

LAND OF GREEN GINGER
78 FRONT STREET
TYNEMOUTH
TYNE & WEAR
NE30 4BP

Heritage statement and impact assessment
Land of Green Ginger, Tynemouth



CONTENTS

EXECUTIVE SUMMARY

1.0 INTRODUCTION

1.1. Background to the report

1.2. Purpose of the Report

2.0 SIGNIFICANCE

2.1 Assessing significance

3.0 IMPACT ASSESSMENT

3.1. Summary and impact of the proposal

3.2. Justification for the proposal

EXECUTIVE SUMMARY

This report was commissioned to assess the impact of proposals for alterations to the interior of the Land of Green Ginger. The proposed alterations are to enable the area next to the stunning stained glass window to be utilised.

As a heritage asset the Historic England have listed this as a Grade II listed building. The Historic England listing is shown below:

“Land of Green Ginger shopping mall and former church hall Congregational church (1868) now shopping mall, and hall (1886) – First listed 16-Nov-1978 - TYNEMOUTH FRONT STREET (south side) NZ 3669 SE Tynemouth 9/67 Land of Green Ginger Shopping Mall and former church hall 16.11.78 adjoining on east. G.V. II Congregational church (now shopping mall) and hall. Church 1868 by Thomas Oliver; hall dated 1886 in door lintel. Coursed rock-faced stone with ashlar dressings; Welsh slate roof with stone gable coping. Stone spire and spirelets. Modified late C13 style. Church oriented north-south; ritual west to Front Street has tower at right, hall adjoining on east. Steps up to tower double door which has ballflower ornament to moulded arch on twin shafts; upper stages of tower have 2-light belfry openings beneath arcades with slit windows. Broach spire with lucarnes. 4-light west window. Lower one-bay link to 3-storey 3-bay gabled hall on left, of similar materials. Stone mullioned-and-transomed windows, the upper ones pointed-arched. Right return of church has 4 gables with 2-light windows. Historical note: hall erected by members and friends of the congregational church for public and educational purposes. Source: H.E. Craster History of Northumberland vol. VIII 1907. p.377.”

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The proposals will enable this historic building to be brought into a sustainable use. The proposals are consistent with advice and policies in NPPF



1. INTRODUCTION

1.1. Background

This report was commissioned to assess the impact of proposals for minor alterations to the interior. The alterations are to enable the church to be utilised more fully, with additional areas for seating and differing aspects of view to the interior.

The brief history of the church is as follows - The former Congregational Church on Front Street in Tynemouth was built in 1868 by Thomas Oliver. The adjoining Church Hall was built in 1886. In the 1950s the church became jointly used by Methodist and Congregational Churches. The church closed in 1973 as the congregation had declined and those remaining went to the nearby United Reformed Church and Methodist churches. In 1980 the church was converted into the Land of Green Ginger shopping arcade. The building is Grade II listed.

Thomas Oliver (14 January 1791 – December 1857) was an English classical architect and surveyor active in Newcastle upon Tyne. He was one of a number of talented local architects who worked with Richard Grainger on the development of Newcastle, but his work tends to be overshadowed by that of John Dobson who has been given a great deal of the credit for the central part of the city referred to as Grainger Town.

Oliver was born in Crailing, Roxburghshire on 14 January 1791, the son of a weaver. He was educated at Jedburgh School. He worked under Dobson for six years until 1821 when he began independent practice as a 'land surveyor and architect'. In 1824 Oliver designed a row of 31 brick-built houses, built by Grainger on the north side of the newly built Blackett Street. These houses were demolished in the sixties as part of the re-development, which produced the Eldon Square Shopping Centre.

In 1829 Oliver designed Leazes Terrace, an oblong block of 70 lofty houses in the classical style with small gardens in front and a paved terrace walk. The terrace took five years to complete. The scheme also included Leazes Crescent and Leazes Place, two streets of two-storey brick and stucco cottages. All three of Oliver's creations survive today. There was a certain amount of controversy caused by Dobson's daughter Jane, who wrongly claimed that Leazes Terrace and the other two streets were designed by Dobson. However documents from the period show that Oliver was the architect.

In 1830 Grainger began work on the Royal Arcade, a shopping arcade at the bottom of Pilgrim Street. There is some doubt as to who designed this. Dobson is usually given the credit, but it may have been Oliver. The building was completed in 1832 but was demolished in the 1960s.

In 1830, Oliver produced a plan for the development of the town centre. This was six years after Dobson had produced his own unsuccessful plan and four years before Grainger produced his own successful scheme. Dobson's plan had failed mainly because it had been over-ambitious and hugely expensive. Oliver's plans were not as ambitious as Dobson's and mostly dealt with straightening and extending existing streets to give better access to the town. However it was Grainger, perhaps through the influence of John Clayton, who had his plans accepted by the council.

Oliver is actually best known for his work as a land surveyor. He published a number of plans of Newcastle between 1830 and 1851 (and one in 1858 posthumously). He was also author of the 'A New Picture of Newcastle upon Tyne' in 1831 and 'The Topographical Conductor, or Descriptive Guide to Newcastle and Gateshead' in 1851. He also laid out 'Gibson Town' between 1836 and 1848, a planned development of modest houses. For his work in surveying the first railway line from Manchester to Liverpool, he was offered a Knighthood, which he politely declined.

He built the Presbyterian (later URC) church in Blyth and the Congregational Church in Tynemouth, enlarged Jesmond Towers, and was active in the partnerships *Oliver & Lamb*, *Oliver & Leeson* and *Oliver, Leeson & Wood* in the later 19th century.

1.2 Purpose of the Report

This report is designed to provide:

- An impact assessment of the proposed works

2.0 SIGNIFICANCE

2.1 The Nature of the Asset – Assessing significance.

Significance can be measured according to hierarchical levels; the most usual levels are:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

2.2 Significance of The Land of Green Ginger overview

Based on the above, the view is the building is of medium significance as there is little in the way of original fabric in the areas the application applies to, and any significant items are to be retained in the way of timbers, floor boards, posts, beams, stained glass windows. The main element is to create to galleried seating area to the roof of Unit 16. This will provide a vista of the church from a unique standpoint. The new area will not detract from the interiors original features as the proposal is to be kept as slender as possible to enable views through. As the visual, attached below, this view of the window will not be impeded due to the proposal of a glass balustrade and an access stair to the side.



3.0 IMPACT ASSESSMENT

3.1. Summary and impact of the proposals

Relevant planning history for the site (Taken from the Pre-Planning Statement)

82/01987/LBC - Conversion of existing church to shopping arcade and restaurant, and conversion of hall as craft, art, design and cultural centre, incorporating flat and bed sitting accommodation – Permitted 12.11.1982

03/02205/LBC - Installation of 6no. panel antennae to the exterior of the spire coloured to match existing building finish and internal installation of 2no. equipment cabinets with ancillary equipment thereto - Refused 12.11.2003

04/04008/FUL - Installation of 3no. telecommunications antennae within existing stone pediment on church steeple, equipment cabinets within rear off shoot and 300mm wide cable feeder tray fixed internally (as amended) – Refused 05.04.2005

05/00403/LBC - Installation of 3no telecommunications antennae within existing stone pediment on church steeple, equipment cabinets within internal equipment room and 300mm wide internal cable feeder tray. (as amended) – Refused 05.05.2005
Appeal allowed.

07/01941/LBC - To replace netting to church tower all 4 sides and installation of anti-pigeon spikes to ledges on tower and main church window on Front Street (Already Commenced) – Refused 23.08.2007

07/02508/LBC - Proposed revision of internal works allowed on appeal on 6th October 2005. To include relocation of all required equipment cabinets cabling trunking and ancillary development within church steeple plus the construction of equipment/working platforms and internal hooped access ladders and 1No 300mm diameter transmission dish – Refused 09.10.2007

15/01995/LBC - Addition of 2no. mezzanine platforms linked by walkway and accessed by stairs and lift. To be situated in void area of effectively the second floor – Refused 18.03.2016

The preceding Planning History is to illustrate the lack of a cohesive design ethos for the building since its 1987 application to convert to a shopping arcade.

The proposal should aspire to a quality of design and execution which may be valued now, and in the future. The design has been guided by the existing structures, taking account of the materials used historically in the church as well as the introduction of quality modern materials to ensure the building retains a relevance and sustainability for the future.

A scheme has been prepared which is aimed at bringing more of the church structure into use with the minimum of alterations which might affect the significance of the building. Every attempt has been made to preserve what little historic fabric is left and in areas where intervention is proposed, it is for functional reasons and every attempt has been made to minimise any loss of historic fabric. This report should be read in conjunction with the current set of proposed plans and drawings.

3.2 Justification for the proposals

Tynemouth village is a popular destination for people to come for a variety of reasons. It is steeped in history, has some great attractions, shopping and a vibrant nightlife. Front Street, where The land of Green Ginger is located, and Percy Park Road, both have a mix of shops as well as traditional pubs, cafes and bistros offering anything from a cup of coffee to a la carte dining. The village's Metro Station has recently been restored and hosts weekend markets and is used as an events space. Each year, Tynemouth is home to events including the Mouth of the Tyne Festival and the Tynemouth Food Festival. Tynemouth currently has limited available accommodation within its curtilage, mainly B&B's, with the Grand Hotel 250 yards away.

This application is to extend the available seating area for the various outlets, this will hopefully keep all the units in use and keep the building in its current form to be enjoyed by all. The proposal will provide an interesting new vista for Tynemouth's busy and eclectic café scene.