

River Tyne (Tunnels) Order
Listed Building Application

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TWPTA Statement of Case

THE TRANSPORT AND WORKS ACT 1992

THE TYNE TUNNELS ACT 1998

**THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990**

THE TRANSPORT AND WORKS (INQUIRIES PROCEDURE) RULES 1992

THE PROPOSED RIVER TYNE (TUNNELS) ORDER

**APPLICANT'S
STATEMENT OF CASE
(LISTED BUILDINGS)**

1. INTRODUCTION

- 1.1 This Statement of Case has been prepared in respect of listed building applications by the Tyne & Wear Passenger Transport Authority (TWPTA), affecting the Gaslight Public House, the Charles Palmer Statue and a wall that forms the curtilage of the Tyne Pedestrian and Cycle Tunnel's southern portal.
- 1.2 The listed building applications have been made in connection with an application for the proposed River Tyne (Tunnels) Order (the "Order") under the Transport and Works Act 1992 (the "1992 Act") to authorise construction of the New Tyne Crossing adjacent to the existing vehicular Tyne Tunnel. The New Tyne Crossing is more extensively described in the Statement of Case dated 30th October 2002 and served in relation to the application for the Order.
- 1.3 The TWPTA will describe the listed building application sites and surrounding areas together with the context for the proposals, namely the proposals for a New Tyne Crossing, and an outline of the planning histories of the sites.
- 1.4 The considerations identified at PPG15 together with other material considerations will be assessed. In respect of each of the sites the TWPTA will demonstrate the matters set out below.

2. GASLIGHT PUBLIC HOUSE

- 2.1 The proposal is for the demolition of the Gaslight Public House.
- 2.2 The proposal is in accordance with PPG15 in that exceptional circumstances have been demonstrated identifying the community and economic benefits that will accrue. These result from the separate, but related, proposal to construct the New Tyne Crossing and outweigh the loss of the listed building.
- 2.3 The proposal is in accordance with the policies contained in the South Tyneside UDP.
- 2.4 The proposal will not have a detrimental impact on Jarrow, given that the site will be reinstated to open space to complement the Riverside Park.
- 2.5 Efforts have been made to relocate the building to the Beamish Museum but that there is no interest in the building in its entirety for its historic form, but only for its constituent parts. Reference will also be made to the views of English Heritage set out in their letter of 30th July 2002.
- 2.6 The building will be recorded prior to demolition to provide a lasting record.

3. CHARLES PALMER STATUE

- 3.1 The statue has already been moved from its former location outside the Jarrow Hospital. The proposal is for relocation of the statue to Jarrow town centre. It will be shown that the relocation of the statue will not harm the fabric of the listed structure and that the feasibility of moving the statue has been assessed and found to be achievable.
- 3.2 The proposal is in accordance with the provisions of PPG15 and the policies contained in the South Tyneside UDP.
- 3.3 The proposal is in accordance with a scheme promoted by South Tyneside MBC to relocate the statue to a central location where it will be safeguarded from further vandalism, thus preserving the fabric of the listed statue.

4. PEDESTRIAN AND CYCLE TUNNEL WALL

- 4.1 The proposal is for the demolition of a wall that forms the curtilage of the pedestrian and cycle tunnels southern portal building.
- 4.2 The proposed demolition of the wall will not affect the fabric or setting of the listed tunnel portal building and as such is in accordance with the provisions of PPG15 and policies contained in the South Tyneside UDP.
- 4.3 The wider benefits of the proposed New Tyne Crossing, including improved bus access to the pedestrian and cycle tunnels and improvements to the amenity of their surroundings, outweigh any perceived negative impact to the setting of the listed structure.

5. CONCLUSION

- 5.1 In conclusion the appellant will demonstrate that the proposals set out in the applications may be permitted without a detrimental impact to the surrounding area

6. LIST OF DOCUMENTS

- 6.1 The TWPTA may refer to the following documents:
 1. PPG15 – Planning and the Historic Environment*
 2. South Tyneside UDP – Adopted, October 1999*
 3. North Tyneside UDP – Adopted, March 2002*
 4. Listing description for Charles Palmer Statue**
 5. Listing Description for Pedestrian and Cycle Tunnels**
 6. Listing Description for the Gaslight public house**
 7. Letter from English Heritage dated 30 July 2002
 8. South Tyneside MBC Committee Report (undated)
 9. Letter from the Beamish Museum (Received 11 September 2002)

* These documents have already been placed on deposit at the time of making the Statement of Case in respect of the Order.

** The listing descriptions were placed on deposit with the listed building applications referred to in this statement of case.

HERBERT SMITH

10th December 2002