Heritage Statement

1. Site Address

Jarrow Town Hall (Formerly listed as South Tyneside Education Office)

2. Is the application site (identify all that are applicable):

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	☒
Within a conservation area	☐
A scheduled ancient monument	☐
Within a World Heritage Site	☐
A registered park or garden	☐
In the setting of or adjacent to one of the above?	☐
Within known area of archaeological importance	☐
A non-designated heritage asset	☐

3. The significance of the heritage asset(s)

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

Council offices. Dated 1902. By Fred Rennoldson of South Shields. Bright red brick and bright red glazed terracotta; roof of Welsh slate. L-plan, mostly baroque style. 2 storeys; 5 bays and corner turret to main elevation. 9 bays to return. Main elevation: entrance, in 3-storey tower in fourth bay, has deep semi-circular hood corbelled out from pilasters, broken pediment on pilasters to first floor window, a later clock projecting from third storey rusticated, aproned window opening. Rusticated ground floor, having wide, elliptical-headed windows, 3-light and transomed, in Gibbs surrounds. All 3-light mullioned and transomed brick windows, with 3-centred arched heads, on first floor; some with blind tracery in lower third. Strings, modillioned eaves cornice; pilasters define bays. Roof has balustrade, baroque dormer left of entrance tower and arches in corner turret. Left return of 9 bays has 2-bay gable with cartouche, scrolled pediment, obelisk finial; 3-storey entrance bay having 'County Court' cartouche in centre of 4 gabled bays of 3 storeys, and corner bay with cornice and turret. Historical note: foundation stone laid by Lady Palmer. Plaque in council chamber commemorates the decision taken there in 1936 to march to London - the Jarrow march.

4. The proposed works

What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.

Proposal to strip out and replace redundant plant in lightwell associated with the lift. The existing brackets holding the redundant plant will be reused to hold a new unit that will provide air conditioning to the CCTV Control room. Existing ducting and conduits will be reused where possible. However, it will be necessary to make two small openings in the staff kitchen to allow for cables. It is also proposed to affix 1no. air conditioning units to the wall internally – this will be above the timber panelling.

5. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or mitigated, including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

Existing brackets and ducting in the lightwell will be used, and therefore the proposal would have no impact on this area of the building. The only new intervention in historic fabric relates to the supply of cabling from the lightwell through to the staff kitchen and into the CCTV room. The addition of 1no. air conditioning units on the wall of the CCTV room would have a negligible visual impact on the appearance of the room. The level of impact on significance is therefore negligible and it is a reversible intervention.

6. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any public benefit as a result of the works?

The Council's CCTV service were obliged to relocate from their previous building due to multi-million pound developments for the Authority's education estate and significant upgrades required to the area and building. As the Council are proposing house the majority of its 24/7 services and functions, Jarrow Town Hall posed the most suitable option to relocate the CCTV service – a statutory function operated by the Council. As such, there were some additional works required in order to bring the vacant floor-space (and building generally) back into use, and the inclusion of an air conditioning system

ensured that that this space met building regulations, modern working conditions for the users and is ultimately fit for purpose.

7. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

n/a

Glossary of Terms

Heritage Asset
A building, statues, monuments, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets as well as non-designated assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

Designated Heritage Asset
Listed Building -
Registered Park and Garden -
Conservation Area -
World Heritage Site -
Scheduled Monument -

Non-Designated Heritage Assets
Non-designated heritage assets are other buildings, statues, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Unlisted Buildings of merit which contribute to the character of conservation area are identified in the relevant conservation area audit. These are not designated heritage assets but proposals affecting unlisted buildings in conservation areas are assessed in term of their impact on the designated heritage asset (conservation area).

Setting
The setting is the surroundings in which a heritage asset is experienced or is visible from. Its extent is not fixed and may change as the asset and its surroundings evolve and does not relate to views only. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. For advice on whether setting is affected you should seek specialist advice or use our preapplication advice service.

Significance
The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. For further advice see, Historic England's "Historic Environment Good Practice Note 2: Managing Significance in Decision - Taking in the Historic Environment".

Public Benefit

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework. Public benefits should flow from the proposed development.

They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Mitigation

Steps should be taken to avoid, minimise or mitigate any harm to the significance of the heritage asset(s) and should consider the following:

- Minimal intervention and reversible works: Are all the works absolutely required for the proposed use or function? Can new work be designed so that it can easily be installed and removed at some later date without causing damage to significant building fabric or archaeological deposits?
- Alternative methods of development: examining whether other options exist to meet the applicant's objectives. Could a less sensitive part of the building be used to accommodate a proposed use or function? Could a new building or extension be re-positioned so it is less detrimental to the setting of an archaeological feature or historic building?
- Sensitive design: examples include the installation of new services in a discreet manner so as not to compromise the qualities of a room, or skilfully designing an extension that takes account of the physical massing and scale in both the old and new work.
- Choice of materials: the careful selection of construction materials for new and repair works can avoid both visual and longer-term structural harm to a building.
- Recording: a programme for investigation and recording of architectural or archaeological features that would be obscured, damage or destroyed.