

Reference: GONE/P/A4520/270/02/5,6,7.

Dear Sir,

**Application to demolish the The Gaslight public house, Jarrow.
Proof of Evidence - Tyne Crossings Alliance**

Further to our letter of the 5th September on this matter sent to the Director of Development Services, South Tyneside MBC, and our subsequent Statement of Case dated 3rd December, we herewith lodge our Proof of Evidence for the forthcoming Public Inquiry into the future of the Gaslight public house as follows:

As indicated in our letter of 5th September, we consider that the demolition of this building would be a serious loss to the heritage and resources of South Tyneside Borough. The pub is an historic Grade II listed structure with a valuable potential for enhancing a renovated riverside area. The site has the advantage of offering views across the commercial river waterscape and sympathetic restoration of the area would further the Council's intended "heritage" theme, of value both to residents and tourists.

A restored and re-opened Gaslight pub would be a valuable amenity, close to a dense area of population and a small adjacent park. Improved access to the Pedestrian and Cycle tunnels to increase their role in cross river transport would yield the prospect of a renewed clientele for the pub and the provision of a leisure amenity at this spot.

The Jarrow Riverside Park adjacent to the pub is a recreational facility that is now troubled by drug-users. Reinstating the pub would open up the area to greater supervision and the patronage of a healthier sector of the visiting public. An active pub would help bring a cross-section of local residents to the Park, and would complement its intended recreational and health-enhancing role.

The local improvements mentioned above are predicated on the failure of the proposed second Tyne road tunnel scheme at the forthcoming Public Inquiry, and the ending of the current planning blight in this area. Then, imaginative improvement and restoration schemes for the area can, and should, be instigated. The re-opening of the Gaslight public house would be an important part of such plans.

The application to demolish the Gaslight public house - along with several other closures on the route of the proposed tunnel - have been made in what we believe to be a mistaken anticipation of the success of the second Tyne road tunnel application at its forthcoming Public Inquiry. Closures, let alone demolition of buildings in advance of a decision on the tunnel proposal are, in our view, improper. These decisions should have awaited the outcome of the forthcoming Inquiry into the tunnel proposals.

The owners of the Gaslight public house (who happen to be the promoters of the tunnel proposals) should be required to maintain the building in good condition until such time as the inspector to the tunnel Inquiry has reported and a decision on the proposed tunnel has been come to. Then a further decision will have to be made taking the Inspector's report into the tunnel proposal into account, as well as the special circumstances and unique status of the Gaslight public house.

Yours faithfully,

Paul Winch
on behalf of the Tyne Crossings Alliance.

The Tyne Crossings Alliance consists of: CPRE, Friends of the Earth (FOE), Living Streets, North East Railway Development Society (railfuture NE), Roadpeace, The Green Party, Transport 2000, Tynebikes.

To: Ian Stearman, Programme Officer, Proposed River Tyne (Tunnels) Order Inquiry, Demographic Services Division, Strategic Support Directive, Civic Centre, Barras Bridge, Newcastle upon Tyne, NE99 2BN