



Heritage and Design and Access Statement - Wellesley Court

South Shields Tyne and Wear

Prepared for Wellesley Court Management (South Shields) Limited

By Ainsworth Spark Associates

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1. INTRODUCTION

The submitted proposal seeks Listed Building Consent to carry re-roofing and repair the Grade II Wellesley Court Greens Place South Shields. This is No 83 Greens Place although the listing covers 83, 84 and 85 Greens Place. The building is divided into private apartments.

Purpose of this Statement

The purpose of the Heritage Statement is to assess the impact of the submitted proposal against the significance of the heritage assets in accordance with the NPPF. This includes any impact of the proposal on the setting of the building. The assessment set out below has concluded that the submitted proposal will sustain and enhance the significance of the designated assets.

Structure of this Statement

This Statement sets out the description of the building, a summary of the planning policy and framework, followed by an assessment of the significance of the heritage assets using the guidance set out in Conservation Principles and the NFFP. The assessment then sets out the impact of the proposal on that significance and concludes that the impact of the proposals will sustain the character and significance of the Grade II listed building.

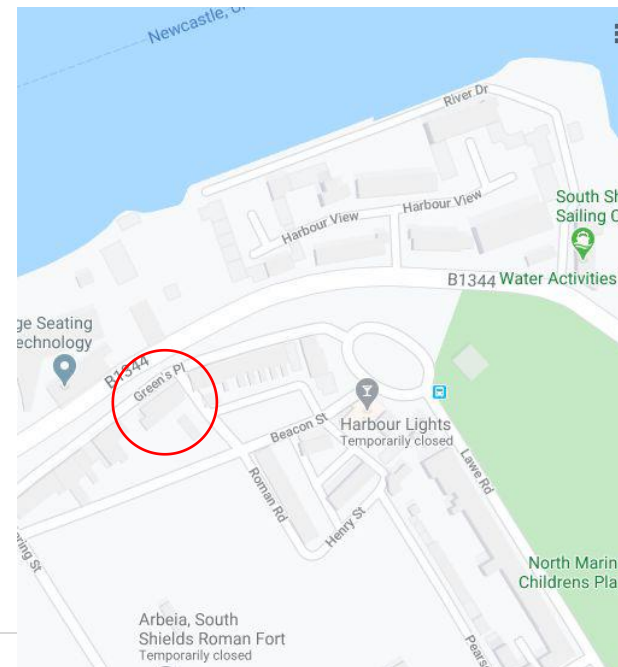
Description of the Proposed Work

The work to the roof has been piecemeal over the years with some elements in blue/black natural slates, some areas in Eternit type modern slates and the remainder in green Welsh slates. The Welsh slate is suffering from nail sickness and unfortunately the underside has received a spray coating in the past which means the current slates cannot be salvaged. Therefore the proposal is to re-roof the building so that it is treated as a whole building rather than as currently re-roofed in separate elements.

The roof will be fully re-slatted with a sarking membrane introduced which will allow the roof void to be insulated. The modern slates will be removed from the inner faces. The leadwork will be reinstated to the valleys and internal gutter. The rotten timber dental detail below the guttering will be replaced and the later asbestos guttering and crude fixings for guttering removed. New CI gutters with rafter brackets fitted.

Location of the Application Site

The application site is located on Greens Place overlooking the River Tyne. The site is within the buffer of the Hadrian's Wall World Heritage Site which sits to the South East.



2. PLANNING CONTEXT

Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 16,66 and 72 of the 1990 Act set out how Local Planning Authorities should deal with applications which may affect the building or setting. It states

'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

National Planning Policy Framework

In 2019 the Government revised the guidance for all applications in the form of the National Planning Policy Framework (NPPF). In this documentation there is a presumption in favour of sustainable development unless policies within the NPPF indicate development should be restricted.

At paragraph 20;

'the strategic principles set out overall strategy underpinning decision making. One of these core principles is for 'conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.....'

In considering changes to the historic environment, paragraphs 189-192 states account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and the wider social, economic and environmental benefits that the conservation of the historic environment can bring.

Paragraph 193 states;

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight

should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Paragraph 196 states;

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

National Planning Policy Guidance

This is the Government's guidance on interpreting the National Planning Policy Framework. The guidance gives advice on topics such as interpreting significance. Significance is defined as the value of the heritage asset to this and future generations because of its heritage interest.

Emerging Local Plan Published August 2019.

Policy HE2: World Heritage Sites

Proposals affecting the Hadrian's Wall World Heritage Site defined on the Policies Map will be encouraged to conserve, promote and enhance its Outstanding Universal Value, including the authenticity, integrity and significance of its attributes, and support its management and protection.

Development within the buffer zone (defined on the Policies Map and Inset Map 31) and setting should have regard to the impacts on those values, including views into and from the Site.

Development proposals likely to have an impact on the Hadrian's Wall World Heritage Site or its setting will be permitted only where it can be demonstrated that the scheme will conserve those elements which contribute towards its outstanding universal value. Development that would cause substantial harm to the significance of the World Heritage Site will be allowed only in wholly exceptional circumstances.

Regards should be had to The Hadrian's Wall World Heritage Site Management Plan, which provides additional guidance for development and conservation within the Site and the Buffer Zone

Policy HE3 Development Affecting Designated Heritage Assets

Applications involving heritage assets, whether designated or non-designated, must include an adequate description of the significance of those heritage assets affected. The level of detail required should be appropriate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance and/or setting.

Proposals that help to ensure a sustainable future for our heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported. Applicants will be actively encouraged to remove harmful additions and reinstate features that have been lost.

Alteration, Extension Or Change Of Use

Development involving the alteration, extension or change of use of a designated heritage asset or construction of any structure within its curtilage will only be permitted if the proposal:

- a) Preserves or enhances its significance as a heritage asset;
- b) Protects existing historically significant hard and soft landscaping, including trees, hedges, walls, fences and surfaces;
- c) Retains historic plot boundaries and layouts; and
- d) Ensures the sensitive and viable use of the building.

Setting

Any development affecting the setting of a designated heritage asset will only be permitted if the proposal:

- e) Preserves or enhances, or better reveals, its significance as a designated heritage asset;
- f) Protects its immediate setting including the space(s) around the building and the historically significant hard and soft landscaping, including trees, hedges, walls, fences and surfacing; and
- g) Retains historic plot boundaries and layouts.

and

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, it will only be permitted where that harm is outweighed by the public benefits of the proposal, including securing its optimum viable use.

10.16

Heritage assets, designated and non-designated, are irreplaceable, so any harm or loss will require clear and convincing justification. Heritage policies seek to ensure that the Borough's listed buildings, monuments, archaeological sites, landscapes and areas of historic and built heritage significance are preserved and enhanced so that they can continue to make an important contribution to the environment, economy, quality of life and lifelong learning for this and future generations



3. Understanding Significance

Understanding what is important about a building is key to the significance of the asset. The significance of a building is better understood through a detailed knowledge about the history of its development over time.

Historic England state in its guidance notes- Conservation Principles (Draft 2017) Paragraph 14 states;

Any building, monument, site, place, area or landscape has the potential to be a heritage asset. The significance of a heritage asset embraces all the diverse cultural heritage values or interests that people associate with it. As sites and society change over time, these values or interests will evolve.

Paragraph 26 states;

The term 'significance' is used in conservation to mean the heritage value of an asset due to its heritage interest – in simple terms, it is the sum total of why a place matters from a heritage point of view. According to this definition, significance is encompassed by four headings: archaeological interest, architectural interest, artistic interest and historic interest. A heritage asset's significance may be expressed under more than one heading and sometimes under all four.

An assessment of the significance and the impact of the proposals is addressed in the next section. However the area of consideration relates to the roof only in this statement.

The client holds information on the history of the property and we have consulted a number of publications. Access to Tyne and Wear Archives is not possible at present.



Pilot Office 1890

4. Assessment of Significance

The significance of the heritage asset is assessed through the Conservation Principles 2018 by Historic England and the NPPF. These values are considered to be;

- **Archaeological Interest** - this is sometimes called evidential or research value
- **Architectural interest** – the character and appearance of the building, design, craftsmanship, and decoration of the building
- **Artistic Interest** – works of art
- **Historic Interest** – this is sometimes called historic value relating to the importance of people

The values are then assessed using the historic information to determine the level of importance as follows:

High – the elements of the heritage asset which hold high value

Medium – the elements of the heritage asset which hold moderate value

Low – the elements of the heritage asset which are of some value

A summary of the elements of significance is included in the following sections.

The impact of the proposal on the significance is assessed in the following sections.

World Heritage Site

Hadrian's Wall

Listed Buildings

Grade II 83,84 and 85 Greens Place South Shields No 1231587

The summary of the areas of significance is set out here for those areas where we are undertaking works. The submitted proposals have been developed mindful of the retained significance of the building, where it exists and being able to make decisions about which areas can accommodate change more successfully without impacting on the overall significance and what is special about the building.

Summary of Significance

The significance of this building can be summarised through its varied history including its use as a pilot office continuously from 1886-1980. The exterior is little altered although the interiors have been refurbished into individual apartments spread over all three floors. The principle north west elevation is formed of a 2 storey element over a semi basement to No 83 with No's 84 and 85 being 3 storeys over a semi basement. Brick work with stone heads to windows and a modillioned eaves cornice which is continuous to all buildings and to all elevations. Rear of the building is more utilitarian in simple brickwork.

The elevations are in reasonable condition with some paint spalling to stonework. Only the stair window to the rear remains on No 83 the remainder of the windows having been replaced with UPVC.

The roof is in a poor state of repair. There has been a number of separate repairs and replacements it is not possible to confirm if consent were received for this work. No 84 which is not part of this proposal received permission for internal alterations including velux roof lights to the rear slope of the main roof in 2012 and it may have been then that these slates were changed from Westmorland to blue black slates. The eternit type slates to No 85 were added we believe in 2012 we cannot find any approvals.

The timber modillioned eaves are generally rotten with areas missing. There has been a change to the guttering at some point as the current gutters are

moulded asbestos cement and are fixed with a rather crude bracket fixed over the timber eaves detail.

Leadwork to the internal valley has been replaced with a liquid plastics system which has failed in places.

The two main chimneys with original pots remain however they are poorly pointed and the Northern most chimney has a severe lean and may require rebuilding.

Internally No 84 was altered into apartments in the early 1980's



5. Impact of the proposals on Significance

This section considers the impact of the proposals on the Grade II listed Wellesley Court and the adjacent World Heritage Site.

The following drawings are part of the submission;

WCRR-ASA-XX-RF-DR-A-010 Existing Roof Plan

WCRR-ASA-XX-RF-DR-A-110 Proposed Roof Plan

There are no internal works as part of this submission with the exception of the introduction of roof insulation.

In looking at the proposals overall the works look to make minor changes to the external appearance with like for like changes where affordable and improvements overall.

The central external slopes of the roof are original Westmorland green slates. The roof is leaking with a number of missing and slipped slates. The roof is suffering from nail sickness and requires a full re roof. Unfortunately the underside of the slates have been sprayed with a insulation product in the past which prevents the slates from being salvaged. Therefore the roof requires new slates. As can be seen from the roof plan the internal slopes of the roof and those which cannot be easily seen from low level have been re-slatted in the past with 'Eternit' type man-made slates which is not appropriate for a historic asset. The adjoining building No 84 has been re-slatted in blue black slates we believe around 2012 and No 85 has been re-slatted in 'Eternit' type man made slates, we are unsure if this has the appropriate permissions.

The proposal is to complete the re-roofing using 'Vermont Green' slates. These natural green slates are proposed as they are more readily available than Westmoorland, which has at present an extended lead-in. These slates have been used on a number of Grade II listed buildings across the country including Old University College London, Kingsway College London, Minley

Manor Camberley, as well as The Peacock in Sunderland as well as numerous projects in Cumbria.

The proposal also includes rebuilding of one chimney and the re-pointing of the other. The gutters and flashing have been repaired using a variety of proprietary products which have been used on a piecemeal basis to repair the rood in the past will be replaced in lead. The gutters which have failed in a number of places are currently asbestos based . It is proposed to replace these with cast iron gutters to match the original profile. This will also allow the gutters to be fitted with rafter brackets removing the later face bracket which sits in front of the timber cornice detail.

The timber cornice detail mentioned in the listing has failed in several places and requires replacement. As part of the re-roofing this will be replaced with treated timber to match the existing. It has not been possible to take detailed measurements but this will be done prior to works commencing.

In summary the submitted proposals are considered to sustain and enhance the significance of the Grade II building providing a comprehensive repair and restoration of the external fabric. This will be a positive contribution to the area and the setting of the adjacent World Heritage site.

6. Conclusion

It is considered that the submitted proposals follow good conservation practice in its regard to the understanding and significance of this building which has informed the final proposal.

Therefore, these proposals are considered to be in accordance with local and national planning policy as set out in Section 16 (Conserving and enhancing the historical environment) of the NPPF, and the emerging Local Plan.





i) Appendix I Listing Description

NZ 3668 SW 2/29 5102

GREENS PLACE (south side), Nos. 83, 84 and 85

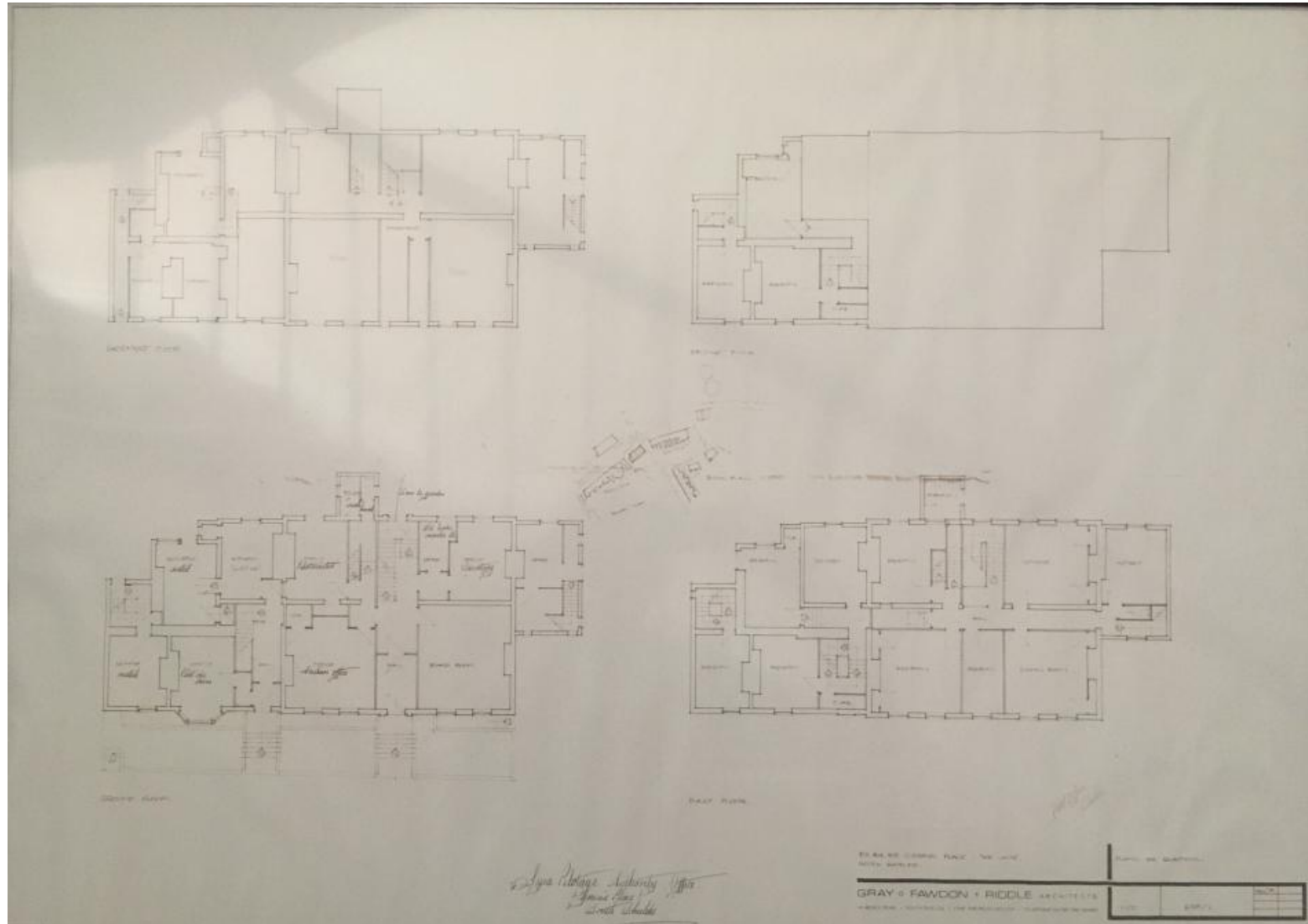
(Formerly listed as Nos 83 and 85)

II GV

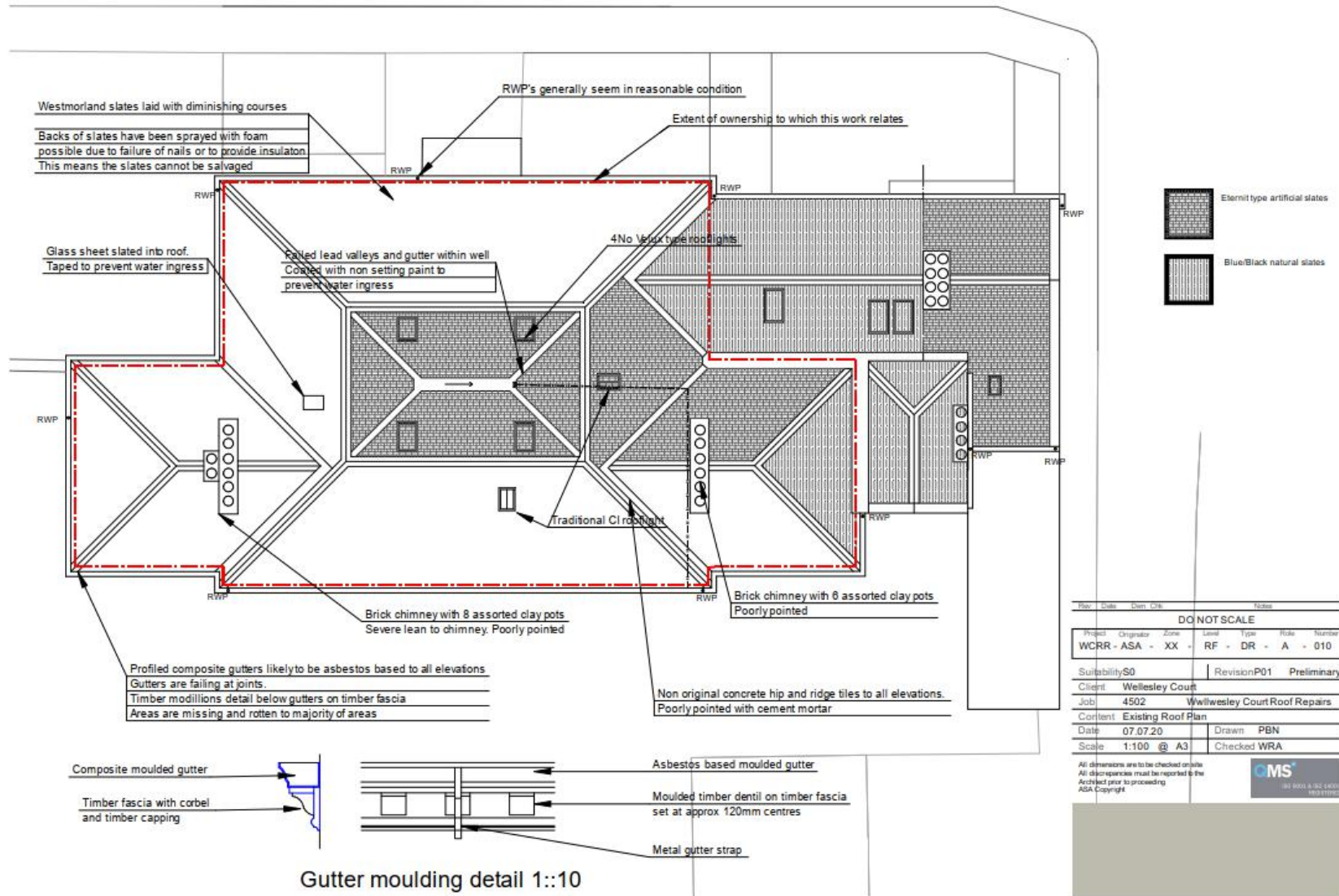
Early C19. Red brick, slate roofs, hipped at west end gabled at east end. Modillioned eaves cornice, same design, continuous across both houses. No 83 of 5 bays, 2 storeys above a semi-basement. Stone heads, windows re-glazed, stone cill band at ground and first floors. Stone Doric portico to central entrance. At the west end a deeply recessed one bay, 2 storey wing. Nos 84 and 85 of 4 bays, 3 storeys above a semi-basement. They are slightly set back from No 83. Stone heads to windows which are re-glazed. Stone cill bands to all floors. Simple Tuscan doorcase. Later bay window to ground floor. These houses were used as the Pilot Office from 1886 until 1980.

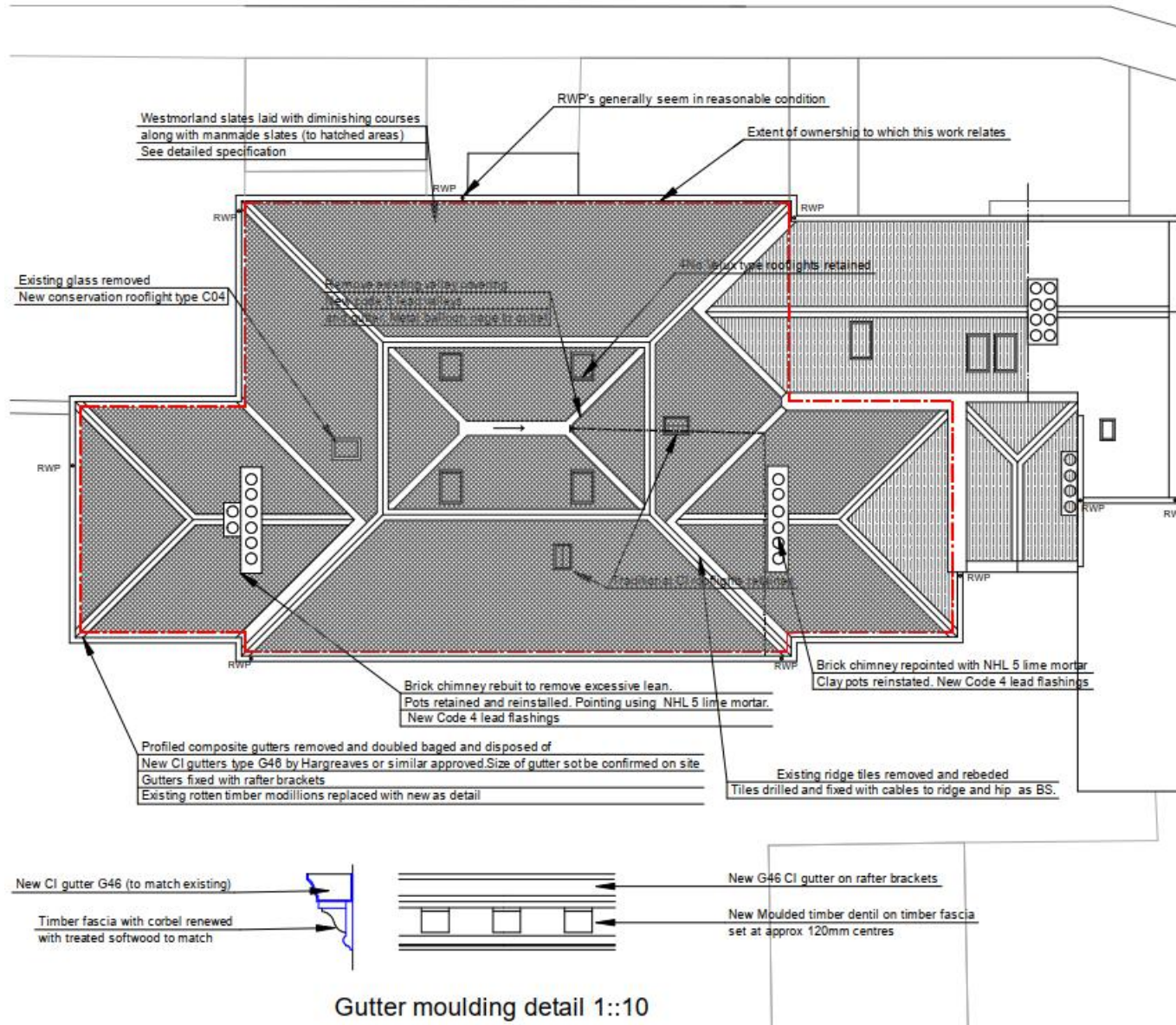
Listing NGR: NZ3642368028


ii) Appendix II Historic Drawings



iii) Appendix III Proposed Drawings






 Eternit and welsh slates removed. Battens removed. Debris from the back of the slates removed from exposed loft areas. New airt permeable underlay to existing rafters By A Proctor Group ref: Roofshield New 35x50 treated softwood battens centres to suit slate coursing. Coursing and slate size to match existing diminishing courses. Headlap min 70mm. Slates to be Vermont green slates. New code 6 leadwork to all valleys.


 Blue/Black natural slates

Rev	Date	Drawn	Chk	Notes
DO NOT SCALE				
Project	Originator	Zone	Level	Type
WCRR - ASA - XX	XX	RF	DR	A - 110
Suitability	S0	Revision	P00	Preliminary
Client	Wellesley Court			
Job	4502 Wellesley Court Roof Repairs			
Content	Proposed Roof Plan			
Date	07.07.20		Drawn	PBN
Scale	1:100 @ A3		Checked	WRA
<small>All dimensions are to be checked on site. All discrepancies must be reported to the Architect prior to proceeding. ASA Copyright</small>				