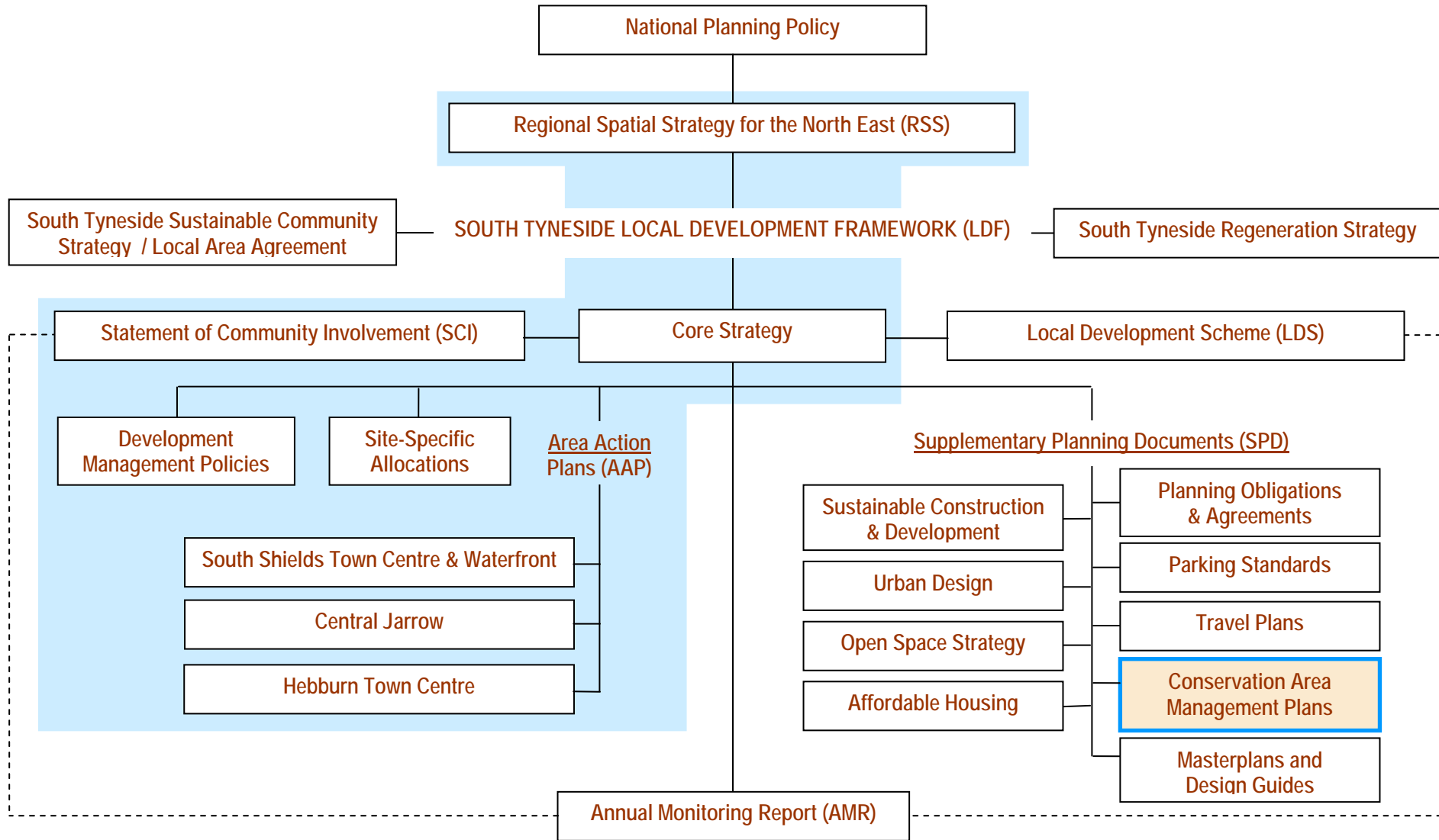
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SPD 20 Mariners' Cottages Conservation Area Management Plan

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 and the Historic Environment
(Consultation)

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)

Mariners' Cottages Conservation Area Character
Appraisal (2007)

South Tyneside Urban Design Framework (2006)

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

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 Mariners’ Cottages 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 Mariners’ Cottages 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.

Mariners’ Cottages Conservation Area

- 1.4 Designated in 1981, Mariners’ Cottages Conservation Area consists of a remarkably intact group of early Victorian almshouses. This fascinating collection of buildings illustrates the wealth of and respect for the seafaring community, which has influenced the history of South Shields.
- 1.5 **The Mariners’ Cottages 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

- 1.6 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 Mariners' Cottages 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).
- 1.7 This SPD does not introduce new policies or proposals for specific sites within the Mariner's Cottages 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.
- 1.8 The study area boundary of the Mariner's Cottages 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.
- 1.9 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. 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

- 1.10 The key aims of the Management Plan are:
- 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 design and conservation principles.
 - Advise the property owner on repair and maintenance through best practice conservation principles.
 - Ensure internal and external alterations to these Listed Buildings preserve their architectural integrity and historic interest.
 - 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.
- 1.11 Through the application of national legislation and guidance the Council proposes to pursue Enforcement Action through the use of Urgent Works Notices, Repairs Notices and Section 215 Notices where necessary.

Context of the Management Plan

- 1.12 The North East of England Plan Regional Spatial Strategy (RSS) forms the strategic part of the statutory development plan for the Borough. This is complemented at the local level by the **Local Development Framework (LDF)**, which sets out the strategy, policies and proposals to which all development proposals will be assessed. The LDF replaces the Unitary Development Plan (UDP), although those 'saved' UDP policies will retain development plan status until parts of the new system are adopted.
- 1.13 As a **Supplementary Planning Document**, this Management Plan will be a key material consideration in the determining of development proposals. This Supplementary Planning Document is in support of the following Development Plan policies:

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
- EA5 Environmental Protection

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

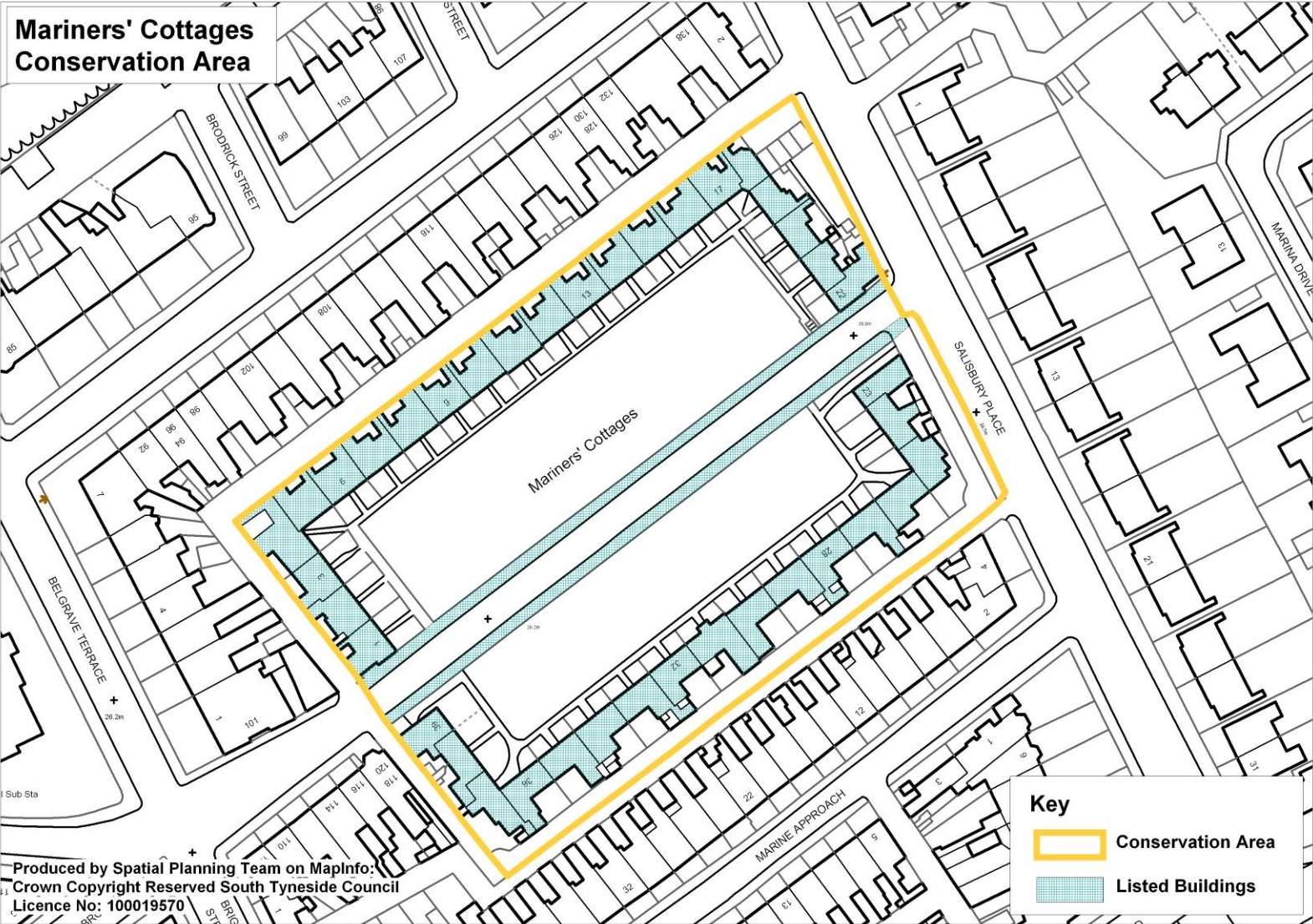
- SS1 Strategic Vision for South Shields Town Centre and Waterfront
- SS12 Protecting the Built Environment Assets of South Shields

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



Key Issues affecting Mariners' Cottages Conservation Area



Mariners' Cottages has undergone considerable improvements since Grainger plc took over ownership and management of the properties. Sliding sash and dormer windows have been replaced and paintwork renewed, with other improvements set to follow.

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

- To ensure that alterations to existing buildings and places within the Conservation Area are of imaginative and high quality design that respect, harmonise and enhance the appearance and character of the Conservation Area.
- To offer guidance and actions on issues, which threaten the character, appearance and heritage value of Mariners' Cottages Conservation Area as identified in the Character Appraisal.
- To raise awareness of the importance and value of local heritage.
- To provide detailed 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 alterations 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

1.15 For the purposes of managing development within Mariners' Cottages Conservation Area, the Council will have particular regard to the following development principles:

CA-MC1 New Development

The Council will resist proposals for new development within Mariners' Cottages Conservation Area.



Many alterations and additions, such as the garages above, were erected before the Cottages were Listed. The Management Plan will help ensure that any future alterations are more in keeping with the character and appearance of the Conservation Area.



Traditional boundary walls add character to the Conservation Area.

CA-MC2 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-MC3 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;
- 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-MC4 Traditional Walls

A presumption will be made for the retention and protection of historic limestone and brick walls found throughout Mariners' Cottages Conservation Area.

- 1.16 Additional, more area-specific development principles are contained within the subsequent sections. All of the development principles in this document should be considered alongside the additional guidance and best practice principles detailed in Annex B. Regard should also be had to the Mariners' Cottages Conservation Area Character Appraisal.
- 1.17 Protected species must be considered when undertaking maintenance, building and development works to ensure that an offence is not committed. In addition, all trees above sapling size in a Conservation Area are automatically protected until the Council has agreed whether or not the proposed tree works can take place. Additional information on Protected Species and Tree legislation can be referred to in Annex A.
- 1.18 The historic built environment (buildings and structures) and the public realm (landscape, open spaces and streets) characterise a conservation area. Important defining characteristics can include:
- Building and structure age, design, layout, size and use
 - Agricultural land, fields, gardens, parks, recreational areas, and any other areas of open space
 - Significant boundary walls
 - Landscape, and
 - Road and footpath networks
- 1.19 The properties within Mariners' Cottages Conservation Area are all owned by one landlord, which is an unusual situation that provides an opportunity for the Council to work with the owner in preserving and enhancing the Cottages by offering support, advice and detailed guidance. The Management Plan also sets out specific actions for the preservation and enhancement of the Broughton Road environs, the responsibility for which lies with the Council.
- 1.20 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to regularly review which parts of their Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'. Having reviewed the Mariners' Cottages Conservation Area boundary, and taking into account the old Conservation Area records, it appears that the cobbled lane to the southern terrace was included as part of the original Conservation Area designation. In addition, the historic boundary wall to the cobbled lane can be considered to be part of the Listing since it is an 'object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948', as stated in the Act. The Conservation Area boundary has therefore been amended to include the cobbled lane and its boundary wall.

2. Property Maintenance

The Importance of Maintenance

- 2.1 Regular maintenance is the best way to ensure the continued preservation and future use of a building. Failure to identify problems early enough can lead to major faults and damage, which may not only be extremely expensive to put right, but can often lead to the loss of historic fabric and features. Grainger plc, the company who now owns and manages the Cottages, acknowledges this and, to assist with their regular maintenance regime, a checklist has been provided below. Indeed, since taking ownership of the properties in 2004, Grainger plc has undertaken a number of notable repairs. The latest scheme has been the repair and reinstatement of timber windows to their original designs. The majority of the original windows had been lost over time and the existing windows had suffered from years of neglect by previous owners. The improvements will have a significant positive effect on the character and appearance of the Conservation Area.
- 2.2 Planned maintenance means a programme for maintenance that recognises the factors that can lead to the deterioration of materials and parts of the building, and ensures that they are maintained to prevent premature failure. Whilst the table below is specifically targeted towards Mariners' Cottages, it provides a useful checklist that can be adapted to any traditionally constructed property.



A roof at Mariners' Cottages has been repaired using appropriate matching materials that blend in well with the roofline. These newer materials will weather over time.

Mariners' Cottages Maintenance Plan and Checklist

Item	Checklist	Action
Roofs		
Slates	Inspect for cracked, displaced and broken slates	<ul style="list-style-type: none">• Replace to match• Remove any large areas of moss
Ridge Tiles	Inspect bedding and jointing between ridge tiles	<ul style="list-style-type: none">• Re-bed and re-point as necessary
Lead Flashings	Inspect condition	<ul style="list-style-type: none">• Repair or, where necessary, replace
Chimney Stacks	Check for defective flaunchings and pointing, cracking and decayed bricks, and cracking or missing pots or copings	<ul style="list-style-type: none">• Repair or replace as necessary



The original cast iron rainwater goods have been repaired and repainted as part of Grainger Plc's recent improvement works.

Rainwater Goods and Drains		
Gutters and Drainpipes	Check for stains or signs of dampness on walls, as well as missing or defective sections and fixings	<ul style="list-style-type: none"> Repair where necessary using appropriate materials. Clear drainage channels of any blockages, such as leaves or other debris
Surface Water Drains	Inspect channels for cracks and open joints	<ul style="list-style-type: none"> Seal with an appropriate sealant
Below Ground Drains	Open up inspection chambers and check that all gulleys and gratings are free from silt and debris	<ul style="list-style-type: none"> Remove any blockages
External Walls		
Structural Issues	Inspect walls for unusual or progressive cracks, bumps or bulges	<ul style="list-style-type: none"> Note the location of any abnormalities and assess whether further monitoring is required. Advice should be sought from an architect or surveyor
Masonry	Inspect for signs of damage or erosion to masonry and pointing. Signs include surface growth and straining, efflorescence, soft, loose or crumbling mortar, spalling, and loose bricks becoming dislodged and cracks appearing	<ul style="list-style-type: none"> Re-pointing should be carried out using an appropriate lime-based mortar. The Local Planning Authority must approve the specification
Render	Inspect lime render for failure. Inspect cement render for signs of cracking and internal dampness	<ul style="list-style-type: none"> Lime mortar should be patch repaired using a specification agreed by the Local Planning Authority Where dampness is a significant problem, particularly where cement renders are present, further advice should be sought from the Local Planning Authority
Ventilation	Inspect condition and check for obstructions	<ul style="list-style-type: none"> Clean airbricks or ventilations as necessary. Clear problematic foliage
Ground Levels	Inspect ground levels to external walls and check walls for signs of dampness	<ul style="list-style-type: none"> Clear plant growth from around the building. If the problems persist, discuss options with the Local Planning Authority



Years of neglect by previous owners left the dormers beyond repair.



Since taking ownership of the Cottages, Grainger plc is well on their way to replacing all the defective timber dormer windows to their original design throughout the eastern terrace of Mariners' Cottages. Regular maintenance should see these windows lasting for many decades.

External Joinery and Ironwork		
Doors and Windows, Bargeboards, etc.	Check operation of hinges bolts and locks Check security Inspect timber for signs of decay	<ul style="list-style-type: none"> Lubricate ironmongery as necessary Ensure that the integrity of paint finishes is maintained by repainting timberwork every few years
Internal Structure		
Roof Spaces	Inspect for signs of leaks or damage to roof coverings	<ul style="list-style-type: none"> Identify and address the cause of dampness
Ceilings	Inspect ceilings for patches of staining	<ul style="list-style-type: none"> Inspect roof spaces to identify and address the cause of dampness
Internal Walls	Inspect for patches of staining or other signs of excessive dampness	<ul style="list-style-type: none"> Identify and address the cause of any dampness and ensure adequate ventilation throughout structure
Floors	Inspect condition and check for signs of decay or excess wear and tear	<ul style="list-style-type: none"> Replace defective floorboards or repair as necessary
Internal Joinery	Check for signs of timber decay or beetle infestation, ensuring all floor and roof voids and other less accessible areas have been inspected	<ul style="list-style-type: none"> Repair or replace defective timbers Seek specialist advice on beetle infestation and treatment
Services		
Plumbing	Inspect for leaks and drips and ensure installations are functioning properly	<ul style="list-style-type: none"> Fix leaks and drips immediately to prevent timber and masonry decay
Electrical Systems	Visually inspect and test electrical systems and appliances	<ul style="list-style-type: none"> Ensure any works are carried out by a qualified electrician
Heating Systems	Inspect all exposed water tanks, water pipes and heating pipes	<ul style="list-style-type: none"> Service boilers annually and ensure pipes are protected against frost

2.3 A full programme of preventative maintenance, coupled with the necessary actions to correct defects and general wear and tear, will keep these buildings viable and preserve them for future generations.

3. Detailed Guidance on Repairs



Maintaining a watertight roof covering is extremely important. This photo demonstrates the good state of repair of the roofs at Mariners' Cottages. There are no missing or slipped slates, and the ridge tiles and lead flashings are all intact.

- 3.1 This section provides more detailed guidance on the repair and alteration of the properties within Mariners' Cottages 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 Local Planning Authority.
 - 3.2 All building materials decay over time. However, natural weathering of materials is often what gives a building its character. The aim of any repair should therefore be to prevent or slow down deterioration without losing a building's historic fabric and, therefore, its character.
 - 3.3 Planned inspections should identify any visible defects. It is then important that the cause of the defect is located, fixed, and the visible defect repaired. The aim with repairs should always be to preserve as much of the historic fabric is possible. Any repair or alteration should therefore be completed with the minimum intervention to the historic fabric. The Local Planning Authority should be consulted if you are wishing to undertake significant repairs as Listed Building Consent may be required.
 - 3.4 The addition of modern features is likely to be harmful to the character and appearance of historic buildings and Conservation Areas, and should be avoided. 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 Mariners' Cottages.
- Roofs**
- 3.5 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.
 - 3.6 Historic roofing materials and features such as chimneystacks, chimney pots, dormers, and 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 the Cottages and to the Conservation Area in general.



This chimneystack retains its chimney pots. Unfortunately it is in the minority.



Over a long period of time many alterations have been made to the chimneystacks at Mariners' Cottages. Some have been reduced in height, pots have been lost, and television aerials have been installed, which can be quite damaging to these structures, not to mention unsightly. This is a common problem throughout all Conservation Areas.

- 3.7 Fixings and support timbers decay at a faster rate than slates. When slipped or cracked slates have been ruled out as a cause of roof failure, which can normally be done through a simple visual inspection of the roof, it is important to inspect other potential causes, including rusty fixing nails, decayed or shrinking fixing pegs, or decay of supporting timbers due to insect or fungal attack.
- 3.8 When roofing materials are replaced, it is important that as much as possible of the original material is re-used. If new materials must be brought in, the original material should be re-used on visible areas as far as possible, with matching new materials sited on less visible parts. Secondhand materials should be avoided.
- 3.9 Original dormers should be retained and carefully repaired. If beyond repair they should be reconstructed using traditional materials with to their original design. Enlargement of existing dormers on principle elevations is not acceptable. New 'conservation' rooflights (those that lie flush with the roofline) may be acceptable, but not on prominent roof slopes. The Local Planning Authority actively encourages the removal of standard rooflights and their replacement with more appropriate models.

Chimneys

- 3.10 Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal layout, and they should normally be retained, even when no longer required. Chimney pots can sometimes be valuable decorative features in their own right and are an important part of the roofscape, which will be damaged if they are removed completely or replaced with an inappropriate type.
- 3.11 Chimneys are an essential element in the character and appearance of the roofscape of Mariners' Cottages and all other options of repair must have been exhausted before the decision is made to rebuild a chimney. One of the more common problems is the occurrence of small fractures, or mild erosion. Masonry fractures can be dealt with by removing the affected bricks and replacing to match, making sure to carry out re-pointing to a specification agreed by the Local Planning Authority. Erosion should be carefully monitored unless a large portion of the masonry is lost through spalling. The rate of decay should be monitored as part of the regular maintenance regime.

External Walls

- 3.12 Walls are the main structural fabric of any building. Whilst the Mariners' Cottages have been largely constructed in brick, there are also areas of sandstone. Alterations to external walls will have a significant impact on the overall appearance of a historic building or structure. Every effort should be made to retain or re-use original facing brick and stonework. Alterations or repairs to walls should respect the original materials and endeavor to match them in appearance.



This cement render in another part of the Borough 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 example, found in another Region, has been compounded by the use of inappropriate cement mortar and poor quality re-pointing.

- 3.13 Particular care should be paid to the re-pointing of brick or stonework. The Mariners' Cottages are largely pointed in a lime-based mortar, which is the original material used in their construction. The function of this lime mortar is to allow the buildings to 'breathe' by permitting the essential movement of air and moisture in and out of the walls, and to prevent excessive rain penetration between bricks.
- 3.14 Over time, lime mortar weathers and decays, resulting in the gradual breaking down and erosion of pointing. However, it is important to seek specialist advice to determine when it is appropriate to re-point. Re-pointing should only be carried out if joints are significantly exposed. Otherwise, they should function adequately.
- 3.15 If brickwork show signs of deterioration or decay, it is vital that the cause be identified and verified as soon as possible. In cases where brick replacement is necessary, the replacement bricks should be a close match in terms of texture, colour and size. Where re-pointing is required, care should be taken when breaking out any old mortar since it is easy to damage bricks using inappropriate tools or un-skilled tradesmen. The use of power tools is not appropriate as they can easily slip and cause irreparable damage to the historic brick and stonework. Replacement mortar should be lime-based and the mix and finish must be agreed with the Local Planning Authority.
- 3.16 Masonry 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). Again, specialist advice must be sought since removal of a cement render can damage the face of the underlying masonry. Previously unpainted surfaces should not be painted over as this can have a damaging effect on a building's ability to 'breathe'.
- 3.17 Cleaning can have a marked effect on the character of historic buildings and can also irreparably damage the historic fabric. Methods including abrasive and chemical cleaning can damage wall surfaces and destroy detail and should generally be avoided. The Council does not generally consider that cleaning is necessary or worthwhile at Mariners' Cottages.

Windows and Doors

- 3.18 An application relating to the Mariners' Cottages was approved for the repair of original sash windows and replacement of remaining windows in timber. It is important that these windows are properly maintained. When faults appear, repairs should be carried out as quickly as possible. Replacement of joinery features should only ever be considered when they are beyond repair. Damaged sections can be removed, and the new timber spliced back in by an experienced joiner. Hinges should be kept in good repair. It is a good idea to oil them to help reduce noise and wear. Inserting new wedges and re-gluing with wood glue can repair loose joints. Again,



Grainger Plc has reinstated traditional timber sliding sash windows to the front elevations of the Cottages. This has led to a more uniform appearance, which would have been evident when the Cottages were originally constructed. The stone surrounds had undergone so many repairs over the years that removal of the paint was not an option. Instead the stonework was painted to match some original local sandstone found within the Conservation Area.

this should be carried out by an experienced joiner. Excessive paint build-up can be removed by the use of a hook script, care being taken not to damage the timber.

Fascias

- 3.19 Features such as timber bargeboards and fascias should be preserved and isolated areas of decay should be repaired as necessary. If complete replacement becomes necessary, it should wherever possible replicate the design and materials that are original to the building.

Rainwater Goods

- 3.20 The efficient disposal of water is essential to the well-being of buildings. Original rainwater goods are an integral part of the design and character of an historic building. They carry water away from buildings and prevent it from penetrating the fabric. Neglect can cause disastrous consequences, often leading to serious internal and external water damage and costly repairs.

- 3.21 The rainwater goods at Mariners' Cottages would have all originally been cast iron, some of which remain today and which if properly maintained may last many years longer than replacement plastic goods. Unfortunately there is a great deal of modern plastic rainwater goods at Mariners' Cottages, particularly to the rear. Ideally these should be replaced in cast iron. However, the Local Planning Authority is conscious of the significant costs involved and could not insist on their reinstatement.

- 3.22 That said, any existing cast iron gutters, down pipes and hopper heads etc. must be retained. Where rainwater goods are required to be renewed, the replacement should replicate the original in all respects. Additional rainwater goods should be kept to a minimum and should not disturb or break through any decorative architectural features.

- 3.23 Cast iron rainwater goods should be painted periodically. Surfaces should be free from corrosion, dirt and grease. Specialist advice should be sought if repairs are required as some modern materials may be inappropriate and more prone to failure than traditional methods.

Boundary Walls and Railings

- 3.24 Boundary walls and railings are important architectural and streetscape features and the walls that line Broughton Road have been recognized as such. Like the Cottages, they have been Listed as Grade II due to their 'special architectural or historic interest'. Here, their distinctive boundary elements include stone plinths, metal gates and railings, and stone piers.



Repairs to this rear boundary wall carried out by a previous owner have caused damage through the use of cement pointing. The brick is softer than the cement and will erode at a quicker rate. The brick will also become increasingly saturated with water and regular monitoring is therefore essential.



Unfortunately an old repair in cement render has accelerated the erosion of this stone pillar. Ideally the cement render should be removed to halt further decay. If the underlying stone is structurally sound then it should not need to undergo any additional interference.

3.25 It is also important to note that the brick walls that are attached to the Cottages are Listed as part of the property Listings and, since they form part of the curtilage of these properties, they should also be cared for in a sympathetic and appropriate manner.

3.26 It is important to note that unless it has become fractured, stone and brick can erode and decay to considerable depth before attention is required. Whilst this may look unsightly, if there is no real concern over safety, collapse or serious failure then they should instead be monitored periodically. Normally all that is required is localised re-pointing using an approved lime mortar specification. Where vegetation has established itself on a wall, it should be removed immediately and any open joints and beds re-pointed to prevent re-colonisation. Where vegetation growth is such that damage is significant, further advice should be sought as small sections may have to be taken down and rebuilt using appropriate methods and materials.

3.27 In certain circumstances stone or brick replacement may be required. New stone should be locally sourced, with the natural bedding plane of the stone generally laid horizontally. Replacement brick should match in size, colour and texture. An appropriate lime mortar specification should be used.

3.28 Plastic repairs should be avoided.

3.29 Gates and railings should be painted periodically. Surfaces should be free from corrosion, dirt and grease. Specialist advice should be sought if repairs are required.

Paint Schemes

3.30 Paint schemes should always be agreed in writing with the Local Planning Authority. Sample areas of paint may be requested before formal approval is given.

Bird Deterrents

3.31 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.

3.32 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.

- 3.33 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.
- 3.34 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.
- 3.35 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.
- 3.36 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.
- 3.37 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.

4. Streetscape



The rear of the western terrace has already been re-covered in tarmac. As demonstrated below, this has led to a loss of character that is still retained along the rear lane belonging to the eastern terrace.



Streetscape

- 4.1 The Council aims to promote and enhance the Borough's historic areas through high quality street design and maintenance.
- 4.2 One of the key streetscape features in Mariners' Cottages is the cobbled surfacing to the rear lanes of the eastern terrace. This is an extremely important historic feature and should be retained and, where necessary, repaired in an appropriate manner using traditional materials.

Action A-MC1 Historic Cobbled Surfaces

The Council will encourage the retention and maintenance of the historic cobbled surfacing at Mariners' Cottages.

- 4.3 The Broughton Road streetscape has managed to retain a positive character and appearance.

Action A-MC2 Broughton Road Surfacing Materials

The Council will seek to:

- A) Maintain and restore historic materials and details such as natural stone kerbs;**
- B) Ensure new ground surfaces, including footways, carriageways and kerbs relate to and enhance the local context;**
- C) Keep paving simple and avoid discordant colours; and**
- D) Avoid the use of tactile paving in order to preserve the overall appearance of the streetscape.**

- 4.4 Any proposed improvements must preserve or enhance the character and appearance of the Conservation Area.
- 4.5 There is no historic street furniture or signage surviving along Broughton Road. Indeed the area remains relatively free of street clutter and careful consideration must be given to the location and design of any new street furniture or signage in order to avoid having a detrimental impact on the character and appearance of the Conservation Area.



Broughton Road remains uncluttered by street furniture, signage and unsightly road markings. This adds to the unique charm of this characterful Conservation Area.



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

Action A-MC3 Street Furniture and Signs

The Council will seek to:

- A) 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;
- B) Use contemporary street furniture where there are no historic references;
- C) Resist the introduction of bollards and pedestrian guardrails;
- D) Restrict signs to those that convey essential information only; and
- E) Locate street furniture at the back of pavements where appropriate.

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

Action A-MC4 Street Lighting

The Council will seek to ensure the height, design and location of replacement street lighting is appropriate to the scale and character of the street and buildings.

4.7 Formal cycle routes are not appropriate in Mariners' Cottages Conservation Area. This compact and characterful area would not be well suited to the introduction of delineated cycleways having regard to the character and appearance of the Conservation Area.

Action A-MC5 Cycle Routes

The Council will endeavour to avoid the introduction of formal cycle lanes through Mariners' Cottages Conservation Area.

4.8 Broughton Road is not a heavily trafficked route and is wide enough to accommodate parking on both sides without obstructing vehicular movement. The noticeable lack of road markings adds to the character and appearance of the Conservation Area. Double yellow lines can be particularly detrimental to the overall appearance of historic places and should be avoided if possible.



The introduction of traffic calming measures along Broughton Road, such as those seen above, would have a detrimental impact on the character and appearance of the Conservation Area.

Action A-MC6 Traffic Management and Road Safety

The Council will seek to avoid the introduction of unnecessary road markings and traffic calming measures in the Conservation Area.

4.9 Advertising, and especially illuminated advertising, within the streetscape invariably detracts from the character of the Borough's historic areas. This would have a particularly detrimental impact on such a small Conservation Area.

Action A-MC7 Advertising

The Council will resist the introduction of banners and other forms of advertisement on lampposts and in other locations that would cause harm to the character or appearance of the Conservation Area.

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

Action A-MC8 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.**

- 4.11 CCTV is not a major issue in Mariners' Cottages, given the nature of this area. However, the Council would like to avoid the inappropriate and insensitive installation of CCTV cameras in future.

Action A-MC9 CCTV

The Council will seek to:

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

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 15: Planning in the Historic Environment (Consultation) (2009)

Wildlife and Countryside Act 1981 (as amended)

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

ODPM Circular 06/2005

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 include the replacement of doors, 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.

Extensions

Over the years there have been many additions to the rear of the Mariners' Cottages. Some are likely to date back a hundred years or so, whilst others are much more modern. These more modern extensions are completely out of keeping with the original historic fabric. That said, they do provide modern facilities for residents.

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. Any future development proposals should be discussed with the Local Planning Authority at a pre-application stage.

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. Listed Building Consent will be required for all such additions.

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, for example, will require Listed Building Consent.

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 the Local Planning Authority.

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 also 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.

Demolition

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

Trees in Conservation Areas

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

Archaeology

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

New Development

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

Urgent Works Notices

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

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

Repairs Notices

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

Section 215 Notices

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

Statutory Protected Sites and Protected Species

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

Due to the relatively high percentage of historic buildings, mature gardens and green space in Conservation Areas, there is potential for protected species, such as bats and nesting birds, to be present. The presence of a protected species is a material consideration when the Local Planning Authority is considering a development proposal, which if carried out would be likely to result in harm to the protected species or its habitat. Avoidance mitigation and/or compensation

measures may be required. Surveys for protected species must be undertaken prior to the determination of a planning application, otherwise the application is not valid. Information on when a protected species survey would be required can be found in the Tyne & Wear Validation Requirements document available online.

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

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

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

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

Heritage Protection Reform

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

Identification of Historic Assets:

- English Heritage will consult the public on the priorities for future places, sites and buildings to be designated;

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

Managing Historic Assets:

- A single 'Historic Asset Consent' will replace separate Listed Building and Scheduled Monument Consent. Conservation Area Consent will be merged with Planning Permission. This simplification will also help alleviate conservation bottlenecks in the current system, which can create extra administration for staff and slow down planning cases;
- Local authorities will be given the powers to grant all new Historic Asset Consents, abolishing the role of central government in granting Scheduled Monument Consent (around 2% of all applications). English Heritage will give expert advice where applicable, as it does currently; and
- Heritage Partnership Agreements between owners, Local Planning Authorities and English Heritage will let agreed work take place without the need for time-consuming, repetitive consent applications for large or complex sites – such as office blocks, university campuses, or groups of similar assets in single management, such as railway stations. Pilot projects trialing Heritage Partnership Agreements all over the country have been very successful and made life easier for owners and historic environment staff alike.

B Assessing Applications for Consent

Introduction

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

Listed Buildings

- 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.

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.

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 References and Further Reading

Note: Following the reorganisation 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 and the Historic Environment (Consultation) (2009), DCLG

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

Guidance on Conservation Area Appraisals (2005), English Heritage

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

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

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

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

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

Energy Conservation in Traditional Buildings (2008), English Heritage

Urban Design Policy and Guidance

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

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

Streets for All Summary (2004), English Heritage

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

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

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

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

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

Streetscape Guidance

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

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

South Tyneside Street Design Manual

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

Streets for All Summary (2004), English Heritage

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

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

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

English Heritage: Street Improvements in Historic Areas, 1993

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

Local Policy and Guidance

Mariners' Cottages Conservation Area Character Appraisal (2006), North of England Civic Trust

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

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

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

South Tyneside Site Specific Allocations

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

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

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

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

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

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

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

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

Telephone: **(0191) 424 7688**

Email: **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.