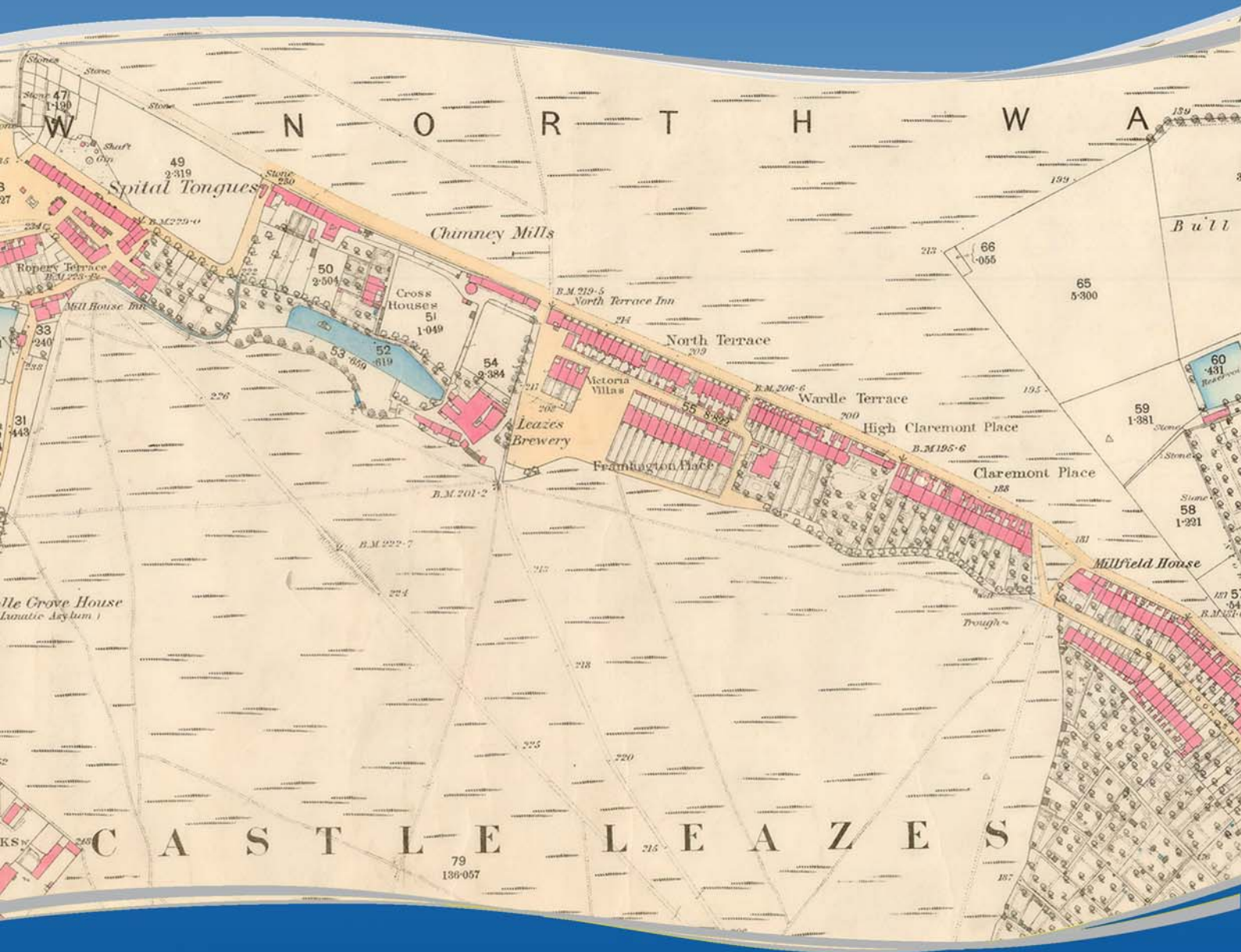


Framlington Place

Conservation area management plan
Development guidance note



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March 2011

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Framlington Place

Conservation Area Management Plan

Adopted November 2006

This version published March 2011

Contents

1. Introduction, aims and context
 - 1.1 Introduction
 - 1.2 Aims of the Management Plan
 - 1.3 Framlington Place Conservation Area

2. Significant buildings and structures
 - 2.1 Grade II listed buildings and structures
 - 2.2 Mid-to-late Victorian houses
 - 2.3 Recent developments

3. Development issues within Framlington Place Conservation Area

4. Transport issues within Framlington Place Conservation Area

5. Future management
 - 5.1 SWOT Analysis
 - 5.1.1 Strengths
 - 5.1.2 Weaknesses
 - 5.1.3 Opportunities
 - 5.1.4 Threats

 - 5.2 Key points

 - 5.3 Protection and enhancement
 - 5.3.1 Alterations and extensions
 - 5.3.2 Materials
 - 5.3.3 Roofs
 - 5.3.4 Dormer windows and rooflights
 - 5.3.5 Masonry, brickwork and pointing
 - 5.3.6 Windows and doors
 - 5.3.7 Chimney stacks and other architectural details
 - 5.3.8 Rainwater goods
 - 5.3.9 Colour and painting
 - 5.3.10 Aerials, satellite dishes and alarm boxes
 - 5.3.11 Gardens, grounds and trees
 - 5.3.12 Boundary treatments
 - 5.3.13 Advertisements
 - 5.3.14 New buildings
 - 5.3.15 Undoing damage

- 5.3.16 Street lighting
- 5.3.17 Monitoring

6. Legislative and policy framework

6.1 Planning procedures

- 6.1.1 Unlisted buildings
- 6.1.2 Demolition

6.2 Listed buildings

- 6.2.1 Owners' responsibilities
- 6.2.2 Works and alterations to listed buildings requiring consent
- 6.2.3 Repairs to listed buildings requiring consent

6.3 Works to trees

6.4 Advertisements

6.5 Enforcement

6.6 Policy context of the management plan

Acknowledgements

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Section 1:

Introduction, aims and context

This document was first adopted by the council as supplementary planning guidance in November 2006. It has been updated for accuracy in December 2010. Only minor alterations have been made; there are no material amendments.

1.1 Introduction

Framlington Place Conservation Area was designated in 1976. A conservation area is defined by the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 s.69 as being an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

The management plan is the next step after the designation process and preparation of the character statement. The plan provides guidance through policy statements to enable the effective management of change and secure the preservation and enhancement of the character and appearance of the conservation area. This is in accordance with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 s.71 and 72; s.71 specifically requires the local planning authority to formulate and publish proposals for the preservation and enhancement of their conservation areas and to submit these proposals for public consideration.

The character statement provides a comprehensive assessment of the physical character and appearance of the conservation area and defines what elements are of merit, what the key issues are, what opportunities exist for preservation or enhancement and which elements detract from the conservation area. Its purpose is to provide a benchmark for assessing the impact of development proposals on the character or appearance of the conservation area. The statement was adopted as supplementary planning guidance (SPG) under the Unitary Development Plan on 22 November 2002 by Development Control Committee.

The management plan is based on advice from English Heritage “Guidance on the Management of Conservation Areas” (August 2005) and was in accordance with national best value indicators at the time of writing.

1.2 Aims of Management Plan

The management plan is based on the Framlington Place Conservation Area Character Statement (published 22 November 2002). It has four objectives:

- 1 To establish and define the significance of the conservation area as a whole and of the individual elements which contribute to that significance, building on the character appraisal.
- 2 To assess and define the threats and opportunities within the area and how these impact on the significance of the individual elements and of the conservation area as a whole.
- 3 To provide a benchmark for assessing and managing change.
- 4 To provide policy guidance to ensure that the character and appearance of the conservation area will be maintained through the effective management of change and that those opportunities to enhance the character and appearance are maximised.

1.3 Framlington Place Conservation Area

The Framlington Place Conservation Area, designated in 1976, lies to the north of the city centre between the central motorway and the Royal Victoria Infirmary (RVI). It essentially comprises 19th century terraced housing and large, detached dwellings. The principal development in the conservation area is the mid-19th century Framlington Place which overlooks the culverted Pandon Burn. The long front gardens of Framlington Place provide a significant mature landscape setting. To the north is the Leazes Brewery site, where the mid-19th century Brewery House still remains surrounded by the remains of twentieth century extensions and the recent development of the University Sports Centre and Paul O’Gorman oncology unit. Within this conservation area there are 36 Grade II buildings.



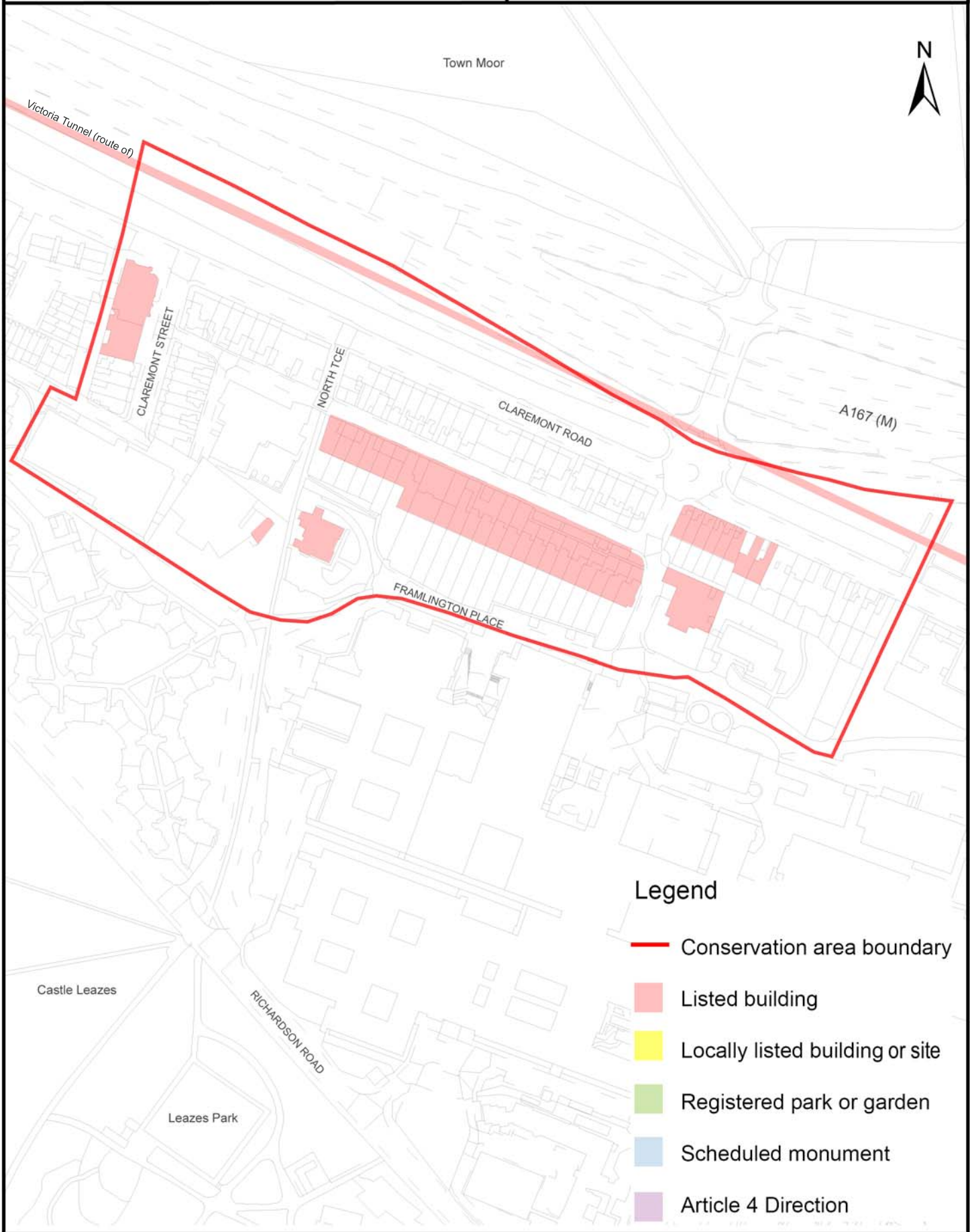
Framlington Place

The reason for designation was to control the pressures for commercial conversion, sub-division and new development. Historically this was an area of quality housing initially occupied by the professional classes and wealthy tradesmen but later substantially used for hospital and university staff. This predominantly two to three-and-a-half storey 19th century terraced housing constructed in brick, some with stucco facades, ashlar dressings and Welsh slate roofs. Whilst the materials of construction have uniformity, there is considerable variety in the elevational treatment which exemplifies the progression of architectural style and taste throughout the 19th century. This progression is linear, initially with the late-Georgian terraces of Claremont Place closest to the city centre followed by the mid-Victorian Wardle Terrace, North Terrace and Framlington Place and the later Victorian terraces on Claremont Terrace and Street.

The original parkland setting along the Pandon Burn side between Castle Leazes and the Town Moor was highly significant. Claremont Road and the meandering lane of a former carriage road abutting Castle Leazes remain as the boundaries of the conservation area.



Framlington Place



Legend

- Conservation area boundary
- Listed building
- Locally listed building or site
- Registered park or garden
- Scheduled monument
- Article 4 Direction

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Section 2:

Significant buildings and structures in the conservation area

The significant buildings within Framlington Place Conservation Area comprise of 36 Grade II listed buildings, including the railings to the RVI and the mid-to-late Victorian terraces. Recent developments by the University of Newcastle upon Tyne are also architecturally significant.

2.1 The grade II listed buildings and structures

Numbers 25 and 26 Claremont Place: terrace of houses early 19th century. Brick with sandstone ashlar dressings, sash windows and Welsh slate roof.

Curtilage: the former back yard provides parking and the south facing gardens have been truncated for the mid-20th century Wolfson unit.

Ownership: University of Newcastle upon Tyne.

Numbers 27 – 33 Claremont Place, known as ‘Wardle Terrace’: terrace of houses – mid 19th century. Brick, sandstone ashlar dressings and Welsh slate roof. Victorian margined sash windows on the front elevation, Victorian and Georgian sash windows to the rear elevation. Rear elevation and off shots painted in shades of cream.

Curtilage: red brick rear back yard wall, front garden enclosed by black metal railings set on a sandstone plinth.

Ownership: residential.



Wardle Terrace

Claremont House: villa – circa 1840 and **Framlington House:** villa – circa 1850.

Grey brick with ashlar dressings, sash windows set in ashlar architraves, Welsh slate roof.

Curtilage: garden setting. Claremont house curtilage enclosed by a continuous hedge, Framlington House curtilage is a continuous low brick wall with stone capping.



Claremont House



Framlington House

Numbers 1 – 17 Framlington Place: terrace of houses – circa 1850. Numbers 18 – 21.

Framlington Place: 2 pair of houses in a terrace – circa 1850. Numbers 22 – 23.

Framlington Place: terrace of house – Circa 1850. Terrace of houses constructed in four phases between 1851 – 1867. Front elevation comprises three-storey buff brickwork set on a sandstone basement, Georgian and Victorian sash windows. Rear elevation comprises full elevations of sandstone or brick, with ashlar dressings and Georgian windows. Welsh slate roof.

Curtilage: foreshortened rear back yards, enclosed by brick walls, with dedicated parking bays beyond. Long front gardens enclosed by reinstated spearhead black metal railings set on a sandstone plinth. A number of gardens have been reduced to provide parking areas at the bottom, but remain long. Dividing boundaries between plots have been largely lost.

Ownership: Residential, with the exception of numbers 10 -12 and 16 –17 Framlington Place which are in the ownership of the University of Newcastle upon Tyne.

Former Brewery House, North Terrace: house, mid-18th century. Raised by one storey in the mid 19th century. Red brick, ashlar dressings, Georgian sash windows and Welsh slate roof.

Curtilage: to the south the vestiges of the former stone wall, to the east concrete boarding.

Ownership and land use: University of Newcastle upon Tyne works depot.

Church of St Luke, Claremont Road: parish church – dated 1886.



St. Luke's Church

Hall of Church of St Luke – Claremont Street: circa 1900. Church – Early English style. Architects – Oliver and Leeson. Red brick with ashlar dressings, Welsh slate roof, Church Hall in Tudor style.

Curtilage: the properties are built to the back of the pavement line; there is a small garden adjacent to Claremont Street.

Ownership: Anglican Church.

Railings at the Royal Victorian Infirmary: 1900-05. Designed by WL Newcombe and Percy Adams. Plain spearhead iron railings set on a low brick wall with chamfered ashlar coping. Regularly spaced square piers capped with ornate domed lanterns.



Listed railings, Lovers Lane

2.2 The mid to late Victorian terraces

Numbers 17 – 24 Claremont Terrace – terrace of houses – early 19th century.

Numbers 17-20 and numbers 23-24 Claremont Terrace – Buff brick with ashlar dressings, Victorian sash windows, Welsh slate roof. Both front and rear elevations are subject to later alterations.

Numbers 21-22 Claremont Terrace – Red brick with ashlar dressings. Victorian sash windows with two storey ashlar bay windows. Welsh slate roof with dormers. Curtilage – rear yards are used for servicing and parking. Long front gardens slope down to Lovers Lane and are bounded by a continuous brick wall/ retaining wall, topped with timber fencing to the lane boundary. Subdivisions between plots have been largely lost.

Ownership and use: number 17 – Childsplay Claremont Nursery, numbers 18-24 University and Newcastle upon Tyne.

Numbers 1 – 29 Claremont Road, North Terrace: terrace of houses, pre-1859. Brick-faced Georgian style terrace, ashlar dressings, Georgian or Victorian margined sash windows, Welsh slate roof. The architectural unity of the front elevation of this terrace has been eroded by painting the front elevation in various pastel shades and the addition of dormers and roof lights.

Curtilage: facing Claremont Road are small front gardens and semi basements enclosed in an almost continuous line of black spearhead railings, set in a sandstone plinth. To the rear lane there are vestiges of the rear yard walls but many rear yards have been opened up to provide parking space.

Ownership and use – residential with the exception of the following; numbers 2, 3 and 8 – office, numbers 23-27 commercial, number 13 vacant.



North Terrace

No 1 – 11 Claremont Terrace: terrace of houses – late Victorian. Built in three separate and distinct phases, red brick with ashlar detailing, Victorian sash windows and Welsh slate roof. Ornate iron work above front door canopies and ground floor windows.

Curtilage: facing Claremont Road, either small front gardens or semi basements. Between numbers 1 – 6 remain ornate black railings set on a sandstone plinth. The majority of the properties to the rear retain high brick yard walls but some have been taken down to provide access for parking.

Ownership and use – numbers 1-4 institutional for the University and Newcastle upon Tyne. Numbers 5-11 Residential.



Claremont Terrace

No 1 – 15 Claremont Street: terrace of houses – late Victorian. White brick, ashlar detailing, Victorian sash windows with ground floor bay, Welsh slate roof with Victorian glazed chequered dormers.

Curtilage: small front gardens enclosed by former railings stone plinth. To the rear high brick walls and timber gates to provide yard access.

Ownership and use: residential.

No 8 – 14 Claremont Street: terrace of houses – late Victorian. Red brick number 8 Claremont Street has a two story ashlar bay window, Welsh slate roof and is similar in style to numbers 7 and 8 Claremont Terrace. Numbers 10 – 14 Claremont Street are 'picturesque' in style with a rusticated ashlar projecting ground floor, ornate balcony at first floor level and a projecting Mansard roof.

Curtilage: small front gardens with enclosed brick rear garden.

Ownership and use: residential.

2.3 Recent developments

Paul O`Gorman oncology unit – 2002.

Architect; Faulkner Browns. Five storeys with L shaped plan form around a south facing raised courtyard. Principal facing materials; clear glazed curtain walling with louvered cladding, yellow terracotta panels and orange/ red facing brickwork.



Section 3:

Development issues in Framlington Place Conservation Area

Framlington Place Conservation Area was designated to control the adverse pressures for commercial conversion and sub-division of the Victorian terrace houses and detached dwellings and to control new development. The adopted Framlington Place Character Statement established that the only location within the boundaries of the conservation area that required improvement to the visual amenity was the southern section of the former Leazes Brewery complex.

The long front gardens and mature forest-scale trees of Claremont Place and Framlington Place provide a significant mature landscape setting which is one of the special characteristics of the conservation area. These gardens retain the vestiges of the former landscape setting of Lovers Lane set between the Town Moor and Castle Leazes. Development within the grounds of these front gardens and realignment of the boundaries would not be permitted.

The University of Newcastle upon Tyne owns property within Claremont Place, Framlington Place and Claremont Terrace which is currently used for institutional use. Whilst this use is established there are two issues of concern; the adverse effect to the interiors of the listed buildings by the upgrading of office space with 20th century IT specifications, and potential vacancy as university departments relocate to purpose-built accommodation. The latter should be regarded as an opportunity to provide an appropriate long term use, and re-establish residential use.

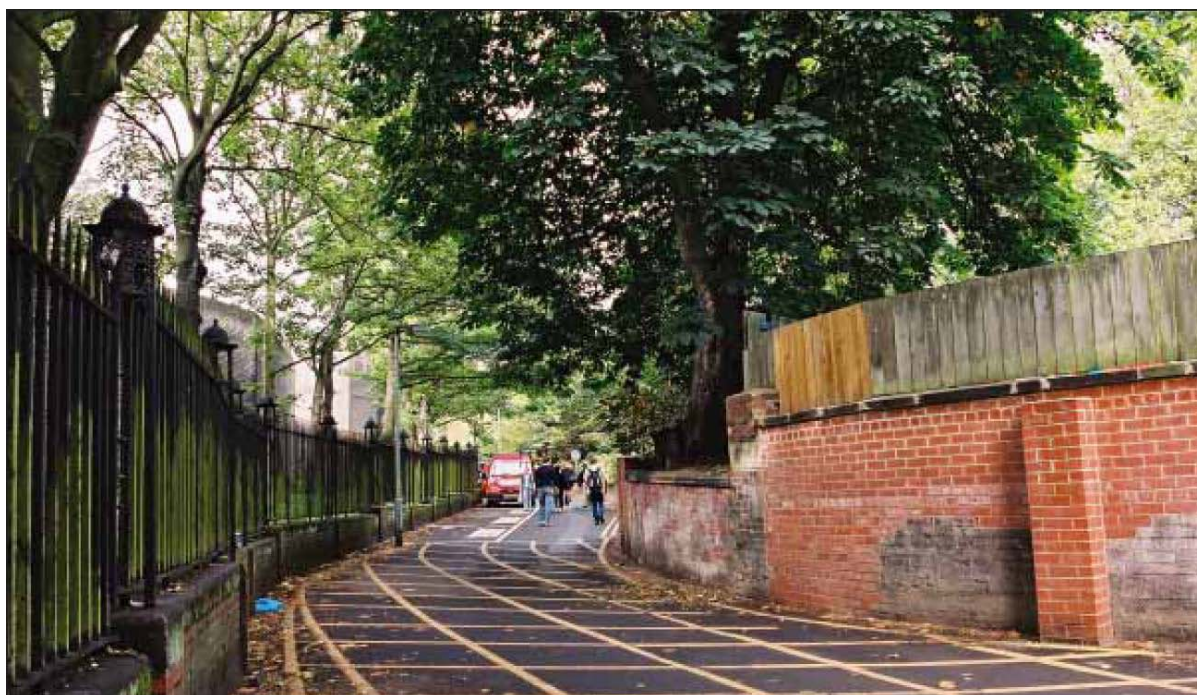
The character of the former Leazes Brewery site has most significantly changed in the last century with the change of ownership from a commercial Brewery to the ownership of the University of Newcastle upon Tyne for recreational and institutional use. The provision of the Paul O’Gorman oncology unit and the sports centre are the most recent replacement developments within the grounds. The obvious under-use and neglect of the listed former Brewery House are a concern. An appropriate use must be found for this building together with necessary maintenance and repair works. Redevelopment of the adjacent temporary surface car park and poor quality twentieth century industrial building would be welcome. The external appearance and scale of any replacement development must respect the setting of the listed former Brewery House and the character of the established conservation area. Consideration should also be given to the provision of a safe and attractive pedestrian route linking this site with the adjacent halls of residence and Lovers Lane.

Note: this site has recently been developed to create a new academic facility for the university, with the historic building restored and converted, and a contemporary development built immediately adjacent.

Section 4:

Transport issues in Framlington Place Conservation Area

Framlington Place Conservation Area is dissected by traffic routes. To the north is Claremont Road from which traffic filters southwards along Claremont Street, between the North Terrace pub and numbers 1 – 4 Claremont Terrace and between Wardle Terrace and number 1 North Terrace. The latter additionally provides a service access route into the RVI and the Medical School complex. The wide back lane behind Claremont Terrace and North Terrace provides a secondary route linking the three filter roads off Claremont Road. The former old carriage road, known as 'Lovers Lane' provides an access route from Framlington House to Queen Victoria Road.



Lovers Lane

The traffic movement and the provision of parking spaces are typical modern intrusions. Within Framlington Place Conservation Area the principal traffic generators are residential, office and institutional use, research facilities and leisure use for the University. Lovers Lane provides an important pedestrian spine for the University, linking the halls of residence and sports facilities in the west and the Medical School Complex and academic faculties within Framlington Place Conservation Area to the main University Campus in the east.

The main issues of concern in this area are the continued commitment to a safe, attractive and appropriate pedestrian environment and minimising the intrusion and necessity for parking spaces. Speed restrictions of 20 mph or less may help to achieve this.

Section 5:

Future management

5.1 SWOT analysis

5.1.1 Strengths

- Well preserved 19th century terraced housing and large detached dwellings, exemplifying the progression of architectural style and taste throughout that century. 36 properties are grade II listed, forming 33 per cent of the properties within the conservation area.
- The long front gardens of numbers 17-26 Claremont Place and Framlington Place and the landscaped setting to Claremont House and Framlington House.
- Former Brewery House – the only significant survival of the original Brewery complex.
- RVI listed railings.
- Lovers Lane – the route of the former carriage road beside the Pandon Burn. The Arcadian effect of the mature trees reinforces the character of an enclosed valley. Unfortunately much of the southern section is presently outside the conservation area boundary although there is a case for extending the boundary in this direction.
- Henry Wellcome Building and courtyard – good contemporary entrance to the RVI.
- Paul O’Gorman Building and raised square – high quality modern development.
- Claremont Street – quiet residential street with attractive mid to late Victorian terrace houses.
- Claremont Road –Mid-19th century terrace housing and the treed setting beside the motorway and the open view to the Town Moor to the north.
- The mature tree cover, which is predominantly of forest-scale species of a size and character appropriate to the area. This includes trees within the garden areas but also those along the eastern side of Claremont Road.

5.1.2 Weaknesses

- Cluttered signs against listed railings junction of Lovers Lane with the hospital entrance.
- Claremont House setting – jumbled staff parking at the front and inconsistent style of concrete bollards set in a narrow pavement to prevent inappropriate parking.
- Framlington Place – secondary glazing with vertical mullions very obvious.
- Framlington House – informal path within the copse beside the listed railings. Issues of maintenance and pedestrian security.
- Back Claremont Street – poor quality tarmac and loss of rear yard walls.

5.1.3 Opportunities

- Appropriate maintenance, repair and reinstatement of original features for the listed and unlisted Victorian dwellings.
- Removal/ replacement of later poor quality extensions
- Removal of later paint work from the principal elevations of the Victorian brick faced terraces, notably North Terrace inclusive of the 'North Terrace' pub.
- Rationalise the clutter of signs against listed railings junction of Lovers Lane with the hospital entrance.
- Claremont House – resolve parking issues.
- PFI street lamps will have to be carefully located with regard to landscaping and architecture.
- Continue landscape improvements to the copse south of Framlington House including the creation of a secure lit pedestrian route.
- Continue the recent improvements to the Lover's Lane area including enhanced building approaches, resurfacing of the lanes, and critically restoration of the pedestrian character by the removal of parking.
- Improvements to Back Claremont Street – where the opportunity arises and resources permit, upgrade areas of tarmac to a more appropriate and sensitive material, restore rear yard walls to screen curtilage parking, introduce traffic calming and consider the creation of a 'home zone'.

- Claremont Street – restore the iron railings set on ashlar plinths to the front gardens.
- Appropriate maintenance of the landscape setting and trees.
- Leazes Brewery Complex – appropriate redevelopment of the poor quality 20th century industrial buildings and improvements to the visual amenity of the site and surrounding paths.
- Hard surfacing – where the opportunity arises and resources permit, ensure appropriate treatment in future developments.
- The loss of most of the dividing boundaries between plots lends an inappropriate institutional character to the properties on Framlington Place and Claremont Place.
- Encourage reinstatement of these divisions using an appropriate metal railing and/ or hedging.
- Extend the conservation area boundary to include the continuation of Lovers Lane to the junction with Queen Victoria Road and the adjacent Ridley Buildings.
- Re-align the conservation area boundary to the northern edge of the tree-lined verge opposite Claremont Place to exclude the surface car park and extend the boundary to include the section of tree-lined verge down to the junction with Queen Victoria Road.

5.1.4 Threats

- Listed Brewery House – concern for neglect and need to secure high quality scheme for reuse
- St Luke's Church Hall – secure long term future use. Improve and define external hard landscaping setting.
- Loss of residential use and character of the conservation area for commercial/other uses.

5.2 Future management – key points

- Encourage appropriate maintenance, repair, removal of later paintwork from brick facades and re-instatement of lost architectural features of all 19th century terraced housing and large detached dwellings – both listed and unlisted.
- Commission a photographic record to provide a datum to monitor incremental erosion of the historic fabric.
- Protect residential use and discourage sub-division by taking opportunities created through planning applications or other proposals within Framlington Place Conservation Area
- Claremont Place and Framlington Place – Development within the grounds of the long front gardens and realignment of the boundaries will not be permitted
- Although a low priority, action needs to be taken against unauthorised satellite dishes, as time and resources allow.
- Setting of the conservation area – ensure that the external appearance and scale of any development immediately outside the conservation area boundary does not harm or detract.
- Framlington House – landscape improvements to the copse inclusive of the provision of a safe pedestrian route.
- Encourage the appropriate maintenance of the landscape setting and trees within the conservation area.
- Encourage the reinstatement of all front garden boundary treatments to a historically appropriate approved design.
- Encourage the re-instatement of rear yard brick boundary walls and timber gates/ bi-folding doors for access.
- Where the opportunity arises and resources permit, ensure appropriate hard surfacing treatments are used in all future schemes within the conservation area.
- Consider the need for traffic calming along back Claremont Terrace, back North Terrace and the route between Claremont Road roundabout and the Lovers Lane access to the RVI.
- Consider the need for an extended residents parking scheme and undertake all necessary consultation.

- Where the opportunity arises and resources permit, ensure that all business/academic users comply with Green Travel Plan initiatives.
- Rationalise all street signage and ensure that all signs, together with PFI street lamps are carefully located with regard to landscaping and architecture.

5.3 Protection and enhancement

This element of the Management Plan provides guidance for the conservation of the historic fabric of Framlington Place Conservation Area and is to be read in conjunction with the planning procedures contained in section 6.1 below.

5.3.1 Alterations and extensions

These should not dominate an existing building's scale or alter the composition of its main elevations. Any alterations, including partial demolition, should respect an existing building and its materials. All new work should complement the old in quality, texture and colour as well as method of construction. Artificial wall claddings and coatings or artificial roof slates will not generally be allowed on any elevation.

5.3.2 Materials

Planning permission will include conditions to ensure that traditional materials, appropriate to a particular building or site are used. Historically the predominant building materials and finishes within Framlington Place Conservation Area are natural sandstone, brick and stucco.

5.3.3 Roofs

The roof is one of the most important parts of a property as it makes the building wind and watertight and can bring harmony to a townscape. The original roof material, ridge tiles and hip tiles should be retained and repaired or replaced on a like for like basis. Within the Framlington Place Conservation Area, Welsh slate is the predominant roofing material. Imitation slates are a poor substitute in quality and appearance for natural slate and detract from the character of a building and would not be allowed on Listed Buildings nor encouraged on unlisted buildings within the conservation area.

5.3.4 Dormer windows and rooflights

The conversion of loft space that leads to the installation of inappropriate dormer windows and rooflights can have a negative impact on the appearance of a building and detract from the character of a roofscape. Dormer windows on terraces that did not incorporate such features as part of the original design will normally not be permitted. Where dormers formed part of the original design, any alterations or repairs must replicate the original pattern, and any new dormers on such terraces must replicate the established historic appearance, scale and material content. Rooflights will generally only be permitted on rear elevations and must be in the 'conservation style' in terms of design, materials and size; conservation rooflights should also sit flush with the slates and not project from the roof slope.

5.3.5 Masonry, brickwork and pointing

When repairing a building in a conservation area the original character of masonry and/ or brickwork walls should be maintained by paying particular attention to the size, shape, colour and surface texture of any new materials and to the style, colour and texture of the pointing.

5.3.6 Windows and doors

Windows and doors are important components of a building and any alteration or replacement can significantly alter the character and appearance of a house. Wherever possible the original windows and doors should be retained and repaired in order to keep the integrity of the original design so preserving the character and proportions of the house. The efficiency (thermal capacity and soundproofing) of the windows can be increased through the use of appropriate secondary glazing. Imitation replacement window styles and inappropriate replacement window materials (such as uPVC) are poor alternatives for traditional single pane, timber, vertical sliding sash windows. Mock sliding sash windows generally have heavy top opening casements for the opening section, while uPVC windows have thicker, cruder frames than timber windows. These unsuitable styles and materials impact on the proportions and overall appearance of a window and a building. The character of a house is then changed, which has a detrimental impact on the overall appearance of a townscape and a conservation area.

5.3.7 Chimney stacks and other architectural details

The shape, height and variety of chimney stacks and other architectural details on buildings in a conservation area contribute greatly to the local character and should be retained and repaired.

5.3.8 Rainwater goods

Original cast iron rainwater goods, such as gutters on brackets, downcomers and hoppers contribute to the character and appearance of buildings in a conservation area. uPVC rainwater goods attached to fascia boards have a negative impact on the appearance of a traditional house. Where possible original rainwater goods should be retained and repaired, or replaced on a like for like basis.

5.3.9 Colour and painting

The architectural unity of Framlington Place Conservation Area, in whole or part, may depend on the use of specific colours for the decoration of external rendered walls, joinery or railings. Therefore original colour schemes should be retained, such as the colour of the exterior stucco to the rear of Wardle Terrace. Walls and stone

detailing which have traditionally not been painted should remain undecorated, such as the brick terraces of North Terrace.

5.3.10 Aerials, satellite dishes and alarm boxes

Aerials, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building. Where possible they should be situated inside or to the rear of a property or carefully located to minimise the impact on the character of the building.

5.3.11 Gardens, grounds and trees

The original pattern of gardens and grounds, and the presence of trees, contribute greatly to the character of Framlington Place Conservation Area. The vegetation cover should be retained and further enhanced by additional planting in gardens, grounds and appropriate open spaces of the forest-scale trees which characterise the area, and also by introducing appropriate shrub planting, particularly hedges to the front garden areas. The mature trees are virtually all specifically covered by Tree Preservation Orders (TPOs) as well as having protection from the conservation area status.

5.3.12 Boundary Treatments

Original boundary treatments such as walls, railings and hedges play an important part in the character and appearance of Framlington Place Conservation Area. These include the original features, where retained, but also elements of the refurbishment works undertaken in the late 20th century, where original-style boundaries were reinstated (railings on stone plinths to front gardens, brick walls to rears). These refurbishment works also provided parking spaces to both fronts and rears of some properties in a way which does not impinge unduly on the character of the conservation area, and offer an example of a reasonably appropriate treatment to the rear garden/ yard areas where additional parking is required. However, the absence of dividing boundaries between the front gardens in particular is regrettable, lending an institutional air, and where possible these should be reinstated using appropriately styled railings and/ or hedges. Where reinstated or replaced, original walls and railings should be replicated in terms of material, proportions and design.

5.3.13 Advertisements

All advertisements within Framlington Place Conservation Area should be sympathetic to its historic character. New advertisement displays will be strictly controlled and the removal of inappropriate signs pursued. There will be a presumption against internally illuminated projecting fascia signs and advertising above ground floor level. Advertisement hoardings of any description will not be appropriate.

5.3.14 New buildings

There is little scope for new buildings within Framlington Place Conservation Area, with the exception of the car park adjacent to the listed former Brewery House. Any new buildings in Framlington Place Conservation Area should be designed with reference to their surroundings and their impact on the character and appearance of the Framlington Place area. Special attention should be paid to form, height, bulk, materials (style and colour), proportions of openings and detailing of roofs, windows and doors.

5.3.15 Undoing damage

The council will use opportunities created through planning applications or other proposals within Framlington Place Conservation Area to negotiate improvements which remove unsympathetic alterations or additions from existing buildings and which secure the proper repair or restoration of buildings, other structures and the landscape.

5.3.16 Street lighting

The council entered into a Private Finance Initiative (PFI) arrangement to provide and maintain its street lighting in 2004. The 25 year contract includes the gradual replacement of lights other than those that are 'deemed to comply' (those that have been installed within the last ten years). The contractor is obliged to provide 'white' light whenever renewals are undertaken in conservation areas rather than standard low pressure sodium orange light. This will create a more traditional night-time atmosphere and appearance. The renewal programme will result in continuity of style and the introduction of 'white' light. Conservation area status means that the Planning and Transportation Division will be consulted before the renewals start, giving the council the opportunity to decide whether it wishes to commit additional resources to change the type of street lighting unit.

5.3.17 Monitoring

The Management Plan will be subject to a comprehensive review, including a boundary review, in the 2011/12 financial year. This review will be undertaken in consultation with the local community and other consultees.

Section 6:

Legislative and policy framework

6.1 Planning procedures

The council has a duty to only allow developments in a conservation area that preserve or enhance its character or appearance. Demolitions, alterations, extensions and other works affecting the character or appearance of properties in a conservation area will probably require planning permission and/ or listed building consent or conservation area consent.

The council generally requires more detail than usual with applications submitted for listed building consent and for planning permission and conservation area consent for buildings within a conservation area. Written guidelines as to the extent and kind of detailed information required are available from the Development Management Section. Visit www.newcastle.gov.uk/planning for more information. It is always advisable to discuss any proposals within Framlington Place Conservation Area with the council at the earliest opportunity.

6.1.1 Unlisted Buildings - Householder Development within Framlington Place Conservation Area

The Town and Country Planning (General Permitted Development) Order 1995 (as amended) grants what is known as “permitted development rights” to carry out certain types of development without having to apply for planning permission.

The Order is subject to change by the Government, so it is advisable to check whether you need consent on the Planning Portal (www.planningportal.gov.uk).

Flats and apartments: If you live in a flat you will need planning permission to extend your property. Planning permission will also be needed for alterations to your flat which would materially alter the appearance of the building, for example the installation of rooflights.

Houses: If you live in a house or bungalow in a conservation area, planning permission is always required in the following circumstances:

Extensions

- To the principal (front) or side elevations
- To the rear elevation, if over one storey in height, or if it will extend more than 3 metres (terraced or semi-detached) or 4 metres (other buildings) to the rear of the existing building, or if it will extend to within 2 metres of the boundary and is over 3 metres in height
- If it will exceed the highest part of the existing roof

- If it will result in a total area that exceeds 50% of the original dwellinghouse area (as it was first built or as it stood at 1 July 1948, whichever is latest)
- If it includes a balcony, veranda, raised platform, microwave antenna, chimney, flue, or soil and vent pipe
- If it will result in an alteration or addition to any part of the existing roof

Note: where consent is not required the following condition applies: external materials should be of a 'similar appearance' to those used in the original dwellinghouse (except in the design of conservatories or where the original dwellinghouse is clad or rendered).

Cladding

- Cladding of any part of the exterior with stone, artificial stone, brick, render, timber, plastic or tiles

Buildings within the grounds

This refers to any building or enclosure, swimming or other pool, or container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

- If the total area of buildings, enclosures and containers within the curtilage of the dwelling (excluding the dwelling itself) would exceed 50% of the total area of the curtilage (excluding the land covered by the dwelling)
- If any part of the proposed building, enclosure, pool or container would be situated on land forward of the principal elevation of the original dwelling house, or between a side elevation and the boundary
- If the building would have more than one storey
- If the building, container or enclosure would be situated within 2 metres of the boundary and any part of the building, container or enclosure would exceed 2.5 metres in height
- If the building would exceed 4 metres in height with a dual pitched roof or 3 metres in any other case
- If the height of the eaves of the building would exceed 2.5 metres
- If the works would include the construction or provision of a veranda, balcony or raised platform
- If it relates to a dwelling or microwave antenna or the volume of the container would exceed 3500 litres
- If the works would include the construction or provision of a veranda, balcony or raised platform
- If it relates to a dwelling or microwave antenna or the volume of the container would exceed 3500 litres

Boundary treatments

- Fences, walls and gates that front a vehicular highway and are over 1 metre high, or 2 metres elsewhere

Antennae and satellite dishes

- If it consists of the installation, alteration or replacement of an antenna which is on a chimney, wall or roof slope which faces onto, and is visible from, a highway or on a building which exceeds 15 metres in height.
- If it would result in more than two antennae on the building
- If a single antenna is over 1 metre long
- If the antenna exceeds the maximum cubic capacity of 35 cubic metres
- If, in the case of an antenna to be installed on a roof without a chimney, the highest part of the antenna would be higher than the highest part of the roof

NOTE: where consent is not required, the following conditions apply:

- An antenna installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building; and
- An antenna no longer needed for reception or transmission purposes shall be removed as soon as reasonably practicable.

Chimneys, flues and soil and vent pipes

- If the installation, alteration or replacement of a chimney, flue or soil and vent pipe is on a wall or roof slope which fronts a highway, and forms either the principal or side elevation of the dwellinghouse
- If the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more

Porches

- If the ground area of a porch outside any external door of a dwellinghouse exceeds 3 square metres, any part of the structure would be more than 3 metres above ground level or any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

Microgeneration

- The installation, alteration or replacement of solar panels and solar thermal equipment on the roof slope or walls of principal and side elevations that are visible from the highway (this includes buildings in the grounds, as well as the main house)
- The installation, alteration or replacement of stand alone solar units in the grounds, if there would be more than one, if any part exceeds four metres above ground level, if it would be visible from a highway or if its surface area would exceed nine square metres
- The installation, alteration or replacement of domestic wind turbines
- The installation, alteration or replacement of a flue that forms part of a biomass system where the flue exceeds the highest part of the roof by one metre or more, or where the flue would be on a wall or roof slope that forms the principal or side elevation of the house *and* would be visible from a highway.

NOTE: in all cases solar panels should not be higher than the highest part of the roof (not chimneys) and should project no more than 200mm from the roof or wall surface. In addition solar PV or solar thermal equipment must, as far as is reasonably practical, minimise its effect on the amenity of the area and be removed when it is no longer needed or used for domestic microgeneration.

6.1.2 Demolition

For any unlisted building within Framlington Place Conservation Area, a planning application to demolish a building is not required; however Conservation Area Consent will be necessary. Conservation Area Consent is required to totally or substantially demolish most buildings within a conservation area. Residents should contact Development Management for more information.

Conservation Area Consent is also required to totally or substantially demolish a gate, fence, wall or railing over 1m high where it is next to a highway (including a public footpath or bridleway) or public open space; or over 2m high elsewhere. Residents should contact Development Management for more information.

6.2 Listed Buildings

6.2.1 Owners' Responsibilities

Buildings are listed to protect them from demolition or unsympathetic alterations. The protection afforded by this legislation applies to the whole of a listed building i.e. both exterior and interior, regardless of its grade and to any object or structure fixed to it or forming part of the land comprised within its curtilage unless it is a free-standing building, object or structure that has been erected since 01 July 1948.

The main effect of 'listing' is that before any work affecting the character of a listed building can be carried out it is necessary to apply to the local planning authority for Listed Building Consent. This is required in addition to any planning or building regulation approvals, which may also be needed. There are circumstances when it is necessary to alter a listed building to suit a new use for example, but it cannot be demolished completely or in part, extended or altered in any way, which would change its character without the written agreement of the council in the form of Listed Building Consent.

It is a criminal offence to carry out work to a listed building, other than straightforward repairs, without first obtaining consent and it could lead upon conviction to a period of imprisonment and/ or a very heavy fine. The council may also serve a listed building enforcement notice requiring the building to be restored to its former state. For advice on whether Listed Building Consent is required or likely to be obtained for proposed work, contact should be made with Development Management. For considered advice it is helpful to provide scaled plans.

6.2.2 Works and alterations to listed buildings requiring consent

Listed Building Consent is required for any alteration, which affects the character of a listed building. For example, consent would normally be needed for any of the following alterations.

External:

- Adding an extension or rebuilding walls in different materials.
- Changing the roof pitch or roof covering materials.
- Inserting roof lights, removing, altering or adding dormer windows, adding solar panels or other micro-generation equipment.
- Altering or removing chimney stacks and pots.
- Covering existing wall surfaces e.g. with render, cladding or paint.
- Changing the size of door, window or other openings.

- Altering window frames or doors, replacement with different types, including replacement of single-glazing with double-glazing.
- Removing historic features e.g. door cases, chimney breasts.
- Forming new openings for any reason, including boiler flues.
- Changing the material of any rainwater goods.
- Adding any feature including porches, signs, satellite dishes, security alarm boxes, CCTV cameras or external floodlights.
- Inserting cavity wall insulation.
- Works to boundary walls.
- Works to buildings in the grounds that were present in 1948 and at the time of listing.

Internal:

- Altering the plan by removing or adding walls or forming new openings.
- Taking out or altering original features including staircases, fireplaces, decorative plasterwork, panelling, shutters, doors, architraves and skirting boards.
- Installing new ceilings, partitions, doors and secondary glazing.
- Filling in cellars, or digging out cellars to increase usable floor space.
- Removing or replacing floors or floor finishes.
- The obliteration of wall paintings, decorative tiles and mosaics.
- Installing new ducting, waste pipes and openings associated with new bathrooms.
- Inserting damp proof courses or tanking systems.

Some works that require Listed Building Consent may also require Planning Permission or Building Regulations approval. You should check with the council before you apply for consent.

6.2.3 Repairs to listed buildings requiring consent

Repairs involving replacement with identical features do not require Listed Building Consent if they are for a small area or the work is carried out in situ. Great care should be taken to match the material, construction, moulding and colour of the original feature. In undertaking works of alteration or repair to historic buildings it is advisable to seek the advice of an architect or surveyor who is particularly knowledgeable about restoration techniques and the legislation relating to listed buildings. Prior to carrying out repairs please seek clarification from Development Management that the work does not need Listed Building Consent.

6.3 Works to Trees

Most of the trees within the conservation area are protected by Tree Preservation Orders (TPOs). This requires permission to be obtained from the council for any work to these trees, including pruning. Unauthorised work or damage to a TPO tree, including its roots, is a criminal offence and is subject to a fine of up to £20,000 per incident.

The council requires six weeks notice in writing before felling or cutting back any tree in a conservation area, even if it is not specifically protected by a TPO. In giving notice it is necessary to specify precisely what works need to be carried out. Residents should contact Development Management for more information.

6.4 Advertisements

Additional planning procedures apply to the display of advertisements within a conservation area. In particular, prohibiting the use of advertising hoardings around building sites and the use of captive balloons for advertising.

6.5 Enforcement

The failure to comply with any of the special planning procedures listed above could lead to prosecution by the council. It is therefore advisable to consult Development Management before proceeding with any works, which might affect the character and appearance of the conservation area.

6.6 Policy context of the Management Plan

6.6.1 Planning policy context

This management plan is a development guidance note (DGN) which forms part of the Local Development Framework (LDF). In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, a sustainability appraisal and statement of community involvement were produced concurrently with this guidance.

6.6.2 Regional Spatial Strategy (RSS)

At the time of writing, the management plan conformed with policies ENV14-22 of RPG1 Regional Planning Guidance for the North East, (current RSS) 2002. It also conforms with Policy 34 of emerging RSS: “View” Shaping the North East: Submission draft Regional Spatial Strategy.

Note: as of January 2011, the Government is proposing to abolish Regional Spatial Strategies through its draft Localism Bill. It is therefore anticipated that this level of planning policy will cease to exist imminently.

6.6.3 Local Development Framework (LDF)

At the time of writing, this management plan related to key issues PH4, LE2, TLC1, D1 and D2 of the Newcastle City Council LDF “Key Issues Report” [April 2004]. It is also in accordance with EN1 Protection and Enhancement of the Environment, and EN 4 Character and Local Distinctiveness, of the LDF Core Strategy Preferred Options Report May 2006.

6.6.4 Unitary Development Plan (UDP)

The management plan supplements the following saved policies from the UDP (approved January 1998, policies saved from September 2007)

Housing

- H2 Protection of residential amenity
- H3 Protection of mature housing stock/large traditional dwellings
- H4 High quality design and landscaping in new housing development

Sustainable development

- SD2.1 Regular review of protection of natural assets and built heritage
- SD2.2 Management of natural assets and built heritage to conserve and enhance their value

Built form and landscape

- EN1.1 New development to meet high standards of design
- EN2 Appearance of the city
 - EN2.1 Protection of views into and out of the city
- EN3.1 Protection of areas of exceptional landscape value
- EN4 Development next to rivers

Open space and recreation

- OS1.4 Protection of open space

Nature Conservation

- NC1.1 Protection of Sites of Nature Conservation Importance (SNCI) and Sites of Local Conservation Interest (SLCI)
- NC1.5 Protection of wildlife corridors

Conservation of historic environment

- C1 Preservation and protection of built heritage
- C2 Listed Buildings
- C4 Archaeology

Traffic management

- T2 Traffic management
 - T2.2 Introduction of traffic calming in residential areas

- T5.4 Development of cycle routes

6.6.5 Wider planning policy framework

The following is a list of existing relevant policy and strategy documents.

- PPS1 – Planning Policy Statement 1 – Delivering Sustainable Development
- PPS5 – Planning for the Historic Environment (this replaced PPG15 and PPG16 in 2010: see appendix for details)
- PPG1 Regional Planning Guidance for the North East to 2016, 2002
- “View” Shaping the North East: Submission draft Regional Spatial Strategy 2005
- Newcastle City Council, ‘ Regeneration Strategy’ adopted November 2006
- Newcastle City Council ‘Housing Strategy for Newcastle’, adopted November 2006
- Framlington Place Conservation Area Character Statement, approved November 2002 as supplementary planning guidance
- Your Wildlife – the Newcastle Biodiversity Action Plan (NBAP) was launched in 2001 and approved by Cabinet as Corporate Council Policy and supplementary planning guidance (SPG) in 2003. The NBAP aims to increase wildlife resources throughout the City.
- “Trees Newcastle” A Tree Strategy for Newcastle upon Tyne – provides a policy for the protection, care and management of trees in Newcastle, approved 19 June 2002.

Appendix 1:

Planning Policy Statement 5: Planning for the Historic Environment

A1.1 On 23 March 2010, subsequent to formal consultation on the draft PPS for the Historic Environment (previously known as PPS15), the Government issued PPS5 which replaced Planning Policy Guidance (PPG) 15: Planning and the Historic Environment and PPG 16: Archaeology and Planning with immediate effect.

A1.2 PPS5 is a much shorter policy statement than the two PPGs, but is accompanied by a considerably more detailed practice guide; produced by English Heritage and endorsed by the Department for Communities and Local Government (DCLG) and the Department for Culture, Media and Sport (DCMS) it is not policy, but it suggests ways of interpreting and implementing the policies in the PPS.

A1.3 A key feature of the new PPS is that it refers throughout to “heritage assets”. These are defined as both formally designated assets and assets that are considered by the Local Planning Authority (LPA) to be of “historic interest”. Formally designated assets include the familiar selection of Listed Buildings, World Heritage Sites, Scheduled Monuments, Conservation Areas, Marine Wreck Sites, Registered Parks and Gardens and Registered Battlefields. Assets identified by the local authority as being of “historic interest” include locally listed buildings but also extend to other elements of the historic environment that the LPA identifies as of interest – this is most likely to be relevant to sites of archaeological interest, although it may apply equally to previously undervalued or unappreciated buildings or structures. The identification of historic interest must be clearly justified by the LPA and should be raised with applicants and developers at as early an opportunity as possible – preferably at pre-application stage. A major effect of this change in terminology is that the tests for demolition/substantial harm and enabling development are now required to be applied to locally listed buildings and sites as well as to those that are statutorily designated.

A1.4 In addition, rather than “historic fabric”, the PPS refers frequently to “significance”, which is defined as “the value of a heritage asset to this and future generations because of historic interest. That interest may be archaeological, architectural, artistic or historic”. This is likely to open a variety of interesting debates over what is significant and what is not, and also how one defines what will be of historic interest to future generations. English Heritage’s “Conservation Principles” sets out English Heritage’s position on the issues of identifying and valuing significance and provides a useful starting point for LPAs.

A1.5 Summary of PPS5

HE1: Heritage assets and climate change

Keeping heritage assets in use is inherently sustainable and minimises the waste of materials and energy. Local Planning Authorities (LPAs) and applicants should mitigate and adapt to climate change through the re-use and/or appropriate modification of heritage assets; negative impacts should be avoided by finding feasible alternatives – harm should be weighed against public benefit.

HE2: Evidence base for plan-making

LPAs should maintain or have access to a Historic Environment Record (HER) and other public documents about heritage assets, and use this information to make assessments about the local historic environment to inform plan and decision making. LPAs should also use this evidence to identify potential future assets, for example sites of potential archaeological interest.

HE3: Regional and local planning approaches

Regional Spatial Strategies and Local Development Frameworks should set a positive proactive strategy for the conservation and enjoyment of the historic environment and consider quality, local distinctiveness, investment, enhancement and assets at risk.

HE4: Permitted development and Article 4 Directions

LPAs should consider using Article 4 Directions to protect the historic environment.

HE5: Monitoring indicators

LPAs should monitor the impacts of their decisions on the historic environment.

HE6: Information requirements for applications for consent affecting heritage assets

Applicants for planning consents should submit an assessment/ description of the significance of the asset – and, where archaeological interest is identified, a desk based assessment and potentially also a field evaluation – with the application prior to validation.

HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets

LPAs should use all available evidence to identify and assess the significance of the affected element of the historic environment to inform decision-making; this includes identifying relevant sections of the community for whom the asset may hold particular significance.

It is desirable to sustain and enhance the significance and positive contribution of heritage assets and for new development to contribute positively to the historic environment.

When considering an application for loss of significance, existing loss due to deliberate neglect should not be taken into account as justification for further loss.

HE8: Additional policy principles guiding the consideration of applications for heritage consent

Where LPAs identify a non-designated heritage asset, they must be able to justify their decision based upon criteria set out in the annex to the PPS. There is a general presumption that such assets should be identified at the pre-application stage, or as soon as practicable, and brought to the attention of the applicant. This is of particular relevance to sites of potential archaeological interest.

HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets

There is a presumption in favour of the conservation of designated heritage assets; where substantial harm or loss of significance is proposed the application should be refused unless the public benefits will outweigh the harm or unless the applicant can demonstrate, with evidence, that there is no viable alternative. This approach applies equally to sites of archaeological interest that are not formally designated but are deemed by the LPA to be of historic interest.

The PPS acknowledges that not all elements of world heritage sites or conservation areas are of significance and therefore may not be worthy of conservation, and recommends that LPAs should identify those elements.

HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset

Applications that preserve positive elements of the setting of an asset or better reveal the significance of the asset should be treated favourably; LPAs should also identify opportunities to improve the setting of assets through development.

HE11: Enabling development

The benefits of enabling development should outweigh the disbenefits of departing from the local development plan; LPAs should require justification for enabling development against the criteria in English Heritage's guidance.

HE12: Policy principles guiding the recording of information related to heritage assets

Where loss of significance has been justified, records should be taken and made publicly available; the ability to record is not itself justification for loss.

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