

FRAMLINGTON PLACE CONSERVATION AREA CHARACTER STATEMENT



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1. INTRODUCTION

1.1 Terms of Reference

This character appraisal has been prepared in response to Government advice.

Conservation Areas

Conservation Areas were introduced by the Civic Amenities Act 1967, and defined as being “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. They depend on much more than the quality of individual buildings, and take into account features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, use of materials and street furniture. It is common for a conservation area to include a number of buildings which are designated as ‘Listed Buildings’ because of their individual architectural or historic value.

Conservation Area Appraisals

The approach to conservation area designation has altered dramatically in recent years and it is now recognised that development plan policies, development control decisions, proposals for preservation or enhancement and the ‘management’ of conservation areas can be best achieved when there is a clear and sound understanding of the special interest of the conservation area. PPG 15 -“Planning and the Historic Environment” urges Local Authorities to prepare detailed assessments of their conservation areas and states that “the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the preservation and enhancement of the character or appearance of an area”.

Value of the Appraisal

The value of the appraisal is two-fold. First, its publication will improve the understanding of the value of the built heritage. It will provide property owners within the conservation area, and potential developers with clearer guidance on planning matters and the types of development, which are likely to be encouraged. Secondly, it will enable Newcastle City Council to improve its strategies, policies and attitude towards the conservation and development opportunities and priorities within the conservation area. The appraisal will form a sound basis for establishing effective conservation area policies; support the effective determination of planning and listed building applications, and form relevant evidence in planning appeals with specific emphasis on those relating to the demolition of unlisted buildings.



● *Framlington Place*

Evaluation Criteria

Buildings and Development Sites

- existence of/proximity to listed buildings, scheduled ancient monuments, protected trees, features of interest
- grouping cohesiveness, linkage/relationships to other buildings
- period, style, materials, colour, detail, proportion, status
- uniqueness, distinctiveness, consistency, inventiveness
- local, regional or national importance
- completeness, condition, construction
- cultural, historical or 'folk/popular' associations
- archaeological and industrial archaeological value
- orientation, access, form, height, plot shape
- relationship to topography and urban grain
- density/proximity to other buildings
- historical or planning precedents
- opportunity for creative contemporary solutions
- threat from unsympathetic development

Streetscape

- historic pattern
- effect of proportion, alignment and topography on enclosure
- street furniture, signs and features
- landscaping and surfacing
- shopfronts and commercial treatment
- period, style, materials, colour, detail, proportion, status
- relationship to urban grain
- relationship and hierarchy with connecting spaces

- cohesiveness and relationship with buildings
- local, regional or national importance
- completeness, condition, construction
- cultural, historical or 'folk/popular' associations
- archaeological and industrial archaeological value
- uniqueness, distinctiveness, consistency, inventiveness
- visual and physical activity
- traffic and access
- effects of differing lighting conditions

1.2 Framlington Place

Purpose of Designation

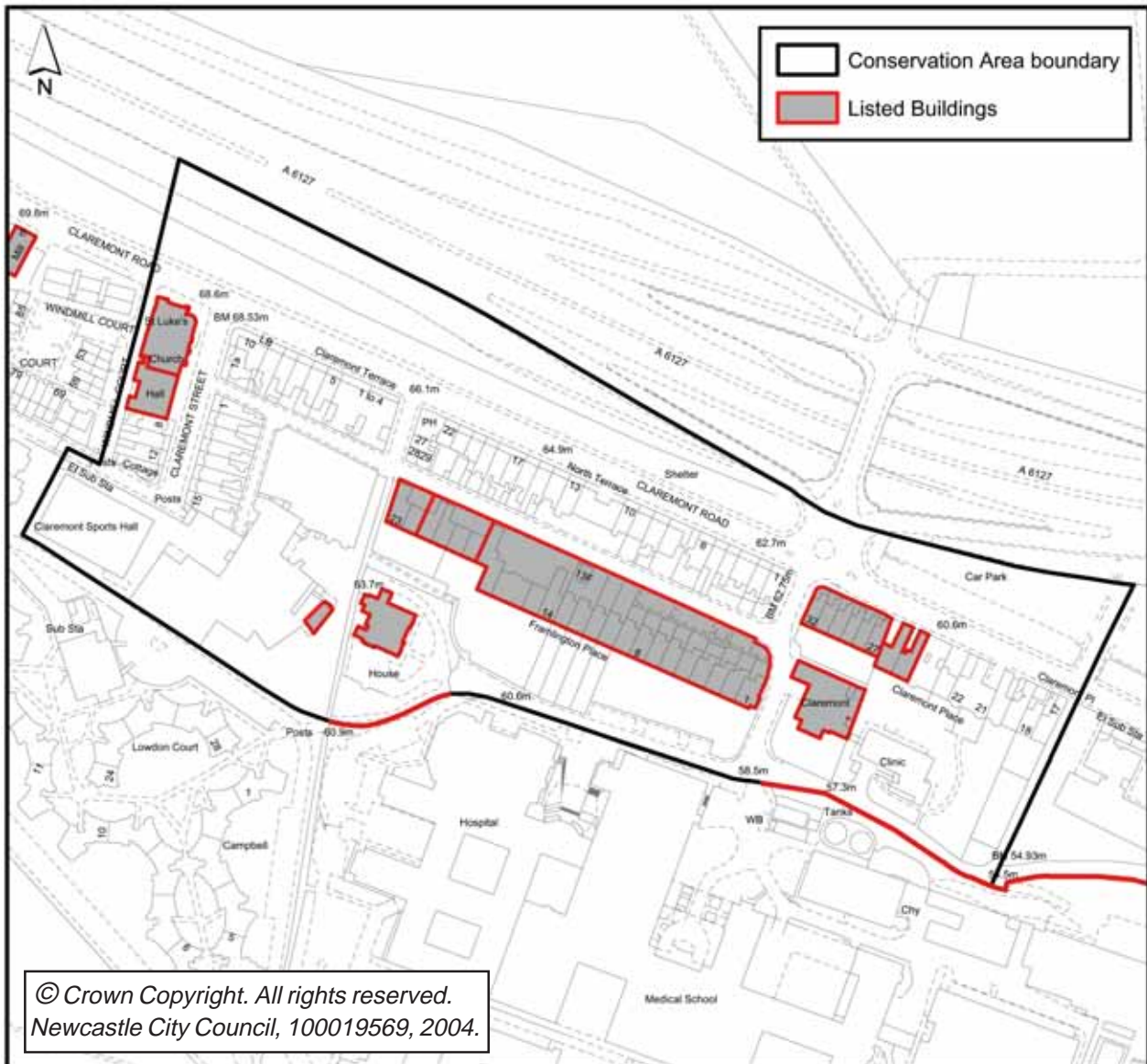
The Framlington Place conservation area, designated in 1976, lies to the north of the City Centre between the Central Motorway and the Royal Victoria Infirmary. It essentially comprises nineteenth Century terraced housing and large, detached dwellings. The principal development in this conservation area is the mid nineteenth 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 eighteenth century Brewery House still remains surrounded by twentieth century extensions and the University Sports Hall. Within this conservation area there are 35 Grade II buildings.

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

character was considered to be at risk as pressure for development had been accommodated with many terraces converted into office or flat accommodation. Conservation area status was perceived as a means of controlling this change to protect the character and appearance of the area.

Principles of Character

The size of this Conservation Area is such that it is considered as a single element, although the Old Brewery site is quite distinctive from the housing developments. With the exception of the modern Wolfson Unit and the industrial units on the Old Brewery site the character of the area is



- Framlington Place Conservation Area

predominantly two to three and a half storey nineteenth Century terrace 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 nineteenth 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.

Boundaries

The designated boundaries are the edge of the central motorway north of Claremont Road; the back lane of Claremont Street, the lane beside No. 17, Claremont Place; the former carriage road inclusive of the grade II listed ornate iron railings forming the boundary with Castle Leazes, now the Royal Victoria Infirmary site and the University of Newcastle upon Tyne Halls of Residence.

The inclusion of the twentieth Century University Sports Hall beside Claremont Street would appear to be an anomaly. The inclusion of Lovers Lane down to the junction with Queen Victoria Road, the Ridley Building and the adjacent soft landscaping to the south of the designated boundary within the Royal Victoria Infirmary grounds would be beneficial.

2. CONTEXT OF FRAMLINGTON PLACE

2.1 Historical Development

Thomas Oliver's survey of 1830 shows Claremont Place, the first recorded development within this Conservation Area. He records 'Claremont Place is considered as a pleasant country residence, at the same time, in the middle of the Town and County of Newcastle'. These Georgian terraces pre-dated Leazes Terrace which was built in 1829, they shared an equally commanding view over Castle Leazes. Claremont Place formed part of the early nineteenth century northern extension of the City which was separated by orchards from the industrial complexes of the Leazes Brewery and Chimney Mills as shown on Thomas Oliver's survey of 1844. Leazes Brewery, including the remaining mid eighteenth century listed Brewery House, is shown on this survey to consist of four large buildings, presumably contemporary with the Brewery House. Chimney Mill was the site of a complex of windmills, the first was built before 1649. They were used for a variety of activities including a snuff mill. Smeaton's smock mill, the only remaining mill, was the last to be built here in 1782.

It is apparent from the early maps and still visible in the curving line of its southern boundary, that the development of Claremont Place overlooking Castle Leazes, followed the line of the Pandon Burn. In common with many of the burns within the City this was obviously either infilled or perhaps culverted as a sewer, sometime between 1844 and 1859. A carriage road ran between the properties and the burn but by 1859 only the carriage road remains.

The later developments within the Conservation Area were all on the north

side of the burn and the southern boundary of the Conservation Area effectively follows the course of the old burn.

Newcastle upon Tyne experienced a rapid growth both in population and built-up area during the nineteenth century. This area continued to develop as a prosperous middle class suburb. Framlington Place was a phased development constructed between 1851 and 1867. This terrace followed the design format of Claremont Place with the south facing principal elevation over looking Castle Leazes and long front gardens fronting the carriage road. An important aspect of the nineteenth century development of Newcastle upon Tyne is the extent to which open space and parkland was retained close to the City Centre, in this case the Town Moor and Castle Leazes. Contemporary Medical advances had demonstrated the importance in a more polluted urban environment than today of providing access to green spaces to reduce the health risks posed by the high levels of pollution.

Residential expansion at that time tended to follow the established routes into the City. The carriage road fronting Claremont Place leads directly to Barras Bridge. Eldon Place and Eldon Street were part of the pre 1830 upgrading of the lower section of this road. Claremont Place now part of Claremont Road is a continuation of the early nineteenth century back Eldon Street.

The Royal Victoria Infirmary built in Castle Leazes was opened in 1906. The initial development occupied a triangular site bounded by the then recently formed Richardson Road and Queen Victoria Road. Richardson Road is shown on the 1898 Ordnance Survey upgrading an established footpath shown on Thomas Oliver's survey of 1844. Queen Victoria Road follows the eastern boundary of Castle Leazes.

The second edition Ordnance Survey of 1898 shows this Victorian suburb as almost complete. North Terrace and Claremont Terrace are a continuation of Claremont Place infilling the orchards between Claremont Place and Chimney Mills. During the twentieth Century there was a continuous expansion of the Leazes Brewery site, it is shown on the 1919 Ordnance Survey to have extended to the rear of Claremont Terrace.

2.2 Recent Changes

The setting of this Conservation Area changed considerably in the twentieth Century, from the finger of Victorian Middle Class terrace housing set between the open parklands of Castle Leazes and the Town Moor. To the south the Royal Victoria Infirmary developed and extended up to the Carriage Road and west to the Brewery site. To the east Nos. 1 to 16 Claremont Place, the first phase of the early nineteenth Century development, were demolished and replaced by the five storey University of Newcastle upon Tyne, Ridley Building. To the west the triangle of Castle Leazes between the Brewery site and Richardson Road has been developed for the Richardson Road student accommodation for the University of Newcastle upon Tyne. North west of this the old villas of Marris House (formerly Moorfield) and Sunnilaw have been replaced with more student accommodation - the Marris House flats and Claremont Hostel. North of this again, older properties have been replaced with the modern housing development of Windmill Court. Thus new development now surrounds much of the Conservation Area.

The most recent changes are taking place outside the conservation area are within the grounds of the RVI and medical school with the development of a new Lecture Theatre and Laboratories. These are

striking new modern buildings of much more interest than the rather bland brick buildings, from which they extend, but even so are in strong contrast to the character of the adjacent Conservation Area and to the earlier Victorian Buildings of the Infirmary.

In the Conservation Area itself there have been changes. For the University of Newcastle upon Tyne the Wolfson Drug Therapy unit has been built within the gardens of 22-26 Claremont Place and at the western end of the Conservation Area the Claremont Sports Hall. During the early 1970's two terrace houses were demolished from the end of Wardle terrace to improve access to the new medical school. At present the northern half of the Brewery site is a construction site for the University of Newcastle upon Tyne oncology unit. It replaces the early twentieth century Arts and Crafts Style and Art Deco Brewery buildings which were considered to have a neutral impact on the character and appearance of this conservation area. Claremont House, Framlington Place and Framlington House were also the subject of refurbishment works during the 1990's.

Another change to the Conservation Area relates to the traffic through the site. There is still a strong sense of movement along the course of the old burn. In the east the old carriage road, generally unnamed but referred to as Lovers Lane, is narrow and treed on either side with mainly pedestrian movement along it. Traffic enters from the north between Framlington and Claremont Place and cars filter east into the lane. Traffic barriers, 'sleeping policemen' and yellow lines inevitably mar the character of the lane. Although the majority of the movement along Framlington Place is still on foot there are more vehicles present, some generated by the access into the Royal Victoria Infirmary and the Medical School complex. Pedestrian movement continues beyond Framlington House but

here the movement is shifted south into the grounds of The University Halls of Residence.

Traffic movement and parked cars along Claremont Road are typical modern intrusions. However the creation of the busy Central Motorway has physically separated Claremont Road from the Town Moor. It is beneficial that the visibility of the motorway has been minimised as it is set in cutting below the level of Claremont Road. It has in effect become like a large "ha ha" preserving views of Town Moor to the north.

2.3 Landscape Context

The development of the Conservation Area along the northern side of the Pandon Burn is reflected in the underlying topography with a gentle slope south-west towards the former burn and a general slope south eastwards following down its valley. South of the old burn line the land rises towards Castle Leazes. At the eastern end of the Conservation Area, beyond the walls and railings of the Royal Victoria Infirmary, the land rises quite sharply and with a scattering of mature trees, reinforces the sense of a valley. However to the west of this the land levels out and the larger scale buildings of the Medical School become more dominant.

The long, often sunny, south facing gardens of Claremont and Framlington Place contrast strongly with the northern aspect of the Conservation Area, the back yard development of Claremont Place, and the small sunless front gardens of North Terrace and Claremont Terrace. The line of the northern edge of the Conservation Area along the modern busy motorway also contrasts with the southern edge along the line of the old Pandon Burn and the mainly pedestrian movement along it.

Throughout the Conservation Area trees play a varying role in enhancing the amenity of the area. At the east end the mature trees, Ash, Beech, Horse Chestnut, Plane and Yew, within the grounds of Claremont Place, play a major role in the setting of the Terrace and provide screening and privacy to the properties. They, together with younger tree and shrub planting, help to soften the appearance of the newer Wolfson Unit. These trees and those on the south side of the lane within the RVI, mainly Sycamore and Lime, create a sylvan setting for this part of the Conservation Area. The privacy of the Claremont Place properties is increased as the gardens are raised above the old carriage road with short stone steps leading up to them.

A number of the older mature trees and areas of shrubbery in the gardens of Framlington Place and Framlington House were removed during refurbishment work to the properties in the early 90's. The gardens here are now much more open with uniform treatment of grass, flagged paving footpaths and railings at the end of the gardens. There is no subdivision of the garden plots except for Nos. 9 – 12, which have retained their individual plots with low hedging in between. The remaining mature trees, Lime, Ash, Sycamore, Cherry and Holly, have been supplemented with new planting which will in time add to the character and amenity of the area. Unfortunately work to create parking bays at the south end of the gardens has damaged some of the retained trees. These trees are now showing signs of stress with die-back in the crown. This is particularly so around Framlington House where a number of trees, retained at the time of the redevelopment, have subsequently had to be removed as their condition declined and the trees posed a possible threat to public safety. The reduction in tree cover here is reflected within the grounds of the

Royal Victoria Infirmary as the eastern tree belt diminishes and built structures become dominant south of Framlington Place. The majority of the trees within the grounds of the Claremont Place, Framlington Place and Framlington House are subject to Tree Preservation Orders so that work to them is controlled and replacement is assured.

North and west of Framlington House tree and shrub cover becomes sparse. The back lane between Framlington Place and North Terrace has been much improved by the renovation of the Framlington Place properties and the removal of the rear offshots. The refurbishment has reinstated the original rear elevations and created attractive low walled rear gardens, brick paved parking areas and has introduced areas of tree and shrub planting to the back lane setting. Elsewhere there are some trees and hedge and shrub planting within the small terrace gardens of North Terrace, Claremont Terrace and Claremont Street. In the south west corner of the Conservation Area there is a group of mature protected trees at the south end of Claremont Street which run along side the wall to the University property and help to screen the rather utilitarian Sports Hall.

The remaining important element is the belt of mature trees in the verge along the north side of Claremont Road. These trees, mainly Sycamore, Lime and Sorbus but also with some remaining Elm trees, originally edged the Town Moor. They provide screening and shelter to the properties fronting onto Claremont Road and are part of the character of the Conservation Area.

Apart from the fine granite kerbstones down the length of Claremont Road, there is nothing particularly striking with regard to the paving materials. Stone paving is retained along many of the footpaths and brick paviors have been used to delineate the car parking areas for the refurbished parts of Framlington Terrace.

3. SETTLEMENT ASSESSMENT - BUILT CHARACTER AND LANDSCAPE ASSESSMENT

3.1 Framlington Place, Claremont Street, Claremont Terrace and North Terrace

Approaching Framlington Place Conservation Area from the City, along Claremont Road, the presence of this nineteenth Century suburb is totally obscured by the five-storey gridded Ridley Building. Horizontal curtain walling with bands of dark grey panel and glass are set behind a concrete frame which has a strong horizontal emphasis. The lawn setting and mature shrubs add colour and relief to this austere and bland building.



- *Ridley Building, Queen Victoria Road*

The carriage road still exists but it is now tarmaced. It forms a very important pedestrian route into the City. In contrast to the Ridley Building, it is a very pleasant leafy lane, the mature tree canopies providing a strong sense of enclosure. Whilst this section of Lovers Lane and Claremont Place is outside the conservation area it is of historic and landscape importance as the continuation of Lovers Lane down to the former nineteenth Century Eldon Street. The lane

is separated from the Royal Victoria Infirmary by the listed early twentieth century red brick boundary wall with plain spearhead railings; of particular interest are the intermediate decorative Arts and Crafts style piers topped with domed lanterns. Whilst the brick wall provides a strong definition to the boundary the railings provide visual transparency. To the north side the low mid twentieth Century buff brick wall retains a mature shrub border. The mature trees set in the grassed embankment adjacent to the Royal Victoria Infirmary boundary assist in concealing the side and rear elevations of the varied modern hospital developments up to the road junction beside No. 1 Framlington Place. The incremental increase in scale of these buildings away from the boundary provides a layered view adding to the impression of a valley. Beside the boundary are the functional and industrial single storey brick substations, the one and a half storey curved brick retaining walls concealing storage tanks and the hospital incinerator. The ribbed concrete incinerator chimney is a very dominant skyline feature from outside the conservation area. Behind these are seen the three storey red brick and five storey buff brick late and mid twentieth century extension to the Royal Victoria Infirmary. These hospital elevations adversely impact on the setting of the



- *Framlington Place*

conservation area replacing the original open parkland setting.

The Eastern boundary of Framlington Place Conservation Area is the early nineteenth Century lane beside No 17 Claremont Place. The long front gardens of the pre 1830 Claremont Place are set about one and a half metres above the level of the lane and carriage road and are retained by a red brick wall. From the carriage road the formal front elevations of No 17 and No 22 Claremont Place can be glimpsed. The long lawns and mature tree and shrub planting provide an attractive setting and also assist in providing privacy. This nineteenth Century setting to Claremont Place is both of historic and landscape importance and integral to the character and appearance to this area of the conservation area. The buff brick with ashlar dressings, four storey elevations of the mid Victorian replacement terrace (No 17 to No 19) are plain, similar to the late Georgian design of Framlington Place but with single paned Victorian timber sliding sash windows. Whilst No 20 is part of the same terrace the rhythm and flat plain of

the elevation is interrupted by the introduction of a single ground floor bay window similar to No 8 Framlington Place. The red brick elevations of 21-22 Claremont Place are a similar scale to No 17 to No 20 Claremont Place, but are later in style with mid-Victorian broad bay windows with ashlar transoms and mullions.

The remainder of Claremont Place cannot be viewed from the carriage road as it is obscured by the mid-twentieth Century Wolfson Unit, which occupies at least half the depth of these properties' original gardens. The insensitive location of this development is minimised by virtue of the curvature of the carriage road at this point, providing a recessed setting and also the surrounding mature planting. The scale of the Wolfson Unit, together with the choice of materials (buff brickwork and slate) and the treatment of the elevations relate sympathetically to the adjacent Claremont House and Wardle Terrace, overall providing a neutral impact on the character and appearance of the Conservation Area.



● *Lovers Lane*



- *No.17 Claremont Place*



- *Wolfson Unit*

Claremont House circa 1840, is a good example of an early Victorian villa; it is set in a prominent position at the junction of the carriage road and Framlington Place. Built with Buff brick, ashlar door and window surrounds and first floor string course, and slate roof. Of particular interest are the margined sash windows and the wide eaves supported by paired

ashlar brackets. To the south elevation is a large Edwardian style ground floor conservatory, whilst the design of the fenestration relates sympathetically to Claremont House, the present asphalt monopitch roof is very evident and detracts from the character and appearance of this Listed property. The two storey mid-twentieth Century eastern extension is quite dominant and whilst the colour of brickwork is a sympathetic match, the elevational appearance is bland.

The remaining five terrace houses of Wardle Terrace to the north of Claremont House are contemporary with Claremont House and Framlington Place. It forms a continuation to Claremont Place notably the later constructed replacement terrace of Nos 17-20.

Wardle Terrace is built with similar materials and detailing as Framlington Place and Claremont House, buff brickwork, ashlar detailing and slate roof. The tall margined sash windows give a strong sense of verticality.

The appearance of Claremont Place and Wardle Terrace from Claremont Road is that of a back lane as it was originally

designed. The entire terrace has been subject to later alterations and extension. The rear elevations of Nos 17-20 Claremont Place and Wardle Terrace are of a similar early Victorian design. These elevations have all been rendered and painted in shades of cream, buff and pink. All these



- *Claremont House*



- *Wardle Terrace*

properties have predominantly a mix of Georgian and early Victorian style sash windows. Their rear extension are subservient to the original dwellings, some elements of detail such as twentieth Century flat roofs, casement and top hung windows detract. Nos. 21 to 26 Claremont Place to the rear have been subject to considerable twentieth Century alterations and additions creating a layered appearance of nondescript and bland architecture.

The principal feature of this Conservation Area is the mid nineteenth Century terrace development of Framlington Place. Seen

from Castle Leazes during the nineteenth Century it would have rivalled Thomas Oliver's Leazes Terrace in terms of scale and designed austere grandeur. On closer inspection, it is a speculative builder's pattern book development introducing vogue window designs based on the then recent technological developments in glass making. The fact that Framlington Place was constructed in four phases between 1851 to 1867 assists in understanding the variation within the elevational treatment. No. 1 to No. 13 Framlington Place were constructed between 1851 to 1853, this was followed by the paired development of Victorian Villas in 1857, No. 14 to No. 17 Framlington Place infilled the gap between 1859 to 1867 followed by the addition of Victoria Villas No. 22 and 23 Framlington Place in 1867. Overall continuity is provided by the three-storey buff brick facades, set on a stone basement, plain ashlar dressings to the doors and windows, string courses and simple dentilled eaves band.



- *Back Wardle Terrace*

Grandeur and uniformity are present in the detailing. Panelled black painted front doors are raised above the semi-basement, approached by wide stone steps with ornate black stair rails. Whilst the front façade of Nos. 1-15 Framlington

Place generally follows the Georgian town house three bay pattern, the fenestration pattern is a mixture of Georgian multi-paned timber sashes and mid-Victorian margined lights. The monumental facade of this terrace is broken by the tower-like



- *Framlington Place*



- *Framlington Place*



- *Framlington Place*

mid-Victorian five storey bay window of No 8, the two storey mid-Victorian bay windows of No 16 and 17, and the recessed town houses of Nos. 18-23. The design of Nos. 18-23, formerly Victoria Villas is rather idiosyncratic, especially the paired houses of Nos. 18 to 21 with central gabled elevations evocative of broken pediments and narrow recessed parapet above the side front doors. The sense of grandeur of this terrace is increased by the long gently inclined grassed front gardens enclosed in uniform black spearhead railings. These gardens are evocative of the former parkland setting and form an important contribution to the character of the conservation area.

This terrace has benefited from extensive restoration, of particular benefit has been the removal of the later accretions to the rear elevation and the sympathetic reinstatement of detailing. The

brick and stone façades appear a little over restored. The front gardens have been fore-shortened to provide car parking bays. Opposite Framlington Place the recent extensions to the Medical school now provide a formal frontage to Lovers Lane for the hospital complex together with a paved courtyard entrance beside the saucer shaped lecture theatre. These contemporary style extensions are of high quality and soften the previous



- *Framlington Place*

fortress like appearance of the Dental Hospital and Medical School. Along the modern railings a clutter of signage is apparent.

The grand vista of Framlington Terrace is terminated by Framlington House, a Victorian villa, which projects in front of the building line formerly known as Leazes House, built in 1871. The house still

retains its original characteristics. The use of the same building materials and mix of Georgian and Victorian detailing creates strong linkage with Framlington Place and Claremont House. The elevational treatment of each façade is different, giving the appearance of a transitional design. The setting to Framlington House is varied. To the east



- *Framlington Place*



- *Framlington Place*

the entrance is marked by ornate stone pillars. Within the formal and tended grounds the tarmac drive divides north and south. To the South is a small unmanaged wooded coppice with dense undergrowth, the footpath at this point is transformed to a meandering soil path. A

tarmac drive runs parallel within the Royal Victoria Infirmary complex separated by the listed boundary wall and railings. This drive provides access to the rear of the Dental Hospital. Between this drive and the listed boundary wall in the north west corner is a mid nineteenth century stone



- *Framlington House*



- *Wooded coppice*

drinking fountain, which is in a state of neglect. To the west is the Leazes Brewery site, separated from the Victorian residential development by a historic footpath, now formalised to a tarmac footpath.

The Brewery site has a strong visual impact at the North-West end of Framlington Conservation Area. The listed mid eighteenth Century Former Brewery house is all that remains of the original development other than the plinth of the stone wall boundary adjacent to the former carriage road. Viewed from the south this site is dismal and detracts from the character and appearance

of the conservation area. This aspect consists of one to three storey red brick industrial sheds, some painted cream with Welsh slate or grey corrugated roofs. The Georgian elegance and simplicity of the eighteenth Century Former Brewery House is in marked contrast with the surrounding ad-hoc industrial development. The front elevation of the Brewery House provides enclosure behind Framlington House and helps at this point to screen some of the Brewery complex. This section of the Brewery site appears to be devoid of soft landscape with the exception of the established shrubs beside the former carriage road. All open spaces are hard surfaced and heavily utilised for parking.

At present the Northern section of the Brewery complex is a construction site for the University of Newcastle upon Tyne oncology unit. This contemporary 'L' shaped building will be clad in glass curtain walling, sandstone coloured and grey metal panels and brickwork. The detailing and appearance will be similar to the extensions to the Medical School. At the junction with Framlington House and No. 23 Framlington Place will be a landscaped entrance courtyard.

The remainder of Framlington Place Conservation Area comprising the terrace housing of North

Terrace, Claremont Terrace and Claremont Street was constructed after 1844 and before 1898. The 1890 red brick gothic revival parish church of St Luke's provides a strong end stop to the conservation area. The surviving

elements of Smeaton's late eighteenth Century Chimney Mill and House are seen in association with St Luke's but separated by a mid twentieth Century block of flats of mediocre quality. North Terrace and Claremont Terrace provide an attractive and defined boundary to the conservation area, facing northwards overlooking the Town Moor. These terraces exemplify the progression of middle class residential design throughout the Victorian period. An overall cohesion and unity to the design of the street scene is provided by similarity in height, footprint and use of the same external materials. The properties on North Terrace and Claremont Terrace have similarly pitched welsh slate roofs with brick or rendered facades below. Intricacy and delight are provided by the detailing.

The continuous band of mature trees in the verge on the northern side of Claremont Road are an important contribution to the



• *Brewery House, Framlington Place*

character and appearance of this conservation area. They are also evocative of the nineteenth Century arcadian setting and assist in screening the Central Motorway.



- *Claremont Terrace*

The two and a half storey pre 1859 North Terrace principally follows the Georgian Town House tradition with many similarities to the contemporary developments of Claremont Place and Wardle Terrace. But unlike these contemporary terraces it is no longer seen as a single entity. This terrace is two or three bay with timber sash windows, Georgian or early Victorian margined

lights, simple ashlar door surrounds, window lintels and cills, raised first floor cill band and dentilled eaves bands. The panelled front doors are all raised above the semi basements which are enclosed by simple black iron railings set on a stone plinth. As Framlington Place it was a phased development No. 1 and No. 2 North Terrace, presumably the first constructed, have Georgian timber sash



- *North Terrace*



- *North Terrace*

windows whilst Nos. 2 to No. 10 and No. 13 to No. 22 North Terrace and the neighbouring Public House all have early Victorian margined lights at ground and first floor level. The formal frontage of this restrained terrace is interrupted by the later Victorian recessed entrances of Nos. 11 and 12 North Terrace, the projecting frontage of the corner Public House and the mid Victorian projecting bay windows of No. 8 and No. 15 North Terrace. The painting of some of the facades, white, cream and pale green and also some of the ashlar detailing and window joinery exaggerates the variations within the original design and completely mars the vision of a single terrace. Further emphasised by recent replacement UPVC margined light windows of a few properties within the terrace. The roofscape has been affected by the incremental introduction of dormer windows and roof lights.

The late Victorian Claremont Terrace (post 1859) is a half storey higher than North Terrace and comprises three separate developments. Later roof dormers and the painting of some features again detract from the group value of

this terrace. The piano nobile style elongated first floor windows with lacy iron balconies add charm.

The white glazed brick terrace of No. 9 and 10 Claremont Terrace returns into Claremont Street. The four paired terrace houses of No. 1 to 15 Claremont Street form a continuation of this development but at two storey height. This attractive short terrace has remained essentially unaltered

since originally designed with the exception of the loss of the iron railings, presumably during World War II for armaments and the addition of one velux roof light. The houses comprise central paired panelled front doors, mid-Victorian ground floor bay windows, with centrally divided sash windows above. The plain ashlar detailing is enlivened by an angled brickwork course above the ground floor window and door entablatures.

The North-western edge of the conservation area is bounded by St Luke's Church, the Parish Hall and four late Victorian terrace houses. Unlike the white glazed brick properties of Nos. 1 to 15 Claremont Street, No. 8 and Nos. 10 to 14 Claremont Street are individualistic. No. 8 Claremont Street is similar to the paired terrace houses of No. 7 and 8



- *North Terrace*



- 13 - 15 Claremont Street

The Grade II Listed St Luke's Parish Church and Hall appear austere, developed to the back of pavement they are devoid of an attractive landscape setting. Both are constructed in red brick with sandstone ashlar detailing. St Luke's Church is monumental in scale with gothic windows framed in ashlar and romanesque style brick and ashlar relieving arches. The flat façade of the parish hall is relieved by Tudor style windows and leaded lights.



- 8 - 14 Claremont Street

Claremont Terrace with a projecting ashlar bay window and elongated first floor windows. Nos. 10 to 14 Claremont Street are unique and are 'Picturesque' in style. The projecting ground floor is constructed in rusticated ashlar, the first floor with French doors is accessed behind an ornate iron balcony and dainty iron columns which appear to support the projecting false mansard roof.



- 1 - 15 Claremont Street

Throughout the post 1844 era of residential development of the Framlington Place Conservation Area the rear of the properties have been subject to the demands of development pressure, creating back lane views of rear extensions, some unsympathetic and rear yards lost to car parking. But this at least has ensured that the designs of the original front elevations have remained largely unaltered.



● *St. Luke's Church and Hall*



● *Listed railings*

4. SUMMARY

Special Characteristics

- nineteenth century terraced housing and large detached dwellings, exemplifying the progression of architectural style and taste throughout that century.
- the long front gardens of 17-22 Claremont Place and Framlington Place and the landscaped setting to Claremont House and Framlington House.
- mid eighteenth century and nineteenth century Leazes Stone Brewery House, the only significant survival of the original brewery complex.
- 'Lovers Lane' the route of the former carriage road beside the Pandon Burn and landscape setting
- open view to the Town Moor to the north

Against the Grain

- poor quality twentieth century residential extensions and incremental alterations, i.e. rooflights and painting of facades and features, replacement UPVC windows.
- poor design quality of the twentieth century industrial buildings in the Southern part of the Leazes Stone Brewery complex.
- poor quality of design of some of the twentieth century development immediately outside the conservation area boundary i.e. Ridley Building, RVI Incinerator, electricity sub-stations and storage buildings beside Lovers Lane.
- Intrusion of traffic and parked cars, in Lovers Lane and associated signage.

Key Issues

- maintenance of the landscape setting and trees
- control over incremental alterations to the unlisted properties within the conservation area
- future changes and improvement of the visual amenity of the former Leazes Brewery complex

Enhancement Potential

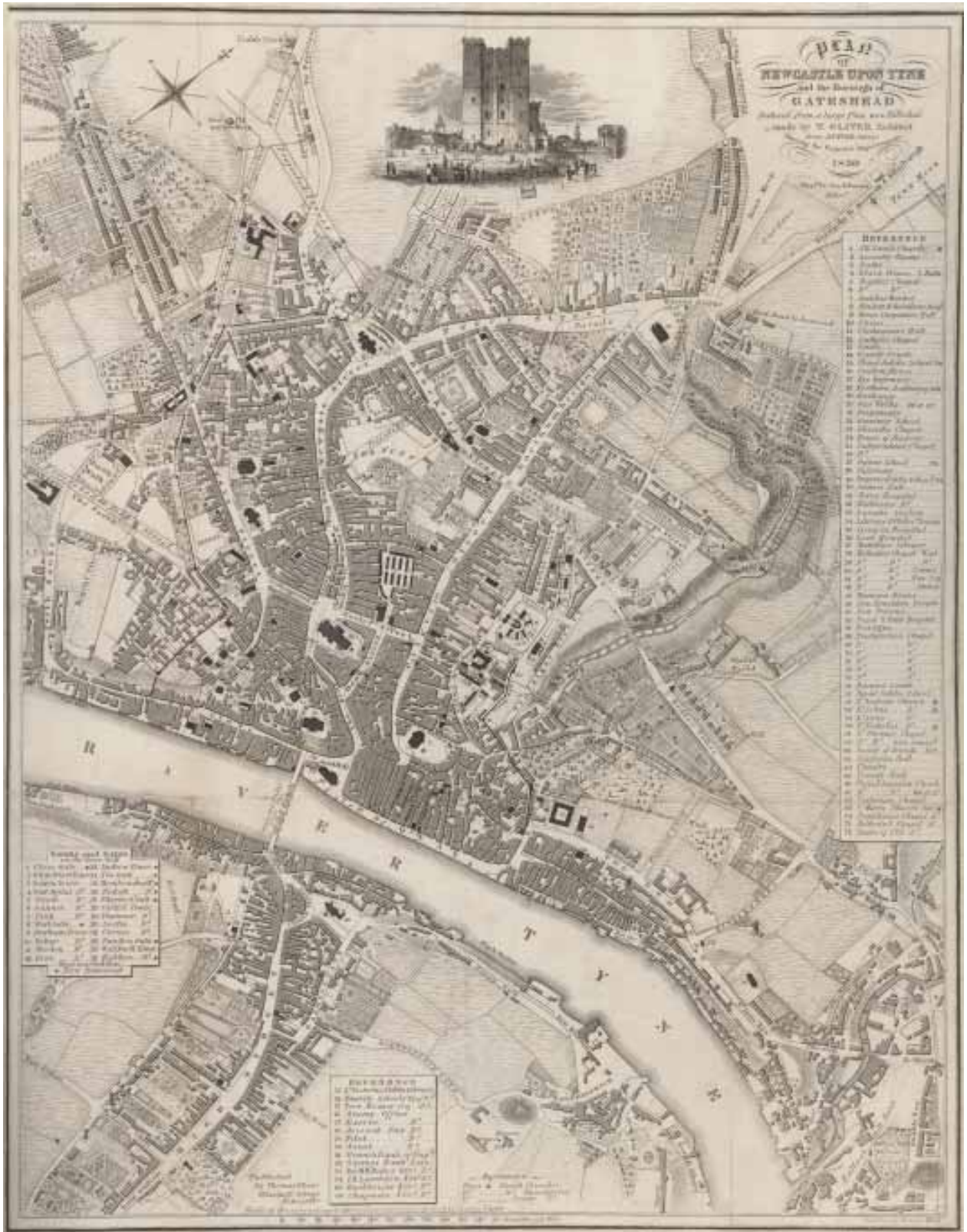
- painting of facades and incremental alterations to the unlisted buildings
- Former Leazes Stone Brewery complex
- External appearance and scale of twentieth century development immediately outside the conservation area boundary
- Landscape improvements to the copse south of Framlington House
- Ensure appropriate hard surfacing treatment are used in future developments.

List of Listed Buildings – Grade II

81-27	Wardle Terrace
25 & 26	Claremont Place
	Claremont House
1-17	Framlington Place
18-21	Framlington Place
22-23	Framlington Place
	Framlington House
	St Lukes Church
	St Lukes Church Hall
	RVI railings



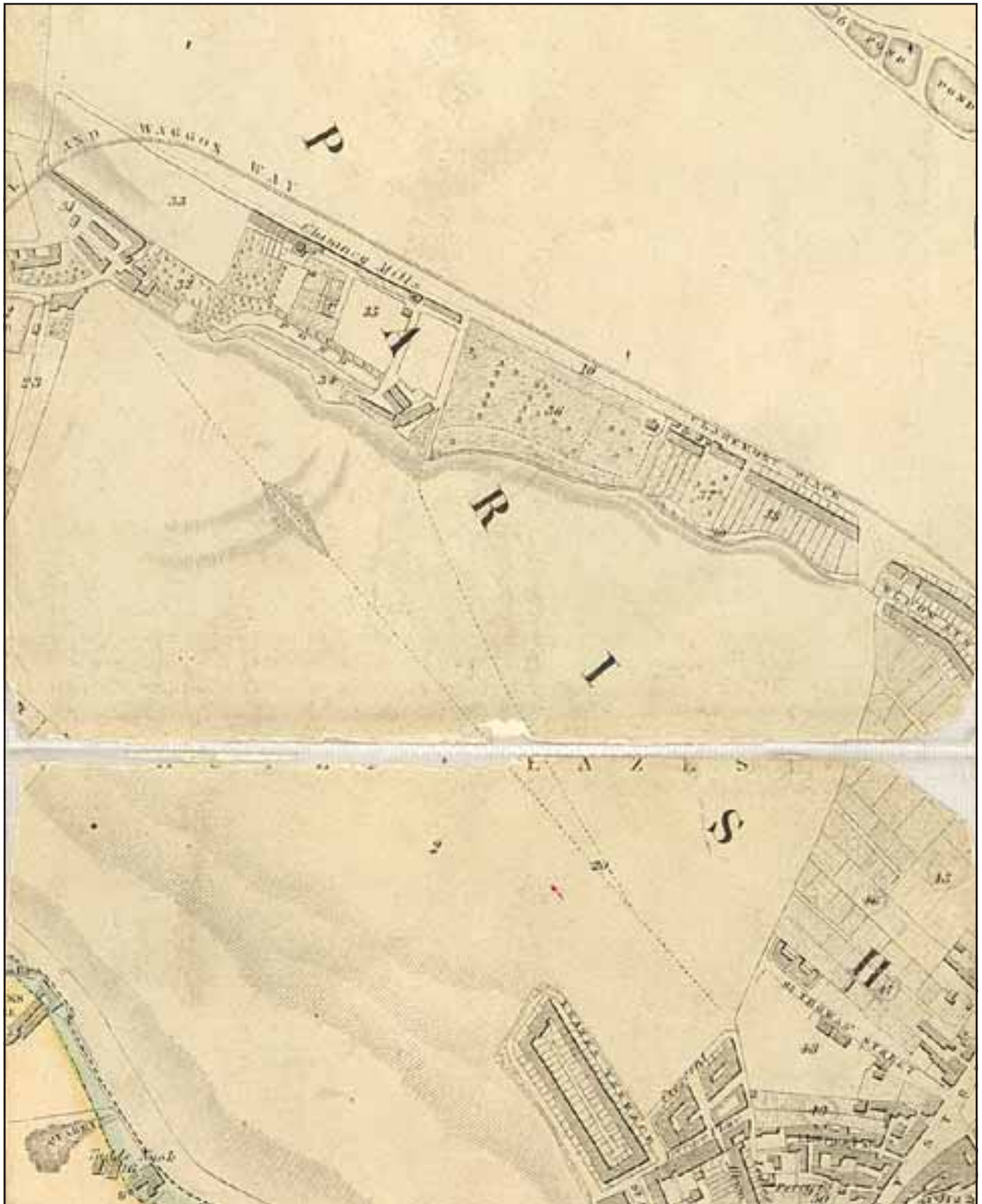
- *Framlington House*



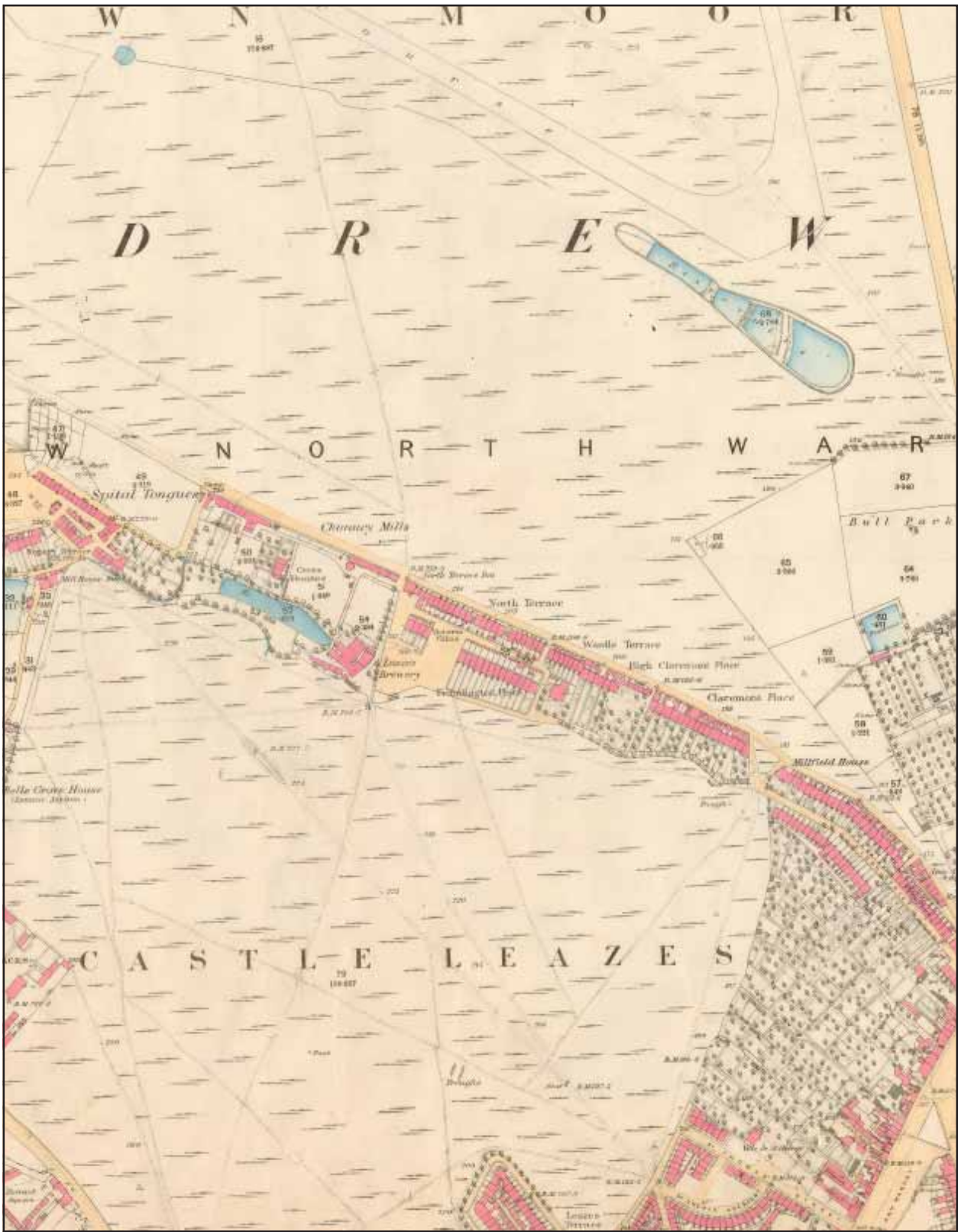
- Thomas Olivers map of 1830



- *Thomas Oliver's map of 1830 (section)*



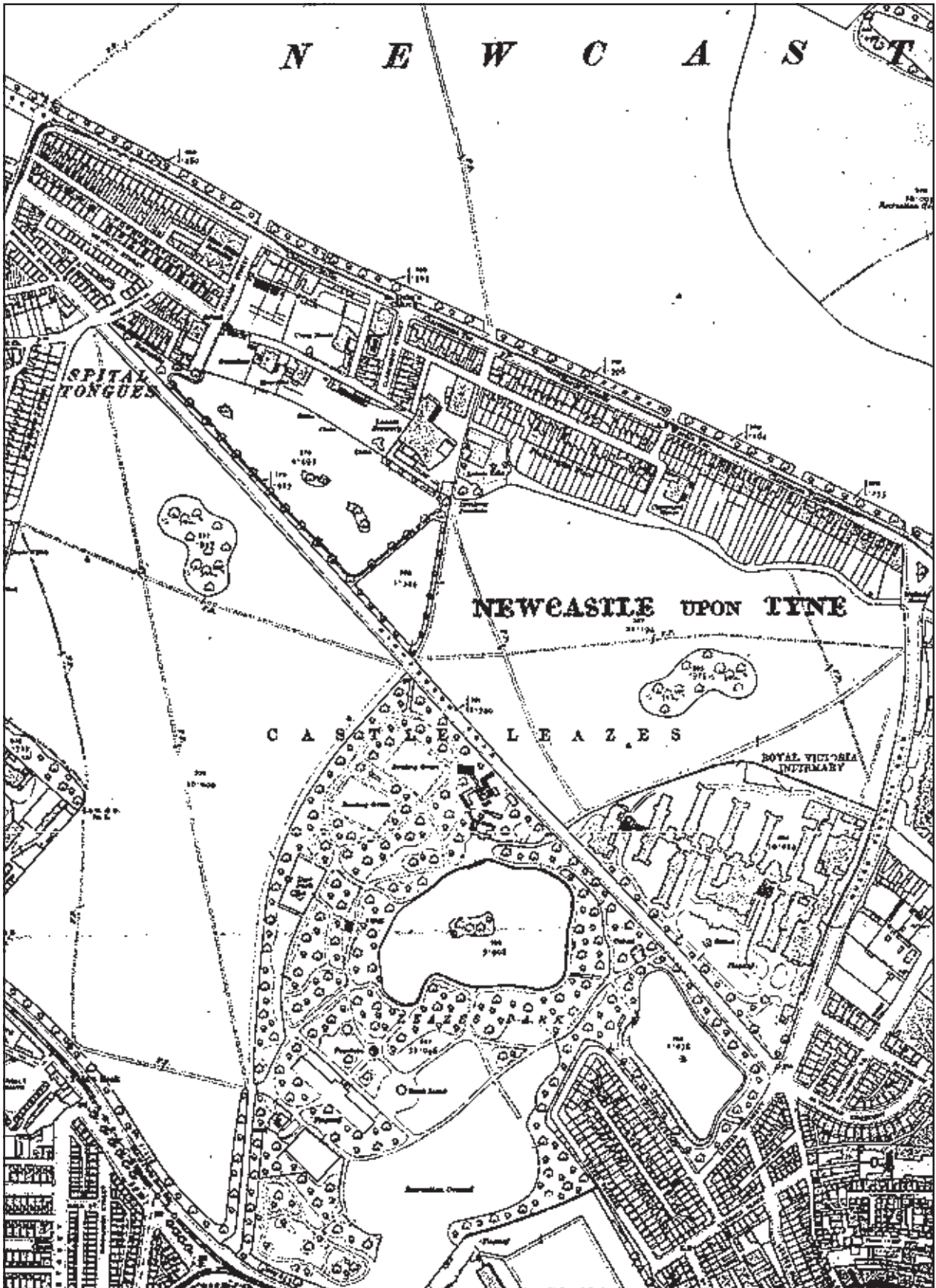
- *Thomas Oliver's map of 1844*



- 1st edition O.S. map c1858



- 2nd Edition O.S. map c1898



- 3rd edition O.S. map 1919

ACKNOWLEDGEMENTS

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For further information contact:
Historic Environment Section
Urban Design & Conservation Group
Planning and Transportation Division
Regeneration Directorate
Tel. No. 0191 2115625
Fax. No. 0191 2114998

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