

DRAFT LEAZES CONSERVATION AREA MANAGEMENT PLAN

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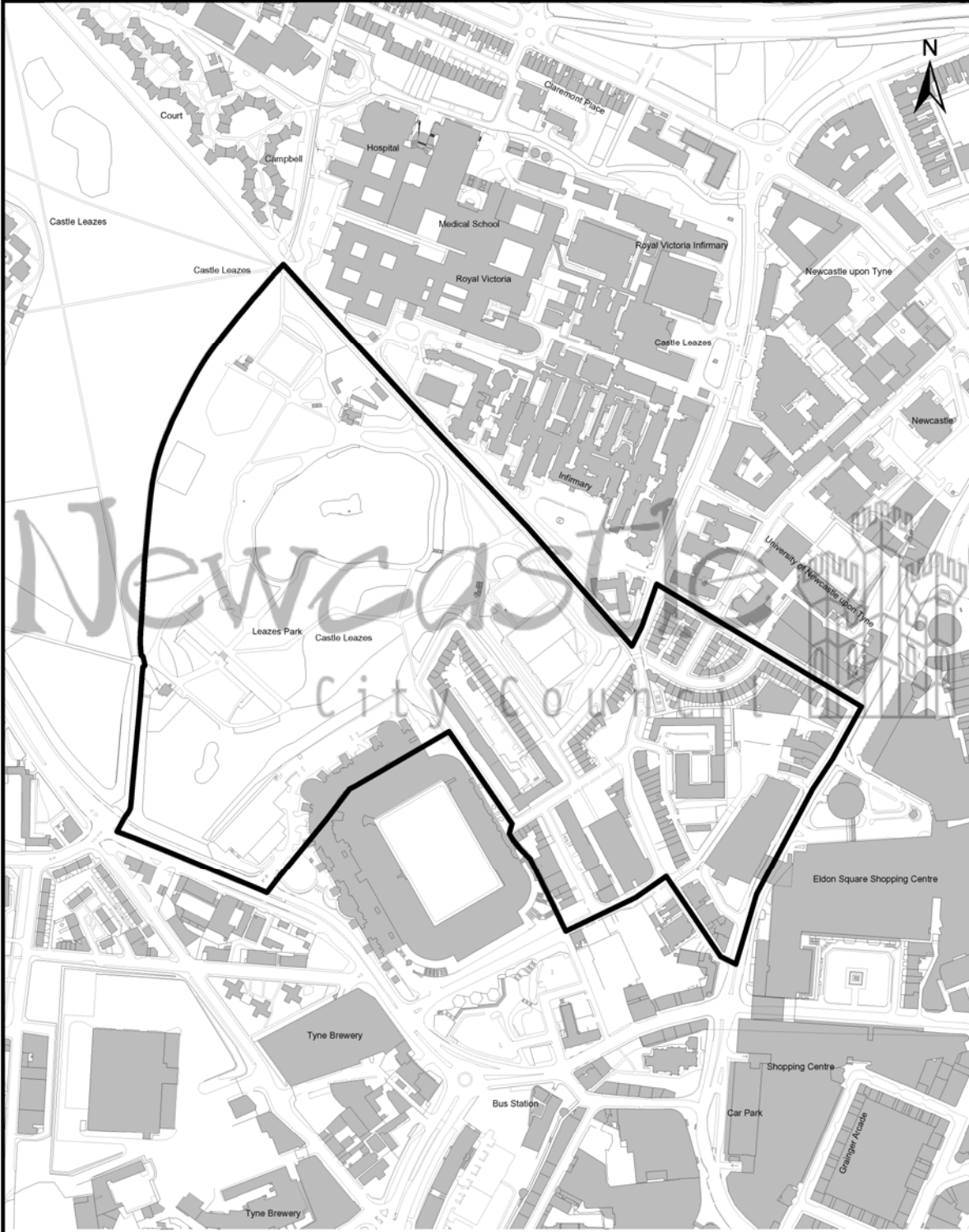
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SECTION ONE

LEAZES CONSERVATION AREA MANAGEMENT PLAN – AIMS, CONTEXT AND INTRODUCTION

1.0 Introduction

Leazes Conservation Area was designated in 1974. A Conservation Area is defined by the 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 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/enhancement exist 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 and/or appearance of the Conservation Area. The statement was adopted as supplementary planning guidance [SPG] under the Unitary Development Plan on 23 June 2000 by Development Control Committee.

The management plan is based on advice from English Heritage [Guidance on the Management of Conservation Areas, August 2005] and is in accordance with national best value indicators.

1.1 Aims of Management Plan

The management plan is based on the Leazes Conservation Area Character Statement [published 23 June 2000]. It has three 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.

Best value performance indicators [BVPI], introduced by ODPM, came into effect in April 2005. The BVPI for Conservation Areas, titled “Preserving the Special Character of Conservation

Areas” is BV219 parts a, b and c. Part c relates to the percentage of Conservation Areas with a published management plan.

1.2 Context of the Management Plan

1.2.1. Planning Policy Context

The management plan will form a supplementary planning document [SPD] to the Local Development Framework [LDF]. In accordance with the Town and Country Planning [Local Development] [England] Regulations 2004, a draft sustainability appraisal and draft statement of community involvement have been produced concurrently with this guidance.

1.2.2. Regional Spatial Strategy [RSS]

The management plan complies with policies ENV14-22 of the RSS adopted September 2004.

1.2.3. Local Development Framework [LDF]

The management plan complies with key issues PH4, LE2, TLC1, D1 and D2 of the LDF Key Issues report [April 2004].

The draft Core Strategy will be presented to Executive for approval for formal public consultation in February 2006.

1.2.4. Unitary Development Plan [UDP]

The management plan supplements the following policies within the UDP [approved January 1998]

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 Protection of natural assets and built heritage to contribute to 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
 - SD2.3 Public awareness of the value of the natural assets and built heritage

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 Protection of nature conservation resources/habitats/features
- 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
- C3 Conservation Areas
- C3.3 Historic Parks and Gardens
- C4 Archaeology

Traffic Management

- T2 Traffic management
- T2.2 Introduction of traffic calming in residential areas
- T5.4 Development of cycle routes

1.2.5. Wider Planning Policy Framework

The following is a list of existing policy documents which are supported by the management plan.

- PPS1 – Planning Policy Statement 1 – Delivering Sustainable Development
- PPG15 – Planning and the Historic Environment
- PPG16 – Planning and Archaeology
- Leazes Conservation Area Character Statement, approved June 2000 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.
- “Green spaces...your spaces” Newcastle’s Green Space Strategy
- Leazes Park Conservation and Management Plan

1.3. Introduction To The Leazes Conservation Area

The Conservation Area lies to the north west of the City Centre, linking the main retailing core with more residential inner areas. The south eastern edge of the Conservation Area is formed by Percy Street, one of the main historical thoroughfares leading from the old medieval City, shown on Speed’s maps of 1610 as a straggle of houses outside the City walls. The remainder of the south eastern half of the Conservation Area was occupied by gardens until development commenced in the early 19th Century. The north western half of the Conservation Area, Leazes Park was formed from part of the Castle Leazes, an area of common grazing land said to have been granted to certain burgesses by King John as compensation for the enlargement of the castle moat.

The overall character of the area has been shaped by 19th Century development, and although some medieval properties survived in Percy Street to the 1960’s nothing now survives of earlier than the late 18th Century.

Newcastle was late to develop significant residential areas outside of its town walls, but from the 1790’s the Leazes Area was attractive to developers and affluent residents alike with its setting among gardens adjacent to the walks of Castle Leazes. The model of housing adopted was the Georgian terrace as developed in London but initially in a rather plain and provincial style. There is a sharp contrast between these formal terraces in Georgian rectangular plots and the burgage plot layout of Percy Street.

The eminent developments in brick were in Albion Street and Albion Place (now called Leazes Park Road) followed by St James Street, all prior to 1829-1835. The Leazes Terrace development by Grainger and Oliver of 1835 marked a shift to a level of grandeur of national significance. This large stone faced, palace-fronted block, projecting into the Castle Leazes, contrasts with the small-scale stucco housing of Leazes Crescent which was built during the same period. Although echoing developments in Bath and London in the 18th Century Leazes Terrace is of a larger scale and is more confidently implemented than elsewhere. The St Thomas development which followed reverted to the simple Georgian style of the earlier St James Street, with brick facades and rubble stone rears.

During the 20th Century there was a shift, focusing more commercial activity on several residential streets, and the run down of others, before Leazes Terrace was restored in 1959 as student housing under the direction of Professor Napper. The success of Institutional and individual restorations, couple with some infill developments since then has resulted in the area becoming a popular inner city residential and commercial location adjacent to the hospital, university and City Centre.

Leazes Conservation Area was designated in 1974, and Leazes Park which occupies more than half of this Conservation Area was added to English Heritage's Register of Parks and Gardens of Special Historic Interest in 1992.

The restoration of this park which began in June 2002 is now complete. The restoration plan was drawn up from thorough historic research to give as near as possible an authentic historic refurbishment. The total project cost was £4.9 million which was funded by the Heritage Lottery Fund and Newcastle City Council.

For the purposes of this management plan the Leazes Conservation Area can be divided into nine sub areas, the first five of which make up the late Georgian/early Victorian terraced residential developments.

1. Leazes Terrace
2. Leazes Crescent
3. St Thomas Estate
4. St James Street – West Side
5. Leazes Park Road – East Side
6. Leazes Square residential development
7. Strawberry Place, the Barker and Stonehouse building and the Benefit Agency Offices
8. Percy Street
9. Leazes Park.

Whilst the development of the St Thomas Estate remains intact, Leazes Terrace, Leazes Crescent, St James Street and Leazes Park Road have suffered from piecemeal erosion of both their historic fabric and integrity. Although the residential developments have quite separate identities the integrity of the group identity is retained because of the similar use of architectural vocabulary, materials and scale. For both the Strawberry Place and Percy Street Sub Areas there are only remnants remaining of the late Georgian and early Victorian period that have any special characteristics to justify the inclusion within this Conservation Area.

The three principal, detrimental factors to the character of the Leazes Conservation Area are traffic, commercial pressure in the area between Leazes Park Road and Percy Street, and St James Park, home of Newcastle United Football Club (NUFC). The present City Centre traffic circulation pattern not only provides abrupt edges to the Conservation Area along Strawberry Place, Percy Street, St Thomas Street and St Thomas Terrace but Leazes Park Road additionally divides the sub areas into two as this is currently part of the inner ring road. The character of the area has become threatened and eroded because the volume of traffic is not only intrusive on residents amenity but adversely affects the land use within the area as opportunity for on-street parking is limited. By contrast the closure of St Thomas Crescent as a through route and associated parking restrictions has effectively transformed this sub area,

creating a sense of urban tranquility. Following this example, other measures are currently under consideration to discourage non-essential traffic.

Despite the City Centre location and excellent public transport network the increase in car ownership has created a need for parking spaces for both commercial and residential occupiers. This has adversely affected the immediate setting of the period terraced developments through heavy on road parking and through the loss of individual gardens, converted to hard standing for off road parking.

The majority of derelict sites have been cleared for municipal car parking and these are very evident and detract from the quality of the Conservation Area. The numerous car parks visible from Strawberry Place and Leazes Park Road are particularly damaging and should be designated as redevelopment opportunities to enhance the character and appearance of the Conservation Area. Those to the rear of Percy Street are effectively screened by surrounding development but they do create a wide corridor of under use within the Conservation Area. This area has been designated for a proposed link road between Strawberry Place and St Thomas Street and consideration has to be given to the successful integration of this area, and Percy Street, with the rest of the Conservation Area and not further eroding the historic character of Percy Street.

Policies to minimise the harmful effects of development in the commercial parts of the Conservation Area need to be considered. Not only do they pose the threat of demolition of unlisted buildings within the Conservation Area but also adverse alterations to listed buildings. Whilst the latter can be controlled, threat of the former could be reduced with clear policies on acceptable use, as generally the most appropriate use for a historic building is the one for which it was originally designed.

The future of the character of Leazes Park Road and Strawberry Place will be affected by the new office quarter at Gallowgate which will be developed right up to the edge of the Conservation Area. This will have positive benefits in removing blight from an area of under use. The impact of this proposal on current traffic levels will need to be handled sensitively to avoid the further damage to the nature of this Conservation Area.

The continued popularity of Newcastle United Football Club has an obvious impact on the Conservation Area. The effect is two fold. First, there is the short term intermittent effect of pedestrian and traffic generation traditionally associated with home games and secondly, the permanent substantial visible changes of the built form of the stadium. Although not within the Conservation Area the stadium directly abuts it and the overall footprint and massing is larger than any of the individual built sub areas.

SECTION TWO

SIGNIFICANCE, CHARACTERISTICS, KEY ISSUES AND VULNERABILITIES IN THE CONSERVATION AREA

2.1 Leazes Terrace

Statement of Significance

An elongated square of terraced houses, classical style. By Thomas Oliver for Richard Grainger. 1829-34.

Grade I listed.

Front Elevations

Sandstone ashlar façade, three storey with basement plinth and Welsh slate roof. The Centre and end pavilions have rusticated ground floors, which support giant Corinthian pilasters. At first floor level within the recessed bays there are continuous anthemion patterned cast-iron balconies, with decorative balconies to some of the pavilion bays. At eaves level there is a continuous dentiled cornice with a part decorated frieze, panelled doors with overlights and Georgian sash windows.

Landscape setting

On the North East side, several properties retain the original garden sub-division now enclosed by plain black cast-iron railings and gate. For the majority of the terrace all that remains of the original garden setting is the stone plinth, which separates the lawn from the pavement.

Ownership and Land use

The terrace is in residential use, the majority being in the ownership of the University of Newcastle upon Tyne and used as Halls of Residence. However, several properties on the north east side remain in private ownership.

Key Issues/Vulnerability

- Loss of private front gardens to semi-public spaces for areas owned by the University. Railings, curtilage, landscape setting return to formal gardens.
- Lighting and signage.
- Protection of residential use.
- Appropriate maintenance and repair of Grade I building.
- Impact of St James' Park, softening and screening of the NUFC car park and enhancement of the street elevation of the present east stand.

2.2 Leazes Crescent

Statement of Significance

Three short stepped, stucco terraces inclusive of Terrace Place. Rare example of Regency style residences in Newcastle. 1829-30. Thomas Oliver for Richard Grainger. Grade II listed – 4 separate listings.

Front Elevations

Two storey, three bay stucco facades with Welsh slate roof. Continuous projecting first floor and cornice bands. The curved end bay plan form and ground floor elliptical head door and window recesses to the North Elevation create a distinctive repetition of the curved segment motif. Six panelled front doors with overlights. Georgian sash windows.

Rear Elevations

Red brick facades with Georgian sash windows. A variety of later extensions have been added and there has been a loss of original detailing.

Landscape setting

Small front gardens, all the original iron railings set on stone plinths have been removed, now replaced by hedging, low brick walls and picket fencing. At least half of the gardens are hard surfaced forecourts for car parking.

Rear – small yards enclosed by high brick walls, some of which have been rendered.

Ownership and land use

The majority of the properties remain in residential occupation as originally designed although the following properties have been in established business use.

No. 23 and 24 – Hairdressers with office above
No. 12 – Takeaway Sandwich Shop. Gourmet Grub.

Key Issues/Vulnerability

- Through traffic – No. 17-24 no longer part of the traffic gyratory for the inner city ring road but still affected by the Queen Victorian Road, Leazes Park Road, Terrace Place route.
- Municipal car parks – adjacent to the rear gardens. In their current state they detract from the character and appearance of the Conservation Area. Need an access path of adequate width between the car park and the back yard walls. Beneficial use to fit location either pocket parks or housing sites to assist screening exposed rear elevations.
- Removal of parking in front gardens, residential permits for street parking. Gillgarity forecourt being used as a small unauthorized commercial car park.

- Front gardens – replacement of the stone plinths and iron railings. Removal of all car hard standing and replacement with soft landscaping. The loss of the front gardens to the commercial properties which occupy the larger corner plots by virtue of their size, is particularly noticeable
- All external stucco (render) elevations need to be a uniform colour; BS 08 B 17.
- Replacement of external details – windows, stucco, cornices.
- Concern for loss of internal layout/details. Guidance note.
- Prevent further loss of residential use.
- Proliferation of satellite dishes on prominent facades.
- Potential for negative impact resulting from potential increase in houses in multiple occupation and growth in student accommodation market

2.3. St Thomas Estate

Statement of Significance

Continuous terraces of near identical Georgian style town houses, dated between circa 1842 to circa 1862. All Grade II listed, 11 separate listings.

Front elevations

Ashlars basements, two storey three bay brick facades above, either English Garden wall bond or English bond brick. Ashlars dressings for the wedge stone lintels, sills, architraves, continuous sill bands and gutter cornice. Welsh slate roofs. 4 or 6 panelled front doors with overlights. The design of the fenestration and the overlights reflects the transitional period of evolving window design due to the improving technologies of glass production. Three styles are evident, the earlier Georgian style, followed by the clear sash Victorian style and the more decorative Victorian margin light design.

Rear Elevations

Facades of random sandstone rubble or brick full height. Georgian and Victorian timber sash windows. Ashlar lintels and sills.

Landscape setting

To front small gardens enclosed by uniform cast-iron spearheaded railings and gates, painted black.

To the rear smaller gardens enclosed by brick walls and metal railings.

Ownership and Land use

All the properties are in residential use as originally designed. Home Housing Association as owner and manager undertook a major refurbishment of this estate in the 1970s, with the exception of No. 9 St Thomas Street, which at that time was privately owned. More recently Home Housing Association has had a 'right to buy' policy within the Estate.

St Thomas Street Stables – unlisted

Converted to commercial use for business starter units in mid 20th Century.

Trent Public House – unlisted owned by the Brewery.

Rossetti Studios – unlisted – 1850s studio of William Bell Scott. In the ownership of the St Mary Magdelene Trust and leased to the St. Thomas and Leazes Community Association as a local community facility.

Key Issues/Vulnerability

- Continue the current high standard of maintenance established by Home Housing Association for both the terrace houses and gardens.
- Incremental erosion-resist threat to internal layouts and associated features due to intensification of use/sub-division. Loss of uniformity and formality of external facades due to the introduction of later features ie. rooflights, alarm boxes, boiler flues, satellite dishes.
- Home Housing Association – loss of comprehensive ownership and management.
- Maintain present traffic and parking controls.
- Street lighting.
- Management of refuse collection/wheelie bins.
- St Thomas Street Workshop – retention and management of starter commercial units as good neighbour in close proximity to residential properties.
- Garden adjacent Trent Public House, facing onto Leazes Park Road is an important landscaped amenity space in this sub-area and requires management .
- Rossetti Studios – maintenance and use.

2.4 St James Terrace and St James Street (West)

Statement of Significance

No. 1-4 St James Terrace and No. 2-17 St James Street
Two continuous terraces of late Georgian houses – Circa 1830.
Grade II listed – 2 separate listings.

Front Elevations

Three storey, two bay brick facades, English bond-brick. Sandstone ashlar wedge stone lintels, continuous sill bands and flat Tuscan front door surrounds. Georgian sash windows and 6 or 8 panelled front doors with overlights.

Rear elevations

Brick, facades, some rendered over. Georgian and Victorian timber sash windows. A variety of later extensions, incremental loss of original features.

Landscape setting

No. 13-17 St James Street have lawned front, gardens enclosed by traditional style black railings.

To the rear all properties are enclosed by high brick yard walls.

Ownership and Land Use

All the properties are in office use

There is a small municipal car park at the junction with Strawberry Place.

Key Issues/Vulnerability

- Reinstatement of the front gardens and historic plinth and railing front boundary treatment to No 2-11 St James Street.
- Removal of hard standing for car parking.
- Permit street parking to negate the need for curtilage parking.
- Reinstatement of original front façade to No 2 and 3 St James Street
- Improvement to rear elevations and yard walls.
- Car Park at Junction with Strawberry Place – secure appropriate development.
- Rear Lane – repair of surface treatment and lighting.

2.5 Leazes Park Road East Side

Statement of Significance

Formerly Albion Place between Terrace Place and Strawberry Place and Albion Street between Strawberry Place and Percy Street, with Leazes Road now known as Leazes Lane to the rear. A continuous terrace of Georgian town houses fronts former Albion Place, late C18 and early C19. A late Victorian Synagogue and a continuous terrace of Victorian town houses fronting onto former Albion Street. Good examples of period terrace housing.

No. 18 to 52 Leazes Park Road. Grade II listed, 3 separate listings.

No. 12 Leazes Park Road – former synagogue, Grade II listed 1880 by John Johnstone.

No. 18 to 52 Leazes Park Road

Front Elevations

Three storey, two bay, facades, except for Nos 28-30 which are two storey. All with Welsh slate roofs. Originally brick faced with ashlar wedge sandstone window lintels, sills and continuous first floor sill band. The brickwork has either been cleaned, pebble dashed over or stuccoed and painted in various pastel shades. The door cases are generally paired with a timber pilaster and entablature door surround. Georgian timber sash windows, with some later replacements.

Rear Elevations

Subject to many later poor quality alterations, extensions, mixed use of facing materials, brick, stone, render. Loss of original details.

No. 12 Leazes Park Road – Leazes Arcade.

Front Elevation

Designed in North Italian style, elaborate and rich in detailing. Basement and 2-storey sandstone ashlar. Stone Mullions, segmental arches and timber sash windows, Welsh Slate roof.

Rear Elevation

Red brick facade, Victorian timber sash windows, sandstone lintels and sills.

No 4a – 10 Leazes Park Road

Front Elevation

Three storey two bay brick faced stepped terrace with Welsh slate roof. No. 8 and 10 have Ashlar wedge sandstone lintels, sills and continuous first floor sill band. Nos 4a, 4 and 6 have a large Edwardian style continuous first and second floor timber bay windows. At ground floor level all have the vestiges of Victorian shop fronts.

Rear Elevation

Red brick twentieth century extension with mock sash windows and stone lintels and sills.

Landscape setting

Since the mid twentieth century there has been a loss of all boundary treatment to the front gardens. This former garden setting has subsequently been transformed into forecourts for parking. A mixture of surface treatments are used and include tarmac/brick paviers.

Ownership and Land Use

No 18 to 52 Leazes Park Road – in business use, predominantly office use, but also restaurant, repair workshops and hair and beauty rooms.

Evidence of vacant upper floors.

No. 12 Leazes Park Road – commercial use at ground floor level with residential above.

No. 4a-10 Leazes Park Road – restaurant at ground floor level, residential/vacant upper floors.

Key Issues/Vulnerability

- Control of traffic intrusion.
- Nos 18-52 Leazes Park Road – retention of original residential frontages.
- The loss of front gardens for car hard standing and lack of/poor quality boundary treatments. Cars often parked onto the pavement.
- Nos. 18-52 Leazes Park Road – poor quality design and poor maintenance of rear extensions/elevations.
- Nos. 18-52 Leazes Park Road – historically appropriate unified colour scheme for external stucco (render) elevations.
- Leazes Lane – poor quality surface treatment and poor/lack lighting. It should be sympathetically resurfaced and the lighting upgraded
- 4a-52 Leazes Park Road – upper floor vacancy.
- Leazes Arcade – wheelie bins.
- Gap site of the former Garden House.
- 4a-10 Leazes Park Road – shop fronts/signage best practice to match architecture of the host building.
- Pedestrian Safety, especially walking up from Percy Street

2.6 Leazes Square

Statement of Significance

This is a mid C20th residential infill scheme. The 2nd edition map – 1894 indicates that this site was formerly occupied by The Aerated Water Manufactory, St Andrews Boys and Girls school and slum housing/cottages of Liverpool Street, Liverpool Square, Arthur Square and Leazes Court.

This scheme is a good example of a contemporary infill. A single period residential development with its own identity, which relates sympathetically to the surrounding area.

Front Elevations

Two and three storey, pinky-brown brickwork, grey concrete roof tiles. Artstone lintels and cills, contemporary style beige window frames and full height projecting rectangular bay windows with integral dormers at roof level.

Landscape Setting

To Leazes Lane designated car parking bays, to the other three elevations, rear of St Thomas Crescent, Percy Street and Monument Mall, soft landscape garden setting enclosed by high black painted metal railings.

Ownership and Land Use

Residential

Key Issues/Vulnerability

- Future Maintenance Regime
- Retention of existing materials and architectural features, including window design.

2.7 Strawberry Place, Barker and Stonehouse and Benefit Agency Offices

Statement of Significance

Within this location there are only 3 developments of historic interest and value. The three storey Georgian house adjacent to Strawberry Place which pre-dates 1830. The Edwardian Warehouse on St James Street and the early C20th Companions Club and adjacent late Victorian shop units.

Strawberry Place Georgian Town House

Elevations

The southern gable to Strawberry Place and west facing former garden elevation are all that remain visible of the former house and not subsumed within the present Barker and Stonehouse complex. Three storey with C20th pebbledash at present painted bright pink with a Welsh Slate roof. Georgian and Victorian windows.

Internally at first floor level the principle room has an ornate plastered ceiling.

St James Street Edwardian Warehouse (Albion Buildings)

Elevations

Four storey red brick with sandstone cills and lintels. Replacement timber sash windows in mid-Victorian glazing pattern with Georgian astragals set in top hung light.

Companions Club, 47 Leazes Park Road and late Victorian shop units No 49-53 Leazes Park Road.

2 and 3 storey red brick facades with a Welsh Slate roof and stone lintels and cills. Victorian timber sliding sash windows.

Ownership and Land Use

St James House, Benefit Agency Offices

Albion Buildings - residential

Barker and Stonehouse, Companions Club and 49-53 Leazes Park Road, Commercial.

Key Issues/Vulnerability

- Terrace Place Municipal car park - secure appropriate use.
- Sympathetic development of electricity sub station site on Strawberry Place.
- Appropriate mix of uses for the location.
- Strawberry House, apply to English Heritage for undiscovered interior listing.
- Poor quality pavement and railings beside Barker and Stonehouse and the Companions Club

2.8 Percy Street

Statement of Significance

T Oliver's map of 1830 shows that the entire frontage of Percy Street that falls within the Leazes Conservation Area from Leazes Park Road, formerly Albion Street and St Thomas Street, indicated as 'projected street' was developed. All that remains of historic interest of this Georgian street are the following properties: No 11, No 13-21, No 78, No 83-85 and Nos 87-95 Percy Street.

No 11 Percy Street

Late Victorian shop and officer owned by T Howe and Co. Two storey, doubled fronted, red brick with sandstone pilasters, quoins, window surrounds and eaves balustrade. Welsh Slate roof. The original Victorian shopfront remains to the left hand side and at first floor level Victorian timber sliding sash windows.

No 13-21 Percy Street

Two terrace late Georgian town houses, two bay, four storey including a poor quality C20th shopfront. Georgian sliding sash timber windows with slate roof. Cream coloured render to front with red brick gables.

No 78 Percy Street

Three storey, Edwardian fronted shop with offices above. The elaborate front gable is in the 'Hanseatic style' constructed in red brickwork and sandstone ashlar ground floor pilasters, three bay arcaded first floor, ornate second floor window surrounds and gable capping. Victorian timber sliding sash window. Welsh Slate roof.

No 83-85 Percy Street – Percy Arms

Edwardian fronted, three storey with two distinctive period dormers set within a Welsh Slate roof. The ground and first floor have been refaced with cream coloured rendered and altered fenestration. The three bay red brick third floor with Edwardian style timber sliding sash windows remains as constructed.

No. 87-95 Percy Street

A continuous terrace of late Georgian town houses. Three storey brick fronted with Welsh slate roof. Contemporary shop fronts with replacement C20th windows or period style timber sliding sash windows above.

Rear Elevations

The new elevations of No 11 and No 13-21 Percy Street are subsumed within the rear of the Edwardian developments of Leazes Park Road.

Nos 78 to 95 Percy Street

Development of the sites to the rear of these properties is shown on T Oliver's map of 1830 and intensified during the C19th. The rear elevations of No 78 and No 83 fronted onto Liverpool Street whilst No 91-95 backed onto the Percy Iron Works. The pattern of rear infill is still evident although the majority of these developments are poor quality C20th constructions.

Ownership and Land Use

The entire frontage of Percy Street at ground floor level has commercial use. Half of the length of the street within the Conservation area between Leazes Lane and Morden Street is occupied by the Eldon Garden Shopping complex and integral multi-storey car park.

The remaining period developments, Nos 11-21 and Nos 78-95 Percy Street occupy less than a third of the Percy Street frontage. The ground floor uses include: shops, restaurant and public house. The upper floors appear to be in office use/storage/or display signs of vacancy. All these properties are within private ownership.

There is limited residential use at No. 11 Percy Street upper floors and rear of 79 Percy Street.

City Council Cleansing Depot, owned by the City Council

Morden Street temporary surface car park, City Council owned.

Key Issues/Vulnerability

- Preserving and enhancing historic buildings on Percy Street
- Shopfront guidance inclusive of lighting and signage
- Securing strong and viable commercial frontage to Percy Street
- Secure appropriate re-development of the site of Nos 97-99 on Percy Street, formerly the People's Palace
- Quality of the redevelopment to the rear of Nos 78-95 Percy Street and retention of historic out-buildings
- Improve setting and appearance of the Council Cleansing Depot or relocate
- Percy Street, the conflict between pedestrian environment and a major traffic distributor
- Morden Street temporary surface car park, large development site with unresolved future use, designated as road link between Strawberry Place and St Thomas Street in 1988.
- Upper floor vacancy
- Proliferation of advertisements, especially on gable walls

2.9 Leazes Park

Statement of Significance

Leazes Park was the first purpose built public park in Newcastle, opened in 1873. The early plans were influenced by eighteenth century landscape park design and included the construction of the lake, tree-planting and some lodges. The survival of the structure and character of Leazes Park in its 1873 form was instrumental in gaining a major Heritage Lottery Fund grant for its restoration,

Added to English Heritage Register of Parks and gardens of Special Historic Interest in 1992.

Ownership and Land Use

Owned by the City Council and used as a public park. Part of the north stand of St. James Park football ground extends in to the Conservation Area.

Key Issues/Vulnerability

- There is a Management Plan for Leazes Park which is currently being updated
- Need to redraw the boundary of the Conservation Area to exclude the Sir John Hall stand of St James Park.
- Preservation of the nature habitat and bat population

SECTION THREE

DEVELOPMENT ISSUES

Within Leazes Conservation Area there are six development sites; Percy Street West, Leazes Lane, South of Terrace Place, land to the south of the Trent House public house, Former Garden House site and St James Street. All of which are presently used for surface car parks with exceptions to the established commercial development on Percy Street. Additionally there is a potential development area at the site of the electricity sub-station at Strawberry Place

Immediately adjacent to the Conservation Area are two development sites; the Old Forge, Joseph Cowan and Parker Building on Percy Street and the extensive Gallowgate site.

The most recent development within the Conservation Area was the demolition of Nos 26 to 33 Percy Street to provide an extension to the Eldon Garden Shopping Centre. Whilst the scale of this southern extension is similar to the existing complex the elevational design is different creating a building with its own identity. The Eldon Garden Shopping Centre now occupies half the length of Percy Street within the Leazes Conservation Area.

Percy Street West

This is a 0.58 hectare site which is bounded by Morden Street, Percy Street, St Thomas Street, the St Thomas estate and Leazes Square. The previous Victorian development to the rear of the site including the 'Peoples' Palace, Percy Iron Works, small workshops and slum housing have been cleared in the mid C20th. Since 1988 this area has been designated for redevelopment including a link road between Strawberry Place and St Thomas Street. The adopted UDP allocated this area for mixed use development. On 24 July 2001 a draft Planning Brief for Percy Street West was approved for consultation and on 1 February 2002 after extensive public consultation and proposed amendments was adopted by the City Council. Additionally planning permission was granted in January 2001 for the provision of a link road to the rear of Eldon Gardens accessing the car park via Strawberry Place/West Central route to the south. This road has subsequently been created. With the introduction of the local development framework the adopted brief will need to be re-written but in the meantime stands as a statement of intent.

The land at present has five owners, No. 78 Kiddie Kot, No 83-85 Percy Arms, No 87-88 Tsang Foods, Nos 91-95 St Andrews Street of St Andrews Church, Nos 97-99a Percy Street, 1 and 1a St Thomas Street are City Council owned together with land to the rear of Nos 78-88 Percy Street.

The planning brief in accordance with the adopted UDP essentially proposes the site for mixed use development including; business, hotels, residential and leisure and, retail, professional services and food and drink, where these uses are ancillary to the main use of development. An essential element of the brief was changing the highways access arrangements and improving pedestrian safety as part of the wider scheme aimed at a reduction of vehicular traffic both from the residential area of Leazes Conservation Area and from Percy Street. The brief proposed the now established road link from Strawberry Place to the rear of Eldon Gardens and an additional access route to the multi storey car park from Marden Street to St Thomas Street across the proposed development site. These routes would be designed to prevent a through route

between Strawberry Place and St Thomas Street. The provision of these new roads would assist in the creation of a safer pedestrian route on the west side of Percy Street as additionally at their junctions with Percy Street, St Thomas Street would be closed to cars, and Morden Street to all traffic.

The revised brief proposed to retain the proposed access road through the development site in the interests of overall traffic movement on the Leazes/Percy area. Recent survey work had additionally demonstrated that there would be a reduction of traffic levels on St Thomas Street. The revised brief also stated the need to maintain and enhance the village character but accepting any development must relate satisfactorily to both the commercial and retail character of Percy Street and the residential character of Leazes Village to the rear. Residential development has been highlighted as one of the potential uses for the area providing noise and air quality requirements are met. Ambivalence still remains of the late Georgian and early Victorian properties Nos 79-95 Percy Street. The adopted character statements states that they are a special characteristic of the area and positively contribute to the character and appearance of the conservation area. Whilst the approved development brief cites the Unitary Development Plan proposal ED2.2 which identifies this site for mixed use development. The brief states that paragraph 5.3 "a sensitive and imaginative scheme is therefore required which should seek as far as possible to retain and improve the 79-95 Percy Street frontage properties and integrate these within the new development" strikes the right balance. Whilst emphasizing refurbishment as a preferred option it does not rule out redevelopment. This statement still leaves these historic properties under threat.

At present this site is not being marketed whilst on going issues are resolved. Amongst the issues of concern are; land assembly, impact of the Pathfinder initiative, access to the Council cleansing depot and the feasibility of the construction of the link road from Morden Street to St Thomas Street. The land assembly is complicated by the need to acquire five different sites, some of which will be divided by the proposed link road. Nos 78-88 Percy Street are not financially viable to acquire as their capital value is greater than the value of the redeveloped site. The pathfinder initiative places restrictions on the viability of residential development in the city centre but would not impact on the smaller car park sites. The feasibility to create the link road has been constrained by the planning approval given to permit No 78 Percy Street residential development to the rear. In order to build the link road the developer will have to acquire this rear section of the site for demolition of the residential development.

Leazes Lane and South of Terrace Place

These are both City Council owned slum clearance sites that are used for surface car parking. They have been potential development sites since 1985 and whilst identified in the draft UDP in 1993 they are too small to be shown in the adopted UDP. As developed sites, both the relative size and the legal right of access to the rear of Barker and Stonehouse are regarded as impediments to marketing. Residential development would be the most appropriate use for the site.

Land to the South of the Trent House public house

Landscaped area enclosed by railings and hedging. This area provides a valuable landscaped amenity space in the Conservation Area.

Former Garden House Site

City Council owned site and currently used as a surface car park. Redevelopment of this gap site will assist in screening the rear of the Eldon Garden complex. The form and scale will need to reflect that of Leazes Arcade and protect the amenity of the occupants of Leazes Arcade

St James Street

At present City Council owned and used as a surface car park. To date there have not been any briefs or design schemes for the site.

Electricity Sub-Station Site at Strawberry Place

A City Council owned site. Development of this site with design and massing sensitive to the adjoining buildings would be welcome. The sub-station would have to remain in situ as it cannot be relocated.

The Old Forge, Joseph Cowan and Porter Building

These buildings are within the grounds of the University of Newcastle upon Tyne. They are identified as a potential development site within the University Master Plan.

The re-development of this site could adversely impact on Leazes Conservation Area both in terms of use and design. The master plan proposed a multi-storey car park fronted with student halls of residence facing St Thomas Street. Because of the implications of intensification of traffic within the immediate vicinity the City Council considered that use unacceptable. The exact form of the University campus is now under review because of the proposals for Science City and the Brewery site.

Gallowgate Site

This extensive site is immediately to the south-west of Leazes Conservation Area bounded by Strawberry Place and Leazes Park Road. This area was included within the approved Gallowgate Masterplan Planning Brief which advised on appropriate form and scale of development on this site. The area was included in Colin Buchanan's final report, January 2005 on the Discovery Quarter, Gallowgate and the Brewery site. This was a feasibility study undertaken for the City Council. The Strawberry Place location is considered in section 8.6, sub area 6, Gallowgate. It states that the land use could be a 'mixed area' use. The relationship between the site and the Conservation Area will require careful consideration to ensure that the views from within the Conservation Area are not adversely affected.

SECTION FOUR

TRANSPORT ISSUES

The principle transport issues that impact on the character and the appearance of Leazes Conservation are:

- Percy Street (a principle distributor, a principle City Centre North – South through route)
- Secondary traffic distributaries, St Thomas Street, Queen Victoria Road, Richardson Road, Leazes Lane, Leazes Park Road, Terrace Place, St James Street.
- Access to City Council car parks: Morden Street, Eldon Gardens, Leazes Lane, Terrace Place, St James Street, Former Garden House site.
- Residential and commercial parking.

Percy Street

Percy Street is one of the historic routes through the City, shown on Charles Hutton survey of 1770. In C21st Percy Street remains one of the City Centre's principle North-South traffic distributors, serving the west side of the City. In addition it serves two of the major bus stations which are situated opposite the Conservation area; Haymarket and Eldon Square. This route provides access to two principle multi-storey car parks, Eldon Garden, within the conservation area and Eldon Square on the opposite side of the road.

The present traffic management of this street is designed to give buses priority. As there are no bus stops on the street the right hand lane of each carriage way is on a dedicated bus lane. The left hand lane is for all other traffic users.

The proposed redevelopment of the Eldon Square shopping centre has provided the opportunity to re-design the Eldon Square bus station.

The fact that this street is one of the principle routes through the City will not change. The ability to improve the pedestrian environment is constrained not only by the volume of the traffic but also the width of the street. Built development within Leazes Conservation Area follows the historic building line, the road carriageway by necessity requires four traffic lanes. The potential for re-aligning development on the south-eastern side of Percy Street is remote due to existing development and high land values.

Secondary Traffic Distributaries

Leazes Conservation Area acts as a filter for secondary routes linking the west and north of the City with Percy Street.

St Thomas Street provides linkages to Kings Road, the University of Newcastle upon Tyne internal access road, Queen Victoria Road and Richardson Road which give immediate access to the Royal Victoria Infirmary site and to locations to the north and west of the City. This street

is also the only traffic access into St Thomas Square and St Thomas Crescent. A 'cul de sac' has been created within St Thomas estate as the junction of St Thomas Crescent and Leazes Lane has been closed off.

Leazes Conservation Area is dissected by the secondary traffic distributaries. Queen Victoria Road and Richardson Road travelling southwards via Leazes Lane, Terrace Place and St James Street. Whilst traffic travelling northwards from Strawberry Place is routed via Leazes Park Road and Leazes Lane.

Traffic calming has been introduced into Leazes Lane to reduce the speed and level of traffic use, but there is still a high level of use by traffic as a through route in effect creating a 'rat run' within the centre of the Conservation Area.

In 2002 the traffic gyratory around No 17-24 Leazes Crescent was removed. The junction of Leazes Lane and Leazes Park Road was terminated and the two small municipal surface car parks combined into one. The junction of Leazes Crescent with Queen Victoria Road and Richardson Road was also terminated creating 'cul de sac' access to the historic Leazes Crescent development via Terrace Place and removing all through traffic. A raised controlled pedestrian crossing was provided linking St Thomas Crescent with Leazes Crescent.

City Council Surface Car Parks

The following surface car parks, St James Street, Terrace Place, Leazes Lane, Former Garden House site and Morden Street are clearance sites of poor quality Victorian C19th housing/workshops/industry.

All these sites are potential development sites. The future of the Morden Street car park has not progressed since the proposals by the City Council to link Strawberry Place with St Thomas Street were brought forward but not implemented. Since the demolition of the former Garden House a new access road has been created through part of the site linking the Morden Street surface car park with Leazes Park Road and Strawberry Place in effect creating a cross road at this point. This road further dissects the Conservation Area.

These surface car park sites detract from the character and appearance of the Conservation Area. Whilst in the short term they provide a valuable income to the City Council, the presence of these sites has now existed over several decades. These car parks adversely contribute to the level of non essential traffic within the Conservation Area.

The design specification of these car parks is to a minimum. Surfaced with tarmac, with the exception of Morden Street which is compacted earth. Furnished with essential payment machines and security lighting. They do not comply with Council standards for parking within residential areas where at the very least landscaping is required.

Development briefs should be written for all of these sites and the future of the Morden Street site determined. The development of these sites must contribute positively in terms of use and appearance to the Conservation Area. Consideration should be given to residential/office use respecting and reinforcing the adjacent users, pocket parks.

Residential and Commercial Parking

This formal front garden setting of the Georgian and Victorian terrace housing within Leazes Conservation Area has eroded increasingly from the mid C20th by the requirement for curtilage parking. The areas notably affected are, Leazes Crescent, Leazes Park Road and St James Street. Leazes Crescent is in residential ownership with the exception of Nos 11-12 and 23-24 which are in commercial use. The properties on Leazes Park Road and St James Street is entirely commercial.

The creation of hardstanding for car parking is classed as 'development' which requires planning consent. Photographic evidence of Leazes Park Road shows this use established since the mid twentieth century. The demand for car parking spaces for commercial properties by virtue of usage is greater than residential. The presence of the off street parking in front of the listed terrace housing on Leazes Park Road and St James Street seriously detracts from the street scene, with little definition between the tarmac of the carriageway and that of the properties. The safe pedestrian use of the pavement between the two zones is seriously compromised by the need for traffic access to particular properties.

The reinstatement of boundary treatment, soft landscaping and reduction of on site parking must be encouraged for the commercial properties on Leazes Park Road and St James Street by, encouraging class C3 residential dwelling use with incentives for permit or designated City Council parking.

Within Leazes Crescent there has been incremental erosion of front gardens to provide hard standing for car parking. Whilst some properties have car parking provided within a garden setting, others have lost all front boundary treatment and the front garden is hardsurfaced. In most instances the creation of a hardstanding has been long established.

The business property at the North East end of Leazes Crescent has approximately 7 commercial car parking spaces.

Since 2002 the Traffic and Project Management team within the City Council has been in negotiation with the residents and owners of Leazes Crescent to reinstate the original front garden boundary treatment inclusive of sandstone plinths and replica wrought iron fencing and remove in-curtilage parking spaces. The footway adjacent to the properties would be widened and repaved with natural Caithness stone with granite kerbs and the carriageway resurfaced. The Council were prepared to fund all the work with exception of the garden railings. Prior to proceeding with the scheme all residents would have to agree to the removal of front garden parking in exchange for a 'Resident Only' permit parking scheme providing one car space for each of the 22 properties. Whilst agreement was reached with the residents for installing a close replica of the cast iron railings to date only 66% of the residents were in support of the scheme.

Recently the number of properties bounded by timber picket fencing either painted white or black has increased. Whilst the curtilage parking space has still be retained at least a historic style of boundary treatment has been provided recreating enclosure. Picket fencing is often regarded as synonymous with country villages and new world Victorian housing, but in this instance is appropriate due to the Parkland setting and Regency period housing.

Speed Control

Transport issues, such as rolling out 20mph speed restriction zones in residential areas, are currently being reviewed by the City Council.

SECTION FIVE

PLANNING PROCEDURES WITHIN LEAZES CONSERVATION AREA

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 when submitting an application are available from the Council's Planning Division. It is always advisable to discuss any proposals within Leazes Conservation Area with the Council's Planning Division at the earliest opportunity.

1. Unlisted Buildings - Householder Development within Leazes Conservation Area

1.1 Residents living in a flat in Leazes Conservation Area will need planning permission to extend their property. Planning permission will also be needed for alterations to a flat, which would materially alter the appearance of the building, for example the installation of rooflights.

1.2 Residents living in a house in Leazes Conservation Area require planning permission in the following circumstances:

- (a) If the cubic capacity of the 'original house' would be increased by more than 50 cubic metres or 10%, whichever is the greater. The term 'original house' means that it was first built, or as it stood on 1 July 1948 (if it was built before that date). Any additional building, over 10 cubic metres in volume, in a garden (for example a garage or shed) is treated as an extension to the house and therefore counts against the volume allowance.
- (b) If a resident wishes to extend a property nearer to any highway than the nearest part of the 'original house', there must be at least 20m between the extension and the highway. This does not apply to porches, as there are special rules for them. The term highway used here includes all roads, footpaths, byways and bridleways.
- (c) If more than half of the area of land around the 'original house' would be covered by additions or other extensions.
- (d) If the extension would be higher than the highest part of the roof of the 'original house'.
- (e) If any part of the extension would be more than 4m high and within 2m of the boundary of your property.
- (f) The erection of a building or enclosure within the garden, incidental to the enjoyment of the house, with a volume of over 10 cubic metres.

- (g) Enlargements and alterations such as dormer windows whether on the front or other roof slopes.
- (h) The cladding of any part of the exterior of a dwelling house with stone, artificial stone, brick, render, timber, plastic or tiles.
- (i) The installation of a satellite dish or large aerial array on a chimney of a building which exceeds 15m in height or on a wall or roof slope which fronts a highway.

1.3 Demolition

For any unlisted building within Leazes 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 the Planning Division 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 the Planning Division for more information.

2. Listed Buildings

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 1 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.

It is a criminal offence to carry out work to a listed building, other than straightforward repairs, without first obtaining consent. It could lead to conviction to a period of imprisonment and/or a very heavy fine. The Council's Planning Division 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 the Council's Planning Division. For considered advice it is helpful to provide scaled plans.

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
- Changing the roof pitch or roof covering materials

- Inserting roof lights
- Removing, altering or adding dormer windows
- Altering or removing chimney stacks or pots
- Rebuilding walls
- Covering the existing wall surface in any way, e.g. with render, cladding, paint etc
- Changing the size of door, window or other opening
- Forming new openings, for any reason, including for balanced flues or ventilators
- Altering or replacing window frames or doors
- Removing any features (e.g. door cases, balustrades)
- Changing the material of rainwater goods
- Adding any feature (porches, signs etc.)
- Adding a satellite antenna
- Adding security alarm box or close circuit TV cameras
- Adding external floodlights

Internal:

- Altering the plan by removing or adding walks or forming new openings
- Taking out or altering staircases, fireplaces, decorative plasterwork, panelling shutters, doors, architraves, skirting etc.
- Installing new ceilings, partitions, secondary glazing etc.
- Filling in cellars
- Removing or replacing floors or floor finishes
- The obliteration of wall painting, decorative tiles, mosaics etc.

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 the Planning Division that the work does not need listed building consent.

3. Works to Trees

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 tree preservation order. In giving notice it is necessary to specify precisely what works need to be carried out. Residents should contact the Planning Division for more information.

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. Residents should contact the Planning Division for more information.

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 the Council's Planning Division before proceeding with any works, which might affect the character and appearance of a conservation area and/or a listed building.

SECTION SIX – FUTURE MANAGEMENT

6.1 SWOT ANALYSIS

Strengths

- Leazes Park – restored
- High density of Listed residential Georgian and Victorian Terrace development:

Leazes Terrace,
Leazes Crescent,
St Thomas Estate,
St James Street,
Leazes Park Road.
- High quality unlisted period developments including:

Leazes Arcade – former synagogue.
St James' Street Edwardian Workhouse, Georgian Strawberry House.
Percy Street – Late Georgian and Victorian developments.
- Formality and uniformity of materials and detailing of the Georgian and Victorian residential terrace developments.
- Tranquility in St Thomas Estate due to traffic management.
- Success and quality of St Thomas Stables development.
- Leazes Square – good quality contemporary infill development.

Weakness

- Loss of private front gardens to semi-public spaces or hard standing for cars.
- Inner ring road traffic system – control zone 2 – divides the Conservation Area
- Loss of uniform colour to the stucco houses of Leazes Crescent.
- Exposure of rear elevations and poor quality later extensions.
- Municipal car parks.
- Electricity sub-station at Strawberry Place.
- 97-99 Percy Street – single storey pre-fabricated units.

- Percy Street – conflict between pedestrian environment and major traffic distributor.
- Poor state of the enclosed land to the south of the Trent Public House.
- Impact of St. James' Park stands

Opportunities

- Appropriate maintenance and repair of listed buildings.
- Reinstate formal front garden settings to residential terraces.
- Permit street parking to negate the need for cutilage parking.
- Secure appropriate development on the municipal car park sites.
- Repair the surface treatment and improve lighting to back lanes notably St James Street and Leazes Lane.
- Restoration of shopfronts to the Georgian and Victorian developments to the best practice.
- Upgrade poorly maintained rear elevations.
- Percy Street – securing strong and viable commercial frontage.
- Percy Street – quality redevelopment to the rear of street frontages.
- Improve setting and appearance of the cleansing depot.
- Softening and screening of the NUFC car park and enhancement of the street elevation of the present east stand.
- Repair of Rossetti studios
- Return residential use to Georgian houses on St James Terrace and St James Street.

Threats

- Potential introduction of non-residential uses in Leazes Terrace, Leazes Crescent and St Thomas Estate.
- Through traffic, heavy traffic and municipal car parks.
- Nos 18-52 Leazes Park Road – commercial threat to restored ground floor frontages.
- Upper floor vacancy.
- Strong separation of Percy Street from the remainder of the Conservation Area by the corridor of vacant land, used as Morden Street temporary surface car park.

- Potential loss of historic buildings on Percy Street.
- Incremental erosion – loss of original architectural features.
- Potential for negative impact resulting from potential increase in houses in multiple occupation and growth in student accommodation market

6.2 FUTURE MANAGEMENT – KEY POINTS

Leazes Terrace

- Encourage the appropriate maintenance and repair of the Grade I listed building.
- Encourage the University of Newcastle upon Tyne to reinstate the original landscape setting including the curtilage railings.
- Protect residential use and discourage sub-division and sub-letting.
- Commission a photographic record to provide a datum to monitor incremental erosion of the historic fabric.
- Review the parking arrangements to be limited to residents only.
- Encourage the enhancement of the street elevation to be present east stand of St James Park.

Leazes Crescent

- Encourage the appropriate maintenance, re-instatement of lost architectural features and repair of the Grade II listed terraces, including the unity of colour to the external stucco.
- Encourage the reinstatement of all front garden boundary treatment to an approved design. Development of hard-standing within any front garden to be refused and enforcement action taken on all unauthorised parking.
- Protect residential use.
- Leazes Lane car park site – in the short term encourage environmental improvements and commission a design brief for residential development and market, potentially in conjunction with other car park sites within the Conservation Area
- Commission a photographic record to provide a datum to monitor incremental erosion of the historic fabric.
- Reduction of the levels of through traffic and non-residential parking issues to be further investigated with the traffic management team.
- Instigate enforcement action against unauthorised satellite dishes.

St Thomas Estate

- Encourage the continuation of the high standard of maintenance of the Grade II listed terraces.
- Commission a photographic record to provide a datum to monitor incremental erosion.
- Maintain present traffic and parking controls.
- Land to the rear of Trent Public House - encourage an appropriate long-term management in liaison with the owners and neighbouring residents.

St James Terrace and St James Street (West)

- Encourage the appropriate maintenance, reinstatement of lost architectural features and repair of the late Georgian Terrace.
- Commission a photographic record to provide a datum to monitor incremental erosion.
- Strawberry Place car park site - in the short term encourage environmental improvements and commission a design brief for residential development and market, potentially in conjunction with other car park sites within the Conservation Area
- The reduction of the levels of through traffic and front curtilage parking to be further investigated with the traffic management team.

Leazes Park Road – East Side

- Encourage the appropriate maintenance, reinstatement of lost architectural features and repair of the late Georgian and Victorian terraces.
- Reduce level of upper floor vacancy.
- Commission a photographic record to provide a datum to monitor incremental erosion of the historic fabric.
- Former Garden House car park site - in the short term encourage environmental improvements. Commission a design brief to ensure an appropriate development with commercial use at ground floor level with residential use of upper floors.
- Reduction of the levels of through traffic, front curtilage parking and maintenance of the back line to be further investigated with the traffic management team.
- Removal of on street refuse storage units to within the buildings.

Leazes Square

- Encourage a maintenance regime.

- Retention of the architectural integrity of the development.

Strawberry Place, Barker and Stonehouse and the Benefit Agency

- Encourage the appropriate maintenance, reinstatement of lost architectural features and repair of the historic buildings.
- Commission a photographic record to provide a datum to monitor incremental erosion of the historic fabric.
- Terrace Place car park – in the short term encourage environmental improvements and commission a design brief for residential development and market, potentially in conjunction with other car park sites within the Conservation Area.
- Strawberry House apply to DCMS for consideration for undiscovered interior listing.

Percy Street

- Preserve and encourage enhancement of the historic buildings on Percy Street.
- Commission a photographic record of the historic building to provide a datum to monitor incremental erosion of the historic fabric.
- Percy Street West Side, including Morden Street temporary surface car park - in the short term encourage environmental improvements and commission a revised development brief for the site retaining the surviving Georgian and Victorian buildings.
- Remove unauthorised advertisements.
- Establish shopfront guidance.

Leazes Park

- Preserve and encourage the continued use and enhancement of the historic buildings within the Park
- Encourage a maintenance regime to retain the character and achievements of the restoration project, through the implementation of the Leazes Park Management Plan.
- English Nature need to be contacted when works are planned for buildings or trees within the park which bats may use, to preserve natural habitat and bat population.

SECTION SEVEN

FUTURE MANAGEMENT – PROTECTING AND ENHANCING LEAZES CONSERVATION AREA

This element of the Management Plan provides guidance for the conservation of the historic fabric of Leazes Conservation Area and is to be read in conjunction with the Planning Procedures contained within Section Five of the Management Plan.

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. No more than one externally mounted alarm box will be allowed on an elevation and this should be unobtrusive in both location and colour.

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 Leazes Conservation Area are natural sandstone, brick and stucco.

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 Leazes 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.

4. Dormer Windows and Rooflights

The conversion of loft space and the installation of inappropriate dormer windows and/or rooflights have a negative impact on the appearance of a building and detract from the character of a roofscape. If there is a precedent the host terrace they may be acceptable. Dormer Windows must be of a modest size, have pitched roofs and be built in traditional materials and designs. Rooflights should be a 'conservation style' in design, materials and size.

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 mortar pointing

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 building. 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 building. 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 building is then changed, which has a detrimental impact on the overall appearance of a townscape and a conservation area.

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.

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.

9. Colour and Painting

The architectural unity of Leazes 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 on Leazes Crescent which should be BS 08 B 17. Walls and stone detailing which have traditionally not been painted should remain undecorated.

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.

11. Gardens, Grounds and Trees

The original pattern of gardens and grounds and the presence of trees contribute greatly to the character of Leazes Conservation Area and should be retained.

12. Boundary Treatments

Original boundary treatments, such as walls, railings and hedges play an important part in the character and appearance of a Leazes Conservation Area and should be retained and maintained or reinstated where possible. Where reinstated or replaced, original walls and railings should be replicated in terms of material, proportions and design.

13. Advertisements

All advertisements within Leazes 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.

14. New Buildings

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

15. Undoing Damage

The Council will use opportunities created through planning applications or other proposals within Leazes 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.

16. Monitoring

The Management Plan will be subject to a 5 year review commencing from the date of adoption and amended accordingly. This review will be undertaken through consultation with the local community and other consultees.