

# Ryhope Village Conservation Area <sup>SP.41</sup>

## Character Appraisal and Management Strategy



**PLANNING GUIDANCE**



# Ryhope Village Conservation Area

## Character Appraisal and Management Strategy

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# Background

## Conservation areas

Conservation areas were introduced by the Civic Amenities Act 1967 and are defined as “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Local authorities are obliged to determine which parts of their district are of special interest and declare them conservation areas.

Designation is dependent on the overall quality and interest of an area, rather than individual buildings, although it is common for such areas to contain a number of Listed Buildings. There are currently 14 conservation areas in the City of Sunderland, ranging from city centre areas to pre-conquest villages such as Ryhope to the Victorian suburb of Ashbrooke and the coastal resort of Roker. Each conservation area has its own unique character and appearance. Designation as a conservation area has a number of implications. In all cases “special” consideration must be given to the impact that development would have on the character and appearance of the area. Importantly, it requires planning consent to be gained for the demolition of buildings within conservation areas and for certain types of development which are elsewhere classified as permitted development. These generally cover various types of cladding, the insertion of dormer windows into roof slopes, the erection of satellite dishes and radio masts/antennae. Designation also brings extra controls over works to trees.

## Appraisal of character

The protection of an area does not end with conservation area designation. An evaluation of what makes an area “special” through a clear, comprehensive appraisal of its character is essential for the effective and informed management of the Conservation Area.

Planning Policy Statement (PPS) 5 'Planning for the Historic Environment', issued in March 2010, sets out the Government's objectives and planning policies for the historic environment. Policy HE2 of the PPS requires local planning authorities to have evidence about the historic environment and heritage assets in their area and that this is publicly documented. The accompanying Planning Practice Guide to PPS5 advises that better planning decisions will be made in the historic environment when local authorities have assessed and understood the significance of a heritage asset. The Practice Guide notes that Character Appraisals of Conservation Areas are a useful source for understanding the significance of a place.

English Heritage Guidance on conservation area appraisals emphasises that the appraisal process should lead to a better understanding of the development of the area and what makes it the place it is today, and so provide the basis for positive management of the

conservation area. Character Appraisals should therefore provide a framework against which development proposals can be assessed for their appropriateness in the Conservation Area and for developing initiatives to improve the area. Appraisals also have a wider role to play as educational and informative documents for the local community.

## Preservation and enhancement of character

Local Authorities are under a duty from time to time to “formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas” (Planning (Listed Buildings and Conservation Areas (LBCA)) Act 1990, s. 71). English Heritage guidance on the management of conservation areas advises that such proposals should take the form of a mid-to-long term strategy, setting objectives for addressing the issues and recommendations for actions arising from character appraisals, and identifying any further and more detailed work needed for their implementation.

English Heritage published its 'Conservation Principles' guidance in 2008, providing an overarching set of principles that should underpin all work in the historic environment and heritage sector. These are:

1. The historic environment is a shared resource
2. Everyone should be able to participate in sustaining the historic environment
3. Understanding the significance of places is vital
4. Significant places should be managed to sustain their values
5. Decisions about change must be reasonable, transparent and consistent
6. Documenting and learning from decisions is vital

These six principles have strongly influenced the council's approach to writing this document and give additional weight to the importance of the production of Character Appraisals and Management Strategies.

## Ryhope Village Conservation Area Character Appraisal and Management Strategy (CAMS)

This document has been prepared in response to the guidance outlined above and, as such, discharges the council's obligations and duties under the Planning (LBCA) Act 1990, as well as complying with English Heritage's recommendations. The CAMS will have the status of formal planning guidance to the adopted City of Sunderland UDP and future Local Development Framework (LDF) and will be a material consideration when considering applications for development within the Conservation Area.

## **Heritage at Risk**

English Heritage publishes a national, annual Heritage at Risk Register. The Register includes Grade I and II\* listed buildings, conservation areas, registered parks and gardens and scheduled monuments that English Heritage considers to be at risk. The 2010 Heritage at Risk Register features a small number of the city's conservation areas; Ryhope Village Conservation Area is not on this list and does not contain any individual buildings on the list. This is testament to the quality, condition and ongoing investment into the built environment of the Conservation Area - both its buildings and spaces. The council will continue, with its partners and with property owners and tenants, to sympathetically manage change in Ryhope Village Conservation Area to ensure that the Conservation Area and the heritage assets within it do not become endangered and considered to be "at risk" by English Heritage.

## **Consultation and document development**

This document is the final adopted version. It was subject to public consultation from 16 July 2010 to 27 August 2010. A public exhibition was held on Tuesday 3rd August 2010 between 1p.m. and 8p.m. at Ryhope Community Centre, Black Road, Ryhope.

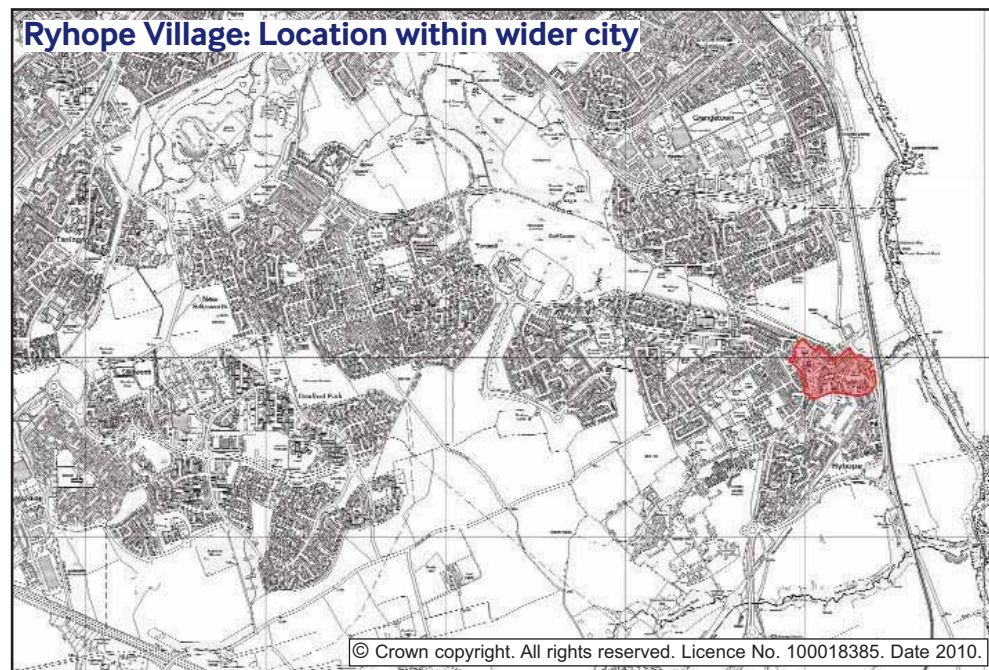
*The Council would like to give thanks to Ryhope Heritage Group, Saint Paul's Church, Mr A.C.Davidson and Mr John Fishwick for their kind assistance in providing valuable historic information and photographs for use in the production of this document.*

# Introduction

Ryhope Village was declared a Conservation Area in 1971 around the heart of the former medieval village in recognition of its architectural and historic interest. It can be described as a 3-row village centred upon a large triangular village green that evolved from a typical agricultural settlement into a mining village and later into a residential suburb. The Village contains numerous fine 18th century former farmhouses, barns and cottages, chapels, civic buildings and residential properties of various periods, including examples of 19th century terraced colliery housing and latter 20th century developments. This document combines an appraisal of the Conservation Area's character and appearance with management proposals for preserving and enhancing its special qualities.

Part 1, the Character Appraisal, identifies and assesses those characteristics and features that give the Area its special architectural and historic interest and considers current issues which threaten its historic integrity.

Part 2 of the document comprises a Management Strategy and contains a series of management objectives and proposals to address the issues raised in the Character Appraisal. This includes consideration of the resources needed, further work required and envisaged timescales to implement the management proposals.



## Location

Ryhope village is situated approximately 3 miles south of Sunderland City Centre and around 300m inland at high tide from Ryhope Beach on the coast. The village is located on relatively flat land some 30-40 metres above sea level. The village has become engulfed by the wider conurbation of Sunderland to the north and west, but still defines the southern most built-up area of the eastern part of the City.

The Conservation Area is generally linear in form, stretching along a main street and broadening out at its western end to encompass St Paul's Church and its grounds and the former village school. Its boundaries are drawn quite tightly around the core of the village established in medieval times and are best defined to the north and to the south by Cliff Road and by Station Road respectively, and to the east by the remains of Town Farm.



## UDP Conservation Policies

Policy B4 of the City of Sunderland UDP states that: "All development within and adjacent to Conservation Areas will be required to preserve or enhance their character or appearance". Under this policy the Council is obliged to prepare supplementary guidance in the form of character assessments for each of its conservation areas. These will identify features and characteristics that contribute to the areas' special interest, identify opportunities for enhancement and, where appropriate, establish design criteria for new development and restoration projects. The Ryhope Village Character Appraisal and Management Strategy is one of a series of such assessments that will cover all the City's conservation areas.

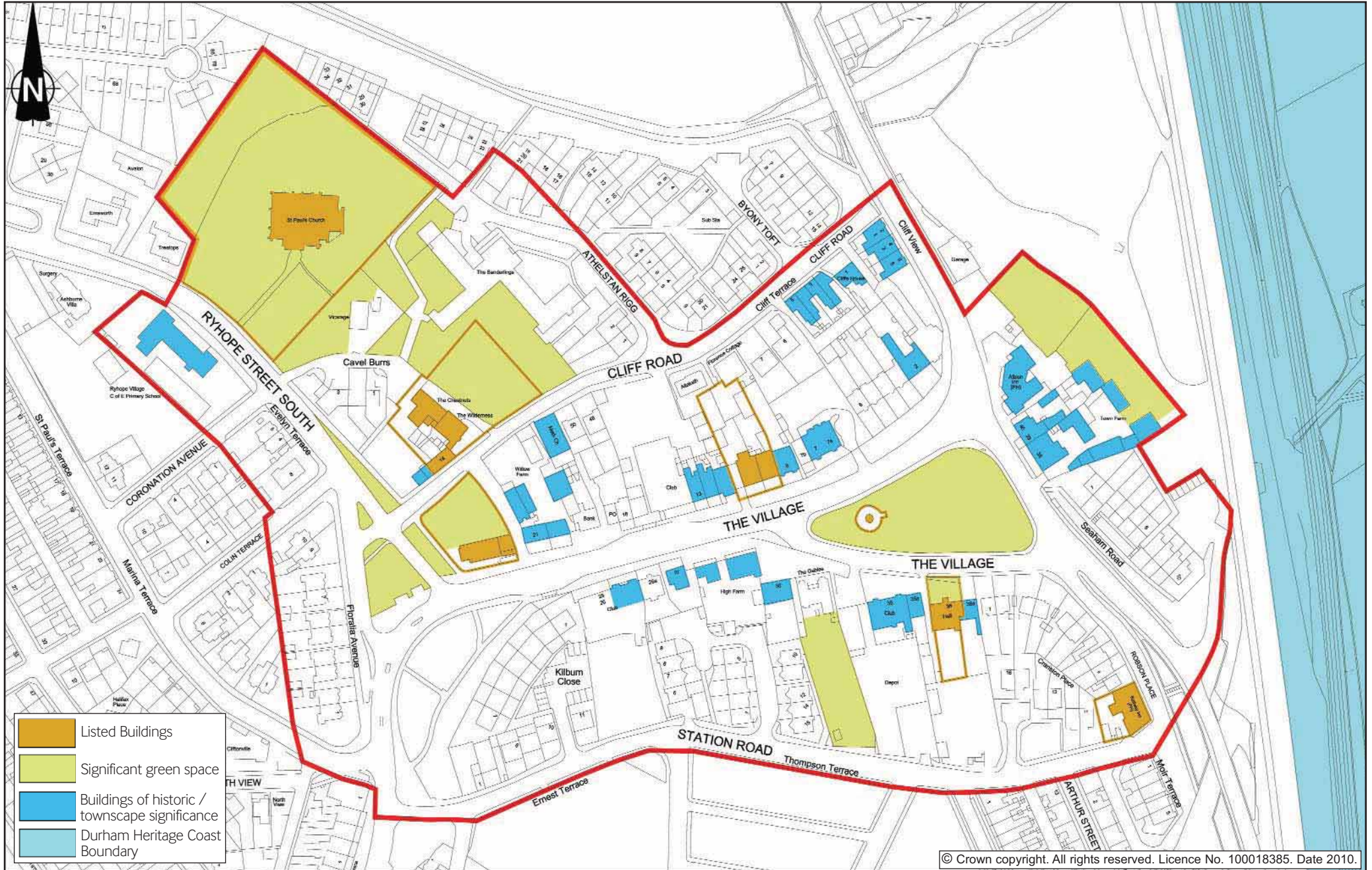
Certain buildings and structures within the conservation area are Listed Buildings of Special Architectural or Historic Interest and are thus protected by tight planning controls. Policy B8 presumes in favour of the retention of Listed Buildings whilst policy B10 seeks to preserve the setting of Listed Buildings.

Policy B6 further encourages the retention of unlisted buildings and their features, open spaces, historic street patterns and plot boundaries and for the Council to exercise control over landscape features such as parks, green spaces and mature trees. Tree Preservation Orders (TPOs) are a good example of this; they ensure that the consent of the Council must be obtained before trees can be cut down, topped or lopped. This policy also seeks to control the display of advertisements in conservation areas.

However, within Ryhope Village the gradual loss of features, both architectural and natural, and the effects of new development gives cause for concern and raises the issue as to whether further measures should be introduced that would better protect and enhance the Conservation Area. To this end, the Management Strategy in part 2 of the document expands upon existing UDP policy to give clearer guidance and proposals on issues of particular importance to Ryhope Village Conservation Area and its future management.

All UDP policies relating to Conservation Areas and Listed Buildings are reproduced in full in the appendix to this study.

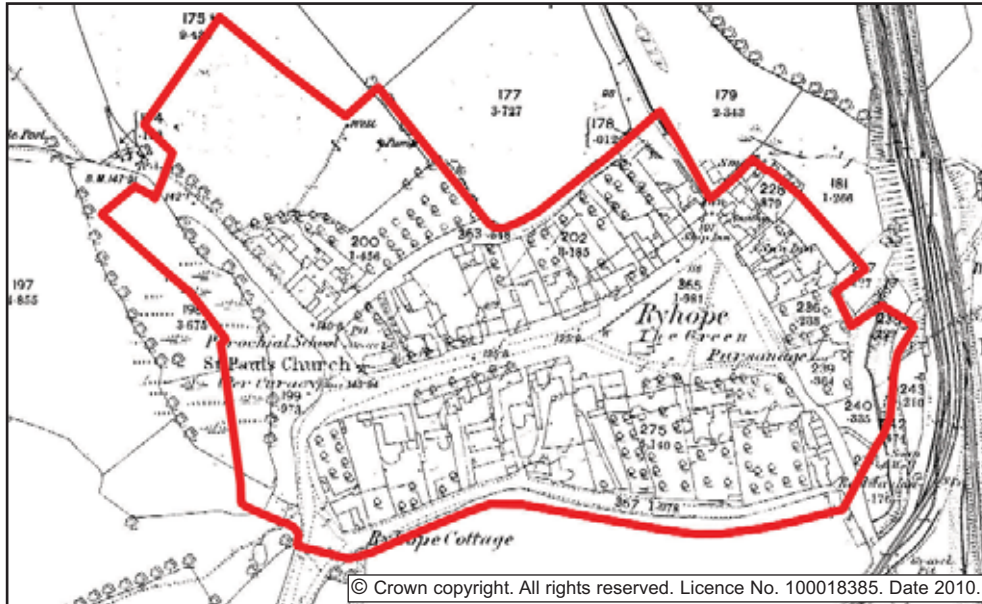
## Location and features



# Part One - Character Appraisal



# Historical development



1856 Ordnance Survey Map



A print from around 1860 of the old Church at Village Road: Note the village pond in the foreground.  
Source: Ryhope Heritage Group / St Paul's Church

Ryhope Village Conservation Area encompasses the area of the medieval village of Ryhope which has developed as a 3 row village about a triangular green. This basic shape still survives, despite much development having occurred since in and around the village.

The name Ryhope is Old English and means 'rugged valley'. It is the latest of several variations; originally it appears to have been 'Rive hope', possibly because of the beautiful hope (or dene) which extends some 2 miles inland that seems to have been "riven" out of the land. It has also been recorded as 'Refhoppa', 'Reshop' and 'Riopp'.

Ryhope is first mentioned in 930 AD when King Athelstan gave the parish of "South Wearmouth" and its appendages to the See of Durham. Its townships included "duas Reofhoppas" and Ryhope is normally taken to be one of the two villages referred to. Ryhope is subsequently mentioned in The Boldon Book of Bishop Pudsey in 1183 and the survey of Bishop Hatfield in 1380. In 1183 there were recorded to be 22 villeins in the villages of Ryhope and Burdon, who formed a class known as bond tenants, cotmen and farmers. All were servants for life, each receiving as wages enough land to support themselves and family, rendering to their masters money, cattle and "fruits of the earth". By 1380 Ryhope had developed into a small village of about 150 people.



The Village developed as a farming community and until 1680 there were only 2 freeholders. In 1680 the "Great Common", which had previously been used by the tenants for grazing their cattle, was split up into plots. The original pattern of long 'crofts' of land leading off the Village Green has changed little since this time and can still be recognised today stretching behind the buildings about the Green.



1896 Ordnance Survey Map

In the early 18th century Ryhope was a 3-row village around a triangular green, with the short east side forming the base of the triangle on the main north-south road, and the two long rows running west-south-south and ending in a pond and 'boggs'. Ryhope was not heavily industrialised during the 18th - 20th centuries. In 1840 there were still 5 farms of 91-143 acres each, and 21 farms of 17-64 acres. By 1931 there were only 7 working farms in the village

Before the advent of the Colliery, Ryhope was a favourite place for sea - bathing. The sandy beach was close to the Village and there was good accommodation for visitors. Unfortunately in later years thousands of tons of sand were removed by rail and road and coastal erosion caused much arable land to fall into the sea. The beach remains peaceful and unspoilt and is enjoyed by many locals.

In 1856 sinking operations began to reach coal seams deep beneath the magnesian limestone and Ryhope experienced something of a revolution. As the village began to grow as a coal mining village communication links became ever more important. Ryhope Railway Station opened in 1854 as part of the Londonderry, Seaham and Sunderland Railway; by 1855 two separate railways with independent stations ran side by side to the

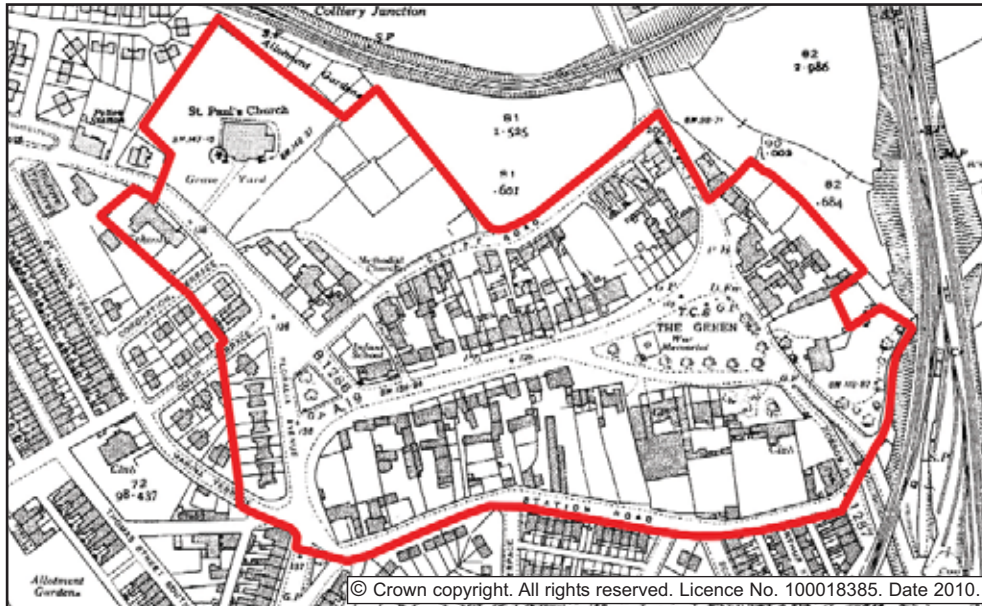
east of the Village, both transporting coal and passengers.

In 1859 the Colliery opened occupying the beautiful valley south of Tunstall Hills, however this was soon to be despoiled in the quest for coal. Ryhope's new accessibility encouraged development; the village expanded northwards experiencing substantial physical changes to accommodate the sudden influx of workers and their families. The Coal Company built long lines of rough limestone houses along the sides of the valley, and Colliery schools. Chapels, a Miners' Hall, Co-operative Society, shops and public houses sprang up simultaneously and a new community developed that was much larger than the original village.

A water pumping station opened in 1868 and operated until 1967 as part of the Sunderland and South Shields Water Company. Its magnificent beam engines may still be seen operating in what is now Ryhope Engines Museum. A large psychiatric hospital was built in 1895 and Ryhope Secondary School was erected in 1911 for 200 pupils to serve the whole County.



Picture showing the Reeve's cottage on the Green before it was cleared prior to the First World War  
Source: Ryhope Heritage Group / St Paul's Church



1939 Ordnance Survey Map

This growth brought with it a divided social structure, “the Colliery” and “the Village” whose inhabitants wished to maintain their independence. This divide was reflected in the congregation of St Paul’s Church which was built at this time to cater for the ever growing population, replacing the small parish church to the west of the Green. St. Paul’s was funded by the Vicar and a committee of local farmers. The foundation stone was laid in 1869 and the occasion was well attended by “the leading inhabitants of the Village, and a sprinkling of working classes”.

In 1966 the closure of the colliery marked the end of an era for Ryhope. The Colliery was not merely an employer, it had been a way of life for the village - the motivation behind much of its social life. However, though this was a huge blow, the spirit of the mining community refused to be defeated and Ryhope embarked on a new era of development. J.N. Pace sums up the development of the village to this point perfectly;

“For the last thousand years Ryhope has been, first, a farming community, and secondly, for the past century, a coal mining village”. (Pace, 1985)

During the 20th Century, the popularity of the car and bus services replaced the railways

and Ryhope became within easy commuting distance of Sunderland. Electric trams had also reached Ryhope from Sunderland in 1905. Consequently, the village became very attractive for new housing development with new large scale private housing estates ringing the village. Many of the earlier cottages surrounding the Green, particularly on the North side, have also been replaced by brick houses, more reminiscent of suburban locations. The long plots of land that lead off from the houses on the Green, and their barns and byers, have also slowly given way to demand for housing. Thus the village has, like many other developed English villages, evolved into a primarily residential suburb.

In the last few years, interest has been shown in the conversion of some of the area’s key historic buildings into residential usage. For instance, the old Parish Church, vacant since its former use as a rent office, has very recently been converted into a family house. Planning permission has also been granted for the conversion and extension of the former barns to Willow Farm into new houses.

The Southern Radial bypass road, opened in 2008 to the east along the line of the railway, has also relieved the centre of the village of heavy industrial and haulage through-traffic and the detrimental impact this has had on its ambience and character throughout much of the 20th century.



A view of Ryhope in the early 1960’s from the south side of the Green  
Source: Ryhope Heritage Group / St Paul’s Church

# Periods of development



# Fundamental character

The fundamental character of Ryhope Village Conservation Area derives from its medieval origins as a 3-row village centred upon a triangular village green in close proximity to the coast. It is essentially a typical old English village farming settlement that later developed into a mining village and then into a predominantly suburban residential area. The heart of the village is characterised by a variety of distinguished 18th and 19th century houses and former farm buildings from its agricultural origins, interspersed with 20th century housing developments which spread outwards from the core during its later suburbanisation. The character of the north west of the village serves as a reminder of its 19th century expansion into a thriving mining community, with key civic buildings such as St Paul's Church still evident, though the mass of colliery terraces that sprang up around the village never intruded into the historic core that defines the Conservation Area.



Coastal erosion of the magnesian limestone Ryhope Cliffs, part of the defined Durham Heritage Coast and historically a source of building material for the village

## Situation and topography

Ryhope Village is situated on relatively flat land close to the coast, though elevated above sea level by some 30-40 metres. The village slopes gently down from west to east towards the coast, which can be appreciated on driving or walking through the centre of the village, though with a relatively short steep climb on entering the village from the north along the A1018.

The proximity of the coast, defined by Ryhope Cliffs and beach only a few hundred metres away, is not readily appreciated from the village until one exits the Conservation Area to the east under the railway bridges and enters the dene that meanders its way down Ryhope Beach Road to the beach. The adjacent cliff tops are archaeological significant in being notable for considerable finds of mesolithic (circa 8000 BC) flints, suggesting the location of an earlier settlement nearby. However, if such a settlement did exist, the land on which it was situated has probably long disappeared as a result of serious coastal erosion (as illustrated opposite), the effects of which are still experienced today and is effectively very slowly bringing Ryhope Village closer to the sea. The magnesian limestone cliffs, beach and coastal grasslands / arable fields form part of the 'Durham Heritage Coast', a section of coastline stretching from Hendon beach to Seaham that is recognised for its unique qualities by virtue of its distinctive history and coastal archaeology, underlying geology, natural vegetation and the influences of the sea. The boundary of the Heritage Coast is shown on the map on page 3.



A view into the Conservation Area from the coastal plains above Ryhope Cliffs. St Paul's Church distinctive tower can be seen in the distance beyond the former LS & S.R. railway bridge and The Albion Public House.



Views into and out of the village are somewhat limited by the relatively flat topography and surrounding developments, although St Paul's Church is visible from some distance in several directions, including the cliff tops to the east as shown below.

There are very few vistas of note; the best ones being the view of the 'Wilderness' along Church Ward and of the Old Chapel on approaching the Conservation Area from the south.

## Layout

The present layout of the village is set within the 3-row street pattern surrounding a triangular green that was established in medieval times. The houses of the villagers, many of which survive, were predominantly set along the north and south sides of the green. A distinct contrast comes in the layout of the houses however, those on the north side forming a largely continuous line of building frontages, whereas on the south side the houses were laid out in a staggered format around the curve of the Green.

Each house had a long garden (known as a 'croft' or 'toft') running north or south to the back lanes- Cliff Road (now also incorporating Cliff Terrace) and Station Road - which still define the characteristic shape of the village core. Unfortunately, most of the original crofts have been developed to some degree in the 19th and 20th centuries for various forms of additional housing, thus increasing the density of the village and altering its characteristic development pattern.

The village has also been subject to extensive sprawl in the 20th century, in all directions except to the east due to the limitations presented by the proximity of the coastline. Large scale modern housing developments have literally 'joined' the village to the wider conurbation of Sunderland, in the process leaving the historic form and characteristic shape of the village less readily identifiable on the ground and particularly when viewed from above via aerial photographs such as the one on page 1.

## Townscape / built form

The Conservation Area's townscape is quite varied, although common building heights of two storeys give a degree of consistency to the built form. Few buildings rise above the general domestic scale of the village, the most notable being St Paul's Church. Historically, the massing of properties varies between the substantive manor-type 18th century houses of the Wilderness / Chestnuts and Coqueda Hall, to the more refined and quaint 18th century limestone cottages facing the Green.

However, 20th century housing developments, in various forms and sizes - detached, semi-detached, terraced - gives the village a more mixed massing nowadays, although in areas this has resulted in a disjointed townscape lacking in cohesion, particularly in the western end of the village and along the former back lanes of Cliff Road and Station Road.

Some of these modern houses, particularly infill developments fronting the Village Green and/or the main through road, have an especially detrimental factor on the area's fine townscape and essential village character due to their unsympathetic forms and materials.

## Architectural style

The area's architecture is generally restrained and without great adornment, but by no means without character or visual statement. Indeed, it is the simple rustic character of the majority of 18th century buildings facing the Green that gives the core of the Conservation Area its essential English village character. The style of buildings is generally refined and quaint but with no two buildings the same gives the street scene great interest and variety and typifies the incremental, ad-hoc development of the village.



Buildings on the north side of green display a variety of vernacular styles and materials.

A fundamental characteristic of the village however, is how the rustic appearance of many of the former farmhouses about the Green was changed by the Church Commissioners around 1910 as the settlement took on a more domestic residential character. These stone-built houses were rebuilt or re-faced in brick as they sought to raise their status in the village.

Despite the variety of the houses, there is a certain sense of harmony to which the ridge and eaves lines, chimney stacks, window proportions and patterns, and the use of traditional materials all contribute, although this harmony is spoiled somewhat by 20th century infill developments.

Away from the Green in the western end of the village, St Paul's Church and the Old Chapel provide more bold architectural statements, typically Early English Style with imposing Gothic arched windows (albeit most removed on the former Chapel), sandstone dressings, quoins and copings. The distinctive tower of the Church with its unusual pyramidal roof is a particular landmark feature in the Conservation Area, being highly visible from many directions, especially Ryhope Road.

Modern housing developments in the area are of no real architectural interest, being typical of late 20th century suburbia, and generally detract from the overall architectural composition and traditional rustic character of the village.

## Building materials

Much of the limestone used in the construction of the majority of the 18th century properties was carted from local quarries and/or the base of the nearby cliffs on Ryhope Beach and is a key local characteristic of the village. The limestone is generally coursed, either in a squared or rubble format, and gives the buildings an elegance that comes with the use of such a quality and distinctive material. As described above, many of the stone facades have, perhaps unfortunately, been concealed or re-built with a red brick outer skin. Some other stone-built properties are rendered, either in a smooth lime render or rough cast.

Local stone has also been used to construct many boundary walls. Rubble limestone walls are a prominent feature in the north western part of the village, most notably around St Paul's Church, the Old Chapel and the Wilderness / Chestnuts. Elsewhere, very few original boundary treatments survive, especially to properties fronting the Green where they have generally been replaced with a miss-match of modern brick walls.

The remainder of properties in the village are built from brick mostly in various shades of red. Some of the modern housing is constructed from bricks which do not blend in with the historic palette of materials.

Roofing materials are predominantly Welsh Slate for the older properties providing a relatively consistent roofscape at the village core, although a degree of variation is provided by some of the 18th century cottages which feature, quite unusually for the locality, graduated Lakeland slate (although this is also evident on part of St Paul's Church). Ryhope Old Church is distinguished by its stone slate roof, unique within the Conservation Area, adding considerable interest to the roofscape. Some historic properties display replacement concrete pantiles, as do some of the newer houses.

Chimneys are a particular feature of the skyline, the older houses tending to display bold chimney stacks at each gable end.

## Landscape/streetscape



The historic Green at the heart of the Village

In its wider context the village is set alongside the coastal plains and cliff tops of the Heritage Coast to the east and Ryhope Dene and open countryside further to the south. Within the confines of the village, the triangular green around which the medieval village was formed continues to act as the key landscape feature and focus of the village, providing a fine setting to many buildings.

Other key green spaces within the Conservation Area include the few surviving crofts and the grounds to St Paul's Church, the Old Chapel and the Wilderness / Chestnuts. These grounds contain an abundance of mature trees which gives the western / north-western section of the village a heavily wooded and soft character.

The streetscape of the village is of relatively good quality. Whilst most of the historic surface materials have been lost, many of the pavements surrounding the Green and along The Village have recently been re-surfaced in a mix of marshall's paving slabs and setts, which although not a restoration of original materials have nonetheless enhanced the setting of the Green and general streetscape at the heart of the Conservation Area.

## Usage

Whilst the village originally grew as a farming community, this activity has long since ceased and the village is now predominantly residential. There are some supporting retail and leisure uses, such as small shops, a post office, a pub, a social club and a Funeral Directors. Some agricultural uses prevailed in the village to the rear of High Farm until recent times.

## General condition

Properties in the Conservation Area are generally very well maintained, reflecting the desirability of the village as a place to live. The former Primary School, having been vacant for a number of years, has unfortunately deteriorated into a state of disrepair, as have the barns and outbuildings to Willow Farm and the cottages, barns and byers of the former Town Farm to the rear of The Albion PH. This is regrettable as such buildings provide the few surviving physical remnants of the farm buildings that historically surrounded the Green.

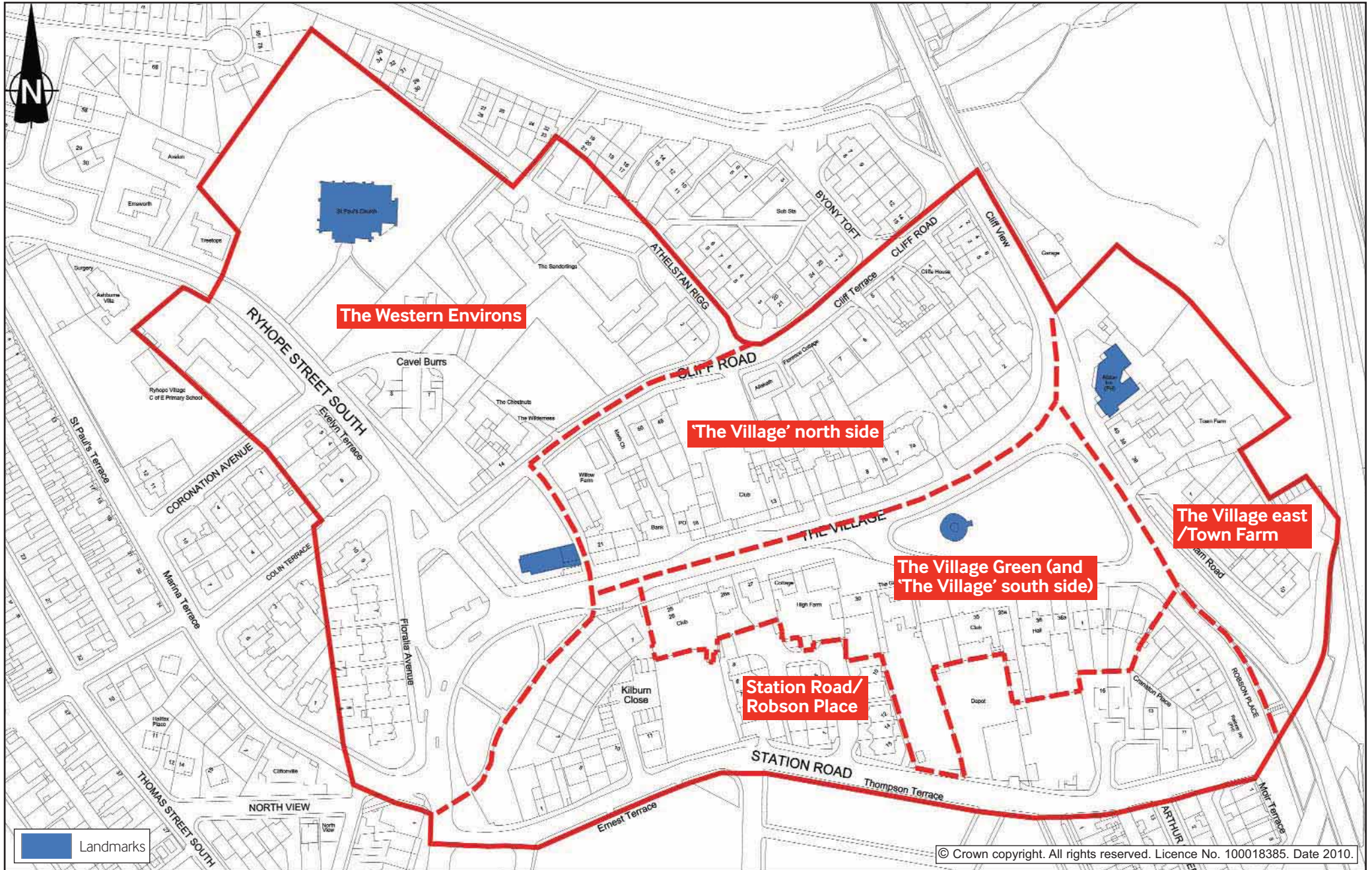
## Fundamental characteristics of Ryhope Village Conservation Area

- Essential character of a 3-row traditional rustic English village
- Excellent location close to the sea, though not readily appreciated from within the Village
- Surviving medieval triangular village green at heart of village.
- Surviving medieval street pattern defining core of historic village
- Fine and varied selection of 18th century houses and former farmsteads
- Imposing presence of St Paul's Church, a readily identifiable landmark for the Conservation Area.
- Complementary mix of high quality natural materials, notably local limestone from Ryhope Cliffs.
- High degree of local distinctiveness.

## Key components of character

For the purposes of a more detailed study of its character, Ryhope Village Conservation Area has been divided into 5 character areas. There is also a section devoted to key landmarks, views and vistas. These are identified on the map overleaf.

# Character areas



# Landmarks, views and vistas

The relatively flat situation of Ryhope Village and the proximity and density of the surrounding urban areas constricts views into and out of the Conservation Area. St Paul's Church and, to a lesser extent, the Old Chapel and Albion Public House are the main landmarks in the village. The Church, in particular, is visible from some distance in several directions and helps to make the village readily identifiable from afar, whilst also affording fine panoramic views out to sea from its grounds. The large triangular Green facilitates notable views within the village, while The Albion Public House terminates the main west-east vista through it. Elsewhere, vistas and views of any real character are somewhat limited.

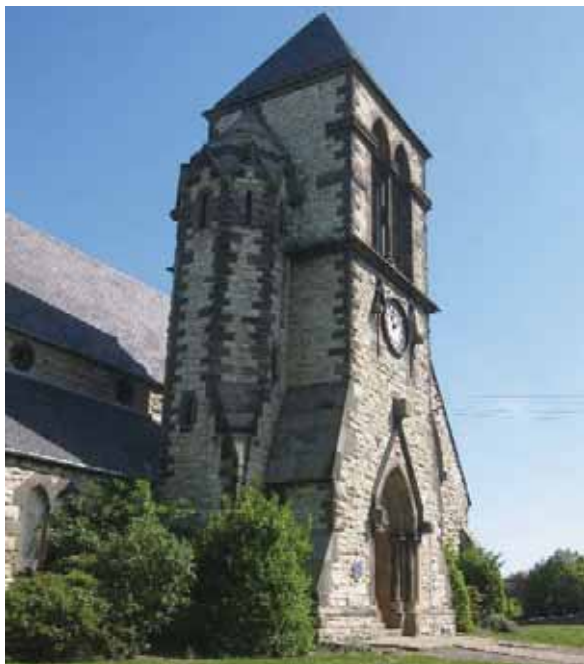
## Key Characteristics of Ryhope Village's Landmarks, Views and Vistas:

- Prominent landmark feature of St Paul's Church, making the Conservation Area readily identifiable from distant views
- Limited key views out of the Conservation Area, with the exception of those out to sea from St Paul's Churchyard
- Fine wide views across the Village Green in all directions
- Open aspect of village core and irregular street layout gives few vistas of real drama
- Gateways of varying impressions, reflecting contrasting character of development periods of the village



St Paul's Church acts as the focal point for views into the Conservation Area, giving it admirable landmark qualities. This is especially noticeable from the north and north-west approaches into the village, particularly from some distance away along the A1018 as shown above. The grounds of the church also provide the only views of the sea from the Conservation Area (as illustrated below), despite the village's proximity to the coast.





The Church's distinctive tower is without doubt the area's key landmark feature.

Views on approaching the Village from the north-west reveal its prominence, as well as the attractive leafy character of this part of the Conservation Area (as illustrated below). The combination of the church's tower punctuating the skyline, the heavy tree canopies and curving limestone walls create a particularly fine impression of the Conservation Area on entering from this direction.



Within the Conservation Area the characteristic triangular 3-row form of the village core facilitates significant wide views across the Green in all directions (especially north to south as illustrated on page 11), framed and terminated by the properties that are set along the sides of The Green.

## Vistas



The main vista (albeit more of an open view) through the Village looking west to east is terminated by The Albion Public House. The Albion is also prominent at the northern gateway to the Village on Ryhope Road.



Another vista of note is this one looking north along the narrow pedestrian route, Church Ward, towards the Wilderness. This lane has changed little since the 1900's and is typical of the narrow passages that historically led into the village.

Other vistas include the north end of The Village on entering the Conservation Area from the south. However, in general the largely curved and sloping street plan reveals vistas with few dramatic surprises.

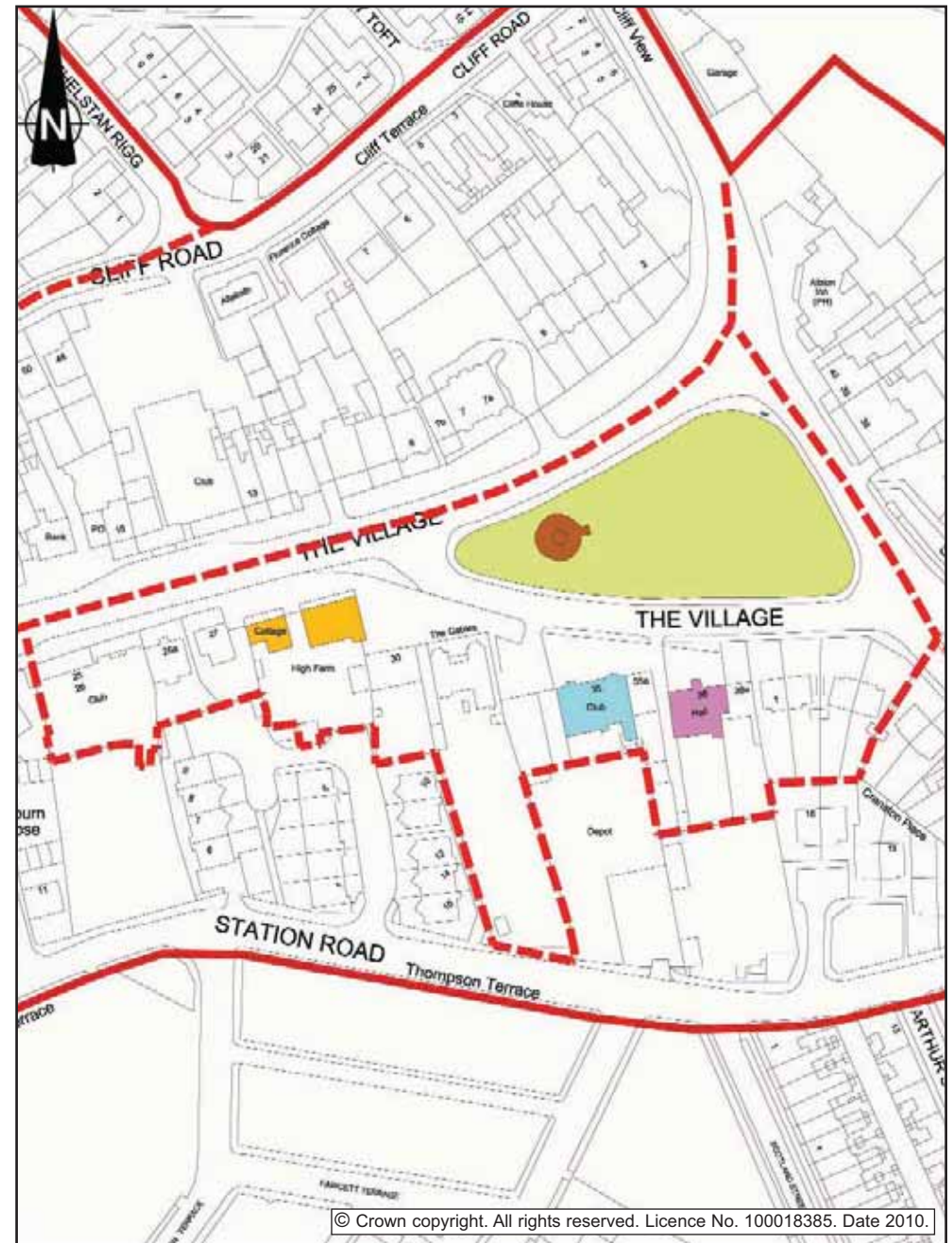


# The Village Green (and 'The Village' south side)

The Village Green and the houses that align its south and north sides comprise the core of the medieval village and are the most historically significant parts of the Conservation Area. Still generally reflecting its original size and triangular shape, the Green is the centrepiece of the village and provides an excellent setting to the 18th and 19th century houses that face onto it, particularly those on the south side which have an especially close relationship with the Green being only separated from it by a quiet, narrow residential road. The Green adds considerably to the tranquillity of these properties by providing a buffer between them and Ryhope Road. It is the relationship between the green and these houses that give the Conservation Area its essential rustic village character. Unfortunately, this character has been compromised to some extent by 20th century infill developments.

## Key Characteristics of The Village Green area:

- Surviving medieval village green defining feature of heart of the Conservation Area, containing impressive listed War Memorial
- Characteristic and charming collection of 18th and 19th century houses, laid out in distinctive staggered formation, many rendered or re-faced/re-built to disguise their agricultural roots
- Subtle variety of building forms and high quality natural materials
- Unifying characteristic stone front boundary walls
- Interesting and varied roofscape punctuated by tall brick chimneys





## The Green



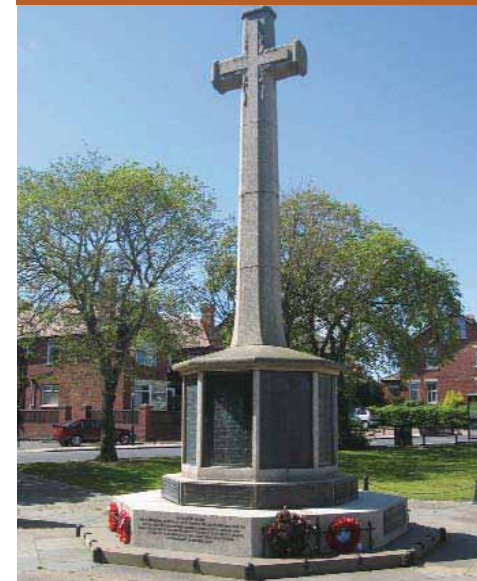
The Village Green slopes gently from the west to the east and contains groupings of mature trees that add to its attractiveness. The heart of the old Village, The Green was once administered by a local official, the Reeve, who was responsible for letting the Green and ensuring the good conduct of those using it. Circuses, fairs and gypsies camped here bringing pleasure and sometimes troubles to the locals. The Reeve lived in a cottage on the western side of the Green, which dated from the 17th century, and can be seen in the photograph on page 6. The office of The Reeve was abolished with the advent of the Parish Council. Two World War 2 air raid shelters are also visible as earthworks and structures on aerial photographs.

### **Historical anecdote:**

*Whilst standing on the Green you may encounter the Ryhope Ghost. The apparition has been seen by various people on different occasions and descriptions tally in almost every detail. It is said to resemble a small sturdy man who wears a black skull cap and carries a pick and candle as he glides silently across the Green. However strong the wind or however wet, the candle still burns with the same steady light. Reaching the centre of the Green he places the candle on the ground and then with a loud wailing noise begins to dig. Eventually it fades downwards into a self-made grave. Spectators have said that for at least half an hour after there is a strong smell of burning in the air. Some people declare that it is the ghost of an old soldier who will haunt the Village until his name is inscribed on the war memorial.*

Structures of historic significance are positioned at each end of the Green. The imposing war memorial to the west, grade II listed and commemorating the dead of the two world wars, is the focal point of the Green and of considerable local interest.

## War Memorial



Of particular note is a plaque dedicated to Pilot Officer Barton, 578 Squadron R.A.F. Burn, awarded the Victoria Cross posthumously for “unsurpassed courage and devotion to duty” for his heroics successfully carrying out a night time bombing raid on Nuremburg with his damaged Halifax bomber. After a difficult journey home the aircraft was fired upon by ground defences as it approached the North East coast; the badly damaged aircraft was flying too low for the crew to abandon it and turning inland, and struggling to avoid Ryhope Village, finally crashed into an end terrace house, killing a miner who lived there. Three crew members were injured, but survived; Barton however died later that day in Ryhope General Hospital.

## Water trough



At the north eastern corner stands a water trough, which gives a reminder of the traditional way of life in the Village. In the past it provided fresh water for passing horses, sheep and cattle as well as travellers. Sheep and cattle were once part of the everyday scene grazing the common land of the Green. A local boy was paid a penny a day to prevent animals straying down the road to the beach.

## Coqueda Hall



Coqueda Hall, a grade II listed building dating from the early 18th century, is arguably the most significant surviving building at the heart of the village. Originally a manor house, then a gospel home and rest home, for many years the building was rendered, however since being returned to use as a house the render has been removed to reveal the original stone façade and restore its traditional character. The owners have recently renamed the property 'Barton House'.

## Farmers Club



Next to Coqueda Hall is the Farmers Club with its striking white rendered frontage. The name reflects Ryhope's roots in farming and behind and to the side of the club used to stand the cattle market and its pens.

## High Farm



High Farm and High Farm Cottage are examples of farm buildings that traditionally surrounded the Green. Generations of the Davidson family farmed here from the beginning of the 20th century until as recently as 1992. Originally built in stone, the buildings were re-built in brick around 1910 by the Church Commissioners transforming their appearance to reflect the more typical domestic character of early 20th century houses. The original stone boundary walls are still evident to the front of the properties, serving as a reminder of the buildings' original rustic character.

The modern (former local authority) housing that stands at the south east corner of the Green was once occupied by the impressive Ryhope Hall, which in the early 19th century was a coaching inn and a hotel where gentry stayed to enjoy the sea-bathing. The Hall was unfortunately demolished after a ruinous fire in the 1960's to make way for police and council housing. Its unusual brick tower, illustrated opposite, was allegedly erected following an argument by the lady of the Hall to spy on her neighbour at Coqueda Hall.



## 'The Village' north side

Unlike properties on the south side of the Green, the intimate relationship also traditionally enjoyed by properties on the north side with the Green has been largely severed by the routing of the A1018 road through the village, leaving the houses somewhat detached from the historic heart of the village. Nevertheless, the north side of the 'The Village' contains a fine and interesting collection of 18th and 19th century cottages and houses in a variety of vernacular styles and materials that contribute considerably to the essential character of the Village. Like the south side, 20th century infill developments detract from the appearance and townscape of this part of the Conservation Area.

### Key Characteristics of 'The Village' north side:

- Characteristic and charming collection of 18th and 19th century houses in a variety of vernacular styles.
- Subtle range of high quality natural materials and architectural features, including variety of bay window and window patterns
- Predominance of rendered white/cream frontages in variety of shades
- Unifying common building lines for historic properties.
- Interesting roofscape of varied ridge and eaves heights punctuated by tall brick chimneys
- Surviving wrought iron railings, a rarity in the Conservation Area.



### 9, 10 The Village



The above Listed Buildings were originally an example of a mid-late 18th century farmhouse that traditionally surrounded the Green. The property was subsequently converted into two cottages. The buildings feature graduated Lakeland slate roofs, unique within the Conservation Area. To the rear there would have been a variety of smaller cottages and outbuildings, though these have long since gone to make way for modern housing. The tiled garden walls to the front of the properties detract from the setting of the buildings and reflect the miss-match of boundary treatments that diminish the street scene.

### 7, 7a The Village



In contrast, the property opposite has retained its original brick dwarf wall with stone copings and, quite unusually, decorative iron railings. This property is particularly notable in the street scene due to its prominent pair of 3-storey bay windows that extend, albeit somewhat incongruously, into the roofscape.

### Cliff View



This early 20th century terrace is prominently located on the A1018 at the main gateway into the Conservation Area. Quite different in character to other turn of the century terraces in the wider Ryhope area, they appear to have been built as 3 pairs of flats.

### Remains of Salutation Inn



The corner site opposite the Albion Inn was occupied by the Salutation Inn which was 'angled-off' (shown on page 7) to enable trams to negotiate the sharp bend when their route was extended to Ryhope in 1905. The building was demolished following a fire; its remains can be seen in the photograph opposite and are an eyesore on a very prominent plot in the Conservation Area.

## Willow Farm



Willow Farm, above, is an example of one of the original 18th century farmsteads that characterised the village and is significant for still containing some of the original range of outbuildings, albeit in a state of disrepair as shown below. Planning permission has been granted to sympathetically restore and convert the former barns, alongside sensitively designed new build, to create an attractive courtyard residential development that reinforces the rustic character of the group and retains evidence of its original form and layout.



## Cliff House



## Florence Cottage (remains)



The houses on the north side of the Green were originally laid out with long rear gardens or 'crofts', some incorporating a variety of outbuildings and small cottages. These buildings have now been lost, the garden plots subdivided to accommodate modern housing developments. The remnants of one of the cottages can be seen in the photograph above right; its doorway quite peculiarly survives abutting a modern house. Cliff House, above left, was perhaps the first house to be built in one of the garths in the latter part of the 19th century, setting a pattern for future developments.

The growth of new houses along Cliff Road in the 20th century has created a street frontage along this former back lane, although their incoherent design detracts from the traditional townscape of the Conservation Area. This is illustrated in the photographs below; to the left modern houses sit uneasily behind one of the original rear boundary walls.

## Late 20th century housing

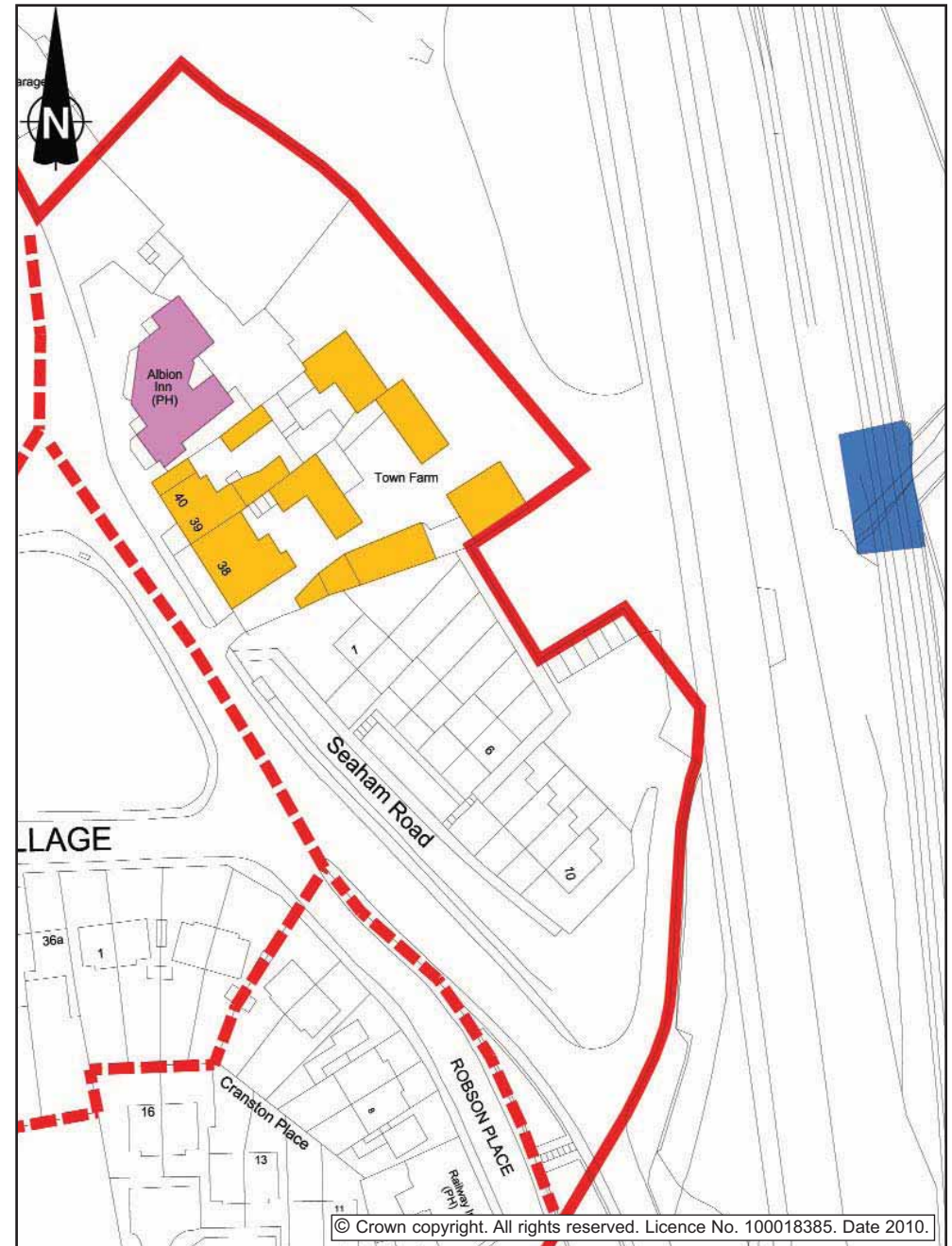


## 'The Village' east/Town Farm

This area comprises that part of the village that was built along the third (eastern) side of the triangular Village Green. Historically, the area was dominated by Town Farm and has always contained a public house or two. The stone cottages that added to the group are largely gone, except for sparse remains, and the original character of the area has been more eroded than most other parts of the Conservation Area and, as a result, is generally less characteristic. Nevertheless, The Albion Public House acts as a prominent landmark on approaching and passing through the Village, whilst the farm house and remnants of the barns and byers of Town Farm serve as yet another reminder of the agricultural origins of the village.

### Key Characteristics of 'The Village' east side/Town Farm:

- Former farmhouse to Town Farm, typically re-faced in red brick and modified domestic appearance
- Remnants of former barns and byers to Town Farm exhibiting use of local stone from nearby beach
- The Albion Public House, landmark building with distinctive tall 'horn-like' chimneys
- Remains of 18th century stone cottages
- Railway bridges, unusually standing side by side evidencing development history of village



## Town Farm



Town End Farm still exhibits some of the farm buildings that were once typical of those that surrounded the Green. The farmhouse itself, above, is thought to have been rebuilt in the 1920's. Through its gates however you can see the remains of the original barns and byers of the farm. The variety of stone used to build the walls would suggest it was sought from the nearby quarries/beach. The white rendered property above left was originally the local abattoir for farmers of the village and a butchers shop, and later became the village sweet shop.

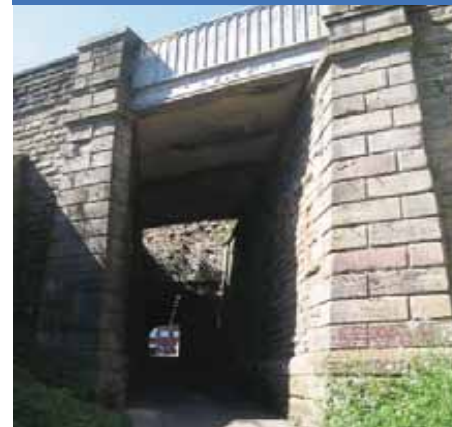


## Albion Public House



The Albion PH, built during the inter-war period (1920-30s) stands prominently at the bottom of the Green; mock-tudor in style its highly distinctive chimneys protrude purposefully like bull's horns on the front of the building. To the rear of the car park of the pub can be seen the remains of 18th century stone cottages. A typical feature of the cottages would have been a half door, which kept the children and dogs in or out whilst allowing ventilation and a good draft for the coal fire.

## Railway bridges



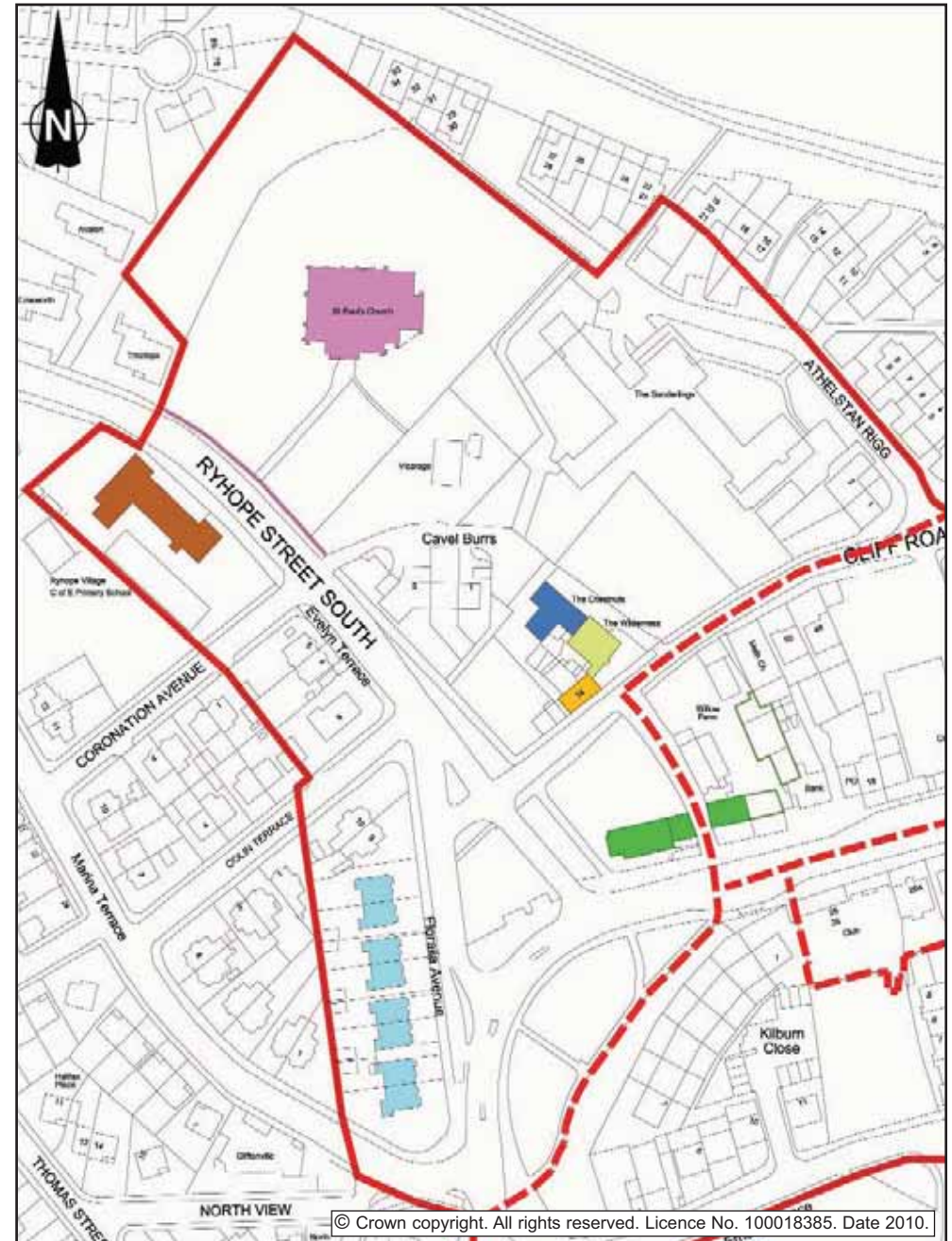
Just to the east of this area on leaving the village for Ryhope Beach one passes under the railway bridges. The first bridge features interesting 'skew' brickwork in its arch that was required to accommodate the curvature of the track which once supported the North East Railway. Unfortunately, this bridge has in recent years been largely concealed by the laying of the Southern Radial bypass over it. The second bridge, shown opposite, replaced a wooden viaduct to support the Londonderry Seaham and Sunderland Railway; the L.S. & S.R. plaque can still be seen on the seaward side.

# The Western Environs

This area comprises that part of the village that grew to serve the expanding mining community, and includes key civic buildings such as St Paul's Church and the former Village school. Its earlier agricultural origins are nevertheless still evidenced by the Old Chapel and The Wilderness / Chestnuts, both of which are prominent buildings within the Conservation Area. The area is however dominated by St Paul's Church, which towers above surrounding buildings. The area is architecturally more impressive and generally more open than elsewhere in the village but less cohesive in terms of its building form and layout, being mainly characterised by key individual buildings set in large grounds with mature trees and long stretches of limestone boundary walls.

## Key Characteristics of The Western Environs:

- Collection of impressive listed buildings set in large grounds, most notably St Paul's Church and the Old Chapel
- The Wilderness / Chestnuts - key former farm buildings with striking rendered elevations
- Rubble Limestone walls defining feature of the streetscene
- Abundance of mature trees, giving the area a quite heavily wooded context
- Interwar semi-detached housing with distinctive bow windows, situated on site of former village pond





## St Paul's Church



St Paul's Church (grade II listed) was built 1869-1873 to replace the old chapel of ease that could no longer meet the demands of the growing congregation (see plaque below). Though much simplified from its original design (which was considered too costly to build), the church is nevertheless an ambitious and deliberately innovative building designed to attract the wealthier residents of the village. The coping stones of the churchyard wall (shown below) are salvaged stone 'chairs' taken from the Colliery railway. Some still show the holes where the iron spikes were secured.



## Old Chapel



The Old Chapel (also grade II) was built in 1826-7 by the farmer parishioners who contributed a day's labour and transport in turn to bring stone from local quarries, and maybe the beach, for its construction. It was built as a daughter Chapel to St Michael's in Bishopwearmouth to serve the town's widespread and expanding congregation and features a distinctive bell tower. Later it became the Village School following the construction of St Paul's. The adjoining burial ground was consecrated in 1832 (it was used for burials between 1827-1861), and still features gravestones around its perimeter. The grounds are therefore of archaeological importance, despite the land now being used as a private garden, the Chapel having recently being converted to a family home



from a vacant and deteriorating state. They are also notable for containing a swathe of mature trees, which along with a high limestone boundary wall provide an excellent setting to the building and create a very characterful enclave within the Conservation Area. The boundary wall to the graveyard and railings (shown opposite) are listed separately as grade II listed buildings, highlighting the significance of the wider site.

## The Wilderness



The Wilderness, grade II listed, is thought to have been built in the 16th century as the summer residence of the Lord of the Township. A brewery is said to have existed to the west of the house, a common appendage for a manor house. The house later became a hotel of sorts and was reputed to have been frequented by the Earl of Lumley and Scarborough as a summer retreat from 1790-1810. Both this building and the adjoining 'Chestnuts' (shown below) are distinguished by their pebble-dashed elevations; the Wilderness is further characterised by a bay of unusual curved bow sash windows. Church View, to the right, completes the listed group.

## Chestnuts



## Church View



## Former Village School



The former Church of England Village School (built 1898) is an attractive and quite charming building, being typical of small-scale Victorian schools that characterised colliery villages. It also forms part of a significant group in the context of the parish church that represents a key period of development for the village and the local community. Sadly, the school is deteriorating and at risk having been disused for a number of years; it is important therefore that the building is returned to beneficial use to secure its future.

## Inter war housing



The 1920/30's houses opposite, whilst not contributing to the essential character and significance of the village, are a good example of inter-war semi-detached housing and of townscape value in their own right. The housing was (like the school) built on the site of the village pond, which was

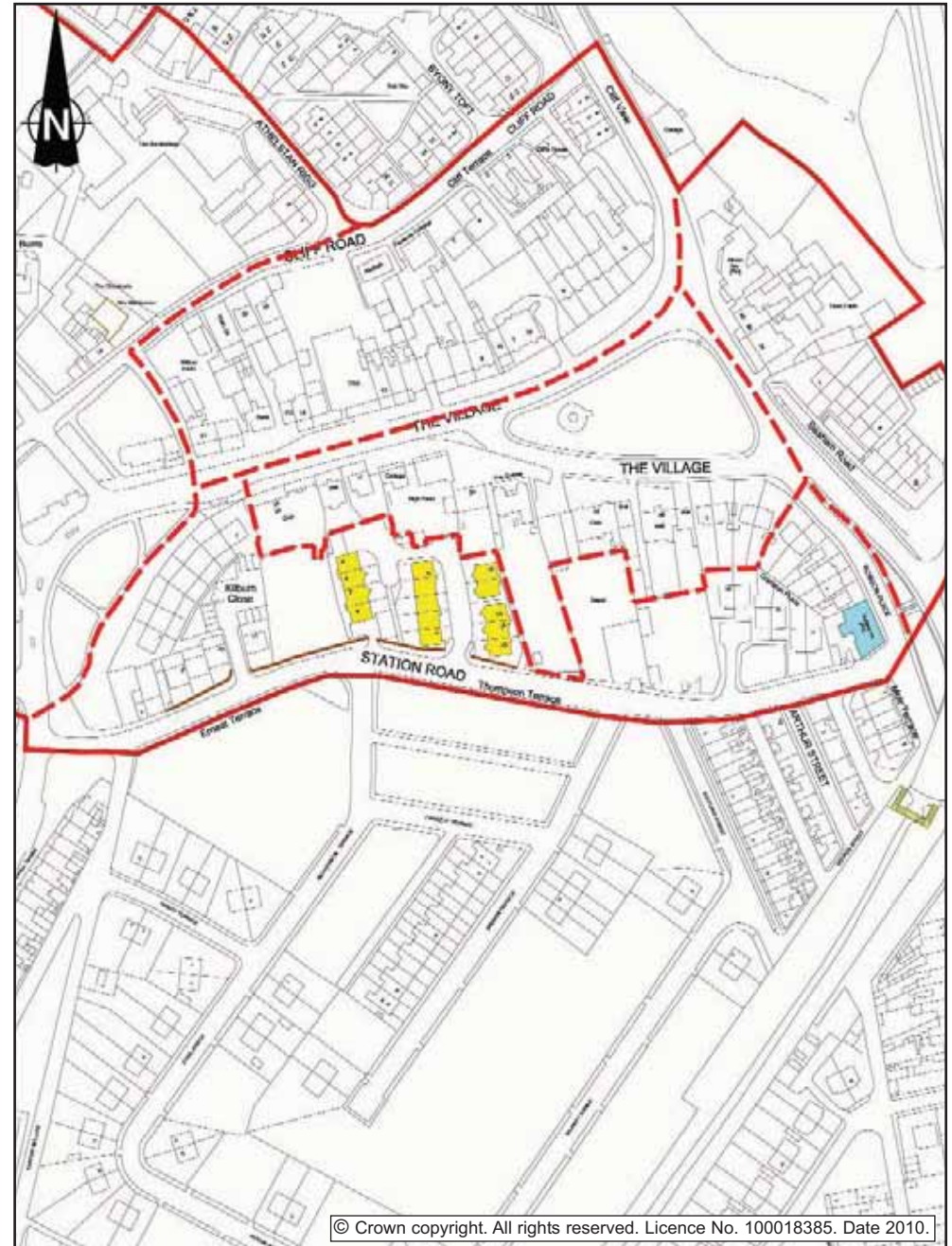
quite extensive and survived until the turn of the 20th century. Surveys suggest that its construction was artificial and was designed as a fishpond for the 'Wilderness' Hotel. The green round the pond (where the traffic island now stands) was used as a playground by children from the nearby school at the chapel.

# Station Road/Robson Place

This area consists of the former back lane and crofts to properties on the south side of The Green and has close links to the former railway lines and stations that ran directly to the south, hence the name 'Station Road'. The key features of the area are the listed 'Railway Inn' and the limestone wall that runs large parts of the length of Station Road. Like Cliff Road to the north, the character of Station Road has been transformed in the latter part of the 20th century by modern housing developments from a back lane to a more primary residential street, albeit lacking cohesion and much of a street frontage. One of the few remaining crofts in the village survives to the rear of The Gables. The area also contains Robson Place, featuring a limestone wall which marks the original road to Seaham, and just outside the Conservation Area to the south the former footbridge to the railway platforms.

## Key Characteristics of Station Road/Robson Place:

- Station Road, former back lane to The Green with close associations to the adjacent former railing lines and stations
- Railway Inn, listed public house and former house in prominent position above road cutting
- Surviving 'croft' to the rear of the Gables, evidencing original layout of houses on The Green
- Distinctive high limestone walls defining southern boundary of historic village
- Railway footbridge that once linked the platforms of Ryhope West Station



## Railway Inn



Originally built as a house in the late 18th century, the Railway Inn, listed grade II, became a public house some time after 1858 when the first railway station opened in Ryhope. The footbridge below, just outside the Conservation Area, is the last surviving remnant of Ryhope West Station. Ryhope East Station was located some 20 metres to the east. The two rival railway companies, as described on page 6, insisted upon two independent stations until 1900 when they were amalgamated. The limestone wall opposite the Inn (below right) marks the original road to Seaham

## Railway footbridge



## Limestone boundary walls



The rear stone boundary walls of the crofts of the houses that originally faced The Green still survive extensively and define the street frontage of Station Road and the southern boundary of the historic village and Conservation Area. Most of the crofts have since been developed for new housing, often using stone reclaimed from the remnants of the barns, mills and stables to High and South Farm steadings and laid perpendicular to Station Road (as illustrated below) to reflect the typical layout of the outbuildings they replaced and thus retain something of the traditional character of the area. The garage block in the middle is actually a conversion of a late 19th century outbuilding.

## 1990's housing



## Local details

Local details, some of which may be unique to the area, contribute significantly to the character of Ryhope Village, reflecting its history and the availability of locally sourced materials. The Conservation Area displays an interesting and varied range of distinctive features from different periods; these evidence the evolution of the village from its agricultural origins, through its expansion as a mining community and ultimately into a predominantly residential suburb. These features should be protected for their individual and collective value to the character and architectural and historic integrity of the Conservation Area.

### Agricultural features

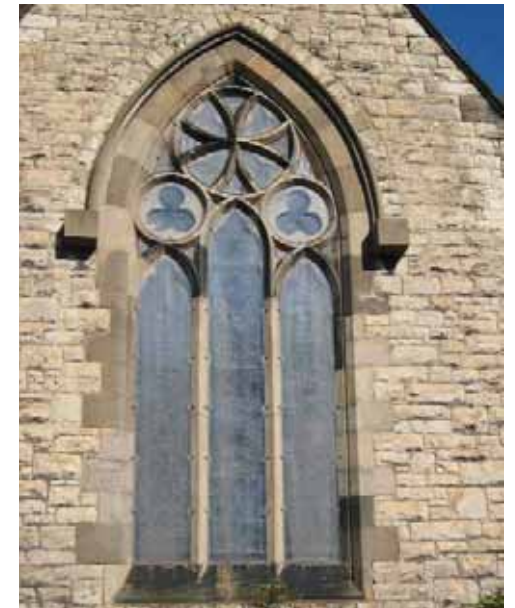


A variety of buildings and features survive from Ryhope's origins as a farming village. These include the horse trough on the village Green, the wide-span timber farm gates to High Farm and the remaining barns and outbuildings to Town Farm and Willow Farm, featuring half timber boarded windows and agricultural devices such as the hay drop shown above right.



### Civic / Community Features

As the village evolved and grew several buildings of landmark and/or notable individual qualities were constructed to serve the expanding community, including the Old Chapel, St Paul's Church, the village school and later the Albion Public House. These civic buildings feature very attractive architectural elements that add considerably to the area's local distinctiveness and townscape qualities, especially in terms of its skyline.



The pointed arch windows and doors shown above on St Paul's Church are reflective of the Early English style of the Church and feature delicately moulded stonework in the window tracery and door surround. This level of craftsmanship typifies the architectural qualities of the church. Its unusual pyramidal tower (shown below) is the most outstanding and prominent feature of the village, rising proudly above surrounding properties.



The chimneys to the Albion Public House (above right) similarly punctuate the skyline and are also a striking feature of high townscape value, likewise the Bell Tower on the former Chapel below. The variety of roofing materials on these buildings - welsh slate to the church tower, stone and graduated slates to the chapel and plain clay tiles to the Albion - further add to the contrasting and characteristic roofscape of the village.



## Domestic features

Windows and doors are the most notable features of residential properties in the village, displaying a variety of forms, styles and surrounds they help to define the age and character of the houses.

## Windows



The above sliding-sash windows are found on 18th century listed houses. Both tripartite in form with side light sashes, the pattern of glazing bars is typical of the Georgian period. The window to the right on the Wilderness is distinguished by its unusual bow form whilst those on Coqueda Hall to the left have had their central sashes replaced with fixed frames. The windows below are examples of mid-late Victorian forms and styles; the bay window to the left features attractive carved brackets but has unfortunately lost its sliding-sash frames to insensitive PVC replacements.



## Door casings and porches

Whilst most original timber doors have been replaced with modern alternatives, several attractive surrounds, canopies and porches survive, as illustrated below.



## Roofs, dormers and chimneys

Roofs on the historic houses about The Green are typically Welsh slate with tall brick chimneys and a high degree of survival of original chimney pots, as shown in the photographs below. Overhanging eaves and heavy timber gable barge boards are a feature of the re-built former farmhouses / cottages to High Farm and Town Farm. Dormers, such as the one below right, are a rarity; the roofscape is largely uninterrupted by such additions.



## Boundary treatments

Boundaries in the Conservation Area are in a variety of materials and forms. The stone walls that enclose St Paul's Church, the Old Chapel and that stretch along Station Road are a particularly striking feature of the village. Built using limestone from Ryhope Beach generally in a rubble format, they help to define the historic street pattern and are of immense local significance. Elements of these walls also survive along 'The Village' to the front of High Farm shown below, serving as a reminder of the original form of construction of the farm house and its cottage. The bold gateposts and low limestone wall to the front of the Old Chapel are notable for being constructed in courses and featuring original wrought iron railings and gates.



Traditional front garden walls on the north side of 'The Village' have largely disappeared to modern replacements. The brick dwarf wall with stone copings and decorative wrought iron railings below is a precious and very attractive survival and must be retained. Other boundaries of interest include the cast reinforced concrete balustrade to Cliff View, though in urgent need of repair works.



# Current issues and possible solutions

The historic and architectural interest and integrity of Ryhope Village Conservation Area are potentially at risk of degradation through, for example, the unsympathetic alteration of residential properties. As with most attractive historic locations, the Conservation Area is seen as a desirable place to live and in which to develop property, giving rise to potential development pressure. Modern infill housing developments have in particular impacted on the village's character, as has the intrusion of the expansion of the road network in the 20th century. The protection of significant open spaces and other key landscape features is also an important issue, given their contribution to the fundamental character of the area. There is, however, a range of possible options to address these issues: these are outlined below. The Management Strategy in Part Two of this document considers in more detail many of the following issues and establishes a series of objectives and proposals for the future management of the Conservation Area.

## Boundary review

### Issue:

- Boundaries of Conservation Areas should include all elements that contribute to the special character of an area. In the past some boundaries were, in English Heritage's view, drawn too tightly. As such, a boundary review is recommended as part of a character appraisal. Ryhope Village Conservation Area was designated in 1971, so a review is particularly appropriate as the setting of the area has changed considerably in the past 39 years.

### Solution:

- The existing boundary of the Conservation Area remains broadly justifiable, with no clear reason to alter it. The boundaries to the east and south are generally well defined by the remnants of Town Farm and former back lane of houses on the south side of the Green, Station Road.
- To the north, the boundary logically follows Cliff Road and the church yard of St Paul's Church, although the inclusion of part of the modern development of Athelstan Rigg detracts from the historic integrity and cohesiveness of this part of the Conservation Area

- To the west, the boundary is at its least discernible. The inclusion of Floralia Avenue blurs the separation between the medieval and 19th developments that characterise the historic village and modern 20th century housing developments that grew up to the west, although the land on which the houses were built is historically significant as the site of the village pond.
- There is perhaps an argument for reducing the western and north eastern section of the boundary to exclude the areas of modern development described above. The extent of reduction would however be minimal and it is questionable therefore whether such a minor adjustment would noticeably improve the cohesiveness of the Conservation Area.
- The railway bridges to the east and the pedestrian footbridge to the south have been considered as an extension to the Conservation Area on the basis of the importance of the railways to the history and development of the village. Likewise, the late 19th century terraces to the west and south of the village have also been given due consideration. However, the association of these areas with the Conservation Area's essential village character, and the basis on which it was designated, is somewhat tenuous.
- Just outside the north east corner of the Conservation Area the Forge Garage is contemporary with the 19th century development of the village and has historical associations / links with the village. There is therefore some historic justification for including the garage in the Conservation Area. However, the property has been substantially altered and bears little resemblance to its original form; it is also questionable whether extending the boundary to include one additional property is worthwhile.
- The Council has considered the potential for extending / reducing the boundary of the Conservation Area, but, all things considered, the existing boundary is considered sufficient to recognise the essential character and protect the special architectural and historic interest of the Village.

## Building maintenance and alterations

### Issues:

- Properties are generally well maintained in the Conservation Area, reflecting the desirability of the village as a place to live. There are however several vacant and disused buildings currently suffering the symptoms of a general lack of maintenance and in various states of disrepair, some derelict. These properties detract from the overall quality and appearance of an area.
- Relatively minor alterations to buildings can also, over time, have a significant effect on the street scene and character of a conservation area. Many modern alterations,



such as the replacement of timber sliding sash windows with uPVC alternatives, appear harsh and are damaging to historic fabric. There are various examples of insensitive alterations within the Conservation Area.

- Important historic features to protect in Ryhope Village Conservation Area include sliding-sash windows, porches, timber surrounds, doors and gates, natural slate or stone slate roofs, chimney stacks and pots, cast iron rainwater goods, limestone walls and iron railings.

### Solutions:

- In the first instance, regular maintenance should be carried out to prevent or at least delay the need for repairs. Repairs should only be undertaken where considered strictly necessary to slow down the process of decay without damaging the character of the building. A guide on how to assess the maintenance needs of historic buildings is available from the Council's Conservation Team.
- Where repairs are considered, a traditional approach should be adopted, replacing decayed material on a like-for-like basis. In certain circumstances, the fabric may be beyond repair and the replacement of features necessary. It is imperative, however, that the unnecessary loss of historic fabric is avoided. In some cases original windows have been replaced when they could have been more appropriately repaired. The discreet insertion of modern draught seals can greatly enhance the performance of sash windows in respect of heat retention and ease of use. There are local contractors that can undertake such work far cheaper than the cost of replacement.
- Design guidelines for residents on the general approach to be taken when contemplating repairs and alterations is available from the Council's Conservation Team. Owners and occupiers should always seek the advice of the Conservation Team before carrying out works to their buildings.
- The effectiveness of design guidance is often dependent on the willingness of residents to observe it. Most minor alterations to unlisted dwelling houses do not require permission and the results often compromise their historic interest and architectural integrity. The Council can place Article 4 Directions on residential properties that require owners to obtain permission for certain types of development. The Management Strategy in Part Two of this document includes proposals for the placing of such a Direction on certain properties around the Green and sets out guidelines that aim to establish clarity and consistency in the operation of the Direction.
- The Council will seek to work with the owners of vacant buildings and sites in order to secure the repair and restoration and return to beneficial use of deteriorating / dilapidated historic buildings, and/or secure appropriate forms of



The traditional character of the above group of houses on the north side of the Green has been severely compromised by a multitude of insensitive alterations, including the replacement of sliding-sash windows and timber panelled doors with modern PVC and timber alternatives and renewed boundary walls in a very inappropriate 70's style. The property to the right has also been covered in cement render which may be causing damage to the underlying brickwork.

new development on vacant land and sites.

### Boundary enclosures:

#### Issues:

- Boundary enclosures make a very important contribution to the historic street scene throughout the Conservation Area. The limestone walls are in particular a highly significant feature and need to be sensitively conserved.
- Elsewhere, especially along 'The Village' some traditional front walls or sections of them have been repaired or replaced in an unsympathetic manner in a mismatch of materials and styles, detracting considerably from the townscape and historic street scene of the village core.

#### Solutions:

- Design guidance for house owners to follow in repairing and reinstating traditional boundary walls along The Village is given on pages 42 and 43.
- The stone used to construct the limestone walls is of immense local significance, being sourced from nearby quarries / Ryhope beach. It is important these walls are retained and repaired where necessary in situ, re-using existing stones rather than rebuilding sections in new stone.

## Green spaces and mature trees

### Issue:

- The Conservation Area contains a variety of historically significant and/or visually important green spaces, some of which the Council has responsibility to maintain. Of particular importance are the village green and the grounds of St Paul's Church and the Old Chapel, the latter now in private ownership.
- The main clusters of trees in the Conservation Area are located on The Green, St Paul's Churchyard and within the private grounds of the Old Chapel and the Wilderness / Chestnuts. Given the maturity of these trees there is a risk of them coming under threat from death or disease, and of them becoming dangerous.

### Solutions:

- The Council will continue to protect and appropriately maintain green spaces and trees in the Conservation Area for their historic and amenity value.
- Local landowners are responsible for trees, gardens and hedgerows on their own land, and are encouraged to maintain these landscape features to a high standard. The Council can consider placing Tree Preservation Orders on individual or specific groups of trees that are deemed to warrant special protection.

## Streetscape

### Issues:

- The Conservation Area's streetscape is generally of good quality, especially at the core of the village around the Green and along 'The Village'. Whilst few original surface materials remain, many of the pavements in these areas have been renewed in recent years in good quality materials that generally reflect the traditional character of the village. Elsewhere in the Conservation Area, the streetscape generally lacks any character or quality with tarmac being the prevailing material.

### Solutions:

- The environmental improvements that have been carried out around The Green and along The Village have enhanced the quality of the streetscape and the setting of the core of the village. These should set the standard of quality should resources become available for any further public realm improvements in the Conservation Area, although different materials may be more appropriate to other streets.
- The rationalisation / improvement of street furniture would further enhance the quality of the public realm and general street scene.



Picture showing adverse impact of insensitively designed new development alongside historic houses around The Green.

## New development

### Issues:

- New development can pose a significant threat to the historic environment. The character of Ryhope Village has particularly suffered from the effects of modern housing developments, especially around The Green where several infill developments sit uneasily alongside numerous 18th and 19th century listed/historic buildings. The Conservation Area now has limited available space for new development, as most gap and infill sites have already been utilised. Nonetheless, it is a possibility that developers will seek to redevelop existing buildings or develop their garden spaces / grounds or other open spaces.

### Solutions:

- New development may make a positive contribution to the Conservation Area, but not if it involves the loss of historic buildings or significant green space. A building or feature that is contemporary to Ryhope Village's key periods of development (early 20th century or older) will, therefore, contribute to the Conservation Area's special interest and hence proposals to demolish will normally be resisted in accordance with UDP policy and PPS5. The following map identifies those buildings and spaces which make a positive contribution to the Conservation Area and will not normally be considered by the Council as appropriate for redevelopment. It also identifies buildings that have a negative impact on the area's townscape value where redevelopment may be welcomed in the future and the few remaining vacant sites that may prove to have development potential.

- The Management Strategy provides general design guidance for new developments in the area, to be applied in specific cases by the Conservation Team. This includes a Management Proposal to protect significant garden / green spaces from being developed.

## Road network and traffic

### Issues:

- The essential village character and charm of the Conservation Area has been compromised by the expansion of the road network in the 20th century. The widening of the road through the village and intensification of traffic has in particular affected the intimate relationship historically enjoyed between The Green and many of the houses that surround it.

### Solutions:

- The completion of the Southern Radial Route and resultant relieving of traffic through the village could potentially present an opportunity to consider reconfiguring the road network in and around the village, with a view to giving more priority to pedestrian movement and public space and to re-emphasize the traditional role of The Green as the focal point of the village. This is however likely to be a longer-term consideration and would need to take into account wider issues of traffic management and highway safety.



Traffic through the village has severed the connectivity between The Green and houses on its north side and presents a barrier to casual use of this key space.

## Telecommunications

### Issues:

- The paraphernalia of equipment, masts etc associated with telecommunications installations can often be very visually intrusive. Whilst the Council has an obligation to facilitate the growth of telecommunications networks throughout the City, the impact of such installations can be particularly damaging in conservation areas.

### Solutions:

- In all circumstances, the least conspicuous sites available should be identified for telecommunications installations so as to minimise their visual impact. As a general rule, installations should as far as possible be located outside the Conservation Area. Where this is not possible they should be 'disguised' within an existing structure, such as a flag pole, lighting column or chimney stack, but ensuring this does not create an unduly incongruous feature and that no damage will be caused to historic building fabric in the process.



# Part Two - Management Strategy



# Management strategy: Introduction

Part 1 of this study has identified and appraised the special characteristics and features of Ryhope Village Conservation Area. Part 2, the 'Management Strategy', addresses in more detail the issues raised in the Appraisal. It establishes a number of management objectives and proposals to facilitate the more sensitive and proactive management of the conservation area, thus ensuring its special interest is better preserved and enhanced into the future. Measures through which the objectives and proposals may be achieved are discussed and an agenda is established that will be pursued as resources allow, to secure the future conservation of the Conservation Area. Its primary objective may therefore be expressed as follows:

**PRIMARY OBJECTIVE: To ensure that the special architectural or historic interest of the Ryhope Village Conservation Area is preserved and enhanced for the benefit of current and future generations and for the enrichment of the City's built heritage.**

## Management Objectives and Proposals

The Primary Objective sets out the overarching vision of the Management Strategy, that is the sustained conservation of the heritage assets that make up the Ryhope Village Conservation Area. The following strategy is divided into sub-areas/sections; each has a Management Objective which establishes the broad vision for that area, followed by Management Proposals which are the means by which the Objective may be achieved and will be pursued as resources allow. The Proposals seek to address the key issues which threaten the integrity of the Conservation Area. These proposals form the basis of a mid-to-long term strategy for the future management of the Conservation Area and are summarised in the final section of the study, which also discusses the factors that will affect their implementation and the envisaged timescales involved.

N.B. The Management Strategy has been devised as planning guidance to assist the Council in preserving and enhancing the 'special architectural and historic interest' of the conservation area. It is not a management plan for the area in a wider sense. For example, it does not consider wildlife matters, biodiversity or social issues in the area such as crime and antisocial behaviour. Such issues are outside the scope of this document.

# Management proposals - open spaces and landscape / streetscape features

**MANAGEMENT OBJECTIVE 1:** To secure the preservation and enhancement of the Conservation Area's significant open spaces and landscape/streetscape features.

Proposal 1a: The Council will protect and suitably maintain important green spaces in its ownership. These are identified on the map on page 3 and listed as follows:-

- The Village Green
- St. Paul's Churchyard
- Traffic island at the junction of the A1018 and Ryhope Street South
- Grassed embankment to the rear of Town Farm

The Conservation Area's historically significant green spaces make an important contribution to its overall character and the settings of its key historic buildings. The village green survives largely extant in its original form and is hugely significant as the historic centre-piece / focal point of the village. It is essential it is protected and carefully maintained as a grassed area for its visual attractiveness and as evidence of the medieval village plan.

The churchyard provides the setting to St Paul's Church and characterises the more open, spacious character of the western part of the Conservation Area as well as facilitating key views out to sea. The significance and attractiveness of this space will be preserved by the Council through regular maintenance.

The large grassed traffic island with its heavy cover of mature trees (shown opposite) was historically grazing land on the edge of the village pond, and serves as a reminder of the original character of this part of the Conservation Area. It will be maintained as a green space for its historical and visual amenity value.

The largely unkempt grassed valley / embankment to the rear of the former Town Farm (illustrated above right), whilst mostly outside the Conservation Area, is nevertheless historically significant in defining the eastern edge of the medieval village and the onset of the coastal plains and as a buffer between the village and the former railway lines / southern radial route. This is the only part of the village that has not been subject to significant urban sprawl. It is important this land is protected from development to preserve the original layout and landscaped setting of the village.



Proposal 1b: The Council will continue to protect and, where responsible, carefully manage the main clusters of mature trees in the Conservation Area.

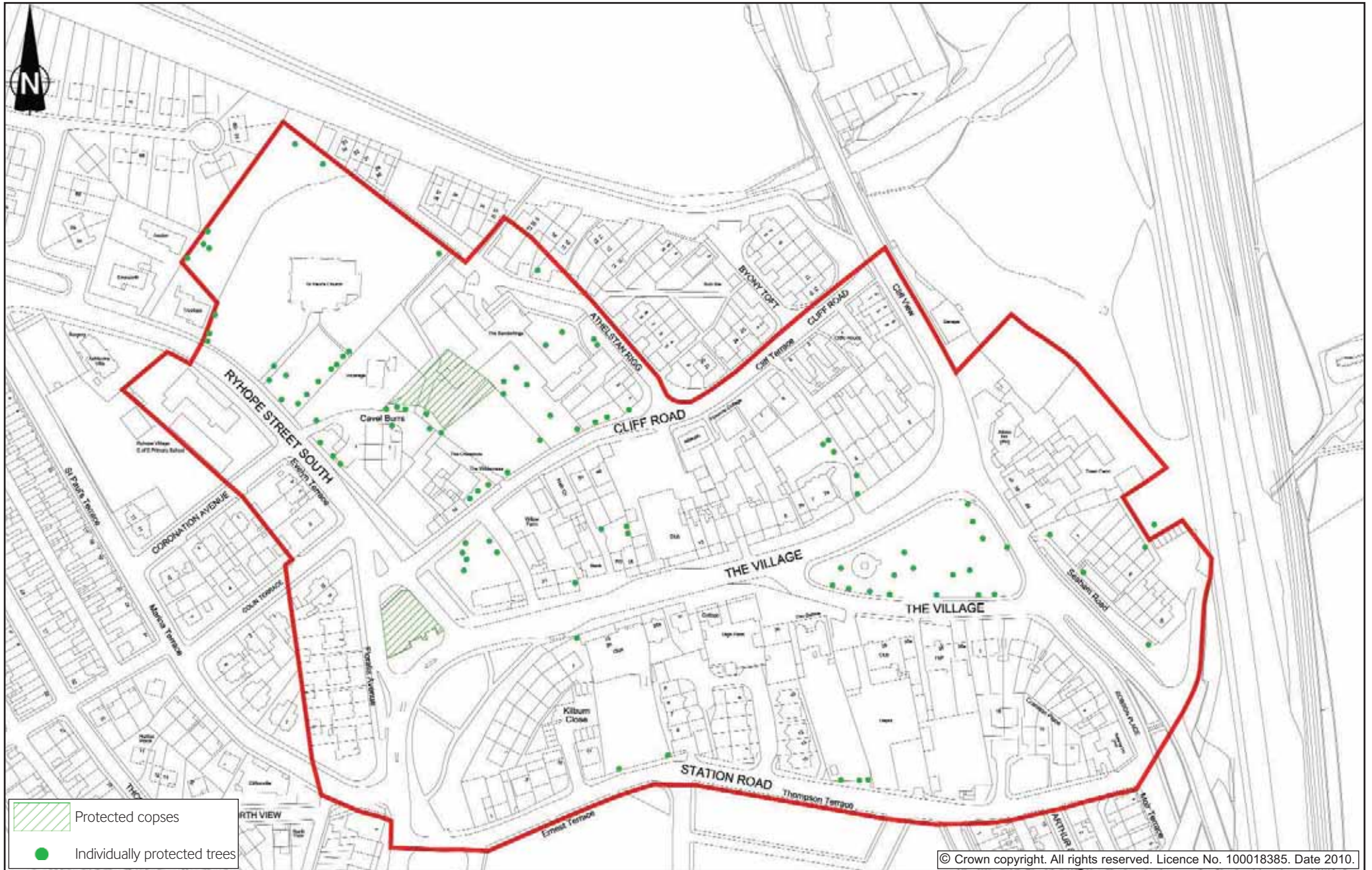
All trees in Conservation Areas benefit from a degree of protection, in that notice must be given to the local planning authority before any works are carried out to them. The main clusters of mature trees in Ryhope Village, which are located on the village green, the traffic island and within the grounds of St Paul's Church, the Old Chapel and the Wilderness / Chestnuts, are of particular high amenity value in terms of the setting they



Trees on the traffic island (site of former village pond)

provide to key listed buildings and their contribution to the character of the Conservation Area as a whole. As a consequence, these trees are subject to additional protection via Tree Preservation Orders (TPO's); these require specific consent to be sought for any works. All TPOs in the area are shown on the following map.

## Tree preservation orders





The Council will ensure these trees remain protected for their value to the Conservation Area and will consider the making of further TPOs should any additional trees be identified to warrant this extra protection. Trees under Council ownership will continue to be carefully cared for and managed to ensure a desirable tree canopy is maintained, especially in key spaces such as The Green and St Paul's Churchyard.

**Proposal 1c: Private landowners will be encouraged to maintain their gardens, trees, hedges and other landscape features for the contribution they make to the character and appearance of the Conservation Area.**

Many of the area's key landscape features are found in the private grounds / gardens of householders. For instance, the large gardens of the Old Chapel and the Wilderness / Chestnuts are integral components of the essential character of the Conservation Area, containing an abundance of mature trees as described above. Likewise, the gardens and crofts of houses about the Green contribute positively to the historic street scene. Local householders / landowners are thereby encouraged to maintain their gardens to a high standard to preserve the character and quality of the Conservation Area.



The landscaped garden, mature trees and limestone boundary wall of the Wilderness add considerably to the historic street scene and area's character.

**Proposal 1d: The Council will require the retention, suitably maintain where responsible, and, wherever possible, seek to secure the reinstatement of brick/stone boundary walls and railings in the Conservation Area.**

There is a variety of characteristic brick and stone boundary walls in the Conservation Area which contribute immensely to the historic street scene and general townscape



quality. The magnesian limestone walls found throughout the village are of particular local significance, built from stone carried from local quarries / Ryhope Beach. It is important these walls are appropriately maintained and repaired as necessary, re-using existing stone and using suitable techniques and materials, to sustain their historic integrity into the future. The use of inappropriate cement repairs, for example (as shown opposite), can have unsightly and destructive effects on the walls. It is essential that traditional repair methods, using lime mortars, are used to avoid such damaging consequences. The Conservation Team can provide the relevant technical advice.

Boundaries to historic properties on the north side of The Green were traditionally formed by brick or stone dwarf walls with stone copings and wrought iron railings above. An example of an original wall and railing is shown overleaf. Few of these walls still exist, while original railings are a rarity almost all having been removed as part of the war effort. It is especially important that those that have survived are retained. Proposals to reinstate railings should, where historic evidence exists, seek to replicate the original design. In the absence of evidence, a simple modern design of iron railing set into stone copings can often achieve satisfactory results.



Many traditional boundary walls along 'The Village' have been removed altogether or sections of them replaced using inappropriate materials (see image on page 34). Property owners are encouraged to reinstate traditional forms of boundary enclosures where previously lost in the interests of unifying the historic street scene.

**Proposal 1e: The Council will preserve and suitably maintain traditional surface materials where they survive, and seek to secure high quality improvements to pavements using materials that reflect the tradition of the village.**

Historic surface materials such as the setts shown in the photograph above left are a rare survival; these should be retained as evidence of the traditional streetscape and maintained appropriately. Where setts are damaged or lost they should be replaced on a like-for-like basis, rather than crudely filling in the gaps with tarmac as can be seen to the edge of the photograph.



The materials used for the environmental improvements to the pavements around The Green and along The Village (shown above right), whilst not replicating historic setts are nevertheless attractive and of a traditional nature that sits well within the village context. These should set the standard of quality for any further public realm improvements in the Conservation Area should resources become available. A more basic specification treatment may be more appropriate for the former back lanes of Cliff Road and Station Road and certain side streets.

# Management proposals - The Village: article 4 direction

**MANAGEMENT OBJECTIVE 2:** To ensure the preservation of the built form and architectural integrity of historic houses in Ryhope Village Conservation Area.

Proposal 2a: The Council will seek to make a Direction under Article 4 to ensure that unlisted houses of historic importance are subject to additional planning control, thus safeguarding their built form and features of significance.

## Article 4 Directions

Article 4 Directions can be imposed by local authorities to control certain alterations to dwellings and other works that would otherwise be automatically granted consent by the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Thus, for example, alterations to openings and the replacement of windows, doors, roof coverings, boundary walls etc. can come under planning control, the object being to refuse permission for works that are considered to be damaging or inappropriate to the historic fabric and features of the buildings. Such Directions only apply to properties in use as dwelling houses.

## Justification for proposed direction

Policy B6 of the UDP states that the council will preserve the character and appearance of conservation areas by seeking, where appropriate, to control development by the use of Article 4 Directions. To preserve the distinctive built form and architectural integrity of some particularly significant groups of unlisted buildings in Ryhope Village Conservation Area, the council proposes to place an Article 4 Direction on the following properties:

7, 7a, 8, 11, 12, 13 The Village  
High Farm, High Farm Cottage and 27 The Village

These groups of buildings are considered to be of such architectural and historic merit to warrant this additional level of protection. The properties comprise former 18th/ early 19th century farmhouses on the south side of The Village and a group of late 19th century houses / cottages on its south side. The houses together form a concentration of historic properties about the western end of The Green which along with adjacent

listed buildings and the Green itself define the essential village character of the heart of the Conservation Area.



The striking white rendered frontages and features such as bay windows and Welsh slate roofs distinguish the above group of houses; it is important such characteristics are protected from inappropriate alteration or replacement.

The houses and cottages on the north side are characterised by their striking white/cream rendered frontages and Welsh slate roofs, which have been retained throughout the properties. Whilst few original windows and doors remain, the traditional pattern of openings remains intact and features such as decorative bay windows, door surrounds, chimney stacks pots and original boundary walls and railings (as illustrated above) survive.

The farmhouses feature surviving sliding sash windows, timber barge boards, chimney stacks and pots and characteristic stone front boundary walls; the latter are particularly significant as evidence of the original form of construction of the farmhouses (i.e. from stone) before being re-built in brick. It is important that these walls are protected from replacement and inappropriate alteration.

All the above features make a significant contribution to the special interest of the Conservation Area and its fundamental character. Thus, the council considers it important that measures are put in place via an Article 4 Direction to ensure the historic integrity and architectural quality of the houses are appropriately conserved into the future.



Former farmhouse and cottage to High Farm

### Classes of Development to be covered by Article 4 Direction

- The enlargement, improvement or other alteration to the public face of a dwellinghouse
- Addition or material alteration to the shape of the roof of a dwellinghouse
- Erection or construction of a porch outside the external door of a dwellinghouse
- Installation, alteration or replacement of a satellite antenna on a dwellinghouse
- Painting of the exterior of any building or work
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

### The particular works to be brought under control by the Direction are: -

- alterations to window and door openings and the replacement of windows and doors to front elevations;
- addition of porches to the front elevations;
- alterations to front and rear roof coverings, the erection of dormers and the installation of roof lights;
- alterations to chimney stacks and replacement of pots;
- erection of satellite dishes to the front elevation;
- painting of front elevations and feature timber or stone work.
- alteration and replacement of boundary walls, fences and gates

### Criteria for selection of properties for proposed Article 4 Direction

#### Architectural quality and intactness:

Whilst the houses lack great architectural adornment, the subtleness of the features gives them a quality that typifies the rustic character of the village's origins. Whilst many traditional windows, doors and walls have been lost to modern replacements, the arrangement of window and door openings, roofing materials and chimneys are all largely intact.

#### Importance of features to be protected to the Area's Special interest:

The contribution the features sought to be protected make to the Conservation Area is described above and in more detail in the preceding Character Appraisal. Whilst the individual features - windows, doors, chimneys, walls etc - are historically and architecturally important in their own right, the combination of the features gives the street scene a cohesiveness, collectiveness and, in places, rhythm that creates a hub of special character about the west end of the Green that warrants additional protection.

#### Degree of established or potential threat to features:

The loss of traditional windows and doors to incongruous PVC replacements on several of the houses is evidence that important architectural features are under threat from householder alterations. Whilst the Direction cannot be used retrospectively to reinstate lost features, it can prevent further losses and stem the gradual erosion of the Conservation Area's character. The following guidance note on the application of the Direction is also a useful tool for encouraging sympathetic restoration works where features have been lost.

The following guidance note has been prepared to inform residents of the council's proposed design policy to be applied to householder enquiries and planning applications to carry out works to properties subject to the Direction. The note is intended to establish consistency and clarity over the council's general principles in the use of the Direction in Ryhope Village Conservation Area.

### Guidance on the application and use of the Article 4 Direction

In all scenarios, where alterations are proposed or are to be enforced, the following practice note will be applied. The Conservation Team will in all cases be afforded the opportunity to require or encourage the reinstatement of original features and/or materials.

#### Fenestration

Scenario	Action
Original window / door openings and brick / stone dressings in situ	Require retention. Alterations to the size of window and door openings will not be permitted.
Original timber sliding-sash windows survive and in situ	Require retention and repair / refurbish as necessary. Installation of replicas acceptable if originals beyond repair. Modifications may be incorporated to improve ease of operation and heat retention.
Original windows lost, existing are timber casements to original pattern.	Encourage reinstatement of original (usually working timber sliding-sash) windows using surviving original windows as model for style.
Original windows lost, PVC replacement in place.	Encourage reinstatement of timber windows (preferably sliding-sash) to original pattern.

#### Doors

Scenario	Action
Original timber panelled doors have survived and are in situ	Require retention and repair/refurbishment as necessary. Installation of replicas acceptable if originals beyond repair.
Original doors lost, existing are in timber but of poor form	Encourage reinstatement of timber panelled doors
Original lost, UPVC put in place	Encourage reinstatement of timber panelled doors
Original timber portico /door casing has survived and is in situ	Require retention and repair/refurbishment as necessary. Installation of replicas acceptable if originals beyond repair.

#### Roofscape

Scenario	Action
Original Welsh or other traditional-slate roof covering in situ	Require retention, if replacement necessary use Welsh slate wherever possible but natural slate of matching size and colour may be acceptable.
Original slates lost, roof recovered in tiles / synthetic slates	Replacement using Welsh slate wherever possible but natural slate of matching size and colour may be acceptable.
Householder proposes to recover roof in synthetic slate i.e. eternits	Synthetic slates cannot replicate the appearance and weathering of natural slate - proposals will therefore always be refused.
Rooflight proposed to front elevation	Must be a conservation style and normally limited to 2 roof lights per property.
Dormer proposed to front	Not permitted under any circumstances
Original chimney stack survives	Require retention and repair / refurbish as necessary.

#### Painting / rendering

Scenario	Action
Householder proposes to re-paint / re-render already rendered / painted front elevation.	Colour should match or be similar to the established white / cream colour scheme.
Householder proposed to paint or render any unpainted part of front elevation	Not permitted under any circumstances.

#### Extensions

Scenario	Action
Proposed porch to front entrance	Not permitted unless historic evidence shows porch to be a traditional feature.
Proposed side extension	Not permitted under any circumstances

**Proposal 2b: The council will survey and monitor all properties in the Conservation Area that are subject to the Direction on a yearly basis and maintain a photographic and statistical record of all building elements covered by it. Any unauthorised alterations will be identified, investigated and appropriate action taken where deemed necessary.**

Maintaining up-to-date survey records of all properties covered by the Article 4(2) Direction is fundamental to the successful and equitable operation of the Direction. Photographs of the front of each property will be taken on a yearly basis and surviving original building fabric and features noted i.e. sliding-sash windows, timberwork/stone/brick detailing, Welsh roof slates etc. In this way, a comprehensive database of the architectural and historic integrity of the core of the Conservation Area will be established and monitored regularly in accordance with recommendations in the English Heritage document 'Guidance on the management of conservation areas' (August 2005).

The photographic record and statistical database of the Article 4 properties will be used to measure change and help the council to effectively manage the impact of changes on its character and appearance. In particular, it will enable unauthorised alterations to be identified and appropriate action initiated as necessary. In other Conservation Areas in the city this has already been implemented, with the council's enforcement team successfully taking action against the owners of a number of properties for carrying out unauthorised works.

Thus, through regular survey work a continuous cycle of monitoring, review and action will be established and used to sustain the distinctive character of the groups of houses subject to the Direction.

**Proposal 2c: The council will actively investigate sources of funding to provide grant assistance for repair and restoration works to properties subject to the Article 4 Direction and to encourage their appropriate enhancement where possible.**

The council recognises that the extra controls imposed by the Article 4 Direction can, in some cases, result in additional costs being incurred by owners in properly maintaining and improving their properties to a standard befitting their architectural and historic interest. For example, the costs of reinstating or replacing like-for-like a timber sliding-sash window typically significantly exceeds the costs of installing inappropriate modern alternatives such as uPVC double glazed units. As a result residents have, in the past, opted for cheaper, non-traditional products - which can be damaging to historic buildings - on the grounds of affordability; or chosen to not fully address their property's maintenance needs, leaving important features at risk from continued deterioration.

The council will therefore explore options to make grant assistance available to residents in the future to offset the additional costs involved in the repair and restoration of architectural features. The ability to provide grant is normally dependent on the council making successful bids to funding partners such as English Heritage and Heritage Lottery Funding. In most cases, the council must provide 50% of the funding for the grant scheme's budget. It must be noted, however, that in the current economic climate with the Council and its funding partners facing severe budget cuts it is unlikely that a grant scheme will be able to be provided in the foreseeable future; it may be a number of years before any such funding is potentially available.

# Management proposals - conversions and restorations

**MANAGEMENT OBJECTIVE 3:** To secure the future of historic buildings at risk or in poor condition in the Conservation Area

**Proposal 3a:** The Council will seek to work with owners and prospective developers to address the repair needs of vacant historic properties and develop proposals for their restoration and return to beneficial use.

There are several buildings and sites of historic significance in the Conservation Area that are vacant and either derelict or in a deteriorating condition. The most significant of these are the former village school and the remnants of Town Farm and Willow Farm. These properties are at risk of being lost should new uses not be found for them soon. Owners and prospective developers are thereby encouraged to approach the Council with any ideas for their re-use for early discussions, with a view to working together to progress proposals through the planning process.

The former village school is of particular significance and social value to the village (as described on page 27). Vacant and deteriorating for several years, it has further suffered from damage caused by on-going attacks of vandalism and theft. Remedial repair works have recently been carried out by the owners to rectify such damage and make the building wind and water tight, as well as the general tidying-up of its grounds. However, without a use to secure its future it remains vulnerable to further attacks and on-going decay. The return to beneficial use of the building is paramount to sustaining it into the future and conserving the character and image of the Conservation Area.

The English Heritage position statement 'The Future of Historic School Buildings' stresses the cultural and community importance of historic school buildings and the contribution they make to local identity and character. The statement also confirms English Heritage's view that such buildings should be retained wherever possible and where it has been demonstrated that it is not possible to adapt an existing building for school use, the repair, refurbishment and conversion of the building into a new use will be favoured over demolition. This reinforces the ethos of 'constructive conservation', advocated by English Heritage and instilled in this Management Strategy, which aims to actively manage change to reinforce historic significance while accommodating the adaptation and change necessary to ensure the continued use of historic buildings.



The vacant former village school showing the symptoms of decay and the effects of theft damage, prior to recent repair works being undertaken.

The Council supports this approach with regard to Ryhope village school; proposals for alternative uses for the building will therefore be welcomed, subject to conforming with planning policy and conservation principles.

The potential for the imaginative re-use of the building is demonstrated by the success of school conversions elsewhere in the City in recent years; for instance, the former Donnison School in the East End has been adapted into an Oral History Centre, Dame Margaret Hall in Washington Village into apartments, and even within the Conservation Area the former Chapel, for many years itself the Village School, has recently been converted into a family house. In the current adverse economic conditions, however, a short term lease could potentially provide a means of protecting the building until a long term solution can be found.

Some additional development within the curtilage of the school or on the adjacent vacant site to the west may be acceptable if considered necessary to make viable a scheme to bring the building back into use, and provided any such development is consistent with planning policy, or otherwise considered 'enabling', and satisfies any other planning, highway and design requirements.



The former barns and outbuildings to Town Farm have been in a derelict state for a number of years. As can be seen in the photograph above, the buildings are largely disused, not maintained and in urgent need of some basic repair works. The buildings are progressively deteriorating and are at serious risk of being lost should new uses not be found for them in the foreseeable future.

The outbuildings to Willow Farm are in a similar state of dereliction; planning permission has however been granted for the conversion of these buildings and the former farmhouse into residential usage alongside some limited new build houses, in a style that reinforces the traditional courtyard arrangement and rustic character of the former farmstead. It is hoped this scheme will be implemented soon in the interests of



sustaining the surviving heritage assets into the future and enhancing the conservation area through appropriate new development.

It should be noted that the demolition of the buildings described in this Management Proposal will not be welcomed, in accordance with UDP policy and national planning policy in PPS5 which states a presumption in favour of retaining designated heritage assets, including historic buildings in conservation areas. Conservation Area Consent is required to demolish such buildings; any application would need to demonstrate that it satisfies the criteria of Policies HE9.2 and HE9.3 of PPS5 and that the redevelopment of the site would enhance the conservation area. The PPS advises that the loss of a designated heritage asset will require clear and convincing justification and should normally only be considered in exceptional circumstances.

Some limited additional development within the curtilage of the properties may be acceptable if of a sensitive nature and necessary in the interest of the overall viability of a scheme that secures the future of the historic building(s).

The demolition of the remains of the Salutation Inn (shown on page 21) will be welcomed. Whilst these ruins provide evidence of the history and evolution of the village, especially in terms of the impact of the arrival of the trams just after the turn of the 20th century, they are nevertheless an eyesore at a key gateway into and out of the Village. The redevelopment of this site for residential purposes is encouraged, provided problematic issues of access can be overcome and a suitable building design solution can be achieved on such an awkward site.

Prior to any proposals coming forward for any of the buildings discussed above, owners are encouraged to adopt a regular maintenance programme to prevent any further deterioration. This may include works to ensure the buildings remain wind and water tight such as the re-fixing of loose or missing roof slates, the clearing of debris from gutters and repairing broken window panes, and works to stabilise the structural integrity of the buildings through for instance the consolidation of loose brick or stone work, re-pointing and where necessary the supporting / securing of unstable or dangerous structures.



**Proposal 3b: The Council will require, where possible, or otherwise encourage the owners and managers of listed and other key buildings to suitably maintain and restore their properties, as necessary, offering design guidance on the basis of “informed conservation”.**

Informed Conservation’ is a term commonly applied by English Heritage and other Conservation academics and practitioners to describe the contribution that understanding can make to the practical process of conserving historic buildings and their landscapes. It effectively means that any repair and restoration works carried out to heritage assets should be ‘true’ to the historic and architectural integrity of the building, the design and specification of the works being informed wherever possible by historic evidence, physical or documented, of the original material, form, pattern and detailing of the feature or building component being repaired or reinstated.

The Conservation Area contains several listed buildings from the 17th and 18th centuries with ongoing maintenance and repair needs. It is important these works are undertaken on a regular basis, are properly informed and carried out to an appropriate standard and specification. Specific advice and guidance is available from the Council's Conservation Team to owners of listed and other historic buildings on how to properly maintain and carry out repairs to their properties.

One such listed building is the Railway Inn Public House (shown opposite). Originally built as a house in the late 1700's, its special architectural and historic interest has been compromised in the 20th century by a range of insensitive alterations and additions, such as the installation of uPVC windows and external roller shutters. These non-traditional modern interventions have had a particularly harmful impact on the character of the building; it would especially benefit from a programme of informed restoration works to reinstate its historic integrity and character. The outbuildings shown to the left of the photograph are in poor condition and in need of some consolidation and repair works.



# Management proposals - new development

**MANAGEMENT OBJECTIVE 4:** To ensure that all new development within and around the Conservation Area enhances its character and appearance.

**Proposal 4a:** The Council will require all forms of new development in the Conservation Area to display high quality designs that will respect and enrich their historic context and fundamental character of the village.

The essential village character of the Conservation Area has been compromised by numerous modern housing developments of poor design quality in the 2nd half of the 20th century as illustrated on page 35. Newer infill housing along The Village presents a particularly incongruous intrusion into the 18th century village core, whilst more peripheral developments around the edge and beyond the boundary of the Conservation Area have detrimentally impacted on the compactness and cohesiveness of the village and its original identity.



The recently built house to the far right of the picture respects and reinforces the building line, general form and materials of adjacent historic properties along this part of The Village unlike most 20th century development in the area. The ground floor fenestration does however appear a bit disproportionate when compared to adjacent historic buildings and the porch and boundary wall are not characteristic of the street.

Whilst few sites remain with development potential in the area, it is important that any new development demonstrates the highest standard of design and harmonises with its historic surroundings.

Some more recent developments along Station Road (shown on page 29) have had more respect for their context, particularly in terms of their general form and materials used. These display the kind of design quality that will be expected from any future new developments, although the style of building appropriate for a particular site may vary dependent on its context.

New developments may also take the form of extensions to existing buildings. Several listed buildings and numerous other historic properties in the village have been extended over the years, including some good and some poor examples. There are certain basic principles that the council will apply in the consideration of proposals to extend historic buildings. For instance, new extensions should always be subservient to the main building and be built from materials that respect and complement the host building and its surroundings. This may involve the use of traditional materials in a design approach that replicates existing built form and details, such as the extension to St Paul's Church (although a better match of stone could have been used in this instance). Alternatively, a contrasting design approach is often successful that distinguishes the new addition from the old building, like the lightweight glass conservatory extension to the Chestnuts opposite.



**Proposal 4b: In assessing development proposals in and within the setting of the Conservation Area, the Council will have special regard to protecting key views into, within and out of the area. These are identified on the map on page 16**

Views out of the Conservation Area are somewhat limited by the relatively flat topography of the village and the encroachment of surrounding developments. Nevertheless, where distant views can be obtained, such as those out to sea from St Paul's Churchyard (illustrated below), they are extremely important for revealing the proximity of the village to the coast and its setting behind the coastal grasslands. This situation is not otherwise readily appreciated from within the village; it is important therefore that any such views are not obscured by future developments.



Key view out of the Conservation Area to the sea from the grounds of St Paul's Church.

Other views of importance include those into the Conservation Area from the A1018 and from the coastal plains beyond the railway lines, especially with regard to distant views of St Paul's Church which provides a readily identifiable landmark for the Conservation Area.

Fortunately, the open land to the north of the Conservation Area is allocated in the UDP as an 'Important Settlement Break and Green Wedge', whilst the coastal plains to the east are included within the Coastal Zone where informal recreation is given priority and also form part of the Durham Heritage Coast, as described on page 9. Policy SA38.4 of the UDP stipulates that important views will be protected, including the southern coastline and sea views from various points. Views out to sea and into the Village from these lands should not therefore be intruded into by development, preserving the contribution these views make to the setting of the Conservation Area.

Important Views within the Conservation Area include those along The Village and across The Green in several directions. The photograph opposite shows the view from the south east corner of The Green looking north-west to properties along 'The Village'. The Green is protected from development as a significant green space; views across it will therefore be protected.



**PROPOSAL 4c: The council will work in conjunction with developers and the Tyne and Wear County Archaeologist to ensure that the underlying archaeology of the Conservation Area and its setting is explored, preserved and, where possible, recorded.**

Ryhope Village is acknowledged as an area of archaeological importance, as is the adjacent Heritage Coast. This is evidenced by numerous finds of pre-historic, Roman and Medieval origins in and around Ryhope. These are listed along with other historical evidence on the Tyne and Wear Historic Environment Record (HER); this is a comprehensive record that is compiled and maintained by the County Archaeologist and can be viewed online at [www.twsitelines.info](http://www.twsitelines.info). The relevant extracts from the HER are listed in appendix 2: some of these records / sites are identified on the following map.

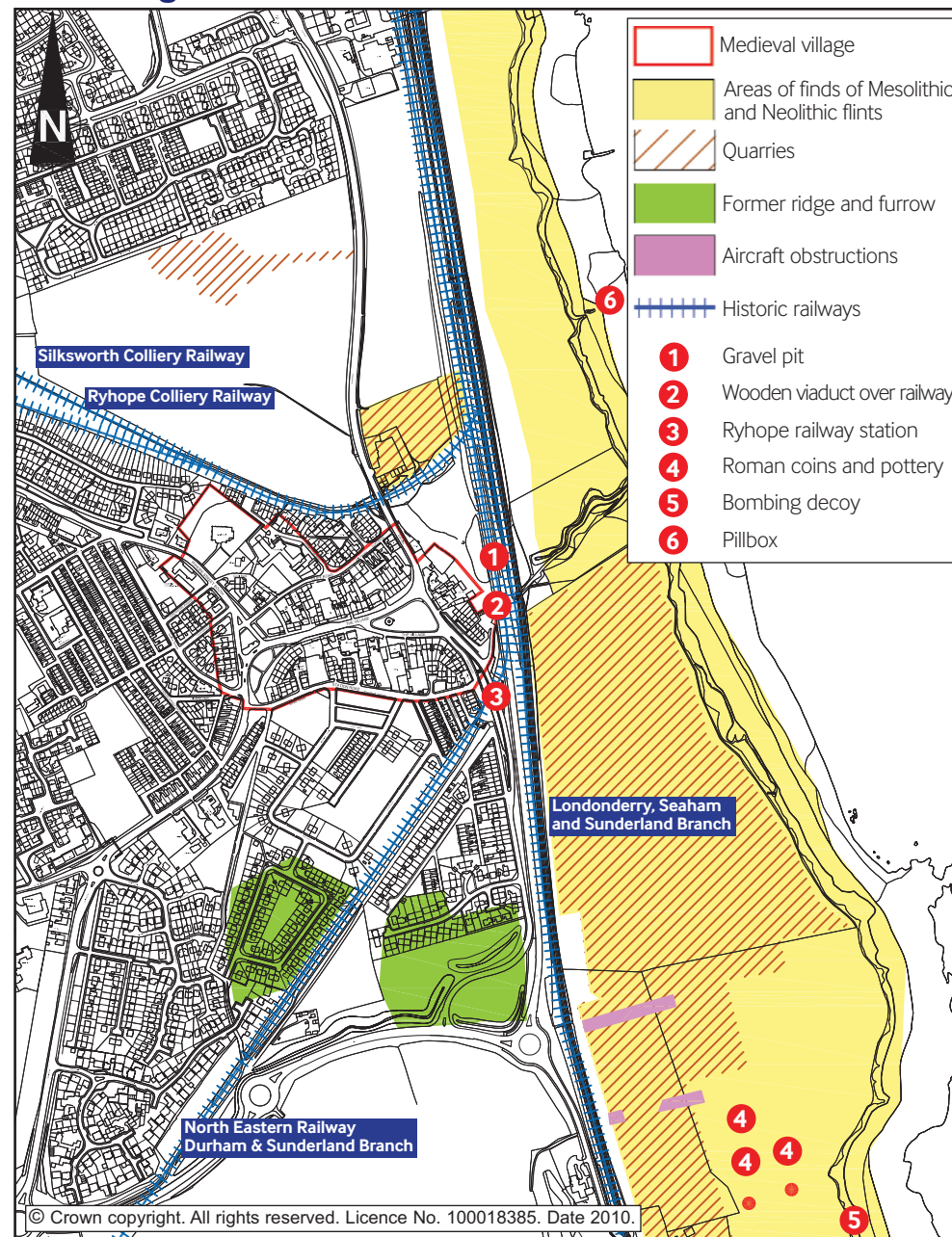
Any proposed ground works in the Conservation Area associated with new developments could potentially involve disturbance of archaeological evidence of the area's history. As such, early consultation with the County Archaeologist is paramount. The County Archaeologist will provide an initial appraisal of the likelihood that archaeologically sensitive deposits may be present which need to be considered for any specific planning application; this is estimated from existing records, including historical accounts, and reports of archaeological work in the vicinity, in conjunction with a number of sources which suggest the nature of deposits on the site, like bore-hole logs and cellar surveys. This is presented in a standard format, known as a "desk top assessment". If the assessment concludes that archaeological deposits may be present, archaeological evaluation trenching may be recommended as a second phase of work. If archaeological deposits are found in those preliminary trenches, further open area excavation would potentially be required to fully record the remains before development commences. The County Archaeologist will also give advice on the steps that may need to be taken at each stage of the planning process.

In many cases the small scale of the disturbance associated with a development, or the low probability that archaeological remains will have once existed, or survived on the site, will mean that a much lower level of observation and recording is required. Known as a "watching brief", this is the time-tabled attendance of a suitably qualified archaeologist employed by the developer at the point when digging is underway. Any archaeological deposits encountered will be quickly recorded and any finds collected, without undue disruption to the construction work. Again, the County Archaeologist will provide the specification for the watching brief.

### Unexpected Archaeological Finds:

In the rare circumstances when exceptional and unpredicted remains are encountered while development is in progress, there are powers at the discretion of both the Secretary of State, and the Planning Authority to intervene to ensure that nationally important remains are protected. The developer can insure against any resultant loss, and would, if all appropriate steps have been taken, be entitled to compensation. In most cases, it has proved possible to achieve a satisfactory conclusion through voluntary negotiation. The best insurance is to take the appropriate steps (assessment, evaluation etc) at the right time.

### Archaeological sites / finds



# Management proposals - advertising and security

**MANAGEMENT OBJECTIVE 5:** To ensure that all forms of advertising and security respect the essential village character of Ryhope Village Conservation Area.

**Proposal 5a:** The Council will exercise strict control over advertisements on commercial properties in the Conservation Area.

The Village contains a handful of commercial properties, especially along the main through road, that have requirements for advertising. Signage for these premises should however be as discreet as possible, in terms of size, colour, materials, location and prominence.

Where shop frontages exist, the main sign for the premises should be restricted to the shop front fascia and formed by painted lettering, or in some cases cut-out freestanding wood or metal letters fixed individually to the fascia. The height of the letters should be no more than two-thirds the height of the fascia and normally centred about its horizontal and vertical axis.

Traditional hanging signs, which take the form of a signboard hanging from a metal bracket, are generally acceptable for business premises (especially for the area's public houses) but should be limited to one per property to avoid creating clutter. A reasonably good example is found on the Railway Inn Public House.

Freestanding signs, such as the one for The Albion Public House opposite, may also be suitable in certain situations. These have the benefit of avoiding the need for any fixings into buildings thus negating any physical damage or visual intrusion into their historic character.



Most signage for commercial premises in the village is however attached directly to the building fabric in various forms, and with various degrees of sensitivity to the properties' residential or rustic character. In most cases a simple name plate suffices and is the most sensitive and preferred solution. The sign for the Derwenthurst Club, shown below, is a good example; respectfully sized and positioned it sits well on the impressive porch of the building.



Illumination of signage is not generally considered to be appropriate in the Conservation Area, given its residential nature and having due regard to its village character. The exception to this is the village's public houses, where illumination may be allowed but should be low key and preferably from an external source. Traditional hanging signs and freestanding signs should be lit from above or below via a light source concealed within an appropriately designed fitting attached to the bracket or frame of a sign. A good example can be seen on the free-standing sign for The Albion. For free-standing letters, halo illumination may also be considered.

Miniature spotlights discreetly fixed to the ground, or to the building without causing damage, may in some cases be used to illuminate signs or architectural features.

**Proposal 5b:** The Council will require all forms of security to be designed and positioned to cause no significant harm to the character and appearance of the host building and historic street scene.

Security measures, such as shutters, grilles, alarm boxes, security lights and cameras, fencing etc can have a noticeable, and sometimes harmful, impact on the character and appearance of historic buildings, especially if insensitive and unsightly products are used and situated in overly-prominent positions. Inappropriate products include external roller

shutters, large and garishly coloured alarm boxes, certain types of security cameras and palisade fencing.

Preferred methods of security are those which do not affect the exterior of the building, such as internal shutters or grilles (in the case of commercial properties). External removable grilles or open lattice type roller shutters may occasionally be permitted over the glazed areas of shop fronts if it is not feasible to use internal ones.

Alarm boxes should be of the minimum size required, dark coloured and positioned as discreetly as possible on the building. In most cases a small black box fixed next to a downpipe will provide the most sensitive solution.



The photographs above of the grade II listed Old Chapel offer a good comparison between a sensitive and insensitive approach to security measures. To the left, the external light is of a sympathetic design, colour and material and located in a relatively discreet position between a downpipe and the main door of the property. Conversely, the alarm box to the right is fixed at a higher level in a prominent position on the gable end of the building and stands out as a result of its garish yellow colour, making it an obtrusive feature on the listed building.

# Management strategy: summary and recommended action

Proposals	Timescale:		Financial sources/ implications	Recommended action
	Short (1-3 yrs)	Mid-long (3-10 yrs)		
<b>Landscape/streetscape</b>				
1a Protection and maintenance of public green space	Continuous		On-going maintenance budget	On-going control and maintenance
1b Mature trees	Continuous		On-going maintenance budget	On-going control, maintenance and guidance
1c Maintenance of private landscape features	Continuous		Limited private investment	On-going maintenance and guidance
1d Protection/reinstatement of boundary walls	Continuous		Limited private investment	On-going control, advice and maintenance
1e pavements	Continuous		On-going maintenance budget	On-going control and maintenance
<b>Article 4 Direction</b>				
2a Making Direction	Short term		None	Survey, consult and implement
2b Monitoring and enforcement of Direction	Continuous		None	On-going monitoring and action
2c Grant assistance	Mid-long term		Partnership funding required	Identify and pursue funding options
<b>Conversions and restorations</b>				
3a Vacant properties	Mid-long term		Private investment	Ongoing control, advice and guidance
3b Building maintenance, repairs	Continuous		Private investment	Ongoing control, advice and guidance
<b>New development</b>				
4a Design of new development	Continuous		Private investment	Ongoing control, advice and guidance
4b Views	Continuous		None	Ongoing control, advice and guidance
4c Archaeology	Continuous		Limited private investment	Ongoing control, advice and guidance
<b>Advertising and security</b>				
5a Adverts	Continuous		Limited private investment	Ongoing control, advice and guidance
5b Security	Continuous		Limited private investment	Ongoing control, advice and guidance

## Implementation of Management Objectives

Whilst the Council can effectively manage and improve aspects of the Conservation Area and satisfy certain management objectives and proposals through direct physical measures, its development control function and providing advice and guidance, the implementation of several proposals will be dependent on factors outside its direct control.

## Financial implications

Many of the proposals will require private and / or public investment to facilitate their implementation. For example, the restoration and return to use of vacant and dilapidated buildings will require substantial investment from property owners or developers and the costs involved in such schemes can often prove prohibitive, especially in the current economic climate.

The provision of a grant scheme in the area is also likely to depend on securing partnership funding from English Heritage and the availability of match funding from the Council's budget. In both these respects, the number of bids / projects always exceeds the resources available and schemes have to be prioritised. Unfortunately, it is often the case that conservation-based projects do not receive a high priority when competing for limited public funds against essential services such as health and education.

## Further work required

The repair and restoration of buildings, to be properly informed, will require some investigative and design work to ensure features and details are accurately reinstated. Likewise, archaeological investigations are likely to be needed to be commissioned as a precursor to new developments.

## Envisaged timescales

The timescales indicated in the table for the implementation of the management objectives are deliberately vague due to the uncertainty surrounding the factors they are dependent upon. Some of the objectives may not be achieved in the next 10 years, whilst others might be implemented sooner than envisaged. In the final analysis, the availability of finance will be the key factor in expediting all mid and long term Objectives.

# Appendix 1 - UDP policies

## Conservation Areas

B4 All development within and adjacent to Conservation Areas will be required to preserve or enhance their character or appearance. To this end the council will issue planning/design guidance for the various areas from time to time.

B6 The council will preserve and enhance the character or appearance of Conservation Areas; measures will include:-

- (i) Encouraging the retention of existing buildings and the improvement of features, open spaces, historic street patterns and plot boundaries;
- (ii) Encouraging the retention of existing mature trees;
- (iii) Introducing controls over the display of advertisements;
- (iv) Seeking, where appropriate, to control development by the use of Article 4 Directions;
- (v) Giving special attention to the preservation of important views into and out of the area;
- (vi) Restoring highways and verges by use of appropriate materials and planting, encouraging utility companies to respect such works;
- (vii) Reducing the impact of traffic where possible by diversion and traffic calming measures; and
- (viii) Promoting environmental improvement and enhancement programmes.

B7 Applications for demolition of unlisted buildings in a conservation area will be determined by the extent to which the integrity, character and appearance of the area is affected, taking into account any replacement proposals. Where unlisted buildings make a positive contribution to the character or appearance of a conservation area, the criteria in Policy B8 which concern the demolition of listed buildings will apply.

## Listed Buildings

B8 There will be a presumption in favour of retaining listed buildings. Demolition in whole or substantive part will only be given consent when all other avenues for retention (including preservation or enhancement in charitable or community ownership) have been explored and found not to be feasible or it is considered that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition. Consent will only then be given when planning permission for an acceptable replacement development has been granted, which will also be subject to conditions requiring the letting of a contract prior to demolition.

B10 The City Council will seek to ensure that development proposals in the vicinity of listed buildings do not adversely affect their character or setting.

## Archaeology

B11 The City Council will promote measures to protect the archaeological heritage of Sunderland and ensure that any remains discovered will either be physically preserved or recorded.

B12 There will be a presumption in favour of the preservation of scheduled ancient monuments and other nationally important archaeological sites. Planning permission for development which would have an adverse effect on their site or setting will be refused unless exceptional circumstances prevail.

B13 The City Council will seek to safeguard sites of local archaeological significance. When development affecting such sites is acceptable in principle, the council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. Where the physical preservation of remains in the original situation is not feasible, excavation for the purpose of recording will be required.

B14 Where development proposals affect sites of known or potential archaeological importance, the city council will require an archaeological assessment/evaluation to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

B15 Where major developments involve large-scale ground disturbance in currently undeveloped areas, the city council will determine whether, and to what extent, an archaeological assessment is required.

B16 Where any historic sites and monuments are discovered provision will be made for an appropriate level of assessment, recording and preservation (in advance of or if necessary during construction) commensurate with the importance of the find.

B17 The City Council will undertake and encourage schemes for the management, interpretation and promotion of important features including:-

- (i) Listed buildings;
- (ii) Ancient monuments;
- (iii) Conservation areas; and
- (iv) The urban riverside.

Measures will include the provision of information boards and plaques, appropriate signposting and improvements to access.



## Appendix 2 - Tyne and Wear Historic Environment Record

### Existing archaeological records within Ryhope Village Conservation Area on the HER:

Site no, and name	Form of evidence	Description
<b>224 Ryhope Village</b>	Documentary Evidence	The earliest reference to Ryhope Village appears to be c.930, when King Athelstan gave "South Wearmouth" and its appendages, which included "duas Reofhoppas", to the see of Durham. By 1840 there were 5 farms of 91-143 acres each, and 21 of 17-6 acres. Ryhope was a 3-row village around a triangular green, with the short east side forming the base of the triangle on the main north-south road, and the 2 long rows running WSW ending, in the early 18th century, in a pond. There were back lanes on the north and south sides. The shape of the village still exists, though it is much rebuilt.
<b>7133 No.14 Cliff Road</b>	Extant building (grade II listed)	House, now office, with yard wall. Late C18/early C19. Pebble-dashed rendered house with ashlar dressings. Welsh slate roof with rendered and brick chimneys. 2 storeys. 2 steps up to central renewed door under bracketed hood. Projecting stone sills to renewed sash windows with glazing bars. Rendered end chimneys with brick cornices and tapered square yellow pots. Included for group value only.
<b>7134 The Wilderness and the Chestnuts, Cliff Road</b>	Extant building (grade II listed)	House, now two houses. Late C18 incorporating earlier fragments. Pebbledash render with Welsh slate roof. L-plan. The Wilderness - 3 storeys plus extension of 2 storeys. C1930 part-glazed door with semi-circular overlight. Mullioned and casement windows. Right return has shallow bow windows and sashes with some early glass. The Chestnuts - renewed door at right in plain reveals under gabled hood. Sash windows with painted stone sills and glazing bars. Interior of both - some window shutters, some early C19 chimney pieces. At rear of The Wilderness fragments of an older building show in irregular walls and a low bowed truncated beam.
<b>7171 The Railway Inn, Robson Place</b>	Extant building (grade II listed)	House, now public house. Late C18. Painted incised stucco with painted ashlar dressings. Welsh slate with dark grey ridge tiles and brick chimney. 2 storeys. Low wide panelled door and plain overlight. Altered ground

		floor windows. First floor sashes with glazing bars and painted wood architraves. In prominent position above road cutting.roof
<b>7210 War Memorial, The Green</b>	Extant building (grade II listed)	War memorial to Great War and World War Two. C1920. Ashlar and bronze. Octagonal stepped base to high panelled, corniced plinth and tall tapered chamfered cross with low relief cross and leaves. Long inscription on east face of base made up of individual bronze letters, some removed. Plaque on north to an airman (posthumous VC) who avoided Ryhope when crash landing. Large letters on west face of base PRO PATRIA GREAT WAR 1914-1918. Eight panels on plinth each have about 50 names from WW1.
<b>7214 No's 9 and 10 The Village</b>	Extant buildings (grade II listed)	Two houses. Mid-late C18. Coursed squared limestone with ashlar quoins and painted ashlar dressings; left return rendered. Front range roof is of Lakeland slate with brick chimneys and stone gable copings. Rear range roof is of French tiles. 2 storeys. Paired central renewed doors under pent hoods. C20 windows have wood mullions and transoms to 3-light window at left. Windows all have flat stone lintels and projecting stone sills.
<b>7215 Coqueda Hall, The Village</b>	Extant building (grade II listed)	Shown on Ordnance Survey as Gospel Hall. House, later gospel hall, now rest home. Early C18 with C20 alterations. Coursed squared painted stone with plinth and C20 proud pointing, right return rendered. Roof concrete tiles with rendered chimneys. T-plan with rear stair wing. 2 storeys. Square projecting porch probably C20 with renewed door under painted name board. Porch roof has corner blocks flanking sunburst-patterned quasi-pediments. Projecting painted sills to windows with glazing bars. Outer windows are sashes. Rear stair wing has round headed window. Interior - ground floor divisions removed in front range. Dog-leg stair with fat turned urn and skittle balusters. Handrail has had moulding removed.

<b>7192 Church of St Paul, Ryhope Street South</b>	Extant structure (grade II listed)	Parish church. 1868-73 by TC Ebdy. Chancel and north aisle 1920. First build rock-faced snecked limestone with rock-faced sandstone quoins and ashlar dressings. Second build sandstone ashlar. Welsh slate roof first build, Lakeland slate second build. Exterior - lancet windows, 3-light window in south transept. 3-stage tower with pointed arch over double panelled door. Clock. Octagonal stair turret. Interior - arch braced collar and kingpost roof. Glass includes high quality west window to WN Taylor d. 875, with Old Testament figures. South aisle west end window has high quality glass by Bacon Bros (signed 3 bees and triangle). Yellow aisle second window is a memorial with a portrait figure of Lieut. Bell, DLI, d1917, signed J Eadie Reed. Painted carved reredos, octagonal stone font. LISTED GRADE 2
<b>7216 Rent Office (Chapel of Ease), The Village</b>	Extant building (grade II listed)	Shown on Ordnance Survey as Church of England School. Church of England chapel of ease to Church of St. Michael, Bishopwearmouth (HER 7161), later infants' school, then library, now rent office. 1826-7; change of use to school c1870, library by 1984. Limestone rubble with ashlar dressings. Roof is of thick grey slates with ashlar bellcote and copings. One storey. One-window porch with lower rear extension. Main block has 2 wide renewed mullion and transom windows. Porch left return has pointed-arch window. Similar window in porch rear extension. Interior - wide inner architrave to door from porch to inquiries counter. Some dado panelling in lobby to counter. Ceased use as chapel when new Church of St. Paul opened.
<b>7217 Rent Office, wall gates and railings, The Village</b>	Extant structure (grade II listed)	Limestone rubble wall with brick coping, around graveyard to former chapel; lower wall to former chapel has ashlar coping and piers at the ends and at main gates. Wrought-iron gates and railings, 1827 with some repairs. Plaque attached to former chapel north wall "THIS OPEN SPACE FORMS PART OF THE CHURCHYARD OF THE PARISH OF ST PAUL'S RYHOPE AND WAS USED FOR BURIALS 1827 TO 1861".
<b>11609 Pond</b>	Documentary evidence	A pond is shown on An Eye Plan of the township of Ryhope 1869. It is not shown on any Ordnance Survey maps.

<b>11943 Ryhope, The Green Conservation Area</b>	Documentary evidence	Conservation Area based on Ryhope medieval village (HER 224). Includes St. Paul's Church (HER 7192), The Wilderness and The Chestnuts (HER 7134), No. 14 Cliff Road (HER 7133), chapel of ease (HER 7216) and Coqueda Hall (HER 7215).
<b>12672 Air Raid Shelters, Village Green</b>	Structures	Two Second World War air raid shelters are visible as earthworks and structures on air photographs. They are centred at NZ 4128 5290.

All records are taken from the Tyne and Wear Historic Environment Record. The records above relate to sites within the boundary of Ryhope Village Conservation Area. The list below is a selection of sites around and in the vicinity of the village. These records are not exhaustive; a comprehensive list of all records relating to Ryhope can be found on the Tyne and Wear HER at [www.twsitelines.info/](http://www.twsitelines.info/).

### Selected HER records in the vicinity of Ryhope Village:

Site no. and name	Evidence	Period	Site type
<b>45 Sea Banks, flint flake</b>	Find	Prehistoric	Flake
<b>160 Cave</b>	Documentary evidence	Prehistoric (Neolithic?)	Inhumation
<b>225-227 Mesolithic flints from the coast</b>	Find	Prehistoric (Mesolithic)	Flint scatter
<b>228 Ryhope Dene, Neolithic flints</b>	Find	Prehistoric (Neolithic / Bronze Age)	Flint scatter
<b>267 Ryhope Bridge, Roman coins</b>	Find	Roman	Coin
<b>229 Ryhope Dene, Roman pottery from north of</b>	Find	Roman (C4)	Vessel
<b>2957 Ryhope Station</b>	Documentary evidence	Early Modern (C19)	Railway Station
<b>2958 Gravel Pit</b>	Documentary evidence	Early Modern (C19)	Gravel Pit

<b>2956 Wooden Viaduct</b>	Documentary evidence	Early Modern (C19)	Viaduct
<b>2962 / 2955 / 2944 / 2942 Limestone Quarries</b>	Documentary evidence	Early Modern (C19)	Limestone Quarry
<b>2894 Londonderry, Seaham and Sunderland Railway</b>	Documentary evidence	Early Modern (C19)	Railway
<b>5089 Township boundary stone</b>	Structure	Unknown	Boundary Stone
<b>5225 Ryhope Dene, Inhumation</b>	Find	Post Medieval (C17?)	Inhumation
<b>5363 / 5369 Pillboxes</b>	Demolished building	Modern (C20)	Pillbox
<b>5506 Heavy Anti Aircraft Battery Tyne Q</b>	Demolished building	Modern (C20)	Anti Aircraft Battery
<b>5568 Searchlight Battery TT226</b>	Demolished building	Modern (C20)	Searchlight Battery
<b>5934 Bombing Decoy (QL12f and SF15d)</b>	Demolished building	Modern (C20)	Bombing Decoy
<b>7203 Water Pumping Station, cooling ponds and reservoir</b>	Structure	Early Modern (C19)	Reservoir
<b>7202 Water Pumping Station, Chimney</b>	Structure	Early Modern (C19)	Chimney
<b>11612 Ryhope Colliery, prehistoric burials</b>	Oral evidence	Prehistoric	Inhumation
<b>12670 Aircraft obstruction</b>	Earthwork	Modern (C20)	Aircraft obstruction

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