cummings
Architects Limited

# DESING ACCESS AND HERITAGE STATEMENT

PROJECT: 1-22 MARINERS COTTAGES, SOUTH SHIELDS
DATE: 10.03.25

**Introduction/ Brief**

My client has asked to prepare and submit list building consent for replacement of existing fencing and hedges with new fencing

The proposed is grade II listed and lies in the Mariners cottages conservation area.

Statement to be ready in conjunction with supporting site plans.

**Listing**

List Entry Number: 1231578

Description:

1843-47. A range of single storey cottages, set out round 3 sides of a garden courtyard. With nos 23-39 (qv) they form a large square through the centre of which runs Broughton Road. Red brick, stone dressings to doors and windows, slate roof. Single storey with uniform eaves and roof line. Each cottage of 3 bays. Designed in the "Tudor" style. The windows have chamfered stone surrounds and hood-moulds as does the central doorway. Doors have tudor-arched heads. The central cottage breaks forward, has wider windows and a stone parapet. Above the door a gabled dormer with a square panel inscribed 1839.

**Conservation area**

Designated in June 1981, Mariners' Cottages Conservation Area is in South Shields and is a small, compact area of approximately 1ha. The area comprises a remarkably intact group of early Victorian almshouses, a fascinating collection of buildings which illustrate the wealth of and respect for the seafaring community.

The two neat, single-storey terraces and the gardens they enclose are a characterful and unusual historic enclave amongst the more regular terraced surroundings (a mix of

residential, guest and boarding houses) which grew up around them. Each terrace of cottages and the two sets of garden boundary treatments are separately listed Grade II.

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

The entire conservation area comprises two semi-formal three sided terraces of 22 and 17 brick cottages respectively, which face each other across enclosed green courtyards. These are part communal and part private gardens, their boundary walls with railings, pillars and gates plus a length of Broughton Road split the area into two halves. With the exception of the north west end unit, the other three end terraces face the public road. The origins of the larger single unit on the north side which does face outwards suggest it was originally the communal library provided by the originating society and therefore accessed from outside the courtyard. This seems to have influenced the plan form of the later southern terrace as it basically repeats these features.

The largely single storey terraces were each individually listed in 1983.

Each terrace is of a similar basic building style but not identical and between them they exhibit early and mid
Victorian architectural characteristic s. The boundary walls to the front of each terrace were also separately listed in 1983 although the text of the listing description is only accurate to one side and not to the other. The conservation area boundary includes the two back lanes which wrap around the rears of all but a short length of one of the terraces. The lanes and their associated walls are closely associated with the origins and development of the cottages and remain a significant feature today.

On the 1862 OS map, Mariners' Cottages consisted of only the north terrace; tenders for building the south side were accepted that year. As shown on a subsequent map of 1898 the relatively detached location of the first terrace as a destination point and frontage had already

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

The detailed architecture and features of the buildings and spaces combine to create a picturesque scene of considerable charm.

The larger of the 2 courtyard (1-22) is laid out and enjoyed as communal space with each cottage generally only tending small-personalised areas directly in front demarked by hedging and fences, as shown in the local authority character assessment.

The character assessment goes on to say" this allows wider open views across this open grassed space" this is not the case as the photos in the assessment shown line of hedging to the east and west edge of the communal foot path blocking the sense of openness to cottages 1 to 5 and 18 to 21. It is worth noting this hedging had been allowed to grow to around 1.8m in parts.

To the rear lane all earlier openings, except doorways into yards or extensions, have been blocked, producing a blind alley with an assortment of brick patchwork sides, and a somewhat daunting route to walk. This pattern of blocked openings is continued around the north west rear, where it is less oppressive due to the shorter length and more interesting architectural variation. Nos.1, 2, 3 and 4 feature attractively detailed gable ends, albeit with the mullioned and moulded window openings now blocked in.

**Site**

The property is terraced cottages of traditional construction with natural welsh slate roof with brick facades, the local brick is red brown laid in Flemish bond with lime rich course grained mortar, flush jointed. The front elevation are largely unchanged although there have been historic extension and alteration to the rear of the properties. The front communal garden is sub dived with hedging and fencing between properties.

**Works**

When my client purchased the properties, the landscaping had been allowed to become over growing with some hedging blocking paths at height up to 1.8m. There is no lighting in the garden areas this led to sense of insecurity form residents using the garden on a night as well

as health and safety concerns with tripping and falling.  A number of fences had been erected historical across the garden area, some dating back decades.

The existing fencing was typical 1.2m high and attached tot eh face of the cottages. The new fencing is proposed to be 1m and set 900mm form the face of the cottages,

The new fencing is lower than the original fencing and hedging retuning a sense of openness to the communal garden as well as improving supervision and sense of security for residents. This will allow streetlighting to provide some limited illumination for the gardens.

The new fencing has been designed to be lower than the original and increased spacing between the rails to allow great sense of openness.

**Summary**

My client recently purchased the properties which needed investment. He initiated series of repairs and carried out maintenance to ensure the properties were safe, secure and provided quality accommodation for the residents and safe guarding the future of the listed cottages.

The residential have been consulate about the works and fully support the alteration to replace the existing hedges and fencing to provide them between sense of ownership, security, defensible space and amenity in line with current planning policies.

The works were carried out using professional tradesmen.

# Appendix A

Photographic record




Fig 1, photo or the original 1.2m fencing and 1.8m hedging in the back ground



Fig 2 some original hedging, this is approx. 2.4m high.



Fig 3 phot0 of the proposed fencing shown they are set of the cottages by 900mm and the increased openness of the design and providing residents amenity and defensible space.