

**PLANNING AND HIGHWAYS COMMITTEE –
23 NOVEMBER 2010**

**RYHOPE VILLAGE CONSERVATION AREA: CHARACTER APPRAISAL &
MANAGEMENT STRATEGY**

REPORT OF THE DEPUTY CHIEF EXECUTIVE

1.0 Why has the report come to the Committee?

- 1.1 To advise Planning and Highways Committee of the responses received following consultation on the draft version of the 'Ryhope Village Conservation Area Character Appraisal & Management Strategy' and to seek Committee's comments on the revised document.
- 1.2 The Committee's comments will be reported to Cabinet at its meeting on December 1st 2010 when approval will be sought to adopt the revised Ryhope Village Conservation Area Character Appraisal and Management Strategy as Formal Planning Guidance.

2.0 Background

- 2.1 The Planning (Listed Buildings and Conservation Areas) (LB&CA) Act 1990 defines Conservation Areas as "areas of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance". The Act stipulates that Local Authorities are under a duty to formulate and publish proposals for the preservation and enhancement of their conservation areas.
- 2.2 The Council also has an obligation under the Unitary Development Plan (UDP) Policy B4 to produce supplementary guidance in the form of character appraisals for conservation areas in the City. This is reinforced in the new national planning guidance for the historic environment, Planning Policy Statement (PPS) 5 'Planning for the Historic Environment' (March 2010), which stipulates that Local Authorities should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented.
- 2.3 The Council's performance in preparing up-to-date character appraisals for its conservation areas is currently the subject of the heritage "Best Value Performance Indicator" (BV219). The purpose of BV219 is to monitor local authorities' performance in relation to Sections 71 and 72 of the above Act.
- 2.4 The Ryhope Village Character Appraisal and Management Strategy is the eleventh in a series of such studies that will address all fourteen of the City's conservation areas. It fulfils the Council's duties and obligations under the Planning (LB & CA) Act 1990. It will also help to satisfy the above BVPI target for 2010/11 and contribute towards delivering the Council's strategic objectives and outcomes under the Attractive and Inclusive City theme of the Sunderland Strategy.

3.0 Current Position

- 3.1 Ryhope Village Conservation Area encompasses the area of the medieval village of Ryhope that developed as a 3-row village centred upon a triangular village green. It is a typical Old English Village that originated as an agricultural settlement and later evolved into a mining village before ultimately developing into a predominantly suburban residential area as part of the wider conurbation of Sunderland. The Village contains numerous fine 'listed' 18th century houses alongside former farmhouses and barns, interspersed with impressive 19th century civic buildings and 20th century modern housing developments. As with other conservation areas in the city, the integrity and character of the area is coming under increasing pressure from householder and commercial property alterations and new housing developments. The Council's planning powers allow it to exercise tight controls over works to Listed Buildings, however, its powers to conserve unlisted buildings and other features in the Conservation Area are limited.
- 3.2 A Character Appraisal and Management Strategy (CAMS), adopted as formal Planning Guidance, would strengthen the Council's policies for the Conservation Area and help to protect its best features, including historic buildings, significant green spaces and mature trees, from the potentially adverse effects of property alteration and new development. It will also help to promote the quality of the physical environment in this part of the City and raise awareness and appreciation among residents of their local heritage, helping towards building and sustaining a strong sense of place and community, in support of the Council's strategic priorities.
- 3.3 The draft Ryhope Village CAMS follows the relevant guidance set out in the joint Office for the Deputy Prime Minister (ODPM) (now the Department for Communities and Local Government)/ English Heritage publications 'Guidance on conservation area appraisals' and 'Guidance on the management of conservation areas' (2006). Part 1 of the document, the 'Character Appraisal', identifies and appraises the characteristics and features that give the Conservation Area its special interest. Part 2, the 'Management Strategy', addresses in detail the issues raised in the Character Appraisal by establishing objectives and proposals to secure the future preservation and enhancement of the Conservation Area's special character.
- 3.4 The draft document has now been subject to consultation. Initial consultation was carried out in May 2010 as part of the production of the CAMS with Ward Councillors, the Portfolio Holders for Prosperous City and Sustainable Communities and Historic Environment Champion, and all residents, businesses and other property occupiers in the Conservation Area. Councillors and relevant Service Areas and sections within the council were then consulted on a first draft of the document during June and July prior to it being exposed to public consultation. A letter and CD of the consultation draft of the document was sent to all residents, businesses and other property occupiers and a range of organisations and interested parties, including English Heritage, national and local heritage societies and local architects. Hard copies of the document were additionally available on request from the

Council's Conservation Team and available for viewing at the Civic Centre, Ryhope Library and the City Library.

- 3.5 The CAMS was also available to be viewed on the Council's website. Comments were able to be submitted electronically via the Council's Limehouse on-line consultation tool.
- 3.6 A public exhibition was held at Ryhope Community Centre on the 3rd August 2010 to discuss the document, with particular reference to the Management Proposals. Details of the exhibition were given in the consultation letters, on the Council website and posters advertising the exhibition were placed in local shops, Ryhope Library, Ryhope Community Centre and St Paul's Church.
- 3.7 The period of consultation expired on 28th August 2010 and the Character Appraisal and Management Strategy has now been modified in light of the representations received. A summary of the responses and modifications is given below.

4.0 Summary of Consultation Responses and Modifications

- 4.1 In all, 12 written representations have been received out of a total of approximately 200 consultation letters sent. Seven responses were received from local residents, three from heritage specialists/groups, one from a Ryhope Ward Councillor and one from English Heritage. Twenty-one people attended the public exhibition; notes were taken covering the main issues discussed at the exhibition.
- 4.2 The document was generally very well received by residents, with many respondents praising its quality and content and expressing their support for the Management Proposals. A considerable amount of useful historical information and photographs was provided by local residents and heritage groups, which has been incorporated into the Character Appraisal. Suggestions for issues to be considered in the Management Strategy were also provided. Various minor additions and amendments to the document's text have been made in light of these comments (see full schedule of responses in Appendix 1).
- 4.3 Some issues of concern were raised, most repeatedly about the condition of the former Village School. Some additional text has been added to the document to acknowledge recent progress on addressing this matter.
- 4.4 The schedule attached to this report summarises the responses received and, where appropriate, the corresponding modifications made to the document. A summary list of external consultees is also appended. Copies of the final (revised) version of the Ryhope Village Conservation Area Character Appraisal and Management Strategy are available in the Members' library.

5. Recommendation

- 5.1 The Committee is invited to make comments on the Ryhope Village Conservation Area Character Appraisal and Management Strategy.

6. Background Papers

- Adopted City of Sunderland Unitary Development Plan.
- Planning Policy Statement (PPS) 5 'Planning for the Historic Environment'.
- ODPM / English Heritage publication 'Guidance on conservation area appraisals'.
- ODPM / English Heritage publication 'Guidance on the management of conservation areas'.
- Draft Ryhope Village Conservation Area Character Appraisal and Management Strategy.
- Responses to public consultation.

Appendix 1: Schedule of Consultation Responses and Action Taken – Ryhope Village Conservation Area Character Appraisal & Management Strategy

Written Representations		
Consultee	Comments	Action / reason for no action
<u>Heritage Organisations</u>		
English Heritage	No specific comment.	No action required.
Tyne & Wear County Archaeologist	Very supportive and complementary of document. Considers Sunderland's CAMS to be the best in Tyne and Wear. Advised that the term 'garths' should be replaced by 'crofts' or 'tofts' which more accurately describe the enclosures referred to. Noted some corrections required to terminology on Archaeological sites map on page 53.	Terminology corrected on pages 5, 10, 12, 22, 28 and 29. Map corrected accordingly.
<u>Councillors</u>		
Councillor A. Emerson	Suggested consideration be given to extend boundary of Conservation Area southwards to include iron footbridge over former railway.	No action required, discussed on page 33 of document. The footbridge is considered too remote from the village core and somewhat detached from the Conservation Area's essential village character (and the basis on which it was originally designated) to warrant inclusion.
<u>Local Heritage / Amenity groups</u>		
Ryhope Heritage Group	Queried why the former Village School is not on English Heritage's 'Heritage at Risk' register. Queried why the Forge Garage is not included in Conservation Area. Noted photograph on page 7 dates from the post war period and not early 1900's. Noted houses in photograph on page 34 are on north side of The Green rather than south. Noted that the owners of Coqueda Hall have renamed the property 'Barton House'. Queried how the existing signage for the Garage on the Green was permitted and why the garage is allowed to park vehicles on the footpath / hard standing on the opposite side of Station Road.	The Heritage at Risk Register only includes grade I and Grade II* listed buildings. The village school is not listed and is not therefore eligible for the list. Whilst there is certainly some historical merit for including the Forge Garage in the Conservation Area, the building has been considerably altered from its original form and it is questionable whether it is worthwhile extending the boundary to incorporate one additional property. Text added to page 33 to this effect. Annotation to photograph amended to correct date, in this case the 1960's. Annotation to photograph corrected accordingly. Comment added to page 19 to acknowledge this fact. No action required. The signage concerned was erected many years ago without consent from the Council and at a time when there was less emphasis on conservation and design standards. Discussions have taken place with the owner over possible improvements to the signage. The issue of parking vehicles is outside the scope of the CAMS. Issue to be referred to

		Transportation.
<i>Local Residents</i>		
Local resident 1	Provided useful historical information on High Farm and South Farm and other properties within Ryhope Village.	Information added to pages 19 and 29.
Local resident 2	Very complementary and supportive of document. Suggested the remnants of the old Salutation Inn are an eyesore and should be removed. Suggested that a parking area should be demarcated on the site of the old urinals at the entrance to Beach Road and a lockable bollard provided at the entrance.	Text added to page 49 discussing issue of site of former Salutation Inn. Beyond scope of document. Matter to be referred to Transportation.
Local resident 3	Very complementary and supportive of document. Noted that the poor condition of some buildings in the area detract from the general good standard of buildings in the village. Complained about the state of the grass verge to the east of the Railway Inn.	No action required. Issue addressed in Management Strategy (pages 48-50). Beyond scope of document. Issue to be referred to City Services.
Local resident 4	Noted the need for a litter bin at the bus stop in front of Kilburn Close.	Beyond scope of document. Issue to be referred to City Services.
Local resident 5	Requested to be kept informed of any plans concerning the former Village School. Noted that the large tree within its grounds needs trimming as it is interfering with overhead cables.	Text added to page 48 describing recent works carried out to address condition of Village School. Information to be passed on to resident. Issued of tree passed on to owners of site who are investigating the possibility of trimming its branches.
Local resident 6	No specific comment. Requested hard copy of document.	Copy of document sent out.
Local Resident 7	Provided useful historical information on The Wilderness and general history of the Village.	Text added to historical development section of Character Appraisal and to page 27.

Comments made at Public Exhibition		
Attendees	Comments	Action / reason for no action
No's 1	Supportive of proposed Article 4 Direction on his property.	No action required.
No 2	Noted that no's 9 and 10 The Village were previously one farmhouse that was subsequently sub-divided into 2 cottages.	Text added to page 21 to explain evolution of buildings.
No's 3 & 4	Noted St Paul's Church incorrectly referred to as St Matthew's at one point in document. Suggested the Forge Garage should be included in the Conservation Area as it is a historically significant building in the village, formerly known as 'The Smithy'.	Text on page 52 corrected accordingly. Whilst there is certainly some historical merit for including the Forge Garage in the Conservation Area, the building has been considerably altered from its original form and it is questionable whether it is worthwhile extending the boundary to incorporate one additional property. Text added to page 33 to this effect.
No 5	Owner of listed building in village. No	No action required.

	specific comment on document, queried whether certain works to property required consent from Council.	
No 6	Expressed concern over condition of remnants of former Salutation Inn. Queried position of traffic island opposite Post Office.	Text added to page 49 discussing issue of site of former Salutation Inn. Beyond scope of document. Matter to be referred to Transportation.
No 7	Very complementary of document, was impressed by its quality and content. Expressed concern over condition of former Village School.	Issue of Village School addressed in Management Strategy. Text added to page 48 describing recent works carried out to address condition of the building.
No's 8, 9 & 10	Expressed concern over condition and vacancy of former Village School, noted that it presents a health and safety risk.	Issue of Village School addressed in Management Strategy. Text added to page 48 describing recent works carried out to address condition of the building.
No 11	Advised that the terraces referred to on page 33 were not in fact built for colliery workers.	Reference to colliery workers deleted from page 33.
No 12	Noted the need for a litter bin on the green space in front of Kilburn Close. Expressed concern over cars from Garage on the Green obstructing Station Road.	Beyond scope of document. Request to be passed on to City Services. The issue of parking vehicles is outside the scope of the CAMS. Issue to be referred to Transportation.

Appendix 2 – List of external consultees

National Organisations / local amenity groups	Architects	Residents / businesses
English Heritage	Fitz Architects	All owners and occupiers in the Conservation Area.
Victorian Society	John D. Waugh	
The Georgian Group	Gerard McCormack	
Twentieth Century Society	Jane Darbyshire & David Kendal	
Institute of Historic Building Conservation	Reid Jubb Brown	
Society for the Protection of Ancient Buildings	Mario Minchella Architects	
Department for Culture, Media and Sport	Napper Architects	
Commission for Architecture and the Built Environment	Red Box Design Group	
Sunderland Civic Society	Anthony Watson Chartered Architect	
Sunderland Antiquarian Society	Purves Ash LLP	
Sunderland Heritage & Local History Forum	Planit Design	
Sunderland Old Township Heritage Society	Jeff Park Building Consultancy Services	
North of England Civic Trust	Gray, Fawdon & Riddle Architects	
Living History North East	Howarth Litchfield	
Grace McCombie, Buildings Historian	HLB Architects	
Victoria County History	Wearmouth Architectural Design	
Ryhope Heritage Group	John D. Waugh	
History Society of Sunderland	A.M. Watt	
Tyne & Wear County Archaeologist	Ward Hadaway Solicitors	