

SUMMERHILL



Date of Designation

1970

Extensions to original conservation area boundary

There have been two extensions:
21 February 1988 – Elswick Road
05 October 1992 – Barber Surgeon's Hall and Westgate Hill Cemetery.
There is also a record of an extension on 15 May 1975 but there are no details of the area it refers to.

Planning guidance

Summerhill Character Statement was adopted as Planning Guidance in April 2001. A Management Plan was adopted as Supplementary Planning Guidance in 2007.

Reasons for designation

Following the Rye Hill General Improvement Area Scheme local residents expressed grave concern over the deterioration of the Square. In addition, there was commercial pressure for the conversion of residential dwellings into office accommodation, which was considered to detrimentally affect the character of the residential suburb.

Description of the conservation area

The conservation area is based around a late Georgian residential suburb which contains a number of listed terraces centred on an informal open space and garden plots. The terraces range from the very grand, which face onto the central "square", to the very simple with precise attention to the architectural detail throughout. The area has retained much of its residential character although many of the individual houses have now been converted to flats to meet demand. There has also been a small degree of commercial conversion.

Heritage assets

Summerhill contains one grade II* listed building (Church of St Matthew, Summerhill Street) and 80 grade II listed buildings. Westgate Hill Cemetery is a grade II Registered Historic Park and Garden. The open space of Summerhill Square is on the local list. See map, over.

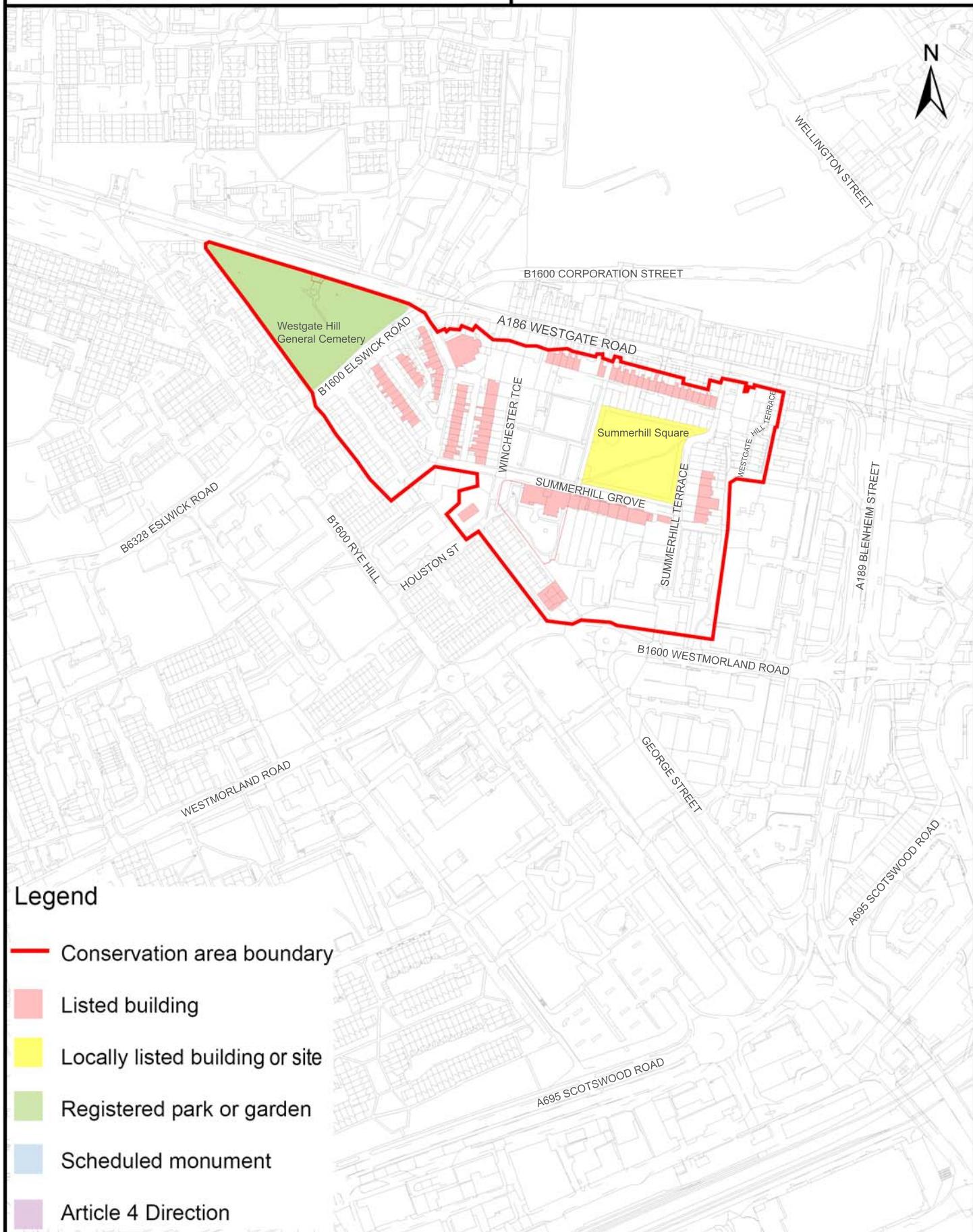
Article 4 Directions

Article 4 Directions apply to a number of properties in the conservation area. Please see attached map and schedule.

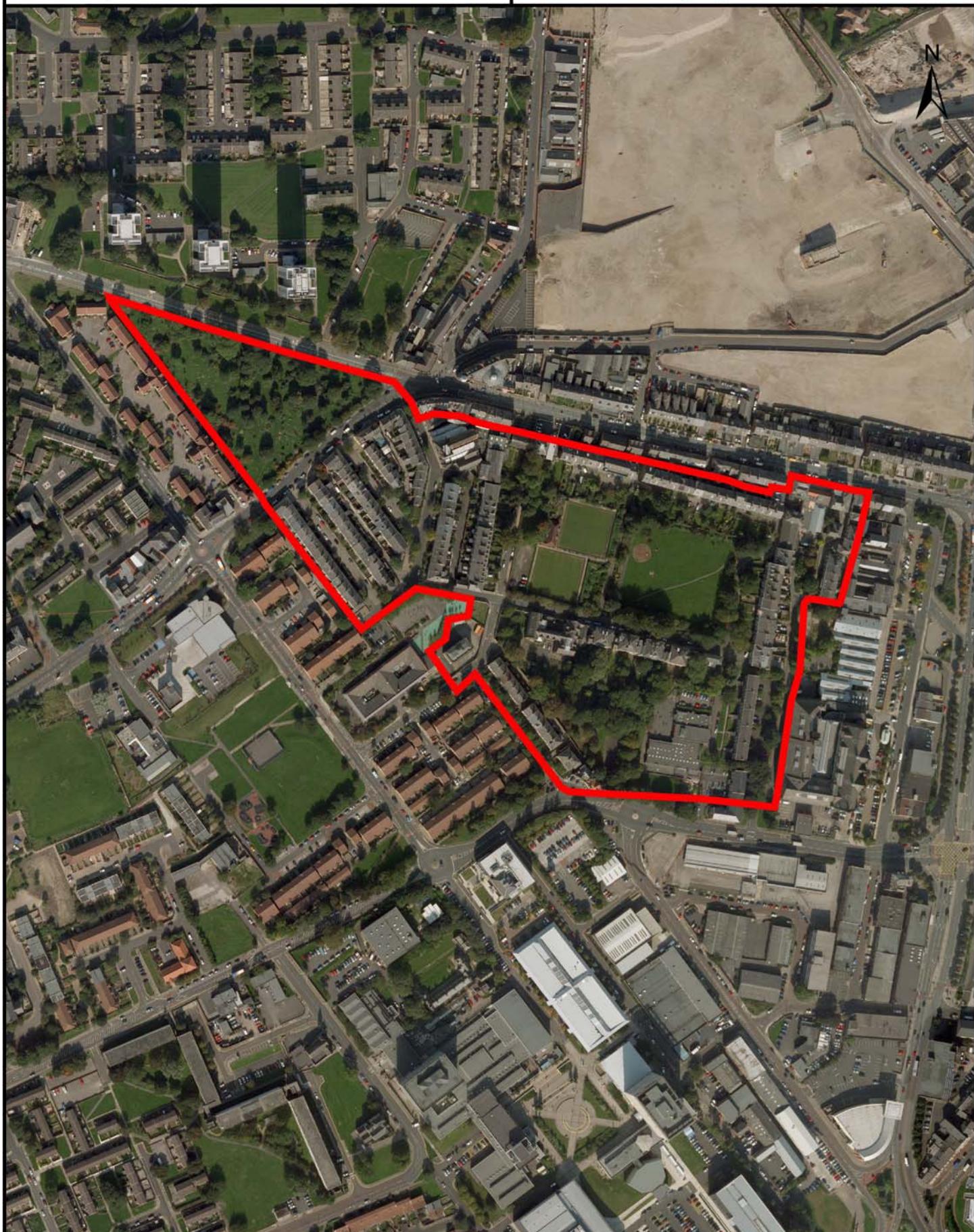
Contact information

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

Charlotte Foster
0191 211 5625
Charlotte.Foster@newcastle.gov.uk



Harvey Emms, (BA Hons), MRTPI, Director of Strategic Housing, Planning & Transportation
Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8PH. Tel. (0191) 2328520 Fax (0191) 2114998



Harvey Emms, (BA Hons), MRTPI, Director of Strategic Housing, Planning & Transportation
Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8PH. Tel. (0191) 2328520 Fax (0191) 2114998

Scale: 1:5000 @A4

Date: 15/07/2010

Drawn by: SA

www.newcastle.gov.uk

Schedule for properties affected by Article 4 Directions

An Article 4 Direction controlling all works under Parts 1 & 2 of Schedule 2 of the 1988 General Development (Permitted) Order was made in 1990 and affects the following addresses within the conservation area:

1-6 Greenfield Place
1-4 High Swinburne Place

Coach House, Summerhill Grove
St Anne's Convent, Summerhill Grove
1-8 Summerhill Grove
1-12 Summerhill Terrace
2-9 incl. 4a Swinburne Place
1-10 Winchester Terrace
209, 269, 271, 273, 275 Westgate Road
5, 7-12 Ravensworth Terrace
Harry Woods, 195 Westgate Road



Legend

- Conservation area boundary
- Article 4 Direction

Harvey Emms, (BA Hons), MRTPI, Director of Strategic Housing, Planning & Transportation
Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8PH. Tel. (0191) 2328520 Fax (0191) 2114998