

THE REGISTER

Content and criteria

DESIGNATION

Definition

All the historic environment matters but there are some elements which warrant extra protection through the planning system. These are included in the National Heritage List for England (NHLE), an online searchable database of designated assets (<https://historicengland.org.uk/listing/the-list>). Since 1882, when the first Act protecting ancient monuments and archaeological remains was passed, government has been developing the designation system. Listing, which is applied to buildings, emerged from the post-Blitz 1940s planning acts. There are now nearly 400,000 designated assets on the NHLE including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields and protected wreck sites.

Historic England, as the government's expert adviser, is responsible for making recommendations – but it is still the Secretary of State at the Department for Culture Media and Sport who makes the decisions on whether an asset is designated. Understanding and appreciation develop constantly, which makes keeping the designation base up-to-date a never-ending challenge.

Alongside the nationally designated assets found on the National Heritage List for England are locally designated assets. Best known are conservation areas, but local authorities can also create lists of locally valued assets. Most archaeological sites of significance are not scheduled, but rely on local identification and management for their protection.

LISTED BUILDINGS

Listing is by far the most commonly encountered type of designation. A listed building (or structure) is one that has been designated as being of special architectural or historic interest. The older and rarer a building is, the more likely it is to be listed. Buildings less than 30 years old are listed only if they are of outstanding quality and under threat.

Listed buildings are graded I, II* and II. Grade I buildings are of outstanding interest, and II* are particularly important buildings of more than special interest; together they amount to 8% of all listed buildings. The remaining 92% are of special interest and are listed grade II.

There are over 376,000 listed entries on the statutory list of buildings of special architectural or historic interest. Entries on the statutory list sometimes group together a number of separate buildings: a terrace will be counted as one entry, rather than as separate units. Entries on this Register reflect how buildings are grouped and recorded on the statutory list.

Structures can occasionally be dual designated (both listed as buildings and scheduled as monuments). In such cases, scheduling controls take precedence.

Criteria for inclusion on the Register

RISK ASSESSMENTS

A risk assessment of a heritage asset is based on the nature of the site. Building or structure assessments, for instance, include listed buildings (but not listed places of worship) and structural scheduled monuments.

BUILDINGS AND STRUCTURES

Buildings or structures (not in use as public places of worship) considered for inclusion on this Register must be listed grade I, II* or II. Buildings or structures are assessed for inclusion on the basis of condition and, where applicable, occupancy (or use) reflecting the fact that a building which is occupied is generally less vulnerable than one that is not.

Occupancy (or use) is noted as 'vacant', 'part occupied', 'occupied', 'not applicable', or occasionally, 'unknown'. Many structures fall into the 'not applicable' category as they can be ruins, walls, gates, headstones or boundary stones.

Condition is noted as 'very bad', 'poor', 'fair' or 'good'. The condition of buildings or structures on the Register typically ranges from very bad to poor, fair and (occasionally) good reflecting the fact that some buildings or structures capable of use are vulnerable to becoming at risk because they are empty, underused or face redundancy without a new use to secure their future. Assessing vulnerability in the case of buildings in fair condition necessarily involves judgement and discretion. A few buildings on the Register are in good condition, having been repaired or mothballed, but a new use or owner is still to be secured.

Buildings or structures are removed from the Register when they are fully repaired/consolidated, and their future secured through either occupation and use, or through the adoption of appropriate management.

Reducing the risks

Whilst each individual site will require its own approach and solution, there are some general approaches that are relevant to all 'at risk' assets. Resolving cases requires working in close partnership with owners, local planning authorities and a wide variety of other relevant organisations. The provision of clear advice and understanding are essential.

Maintenance and where appropriate, occupation are key to preventing heritage assets becoming at risk, whilst maintenance of those already at risk will prevent them from decaying further. Without maintenance, the cost of repair and consolidation escalates, the challenge for owners and occupiers increases, and the scope for affordable solutions declines.

Key to the entries

This Register includes the following risk assessment types:

- Building or structure (grade I, II* and II listed buildings)

ORDER

Entries are grouped and ordered alphabetically.

Within each risk assessment type, entries are ordered alphabetically by street and site name.

DESIGNATION

The principal designation is noted for each entry and includes:

- Listed Building (LB) grade I, II* or II

Other designations that apply to the designated site, including location within a World Heritage Site (WHS), are also noted.

If an entry is dual designated (both listed and scheduled), 'and' rather than a comma is used (e.g. 'Scheduled Monument and Listed Building grade I').

The National Heritage List Entry Number is included for all entries (except conservation areas).

CONDITION

For buildings, condition is graded as: 'very bad', 'poor', 'fair' and 'good'.

OCCUPANCY/USE

For buildings (excluding places of worship) that can be occupied or have a use, the main vulnerability is vacancy or underuse. Occupancy (or use) is noted as follows:

- vacant
- part occupied
- occupied
- unknown
- not applicable

PRIORITY CATEGORY

Priority for action is assessed on a scale of A to F, where 'A' is the highest priority for a site which is deteriorating rapidly with no solution to secure its future, and 'F' is the lowest priority.

For buildings and structures and places of worship the following priority categories are used as an indication of trend and as a means of prioritising action:

A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed

B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented

C Slow decay; no solution agreed

D Slow decay; solution agreed but not yet implemented

E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)

F Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

OWNERSHIP

A principal ownership category is given for each entry, and if sites are in divided ownership, a 'multiple' ownership category is noted.

ABBREVIATIONS

CA Conservation Area

EH English Heritage

HLF Heritage Lottery Fund

LB Listed Building

LPA Local Planning Authority

NP National Park

RPG Registered Park and Garden

SM Scheduled Monument

UA Unitary Authority

WHS World Heritage Site



SITE NAME:

Boundary Wall Immediately to south of Church of St Peter, Fronting Sunderland Road and Turning Along Moor Road, Sunderland Road

Wall to be monitored and impact of tree close to wall assessed.

DESIGNATION:	Listed Building grade II
CONDITION:	Poor
OCCUPANCY:	Not applicable
PRIORITY CATEGORY:	C
OWNER TYPE:	Unknown
LIST ENTRY NUMBER:	1232560



SITE NAME:	Boundary Wall to Numbers 1 to 22 (Consecutive) Fronting Road, Broughton Road	Much of the stonework is in poor condition and will continue to deteriorate. Its condition will need to be monitored.
DESIGNATION:	Listed Building grade II, CA	
CONDITION:	Poor	
OCCUPANCY:	Unknown	
PRIORITY CATEGORY:	C	
OWNER TYPE:	Commercial company	
LIST ENTRY NUMBER:	1231875	



SITE NAME:	Boundary Wall to Numbers 23 to 39 (Consecutive), Broughton Road	Much of the stonework is in poor condition and will continue to deteriorate. Its condition will need to be monitored.
DESIGNATION:	Listed Building grade II, CA	
CONDITION:	Poor	
OCCUPANCY:	Not applicable	
PRIORITY CATEGORY:	C	
OWNER TYPE:	Commercial company	
LIST ENTRY NUMBER:	1231580	



SITE NAME:	East-West Wall 35 metres south of Red Cottage and Linking Wall to House, Church Lane	The local authority will seek to engage the owner in discussions surrounding the levels of vegetation in, on and around the wall, which appear to be contributing to its deterioration.
DESIGNATION:	Listed Building grade II, CA	
CONDITION:	Poor	
OCCUPANCY:	Not applicable	
PRIORITY CATEGORY:	A	
OWNER TYPE:	Unknown	
LIST ENTRY NUMBER:	1025246	



SITE NAME: **Garden Wall to south east of Southgarth west**

DESIGNATION: Listed Building grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

PRIORITY CATEGORY: C

OWNER TYPE: Private

LIST ENTRY NUMBER: 1246445

Wall looks to have undergone many alterations and repairs over the years, some of which have been unhelpful. Work was recently undertaken to stabilise the area around the tree. The local authority will seek to monitor the its condition.



SITE NAME: **Gates, Gate Piers, Steps and Garden Ornaments to south west of No 18, Front Street**

DESIGNATION: Listed Building grade II, CA

CONDITION: Very Bad

OCCUPANCY: Not applicable

PRIORITY CATEGORY: A

OWNER TYPE: Private

LIST ENTRY NUMBER: 1355064

LPA will seek to enter into discussions with the owner to prevent further loss or damage.



SITE NAME: **Jarrow Bridge (Tyne and Wear County Council Bridge No 433), Don Road**

DESIGNATION: Listed Building grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

PRIORITY CATEGORY: C

OWNER TYPE: Government or agency

LIST ENTRY NUMBER: 1355092

A very difficult site to find a long term solution for due to lack of access and neighbouring land uses.



SITE NAME: **Jubilee Memorial, Ocean Road**

DESIGNATION: Listed Building grade II, RPG grade II

CONDITION: Poor

OCCUPANCY: Not applicable

PRIORITY CATEGORY: D

OWNER TYPE: Local Planning Authority

LIST ENTRY NUMBER: 1232319

LPA has a fully specified and costed scheme awaiting funding.



SITE NAME: **Seed House to south west of No18, Front Street**

DESIGNATION: Listed Building grade II, CA

CONDITION: Very Bad

OCCUPANCY: Not applicable

PRIORITY CATEGORY: A

OWNER TYPE: Private

LIST ENTRY NUMBER: 1185529

LPA will seek to engage owner to prevent further deterioration or total loss of this building. Finding a new use for this structure will be difficult.



SITE NAME: **Steps, Walls and Piers to south of No55 (Hill House), Front Street**

DESIGNATION: Listed Building grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

PRIORITY CATEGORY: C

OWNER TYPE: Private

LIST ENTRY NUMBER: 1299620

Lower stone wall at risk of further decay and possible collapse. LPA will seek discussion with owners.



SITE NAME: **Sundial to south west of Church of St Hilda, Market Place**

DESIGNATION: Listed Building grade II

CONDITION: Poor

OCCUPANCY: Not applicable

PRIORITY CATEGORY: C

OWNER TYPE: Local Planning Authority

LIST ENTRY NUMBER: 1232157

LPA currently pursuing funding for environmental improvements in the Church Yard and sundial.



SITE NAME: **Tomb 22 metres south of the south Porch of the Church of Saint Nicholas, Rectory Bank**

DESIGNATION: Listed Building grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

PRIORITY CATEGORY: C

OWNER TYPE: Local Planning Authority

LIST ENTRY NUMBER: 1185751

Vegetation issue needs to be addressed as a matter of urgency. No solution yet in place for repairs to the tomb.



SITE NAME: **Victoria Hall, 117, 119 and 121, Fowler Street**

LPA will seek to enter into discussions with owners. Long term neglect by multiple owners.

DESIGNATION: Listed Building grade II

CONDITION: Poor

OCCUPANCY: Partly occupied

PRIORITY CATEGORY: C

OWNER TYPE: Mixed multiple owners

LIST ENTRY NUMBER: 1232945
