Tenants at Mariners Cottages

South Shields

NE33 2NG

17th February 2025

Planning Department
South Tyneside Council
Town Hall & Civic Offices
Westoe Road,
South Shields
Tyne & Wear
NE33 2RL

Dear Sir/Madam,

Subject: Support for Landlord's Application for Listed Building Consent

We, the undersigned tenants of Mariners Cottages, South Shields, NE33 2NG, write collectively to express our **strong support** for our landlord's application for listed building consent regarding various necessary repairs and modifications carried out on our homes and the surrounding gardens.

As a group of tenants, many of whom are elderly, and some who have disabilities, we wish to provide our perspective on why these changes are essential and beneficial to our living conditions.

The works in question, including the replacement of front doors, the installation of necessary domestic features (such as grab rails, lamps, and doorbells), repointing of brickwork and roof repairs including ridge tiles repointing, repairs to blocked-up windows at the rear, flashing of capping stones, and the erection of open-boarded timber fencing, were all undertaken in the interest of safety, habitability, and the well-being of the tenants.

Justification for the Works:

1. **Replacement of Front Doors:** The previous doors were in poor condition, causing draughts and offering inadequate insulation and security. The new timber doors are of excellent quality, solving these issues and enhancing the appearance of the properties, whilst fully in keeping with the style and character of the properties.
2. **Domestic Paraphernalia:** Many of us require grab rails and doorbells due to mobility limitations, and the external lamps are essential for safe access, particularly given the lack of communal external lighting.
3. **Brickwork and Roof Ridge Tile Repointing (inc Roof Repairs):** Areas of the properties required repointing to prevent further deterioration, stop water ingress leading to damp conditions which could exacerbate health conditions and prevent potential structural hazards. Some chimney stacks had deteriorated to a dangerous extent, posing a serious risk to residents and passersby.
4. **Repairs to Blocked-up Windows:** Addressing these issues improved the overall integrity of the buildings and reduced damp-related issues.

5. **Flashing of Capping Stones:** This was a necessary maintenance measure to protect the fabric of the listed buildings from water ingress and weather-related damage. This flashing is unobtrusive and does not in any way detract from the historical character of the properties.
6. **Erection of Open Boarded Timber Fencing:** The previous hedges had become unmanageable due to age-related tenant limitations with many dead or dying as well as contributing to damp issues. Some of the properties already had fencing, rather than hedges, and these were in poor condition and required replacement. The replacement fencing has improved both safety and visibility while maintaining an appropriate aesthetic for the site, as well as requiring less ongoing maintenance.

Enhancement of Historical and Architectural Character:

The preservation of these Grade II listed properties is of significant importance to both residents and the wider community. The undertaken repairs and improvements have been conducted sympathetically with respect to the historical significance of the buildings. The replacement doors, repointing, and flashing work have been executed using materials and techniques that align with traditional craftsmanship, ensuring the visual and structural integrity of the properties is maintained.

Furthermore, the removal of deteriorating hedges and the installation of timber fencing have allowed for a more aesthetically consistent streetscape while addressing necessary safety and accessibility concerns. The fencing has been designed to complement the architectural heritage of the properties, in line with previous fencing, while providing a practical solution to the limitations faced by elderly tenants.

Overall, these works enhance the longevity and historic character of the buildings, ensuring that they remain both functional and true to their original design while meeting modern safety and accessibility standards.

Impact on Tenants:

- Many of us have limited mobility and require secure, well-maintained access to our homes.
- The previous hedges contributed to damp problems, which were detrimental to both the properties and the health of tenants, as well as creating safety issues, particularly at night.
- The absence of adequate lighting was a significant safety concern, particularly for those with visual impairments or mobility issues.
- The works carried out, and proposed, have improved our quality of life without negatively impacting the historical or architectural significance of the buildings.

We understand that our landlord is seeking listed building consent for these works. Given the necessity and positive impact of these changes, we **strongly urge the council to grant consent** to ensure that we can continue to live safely and comfortably in our homes.

We appreciate your consideration of our views as residents directly affected by these matters.

Yours faithfully,

Below are the details of the tenants who support this letter:

Tenant Name	Signature	Property Number	Date
Laura Robertson	[redacted]	22	19/2/25
Theo G-C		22	19/2/25
JP Aw		19	19/2/25
D W THOMSON		18	19/2/25
J. S. GRAY		17	19.2.25.
R ISAACKS.		14.	19.2.25
E. ROWNTREE		13	19.2.25
I RENNIE	[redacted]	12	19.2.25
E HENDERSON		3	19.2.25
J. Puttencrieff		21	19.2.25
B. STOKER		2	19.2.25
J. L. Stoker		2	19.2.25
[illegible]		2	19.2.25
A. Middleton		4	19/02.25
[illegible]		6	19/2/25
[illegible]	[redacted]	7	19/2/25
SANDRA TENNANT		8	19/2/25
PAUL THOMPSON		20	19/2/25