

CENTRAL



Date of Designation

The conservation area was originally in three parts – two were designated in 1968 and the third in 1970 – all three were amalgamated in 1973. Central was further extended in 2001 to include the area to the south of Central Station.

Extensions to original conservation area boundary

The area has been extended three times:

14 May 1981 - Westgate Road, All Saints Church, Quayside Area.

01 June 1987 - Bath Lane, Gallowgate, Newgate Street, Corporation Street.

04 May 2001 - south of Central Station.

Planning guidance

'Patterns of Experience', the Central Conservation Area character statement, was adopted as planning guidance in October 1996. The South of Central Station character statement was adopted as planning guidance in May 2001 at the time of its designation. A management plan for the conservation area is currently under preparation.

Reasons for designation

The 1963 Development Plan review recognised the value of the historic core of the city and included policies for its conservation. Following the 1967 Civic Amenities Act the area was designated as a conservation area to enforce these policies and safeguard the historic nature of the city.

Description of the conservation area

The character of the conservation area changes frequently, reflecting the city's many periods of growth and development. The medieval burghage plot style development and street layout is still apparent in the markets, the residential/commercial nature of the Quayside frontage and the Georgian developments of Richard Grainger along Grey Street, Grainger Street and Clayton Street. The area is rich in historic buildings and street layout and has great character as a result. The area to the south of Central Station is noticeably different in character and appearance to much of the conservation area, as it is largely industrial and contains a number of buildings linked to Robert Stephenson and the development of rail transport – crucial to the city's role in the Industrial Revolution.

Heritage assets

There are 116 grade I listed buildings, 137 grade II* listed buildings and 584 grade II listed buildings in Central Conservation Area. There are also 11 scheduled ancient monuments, including the town walls and various towers, the Swing Bridge, the Old Tyne Bridge land arches and Blackfriars. There are 43 sites included on the local list. See map, over.

Article 4 Directions

An Article 4 Direction applies to certain properties on 17 streets in Central Conservation Area. Please see attached schedule and map, over.

The Grainger Town Project

The Grainger Town Project covered roughly 35 hectares of the Central Conservation Area.

Grainger Town is based around the Tyneside classical streets built by Richard Grainger between 1834 and 1839. 40% of buildings in the area are listed as being of special architectural or historic interest.

In the 1980s and early 1990s this once prosperous area of the city was overtaken by new centres of retail and commercial activity which eroded the economic base and left properties to fall into disrepair. Around one million square foot of floor space was unoccupied (mainly upper floors) and the area's residential population was falling.

The Grainger Town Project was established in 1997 in partnership with Newcastle City Council, English Partnerships and English Heritage with the aim of reversing this trend. A £120 million regeneration programme was begun and continued until the end of March 2003. It was anticipated that £40 million of public sector investment would be bolstered by a further £80 million from the private sector, but in fact achieved £145 million.

Since the start of the project, great strides were made in regenerating the area, improving the environment and revitalising business, social and cultural life. On 31 March 2003, the project closed down, having achieved and far exceeded its objectives.

Old Newcastle – Where the Story Begins

The 'Old Newcastle - Where the Story Begins' Project focuses on Newcastle's social, cultural and creative heritage using the ancient Black Gate as a new portal to the City's rich history, culture and character.

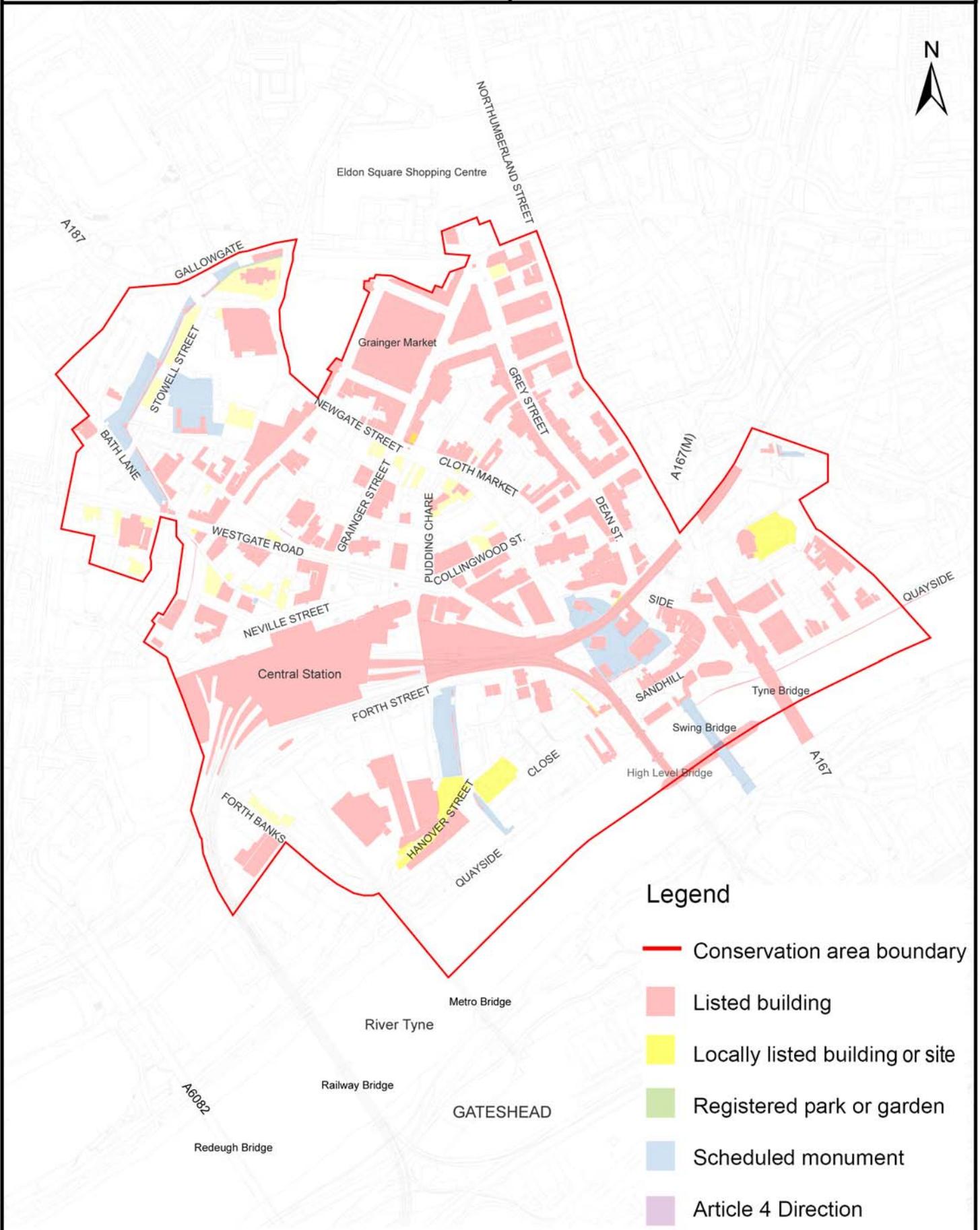
The project will create an accessible, heritage-led education and interpretation centre in the vacant and closed Black Gate, transforming its current lifeless and substantially ignored presence into a hub of heritage activity that will be open and available to the entire community and visitors from near and far. The Black Gate will combine with medieval neighbours, the Castle Keep and the Cathedral Church of St Nicholas to provide an outstanding and dynamic heritage asset that will tell the story of the remarkable history of the City and the ingenuity of countless generations of its inhabitants.

The Project is being taken forward by a partnership between Newcastle City Council, the Cathedral Church of St. Nicholas and the Society of Antiquaries of Newcastle upon Tyne.

Contact information

For further information about Central Conservation Area a useful starting point is the character statement. In addition, and for advice on development in the conservation area, contact:

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Scale: 1:7,500 @A4

Date: 15/06/2010

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Schedule for properties affected by Article 4 Directions

The following properties are subject to an Article 4 Direction restricting the painting of the exterior of the buildings other than for the purpose of advertisements. The directions were made in 1971/72. Unless otherwise stated all of these buildings are also listed.

B

32 Bigg Market
29-33 (odd) Blackett Street

C

1-22 (cons) Central Arcade
20-34 (even) Clayton Street
45-57 (odd) Clayton Street
11-43 (odd) Clayton Street
18 Clayton Street
12A Clayton Street

G

68-118 (even) Grainger Street
95-137 (odd) Grainger Street
77-93 (odd) Grainger Street
120-150 (even) Grainger Street
139-159 (odd) Grainger Street
1-55 (odd) Grey Street
28-40 (even) Grey Street
48-78 (even) Grey Street
2-22 (even) Grey Street
42-46 (even) Grey Street
104-118 (even) Grey Street
55-85 (odd) Grey Street
78 (gable wall) Grey Street
80-98 (even) Grey Street
102 Grey Street
87-109 (odd) Grey Street

H

24 High Bridge (not listed)
51 High Bridge
67-79 (odd) High Bridge (not listed)
1 Hood Street
3 Hood Street
18 Hood Street
2-16 (even) Hood Street
9-13 (odd) Hood Street

M

19-39 (odd) Market Street
1-17 (odd) Market Street
2-18 (even) Market Street
20-36 (even) Market Street

N

1-9 (odd) Nelson Street
11-37 (odd including properties above archway adj. to no.11) Nelson Street
2-22 (even) Nelson Street
22-54 (even) Newgate Street
2-20 (even) Newgate Street
3-16 (cons) Nuns Lane (not listed)
1 Nuns Lane (not listed)
2 Nun Street (not listed)
1-23a (odd) Nun Street
25 Nun Street
4-30 (even) Nun Street

P

14-28 (even) Pilgrim Street
34 Pilgrim Street
35 Pilgrim Street
36 Pilgrim Street
46 Pilgrim Street
47 Pilgrim Street
48 Pilgrim Street
49 Pilgrim Street
50 Pilgrim Street
56 Pilgrim Street
38-44 (even) Pilgrim Street

S

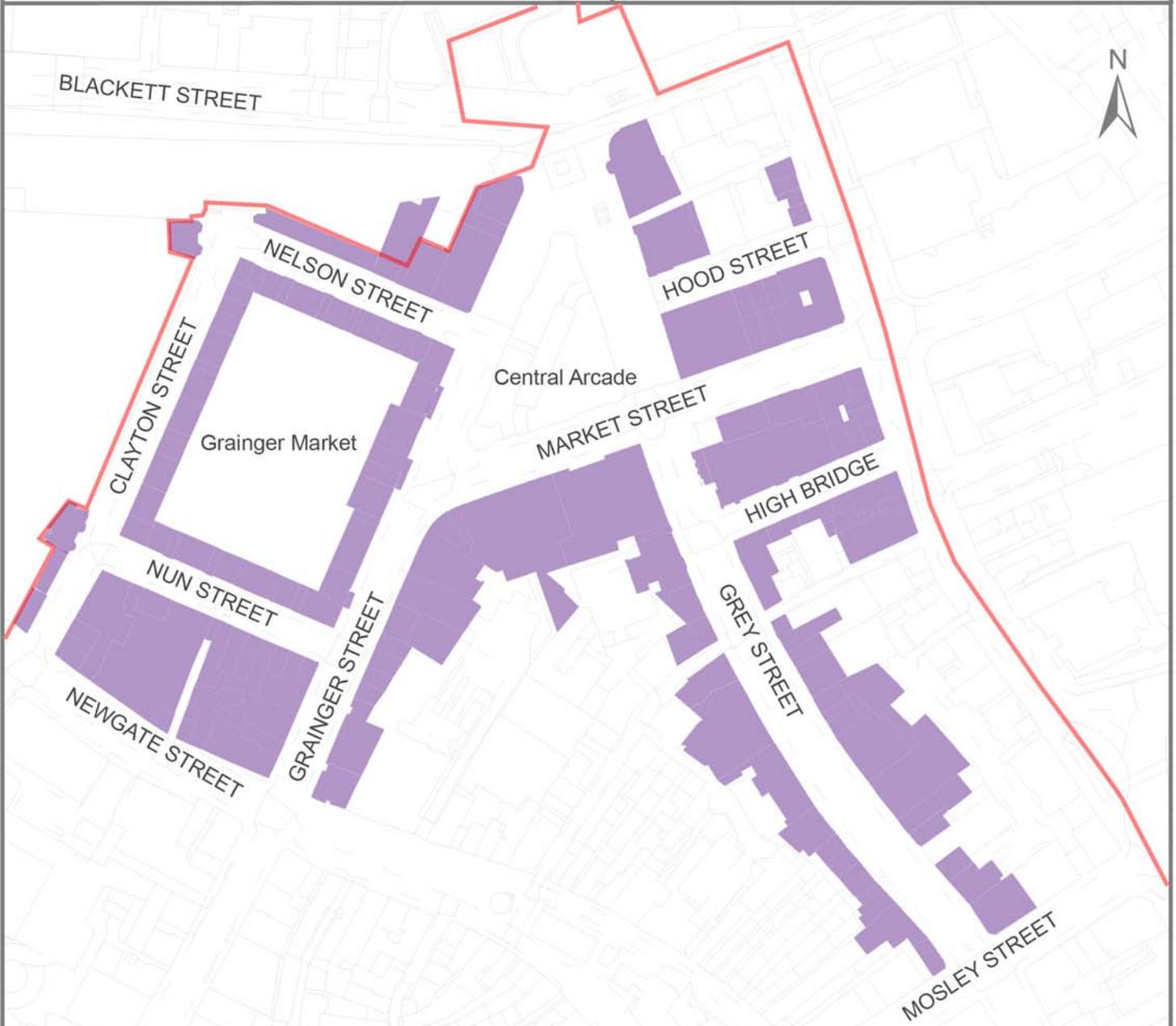
2-22 (even) Shakespeare Street
11 Shakespeare Street
13 Shakespeare Street
1-9 (odd) Shakespeare Street

T

65 Thornton Street (not listed)

W

105-107 Westgate Road (not listed)



Legend

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

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