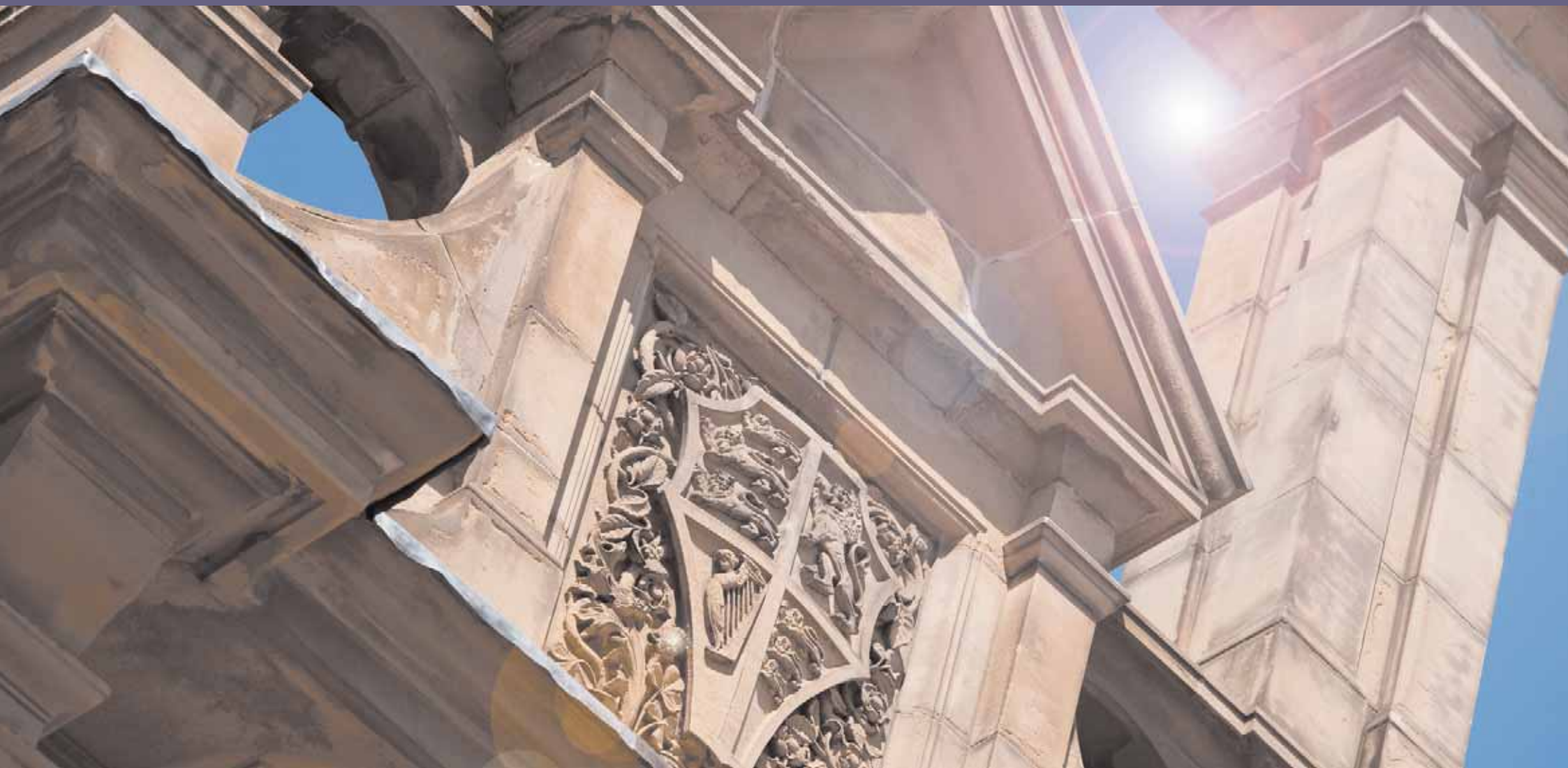


Sunniside Conservation Area

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 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. The Government's Planning Policy Guidance note (PPG) 15 "Planning and the Historic Environment" urges Local Authorities to prepare detailed assessments of the special interest, character and appearance of their conservation areas. A character appraisal defines and analyses the special qualities and the architectural and historic interest which warranted the conservation area designation. PPG15 states that "the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area". Character appraisals should therefore provide a framework against which development proposals can be assessed for their appropriateness in the historic environment.

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.

Changing policy context

Draft Planning Policy Statement (PPS) 15 - Planning for the Historic Environment has recently been issued for consultation by central government - in its final form, this PPS will consolidate national planning policy on the historic environment into a single streamlined planning policy statement and will replace PPGs 15 and 16. Additional detailed guidance is now to be found in a separate document produced by English Heritage. This guidance is in turn to be supplemented from time to time by more in-depth guidance on specific topics, also to be prepared by English Heritage in association with central government.

The Government's broad objectives for the PPS are:

- to apply the principles of sustainable development to proposals involving the historic environment;
- to conserve and, where appropriate, enhance England's heritage assets in a manner appropriate to their significance; and
- to contribute to our knowledge and understanding of our past.

The draft PPS is firmly based upon the principles within English Heritage's Conservation Principles guidance.

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.

Sunniside 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 study is to provide 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 2009 Heritage at Risk Register features a small number of the city's heritage assets, but none are currently in Sunniside. 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 proactively manage change in Sunniside 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, which has been revised in light of representations received during the public consultation. It was adopted by Cabinet as Planning Guidance in February 2010. A public consultation period was held from 08 June 2009 to 31 July 2009, during which time members of the public, local and national amenity groups and locally active architects and developers were invited to contribute to its development. A public exhibition was held on 09 July from 1-8 p.m and 10 July from 10 a.m - 4 p.m. at thePlace, Athenaeum Street.

Comments and suggestions received were incorporated into this final version of the document; a full schedule of the consultation responses and subsequent amendments can be obtained from the council on request. This Planning Guidance will be subject to review again in five years time.

Introduction

Sunderland Central Conservation Area was designated in 1969 in recognition of its architectural and historic interest. In more recent years the area has come to be widely known as "Sunniside" following the renaissance of the area, which commenced in 2000 and is still ongoing; and taking its name from the fine public gardens in the east of the Conservation Area. In line with the policy context of the area and common usage of the term, the Conservation Area is to be known from here on as the Sunniside Conservation Area.

The Conservation Area is based on the core of the early 19th century development of Sunderland, including the Fawcett Estate and other parcels of land. The area, which soon became the fashionable centre of town, is of a broadly similar character throughout, although sub-areas of special character may be identified. Key features of the area include Fawcett Street - a busy thoroughfare leading to the Wearmouth Bridge, Sunniside Gardens - contemporary public realm design on an historic open space, and the elegant late-Georgian and early Victorian terraces that run between the two. The area proposed as an extension to the Conservation Area (shown pink on the map opposite) is characterised largely by red brick industrial/commercial buildings, on the same historic grid-iron layout. Buildings of particular note include the old Post Office, Hutchinson's Buildings, Sunderland Museum and Winter Gardens, and the Elephant Tearooms, along with many others: there are over 130 Listed Buildings in the Conservation Area, all of national significance.

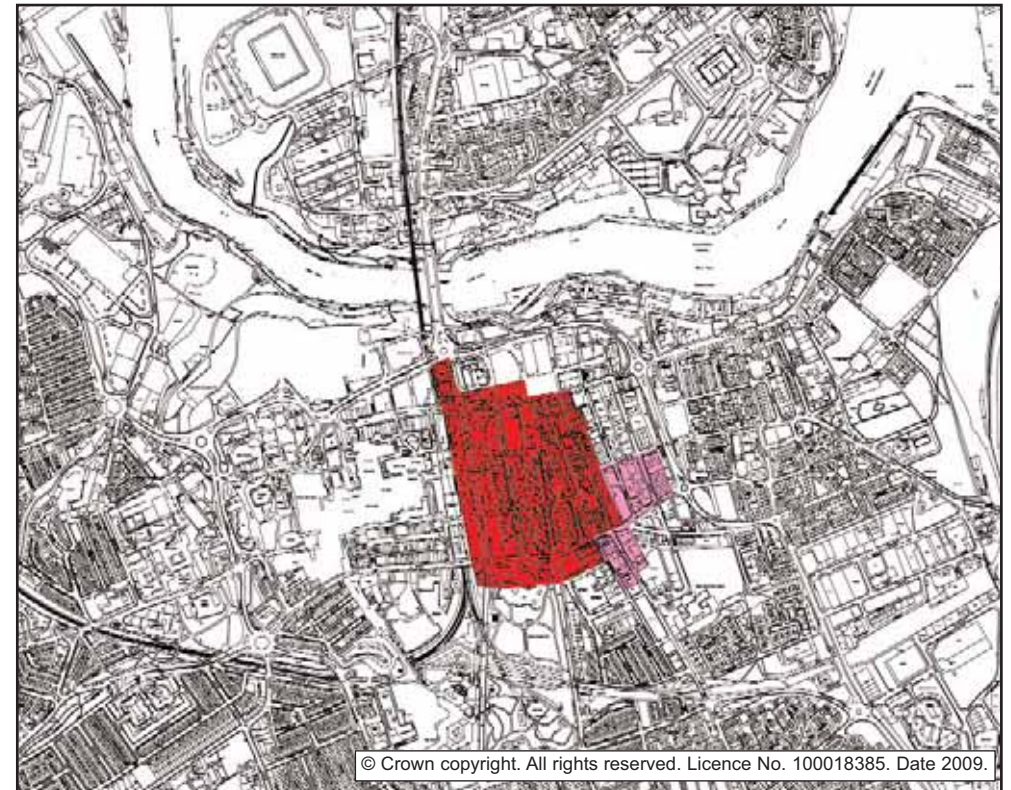
This document combines an appraisal of the Conservation Area's character and appearance with management proposals for preserving and enhancing its special qualities. Part 1, the character appraisal, identifies and assesses those characteristics and features that give the area its special architectural and historic interest and considers the current issues which threaten its unique quality. Part 2 of the document is a management strategy which 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.

As noted above, Sunniside has been the focus of a sustained heritage-led regeneration initiative for several years. This is to be continued for some years to come, with some dramatic and innovative changes planned for areas to the north, east and south of the Conservation Area. The Sunniside Planning and Design Framework Supplementary Planning Document (SPD) which provides policy guidance for this initiative was adopted by the council in July 2008 and this, along with the current Unitary Development Plan

(UDP) and other key SPDs such as the Central Area Urban Design Strategy, provides the essential planning context for this document (see page 3 for further detail of the policy context for this document).

Location

Sunniside Conservation Area is situated within the heart of Sunderland city centre. Lying immediately to the east of Fawcett Street it covers a number of fine terraces, the recently regenerated Sunniside Gardens, and contains over 130 Listed Buildings.



Boundaries

The original boundary to the 1969 Conservation Area was much smaller than it is today - a review in 1989 saw a substantial extension to the area boundary. The existing boundary is reviewed again in this document and a further extension to take in an area around Villiers Street and Tatham Street is considered.

Aerial photograph



— Sunnyside boundary
- - - Proposed extension

Summary of a selection of relevant planning policy documents in Sunnyside:

The key aims of the **Sunnyside Planning and Design Framework SPD** are "to deliver an urban renaissance in Sunnyside through the definition and development of a revitalised, distinctive mixed use city quarter which is an efficient, accessible and vibrant place." This includes a unique, memorable and sustainable urban environment that builds on the high quality historic core of the area with exemplary contemporary design; a desirable, centrally located living area, offering a mix of high quality residential accommodation that will encourage families back to live in the city centre; a recognised, accessible business location, primarily for small and medium size business activities, that attracts new investment into the city; a distinctive retail market, attractive to people because of its uniqueness; a lively and varied restaurant and café quarter with a busy daytime trade and strong evening economy; a place which stimulates creative activity and creates a unique cultural life; a distinctive and attractive place with streets and spaces that are welcoming and accessible and a highly accessible place which successfully integrates the needs of pedestrians and cyclists, public transport and motorists.

The **Central Area Urban Design Strategy SPD** sets out a vision for the city with the following aims: a prosperous, vibrant and attractive city; an economic driver of investment and regeneration; a place that is valued by the whole community where people want to live, study, work and visit; architectural and urban design excellence underpinning a first class environment with a distinctive character and identity that draws on a rich heritage of innovation and learning; great streets and walks, beautiful squares and parks to provide the setting for a lively and dynamic mix of uses which are safe and accessible to all.

Sunderland City Centre Evening Economy SPD refers specifically to Sunnyside in chapter 4: Sunnyside Quarter, in which it is stated that "the aim is to create a lively and varied restaurant and café Quarter with a strong evening economy and busy daytime trade, in order to enhance the leisure economy and appeal to a wide range of age groups, families and day time employees" and that "within the heart of Sunnyside, drinking areas will be encouraged, particularly along the wider pedestrianised streets, taking advantage of the views into Sunnyside Gardens".

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 area's special interest, identify opportunities for enhancement and, where appropriate, establish design criteria for new development and restoration projects. The Sunnyside Character Appraisal is one of a series of such assessments that will cover all of 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 and Policy B10 seeks to preserve the setting of Listed Buildings. Listed Buildings are protected from inappropriate alterations by the Planning (Listed Buildings and Conservation Areas) Act 1990, and by the policies and guidance found in PPG 15: Planning and the Historic Environment.

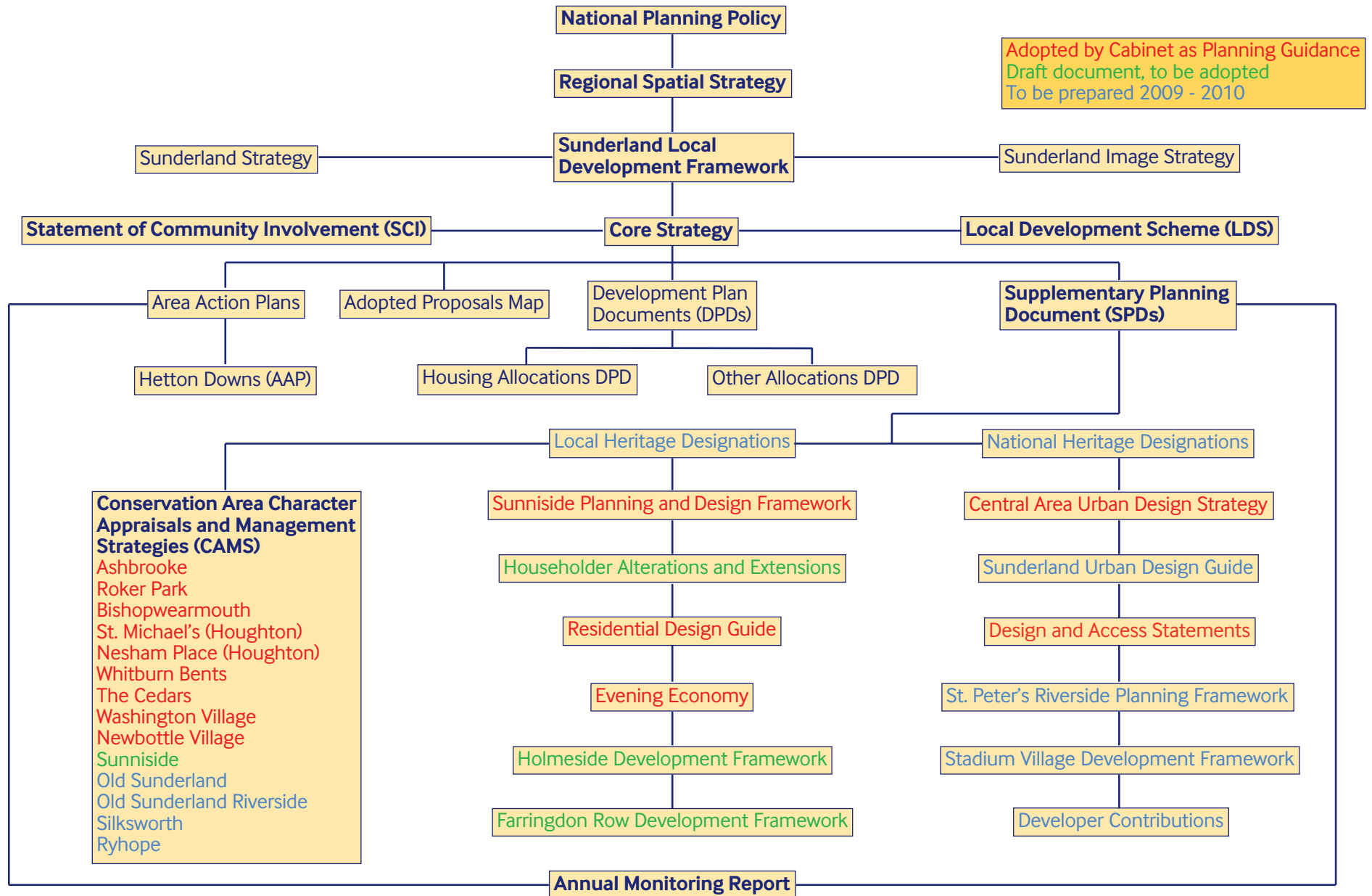
In order to protect unlisted buildings from inappropriate alterations, the council can seek under policy B6 to make Article 4 Directions where considered appropriate, requiring planning permission to be gained for development which is normally 'permitted' in the case of dwellinghouses. The policy also encourages the retention of open spaces, historic street patterns and plot boundaries and for the council to exercise control over landscape features such as 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.

However, within Sunnyside Conservation Area the potential for loss of features, both architectural and natural, gives cause for concern and raises the issue as to whether further measures should be introduced that would provide better protection for the Conservation Area. To this end, a number of supplementary policies have been formulated to provide clearer policy guidance on certain issues of particular importance to Sunnyside. These proposals are set out in Part 2 of the study.

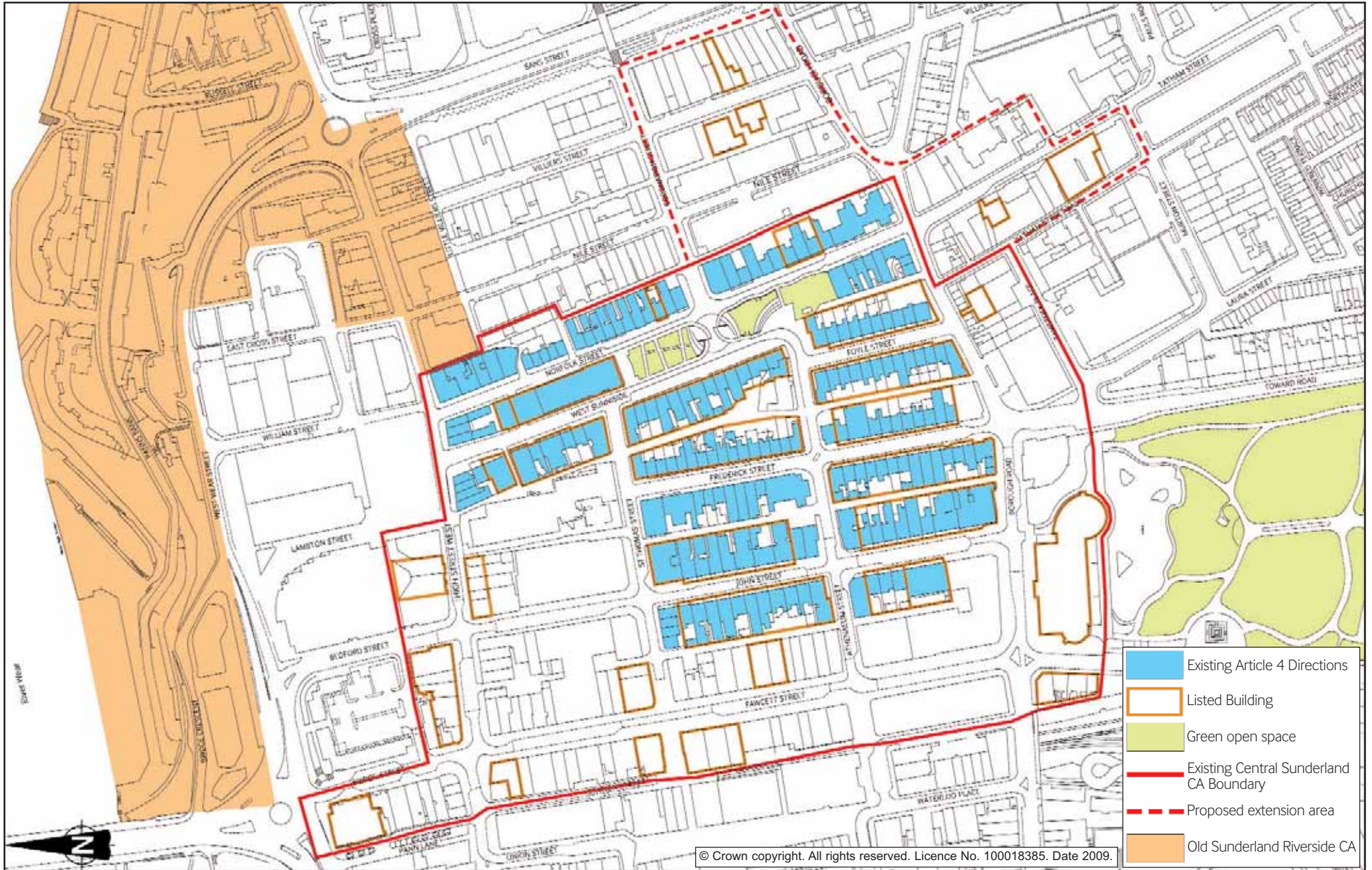
All UDP policies relating to Conservation Areas and Listed Buildings are reproduced in full in the appendix to this study.

Sunderland Local Development Framework

The council is currently in the process of producing the Local Development Framework for the city - this a new form of spatial development plan to replace the existing UDP. The Core Strategy, which will provide the overall spatial vision and strategy for the city, is anticipated to be adopted in 2010.



Location and features map



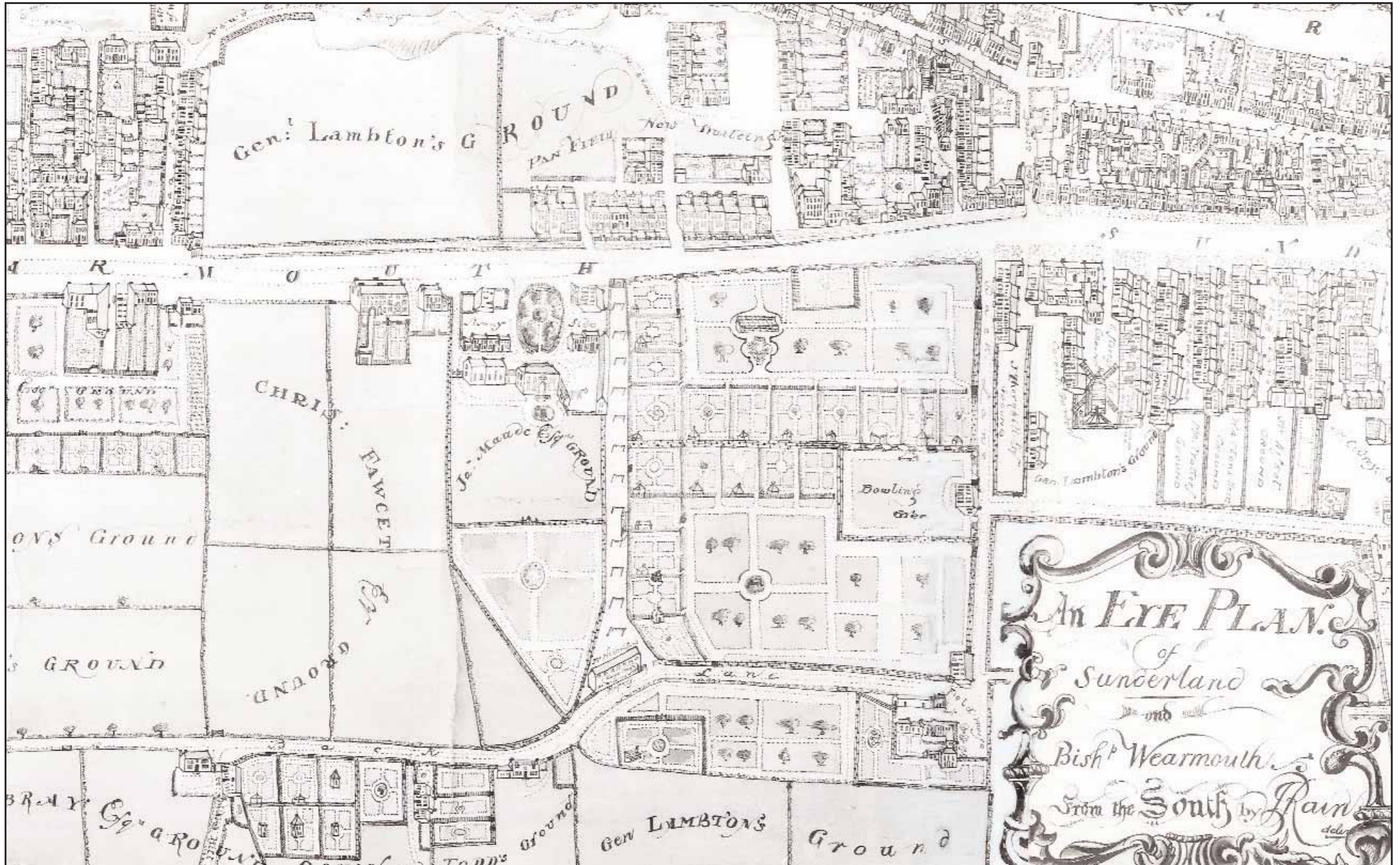
Part One - Character Appraisal



Historical development



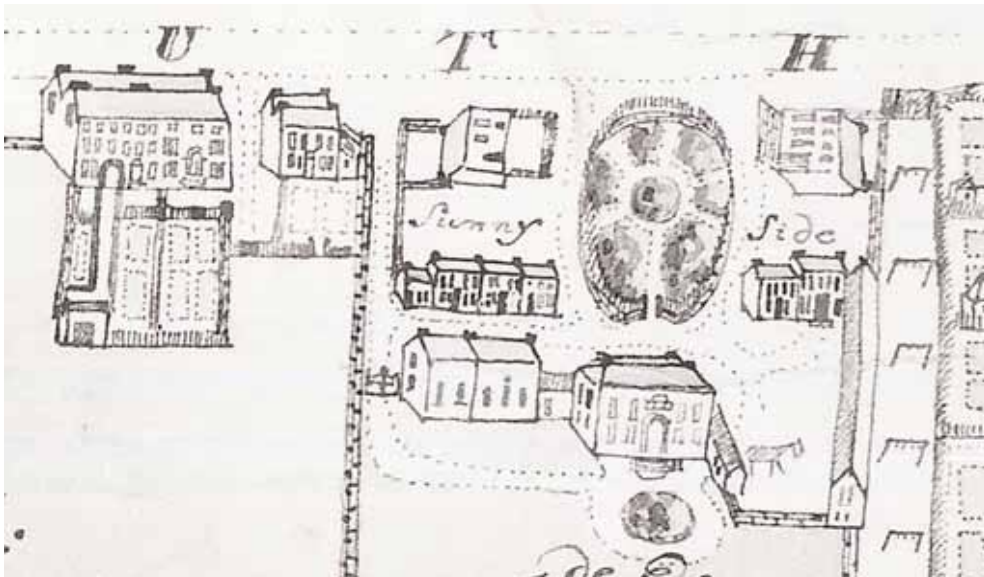
A plan of the Mouth of the River Wear, Harbour, Town of Sunderland and Towns Adjacent, Burleigh and Thompson, 1737



An Eye Plan of Sunderland and Bishopwearmouth from the South by Rain, 1785



The Perspective and Ichnography of the town of Sunderland by S. & R. Buck, 1728



Detail of Rain's Eye Plan showing the site of the Sunnyside Mansion and a very early reference to Sunny Side

Sunnyside has had a long and fascinating role at the centre of the development of Sunderland since the 19th century.

Sunderland in the 18th century was a busy coal exporting port at the mouth of the River Wear, and until 1719 was separated from its parish centre, Bishopwearmouth, by over half a mile of fields and gardens. Burleigh and Thompson's plan of 1737 illustrates this and may be compared to Rain's "Eye Plan" of 1785 (pages 7 and 8) which shows development beginning to encroach upon the fields that were to become Sunnyside, in the form of a ribbon of buildings along the High Street that ran between Bishopwearmouth and Sunderland.

There is early map evidence that indicates the existence of the Sunny Side mansion (one of the earliest references to the name of Sunnyside) in 1730, close to the current site of the Post Office apartments. The gardens to the mansion later became, in part, the now public Sunnyside Gardens.

The development of this part of the town rapidly accelerated with the opening of the first Wearmouth Bridge in 1796, which created an important link between the settlements on the north and south banks of the River Wear. The bridge connected the riverbanks at a point midway between Sunderland and Bishopwearmouth, creating a focal point and a strong north-south axis for future development. In 1810, the Bridge Commissioners paid the Fawcett family £500 for a road, now Fawcett Street, to be taken across their fields to serve the new bridge. By 1835, the three Wearmouth settlements had developed to such an extent that they were formally linked in the Municipal Corporations Act under the name of Sunderland.

The owners of the town's commercial and industrial enterprises had previously tended to live in large houses near their business interests, often close to both the river and the working class population. 19th century Sunderland, however, was becoming increasingly unattractive to middle class residents who found the overcrowded conditions in the Old Town and the pollution of the river increasingly intolerable: demand thus arose for more prestigious accommodation outside of the existing town. The Fawcetts were quick to realise that their lands could be developed to provide prestigious residences to meet the aspirations of the new middle classes and this proved to be a catalyst for the development of the Fawcett estate.

In 1814 William Jameson was commissioned to lay out the Fawcett Estate in the form of substantial terraced houses and in 1815 the construction of houses on Fawcett Street commenced. By 1840 the properties on John Street, all of West Sunnyside and Frederick Street were constructed and occupied.

In 1836, the Bridge Commissioners created a cutting through Building (Bildon) Hill in Mowbray Park to form a direct route between the Wearmouth Bridge and Stockton; the majority of traffic that used the old turnpike through Bishopwearmouth was thus transferred to Burdon Road and Fawcett Street, which became a busy thoroughfare. Fawcett Street became increasingly commercialised as retailers moved closer to their clientele, first along High Street West and later into Fawcett Street and Bridge Street.

The formerly residential character of Fawcett Street was significantly altered around 1867 with the opening of the gas offices at the southern end. In 1879 the railway station was built on Union Street and in the mid 1880s, Binns moved to Fawcett Street from High Street West. Residential properties on Fawcett Street were largely replaced with properties designed specifically for commercial use, many with larger footprints and floor areas than the preceding houses.

The middle classes were gradually displaced by the increasing commercialisation of the Sunnyside area, choosing once again to move away from the clamour of the town. Residential patterns of development spread south into the developing suburb of Ashbrooke. These same processes progressively changed the character of John Street, Frederick Street, and Foyle Street. Although they remained in residential use well into the 20th century, these fine, long residential terraces were gradually altered to accommodate small businesses, retail space and offices, and are now mainly in commercial or office use.

The role of Sunnyside within the Sunderland economy declined significantly due to the westward progression of the town's commercial core combined with national economic factors such as de-industrialisation of the river corridor, low employment levels and recession. A cycle of business relocation, rising vacancy rates and progressive disrepair of historic buildings led to a considerable decline in the overall quality of the once prosperous area.

The commercial focus of Sunderland continued to migrate westwards over the decades and is now largely centred on The Bridges shopping centre, although Fawcett Street remains a key shopping street and thriving business district.



1856 Ordnance Survey Map



1919 Ordnance Survey Map



Above 1960s Fawcett Street



1956 Ordnance Survey Map

Following a prolonged period of decline the Conservation Area is now attracting a high level of commercial interest; a large number of formerly vacant and/or dilapidated properties have been restored and brought back into use. A succession of grant schemes in Sunnyside have been hugely successful in assisting such works and ensuring that the area continues to increase in quality and popularity.

Sunderland City Council have operated in partnership with Heritage Lottery Fund, Tyne and Wear Partnerships and One NorthEast over the past decade to bring more than £3 million in grant-aid to properties in Sunnyside Conservation Area and the wider Sunnyside Regeneration Area; the grants are intended to help cover the difference in cost (known as the "conservation deficit") to assist developers in sympathetically renovating and restoring historic buildings to a high standard.

The grant schemes have been a major catalyst in the regeneration of the Conservation Area and have ensured a rigorous conservation-led approach to that regeneration. A further £2 million has been expended on the enhancement of the public realm, in particular the award-winning Gardens.

A number of key streets and buildings have particularly benefited from the schemes, including much of John Street, West Sunnyside and Foyle Street. In addition to the large number of restored late-Georgian and Victorian buildings in the historic core, some fine early 20th century buildings also survive. These include the Post Office, Maritime Buildings, and Sunnyside Chambers.

A recent flurry in the renovation and re-use of buildings in Sunnyside has led to it once again becoming an important and dynamic part of the city centre. New developments, such as thePlace arts and business centre, will ensure that its development continues in a manner appropriate to an area of such historic significance and interest.

An important factor in the success of the THI in Sunnyside was the early role of Gentoo (formerly Sunderland Housing Group), who purchased and restored to a very high standard a number of landmark historic buildings. Gentoo's involvement served to increase business confidence and has spurred others to invest in the area.

The Gentoo buildings, including the Post Office, Maritime and Sunnyside Chambers and the Waterboard Building (now Hawksley House) were redeveloped for residential use. In time it is hoped that the original residential character of Sunnyside can be re-established through the reintroduction of residential units in the historic buildings, in balance with the high level of commercial interest in the area, in order to create a truly sustainable community for Sunnyside.

Year of development map



Fundamental character

The fundamental architectural character of the Sunnyside Conservation Area is derived from its early 19th century development as a middle class residential area, from the fine late Georgian and early Victorian terraces to excellent individual buildings of both Classical and Gothic styles. Much of the original grid-iron layout of the Fawcett Estate survives, although there have been changes in the urban grain due to various redevelopment schemes. The character of the area is heavily influenced by its location in what is now Sunderland's central business district, with thriving retail use on Fawcett Street and increasing commercial interest in the terraces surrounding Sunnyside Gardens. The Gardens themselves make a significant contribution to the character of the area, particularly following the recently implemented landscaping scheme.

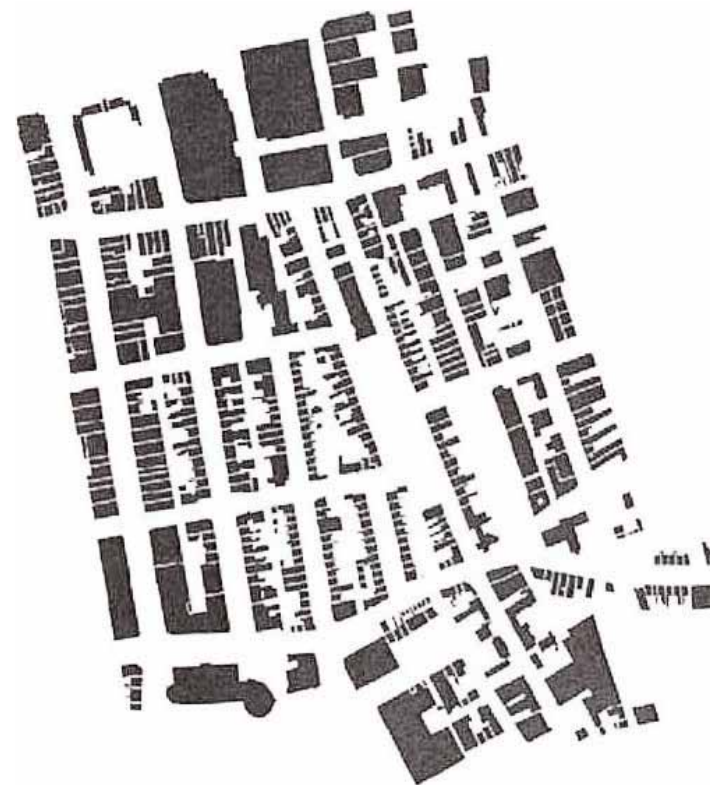


Sunnyside Gardens; the gardens provide a high quality focal point in the Conservation Area, and an excellent setting for the historic buildings.

Layout

The current layout of Sunnyside Conservation Area is largely derived from Jameson's original grid-iron layout from the early 19th century development of the area. Jameson's plans for the Fawcett Estate were fundamentally influenced by the position of the Wearmouth Bridge, which generated the north-south route of Fawcett Street, and by the older east-west routes of the High Street and Borough Road.

The historic grain of the terraced streets within the area remains evident, but with a number of later developments that cover several plot widths, often on corner sites. Fawcett Street has a more varied pattern of plot sizes and footprints due to its redevelopment as a commercial street shortly after its initial development as residential terraces.



The original fine grain of Sunnyside's streets was interrupted only by the occasional church or chapel and public buildings such as the Athenaeum. Larger building footprints have been introduced to the area as a result of redevelopment for commercial properties, and in some cases subsequent to bombs falling on the city in the Second World War.

Plan illustrating the contemporary grain and layout of the Sunnyside area.

Built form

The scale of buildings in the Conservation Area varies according to location: the terraces of John, Frederick and Foyle Streets were built as residences and have retained the human scale of predominantly two-storey properties, albeit of a rather grand nature due to the carefully stylised, classical proportions of the facades. Elsewhere in Sunnyside there are a number of larger, purpose-built commercial properties and public buildings of a scale that exceeds the smaller residential properties but without dominating them. This is largely due to the overall vertical massing of the terraces, which gives them a sense of scale punctuated by individual buildings of an additional storey, or a larger footprint.

Traditional building lines are observed throughout the Conservation Area; the majority of the terraces have retained their original lines and later or larger buildings have respected the street layout in this way. With the exception of Fawcett Street, which features quite a variety of building heights, the terraces have largely retained uniform building heights, with a number of small dormer windows adding interest and variety to the skyline without significantly interrupting the sense of a common building height.



Above: John Street, a long terrace with rhythmic uniformity, punctuated at the end by the additional storey and different building materials of the former Waterboard Building. The contemporary Winter Gardens also provide a significant positive termination to the street scene on the other side of Borough Road.

Architectural style

The Conservation Area features a variety of architectural styles. The early residential terraced properties are late-Georgian/early-Victorian, of a neo-Greek Classical influence most evident in the grand doorcases (e.g. 56 John Street, right) flanked by fluted Doric columns that support an entablature with an anthemion frieze (an artistic motif based on the fan-shaped leaves of a palm tree).

Individual buildings in the Conservation Area feature a range of styles, including Classically influenced civic buildings (such as the Sunderland Museum) and banking institutions; eccentric Gothic revival (Caws' Corder and Sydenham Houses are fine examples of this style, although others were sadly lost in the mid-twentieth century), a small number of Art Nouveau style properties and a range of modern infill developments of varying quality.



A more detailed discussion about the architects responsible for the development of Sunnyside can be found on page 17.

Building materials

The buildings of Sunnyside feature a range of materials, although the terraces of John, Frederick, Foyle and Norfolk Streets and West Sunnyside feature a limited palette that is typical to Victorian Sunderland due to the availability of materials to the port at that time. This includes English garden wall bond brick (much of which was made locally at the Lambton Estate), Welsh slate roofs, timber sash windows and doors, sandstone dressings and steps, timber or cast iron rainwater goods and cast iron railings.

Individual Classically influenced buildings tend to be of sandstone - including the more unusual red Penrith sandstone of Hawksley House, the former Water Board Building on John Street - with Welsh slate roofs and timber doors and windows.

Other buildings in the Conservation Area feature a range of materials including terracotta, red brick and concrete. Historic buildings traditionally tended to feature slate roofs and timber doors and windows; more unusually, some early twentieth century buildings feature metal window frames.

Contemporary developments in the Conservation Area feature materials that contrast against yet sit well with the more traditional materials of the area; for example, the Sunnyside Gardens public realm development is characterised by high quality granite surfaces and polished granite street furniture.



Above: Garden wall bond brick terrace with timber detailing; carved sandstone and ashlar on the former Hutchinson's building; terracotta on Sydenham House; polished granite street furniture in Sunnyside Gardens.

Landscape

The Conservation Area is urban in nature and characterised predominantly by the grid-iron layout of the streets, rather than by any natural landscape features; the area was laid out on the relatively flat estates south of the river. Although the area sits close to the River Wear it is divorced from it, with no sense of its proximity; this may well have been a planned result of Jameson's layout in order to provide a middle-class residential area distinct from the industry of the riverbank.

The urban nature of the Conservation Area is emphasised by a general lack of green space, which makes the few instances of greenery and public spaces particularly valuable. Sunnyside Gardens is the only public open space within the Conservation Area, although Mowbray Park is immediately adjacent to the area and makes a significant contribution to the character of the city-centre as a whole.

Use

Uses in the Conservation Area are various, as is typical of a city-centre location. Many of the former residential properties are now in commercial use, although a degree of residential use still exists, and there are a significant number of buildings that were built for commercial use. There are also a number of purpose-built civic buildings. Uses in the area include residential, retail (both large chain and niche shops), office, small business, restaurants, cafés, bars, and cultural venues (including the City Library and Arts Centre and Sunderland Museum and Winter Gardens).

General condition

The overall condition of the Conservation Area is very good: the majority of buildings are in a good or excellent state of repair (in many cases the result of recent renovation/refurbishment) and the majority are now in full or at least partial use. A number of buildings are in a poor condition; some remain vacant and/or underused, and would benefit from improvements to their facades.

Contemporary public realm schemes such as Sunnyside Gardens combined with traditional surface treatments such as the setts on Foyle Street have set a high quality standard for the remainder of the Conservation Area, in which some areas of street surfacing are of a much poorer condition - parts of Fawcett Street in particular are not of a standard befitting a key historic street.



Above: poor street surface on Fawcett Street and buildings presenting a negative appearance on the upper floors.

Fundamental character of Sunnyside Conservation Area comprises:

- Historic core of Sunderland city centre - early linking development between Sunderland fishing village and Bishopwearmouth village, along the High Street
- Jameson's grid-iron layout of the Fawcett Estate is still largely in evidence
- Long residential neo-Greek terraces (late Georgian/early Victorian)
- Human scale of residential terraced development
- Several key civic buildings punctuate the townscape
- Variety of architectural styles - all grand and largely of great local and/or national interest
- Much Classically styled architecture
- Eccentric buildings such as the Elephant Tea Rooms enrich the townscape
- Award winning public open space of Sunnyside Gardens
- Revival of Sunnyside area through grant schemes and increased economic confidence
- City centre location with a vibrant mix of uses
- Interesting contemporary developments, such as thePlace, alongside historic properties

Local architects

Sunnside Conservation Area includes numerous buildings of particular architectural and historic interest, over 130 of which are Listed. The early development of the area was heavily influenced by the involvement of a range of architects, all of whom brought different elements to the character of the town. Key influences during the area's main phase of development were the Classical and the Medieval Gothic; the romantic notion of a bygone age was hugely popular nationally in the 1800s and was commonly reflected in the architecture of the time. The long terraces of John Street and others on the Fawcett estate conformed to the contemporary notions of Classical design, while a number of striking individual properties were created in the theatrical Gothic style.

Classical style:

Bartholomew and Richard Dowell (1762-1843)

The Dowell brothers are thought to have designed much of the Fawcett Street housing development (below), which was soon largely superseded by purpose-built commercial properties in the late 1800s. Some properties appear to have survived in altered form with shopfronts to the ground floor rather than the typical residential frontage with steps up to a Classical-style front door.



Above left: Milburn & Miller (Eds.) (1988, p.60); above right: surviving properties in the Dowells' style on Fawcett Street

Thomas Moore (1796-1865)

One of the founders of the Northern Architectural Association (and the only member in Sunderland at that time), Moore has been described as the Father of his Profession in Sunderland. Moore was certainly one of the most significant of the Sunderland architects, yet sadly very few of his buildings survive. Responsible for key Classical-style Sunderland buildings such as Monkwearmouth Station, Moore's only known surviving design in Sunnside is the Register Buildings - a Gothic property now much altered. Moore also designed a number of shops in Sunnside in around 1850 but these too have been lost to antiquity.



William Billinton

Billinton, an architect from Wakefield, Yorkshire, designed the original Athenaeum of 1841. It is possible that the Athenaeum was Billinton's sole contribution to the buildings of Sunderland. Built for the Literary and Philosophical Society the Athenaeum was an important public building that gave its name to the adjacent street and was used as a meeting place at various times by religious groups, such as the Mormons and the Wesleyan Reformists, the Sunderland and North Durham Liberal Club and the Sunderland Mechanic's Institute. Inside was a lecture hall, in which it is said that Joseph Swan received the inspiration to go on to invent the incandescent light bulb.



Milburn and Miller (Eds.) (1988, p.152)

George Andrew Middlemiss (1815-1887)

Responsible for Hutchinson's buildings of 1850-1853, G.A. Middlemiss was a Sunderland architect but also a surveyor, auctioneer and appraiser. Middlemiss' obituary states that Hutchinson's Buildings "violated the fundamental principles of architecture" (TWCCM, 1983); nonetheless, the buildings are a popular local landmark of significant historic and townscape value to the city and the Conservation Area. In addition to this key building, Middlemiss also designed a significant number of developments in other parts of Sunderland, particularly in Ashbrooke, where he designed several terraces and his own house, Ashbrooke Towers.



The Tillmans



The Tillman brothers (John and Thomas) were the first Sunderland architect practice to be headed by a locally qualified architect (John). The Tillmans' major contribution to Sunderland was the Sunderland Museum of 1879, in the Edwardian Baroque style of a French chateau. The Tillmans were responsible for a number of buildings in the town, including several Methodist chapels and probably a number of terraces of Sunderland Cottages. The Tillmans trained the Milburn brothers (page 19).

John Hall

Hall designed the Classically styled River Wear Commissioner's Building on St. Thomas Street, an attractive building of high townscape merit and excellent interiors (the carved timberwork in the Board Room is of particular note). Hall's designs were increasingly influenced by the Edwardian revival of Baroque forms of Classicism; evidence of this can be seen in Hall's Sunnyside Chambers (which are vaguely Art Nouveau) and Maritime Buildings, both on West Sunnyside.



Maritime Buildings; River Wear Commissioners' Building; Sunnyside Chambers

Austin and Johnson

Austin and Johnson were successors to John Dobson's Newcastle practice (Dobson is well known for the layout of Newcastle's Grainger estate and, in Sunderland, Hedworth Williamson's land north of the Wear at Monkwearmouth). Austin and Johnson designed the Italian-Palazzo styled Barclays Bank and adjacent Subscription Library (now NatWest Bank).



William (1858-1935) and Thomas Ridley (1862-1943) Milburn



The Milburns created another highly significant Sunderland practice in 1897, subsequent to their training by the Tillman brothers. The Milburns designed numerous buildings around the city including the iconic Empire Theatre in nearby Bishopwearmouth Conservation Area. The Milburns also designed the former Water Board building (now Hawksley House) on John Street. A key building in the Sunnyside Conservation Area, the building is a fine example of Edwardian Baroque Classicism.

Gothic revival:

Ignatius Bonomi

Bonomi is claimed to have started the first architect's practice in County Durham and designed many Catholic churches in the region, including Bridge Street's R.C. Church of St. Mary of 1830-1835.



G. G. Hoskins

Hoskins, of Darlington, designed a number of buildings in Sunderland, including the ill-fated Victoria Hall. His only surviving work in the city centre is the former Gas Office on Fawcett Street, subsequently part of Binns' department store and now the rear of Wilkinson's.



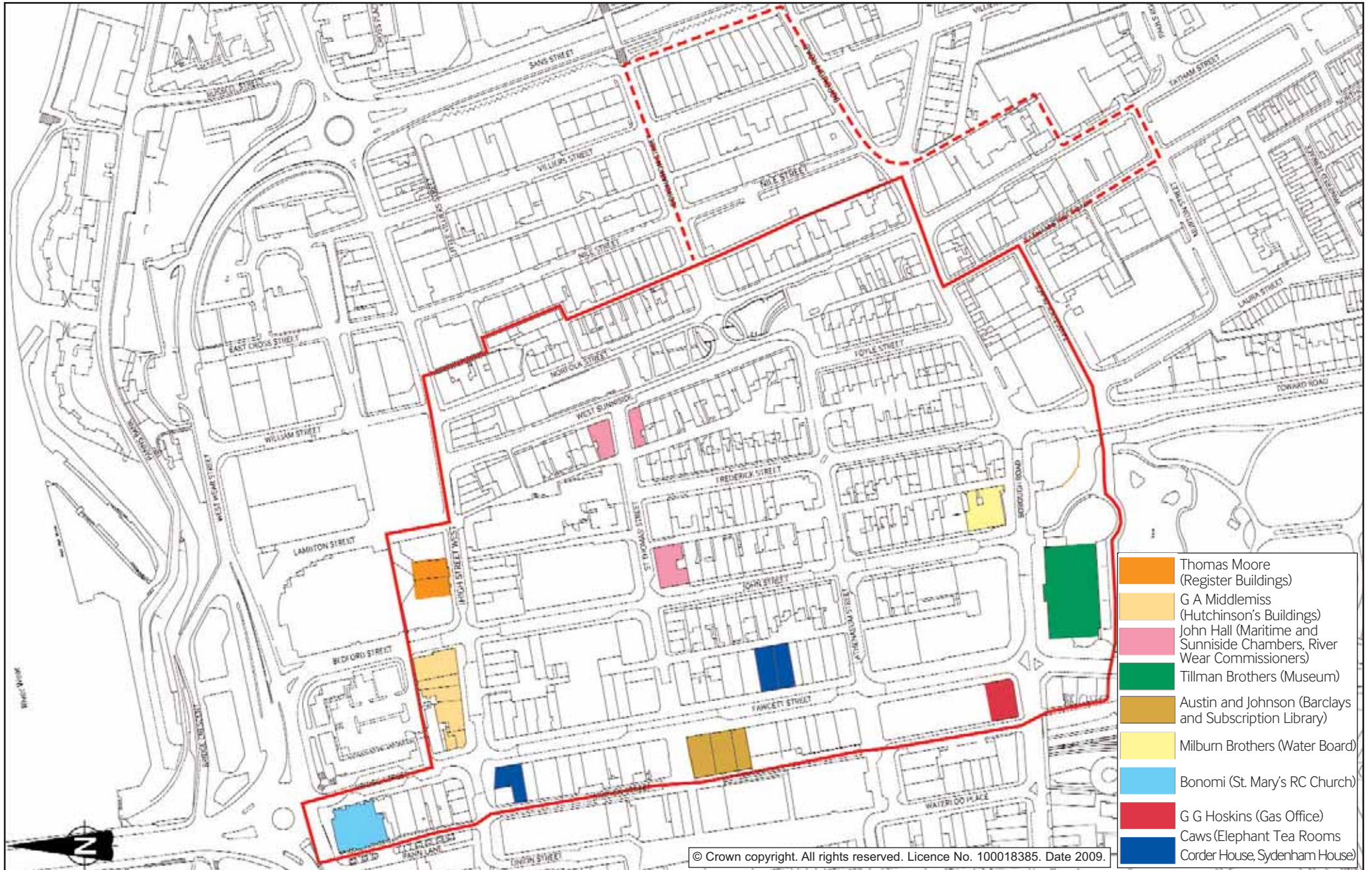
Frank Caws (1846-1905)



Originally from the Isle of Wight, Caws was nicknamed Sunderland's 'rogue architect' by some and was responsible for the more eccentric buildings gracing Fawcett Street. Unfortunately most of his buildings have either been radically altered or destroyed altogether, but three survivals are Corder House, Sydenham House and the Elephant Tea Rooms, all on Fawcett Street. Corder and Sydenham Houses were designed in a Flemish-Gothic style, while the Elephant Tea Rooms is in Caws' own unique style, which he called "Hindoo Gothic". Caws was renowned for his somewhat enthusiastic experiments with (at the time) unusual materials such as terracotta and concrete - both of which were used on the Elephant Tea Rooms.



Local architects



Landmarks, views and vistas

The Sunnyside Conservation Area contains a number of key buildings which, along with the grid-iron layout of the streets, combine to create a legible townscape. A series of landmark buildings within the Conservation Area are easily identified and help to provide a sense of location amongst the long terraces. To the north of Fawcett Street views can be had across the Wearmouth Bridge to the historic settlement of Monkwearmouth; to the south views open up into Mowbray Park, a Registered Historic Park and Garden. The Sunnyside area is largely on flat land, above and to the south of the River Wear. As such, the majority of views and vistas are to be found within the Conservation Area, along the terraces and rear lanes and opening up at junctions and open spaces (nodes) with few long views out.

Key Characteristics of the landmarks, views and vistas of Sunnyside Conservation Area

- Clearly defined grid-iron street layout lends itself to long views, terminated by a landmark building or feature
- Series of built features of individual character/ styles that are easily identifiable as local landmarks amongst a number of rhythmic and uniform terraces
- Grade II Listed Sunderland Museum and Winter Gardens provide a focal point to the south of the Conservation Area
- Sunnyside Gardens provide an attractive focal point and community space to the east of the Conservation Area

Landmark buildings

The Sunnyside Conservation Area contains a significant number of landmark buildings; below is a limited selection of those that are among the most prominent.

Museum and Winter Gardens



Built by Allison Builders in 1877 at a cost of £11700 to a design by Tillmans (Sunderland's first architectural practice). Originally a museum, library and art gallery, the Sunderland Museum is of a Classical Roman style, with French Mansard roofs. The original 1879 Winter Gardens was a cast iron and glass structure to the rear of

the building, filled with exotic plants. Destroyed by a parachute mine in WWII, the Gardens were replaced with a 1960s library extension in the 'Festival of Britain' style (above left). Today's Winter Gardens are a contemporary interpretation, located to the eastern end of the Museum and opened in 2000.



Left: Winter Gardens; right: Mowbray Apartments

Former Post Office

The former Post Office creates a dramatic focal point at the head of the recently reinvigorated Sunnyside Gardens. Formerly the site of Sunnyside Mansion, the General Post Office was built in 1903 by Sir Henry Tanner. Featuring sandstone ashlar with red granite door architraves and a graduated Lakeland slate roof with ashlar chimneys and cast-iron railings, the building was recently converted into residential apartments with a high quality contemporary extension to the north, over the former sorting office.



Hawksley House



The former Sunderland and South Shields Water Company offices were built in 1907 by W & TR Milburn. Built of Penrith red sandstone with a Lakeland slate roof and featuring variously shaped windows of some considerable visual interest, the building has recently been converted into an apart-hotel. The excellent interior has been preserved, including the spectacular board room, now a living room. Standing on a prominent corner, opposite the Winter Gardens, the building stands a storey higher than the adjacent John Street terraces, resulting in a strong and successful counterpoint to the rhythm and uniformity of the street.

Church of St. Mary (R.C.)

Built to a design by Ignatius Bonomi of Durham between 1830 and 1835, the Church of St. Mary is an attractive gateway feature at the top of Bridge Street, a key entrance into the Conservation Area (and the city centre) from across the Wearmouth Bridge. Of sandstone ashlar and limestone rubble, the roofline features gothic style pinnacles decorated with crockets (leafy knobs).



Hutchinson's Buildings



Hutchinson's Buildings provide a point of great visual interest when looking up Fawcett Street and along High Street; the high dome sat atop the property is unique within the Conservation Area (but other domes in the city's skyline echo it such as the later Empire Theatre). The Classical themed Giant Corinthian Order of the building makes a grand statement. The building is also a social landmark due to its local significance

as 'Mackie's Corner', named after the silk hat maker that occupied the corner unit in the 1850s. It became customary on New Year's Eve to attempt to run the length of Fawcett Street from the steps of the old town hall to Mackie's Corner in the time it took the clock to strike twelve.

Views

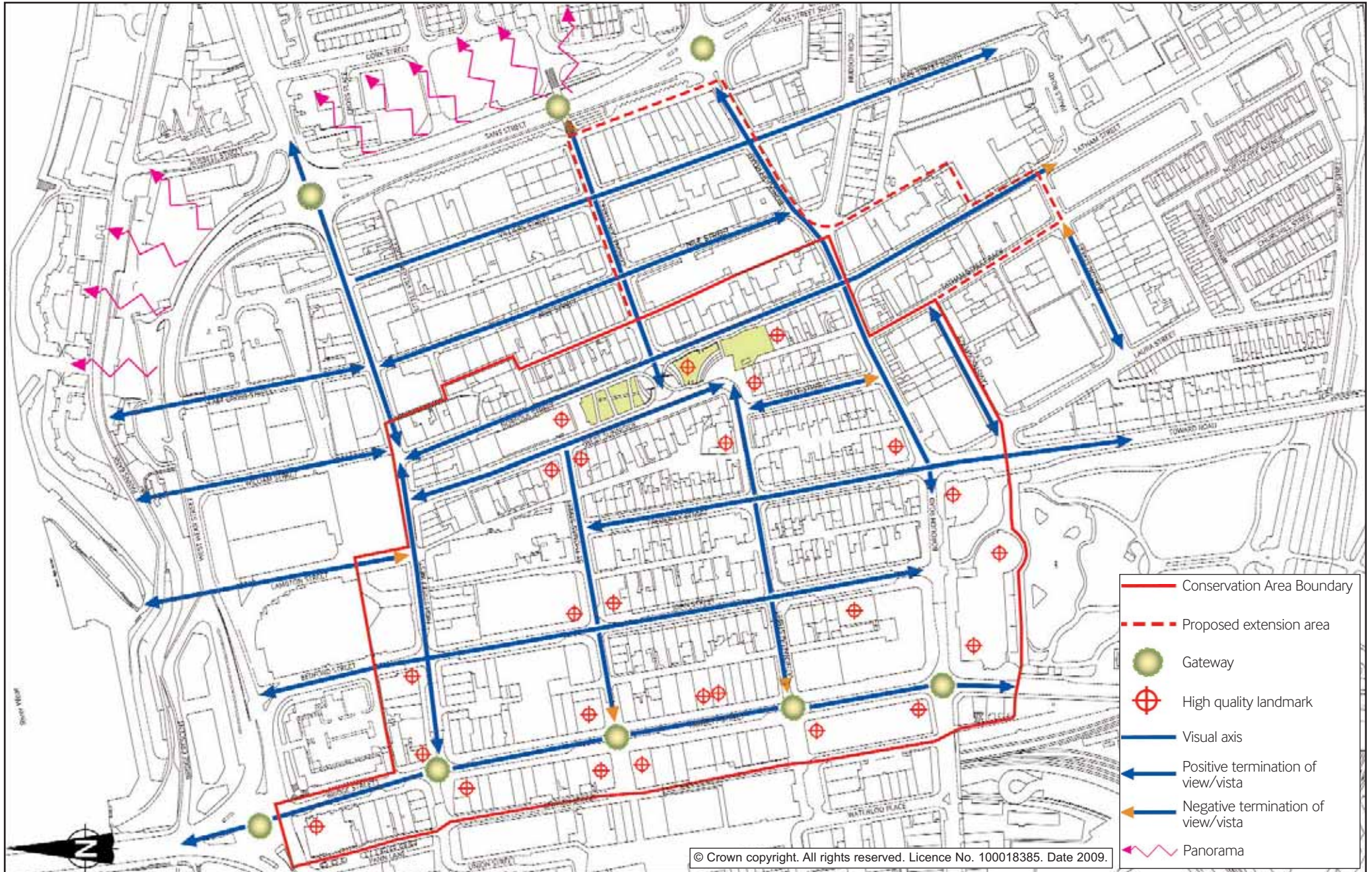
Views into and out of the Conservation Area are limited due to its finely grained urban layout - a few glimpses out of the area may be obtained from certain vantage points. The Wearmouth Bridge can be seen from the top of Fawcett Street, emphasising the historically significant relationship between the river crossing and the development of the Fawcett Estate into Sunnside. At the opposite end of Fawcett Street glimpses into Mowbray Park provide an attractive mature green setting for the Conservation Area, and a reminder of the influence of civic projects in this part of the city. To the east of the Conservation Area the North Sea can be glimpsed along Coronation Street.

Views within the Conservation Area tend to be long straight views along terraces, generally of a uniform nature occasionally punctuated by landmark buildings. Variety is provided by the varying lengths of the terraces - Jameson's planned layout features a hierarchy of streets, with Fawcett the longest and Foyle the shortest. The grid-iron layout creates a number of junctions facilitating views, although these tend to be of limited scope. Sunnside Gardens is the only part of the Conservation Area that features significant open space, providing opportunities for unfolding views on approach to the Gardens from various directions and attractive vistas across the public realm, artworks and historic buildings.



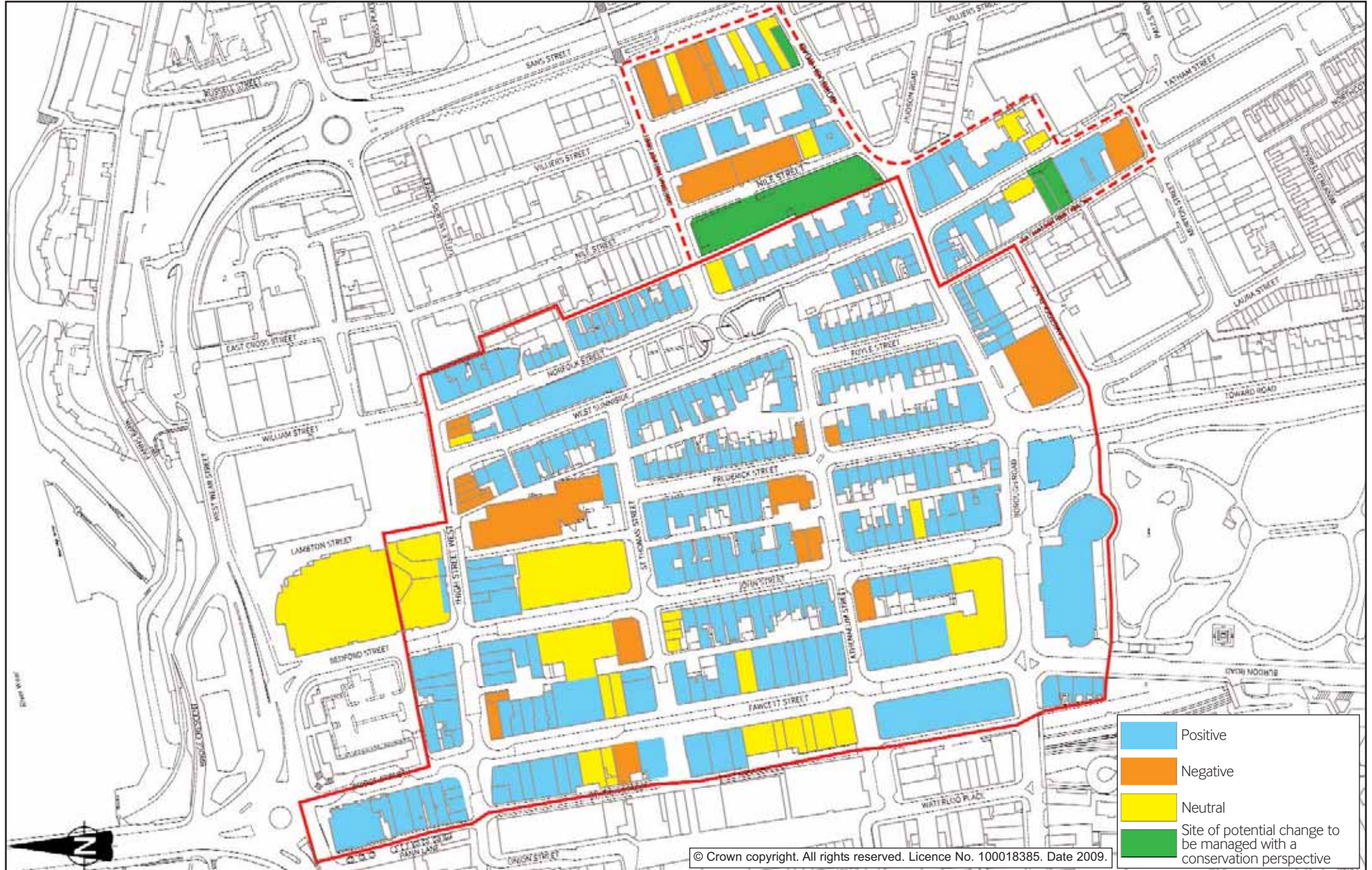
Above left: long view along Foyle Street; above right, vista across Sunnside Gardens from West Sunnside.

Townscape Analysis



- Conservation Area Boundary
- - - Proposed extension area
- Gateway
- ⊕ High quality landmark
- Visual axis
- Positive termination of view/vista
- Negative termination of view/vista
- ~ Panorama

Townscape Analysis II: Buildings

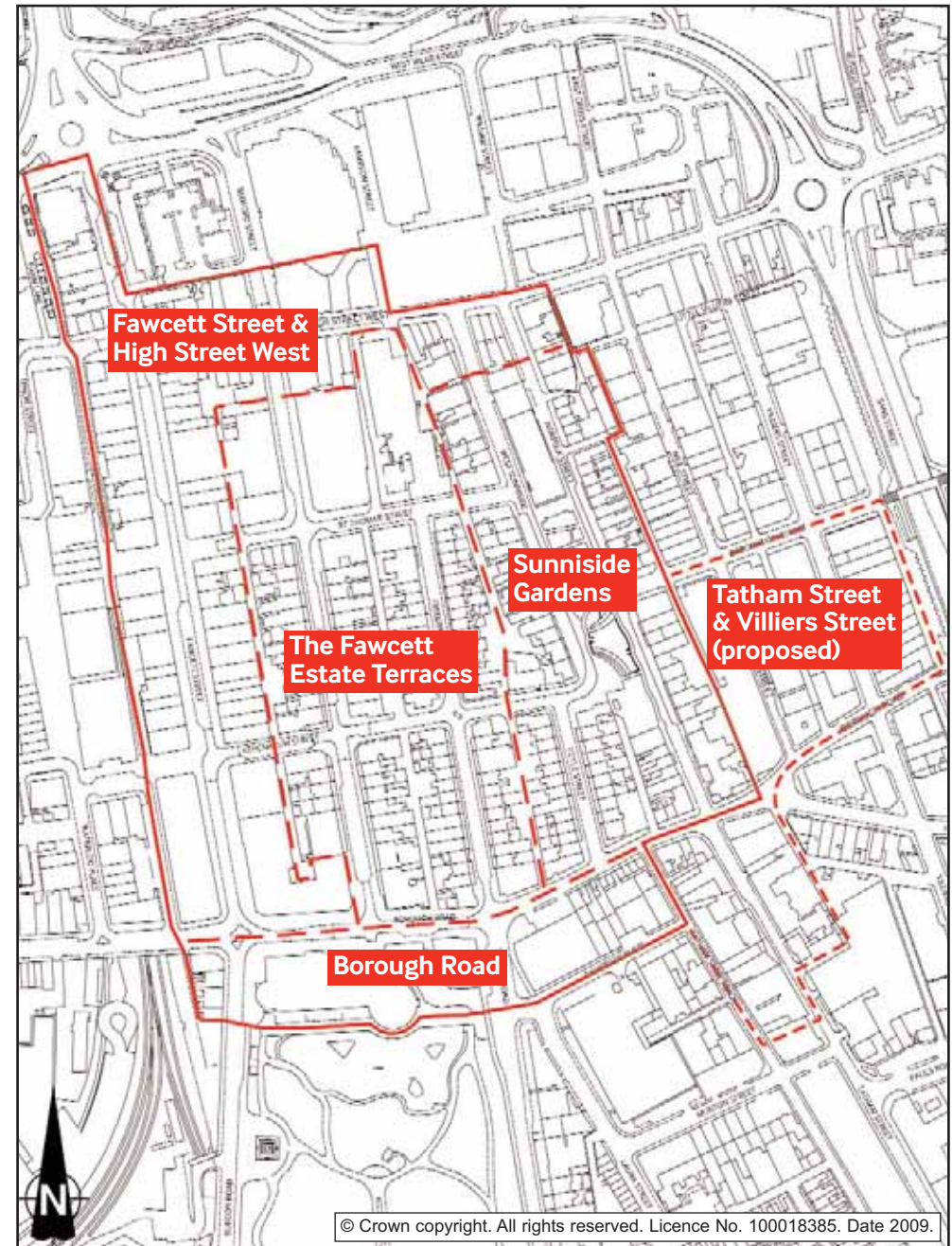


Sub-areas introduction

For the purposes of a more detailed study of its character, the Conservation Area has been divided into five sub-categories that take the form of areas of broadly similar character (influenced in most part by building type or usage), which combine to create the special character of the Conservation Area as a whole.

The five sub-areas are:

- 'Fawcett Street and High Street West', the western and northern boundaries of the Conservation Area covering the long stretches of High Street West, Fawcett Street and Bridge Street to the north
- 'The Fawcett Estate terraces', covering John, Frederick, St. Thomas and Athenaeum streets
- 'Sunniside Gardens' including the gardens, Norfolk Street, West Sunniside and Foyle Street
- 'Borough Road'
- 'Tatham Street and Villiers Street'; the area to the immediate south east of the existing boundary, proposed to be incorporated into the Conservation Area in part 2 of this document. Includes parts of Tatham Street, Borough Road, Villiers Street and Nile Street, an area of potentially considerable beneficial change where historic buildings can serve to enrich the townscape

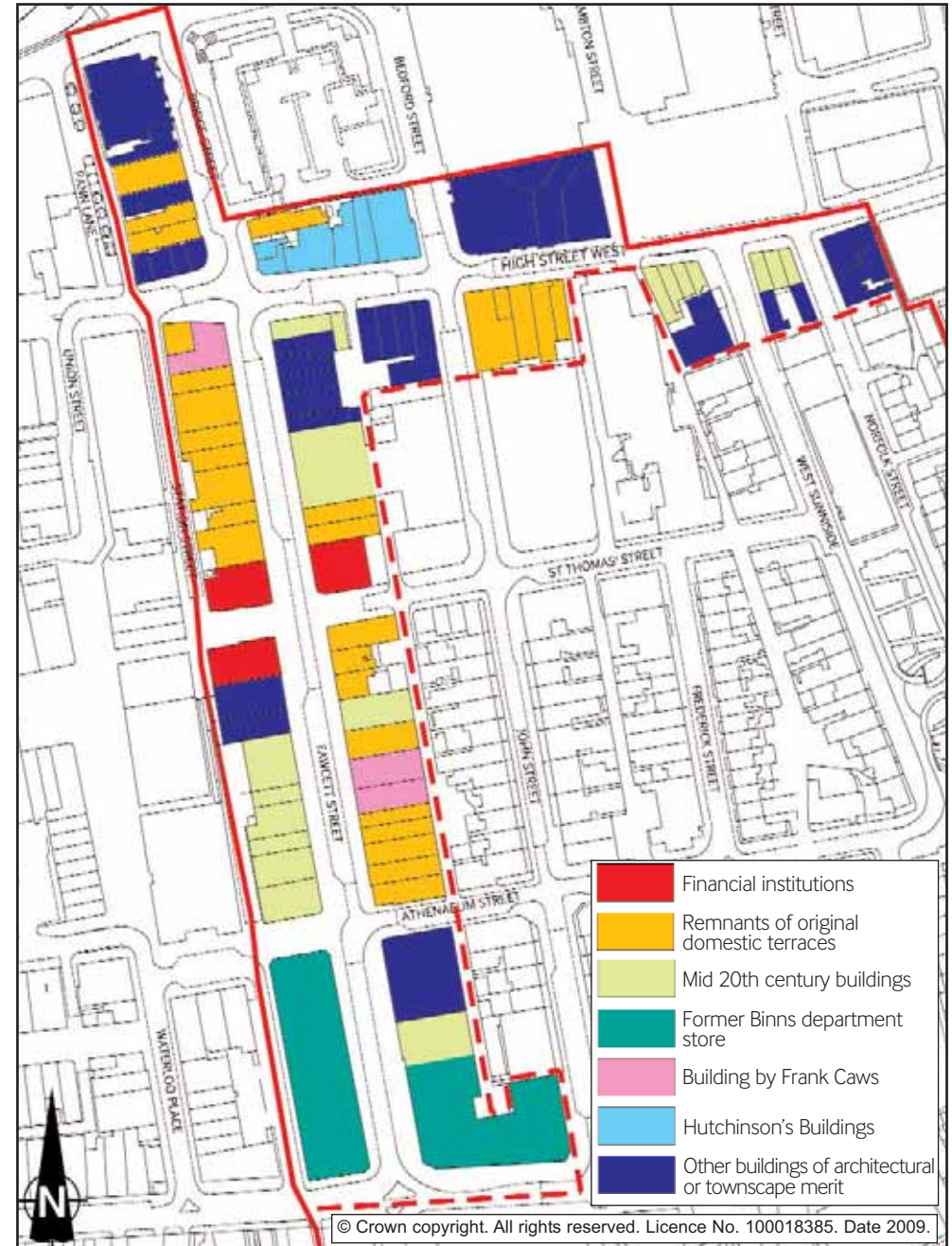


Fawcett Street and High Street West

This sub-area is geographically focussed upon the two key historic routes that catalysed the emergence of Sunderland as a town born out of three villages. Fawcett Street and High Street West are both predominantly in commercial and retail usage and form part of the core of what is now the city centre. Both streets feature a number of large buildings of significant historical and architectural interest, many of which replaced the original residential development of Fawcett Street a few decades after it was first laid out. The sub-area is busy and vibrant, and an important city gateway. Fawcett Street in particular is a busy bus route and experiences heavy pedestrian traffic. High Street West is undergoing significant regeneration in a bid to reinvigorate the eastern side of the city centre, although the current scale of development is not always appropriate to its historic context.

Key characteristics of the Fawcett Street and High Street West sub-area

- Predominantly retail and commercial usage
- Eclectic mix of buildings, including Caws' eccentric designs
- Notable local architectural achievements, such as Hutchinson's Buildings
- Originally part of the Fawcett estate
- High Street West; the main east-west route between the settlements of Sunderland and Bishopwearmouth
- Fawcett Street; the key north-south route from the Wearmouth Bridge that also linked Monkwearmouth into Sunderland
- Vibrant atmosphere in the central business district
- Key gateways into city-centre and Conservation Area



Financial institutions

On three corners of the junction of St. Thomas Street and Fawcett Street are three banks of classically elegant simplicity. HSBC, built as the York City and County Bank in 1902, features a grey granite ground floor and Corinthian order detailing. Lloyds TSB was built in 1890 for Lambton's Bank in the Italian Palazzo style and features pink granite plinths and columns. Barclays, built in 1878, showcases a grand colonnade and Baroque dormers; the former subscription library next door was built at the same time to a similar design and is now NatWest Bank.



Barclays Bank (built 1878)



Lloyds TSB (built 1890)



HSBC (built 1902)

Remnants of original domestic terraces

Mid-late 19th century domestic properties can still be seen on both Fawcett Street and High Street West. The properties have all been adapted for commercial use, resulting in the loss of historic features to the ground floor level. Looking to the upper floors, however, the domestic scale and features have been retained.

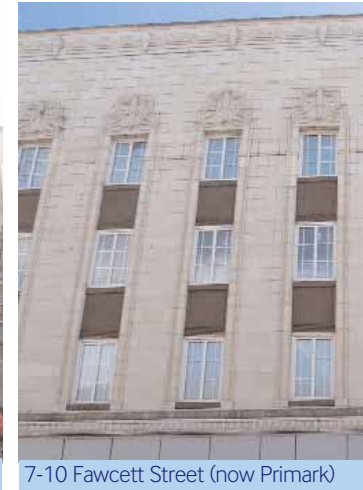


Mid 20th century buildings

Fawcett Street features a number of mid-20th century buildings of good architectural style and detailing; the former Woolworths' Building (now Primark) is of particular interest with stylised art deco influenced detailing to the top storey and a strong vertical emphasis despite its significant horizontal massing.



19 Fawcett Street



7-10 Fawcett Street (now Primark)



City Library

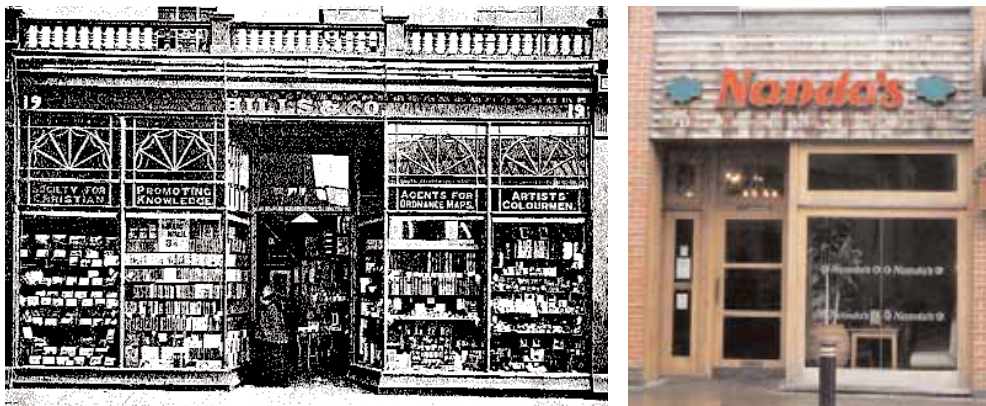
Former Binns department store

Now home to Wilkinson's store, this attractive building was formerly connected to the other Binns building on the eastern side of Fawcett Street by an underground tunnel. Standing five storeys tall the building features a graceful curved corner to Athenaeum Street and elegantly proportioned windows. The art deco influenced architecture is complimented by Classically styled colonnades to the front elevation, taking its design cues from nearby landmark buildings.



Shop fronts

Shop frontages are prolific on Fawcett Street and High Street West but many fall short of the quality expected of historic buildings in conservation areas. Very few traditional-style frontages remain in the sub-area despite, in many cases, photographic evidence of the original frontages which contributed positively to the character of the area. Examples of good contemporary shopfronts also help to improve the character and appearance of the Conservation Area.



Above left: the shop front of 19 Fawcett Street (now Hitchens) in the late 19th century; above right: a contemporary shopfront on High Street West.

Roofscape

The properties along Fawcett Street and High Street West feature a range of styles, designs, materials and rooflines. Buildings such as the Sony shop feature a Dutch gable, while the Register Buildings has a Gothic roofline with three tall finials.



Top right: 63 Fawcett Street (Sony Centre); bottom left: Register Buildings, High Street West; bottom right: 30 Bridge Street (Elizabeth's Restaurant)

Streetscape

Fawcett Street and High Street West are both long streets, lined on either side by buildings of at least three storeys; some parts of High Street West are increasingly being dominated by much taller new developments that dwarf the surrounding historic buildings. Long views can be had along both streets, interrupted only by traffic and street furniture. Fawcett Street experiences high footfall and is part of the city's bus network; in contrast this part of High Street West has become quieter in recent years, although it is currently subject to a significant degree of redevelopment, which will hopefully revitalise this formerly key retail and commercial street.



Above left: Fawcett Street, still a busy thoroughfare with buses and delivery vehicles; above right: High Street West, where recent development has been of a large scale and is incongruous in the historic street scene.

Unfortunately both streets - Fawcett Street in particular - suffer from a great deal of 'street clutter': bollards, bins, planters and signage, for example. While some street furniture is, of course, to be welcomed on busy shopping streets, it should be part of a high quality co-ordinated scheme and kept to a minimum. English Heritage and CABE provide best practice guidelines in the form of the Streets for All publication (see appendix 4) as to how streets in historic areas should be managed and maintained and the council's Central Area Urban Design Strategy SPD addresses the issue in some detail.

The general poor quality and/or condition of shopfronts along these two key streets detracts considerably from the overall quality of the streetscene; a situation further exacerbated when premises close for the night and security measures such as roller shutters are put in place. This issue is addressed in part 2 of the document.

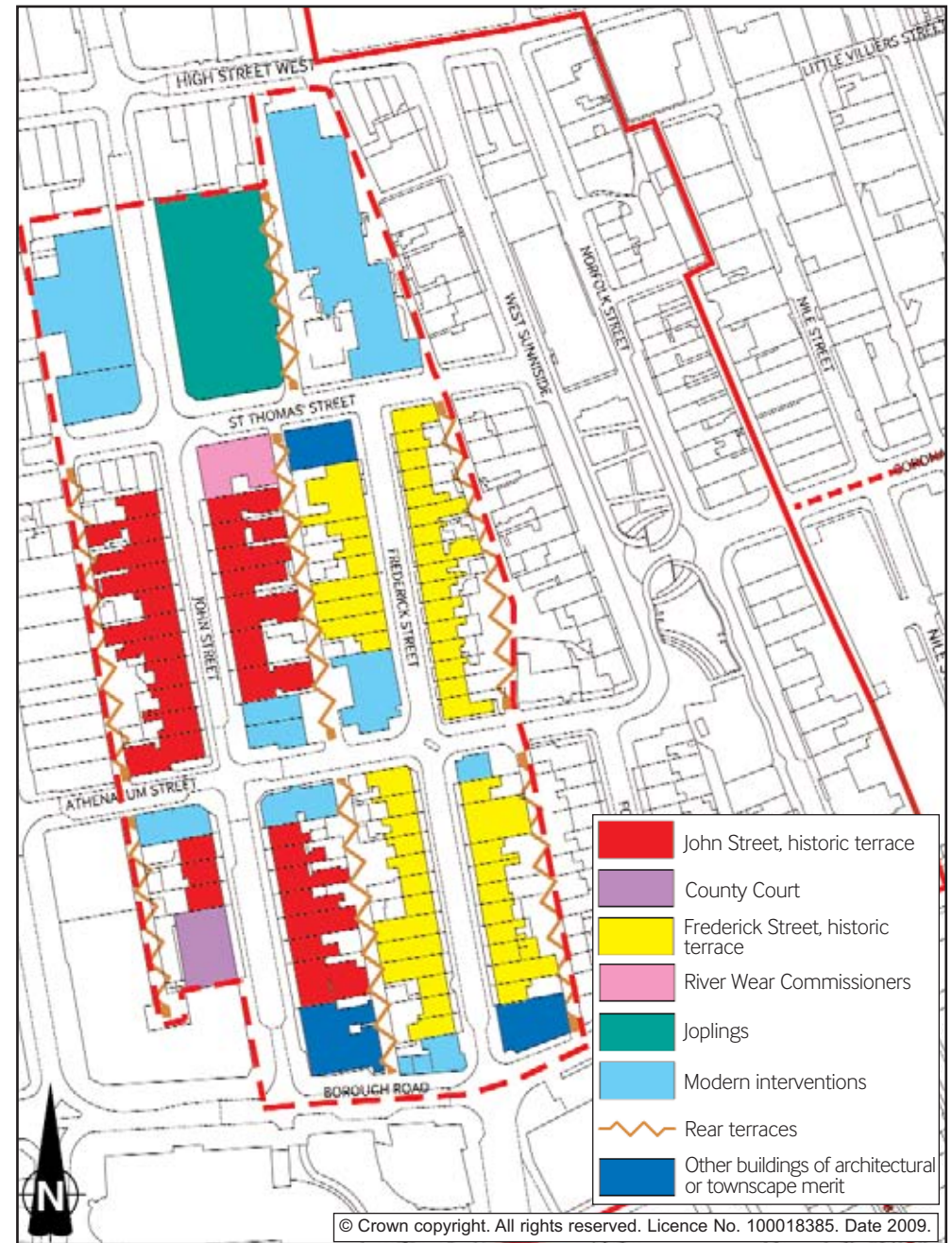
The Fawcett Estate Terraces

The long terraces of John Street and Frederick Street were planned by William Jameson as residential streets to a neo-Greek Classical design. John Street is longer than Frederick Street by a block and this hierarchy is echoed in the size and design of the buildings - John Street, for instance, features ornate porticos that are not in evidence on Frederick Street. The terraces make an impressive statement with an individual vertical emphasis in the late-Georgian/ early-Victorian style and a strong overall horizontal massing.

The northern end of John Street was significantly redeveloped in the first half of the twentieth century. Joplings department store and the Job Centre (formerly Woolworth's, which spanned the city block to front Fawcett Street as well as John Street) both occupy an expansive footprint. To the southern end of John Street the former Waterboard Building and the County Court are landmark buildings. Some corner plots, in particular on Frederick Street, were redeveloped in the 1960s and 70s, resulting in some unfortunate architectural interventions that do not always sit well with the historic buildings.

Key characteristics of the Fawcett Estate Terrace sub-area

- Long residential terraces
- Classical neo-Georgian styling
- Hierarchical arrangement
- Joplings department store
- Fine individual buildings (on corner plots) including the Water Board Building, the River Wear Commissioners and the County Court
- Unfortunate modern interventions on some corner plots
- Negative townscape impact of the 1970s extension to the Telephone Exchange to the north of Frederick Street
- A number of poor shopfront treatments and security measures harm the character and appearance of this sub-area



John Street



The grandest of the terraces, John Street features ornate detailing combined with solidly constructed properties. The houses on John Street were built three windows across, and are the largest of the terraced properties in the area. Details such as the cast iron railings and friezes above the doorways lend the terrace a sense of grandeur and stature over and above other terraces in Sunnyside. A colour scheme for the street, enforced via an Article 4 Direction, ensures that its uniformity is maintained. Listed Grade II almost in its entirety, John Street should be a continual source of civic pride to the residents of Sunderland.



Frederick Street



In contrast to the properties on John Street, houses on Frederick Street were built to a simpler design (although still in the Classical style). Doorways, for example, are less intricate than on John Street. Like John Street, the majority of the historic buildings on Frederick Street are Grade II Listed. Over a period of many years a number of properties have lost their domestic appearance at the ground floor level to be replaced with various styles of shop frontages - some more successfully than others.



County Court

In contrast to the rest of this part of John Street, the County Court was designed with a distinct horizontal emphasis: this reflects the overall massing of the neighbouring terraces, whilst still distinguishing itself from their uniformity. The Court building makes an attractive contribution to this part of the street and has group value with the former Water Board Building, opposite.



River Wear Commissioners Building, St. Thomas Street

This building, owned by the City Council, is a bold testament to the past importance of the River to the development of Sunderland. The Commissioners' building makes a strong, positive townscape statement, straddling the corner of St. Thomas Street and John Street: at over a storey higher than its neighbours its domination of the streetscape at this point is total. In addition, the building's interior is very well preserved and extremely grand, particularly in the entrance lobby and Board Room which features spectacular carved timber panelling.



Joplings

Joplings department store, on John Street, was built in the 1950s to replace the original store, which burnt down. In a design that is very much of its day, the store occupies a large corner plot and is a key navigational landmark in the area, instantly recognisable due to the feature corner with the large Joplings logo and distinctive blue clock.



Modern interventions

A number of corner plots in the area have been redeveloped over the years and replaced with incongruous modern buildings that do not sit well with the historic terraces (e.g. below). Such buildings are incompatible with their surroundings due to the contrasting scale, massing, plot size and poor quality of materials. The modern extension to the rear of the Telephone Exchange, to the north of Frederick Street, is exceptionally large and interrupts views from numerous vantage points in the city, including West Sunnside, High Street West and Frederick Street (below left).



Rear terraces

The rear lanes of the terraces are of interest and are significant in their own right, particularly to the rear of the Place. Many of the terraced properties have been altered to the rear over the years, the main alteration being the addition of offshoots of varying lengths, footprints and heights which have largely diminished the area of the rear yard, but provide occasional hidden gems (e.g. right, rear 52 Frederick Street). Traditionally surface materials would have been granite setts, and in some instances these surfaces survive, although in other places they have been covered over with tarmac or concrete.



Shop fronts

Along John and Frederick Streets many formerly residential properties have been converted into commercial premises of various forms. Some have inserted shopfronts (often many years ago, e.g. below), which are intrusive to varying degrees; others simply have subtle signage and have largely retained their domestic appearance (e.g. below left).



Streetscape

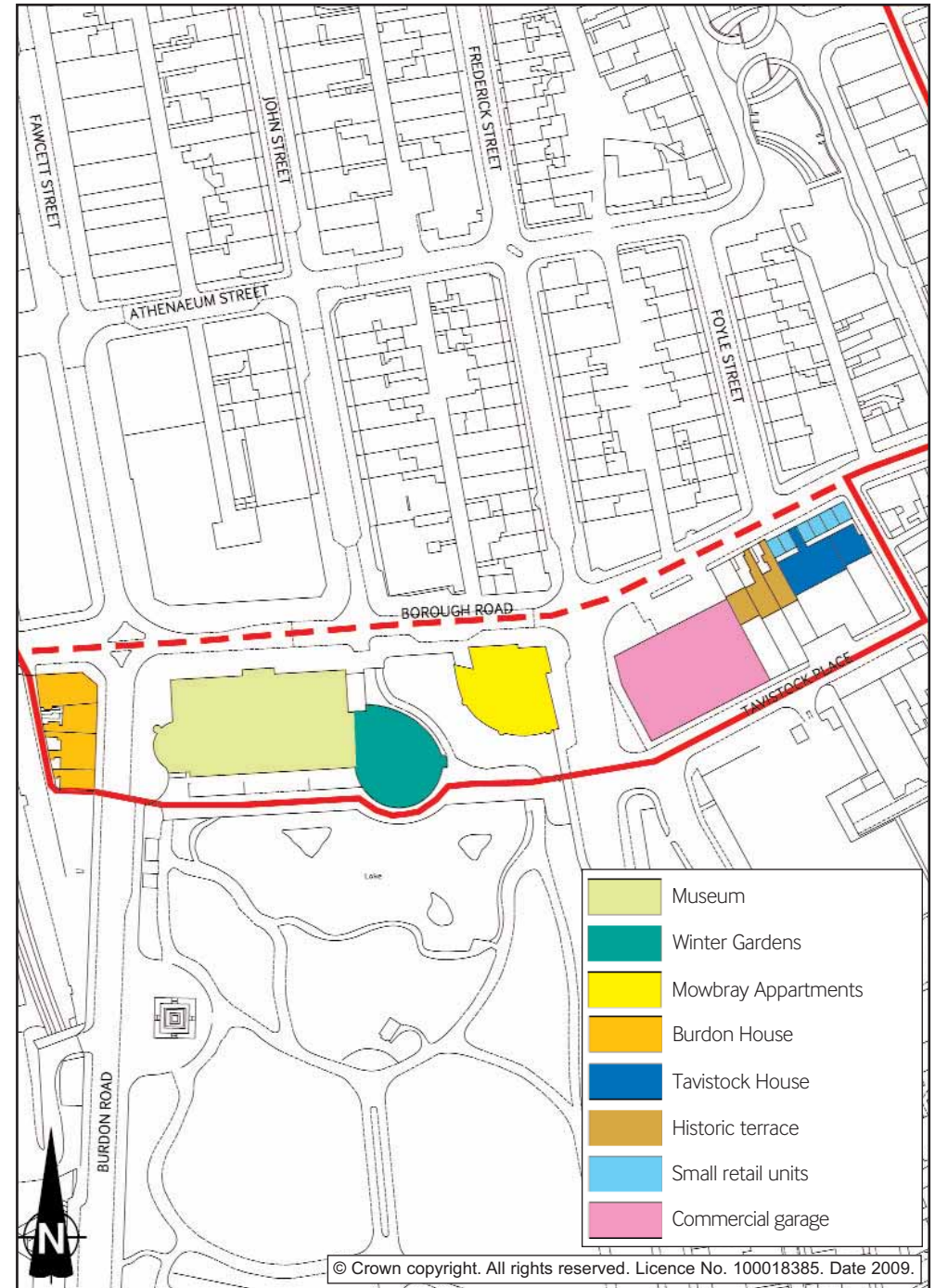
The terraces are of a rhythmic and generally uniform structure. This pattern allows extended views along the streets, usually terminated by either a large building (e.g. the Winter Gardens, the Telephone Exchange, the Echo 24 building) or by a cross-cutting street such as High Street West.

Borough Road sub-area

This sub-area is of historic and townscape interest, but is very different in character to the remainder of the Conservation Area as it was not part of Jameson's planned layout; at the time of Jameson's work much of the area was still fields. The character of this sub-area is strongly influenced by its proximity to Mowbray Park; the Museum and Winter Gardens are essentially a part of the Park development. Tavistock House, built c.1830, was originally surrounded by gardens and fields; this land has been filled with various developments (including a significant number of terraced houses by 1856) over the subsequent centuries and does not currently display a coherent townscape quality.

Key characteristics of the Borough Road sub-area

- Major landmark of Sunderland Museum and Winter Gardens (Grade II Listed)
- Lamp standards in front of the Museum, listed in their own right
- Key gateway into Conservation Area
- Views into Mowbray Park (Registered Historic Park & Garden)
- Contemporary development of Mowbray Apartments "wrapped" around the historic Palatine Hotel
- Tavistock House (Grade II Listed)
- Burdon House (Grade II Listed)
- Different layout and east-west orientation to the Fawcett Estate terraces provides attractive stop-points to views south along the terraces
- Negative modern intervention of the commercial garage, a poor architectural and townscape feature at a key gateway



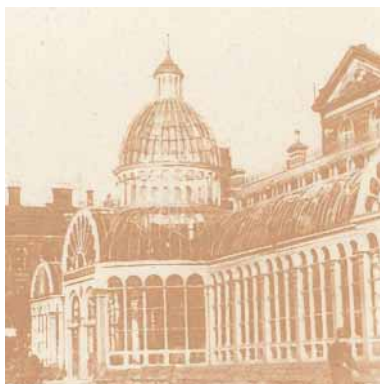
Museum and Library



Creating a dramatic corner to Mowbray Park, an attractive stop point at the end of Fawcett Street and an iconic civic building, the Sunderland Museum is a unique structure within the city. Resembling a French Chateau, it is an instantly recognisable architectural and cultural landmark. The Museum itself is an important visitor attraction, the use of which is largely unchanged since it was built, over 130 years ago. The two cast-iron lamp standards, seen in the foreground (left), are listed in their own right and originally stood in front of the old Town Hall on Fawcett Street.

Winter Gardens

The original Winter Gardens of 1879 (below left) were of cast iron and glass and housed numerous specimens of exotic plants. Damaged by a parachute mine in WWII, the Winter Gardens were replaced with the current 'Festival of Britain' extension. Today's Winter Gardens (below right) are a contemporary interpretation of the original, located to the east of the Museum. Opened in 2000 the Gardens have become a popular visitor destination and have inspired the design of the adjacent Mowbray Apartments.



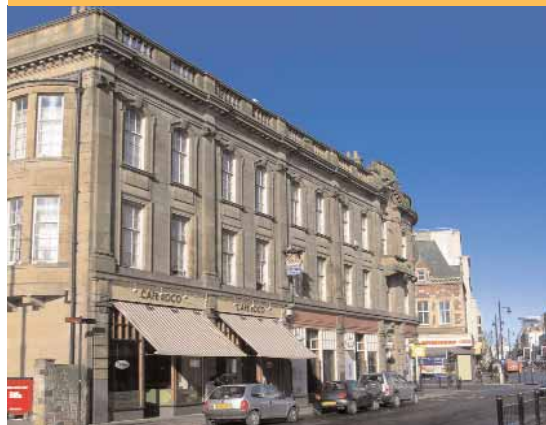
The Winter Gardens, showing War damage; today's Winter Gardens, with Mowbray Park in the foreground and the recently built Mowbray Apartments to the far right of the picture.

Mowbray Apartments

The recently completed Mowbray Apartments are another example of how contemporary design can sit well in the historic environment. The new building wraps around the former Palatine Hotel, taking its architectural cues from the curved shape of the adjacent Winter Gardens.



Burdon House



Burdon House is a fine collection of properties on the corner of Burdon Road and Holmeside that was built as the North Eastern Railway offices. Facing the museum and the southern end of Fawcett Street the buildings appear to sweep around the corner at this key gateway into the Conservation Area. The pierced parapet on the eaves line of the building is of particular townscape interest.

Tavistock House

Built in 1830, Tavistock House has retained its large gardens to the rear but its frontage to Borough Road is now screened by a row of small commercial units (of some historic interest in themselves). The few remaining adjacent terraced houses are much altered, but remain of some limited historic interest.

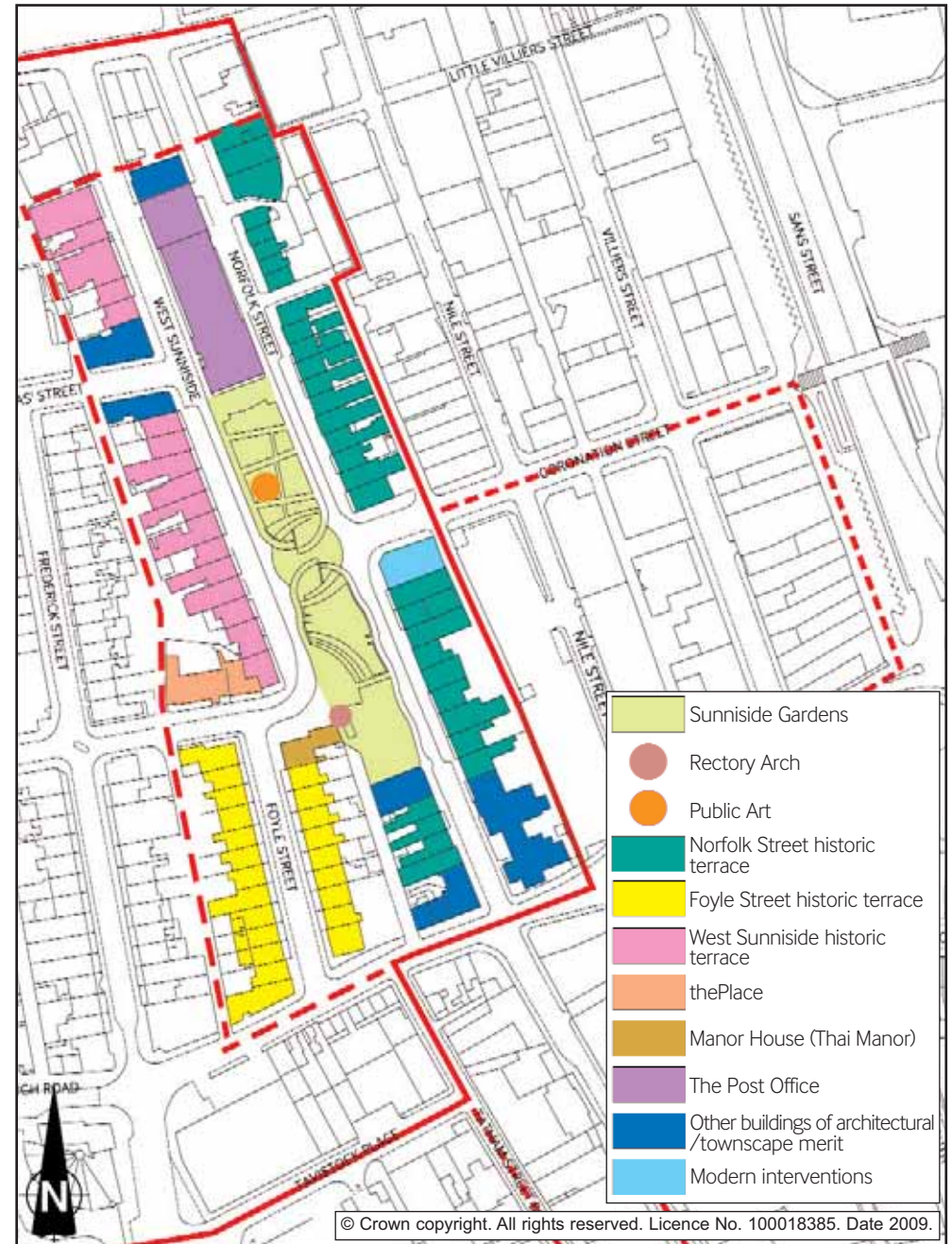


Sunniside Gardens sub-area

This sub-area has a particularly distinctive character due, in large part, to the public open space of Sunniside Gardens. The historic terraces within this sub-area were developed around the "shrubbery" (so called on the 1856 OS); originally the gardens to Sunniside Manor they were, and remain, an attractive focal point of the street layout. Recent public realm improvements - in particular the high quality urban design scheme of the Gardens - and the continued repair and restoration of once vacant and dilapidated historic buildings are helping to usher in a resurgence in the quality, appearance and popularity of this key area. Exciting contemporary developments, such as thePlace arts and business centre, complement the high quality of the historic fabric of the area and provide a sense of continuity in the ongoing development and regeneration of the city.

Key characteristics of the Sunniside Gardens sub-area

- Site of the Sunniside Manor in the early 18th century
- Public space of the gardens - recent award winning urban design scheme
- Classically styled historic terraces provide continuity with adjacent streets
- Foyle Street has historic street surface treatments with granite setts and a uniform colour scheme on properties to one side
- Key buildings such as the Post Office punctuate the streetscene
- Focal point for regeneration of Sunniside
- High quality new developments such as thePlace arts and business centre
- A small number of Art Nouveau/Edwardian Baroque buildings add colour and interest



Sunniside Gardens



A true focal point of the Conservation Area, the Gardens have been recently redeveloped with high quality materials to create an excellent award-winning public space that facilitates attractive views to the historic buildings surrounding them. The



Gardens are the only landscaped open space in the Conservation Area and as such are of key importance to the use of the area; the layout of the Gardens is designed to encourage people to stop and sit, and enjoy the historic Sunniside area.

The Post Office



The former Post Office stands sentinel at the head of the Gardens, on the site of the 18th century Sunny Side Manor, a strong and positive influence over the townscape of the area. The building was restored and

converted to residential apartments by Gentoo, with the assistance of a THI grant. The building now features a striking contemporary extension to the rear.

Public art

The steel and glass sculpture (right) by artist and Sunderland University lecturer Laura Johnson reflects upon the city's ship building and glass industries. One NorthEast are providing an additional £400,000 for art installations and creative lighting in Sunniside as part of a further £2.2 million public realm scheme- four international artists are currently working on designs for the area.



Norfolk Street

Norfolk Street (below), may have originally been a more uniform terrace that has been altered and decorated over the years to create an attractive grouping of varied character. While this treatment would not be desirable on the other, more uniform terraces of the area, it is nonetheless a charming component of the streetscene around Sunniside Gardens.



Foyle Street



Foyle Street (left) is the shortest of the Fawcett terraces; in keeping with the Classical style it features simple doorcases raised from the ground floor and accessed by a series of steps with decorative cast iron railings. The drawbacks of cleaning brickwork are illustrated here as the localised removal of the patina of age disrupts the continuity of the group.

West Sunniside

The grandeur and attractive uniformity of this terrace creates a grand border to the Gardens, with a number of small businesses, cafés and restaurants bringing life and vibrancy to the sub-area.



thePlace



thePlace is a £6m contemporary arts and business centre on Athenaeum Street, containing a performance space, meeting rooms, café, offices and artist's studios. Recently commended in the 2009 Civic Trust Awards, it uses high quality modern materials in direct contrast to the immediately adjacent classically styled historic

properties, it is of an appropriate and sympathetic scale and makes a strong, positive statement as to how the contemporary can sit well with the historic.

Manor House

The Grade II Listed Manor House, flanking Foyle Street and facing the Gardens, was considered by the council to be a Building at Risk some years ago. Subsequent to a restoration project the property is once more a fine attribute to the streetscape of the Gardens and is now in use as a Thai restaurant.



Other buildings of interest

The area around the Gardens features a number of individual buildings that are of significant historic and/or townscape merit. These include the Somerford Buildings, which enclose the Gardens at the southern end and the Norfolk Hotel, an attractive red brick property that was built as a school and was subsequently used as both an adult school and a labour exchange in the early twentieth century prior to its current use. The character of these large, red brick buildings contrasts with the uniformity of the neighbouring terraces, but is continued into the proposed Tavistock sub-area, which contains a range of buildings of a similar style, appearance and character. To the north of the Gardens are two fascinating red-brick buildings in the Art Nouveau style; Maritime Buildings and Sunnside Chambers, both now apartments.



Somerford Buildings



The Norfolk Hotel

Streetscape

The streetscape of the Gardens is markedly different to that of other sub-areas. Although it is essentially an extension of the grid-iron layout of the wider area, the presence of the Gardens between Norfolk Street and West Sunnside creates an opening-up of views and movement of pedestrians that are not possible elsewhere in Sunnside. The mixture of high quality contemporary and traditional materials, and hard and soft landscaping, makes a strong positive contribution to the streetscape of this sub-area.

Tatham Street/Villiers Street (proposed) sub-area

This area is not currently part of the Conservation Area but is proposed for inclusion within the management strategy in part 2 of this document. It is appraised in terms of its character here in order to assist understanding of its significance when considering it for inclusion in the Conservation Area in Management Proposal 1a.

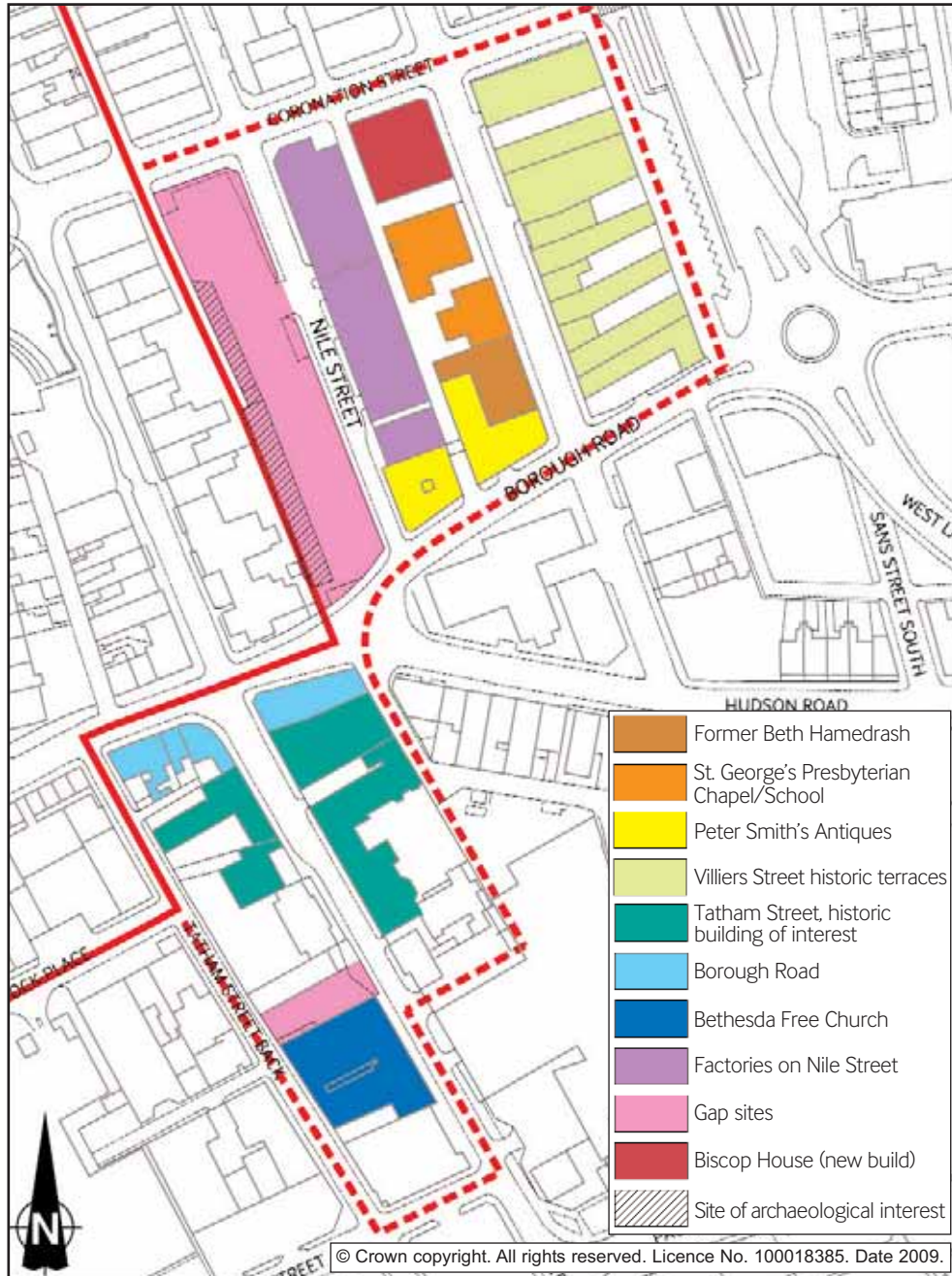
The character of this sub-area is largely derived from a number of substantial red-brick buildings along with a few surviving historic terraces and chapels. Historic uses of this part of town are various; many of the larger buildings have seen a number of uses in their lifetimes and this has given them interesting and varied histories.

There is an air of neglect in parts of this sub-area, particularly given the relative frequency of gap-sites here: while these contribute to a general air of dilapidation, and cause the townscape to become disjointed, they also represent an exciting opportunity to stitch the urban fabric back together with high quality development schemes.

The difference in character between this sub-area and the rest of the Conservation Area is all the more noticeable given the stark contrast to adjacent streets in the Conservation Area such as Norfolk Street and West Sunnyside, which have mostly been maintained to a high standard, are of a uniform architectural style and layout and have clearly benefited from the protection conveyed by Conservation Area status, the Listing of many buildings and Article 4 Directions. Despite this contrast, it is clear that the historic character of this area is worthy of preservation and enhancement, and the inclusion of this sub-area will encourage the conservation-led management of change in order to ensure that the historic significance and context is respected and enhanced in future. This designation would further support the aims of the Sunnyside Planning and Design Framework, which sets out a presumption in favour of the retention of buildings of historic interest, including those buildings that are not protected by Listing. See Management Objective 1 for a fuller discussion of this issue.

Key characteristics of the Tatham Street/Villiers Street sub-area

- Grid-iron street pattern, incomplete due to some erosion of the historic grain over time
- A slightly different character to the rest of Sunnyside largely due to the mix of historic uses and eclectic building styles
- Substantial red brick buildings such as the former Girls' Reformatory School at 3 Tatham Street
- Interesting and unusual buildings such as Peter Smith's Antiques and the former Beth Hamedrash (Jewish School)
- Potential redevelopment sites, including two car parks
- Last vestiges of historic terraces on Villiers Street
- Key gateway locations into the Conservation Area and city centre



Former Beth Hamedrash (Jewish School)

Built c.1890, the former Beth Hamedrash was made redundant by the Mowbray Road Synagogue in the 1930s. An extremely interesting building in terms of Sunderland's Jewish and social history, it is an attractive and imposing sandstone and red brick composition, featuring Star of David detailing. The building later became part of the Institute for the Blind and is currently part of Peter Smith's Antiques.



St. George's Presbyterian Chapel and School



Adjacent to the Beth Hamedrash are the St. George's Chapel and School buildings, both Listed at Grade II. Of high group value and excellent townscape merit in their own right, these properties hint at the former status of this part of the town; the chapel, school and front railings are all Listed separately. Built in the Classical style, as is so much of the rest of Sunnyside, the chapel features a Classical triangular pediment with Roman numerals inscribed into ashlar blocks, arched windows and giant pilasters.

Peter Smith's Antiques

Built as the Institute for the Blind in the 1930s, this unusual property occupies two corner plots, linked by an internal roadway. With string course details and decorative parapets, the two buildings are an attractive gateway feature into the city centre on approach from the inner ring road.



Historic terraces (Villiers Street)



A small number of original terraced houses remain on Villiers Street, in varying degrees of repair. Some appear to have been decapitated - losing the upper storey and the pitched roof - while there are others that remain in very good condition. The best two of the street (numbers 29 and 30) are Listed at Grade II.

Numbers 29 and 30 Villiers Street

Tatham Street



3, Tatham Street - former girl's reformatory and Seamen's Mission

Tatham House (a former Custom House), 2 Tatham Street (originally a ship store supply and paint merchants, then an oil merchant's warehouse and sales room) and 3 Tatham Street (the former Girls' Reformatory School, then later the Seamen's Mission) are all attractive red brick buildings of individual historic interest and townscape merit.

According to the Ward Directories, 2 Tatham Street was owned for many years by Mr A. Cameron, an oil merchant who was also the Danish Vice-Consul. The building was used as the Danish Vice-Consulate from around 1913 until at least the 1930s when the records ended.



2 Tatham Street, a former merchant's warehouse

Borough Road

The Burton House Pub and 50 Borough Road are both attractive red brick buildings with historic shopfronts. Number 50 was formerly A. Gibson auctioneer's showroom and warehouse, and later became the Employment Exchange during the depression of the 1930s; historic photographs indicate that the windows to the ground floor originally continued to ground level.



The Burton House Pub



50 Borough Road with Crown House behind

1970s Crown House (above) is an unattractive counterpoint to the elegance of the industrial red brick buildings of this sub-area, terminating views out along Borough Road in a negative manner. The telecommunications arrays on its roof fail to enhance its aesthetics.

Bethesda Free Church

Listed at Grade II the Chapel was built in 1844 of English garden wall bond brick, with limestone rubble returns and painted sandstone dressings. The building was paid for by the minister who established it, Arthur Augustus Rees, on land bought from a local Quaker, Caleb Wilson



Factories on Nile Street

Originally a residential terraced street similar to those throughout Sunnyside, Nile Street now features a number of modern industrial units of low architectural quality. Other than block size and street locations, no evidence remains of the former fine grain of the area. The quality of the buildings and a lack of active frontages have led to a decline in the overall character and appearance of the street, and makes it a negative entrance into the existing Conservation Area.



The street affords an excellent opportunity for future redevelopment, as outlined in the East Sunnyside Masterplan (Sunnyside Planning and Design Framework SPD), and as such should be included in the proposed Conservation Area.

Future development on Nile Street must make a positive contribution to the character and appearance of the Sunnyside Conservation Area.

Gap sites/cleared sites



There are a small number of gap sites in the Tavistock sub-area, including the car parks on Nile Street and a small site on Tatham Street between the Listed Bethesda Chapel and the modern medical centre.

The Nile Street car park, in particular, may be of significant archaeological interest, with a disused Quaker burial ground to the west (map, right). Suitable built developments on these sites will help to knit together the urban grain and re-create an attractive, cohesive townscape.



1856 OS map showing detail of the Nile Street car park

Current issues and possible solutions

Over recent years a huge amount of public and private money has been invested in the Sunnyside area, resulting in dramatic improvements to the public realm, high quality restoration schemes on historic buildings and the creation of numerous new businesses, jobs and residential accommodation. The continued regeneration of Sunnyside is strongly supported by the council and its partners, and its future protection, enhancement and development is addressed in the Sunnyside Planning and Design Framework Supplementary Planning Document (SPD).

Despite such positive strides, like all conservation areas the historic and architectural interest and integrity of the Sunnyside Conservation Area are potentially at risk of degradation through, for example, the unsympathetic alteration of historic properties. As with most attractive historic locations, the Conservation Area is seen as a desirable place to live and do business, and hence in which to develop property, giving rise to potential development pressure, not all of which is positive in terms of impact on the special interest of the area.

The quality and integrity of historic buildings in the Conservation Area is a particularly 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

Issues

- 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. The Central Sunderland Conservation Area was first designated in 1969 and substantially extended in 1989, so a review is particularly appropriate as the context of the area has changed significantly over the past 40 years.
- A number of buildings of historic/ architectural interest that are situated just outside the boundary of the Conservation Area are increasingly likely to be included within a redevelopment scheme as part of the wider regeneration of Sunnyside. Tatham Street and Villiers Street in particular contain some especially significant buildings that warrant the additional protection that conservation area designation can bring.
- During consultation on this document, members of the public have enquired as to whether a number of additional areas might be appropriate for inclusion in the Conservation Area. Each of these areas is addressed below.

Solutions

- N.B. The definition of a conservation area is "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"

South of the Conservation Area

- To the immediate south of the Conservation Area lies the Tavistock area, including an open air car park, Murton Street, Laura Street and Tavistock Place.
- While there may be some argument for extending the Conservation Area in order to control the quality of future development in this area, it is not considered that the area contains sufficient architectural or historic interest, or cohesiveness with the rest of the Sunnyside Conservation Area to justify its inclusion in the Conservation Area. In addition, the Sunnyside SPDF SPD contains specific policies regarding the design, scale, layout and use of new development in this area, and the council considers this to be a sufficient policy framework.
- The only historic buildings of any historic and architectural significance are numbers 17-23 Murton Street, which already enjoy a significant degree of protection as they are Listed at grade II.
- Other historic buildings in this area include number 11 Murton Street, which is the last remaining building of what was originally a long terrace, and is subject to planning consent to demolish and redevelop the site (07/01170/OUT).

- In view of the above, the council considers that there is no reasonable justification to extend the Conservation Area to the south into Tavistock.

North of the Conservation Area

- To the north of the Conservation Area, on High Street West, all buildings/sites of special architectural and historic interest that aren't included in the Sunnyside Conservation Area fall within the Old Sunderland Riverside Conservation Area (see map on page 5), and thus enjoy an appropriate level of protection. Other sites to the north of Sunnyside include the recently redeveloped River Quarter site and the Sunnyside Leisure development, neither of which are of architectural or historic interest and therefore do not warrant inclusion in the Conservation Area. Consequently, the council considers that there is no justification to extend the Conservation Area to the north.

East to the ring road (northern blocks)

- To the east of the Conservation Area, between Norfolk Street and the ring road, lie Villiers Street and Nile Street. The northern blocks of Villiers and Nile Streets are predominantly characterised by large format, industrial units of poor architectural quality, interspersed by occasional historic buildings of limited merit. The far north of this block is included in the Old Sunderland Riverside Conservation Area. The council considers that there is insufficient architectural or historic interest in the northern block of Nile Street and Villiers Street to justify inclusion in the Conservation Area.

East to the ring road (southern blocks)

- The southern blocks of Villiers and Nile Streets include a number of architecturally and archaeologically significant sites and buildings. In particular this block contains buildings of considerable social significance such as the former Jewish school and adjacent Institute for the Blind. The council considers that it is desirable to both preserve and enhance the special architectural and historic character and appearance of this area, and that it thereby warrants inclusion in the Conservation Area.

South East to Tatham Street and Borough Road

- Tatham Street and Borough Road feature a number of very attractive red brick warehouses and institutes, including a former consulate and the Seaman's Mission. The council considers that it is desirable to both preserve and enhance the special architectural and historic character and appearance of this area.

Conclusion

- In view of the above assessments, the council proposes to extend the Conservation Area to the southeast to include parts of Villiers Street, Nile Street and Tatham Street. The full extent of the proposed boundary extension and the justification for it is given on page 50.
- The resultant extended boundary will give due recognition and status to the special character of the additional areas and, importantly, a level of protection not previously afforded to a collection of historically and architecturally significant buildings.

Regeneration v Conservation

Issues

- The drive to rejuvenate Sunnyside inevitably creates demand in the area for historic buildings to be adapted and extended to accommodate business expansion and new uses. Whilst the majority of buildings can be sympathetically and constructively adapted and managed to support, stimulate and lead the area's revitalisation, issues of conflict can arise between regeneration and conservation objectives.
- Historic buildings do not always lend themselves easily to modern office space requirements, as the required layouts can compromise the historic integrity of such buildings. The cost of refurbishment and conversion works can also be more expensive for historic properties; owners are sometimes reluctant to commit resources to restoration works in particular as these are not always considered essential from a business perspective. This is particularly likely to be the case where the viability of a business concern is already marginal and no financial gain can be seen in spending money on a building's architectural features.



Tatham Street

Solutions

- The Sunnyside Planning and Design Framework SPD and this Character Appraisal and Management Strategy are intended to be used together to effect the 'constructive conservation' of the area, focusing on conservation-led regeneration and a positive and sympathetic approach to management with the heritage of the area at the heart of its renaissance.
- Retaining and re-using the area's historic buildings contributes significantly not only to the character and appearance of this historic part of the city, but in most cases will also be the most sustainable option: there should always be a presumption in favour of the retention and re-use of historic buildings in order to fully utilise the embodied energy within old properties and to preserve the precious historical narrative that they represent.
- The provision of grant schemes in the Conservation Area has been very successful in providing financial incentives for owners of listed/ historic buildings to restore, convert and adapt their properties to sustain existing businesses and attract new ones. This funding has acted as a stimulus to Sunnyside's regeneration and in particular enabled repair and restoration works to be carried out to standards befitting the architectural and historic qualities of the buildings.

Building Maintenance and Alterations

Issues

- There are a number of buildings in the Conservation Area that are currently suffering the symptoms of a general lack of maintenance (and in the proposed extension area some are in a state of dilapidation), which can lead to the degradation of historic fabric and features. As noted above some owners are, unfortunately, reluctant to devote the necessary resources to maintain their premises to appropriate conservation standards.
- Relatively minor alterations can, over time, have a significant effect on the streetscene and overall quality of the character and appearance of an area. Many modern alterations such as the replacement of timber sliding sash windows with uPVC alternatives appear harsh and are damaging to historic fabric and overall character.
- Important historic features to protect in Sunnyside Conservation Area include panelled doors, storm doors and doorcases, original windows, natural slate roofs, chimney stacks and pots, cast iron rainwater goods, historic shopfronts, cast iron railings/ decorative newel posts and stone steps. In many cases in Sunnyside such features are protected by Listing and/ or an Article 4 Direction, but a presumption in favour of preservation of historic features should be applied to all historic buildings in the Conservation Area.

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 contained in Appendix 2. Further advice is available from the council's Conservation Team.
- Where repairs are considered necessary, 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.
- Design guidelines for owners on the general approach to be taken when contemplating repairs and alterations is provided on pages 56-61 of the following Management Strategy. Owners and occupiers should always seek the advice of the Conservation Team before carrying out works to their buildings.



Poor quality modern shop frontages on Fawcett Street. The property on the left can also be seen to be suffering from a lack of maintenance above ground floor level.

Shop Fronts and Signage

Issues

- The loss of period shop fronts is a common problem in Sunnyside. Too often traditional Victorian shop fronts have been replaced with poorly designed and maintained modern frontages, using poor quality materials, which detract considerably from the character and appearance of not only the individual building but the street scene in general. This problem is most acute along Fawcett Street where only scattered remnants of original shop fronts remain and there are numerous examples of poor quality modern shop fronts that require improvement.
- Shop front security measures can have a major impact on the appearance of the historic street scene and character of the Conservation Area. Typically, external roller shutters have been used in the past but these create unattractive 'dead' frontages when lowered in the evening to the detriment of the character of the buildings and general ambience of the area.

Solutions

- Improvements to shop fronts must meet high standards of design quality and workmanship and seek to achieve consistency in the street scene. In most cases, shop owners will be required/encouraged to adopt a traditional approach, restoring/reinstating historic shop surrounds and inserting new infill shop fronts to a traditional pattern to reinforce the historic character of the area. Contemporary shop fronts can, in some instances, also achieve attractive results and will be considered in certain areas if they are well-designed using good quality materials. Detailed design guidance on improving shop fronts is given on pages 62-68.
- All signs should clearly relate to the building to which they are attached and there should be consistency over the type of signage within a particular street or character area. Detailed guidelines are provided on page 67 on the type, size and number of signs that will be permitted on certain streets in the Conservation Area.
- Security measures should cause no significant harm to the character and appearance of the host building and wider street scene. Generally, measures which allow light to spill onto the street in the evening such as internal lattice grilles and laminated glass, will be preferred to external shutters. Solid external roller shutters on shop fronts will no longer be permitted anywhere in the Conservation Area.

Public Realm

Issues

- The regeneration of a number of important historic buildings in Sunnyside has brought into sharper focus the poor state of significant areas of public realm; its improvement is a vital component of the regeneration of the wider Sunnyside area.
- The importance of streetscape as a component of the historic environment cannot be ignored: this includes street surface materials, street furniture, signage, lighting and public art. Some streets in the Conservation Area currently suffer from a preponderance of street clutter, such as excessive and inappropriately placed seating, bins and planters, that can hinder pedestrian movement and generally look poor.
- There is a lack of good quality pedestrian signage in the area, which may be limiting the potential of the area in its general usage. If new signage is to be considered then it is vital that a coherent legibility scheme is implemented, with high quality bespoke signage to strengthen the identity of the area. This should, in accordance with English Heritage/CABE Streets for All guidance, be tied in with a similar scheme for traffic signs.



Above: street clutter on Fawcett Street

Solutions

- The Sunnyside Planning and Design Framework SPD outlines guidance for the future improvement/management of the public realm in Sunnyside. Policies SPDF 13 (streetscape), 14 (signage), 15 (lighting), 16 (public art and creative infrastructure) are of particular relevance. The Central Area Urban Design Strategy also lays out a framework for the improvement of public realm in the city.
- One North East has committed £2.2 million to additional public realm improvements in Sunnyside, in order to continue the benchmark standard work already undertaken in the Gardens. The next phase of works is intended to provide safe, high quality, well-lit, pedestrian oriented routes through Sunnyside, creating better linkages through the area and in particular to the retail core.
- The proposed works include widening footpaths, de-cluttering streets, new street furniture, improved lighting and improved surface treatments with high quality distinctive materials. Streets to be included in this phase of works are: St. Thomas St, West Sunnyside, Norfolk St, High St West and Coronation St.

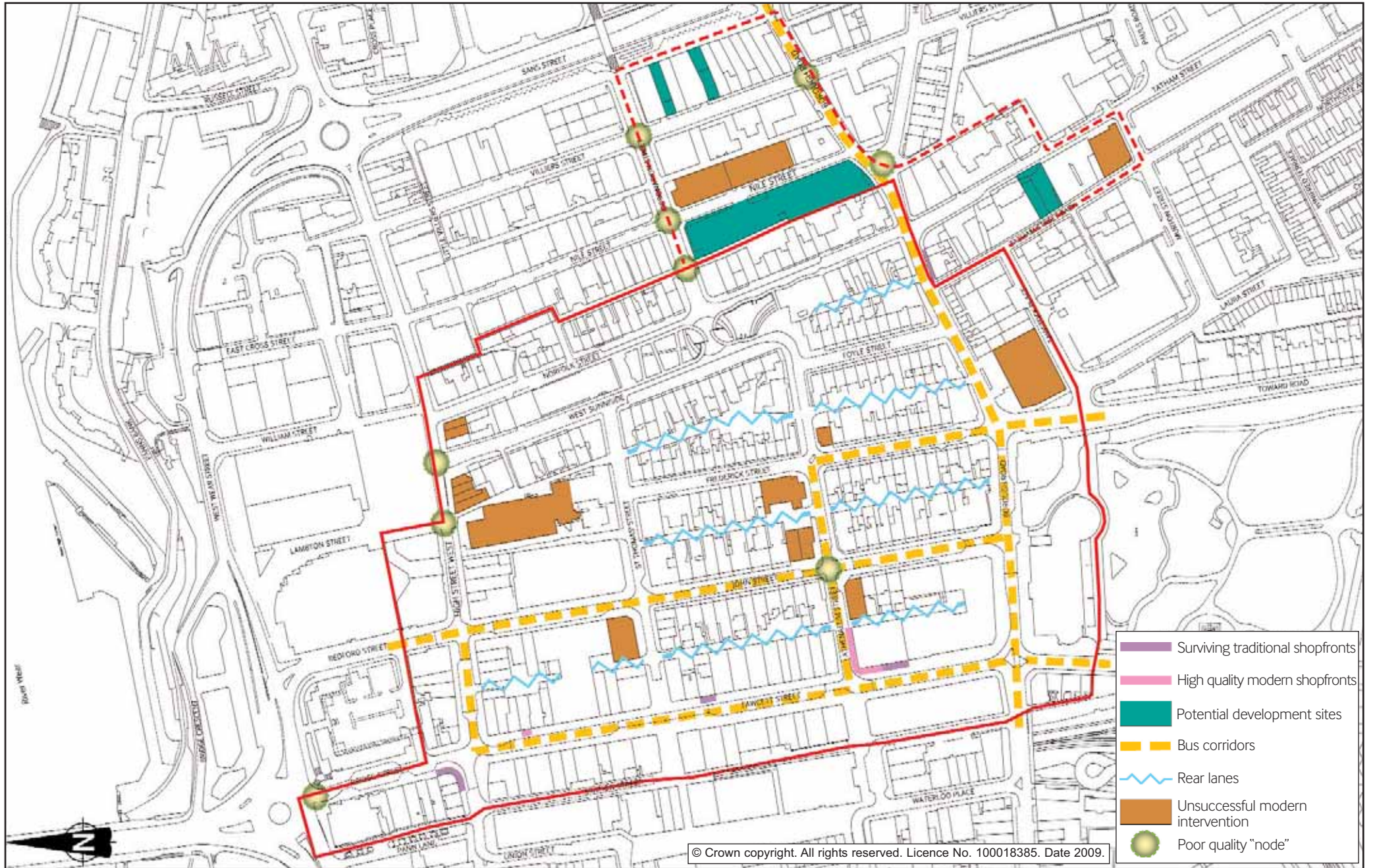
New Development

Issues

- Within the existing Conservation Area, future potential for new developments is likely to be restricted to rear extensions and the possibility of redevelopment of sites where unsuccessful modern developments have occurred in the past. Consequently, there is likely to be a shift in focus for new developments to the East Sunnyside area, for which there is a masterplan for redevelopment.
- The East Sunnyside Masterplan in the Sunnyside Planning and Design Framework (SPD) sets out a comprehensive redevelopment scheme for the area to the east of the Conservation Area, part of which includes the proposed extension area. This scale of redevelopment is considered to be necessary for the revitalisation of the wider area, but will need to take into account the retention of those historic buildings considered to be of significance in the proposed extension area.
- Consent is required for the demolition of buildings within conservation areas: demolition will normally be resisted in all cases where it concerns a building of architectural or historic interest. This is supported by the presumption in favour of the retention of historic buildings within the Sunnyside Planning and Design Framework SPD (policy SPDF4).

Solutions

- The council will encourage high quality new developments to take place on existing gap sites, or to replace past unsuccessful modern developments. Such high design standards will also be expected in extensions to existing buildings and mews style developments along rear lanes. Guidance on new developments (including extensions) is contained in part two of this document, on page 69 and in the council's Sunnyside Planning and Design Framework SPD.
- As noted previously, the council will seek to extend the boundary of the Conservation Area in order to bring the demolition of buildings in the proposed Tatham Street/Villiers Street sub-area under the control of the planning process; currently those buildings in the proposed sub-area that are not Listed may be demolished without consent on an ad hoc basis, a process that results in unplanned and unmanaged change with potentially damaging consequences on the character and appearance of an area. The inclusion of the proposed sub-area in the Conservation Area will provide an additional tool to the council when considering the redevelopment of an area, and provide extra weight to the Sunnyside Planning and Design Framework's presumption in favour of the retention of historic buildings.



Part Two - Management Strategy



Management Strategy

Part one of this study has identified and appraised the special characteristics and features of Sunnyside Conservation Area. Part two, 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 that 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 in order to secure the sustainable future 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 Sunnyside 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 Sunnyside Conservation Area. The following strategy is divided into a series of management objectives which establish broad principles that are followed by a number of management proposals which are the means by which the objective may be achieved and which will be pursued as resources allow. The proposals seek to address the key issues which threaten the integrity of the Conservation Area and vary in their nature, ranging from measures to ensure the future preservation of key buildings and architectural features to the extension of the existing Conservation Area boundary. 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 contain proposals for the general management of Sunnyside in terms of nature conservation, wildlife habitats etc., nor does it consider social issues in the area such as crime and antisocial behaviour. Such issues are outside the scope of this document.

MANAGEMENT OBJECTIVE 1: To make the extent of Sunnyside Conservation Area more meaningful, encompassing related heritage assets and areas intrinsically linked to the special interest of the Conservation Area, thus affording such assets additional protection under the planning system

PROPOSAL 1a: The council will seek to extend the boundary of Sunnyside Conservation Area eastward and southward to include the area identified in the preceding character appraisal as the Tatham Street/Villiers Street proposed sub-area. The precise line of the extended boundary is shown on the map on page 50

Justification for Boundary Extension

The council believes that the majority of boundaries to Sunnyside Conservation Area remain relevant and appropriate, with the exception of the south-eastern corner, which currently excludes a number of buildings of locally significant historical and/or architectural interest and positive townscape value. The area described below is deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and should thus be designated as part of the Conservation Area, thereby benefiting from the protection that such designation brings. The proposed extension of the Conservation Area supports the heritage-led aspirations of the Sunnyside Planning and Design Framework SPD and is not intended in any way to contradict or jeopardise the aspirations and intentions of the masterplan for the Tavistock area and East Sector.

The Tatham Street/Villiers Street sub-area is of significant historical interest and would certainly be a positive addition to the Conservation Area. The sub-area contains a number of excellent buildings of historic significance and architectural merit that should be protected by the extra planning controls that apply to conservation areas - in particular this would provide additional support and weight to the presumption within the Sunnyside Planning and Design Framework SPD in favour of the retention of historic buildings by requiring Conservation Area Consent to be sought for proposed demolitions.

Also included in the proposed extension area are a number of vacant plots and dilapidated buildings. The purpose of including these sites is not to prevent or unduly limit future developments in the area, but to give the council an additional planning tool to encourage high quality design solutions that recognise, reflect and enhance the historic context of the area. In this way, the council will be better placed to proactively manage change in this historic area, in accordance with English Heritage guidance as well as the Sunnyside Planning and Design Framework SPD and the Central Area Urban Design Strategy. PPG15 notes that many conservation areas include gap sites and that "their replacement should be a stimulus to imaginative, high quality design"; PPG15 also recognises that it may be appropriate for the council to produce design briefs for such sites. The Sunnyside Planning and Design Framework SPD should be used to provide the principle for such briefs in the first instance.

The Central Sunderland Conservation Area was originally designated in 1969 and covered a much smaller area than today's Conservation Area; in 1989 it was extended to include Fawcett Street and High Street West. Almost 20 years on, perceptions of what is of historic, architectural and social significance have continued to evolve and in the current conservation-led regeneration climate of the wider Sunnyside area it is particularly important to recognise the significance of the Tatham Street/Villiers Street area to the social history of Sunderland. This is reflected in, for example, 3 Tatham Street (a former Seamen's Mission), the Jewish School in which Sunderland's then burgeoning Lithuanian Jewish population was educated at the beginning of the 20th century, and the merchants' warehouses on Tatham Street. It is disappointing that many of the historic properties, and in some blocks the historic grain, have been lost over the years, but what remains is significant and largely of good quality.

It is not just the social significance of the mix of uses which is important in today's largely post-industrial landscape; many of the historic buildings in the proposed Tatham Street/Villiers Street sub-area display interesting and attractive architecture, with detailing that evidences former uses (such as the gates to the former Seamen's Mission on Tatham Street). Many of the properties remain in good condition with little or no obvious outward alteration, although a number are showing the symptoms of a lack of maintenance as a result of inappropriate or under-use. Six of these buildings are Listed, and are thus statutorily recognised to be of national architectural and historic significance; many of the adjacent buildings contribute substantially to their setting and enhance their "group value" exponentially.

The resultant extended boundary will give this part of the Conservation Area a more well-defined and cohesive character and appearance, and the extended boundary will be much more identifiable and visible on the ground. It will give the buildings referred to above a level of protection from demolition previously not afforded whilst situated outside the Conservation Area, thus helping to satisfy their conservation needs. This additional protection will give added emphasis to SPDF 4 (Sunniside Planning and Design Framework SPD) which states a clear presumption in favour of the retention of historic buildings. It is therefore considered that the additional area proposed to be included is of sufficient special architectural or historic interest to warrant inclusion in Sunniside Conservation Area and to benefit from the extra planning controls that conservation area status brings.



Detail of the former Beth Hamedrash on Villiers Street, a building of significant townscape, social and historical importance to Sunniside

PROPOSAL 1b: The council will protect locally significant historic buildings in the proposed Tatham Street/Villiers Street sub-area while seeking the sympathetic redevelopment of sites of negative townscape value

The proposed extension of the Conservation Area will provide much needed additional protection from demolition to a number of buildings of special local historic and architectural merit that aren't protected by Listing. This is not, however, intended to be to the detriment of future development proposals in the Tatham Street/Villiers Street area involving gap sites and dilapidated or modern buildings of little or no townscape merit. Rather, the council seeks to provide an additional mechanism to ensure high quality developments on those sites, in accordance with the Sunniside Planning and Design Framework SPD.

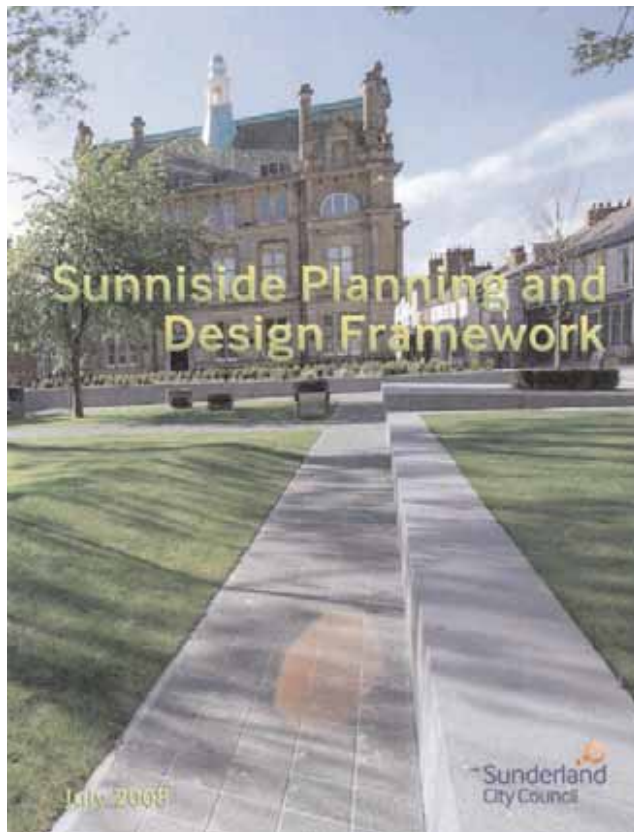


MANAGEMENT OBJECTIVE 2: To advance the renaissance of the wider Sunnyside area in accordance with the principles and policies of the Sunnyside Planning and Design Framework SPD

PROPOSAL 2a: The council will apply the Sunnyside Planning and Design Framework SPD in conjunction with the Sunnyside Character Appraisal and Management Strategy as a management tool for the preservation and enhancement of the special character and appearance of the Conservation Area

The Sunnyside Planning and Design Framework SPD outlines the council's vision for the wider Sunnyside area, which includes the Conservation Area. The document contains policies relating to conservation, urban design, sustainability, housing, usage, gateways, movement, streetscape and the public realm, amongst other things. It also contains a masterplan for East Sunnyside, parts of which are proposed for inclusion in the Conservation Area.

The SPD contains the following vision for the Sunnyside area, which is fully supported by the Character Appraisal and Management Strategy (CAMS) for the Conservation Area:



A Vision for Sunnyside

"To deliver an urban renaissance in Sunnyside through the definition and development of a revitalised, distinctive mixed use city quarter which is an efficient, accessible and vibrant place".

The Sunnyside CAMS gives an additional conservation emphasis to this vision by giving recognition to and raising awareness of the area's special architectural and historic interest, and providing management proposals that aim to protect and enhance its distinctive character and appearance.

It is intended that the SPD and the CAMS will be mutually reinforcing and should be used together to effect the 'constructive conservation' of the area, as advocated by English Heritage, through a positive and collaborative approach that focuses on actively managing change.

The CAMS provides an understanding of the historic assets that make up Sunnyside and provides a good starting point in the development process for the heritage-led regeneration of the area. It also provides guidance on how historic buildings can accommodate changes and be adapted to capitalise on their commercial potential at the heart of the city centre.

Thus, the CAMS supports the SPD by providing additional detailed guidance on conservation-specific issues that are not covered in detail in the Planning and Design Framework; for instance, repairs and alterations to historic buildings and more detailed shop front design guidelines. Conversely, management proposals that would normally have been covered in some detail in the CAMS, such as design guidelines for new developments in the area, have been given less emphasis and instead suitably cross-referenced with the corresponding guidance in the SPD.

Hence, in order to avoid duplication of proposals within the Local Development Framework policy suite this management strategy may not be as comprehensive in some subject areas as CAMS recently produced for other conservation areas in the city.

The CAMS and Sunnyside Planning and Design Framework also support the Central Area Urban Design Strategy SPD for the wider city centre area. This strategy seeks to achieve a co-ordinated approach to the future development of the Central Area to create, amongst other aims, a high quality built environment that builds on the history and identity of Sunderland, drawing together different development proposals and design guidance.

MANAGEMENT OBJECTIVE 3: To support the heritage-led regeneration of the Conservation Area through the provision and administration of financial assistance schemes

PROPOSAL 3a: The council will continue, as resources allow, to deliver financial support for property improvements and explore additional funding opportunities to sustain the success of grant schemes in Sunnyside into future years

The council has been extremely successful in securing grant schemes for Sunnyside in the past, with partnerships being formed with Heritage Lottery Fund, English Heritage and One NorthEast. These schemes have achieved considerable enhancement benefits for the Conservation Area through building repairs and improvements, as well as improving the image, attractiveness and business confidence of the Sunnyside area.

In 2002 a Townscape Heritage Initiative (THI) was established in the area, in which the council, in partnership with Heritage Lottery Fund, operated a conservation-led grant scheme until 2007. The THI provided financial assistance to repair, restore and return to use properties at the historic core of Sunnyside, and secured the restoration and improvement of 32 buildings to a very high architectural standard. This initiative in particular has reaped huge conservation benefits for the area, securing the future of key landmark listed buildings such as the former Post Office and the Water Board Building.

Building on the successes of the THI the Sunnyside Commercial Property Grant Scheme (SCPGS) was set up by the Sunnyside Partnership in 2004/05, to support property improvements by providing grants to owners and tenants of commercial premises. The SCPGS initially ran to March 2008 but funding has been carried over into 2009/10 and the scheme will finish in March 2010.

In tandem with the SCPGS, the City Council and Sunnyside Partnership also operated the Safeguard Grant Scheme using Back on the Map (Hendon New Deal for Communities) funding to provide financial assistance to the owners and occupiers of business and community premises within the Back on the Map area, including Sunnyside, for security works/ shop front improvements. The Safeguard scheme closed in March 2009.



This Listed Building in Frederick Street was vacant and in poor condition, having suffered from alterations that had despoiled its special architectural and historic interest. Funding from the SCPGS secured the full restoration of its frontage, including reinstatement of Georgian sash windows and front door, and the fit-out of its interior to modern office standards. The works enabled the property to be brought back into use as an accountant's office, facilitating the establishment of a new business and the creation of jobs in Sunnyside.

To date, the SCPGS has assisted the restoration and/or improvement of 28 buildings, including the establishment of 12 new businesses in the area, and facilitated the improvement or creation of 4,709 square metres of commercial floorspace and 72 jobs. In addition, the Safeguard Scheme has addressed 52 properties, including 25 in the Sunnyside area.

Overall, the THI and SCPGS have injected £2.1million of public funding into building improvements in Sunnyside, which has in turn levered in almost £22 million of private sector expenditure. This level of investment has been instrumental in transforming the face and image of Sunnyside as an attractive, distinctive and desirable place to live and work.

The SCPGS will close in March 2010, and other funding sources beyond this time are uncertain. The council will however, in conjunction with the Sunnyside Partnership and its other partners, investigate the possibility of future grant schemes and explore other sources of funding to continue to support the area's heritage-led regeneration.

MANAGEMENT OBJECTIVE 4: To protect, enhance and maintain significant open spaces and streetscape/ landscape features in Sunnside Conservation Area

PROPOSAL 4a: The council will continue to seek the implementation of high quality public realm improvements to create spaces and streets of character and interest throughout the Conservation Area

The recent award-winning public realm works in the Gardens, combined with the regeneration of a number of important historic buildings in Sunnside, have heightened awareness of other areas of public realm that are in a poor state. The importance of streetscape as a component of the historic environment is particularly evident in Sunnside, where open space is at a premium and the grid-iron network of streets provides long views of buildings of exceptional quality. Unfortunately, some street surfaces/treatments in the Conservation Area are in poor condition relative to the surrounding buildings and would benefit from improvements. Additionally, some streets in the Conservation Area (parts of Fawcett Street, for example) currently suffer from an excess of street clutter, such as inappropriately placed seating that can hinder pedestrian movement and have a negative visual impact upon the streetscene.



Artists' impressions of the proposed lighting and seating artworks for Sunnside: above left, Kapok's vision of night-time lighting and day-time reflecting columns; above right, Charlie Davison's "Streetwalk" stools.

The Sunnside Planning and Design Framework SPD outlines guidance for the future improvement and management of the public realm in Sunnside. Policies SPDF 13 (streetscape), 14 (signage), 15 (lighting), and 16 (public art and creative infrastructure) have particular relevance to the public realm of the Conservation Area.

One North East has allocated £2.2 million to facilitate additional public realm improvements in the Conservation Area, in order to continue the award-winning, benchmark standard work already undertaken in the Gardens. £400,000 of this will be spent on artist-led lighting and street furniture projects, along with other public artworks such as locally inspired projections and sound installations.

This next phase of public realm works will provide safe, high quality, well-lit pedestrian-oriented routes from Fawcett Street through to the Gardens, thus providing improved linkages through the area. The proposed works include widening of footpaths, de-cluttering the streets and installing distinctive new street furniture, improved lighting, and improved surface treatments with distinctive, high quality materials. The streets included in this phase of works are: St. Thomas Street, part of West Sunnside, part of Norfolk Street, part of High Street West and part of Coronation Street (street lighting improvements only).

Wherever possible, existing Yorkstone paving is to be re-used throughout the scheme, ensuring continuity and sustainability of the public realm design.

PROPOSAL 4b: The council will maintain improved public spaces to the highest of standards in order to ensure that the quality of enhancement schemes is sustained into the future

It is essential that public realm improvements are sustainable in that they not only benefit today's generations but that the standards achieved in the works are appropriately maintained into the future. It should, therefore, be ensured that a long-term maintenance agreement is put in place as part of any public realm schemes that establishes design standards in any subsequent repair or maintenance works and a funding regime to undertake such works. Existing public realm must, of course, also be properly managed; this is the responsibility of the council, working in conjunction with the city-centre manager to manage public space in all forms.

PROPOSAL 4c: The council will seek to ensure that re-surfacing of rear lanes is undertaken in materials that appropriately reflect their historic character

It is important that re-surfacing works in rear lanes are undertaken using materials that appropriately reflect their historic character. Rear lanes would, historically, have been laid out in granite setts, with a narrow drainage line along the centre. The lanes are now used for access to commercial properties and as such require a durable surface treatment. Also, despite their importance to the historic grain of the Sunnyside area, they are not included in the current public realm strategy and are unlikely to be a priority for enhancement works. Nevertheless, as proposals come forward for extensions and other developments in the rear lanes, associated resurfacing works to existing rear yards and parking areas must respect and reinforce the established character of the lanes.

A good example can be seen adjacent to thePlace (below), on rear Frederick Street, where the setts of the rear lane form part of a range of traditional surface materials in the locality that enhance the overall quality of the environment and the setting of surrounding buildings.



Complementary mix of traditional materials around thePlace, some historic and some newly laid.

MANAGEMENT OBJECTIVE 5: To ensure that the repair, restoration and adaptation of historic buildings in Sunnyside Conservation Area is undertaken using the principles of 'informed conservation'

PROPOSAL 5a: To conserve the architectural integrity of the historic terraces at the core of the Conservation Area through the application of the following design guidelines

While the Sunnyside Conservation Area is, by virtue of its city centre location and identified regeneration potential, an area of change, it is nonetheless a conservation area which the council is under a duty to preserve and enhance. There is therefore a balance to be achieved in adapting listed/historic buildings to accommodate the new uses that underpin the area's renaissance, without being detrimental to the special character of the buildings and wider area.

The late Georgian/early Victorian terraces at the core of the Conservation Area are highly distinctive and especially notable for the quality and uniformity of their frontages. These properties are also at the heart of the area's rejuvenation and many of them have been brought back into use and/or restored under the THI and SCPGS, as described on page 52. To date, the conversion and adaptation of these buildings has been carried out very sympathetically and successfully as a result of close collaboration between the council's conservation team, property owners/tenants, architects, developers and contractors. It is important that this partnership working is continued into the future to sustain the area's conservation-led regeneration.

The following guidance note has been prepared to assist this process, by giving property owners/occupiers, architects and developers some specific guidelines to follow when preparing applications for Listed Building Consent/Planning Permission for external restoration and alteration works to the historic terraces.

The majority of these terraced properties are Listed Buildings of Special Architectural or Historic Interest and/or protected by an Article 4 Direction. Listed Building Consent is required for all works that affect the special architectural or historic interest of a listed building; this includes the replacement of windows, doors and roof coverings, for

example. It is essential that any repair and alteration works are carried out to specifications and standards appropriate to the listed/ historic status of the buildings and their distinctive late Georgian/ early Victorian characteristics. Although the interiors of such buildings can accommodate a degree of change in order to accommodate new uses, provided that the changes do not compromise the special interest of the buildings; the frontages of these buildings should be retained or restored to their original form for the contribution they make to the essential and distinctive character of the terraces and locality. Given the uniformity and general consistency in the style of windows, doors and other architectural elements of the buildings, there are particular design specifications that can be applied generally across the terraces (although there may be some variation in architectural detail, for example the pattern of glazing bars in sash windows or the design of finials for railings).

Design guidance for repair and alteration works to historic terraces at the core of Sunnyside Conservation Area

The scenarios outlined in the tables below should provide a useful starting point when considering making alterations to a historic building in the Sunnyside Conservation Area. Owners and occupiers must be aware that many of the operations below will require Listed Building Consent and/or Planning Permission, and should therefore always seek advice from the council's conservation team prior to undertaking any works.

While in many cases the works identified in the following tables, such as reinstatement of traditional architectural features, is highly desirable and is strongly encouraged by the council, it is the owner's decision whether to embark upon alterations/ improvements. The only circumstances in which the council can require such works to be undertaken would be where such features have been removed without authorisation and the property is subject to planning enforcement action.

N.B It is a criminal offence to carry out works to a Listed Building without consent.

Windows

Scenario	Action
Original sliding-sash windows have survived and are in situ	Require retention and repair/refurbishment as necessary. Installation of exact replicas acceptable if originals beyond repair. Modifications may be incorporated to improve ease of operation and heat retention; this may involve the discreet insertion of draught seals or simply easing/re-hanging sashes neither of which will have a visual impact
Original windows lost, existing are in timber but of poor form	Require/encourage reinstatement of timber sliding-sash windows to original design (usually six-over-six pane Georgian pattern) using surviving original windows as model. Replica windows should be single glazed and must not incorporate trickle vents.
Original lost, uPVC put in place	Require/encourage reinstatement of timber sliding-sash windows to original design (usually six-over-six pane Georgian pattern) using surviving original windows as model. Replica windows should be single glazed and must not incorporate trickle vents.

Doors

Scenario	Action
Original timber six-panelled doors have survived and are in situ	Require retention and repair/ refurbishment of inner and outer leafs as necessary. Installation of timber replicas acceptable if originals are beyond repair.
Original doors lost, existing are in timber but of poor form	Require/encourage reinstatement of timber six-panelled doors using surviving original doors as a model.
Original lost, uPVC put in place	Require/encourage reinstatement of timber panelled doors using surviving original doors as a model.
Original timber architrave has survived and is in situ	Require retention and repair/refurbishment as necessary. Installation of replicas acceptable only if originals are beyond repair.

Roof covering

Scenario	Action
Original Welsh slates have survived and are in situ	If large scale repairs become necessary efforts should be made to salvage enough existing slates to re-cover the front elevation of the roof. Rear elevation should preferably be re-covered in matching Welsh slate. Wholesale re-roofing may be carried out using new or second hand Welsh slate. New and old slates must never, however, be mixed on the same roof plane. On unlisted properties an alternative natural slate of similar size and colour may be acceptable in some instances.
Original Welsh slates have been replaced with concrete tiles or artificial slates, e.g. Eternits	Require/encourage reinstatement of Welsh slates (as specified above) where re-roofing has become necessary.
New rooflights to front elevation	May be acceptable in some properties if necessary to bring the attic into use, but must not exceed 2 in number and be kept to a minimum in size. In all cases rooflights should be restricted to the rear elevation as far as possible. Rooflights must always be of the 'conservation' style.
Rooflights to rear elevation	Must be of the conservation style and kept to a minimum in terms of size and number.

Chimneys

Scenario	Action
Original chimney stack and pots have survived and are in situ	Require retention and repair/refurbishment as necessary. Installation of replicas acceptable if originals are beyond repair. Decapitation of chimney stacks is not acceptable; stack should be repaired and/or reinstated to original design.
Original chimney stack has survived and is in situ, pots are missing	Encourage reinstatement of chimney pots to original design using surviving original chimney pots as a model.
Original chimney stack and pots are missing	Encourage reinstatement of chimney stacks and pots to original design using surviving chimneys on street as a model

Fascias / soffits

Scenario	Action
Original decorative timber eaves details have survived and are in situ	Require retention and repair/refurbishment as necessary.
Original lost, plain timber or uPVC put in place	Require/encourage reinstatement of timber features to original design using surviving original details as a model for style.

Dormers (to front and rear)

Scenario	Action
New dormer	Not permitted to front under any circumstances. Very occasionally may be considered to the rear if it does not have an adverse impact on the character of the roofscape.
Historic dormer of good quality has survived and is in situ	Require retention, repair/refurbish as necessary. Windows should be timber framed; it is possible that, dependent on the style of the window, double glazed units could be incorporated into dormers.
Modern dormer of poor design, materials and/or condition	Encourage replacement with either conservation-style rooflights or dormer of alternative design/materials that is more akin to the character of the building and roofscape.

Rainwater goods

Scenario	Action
Original timber or cast iron gutter and cast iron downpipe has survived and is in situ	Require retention and encourage repairs where necessary. If irreparable, replace using exact replicas i.e. timber box/ cast-iron gutter and cast-iron downpipe.
Originals lost. uPVC gutter and/or downpipe in place	Require/encourage reinstatement of timber/cast iron elements as appropriate. Cast aluminium may be an acceptable alternative to cast iron provided that it matches the dimensions, colour and profile of the original guttering/downpipe.



The above property was fully restored to its original appearance in line with the design guidelines, using precise design specifications and workmanship standards based on surviving original features in the street. The brickwork was gently cleaned (using the DOFF system) and revealed, having previously been painted brown like the adjacent property; Georgian style sash windows, panelled front door and cast-iron rainwater goods were reinstated; the roof was re-covered in second-hand Welsh slate and the door casing and chimney stacks were sympathetically repaired.

Brickwork

Scenario	Action
Brickwork remains as built, showing patina of age	Cleaning of historic brickwork for purely aesthetic reasons will not be accepted, in order to preserve its patina of age.
Brickwork has been inappropriately painted or rendered in the past	Limited cleaning of the historic brickwork likely to be acceptable, provided it is undertaken using a gentle steam-based clean such as the DOFF system. Abrasive and chemical techniques are not acceptable.
Mortar failing, repairs required	Mortar repairs must be carried out in an appropriate lime mortar (contact the Conservation Team for specialist advice on mortar mixes). Cement-based mortars are damaging to brick/stone work and are not acceptable.

Stonework

Scenario	Action
Original stone features (e.g. lintels, cills, string courses) have survived and are in situ	Require retention and repair/refurbishment as necessary. Cement repairs are damaging to stonework and are not acceptable. Specialist advice should be sought from a stone mason.
Original stone features lost, concrete replacements/feature lost completely	Require/encourage reinstatement of natural stone features to original design using surviving original stone work as a model.

Railings

Scenario	Action
Original iron railings/hand rail/newel posts have survived and are in situ	Require retention and repair/refurbishment as necessary. If originals are beyond repair installation of exact replicas acceptable.
Original railings/hand rail/newel posts lost	Require/encourage reinstatement of iron railings to original design using surviving original railings as a model.

Steps

Scenario	Action
Original sandstone steps have survived and are in situ	Require retention and repair/refurbishment as necessary. If originals are beyond repair, replace using natural sandstone to an identical profile to original.
Original steps lost, concrete replacements in situ	Encourage reinstatement of natural stone steps to an identical profile to originals, using surviving original steps as model.

N.B. The above guidance is not exhaustive; there are numerous other works which can impact on the appearance of the buildings and therefore need to be carefully considered. For instance, alarm and utility boxes can often have a considerably detrimental visual impact on the fine frontages of the buildings. As such, all boxes should be located internally or to the rear of the building wherever possible, ensuring that no cable runs are housed on the exterior of the building. If there is no feasible alternative to locating boxes on the front elevation then they must be discreetly positioned and of as visually unobtrusive a design as possible.



Several properties, particularly in John Street such as the one above, have reinstated the sandstone entrance steps and cast iron railings, newel posts and handrails to the original profile and detail with grant assistance from the council and its funding partners. These restoration works have not only benefited the character and settings of the individual listed buildings but also significantly enhanced the historic street scene. The council has also acquired the pattern for several of the original railing designs in the other terraces, with the aim of helping to further reduce costs for property owners and occupiers seeking to reinstate these features.

Painting schemes

The majority of the terraces are, in addition to being listed, covered by Article 4 Directions. The Direction was imposed by the council, prior to many of the buildings being listed, in order to control certain alterations to properties within the Conservation Area that would normally be permitted development under the Town and Country Planning (General Permitted Development) Order 1995 (As Amended).

The advantage of retaining the Article 4 Directions on the terraces in Sunnyside, despite some also being listed, is that painting schemes can be tightly controlled, in order to ensure that features such as timberwork are painted in uniform colours, based on British Standard paint codes (below). It is generally accepted that the architectural merit of the more formal terraces is shown off to best effect when a uniform colour scheme is adopted. This measure also prevents owners and tenants from using inappropriate garish colours. Thus, the council has in place established colour schemes for certain building elements in the terraces (i.e. cills, lintels, doors and doorcases, window frames) which should be adhered to by property owners /occupiers. These colour schemes are set out below.

	West Sunnyside	Frederick Street	John Street	Foyle street
Stone cills and lintels to windows; door casing	10B17 (stone colour)	10C31 (cream)	10C31 (cream)	10C31 (cream)
Sliding sashes/ window frames	00E55 (white)	00E55 (white)	00E55 (white)	00E55 (white)
Rainwater gutters and downpipes	00E53 (black)	00E53 (black)	08B29 (brown)	00E53 (black)
Dormer woodwork	00A13 (dark grey)	00A13 (dark grey)	00A13 (dark grey)	00A13 (dark grey)
Brickwork (where already painted)	08B29 (brown)	08B29 (brown)	-	-
Front door	Owners' choice	Owners' choice	Owners' choice	Red to match existing
Railings, handrails to steps	00E53 (black)	00E53 (black)	08B29 (brown)	00E53 (black)

- All colours taken from the BS4800 range
- Although the colour names refer to the Leyland Trade Paints range, other manufacturers' colours with matching BS4800 numbers are acceptable
- A gloss finish is to be used on any wood or metalwork. Any stone or render (in the items listed above) is to be painted using a matt finish
- The items listed above refer to the front of the property; however, the colours are applicable to both the front and the rear
- Note: painting brickwork is not good practice and may prove damaging. Generally, the council will promote the removal of paint finishes (using non-abrasive methods only) and will not normally allow painting of previously unpainted brickwork



A uniform colour scheme in action, above, on Foyle Street. These properties were restored to their original splendour by Gentoo, with assistance from the Sunnyside THI; the scheme adheres to the established colour scheme for the terrace

In other conservation areas in the city where Article 4 Directions are in place, the properties under the Direction are monitored on a bi-annual basis, with a photographic record made and details of existing features, materials etc. noted. It is proposed that in future the Sunnyside Conservation Area should be monitored in the same fashion, to ensure continuity and consistency across the city.

PROPOSAL 5b: To protect the architectural integrity of all historic buildings in the Conservation Area by providing design guidance and encouraging repair and maintenance to appropriate conservation standards

Sunnyside Planning and Design Framework (policy SPDF4) supports the assertion that: "Unless for reasons of exceptional design quality or regeneration value the council will resist redevelopment proposals which involve the demolition or substantial alteration of any unlisted building identified as having significant architectural or historic interest and/or which makes a positive contribution to the character or appearance of Sunnyside. In such instances the onus will be upon the developer to demonstrate that the retention of buildings of interest would not be viable".

Repairs and maintenance

Outside the historic terraced core of Sunnyside, the Conservation Area contains over a hundred other properties of historic and/or architectural importance, both listed and unlisted, with ongoing maintenance needs and commercial pressure for alteration work. Some of these buildings have exceptional individual characteristics, which can often go unnoticed above ground floor level where modern shopfronts detract attention from the architectural qualities and features of the buildings above. This is particularly relevant to Fawcett Street, where the outstanding features of buildings such as Sydenham House and Corder House and the former Elephant Tea Rooms are key elements of the area's special character. Unfortunately, their shop frontages compromise the architectural statements these buildings were originally designed to make: the issue of shop fronts is dealt with in detail in the following section. It is imperative that the upper floors of such buildings are also given due attention to ensure that their historic and architectural qualities are suitably conserved in recognition of their value within the Conservation Area.

The council will encourage all owners/occupiers of historic buildings in Sunnyside (and other buildings of architectural merit) to appropriately manage, repair and conserve their properties (see guidance on essential maintenance of historic buildings, appendix 2). The

Conservation Team can provide property owners with helpful literature and sources of information, along with advice and on-site meetings to aid this process (see appendix 3 for a list of useful resources).



The features and architectural detail of the upper floors of the Royal Bank of Scotland (former Elephant Tea Rooms) are unique and exceptional, but are in need of some essential maintenance to remove plant growth, for example, which can be very damaging to the building's fabric and features. Although upper floors do not present active frontages to the shopping parade and are not publicly accessible, it is nonetheless essential that the high quality upper floors of such buildings are not ignored and are suitably conserved and maintained into the future.

Alterations

Retaining original features in historic properties has many advantages: the overall appearance of the property will be more aesthetically pleasing, the value of the property is likely to be enhanced, and repairing and upgrading historic fabric is more sustainable and often cheaper than replacement with modern products such as uPVC.

This last point is particularly the case when it comes to the replacement of timber windows with uPVC alternatives: a popular but ill-conceived option. Timber sliding sash windows should not be replaced unless absolutely necessary. In most cases they can be successfully upgraded in-situ by a joiner, bringing energy efficiency up to the requirements for historic buildings in Part-L of the Building Regulations, at a fraction of the cost of replacement.

There is also a strong argument to suggest that timber windows are a far more sustainable option than plastic - uPVC windows require a relatively high energy input in the creation stages, that necessitates the use of chemicals and hydrocarbons that are potentially harmful to the environment, whereas timber can be repaired easily and can be obtained from sustainable sources. Plastic windows also have a relatively short life: they cannot be repaired in the same way as timber and cannot be painted when, with time, they begin to discolour. Unlike timber, which is biodegradable, uPVC windows cannot be recycled at the end of their useful life.

In addition, the visual characteristics of uPVC units are, as shown below, quite different to the traditional appearance of wooden windows. Their shiny appearance and smooth texture, method of opening, proportions of glazing bars and general lack of detailing all give a very different visual effect to typical wooden sash windows. As a result, uPVC windows appear out of context in historic buildings and are generally harmful to the historic character of the Conservation Area.

Likewise, artificial roof slates or 'eternits' do not reflect the traditional appearance or weathering characteristics of natural slate and tend to appear of poor quality by comparison.



Above: uPVC windows in an historic property (left) fail to accurately reflect the elegant proportions of traditional timber sliding sash windows (right).

In view of the above and in the interests of conserving the special historic interest of the Conservation Area, the council will always require where possible, or otherwise encourage, the use of appropriate traditional materials when carrying out repair and alteration works.

The council's Planning Service, through the Conservation, Urban Design and Development Control teams, operates a free pre-application service to members of the public and developers in order to provide them with an informal view on their proposals prior to potential applicants committing to the application process and beginning costly and potentially abortive building work.

MANAGEMENT OBJECTIVE 6: To secure the preservation, restoration or improvement, as appropriate, of shop frontages in Sunnyside Conservation Area through the application of the following design guidelines

The quality of shop fronts and commercial signage in Sunnyside is, in many instances, extremely poor: this detracts considerably from the historic street scene and from the architectural quality of a number of significant buildings. The quality of all historic buildings should be reinforced by an improvement in the quality of shopfronts. Only a few historic shop fronts have survived in their entirety; some consist of the remains of the original framework with poorly designed and constructed modern infill frontages. Some shop fronts have been wholly replaced with modern designs, some more successfully than others, but rarely to a standard worthy of the Conservation Area. Hence, many properties in the Conservation Area would benefit from comprehensive shop front and signage improvements. The following design guidelines have been formulated to ensure that:

- High standards of design and workmanship are evident in all replacement and improved shop fronts and signage in the area
- The new/improved shop front or signage is appropriate to the host building and benefits the appearance of the wider street scene
- A consistent approach is achieved in particular streets, or character areas, that enhances the Conservation Area as a whole

These guidelines refer specifically to Sunnyside Conservation Area and complement and support the guidance contained in the Sunnyside Planning and Design Framework SPD.

General shop front guidelines

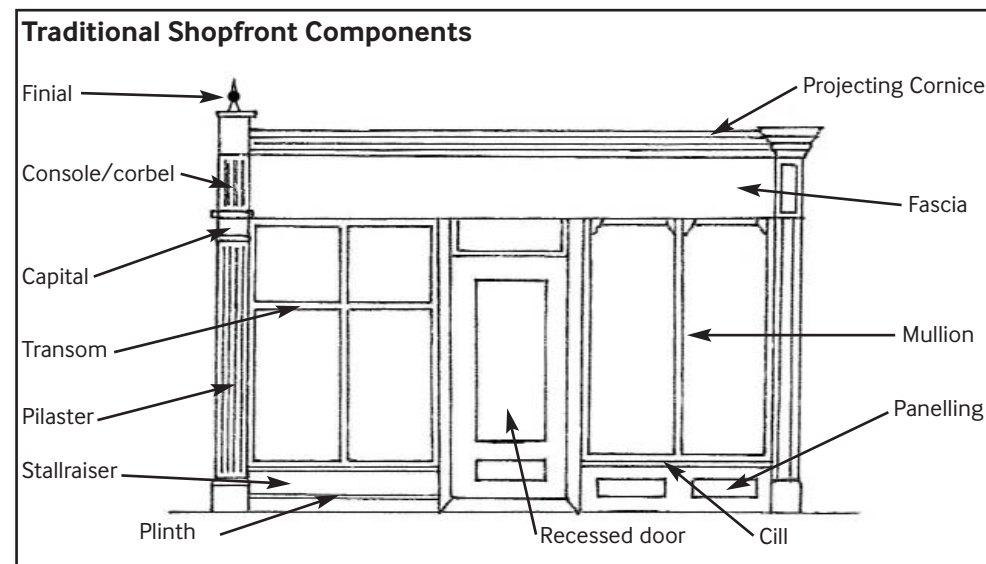
The first decision to be made when proposing to improve/replace a shop front is whether to opt for a traditional or contemporary approach. In the majority of cases, a traditional approach will be required to reinforce the historic character of the area, especially where evidence of the original shop front exists either in the form of surviving features or old photographs/drawings. The main components of a typical Victorian shop front are illustrated in the drawing, right. These should be incorporated into all new or improved traditional shop fronts. More detailed design guidance on reinstating historic

features follows. Where historic evidence is lacking and the particular character of the street or property favours a non-traditional approach, contemporary style shop fronts will be considered. Good quality modern shop fronts tend to display certain characteristics and design standards with regard to their proportions and materials. Contemporary designs will only be considered if they achieve the design standards set out in these guidelines and the guidance set out in the Sunnyside Planning and Design Framework SPD.

Traditional shop fronts

PROPOSAL 6a: The council will require the retention of surviving traditional shop fronts and features and seek to secure their reinstatement wherever possible

The individual components of a traditional Victorian shop front can, for the purposes of these guidelines, be divided into two groups. Firstly, the 'surrounding framework' which is generally made up of the pilasters and entablature. Secondly, the 'shop front infill' which is broadly comprised of the stall riser, door and fanlight, window display and glazing bars.





Above: a traditional shop front on Norfolk Street, complete with decorative consoles

Surrounding framework

There are relatively few surviving historic shop fronts in Sunnyside, but there is a wealth of photographic evidence of previous installations in the Conservation Area; this information is available from the Conservation Team on request. Some survive in altered form and others have been totally replaced, often with unsympathetic and unattractive alternatives; Fawcett Street in particular features many examples of this.



Above left: an unsympathetic modern shopfront on a landmark building, compared with the original frontage in the late 1800s, right.

Where traditional shopfronts survive, the timber framework must be retained and, where necessary, carefully repaired. Where missing, the historic framework should ideally be reinstated as part of any shop front improvement proposals, replicating the pattern and detailing of past shopfronts, as evidenced by historic photographs and drawings. Thus, the council suggests that where a street features a significant number of historic shopfronts (such as Norfolk Street) a traditional approach should be followed based on surviving historic, surrounding frameworks in order to maintain and enhance the harmony and uniformity of these elements of the street frontage.

Infill shop fronts

For traditional shop fronts a Victorian approach will be required for the infill shop front to be inserted into the basic framework, although some flexibility in the design will be permitted. Victorian shop fronts are characterised by vertical glazed panes, subdivided by window mullions, above a stall riser. The preceding page illustrates a typical Victorian shop front. The infill shop front must be slightly recessed within the surrounding framework, normally no more than 100mm behind the face of the pilaster. The stall riser helps to protect the display windows from damage and is important to the proportions of the shop front. It should generally be aligned with the top of the pilaster base and should feature a slightly recessed moulded timber panel and continuous plinth at pavement level.

Traditional shop doors should also be timber panelled to match the stall riser and should appear as a continuation of the shop window. The main doorway is normally recessed some 0.5 metres behind the display window and often positioned in the centre of the shop front; a good example of this may be seen at Burdon House. Mullions should be appropriately spaced within the display window, as illustrated in the diagram on page 62, and suitably shaped on the outside face.



Above: recently restored shop front of Cafe Roco on Burdon House - a fine example of a traditional frontage.

Materials and painting

Painted timber, which is both versatile and durable, is the standard material for traditional shop fronts. Modern glossy materials such as acrylic, perspex and uPVC appear incongruous against the traditional materials of historic buildings and will not be allowed anywhere in the Conservation Area. Traditional timber shop fronts should be painted in a good quality semi-gloss paint, using darker, richer colours that were typical of the Victorian period e.g. burgundy red, dark red and navy blue, leaving the window display to provide the light. Gilding or lighter colours may be used sparingly to highlight architectural features and mouldings. Garish colours, for example bright yellow and bright green, are considered obtrusive and will not be accepted. The photograph to the right illustrates how the use of such colours can spoil a shop front and detract from the character and appearance of the building and street scene.



Modern shop fronts

PROPOSAL 6b: The council will give consideration, where all elements of a traditional shop front have been lost, to the installation of high quality, contemporary shop fronts that integrate well with the host building and street scene

In Fawcett Street, High Street West, Athenaeum Street and parts of St Thomas Street the provision of high quality modern shop fronts will generally be given more favourable consideration. Fawcett Street in particular already contains numerous replacement modern frontages, many of which are of poor quality and appearance. The original character of this traditional shopping street has as a result been severely diminished. In addition, the nature and branding of many of the retail operators in the street, which includes some major chain outlets, favours a contemporary approach to shop frontages.

Well-designed and constructed modern shop fronts on historic buildings can, if designed and constructed to a high standard, make a positive contribution to the historic street scene. A good example is shown below at Pura in Fawcett Street. Such an approach, however, will normally only be considered where all evidence of the original shop front has been lost. Where poor quality modern frontages have been installed previously, owners/operators will be strongly encouraged to improve the quality of their frontages in accordance with these guidelines.

In exceptional circumstances there may be justification for inserting a modern shop front infill within a predominantly traditional framework, but only where it is designed to achieve a strong relationship between these two elements of the shop front and integrate well with the building as a whole. There can be some distinct differences in the detailing and materials of a good quality, modern shop front to those of a traditional design, although the general proportions should remain the same. Thus, fascias should be of a comparable size and align with those of traditional shop fronts in the street so that signage is provided at a consistent level throughout the street.

There is slightly more flexibility in the choice of materials for modern shop fronts; timber is still preferred but other natural materials such as stone can also be appropriate. Stall risers are normally made from dark granite or a similar material. Aluminium frames may occasionally be considered if they are appropriately anodised. A wider range of paint finishes beyond the normal 'heritage' range may be used on modern shop fronts but garish colours should still be avoided. Modern designs are generally devoid of the elaborate mouldings and architectural detailing that typifies Victorian shop fronts, although occasionally do successfully incorporate some decorative features. However, good quality modern shop fronts are generally notable for their simple design, as illustrated here.



Above: Pura juice bar, on Fawcett Street

The Georgian terraces at the core of the Conservation Area - John Street, Foyle Street, West Sunnyside and Frederick Street, have not been subject to the typical evolution of shop fronts. These streets are particularly notable for the retention of domestic façades, despite predominantly commercial usage. A few windows have been enlarged and signage provided on a small fascia above but, by and large, the buildings have retained their original domestic townhouse form. In these streets additional shop fronts will not be permitted in any form. The size, shape and form of the existing windows and doors must always be retained to preserve the domestic appearance and excellent Classical style and rhythm of the streets.



Above left: despite a large shop window, inserted many years ago, this property on Frederick Street has largely retained its domestic appearance: such interventions will not, however, be allowed in future. Above right: this shop on John Street retains all of its domestic characteristics, with subtle signage.

PROPOSAL 6c: The council will exercise strict control over the display of advertisements in Sunnyside Conservation Area to ensure that signs are designed and located so as to respect the character and appearance of the host building and historic street scene

Special attention will be given to the size, form and location of adverts in the Conservation Area in the interests of conserving and improving its character and appearance.

Fascia signs to shop frontages

The main name sign for the premises should be restricted to the shop front fascia, unless a sub-fascia forms part of the traditional design, in which case that should be used for the main shop sign instead. The name sign should be well-proportioned in relation to the length and depth of the fascia and its position within it. Only two types of name sign are considered appropriate, regardless of whether they are to be applied to a traditional or modern shop front. These are painted lettering or cut-out freestanding letters fixed individually to the fascia. Hand painted lettering is generally more suitable for historic shop fronts. It should therefore be in a traditional typeface and suitably coloured to contrast with the fascia, preferably a light colour against a dark background. Freestanding letters should be made from metal or wood and not project more than 50mm from the fascia. The height of lettering should be no more than two-thirds the height of the fascia and normally centred about its horizontal and vertical axis, leaving reasonable space at each end of the fascia. Acrylic letters may be accepted on modern shop fronts provided they present a matt appearance and are suitably coloured. Whole fascias of plastic will not be permitted, whether illuminated or not.



Above: freestanding individual lettering on a Listed sandstone building minimises the impact of the commercial signage on this historic property. Although the signage is not in the Bank's usual style and is devoid of corporate colours and logos, it is nonetheless distinctive and easily recognisable, demonstrating that a sensitive conservation-led approach to signage does not jeopardise the advertising potential of a business.

Hanging signs and banners

The council will exercise strict control over projecting signs in the Conservation Area. Traditionally, hanging signs which take the form of a signboard hanging from a metal bracket on the fascia are generally acceptable where there is evidence that one has been hung in the past, but will be limited to one per property to avoid creating clutter. Hanging signs should have a vertical emphasis, being no more than 500mm in height,

and not project more than 600mm from the fascia. Such signs were commonplace in the 19th century, particularly for public houses. Projecting 'box' signs, whether illuminated or not, will not be permitted anywhere in the Conservation Area as they are historically inappropriate and appear clumsy and obtrusive.

Banners may very occasionally be an alternative option to hanging signs for certain properties on certain streets (such as Fawcett Street) but both types of signage must not be mixed together on the same building. Each proposal for a banner will be considered on its individual merits, depending on the suitability of this type of sign on the building in question and its impact on the wider street scene. Where banners are allowed they must be canvas, must be well related to the host building in terms of their height and will be limited to one banner per property. Solid banners will not be permitted. Banners are the only signs that may be erected above ground floor level.

Signage in the domestic terraces

In the domestic terraces the most appropriate signage is likely to be a small nameplate or cut-out lettering affixed to a matrix and then onto the brickwork, minimizing the level of intrusion into the historic fabric, provided that they are relatively discreet and of appropriate materials (such as brass or brushed steel). The size of such nameplates must be in proportion to the space in which they are to sit, preferably between the first bay and the front door. Ideally, such signs should be no more than around 0.5 metres square; in many cases a rectangular sign is likely to be preferable. A minimum of one brick's length should be left between the edge of the sign and any adjacent door or window. Consideration must be given by business owners when designing such signage for properties that may contain a number of commercial units, all of which may require signage, in order to avoid cluttering. Collaboration is strongly recommended in order to achieve a harmonious appearance.



Large format backing boards for lettering are usually of poor appearance and are likely to unacceptably intrude into the domestic appearance of the properties.

Alternatively, and in some cases additionally, free-standing signs of the type in evidence along John Street and Frederick Street may prove to be an acceptable option, ideally located within the lightwell space, rather than on the front steps, thus limiting their height. These must be of a limited size, restricted to one per property and of a suitably simple design using materials such as brushed steel or wrought iron. Properties that accommodate more than one business will not be allowed additional freestanding signs; all adverts should be incorporated onto one sign. This approach has already been used effectively at a number of properties. It is important that a coherent approach is taken along particular streets. Existing examples, such as that at 22 Frederick Street (left), should preferably be used as a template for the general form of free-standing signs.

Illumination

Where it is deemed necessary, illumination should, as a general rule, be low key with any lighting carefully integrated into the design of the shop front. In the first instance a critical appraisal of the whole proposed lighting scheme should always be undertaken, to establish a clear business need for illumination of signs. Only three types of lighting are considered appropriate, depending on the type of signage to be illuminated.

- For freestanding letters, only halo illumination will be permitted
- Traditional hanging signs and free-standing signs should be lit from above via a light source concealed within an appropriately designed fitting attached to the bracket of the sign
- Miniaturised spotlights fixed to the ground below or discreetly located on the building without causing damage to it may alternatively be used to illuminate signs or, on larger buildings, architectural features. This must, however, be undertaken in conjunction with the council's public realm programme, which includes lighting key buildings in Sunnyside
- Cable runs on the surface of brickwork are often so unsightly that they spoil the otherwise good appearance of a building and will be required to be removed

The table below has been devised to assist the implementation of the shop front design guidelines in specific parts of Sunnyside Conservation Area. It sets out which types of shop front and signage are considered, subject to their particular design, acceptable in particular streets and for individual buildings within the area.

N.B. Shopfront notes refer to historic buildings - on new developments contemporary frontages will be acceptable, provided that they meet the criteria set out in the Sunnyside Planning and Design Framework and are of a suitably high quality. In such cases, however, signage guidelines will still apply.

Street/Building	Shop front		Signage								Illumination		
	Traditional	Modern	Painted letters on fascia	Individual letters on fascia	Plastic fascia panels	Individual letters on nameplate	Hanging sign	Banner on upper floor	Freestanding sign, on step or lightwell	Projecting box sign	Halo	Light fitting attached to sign or bracket	Miniature spotlights
Fawcett Street	Yes	Yes	Yes	Yes	No	Yes	Yes	Occasionally	No	No	Yes	Yes	Yes
John Street	No	No	No	Yes	No	Yes	Occasionally	No	Yes	No	Yes	Yes	Yes
Frederick Street	No	No	No	Yes	No	Yes	Occasionally	No	Yes	No	Yes	Yes	Yes
West Sunnyside	No	No	No	No	No	Yes	No	No	Yes	No	Yes	Yes	Yes
Norfolk Street	Yes	No	Yes	Yes	No	Yes	Occasionally	No	Yes	No	Yes	Yes	Yes
Foyle Street	No	No	No	No	No	Yes	No	No	Occasionally	No	Yes	No	Yes
High Street West	Yes	Yes	Yes	Yes	No	Yes	Yes	Occasionally	No	No	Yes	Yes	Yes
St. Thomas Street	Yes	Yes	Yes	Yes	No	Yes	Occasionally	No	No	No	Yes	Yes	Yes
Athenaeum Street	Yes	Yes	Yes	Yes	No	Yes	Occasionally	No	No	No	Yes	Yes	Yes
Borough Road	Yes	Yes	Yes	Yes	No	Yes	Occasionally	No	No	No	Yes	Yes	Yes
Tatham Street	No	No	No	Yes	No	Yes	Yes	No	No	No	Yes	Yes	Yes
Villiers Street	No	No	No	Yes	No	Yes	Yes	No	No	No	Yes	Yes	Yes
Nile Street	No	No	No	Yes	No	Yes	Yes	No	No	No	Yes	Yes	Yes

PROPOSAL 6d: The council will seek to ensure that shop front security measures are designed to cause no significant harm to the character and appearance of historic buildings and the general street scene

Roller shutters and grilles

Preferred methods of security are those which do not affect the exterior of the shop front, such as laminated glass or internal lattice grilles behind the shop window. It is essential that the roller mechanisms for internal grilles are concealed behind the fascia so that the retracted shutter can not be seen from the street.

External roller shutters, which have commonly been used on shop fronts in the past, will no longer be permitted in the Conservation Area as they detract from the historic character and appearance of the buildings and have a 'deadening' effect on the street scene when lowered in the evening (as illustrated below), which undermines the city centre as an attractive and welcoming place to spend an evening.



Above: the deadening effect of external roller shutters, which are discouraged throughout the city but are particularly inappropriate in a conservation area setting.

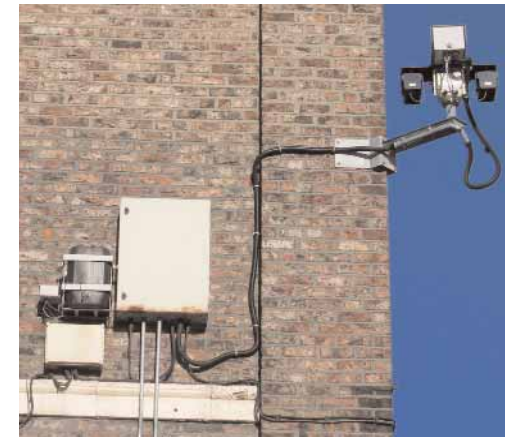
Removable mesh grilles that are fitted over window and door openings without obscuring fascias, pilasters and stall risers may be used as an alternative to roller shutters, especially where they are designed as an integral feature of the shop front.

Exceptionally, if all other approaches as described above prove to be impractical then consideration will be given to external roller grilles provided that they are of the open lattice type, cover the glazed areas only, and form an integral part of the overall shop front design. The shutter box must be fully recessed behind the fascia and any runners, retainers and fixings suitably concealed within the shop front structure i.e., pilasters, sills.

CCTV

English Heritage and CABI have co-produced "Streets For All: Practical Case Study 1: Fixing Signs, Lights and CCTV to Buildings" which notes that while CCTV plays an integral role in today's streets, a "less is more" approach should be taken when designing in such elements. The excessive use of poles and columns for mounting CCTV can seriously prejudice the quality of the character and appearance of a street, particularly in historic areas, and may detract directly from the quality of significant buildings. While some CCTV infrastructure could be attached to buildings in order to minimise street clutter, extreme care must be taken to avoid any detrimental impact upon buildings of historic or townscape importance.

Some business owners require individually mounted CCTV cameras for their properties; such cameras may feasibly be accommodated on the façade of an historic building, provided that the scheme is carefully thought out. Security hardware can be designed to be camouflaged, to a degree, by using appropriately coloured cables and cameras, or by installing it within a newly designed shopfront, where appropriate. Business owners should collaborate on such security schemes in order to avoid a proliferation of unsightly hardware on the frontages of attractive buildings, or with the council to provide a single, central provision of CCTV coverage.



Above: CCTV and associated box housings and cable runs have a significantly negative visual impact on the host building.

MANAGEMENT OBJECTIVE 7: To secure the appropriate enhancement of the Conservation Area by ensuring that all new development respects and enriches its historic context and achieves the design aspirations of the Sunnside Planning & Design Framework SPD

PROPOSAL 7a: The council will require all forms of new development in the Conservation Area, including new buildings and extensions, to display the highest standards of design quality, having special regard to the form, massing and materials of surrounding buildings and key views and vistas



Above: thePlace, a recently completed arts and business centre in Sunnside displaying the high quality design standards that will be required in all significant new developments

It is vital that all future new development in Sunnside demonstrates the highest possible standards of design and harmonises with the existing physical surroundings. New buildings must make a positive contribution to the character and appearance of the Conservation Area. All forms of development will be required to be supported by

a Design and Access Statement and a Heritage Statement, which will demonstrate that the key principles of good design have been applied and that the proposed development has been informed by a thorough understanding of the site and its context. Guidance regarding the preparation of a design statement is contained within the council's Design and Access Statements SPD.

Detailed advice and design guidance on potential developments in Sunnside, including a masterplan for certain areas, is contained within the Sunnside Planning and Design Framework SPD and must be referred to as the relevant design guidance for new developments in the Conservation Area. Particular attention should be given to policies SPDF1 (sustainability), SPDF3 (built form), SPDF4 (buildings of significant architectural or historic interest), SPDF5 (archaeology), SPDF7 (gateways, nodes, landmarks and vistas), SPDF13 (streetscape) and SPDF17 (design quality).

Specific guidelines are given in the SPD on the types and form of buildings that will be accepted in particular sections of Sunnside. This includes guidance on matters such as street layout, plot sizes, building lines, heights and widths, materials and frontage arrangements. For instance, in the historic core of the area the consistency of the building heights, frontage widths, architecture and materials of the historic terraces is recognised and reflected in the design guidelines for that area. It is, for example, specified that new buildings should generally have an eaves/parapet height of 7-9 metres (i.e. 2 to 2.5 storeys) and frontage widths of between 6-8 metres, these dimensions generally reflecting those of the historic terraces.

It must be emphasised that in all scenarios new developments should not be permitted at the expense of an existing building of architectural or historic interest or of high townscape value. Proposals to demolish any such buildings will be considered by the council in accordance with UDP policy, policy SPDF4 of the Sunnside Planning and Design Framework SPD and government guidance in PPG 15 (Planning & the Historic Environment), which states that "in the case of unlisted buildings in conservation areas, the Courts have held that consent for the demolition of a building may involve consideration of what is to take its place" and that therefore the council "is entitled to consider the merits of any proposed redevelopment in determining whether consent should be given for the demolition of an unlisted building in a conservation area" but that "the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area".

New development may also take the form of extensions to existing buildings, especially at the core of the area where the dense urban grain leaves limited space for new buildings. The objectives that underpin the area's regeneration vision, such as the emphasis on business development and the creation of new businesses, and a focus on city centre living, inevitably leads to pressure for building extensions to existing buildings.

There are certain basic principles that the council will apply in the consideration of proposals to extend historic buildings in the area. 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 matching traditional materials or contrasting modern materials. A good example of the latter is shown below at the old Post Office, where a lightweight, predominantly glass structure was added to provide additional apartments using a design approach that clearly distinguishes the old from the new.



Contemporary extension to the old Post Office, enabling this landmark listed building to be brought back into beneficial use as apartments.

PROPOSAL 7b: Developments to the rear of terraced properties will be required, wherever possible, to be designed in a coordinated manner in the interests of enhancing the appearance and townscape quality of rear lanes



Coordinated extensions to the rear of Foyle Street reinforce the rhythm of the terrace

As a general rule, extensions to the rear of terraced properties should be carefully controlled to avoid piecemeal and disjointed rear street scenes from emerging, particularly where rear lanes are visible from main highways. Extensions should generally not exceed two storeys in height, should sit below eaves level wherever possible, and should seek to maintain or re-establish a continuous building line to the rear lane.

A good example of this approach was used in Foyle Street (east), where a coordinated design solution was adopted in providing offshoot bathroom extensions along the entire rear elevation of the terrace to reinforce the uniformity and symmetry of the group. A traditional design approach was adopted, using matching brickwork, stone dressings and timber windows, but in a more contemporary style to distinguish the extensions as modern additions. The extensions also respect the traditional "offshoot" footprint; this is encouraged wherever possible in the interests of retaining/ restoring the historic footprint of the area.

There will be a presumption in favour of retaining and reinstating traditional boundary enclosures to rear lanes in order to enclose rear yards, in keeping with the historic pattern of the area. It is not desirable to see a continuation of the existing trend for 'open plan' rear yards used for car parking.

Some terraces/groups of buildings lend themselves to 'mews' style developments along the rear lanes, often accommodating separate commercial uses from the main building. This is particularly apparent to the rear of the south west terrace of Frederick Street, as illustrated opposite, and creates a quite unusual rear lane street scene of distinctive character. Such 'mews' developments will be strictly controlled and must also adhere to some basic design principles. For example, the buildings should generally be no more than two-storeys high, to ensure that they remain subservient to the main buildings. They should provide a continuous building line and, as far as possible, eaves and ridge heights along the rear lane. It is also essential that the materials are carefully specified, selecting bricks and natural slate to match the main buildings, and using timber windows. The choice of bricks used in the past for such developments has not always been appropriate.

The buildings are usually arranged to provide secure parking (and access to the rear yard) at ground floor level with office space above, necessitating the need for garage doors along the rear lane. Whilst roller shutters on rear lanes are not desirable and other options for secure doors should be considered first, it is appreciated that security is a key issue. As such, where roller shutters are used it is important that they are coloured a suitable matt black or dark brown to minimize their visual impact.



Coordinated extensions to the rear of Foyle Street reinforcing the rhythm of the terrace

MANAGEMENT OBJECTIVE 8: To ensure that the underlying archaeology of the Conservation Area is preserved and, where possible, recorded

PROPOSAL 8a: The council will work in conjunction with the Tyne and Wear County Archaeologist to utilise all opportunities to preserve, explore and record archaeological evidence in Sunnside Conservation Area

Any proposed ground works in the Sunnside Conservation Area could involve the 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. Previous archaeological finds and other historical evidence can be found on the Tyne and Wear Historic Environment Record; this is a comprehensive record that is compiled and maintained by the County Archaeologist and can be viewed online at www.twsitelines.info.

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:

The Government's Planning Policy Guidance (PPG) note 16 "Archaeology and Planning" provides advice on the rare circumstance 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.

See appendix 3 for a summary of the existing archaeological evidence on the Tyne and Wear Historic Environment Record for the Sunnside Conservation Area.

Management Strategy: Summary of Objectives

Proposals	Timescale: Short (1-3 yrs) Mid-long (3-10 yrs)	Financial sources/ implications	Recommended action
Boundary extension			
1a Boundary extension	Short term	None	Consult and implement
1b Protect locally significant buildings and secure appropriate development	Short - Long term	Major public/private investment	Implement and ongoing control, advice and guidance
Sunnside Planning and Design Framework draft SPD			
2a SPD/CAMS planning guidance for Conservation Area	Continuous	None	Apply guidance; monitor
Grant schemes			
3a Grant schemes	Ongoing and short-long term	Public/partnership funding required	Operate and investigate funding sources
Public realm			
4a High quality public spaces	Short term and ongoing	ONE NE funding for proposed works	Implementation, maintenance
4b Maintenance	Continuous	Ongoing maintenance budget	
4c Rear lanes	Ongoing	Public/partnership funding required	Investigate funding sources. Ongoing control, advice and guidance.
Preservation of architectural and historic integrity of buildings			
5a Terraces	Continuous	None	Ongoing control, advice and guidance
5b Repair & alteration of other historic buildings	Continuous	None	Ongoing control, advice and guidance
Shop fronts			
6a Retain traditional shopfronts	Continuous	None	Ongoing control, advice and guidance
6b Contemporary shopfronts	Continuous	None	Ongoing control, advice and guidance
6c Control of advertisements	Continuous	None	Ongoing control, advice and guidance
6d Shopfront security	Continuous	None	Ongoing control, advice and guidance
New development			
7a Design guidance for new development	Continuous	None	Ongoing control, advice and guidance
7b Rear extensions/buildings	Continuous	None	Ongoing control, advice and guidance
Archaeology			
8a preserve and record archaeological evidence	Continuous	None	Ongoing control, advice and guidance

Implementation of Management Objectives

Although the council can effectively manage and improve certain aspects of the Conservation Area and achieve certain management objectives by providing advice and guidance and through its Development Control function, the implementation of some proposals will be dependant on factors outside its direct control.

Financial Implications

Several of the proposals will require public and private investment to facilitate their implementation.

One North East has injected large sums of money into Sunnside for public realm works and the operation of the SCPGS. However, this source of funding has a limited lifespan. The provision of grant assistance in the area beyond 2010 is therefore likely to be dependent on the council successfully bidding for partnership funding from English Heritage or other external organisations and the availability of match funding from the council's budget. In both of these respects the number of bids/projects often exceeds the resources available and schemes have to be prioritised.

There have been many new developments in Sunnside in recent years, which have underpinned the renaissance of the area. Although in the past some public funding has been available, such developments are, nonetheless, inevitably reliant upon substantial investment from private developers. Whilst Sunnside remains very attractive to developers, this investment cannot be assured especially in the current economic conditions.

Timescales

Most proposals require continuous monitoring, control and guidance. Others require implementation, physically or otherwise; the timescales for these proposals are therefore deliberately vague due to the uncertainty of the availability of the finance required to bring them forward.

This document will be reviewed and updated/amended where necessary on a 5 year cycle.

Appendix 1 - City of Sunderland UDP Conservation Policies

Conservation Areas

B2 The scale, massing, layout or setting of new developments and extensions to existing buildings should respect and enhance the best qualities of nearby properties and the locality and retain acceptable levels of privacy; large scale schemes, creating their own individual character, should relate harmoniously to adjoining 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 buidings 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.

Appendix 2 - Essential maintenance of historic buildings

The guidelines for the inspection and essential maintenance of historic buildings set out below are intended to help owners carry out their own initial inspection; further advice can be obtained from the council's Conservation Team. The council is not in a position to undertake surveys on behalf of owners but is able to offer advice on suitable specifications for repair, whether it is necessary to obtain consent for works and the availability of financial assistance (where such a scheme is in operation, although the council will not offer grant to works considered to be of the nature of routine maintenance).

The aim of this guidance is to provide owners of all historic buildings with a guide to their inspection and repair. By establishing the nature, extent and hopefully the cause of any problems at an early stage by carrying out regular inspections owners will have the opportunity of remedying defects promptly and economically. The inspection of a large house or similar sized building is well within the capability of the average owner, who will then have to decide on the most efficient and appropriate method of repair in consultation with a builder or specialist sub-contractor and/or with the Conservation Team. Alternatively, owners might engage the services of an architect or chartered surveyor to carry out the inspection, give advice on what repairs are necessary, obtain quotations and any required planning permissions, then oversee the work in progress. Generally, the replacement of materials and techniques on an exact like-for-like basis does not require consent, but any repair work that significantly alters either the external or internal appearance of a listed building will require Listed Building Consent and/or planning permission.

If the repair of historic buildings is not sensitively undertaken then those qualities which give them their attraction will be lost, and our heritage diminished. As a general rule, the owners of a property are likely to be successful in preserving its character if it is ensured that repairs are carried out in the same manner and with similar materials to those originally used. It should be remembered that it is not only the front elevation of a historic building which matters. The same care and attention should be exercised when repairing or replacing elements of the less visible elevations.

Maintenance guide

Immediately	Attend to overflowing cold water cisterns.
In rainy periods	Inspect gutters, hoppers, downpipes and gullies for leaks and blockages.
Frequently	Test smoke alarms.

Every spring	Inspect roofs for: broken and displaced slates or tiles; ridge and verge slates and tiles that need re-bedding and/or re-pointing; perforated lead flashings and gutter linings; perished felt underlayer.
	Check for: deterioration of render finishes, brick and stone faces; unsound pointing to walls, parapets and chimneys. At the same time check that air brick vents are unobstructed and that everywhere around the base of the building, ground levels are not less than 150mm below the damp proof course.
	Trim back ivy around openings and at eaves. Where it is necessary to remove large areas of ivy its main stems should be cut at low level and the ivy left to die back in-situ before gently removing it at a later date. This will minimise damage to mortar in joints.
	Arrange for any external painting as required. Check condition of glazing and putty and operation of doors, casements and sashes.
	Remove old nests from unused chimneys and install wire mesh grilles to prevent further nesting. Sweep chimneys that are in use.
	Arrange for routine servicing of boilers and inspection of gas appliances and flues.
Every late spring/summer	Check all timber floors for excessive deflection.
	Take any opportunity to examine underfloor voids for dampness, rot and the adequacy of ventilation.
	Check condition of staircases and balconies and whether they meet current safety regulations, particularly in respect of height of balustrades in buildings used by the public.
	Examine internal screens, panelling, partitions, doors, frames and ironmongery.
	Examine wall and ceiling finishes.
Check washers to ballcock valves and taps in cold and hot water and heating systems.	
Every autumn	Clean out gutters, hoppers, downpipes and gullies as often as necessary during and after leaf fall.
	Clean out manholes and rod drains. Inspect for broken manhole covers and gulley grates.
Every winter	Determine which trees and shrubs constitute a potential problem in respect of roof invasion, collapse onto building, etc.
	Clear snow regularly from vulnerable areas.
	Inspect roof spaces for water and vermin penetration, adequacy of ventilation and condition of entire roof structure including that of any insulation in voids.
	Check water-based heating systems and bleed radiators. Check for even heat distribution throughout building.
Annually	Arrange servicing of fire extinguishers.
	Check boundary walls, fences and gates.
	Check paved areas, paths and steps.
	Check operation of panic bolts/latches to emergency exit doors.
Every 5 years	Arrange for testing of electrical systems.

Appendix 3 - Tyne and Wear Historic Environment Record

Existing archaeological records in Sunnyside on the HER:

Site	Evidence	Description	Additional comments
Roman coins in Villiers Street (HER 62)	Find	In c.1820 coins of Constantine I (306-337 A.D.) were found during building excavations near the south end of Villiers Street, apparently by Dr. Collingwood jun. of Sunderland, who reported the discovery to the Newcastle Society of Antiquaries. The exact provenance and present location of the finds are unknown.	
Quaker Meeting House, Nile Street (HER 65)	Documentary evidence	The Quakers built a meeting house at the corner of Nile Street and Borough Road in 1822 or 1823 to succeed the earlier one in High Street. It survived until comparatively recently. Its burying ground existed on its north side until 1856 or 1857, and other buildings came to be arranged around it, including a library, lecture room, women's meeting room and caretaker's cottage. On the adjacent site to the west the Quakers built a school in 1859 which, with later alterations, still stands (now the Norfolk Hotel).	The vacant site south of the car park is the site of the Quaker meeting house. This site would have to be archaeologically investigated before development.
Nile Street, Quaker Burial Ground (HER 66)	Documentary evidence	When the Quakers moved their headquarters from High Street to Nile Street in 1822/3 they opened a new burying ground immediately north of the new meeting house, along the west side of the houses fronting the west side of Nile Street. This cemetery was in use between 1823 and 1856/7, when it was closed by Order in Council. The ground stretched over 530 yards, though the area used for interments was 184 feet x 34 feet. The graves were 9 feet for adults, 7 feet for children. In 1850 the Society agreed to place stones over the graves with names in full and date of death inscribed on them. From 1858 the Quakers used the Chester Road (Bishopwearmouth) Cemetery.	If the car park was to be developed the remains (if they are still in-situ) would have to be archaeologically excavated first, subject to scientific study, then re-buried in a nearby cemetery, at the cost of the developer. A licence from the Ministry of Justice would be required.
Borough Road /Villiers Street, Warehouse (HER 1738)	Extant building	Historic Ordnance Survey Map evidence shows a warehouse at this location	Retain in future developments wherever possible
Tatham Street Brick Field (HER 2897)	Documentary evidence	Historic Ordnance Survey map evidence shows Brick Field at this location	
Villiers Street South, Beth HaMedrash (HER 10843)	Extant building	Large purpose-built Beth HaMedrash (religious study hall often attached to a synagogue) built in 1899. Sunderland's east end was then home to 1,000 Jewish immigrants, many from Krottingen in Lithuania. In 1938 a new Beth HaMedrash was built in Mowbray Road (demolished).	Retain in future developments wherever possible

Villiers Street, Synagogue (HER 10841)	Documentary evidence	The eighteenth century synagogue was in Villiers (exact location not known) and the associated burial ground was at Ayres Quay (HER 5965). The synagogue went out of use when a new one was built on Ryhope Road (HER 7187). Sunderland was the oldest Jewish community in the north-east. The community lived in Frederick and Norfolk Streets. Sunderland became home to 'landsleit' who came here from the Lithuanian town of Krottingen where there was a fire in 1889.	
Tatham Street, Tavistock House, Air Raid Shelter (HER 5291)	Structure	Surviving subterranean air raid shelter in grounds of Tavistock House.	
Villiers Street South, Warehouse (HER 1737)	Extant building	Historic Ordnance Survey Map evidence shows a warehouse at this location	Retain in future developments wherever possible
Roman coin (HER 34)	Find	A Roman coin identified as a tetradrachm of Maximianus (286-310 A.D.) found circa 1953 on the site of Jopling's near St. Thomas's Street. The information is derived from a Sunderland Museum record but the present location of the coin is unknown.	
Ropery (HER 4453)	Documentary evidence	This Ropery appears on Rain's Eye Plan but not on Wood's 1826 map	A ropery is shown on Rain's Eye Plan between Norfolk Street and Nile Street running north-south. This site would have to be archaeologically investigated.

Appendix 4 - Useful resources

While this is by no means an exhaustive list, it should be a useful stepping stone to gathering relevant information on maintaining, conserving, protecting and sustaining the city's built heritage. Alternatively, Sunderland City Council's Conservation Team will be happy to provide advice.

Useful documents

Institute for Historic Building Conservation

A Stitch in Time (maintenance advice for building owners)

www.ihbc.org.uk/stitch_in_time.htm.

*For paper copies of IHBC publications, please contact:
IHBC, 3 Stafford Road, Tunbridge Wells, Kent, TN2 4QZ.*

CABE and English Heritage

Building in Context: New Development in Historic Areas

www.helm.org.uk/upload/pdf/Building-in-context.pdf

English Heritage

Window Comparisons (Framing Opinions Series)

www.english-heritage.org.uk/upload/pdf/window_comparisons.pdf

Energy Conservation and Traditional Buildings

www.helm.org.uk/upload/pdf/89410-EnergyConservation1.pdf?1253101051_

*For paper copies of English Heritage publications please contact: English Heritage
Customer Services, PO Box 569, Swindon, SN2 2YR or phone: 0870 333 1181*

Tyne and Wear Specialist Conservation Team

Living in a Conservation Area: A Guide for Residents

www.newcastle.gov.uk/hes.nsf/a/planconliveca?opendocument

For paper copies please contact the council's conservation team on (0191) 561 1515

Society for the Protection of Ancient Buildings (SPAB)

Technical papers; including advice on dealing with inappropriate cement renders/ pointing, brickwork, rainwater disposal, old doors, slate roofing, windows, maintenance, repointing, roof maintenance, damp and chimney maintenance (among many other topics).

<http://www.spab.org.uk/html/advice/technical-qas/>

*Paper copies may be available, please contact SPAB at
37 Spital Square, London, E1 6DY or phone: 020 7377 1644*

Websites for general information

Sunderland City Council Conservation Team

www.sunderland.gov.uk/conservation

Society for the Protection of Ancient Buildings (SPAB) (technical advice notes and training courses for owners of historic buildings)

www.spab.org.uk

Institute for Historic Building Conservation (IHBC)

www.ihbc.org.uk

Commission for Architecture and the Built Environment (CABE)

www.cabe.org.uk

English Heritage

www.english-heritage.org.uk

HELM (English Heritage sister site that provides access to guidance on innumerable heritage-management related topics)

www.helm.org.uk

Tyne and Wear Historic Environment Record

www.twsitelines.info

Heritage Skills Initiative (training in traditional building skills, particularly useful for homeowners when considering undertaking works to a property)

www.nect.org.uk

Appendix 5 - References

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Department of National Heritage (1994) *Revised List of Buildings of Special Architectural or Historic Interest: Borough of Sunderland, Tyne and Wear*.

Department of the Environment (1994) *Planning Policy Guidance Note (PPG) 15 'Planning and the Historic Environment'*.

English Heritage (2000) *Power of Place: The future of the historic environment* English Heritage.

English Heritage (2005) *Streets for All: North East* English Heritage

English Heritage (2006) *Guidance on conservation area appraisals* English Heritage.

English Heritage (2006) *Guidance on the management of conservation areas* English Heritage.

English Heritage / CABE (2001) *Building in context: New development in historic areas* Westerham Press Ltd.

Harrogate Borough Council (1999) *Shopfront Design Guidelines*.

Institute of Historic Building Conservation (IHBC) & Society for the Protection of Ancient Buildings (SPAB) (2002) *A Stitch in Time - Maintaining Your Property Makes Good Sense and Saves Money* available at www.ihbc.org.uk

Milburn, G. E. & Miller, S. T. (Eds.) (1988) *River Town and People - A History from the 1780s to the Present Day* Thomas Reed Printers Ltd.

Pevsner, N (1983) *The Buildings of England: County Durham, Second edition revised* by Elizabeth Williamson, Penguin Books.

SiteLines: Tyne and Wear Historic Environment Record www.twsitelines.info

Sunderland Antiquarians www.sunderland-antiquarians.org

Sunderland City Council (2008) *Central Area Urban Design Strategy SPD* available at www.sunderland.gov.uk/urbandesign

Sunderland City Council (2008) *Design and Access Statements SPD* available at www.sunderland.gov.uk/designspds

Sunderland City Council (2008) *Sunderland City Centre Evening Economy SPD* available at www.sunderland.gov.uk/ldf

Sunderland City Council (2008) *Sunniside Planning and Design Framework SPD* available at www.sunderland.gov.uk/sunniside

For further details and copies in large print and other languages please contact:

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www.sunderland.gov.uk/characterappraisals
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www.sunderland.gov.uk/listedbuildings