

Heritage Statement



Listed Grade II Ref: 1231587

The Property

No. 85 Greens Place forms part of a historic terrace constructed in 1843, together with the adjoining properties. The building was historically associated with the Pilot's Office from 1886 until the 1970s.

The property was later converted into residential accommodation, during which time a number of original architectural features and historic materials were removed. As the current occupiers, we seek to preserve the significance of the listed building by retaining, repairing, and where appropriate reinstating original materials and features wherever practicable.

This application for Listed Building Consent relates solely to No. 85 Greens Place, which is the end property within the terrace and comprises four storeys, including a subterranean level.

Site and Setting

The property is located within the Lawe Top area of South Shields, close to the Arbeia Fort, and occupies a prominent position overlooking the River Tyne. The building forms part of a historically sensitive area, contributing to the character and appearance of the surrounding built environment.

Proposed Works

Listed Building Consent is sought for the rerendering of the gable elevation. The existing sand

and -cement render, understood to date from the 1970s and now in a poor and cracked condition, is proposed to be carefully removed. It will be replaced with a traditional limebased render system, which is more appropriate to the age, construction, and significance of the listed building.-

The proposed works are confined to a single side elevation, extending to three storeys above ground level, with one storey below ground. The works will not alter the form, scale, or architectural detailing of the building and will preserve the existing appearance of the elevation.

The use of a limebased render will improve the breathability and long-term condition of the historic fabric, resulting in a conservation benefit to the listed building. The proposal will not adversely affect the character or appearance of the building, its setting, or neighbouring properties, and is considered to preserve the special architectural and historic interest of the asset in accordance with local and national heritage policy.-