North Area

East Pilgrim Street Development Framework

Prepared by Newcastle City Council [Final Version October 2016]
Kath Lawless BSc (Hons) MSc MRTPi, Assistant Director of Planning Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8PH
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Prelude

East Pilgrim Street (EPS) represents one of the most strategically important City Centre Regeneration Opportunity Areas in the North of England and is located next to the Primary Shopping Area in Newcastle.

The overall area covers 17Ha and contains many listed buildings, historic street patterns and areas of potential archaeological significance. The area also contains a number of poor quality buildings and spaces some of which are underused, neglected and almost “hidden away”.

It is a diverse area including a wide range of businesses. The Laing Art Gallery and City Library provide an established cultural offer to the area alongside local artists and businesses.

Document Status

This document *East Pilgrim Street Development Framework* focuses on the EPS North area as shown on map 1. It should be read in conjunction with both the Core Strategy and Urban Core Plan and East Pilgrim Street Development Framework South Area which provides guidance and strategic design principles for the adjacent area.

The document sets out guidance and strategic design principles requiring a comprehensive and coordinated approach to site development and infrastructure provision. An area of influence is also included which will prove important to ensure the area is integrated into the surrounding area.

This document will be a material consideration for all applications.
Guidance

This development framework provides strategic guidance to support policy and best practice to ensure successful comprehensive development is achieved within the study area.

Parameters have been established to help guide development to ensure appropriate siting, layout, scale and massing for new development taking into consideration site constraints, opportunities and historic character of the area.

The north-west boundary of the area is next to the Primary Shopping Area. The Laing Art Gallery is contained within the area as well as a number of office and leisure buildings. However, the area overall lacks cohesion and vitality and borders on dereliction in places. There are a number of historic streets but these have become truncated in places and newer streets have focused on vehicular traffic movement rather than on reinforcing a sense of place.

The area has positive spaces and streets but also a number of spaces which have contributed to its decline. Connections into and through the area vary in quality and usability which also contributes to its isolation.

The topography of the north and south areas, which incorporates a 10 metre level change across the area there is a steeper gradient in the southern sector towards the River Tyne, topography has played a part in defining its character. Block sizes across the area are similar in size however, there are generally larger buildings occupying the northern part with some finer grain buildings stepping down Pilgrim Street towards the south.

Both the north and south area are surrounded by a number of identifiable districts including the Core Shopping Area, the Civic Centre/Universities and Hospital, Grainger Town and the Quayside. These districts contain a wide variety of City Centre uses and generate considerable footfall on routes between these districts. However, the East Pilgrim Street area is only marginally incorporated into this network of routes due to limited connections with these districts (Map 3).

In the wider City Centre there are a number of other major regeneration projects including Science City, the Stephenson Quarter and Forth Yards.

Vision

The vision for the area was developed as part of Interim Planning Guidance (adopted in 2009) following public consultation shaped development of the CSUCP policy.

The strategic vision for East Pilgrim Street:

To regenerate land and historic assets and promote comprehensive retail-led mixed-use sustainable redevelopment in the East Pilgrim Street Area, which creates an attractive high quality quarter of the City Centre to live, work and visit, and which positively contributes towards the wider renaissance of Newcastle City as the regional capital.
Macro Analysis - Wider Context

- Diagram illustrating the surrounding area of EPS North
Policy Context

Planning for the Future - Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030.

The Core Strategy and Urban Core Plan forms Part 1 of our statutory Local Plan and will guide development in Newcastle and Gateshead to 2030. It is the first part of both Councils’ Local Plan, containing an overall vision and spatial strategy to deliver economic prosperity and create lifetime neighbourhoods. The Plan covers the whole of the area within the administrative boundaries of Gateshead and Newcastle and includes strategic policies and specific policies for the Urban Core. Sub-Areas are identified in the urban core and East Pilgrim Street is identified as a key site in the CSUCP (NC2). It is a priority development site and there are many policies in the Plan which are relevant which will need to be considered as development proposals come forward.

Key policies include:

Policy NC1 Newcastle Central Sub-Area

Promoting the continued success of the Central Sub-Area will be achieved through:

1. Protecting the retail centre and enhancing the role of Newcastle as the regional centre by:
   i. Only permitting A1 and A3 within the Primary Retail Frontages (as designated in Figure 16.1) at ground floor level. Change of use from A1/A3 will only be permitted in exceptional circumstances where it can be demonstrated that the proposed use would make a significant contribution towards the vitality and viability of the retail centre, and
   ii. Permitting A1, A2, A3 and other supporting uses within the Secondary Retail Frontages (as designated in Figure 16.1) at ground floor level which make a demonstrable contribution towards the vitality and viability of the centre.

2. Improving the environment and accessibility by:
   i. Increasing pedestrian and cyclist priority on Blackett Street by upgrading the public realm and reducing bus movements,
   ii. Upgrading the public realm on Northumberland Street and reducing servicing vehicles,
   iii. Upgrading the public realm on Northumberland Road and improving pedestrian links across College Street and John Dobson Street,
   iv. Providing and improving at-grade crossings at Swan House Roundabout, and
   v. Narrowing John Dobson Street and providing a cycle route as part of the Great North Cycle Way.

3. Continuing the regeneration of Grainger Town through:
   i. The re-use and conversion of the vacant or underused upper floors principally for residential uses, and
   ii. Safe, secure and sensitively designed ground floor entrances to upper floors which respect the historic buildings.

4. Refurbishing Central Gateway by:
   i. Increasing pedestrian space and pedestrian priority including undertaking improvements to Neville Street,
   ii. Enhancing links to the Primary Shopping Area via Grainger Street, Newcastle College via Westmorland Road, Science Central via Pink Lane and Bath Lane and also links to the Stephenson Quarter Key Site and Gateshead, and
   iii. Removing traffic from the Central Station portico.

5. Regenerating the Old Newcastle area by:
   i. Refurbishing and reusing the Black Gate, and
   ii. Improving, access into the Castle Keep, signage, interpretation and the surrounding public realm.

Policy NC2 East Pilgrim Street Key Site

1. East Pilgrim Street Key Site (Figure 16.3) is allocated for:
   i. Retail-led (A1) mixed-use in The Northern Area (north of Market Street), and
   ii. Mixed-use Offices (B1), Residential (C3) Student Accommodation (C4) and Leisure (D2) (as principal uses) in the Central and Southern area (south of Market Street).

2. Development will be comprehensively planned, phased and must ensure it provides:
   i. New retail streets in an open plan format linked into the existing retail circuit,
   ii. Improved pedestrian accessibility and cycling priority through:
      a) An east/west route forming part of the Primary Pedestrian Route connecting New Bridge Street West to Manors,
      b) Enhanced links to Manors Metro and rail station,
      c) Enhanced links from Pilgrim Street across Swan House roundabout,
      d) Removal of footbridges and underpasses where possible,
      e) Restriction of general traffic through the site, and
      f) New cycle routes which link to the cycle network.
   iii. A new bus facility on the eastern edge of the site reorganising bus movements to and through the site as part of the comprehensive redevelopment scheme.
   iv. Appropriate levels of car parking on the edge of the site to serve the comprehensive development.
   v. Refurbishment of Listed Buildings and Scheduled Ancient Monuments which are integrated into the redevelopment.
   vi. Archaeological assessment, fieldwork, recording and preservation where appropriate.
**Policy UC1 Offices and Business Development**

Office and business development (B1a and b of the Use Classes Order) will be promoted. This will be achieved by:

1. Provision of at least 380,000 square metres (gross internal area) of new office space.

2. Prioritising large scale office development in the following allocated mixed-use sites:
   i. East Pilgrim Street
   ii. Gateshead Quays
   iii. Baltic Business Quarter
   iv. Stephenson Quarter
   v. Science Central

**Policy UC2 New Retail (A1) in Newcastle and Gateshead**

Major new retail (Class A1) development will be in the designated Primary Shopping Areas and at East Pilgrim Street northern area (Figure 14.3) and will improve the quality, quantity and range of comparison and convenience shops. This will be achieved by:

1. Maintaining and enhancing Newcastle Retail Centre’s position as the regional retail centre through the protection of the Primary Shopping Area and through future development in the East Pilgrim Street northern area. Retail development in the Primary Shopping Area and at East Pilgrim Street will provide at least 50,000 square metres additional gross retail (A1) floorspace. For East Pilgrim Street this is subject to proposals having no significant adverse impact on the Primary Shopping Area.

2. Redefining and revitalising Gateshead’s Primary Shopping Area through retail-led mixed-use development, focused on Trinity Square, including the provision of further floorspace.

**Policy CS2 Spatial Strategy for the Urban Core**

The Urban Core is the priority location for development which will maintain and enhance its vibrancy. This will be achieved by:

1. Expanding its role as an office location through the provision of at least 380,000 square metres of new office space.

2. Enhancing its retail function through improving the quality, quantity and range of comparison and convenience shops and increasing provision of comparison retail provision in Newcastle Retail Centre by at least 50,000 square metres additional gross retail floorspace.

3. Promoting clustering of knowledge-based industries, universities, colleges and hospitals.

4. Supporting developments which enhance and diversify culture, leisure and tourism facilities.

5. Securing a mix of housing, including at least 3,750 new homes and prioritising the Exemplar Neighbourhood.

6. Promoting sustainable modes of transport and access for all, managing traffic to minimise the impacts of development and improving the local environment.

7. Securing high-quality design that promotes local distinctiveness and sustains and enhances the historic environment.

8. Allocating Key Sites, East Pilgrim Street (NC2), Exemplar Neighbourhood (SG2), Gateshead Quays (QB2), Science Central (C2) and Stephenson Quarter (D2) for growth. These sites will be brought forward in accordance with approved masterplans to demonstrate a comprehensive and coordinated and coordinated approach to site development and infrastructure provision.
Transport

The CSUCP sets the Council’s transport priorities for the Urban Core. Policies will:

• Promote an age friendly place ensuring accessibility for all,

• Focus on conditions for pedestrians and cyclists making the environment more attractive and safer, with clearly defined routes to provide easy interchange between modes,

• Support and in some cases re-organise priorities so that buses bring people into and distribute them around the Urban Core more efficiently

Manage vehicular traffic to minimise its impacts while maintaining the vibrancy of the Urban Core, and

• Make arrival points and gateways more attractive and better connected.

The Urban Core is compact, which makes walking and cycling attractive. We have excellent public transport links and facilities are used by large numbers of people everyday travelling into the Urban Core. The challenge is to develop and manage streets and places to cater for growth while creating a vibrant modern centre with an attractive environment.

The Core Strategy and Urban Core Plan 2010-2030 contains eight policies which relate specifically to Transport; ‘CS13 Transport’ is the strategic policy which covers the entire Newcastle administrative boundary, while there is a further 7 relating to the transport within the Urban Core.

The full list of transport and retail policies are contained in Appendix.I

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Current Development

Over the last few years there has been development interest in various sites within the northern area.

Two schemes for student accommodation are under construction and a first phase of transport improvements has been completed at John Dobson Street and Durant Road.

Former Liquid Envy
Partial demolition of building forming Liquid/Envy nightclub, and erection of 36 shared cluster apartments (Sui Generis) & 120 studios (Class C3) (total 329 bed spaces) 8, 11 and 13 storeys high for student accommodation.

Conversion of John Dobson House and part of existing building to cafe, bar and restaurant (Class A3/A4).

Plummer House
Listed Building Application: Partial demolition of Plummer House and erection of 8 storey replacement extension with basement and internal and external alterations to provide student accommodation comprising 216 apartments

Transport improvements
3 Durant Road Improvements
4 John Dobson Street Improvements
Chapter.2 Analysis

- Site Constraints + Opportunities
- Historical Development
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Site Constraints and Opportunities

Analysis highlighting some of the site constraints and opportunities across East Pilgrim Street North area.

Key

- EPS North
- Key Pedestrian Route
- Central Conservation Area
- Listed buildings
- Locally listed building
- Potential connection
- Line of the Town Wall
- Landmark opportunity
- S.A.M (Scheduled Ancient Monument)
- New vista opportunity
- Potential noise from A167
- Potential Amenity issues for new development
- Metro
- Potential public realm improvements
- Bewick Court forecourt [Poor quality environment]
- High walkway/Bridge link
- Connection through buildings
- Pedestrian priority

[Final Version October 2016]
Site Constraints and Opportunities

Three dimensional diagram highlighting site constraints and opportunities across East Pilgrim Street North area.

Surface water ponding is a problem on the roads within the site, and significant pockets of surface water occur along Market Street.

The Enigma Bar Locally listed building

Worswick Chambers Grade II listed

93-101 Pilgrim Street Grade II listed

55 Degrees North residential aspect

Poor quality Pedestrian Bridge

Commercial Union House blocking key vista of Tyne Bridge

Carliol House Grade II listed

Plummer House currently on site

Laing Art Gallery Grade II listed

John Dobson House Grade II* listed

Higham Place listed grade II

Noise from A167

Poor quality high walkways

Liquid/Envy Student Housing currently on site

Site B, G and E are within a Critical Drainage Area

Poor quality Pedestrian Bridge
Historical Development

Pilgrim Street is one of the most important medieval thoroughfares through Newcastle and may represent one of the oldest routeways in the City. Its name is thought to come from the use of the route by pilgrims who passed through the Pilgrim Gate in the Town Walls to visit St Mary’s Chapel in Jesmond, or it could possibly refer to pilgrims visiting the Franciscan Friary which once stood in Pilgrim Street.

Historical maps of the area illustrate the built form development of the area and highlight the major periods of change.

Pilgrim Street was a prosperous and popular route in the medieval period. Early maps, such as Speed’s map of 1611 and Corbridge’s map of 1723 show that the Pilgrim Street frontage was built up by the early 17th Century. Development on the eastern side of Pilgrim Street was limited to a line of dwellings fronting Pilgrim Street (some of them being important houses) and gardens/open space to the rear as far as the Erick Burn and Carloli Croft. Properties shown fronting Pilgrim Street were based on typical medieval burgage style developments with narrow frontages to the street and long narrow buildings extending at right angles from the street frontage creating a density to the Pilgrim Street elevation. By the late 18th Century the burgage plots were further developed with additions or extensions to the original street frontage, illustrated by Armstrong’s map of 1769. Speculative developments were positioned in courtyards behind the street frontage, accessed by alleyways.

The dismantling of the Town Walls began in the mid 1700’s along the Quayside and progressed across the rest of the Town, in parts where the wall prevented the spread of the Town, until the 1830’s.

Plummer Tower was remodelled by the Company of Masons as a meeting hall in 1740. Austin Tower, then later Carloli Tower, (which were located within or near East Pilgrim Street) were both demolished. The Pilgrim Street Gate was demolished in 1802. Pilgrim Street was a main route into the Town from the Quayside via Akenside Hill prior to the Richard Grainger redevelopment of the Town in the 1830’s.

The 1st ed. OS (1879) illustrates that co-inciding with the demolition of the Town Walls there was a substantial increase in development in the East Pilgrim Street area – particularly outside the line of the Town Wall – creating a dense urban pattern. Development continued to replicate the medieval burgage plot characteristics. Several of the burgage plots can be seen to have formed courts, with alleyways and self-contained yards serving separate buildings. Some of these structures would have been workshops and industrial areas and others would be dwellings. Contrasting with this style of development was the Gaol on Carloli Square which was built between 1823 and 1827.

Also at this time it is thought that the Erick Burn was backfilled, raising the land level and preserving possible archaeological deposits beneath.

The pace of development slowed in the late 19th Century and the 2nd ed OS (1898) indicates that some demolition had taken place since the 1st ed was published but despite this, the very dense grain to Pilgrim Street had been maintained through infill developments to the rear of previously established plots. Manor’s Station is illustrated as is Worswick Street (1875) formed by the demolition of two of the burgage plots which faced onto Pilgrim Street.

As with the late 19th Century, in the early 20th Century there was a much reduced rate of development within Newcastle. However, the 3rd ed OS (1919) illustrates an even more industrialised landscape with significant changes within the East Pilgrim Street area. New streets, such as Market Street and New Bridge Street were constructed, and new buildings, such as the Laing Art Gallery, were built. The importance of Pilgrim Street as a route into the City gradually diminished in the mid-late 19th Century and early 20th Century until the building of the new Tyne Bridge.
The construction of the new Tyne Bridge in 1925-28 had a huge impact on the character of Pilgrim Street. The bridge brought a substantial increase in the river crossing capacity between Gateshead and Newcastle with a far greater flow of traffic able to access the City via the arterial route of Pilgrim Street. As a result new development of a much larger/ grander scale than the previous medieval development, such as Carliol House, Central Police Station, Magistrates Court and Fire Station, were built. This was the main focus of development within the City at this time.

The changes that the new bridge and the influx of development brought to the area are illustrated on the 4th ed OS (1940-47). It also shows the demolition of the Gaol and the development of Carliol Square as it stands now including the Telephone Exchange (Telephone House). The Worswick Street/Carliol Street/ Pilgrim Street block, occupying the south west corner of East Pilgrim Street Area remains the only portion of the site to still express any form of medieval character of the Pilgrim Street frontage.

In the late 20th century the Central Motorway East truncated Pilgrim Street (1960s) leading to the development of Swan House and a number of new buildings were built such as Commercial Union House on Pilgrim Street, the south east corner of Carliol Square and the Bank of England at the southern end of Pilgrim Street. The 1992 OS shows the area essentially in its present form which the exception of the demolition of the Bank of England and adjacent buildings.
Historic Analysis
- Evolution of East Pilgrim Street over the last 500 years

Historic Timeline - Pilgrimage along Pilgrim Street towards St.Mary's Chapel in Jesmond

Key
- Red: North + South Study Boundary
- Blue: Pilgrim Street
- Yellow: Town Wall

Newcastle 1610 (Speed)
Newcastle 1723 (Corbridge)
Newcastle 1769 (Armstrong)
Newcastle 1879
Historic Analysis
- Diagram showing important views and the historic environment
Summary of listed buildings:

1. John Dobson House – listed as Tiffany’s Club (West part), New Bridge Street (North side). Formerly listed as Oxford Galleries. Grade II* listed. The main building is one of equal proportions to Portland House (listed as Broadcasting House) and retains elements of the classical and Georgian style. As one of the earliest buildings constructed in this sub-area, it has a historical influence on the development of the street pattern, and is associated with a prominent historical figure. It makes a positive contribution to the townscape.

2. Laing Art Gallery, Higham Place (West side). Formerly listed in New Bridge Street. Grade II listed. The Laing is a building with strong architectural and aesthetic values, but also strong historical and social values. It provides a valuable civic function and is the preeminent building in this sub-area in terms of architecture. The modern extension is now the principal entrance to the building from the Blue Carpet. It makes a positive contribution to the townscape.

3. 6, 7 and 8 Higham Place (East side). Grade II listed. The buildings, built by Richard Grainger, represent a good example of a late Georgian terraced townhouse group, with relatively unaltered facades and a typical sequence of later extensions to the rear. They make a positive contribution to the townscape, but this has been heavily affected by the imposition of the later Higham House building.

4. Portland House, Listed as Broadcasting House, New Bridge Street (South side) Former Maternity Hospital. Grade II listed. The building represents a reasonable example of Late Georgian Revival architecture, and has a strong historical context locally, both as a former maternity hospital, and as a building by John Dobson. It makes a positive contribution to the townscape.

5. Plummer House, Market Street East (South side). Grade II listed. Plummer House has a classical façade, thereby fitting in with the styles of the 19th Century buildings of Grey Street and Pilgrim Street. However, it is surrounded by modern buildings, placing it out of context. In addition, its construction would have removed earlier historical buildings and archaeological deposits, reducing its historical context. It makes a positive contribution to the townscape.

6. Carliol House, Market Street East (North side). Grade II listed. Carliol House is a groundbreaking building, due to its size, its architectural style and use of Portland stone and other fine materials internally. In addition it retains elements of the classical styles, and makes references to the buildings of Grey Street to the west. It is taller than the surrounding 19th Century buildings, but makes a clear attempt to reflect the classical arrangements of the Grainger Town buildings, while making its own Art Deco statement. The Police Station also reflects the classical themes and its chamfered corner contrasts positively with the rounded turret of Carliol House. As the first of several 1920s–30s large Art Deco-influenced buildings, it represents the beginning of a significant historical period in this sub-area of the City. It makes a positive contribution to the townscape.

Summary of listed buildings in EPS South

7. Worswick Chambers 85-91 Pilgrim Street / 2-12 Worswick Street. Grade II listed. Worswick Chambers is of the same scale as its neighbouring buildings and incorporated elements of existing earlier buildings and burgage plots, giving it a strong historical context. Its main facades above street level are gothic and classically influenced, using red brick and sandstone detailing typical of the late 19th Century. Internally, it retains elements of 19th Century plasterwork, woodwork and iron balustrading, giving it high aesthetic values. However, the building is very dilapidated, with elements of structural instability and a large amount of rainwater ingress damage. Notwithstanding the poor condition of the building it still makes a positive contribution to the townscape.

8. 93-101 Pilgrim Street Grade II listed. These buildings incorporate elements of existing earlier buildings and are aligned on the site of medieval burgage plots, giving them a strong historical context. They have an 18th Century rendered façade and 19th Century shop fittings to the ground floor, similar to other terraced buildings on Pilgrim Street. They have suffered rainwater ingress damage and they are currently vacant and in poor condition. Notwithstanding their poor condition they still make a positive contribution to the townscape.

9. Central Police Station and Magistrates Court, Pilgrim Street. Grade II listed. The main building is proportionate to the massing of Carliol House and retains elements of the classical and Art Deco styles. It is also clad in Portland stone, with granite dressings to the doorways, and elaborate decoration preserved internally. As such it forms part of the 1920s–30s architectural context of Pilgrim Street. The main building makes a positive contribution to the townscape.

10. Fire Station, Pilgrim Street. Grade II listed. The main building is one of equal proportions to Carliol House and retains elements of the classical and Art Deco styles. It is also clad in Portland stone, with granite dressings to the doorways, and elaborate decoration preserved internally. As with the buildings above it forms part of the 1920s–30s architectural context of Pilgrim Street. It makes a positive contribution to the townscape.
St. Andrews Church - Parish church built c.1880 and attached presbytery built 1865 to designs Edward Welby Pugin. Stone with ashlar dressings and slate roofs.

The Enigma Bar (former Wilders PH) is included on the Newcastle City Council Local List of Sites of Local Architectural or Historic Interest. The building’s Statement of Significance describes it as 'a building which adds character to Carliol Square'.

Alderman Fenwick’s House - Listed Grade I

Plummer Tower - Scheduled Ancient Monument (S.A.M)

**Historic Environment Analysis**

The presumption should be that any new development should retain the listed buildings, and respect and enhance their architectural and historic integrity, settings and context, and the fine grain historic character of the north and south area.
Phasing of Schemes - Facilitating an effective network

Newcastle City Council would like to restrict vehicles on Blackett Street in the medium term and remove buses in the longer term; continuing the benefits of Northumberland Street’s traffic-free environment through this key retail location on to East Pilgrim Street. In order to achieve this aim, there are several changes that will need to be made to allow to the transport network to cope with the removal of this route.

The reduction of through-traffic in the city centre is imperative to free up capacity on the road network for those travelling to, rather than through, the city. While all businesses, car parks and shops will still be accessible by private vehicle, the route taken to get to these may change. The implementation of bus priority measures will ensure that journey times for public transport and those travelling to destinations such as car parks will be improved. Upgrades to traffic signals technology will take place on all new transport schemes, providing better co-ordination between traffic lights and creating a smoother flow of traffic. The removal of this through-traffic from certain routes however could put pressure on surrounding roads, and this is something that is recognised. Consequently, the corridors making the up the proposed Bus Loop cannot be considered in isolation; surrounding junctions must also be updated to compliment the proposed improvements.

It will be this reliability around the Bus Loop that will open discussions around increasing pedestrian priority on Blackett Street, and potentially also the northern stretch of Pilgrim Street, and allow the Council to work with stakeholders to redevelop the city centre.

Although through-traffic will be reduced, access to car parks will still be retained. A recent Car Park Review was completed in the city to better understand whether car parking is sufficient, located appropriately and correctly priced and communicated to the public. The review highlighted that while the capacity was generally sufficient, tariffs and payment technology needed to improve, as did the availability of information and the quality of some existing car parks. Newcastle have started to act upon these recommendations, with investment in payment technology taking place in the two major car parks in the city.

Improvements Underway

The flagship, tree-lined John Dobson Street boulevard will transform the previous four-lane highway into a more pedestrian and cycle friendly zone. It will be the first stage of the Bus Loop to be implemented. The removal of through-traffic from John Dobson Street has already improved journey times for public transport through this part of the city and the two-way segregated cycleway forms a major part of the Great North Cycleway, connecting Newcastle to Gateshead and North Tyneside.
Transport Phasing
- Diagram showing long term phasing of transport improvements linked to East Pilgrim Street

Phase 1 – John Dobson Street. Completion 2016, funded by Cycle City Ambition fund.

Phase 2 – Percy Street / Barras Bridge. Part of City Centre North Package, funded by Cycle City Ambition fund and additional contributions. Expected trial intervention to commence early 2017. Requires links to Sandyford Road/ Osborne Road junction, Leazes Park Road and Leazes Lane improvements to accommodate relocated traffic.

Phase 3 – St Mary’s Place. Part of City Centre North Package, funded by Cycle City Ambition fund. Improvements to follow Percy Street and Barras Bridge trial.

Phase 4 – Market Street. Initial improvements are proposed for Market Street and due to commence in 2017. Further improvements will be required to facilitate the bus loop and associated technology, in conjunction with bus operators (as stated in CSUCP), although no detailed proposals are developed as yet. Evidence of improved reliability will be required to demonstrate improvements. Timescales / funding unknown.

Phase 5 - Grainger Street. No designs developed for Grainger Street. Timescales / Funding Unknown

Phase 6 - No design proposals for Newgate Street. Timescales / Funding Unknown. Currently buses and taxis only including significant taxi movement.

Phase 7 - Pedestrian priority on New Bridge Street / Blackett Street. Dependent on completion of bus loop and removal of through-traffic from key corridors. Pilgrim Street pedestrian priority to follow, linking to removal of Commercial Union House.
Movement Analysis
- Diagram showing key movement barriers and routes
Proposed Street Hierarchy

The following diagram outlines a proposed street hierarchy within EPS North area taking into consideration pedestrian movement, public transport, parking and general traffic.

**Key**

- **Study area boundary (North)**
- **Proposed new pedestrian routes**
- **Public Transport Priority**
- **Pedestrian Priority**
- **Metro stop**
- **General Traffic**
- **General Traffic Access**
- **Parking**
What's happening in the future?

As part of phase 1, improved footpaths, new cycle facilities and intelligent traffic signals will also be implemented on Durant Road, as well as a new junction layout integrating with John Dobson Street which will improve connectivity to the city centre from the current, traffic-centric dual carriageway.

This work will also enhance the streetscape of the area and the available space for pedestrians and cyclists. The new at-grade crossing will provide an alternative crossing option to the dated elevated walkway. As referenced in the CSUCP, Newcastle will seek to remove walkways and subways where possible and provide on-street crossings.

Phase 2 of the Bus Loop will be St Mary’s Place and Percy Street and trial interventions are expected to commence in 2017.

The future phases of the Bus Loop will include Market Street, Grainger Street and Newgate Street, although there is some flexibility in the order in which these will be taken forward. The implementation of Bus Loop will enable the removal of buses on Blackett Street. Consideration must also be given to the relocation of bus stops, changes to service routes and existing bus facilities, all of which need to be addressed as part of the transport proposals for this Bus Loop. The Bus Loop and the redevelopment of the existing buildings will also enable the provision of additional public realm in the northern area of Pilgrim Street.

Market Street and Pilgrim Street will see the next section of improvements to the Great North Cycleway, linking the Tyne Bridge to John Dobson Street as part of a regional route from Blyth to Darlington. Again investment in this area will improve the existing streetscape and encourage more people to travel on foot and bicycle.

It is also recognised that the footprint of some areas within the East Pilgrim Street site will change with development, and that the transport network may need to reflect this. Consequently, Newcastle City Council anticipate that some changes could be made to existing highway alignments to better facilitate development options, although these would have to be established in partnership. As referenced in the CSUCP, Newcastle also has aspirations to remove walkways and subways and provide on-street crossings where possible.
Chapter.3
Development Principles

- Development Principles
- Strategic Urban Design Diagram
- Illustrative Plan
- Site Specific Guidance
- Generic Urban Design Principles (North)
- Block.A
- Block.B
- Block.C
- Block.D
- Scale + Massing
- Planning Application Requirements
- Glossary
Development Principles

The vision for East Pilgrim Street includes a series of strategic urban design principles which are consistent with policy at a national and local level. Each principle promotes placemaking and sustainable development helping ensure a comprehensive approach across the area.

Concept diagrams and illustrations contained in this chapter demonstrate how the vision can be realised reflecting the strategic urban design principles for the area. They are one expression of how development could come forward and it will be key for proposed development to demonstrate how a comprehensive approach is taken towards each block.

The following process diagram explains how the vision feeds into this Development Framework.

Development Framework Process Diagram

Vision → Strategic Urban Design Diagram → Strategic Design Principles → Planning Submission Requirements

- 1. Mix
- 2. Movement
- 3. Public Realm
- 4. Historic Environment
- 5. Listed Buildings
- 6. Scale, massing and height
- 7. Placemaking
- 8. Vistas
Strategic Urban Design Diagram

The following diagram highlights the strategic urban design principles for East Pilgrim Street. This includes key movement, views, public realm, strategic parking, indicative development areas and buildings for retention, refurbishment and replacement.

[Diagram for illustrative purposes only - not to scale]
The following diagram is for illustration purposes only.

This highlights one way the generic design principles for the area could be implemented.

Key

- Parking
- Metro
- New vista created
- Public Realm
- Improved Pedestrian Crossing
- Potential connection
- Potential Pedestrian Priority
- Improved bridge connection
- Opportunity for landmark building
- Potential for new bus facility
- Plummer Tower (S.A.M)
EPS NORTH KEY OUTPUTS:

- John Dobson Street improvements for bus, cycle and pedestrian movement.
- Major crossing points creating direct, at grade, wide pedestrian connections along key streets.
- Increased partial pedestrian priority of New Bridge Street West, Pilgrim Street and Higham Place.
- Potential pedestrian bridge improvements to connect Manors with the city centre.
- Key vista opened up from new bridge link to improve permeability and legibility.
- Higham Place reinstated as a primary pedestrian route linking into the surrounding university.
- All listed buildings and SAM retained and setting enhanced.
- New public spaces to be provided and improvement of existing around the Laing Art Gallery.
- Historic line of Town Wall to be reinstated and celebrated as part of a new street or as part of public realm.
- New east/west route running from Hood Street to John Dobson Street.
- Parking to be accommodated within the development area.
Site Specific Guidance (North)

Site Description

EPS North is an area of great contrasts. It includes a Scheduled Ancient Monument (SAM) and many listed buildings. These historic assets contribute positively to the character and appearance of the area however for such a large, central and accessible area significant parts are of a lesser quality, underused and failing to fulfil their true potential.

A number of community facilities are contained within the area such as the Laing Art Gallery and the Blue Carpet forming a public space in the heart of the area to the north.

There are several poor quality 20th Century buildings in the area which impact on the character, context and setting of listed buildings. In addition new development is currently under construction on two sites primarily providing student accommodation.

High walkways provide connections to the east of the City, to Mea House and the University of Northumbria campus. These also form a major challenge as some are poor in quality.

Vehicular highway including John Dobson Street, Durant Road and the A167 have an impact on wider connections with the rest of the city as they sever connections.

The area has been divided into 4 blocks. Each block needs to be planned together in a co-ordinated comprehensive manner.

Area of Influence

An area of influence has been identified as part of this study. Whilst no detailed guidance has been provided for this area any new development in the future will need to have significant regard for the key principles and objectives identified in this Development Framework.

Area Guidance

The next section outlines generic design principles for the whole of EPS North and then applies the principles to each of the blocks.

Concepts, diagrams and illustrations show one way each block could be comprehensively developed in the future.
The following diagram is for illustration purposes only.

This highlights one way the generic design principles for the area could be implemented.

Key

- Parking
- Metro
- New vista created
- Public Realm
- Improved Pedestrian Crossing
- Potential connection
- Potential Pedestrian Priority
- Improved bridge connection
- Opportunity for landmark building
- Potential new bus facility
- Plummer Tower (S.A.M)
Generic Design Principles (North)

The following guidance has been produced to reflect the vision for EPS North Area ensuring a comprehensive approach to development within the area.

New development proposals should achieve the following:

1. MIX
Retail-led (A1) mixed use in the north area. Development will be planned and phased to include:

- A vertical mix of uses to help stimulate pedestrian activity at ground level and promote safer streets.
- Amenity space at roof space level where possible creating new and exciting spaces and views of the city.

2. MOVEMENT
Reinforce and improve the street hierarchy within the city enhancing permeability and legibility through:

- Reinstating Higham Place as a pedestrian connection to the north of the city linking in with established pedestrian network to the university.
- Improving pedestrian links from Manors Metro and rail station into the city centre.
- Removing footbridges and underpasses where possible.
- Improving bus and cycle routes to John Dobson Street.
- Requiring appropriate levels of carparking on the edge of the site.
- Providing an enhanced pedestrian bridge link with clear vista.

3. PUBLIC REALM
Provide meaningful public realm creating a place which people of all ages can visit, sit and enjoy through:

- New public realm providing high quality palette of materials and high quality street scene
- Active frontage provided along important streets to help encourage vibrant, safe and attractive streets.
- Development protecting and enhancing the Urban Green Infrastructure Network, addressing gaps and improving linkages to the Strategic Green Infrastructure Network at Jesmond to Quayside.
- Water sensitive urban design as part of any development scheme or ‘green’ space being considered as any part of any development.
- A series of new ‘green’ spaces.

[Removal of high walkways which provide poor quality pedestrian connections]
[Creating wide, direct at grade pedestrian connections]

[Enhancing links with the City Centre]
[Sustainability]
[Enhancing links with the City Centre]

[Public realm in strategic locations to enhance permeability and legibility within the city centre]
4. HISTORIC ENVIRONMENT

Development proposals must contribute to good place-making through the delivery of high quality and sustainable design, and the conservation and enhancement of the historic environment.

This should be achieved by:

- Looking for opportunities to sustain and enhance the significance of both designated and non-designated heritage assets and their setting
- New development improving the setting and key views of heritage assets as outlined in Historic England’s Good Practice Advice Note 3, The Setting of Heritage Assets
- Proposals responding positively to local distinctiveness and character taking into consideration the surrounding historic environment including the Central Conservation Area, surrounding listed and local listed buildings and scheduled ancient monuments
- Delivering high quality design of new buildings and conversions reflecting the rich historic fabric, and include opportunities for the contemporary interpretation of heritage assets
- Positively adapting heritage assets to ensure the continued contribution to quality of place
- Creating a high quality townscape which respects heritage assets and enhances their contribution to the area
- Respecting and interpreting the original line of the Town Wall as part of any new development in the area

5. LISTED BUILDINGS

New development in a close proximity to listed buildings should respect and relate to its surroundings taking into account architectural styles, scale, massing and height.

- New development will be of a high quality design using a sympathetic palette of materials and appropriate scale, massing and height.
- New development should be considered and assessed in the context of key views identified within will area to ensure they respect the setting of the listed buildings (see Vistas).
- The presumption is that all listed buildings will be retained.
- Appropriate and economically sustainable uses should be found for all listed buildings which respect their external and internal special historic and architectural interest
- Any proposed alteration of listed buildings should be appropriate, sensitive and respect the building’s architectural and historic integrity
- Settings of listed buildings and the historic townscape within and outside the site boundary should be carefully considered and enhanced wherever possible

6. SCALE, MASSING AND HEIGHT

New development will carefully respond to the context of the existing area and its built form taking account the setting of the conservation area and listed buildings.

- New development will be of an appropriate height taking into consideration the surrounding built environment.
- Locations for landmark buildings in identified locations will assist with legibility.
- The central motorway edge will provide a strong outer edge where acoustic and daylight issues can be addressed.

7. PLACEMAKING

Create a vibrant, integrated place with its own identity through:

- Sustainable, high quality architecture which relates to its surroundings reflecting local distinctiveness and uniqueness.
- Ground floor uses of new development which reinforce street scene and provide active frontage.

8. VISTAS

Improve key strategic views enhancing movement and wider connections across the city.

Key vistas include:


These views will be tested further to help ensure the most appropriate height parameters are established.
Site Specific Guidance Block A

The area contains a number of important historic and cultural buildings including Laing Art Gallery, Dobson House, Portland House and Higham Place.

It is an area tightly constrained by high walkways and associated wider connections. Additional challenges within the area for new development include close proximity to an existing mix of uses and change in levels.

High walkways are a major constraint in the area. Whilst offering wider connections to the surrounding area the quality is poor with a number of the walkways interconnected with Hadrian House and part of Bewick Court.

Block A has close connections to Saville Row linking with the established retail offer of Northumberland Street and Eldon Square.

Durant Road car park is immediately to the east of this and occupies a prominent site along John Dobson Street. It is well located close to the heart of the city and enjoys good strategic links to the A167. Whilst it is an area which benefits from good access to John Dobson Street and Durant Road it is a complex site with level constraints, high walkways, and is in a close proximity to listed buildings and Bewick Court.

The Blue Carpet provides a passive public space located along a primary east/west pedestrian connection. The space could be enhanced as part of an overall strategy to improve public realm and the setting of several listed buildings around Higham Place.

Block A includes a number of development opportunities which could promote regeneration of this area.

For further information on all historic buildings within EPS please refer to NCC Historic Environment Analysis (2007).

**Key Constraints and Opportunities:**

- Listed buildings to be retained (Laing Art Gallery, Dobson House, Portland House, Higham Place)
- Higham Place and Blue Carpet public realm improvements
- Proximity to Bewick Court residential tower
- Highway improvements to John Dobson Street and Durant Road

**Potential phased removal of high walkways:**

1. Bewick Court – removing access to Durant Road carpark
2. Durant Road – removing connection to Mea House/Durant carpark
3. Hadrian House (part removal - Durant Road pedestrian bridge after at-grade connections provided)
4. Hadrian House (complete removal as part of any new build)
[High walkway leading to Hadrian House]

[Bewick Court forecourt and access to Hadrian House via high walkway]

[Pedestrian bridge over Durant Road to carpark]  [New Bridge Street West looking towards Laing Art Gallery]  [View of Higham Place from Blue Carpet]
Site Specific Guidance Block.A

[Concept diagrams highlighting how the generic urban design principles could be applied to Block.A - Diagrams not to scale and are for illustrative purposes only]

Key
- Block A
- Listed Buildings
- John Dobson Street/Durant Road improvements
- Opportunity for Bewick Court forecourt improvements
- Potential route
- Indicative development plots
- Bewick Court
- Enhance existing public space
- Pedestrian improvements
- Trees retained where possible
- Improved pedestrian connections
- Removal of high walkways
- Opportunity for important corner/active edge

Block.A Strategic Design Principles
- Ground floor active frontage should be provided supporting all key pedestrian routes
- Reinstate Higham Place as improved pedestrian connection from Durant Road to Blue Carpet
- Removal of high walkways with improved alternative access provided where possible
- Improved access and forecourt area of Bewick Court following removal of high walkways
- New at-grade crossing points to improve pedestrian and cycle connections
- Retention of mature existing trees and landscape where possible
- Creative lighting to highlight safe and legible routes
- Height, scale and massing to respect the existing character of the area
- High quality public realm to be provided
[Example of extending a listed gallery, Bath]

[Example of pedestrianisation improving setting of listed building, Hull]

[Example of public realm enhancing new commercial development, Birmingham]

[Concept diagram for illustrative purposes only - highlighting one way to make pedestrian improvements to Higham Place]
Preferred Option Block.A

[Concept diagrams highlighting how the generic urban design principles could be applied to Block A - Diagrams not to scale and are for illustrative purposes only]

Diagram highlighting one way development within Block A could be developed:
1. Durant Road Car park
2. Hadrian House
3. Higham House
4. Laing Art Gallery Extension
5. Bewick Court forecourt

Key:
- Block A
- Listed Buildings
- John Dobson Street/Durant Road improvements
- Bewick Court forecourt improvements
- Potential route
- Indicative development plots
- Bewick Court
- Enhance existing public space
- Pedestrian improvements
- Trees retained where possible
- Improved pedestrian connections
- Removal of high walkways
- Opportunity for important corner/active edge
New Bridge Street West

Laing Art Gallery (Grade II listed)

Public Realm

[View looking up John Dobson Street highlighting pedestrian priority towards Blue Carpet]

[View looking up John Dobson Street highlighting a potential new pedestrian priority to Blue Carpet]

[Final version October 2016]
Site Specific Guidance Block. B

Summary

Located to the south of Northumberland Street Block B is made up of a large perimeter block surrounded by a series of important streets.

The area includes the former Odeon Cinema, Dex Carpark, Watson House, Norham House, Commercial Union House and Bamburgh House. Carliol House, a grade II listed building, sits prominently at the Market Street Pilgrim Street junction.

Surrounding the perimeter block are a number of important historic streets connecting to key wider parts of the city. These include Pilgrim Street, John Dobson Street, Market Street and New Bridge Street West. The line of the Town Wall runs along New Bridge Street West.

Buses along New Bridge Street West and narrow pavement widths contribute towards creating a poor pedestrian experience connecting Blue Carpet to Northumberland Street and Grey’s Monument.

Commercial Union House is a constraint and partly obscures a key vista south along Pilgrim Street towards the Tyne Bridge.

There is also a change in levels across the site gradually falling from the top of East Pilgrim Street south towards the River Tyne.

For further information on all historic buildings within EPS please refer to NCC Historic Environment Analysis (2007).

Key constraints and Opportunities:

- Carliol House (Grade II listed building)
- Opportunity for part of Pilgrim Street to become pedestrian priority
- Commercial Union House partly obscures view south along Pilgrim Street towards the Tyne Bridge
- Poor quality pedestrian connections throughout
- Severance caused by John Dobson Street currently being improved
- Blackett Street/Bus route
- Opportunity for pedestrian priority along Blackett Street/New Bridge Street West
[View of East Pilgrim Street looking south - Commercial Union House blocking view south towards Tyne Bridge]

[Primary Pedestrian Routes - East/West between Grey’s Monument and Laing Art Gallery and looking south down Pilgrim Street]
Site Specific Guidance Block.B

[Concept diagrams highlighting how the generic urban design principles could be applied to Block.B - Diagrams not to scale and are for illustrative purposes only]

Key

- Block.B
- Listed Building retained
- Potential pedestrian priority
- Potential connection to Hood Street
- Potential removal to enhance vista
- Opportunity for important corner building
- New public space
- Enhance existing public space/Blue Carpet
- Indicative development plots
- Primary Pedestrian Route
- Ground floor active frontage should be provided supporting all key pedestrian routes
- A new pedestrian connection between Blue Carpet and Hood Street should be provided
- Removal of Commercial Union House to open up vista of East Pilgrim Street
- Retention and reuse of Carliol House
- Potential for pedestrian priority along New Bridge Street West, Blackett Street and the top of East Pilgrim Street
- Height, scale and massing to respect the existing character of the area and adjoining Carliol House
- Opportunity to create an active edge/key corner building on Pilgrim Street on Watson House site and adjacent new public space
Creating streets: mixed-use scheme above Tottenham Court Road Station for a new theatre and a pedestrianised link to Soho Square.

Corner building - Liverpool One.
Site Specific Guidance Block. C

Summary

Block C includes a complex arrangement of buildings and high walkways. It is an area located close to the A167 and contains the Premier Inn, carpark, new student accommodation on the former liquid/Envy site and the listed grade II* Dobson House.

Premier Inn includes a high walkway link over Durant Road to Mea House and carpark which runs through connecting the footbridge over the A167 towards Manors.

The pedestrian footbridge link to Manors over the A167 is an important connection to the east of the city however this suffers from a lack of natural surveillance and is in need of improvement.

The Blue Carpet has potential and if improved could be more widely used not just as a route through the area but as an amenity space serving this part of the city centre.

For further information on all historic buildings within EPS please refer to NCC Historic Environment Analysis (2007).

Key constraints and Opportunities:

- Premier Inn and carpark
- High walkways
- New student accommodation currently on site
- Grade II* listed Dobson House
- Blue Carpet
- Opportunity for landmark building along eastern edge
- Strategic link to the east of the city
[A167 - view looking from Manors towards the outer edge of East Pilgrim Street]

[Bridge link to Mea House and carpark from Premier Inn]

[Pedestrian link between bridges through Premier Inn]

[Higham House, Premier Inn and the former Liquid Envy site]

[Manors footbridge over A167]
Site Specific Guidance Block.C

[Concept diagrams highlighting how the generic urban design principles could be applied to Block.C - Diagrams not to scale and are for illustrative purposes only]

Block.C Strategic Design Principles

- Removal of high walkways where possible with alternative improved connections provided
- At grade pedestrian connections provided where possible
- Key east/west Primary Pedestrian Route improving gateway from the east into the city centre with an open vista
- New public realm reinforcing sense of place and key destination
- Opportunity for landmark building on Premier Inn site
- New development on outer edge to step down accentuating the topography
- Improvements to cycle and pedestrian routes along Durant Road
- Active frontage at ground floor to animate public realm and key pedestrian routes
- Potential 'green' pedestrian bridge to connect Manors with the city centre
[Stepping down - building working with change in levels]

Pedestrian experience across motorway

Animating a carpark, Sheffield

Meaningful public realm

Concept diagram for illustrative purposes only - highlighting new public realm along the east/west Primary Pedestrian Route

Multi functional public realm
Preferred Option Block.C

[Concept diagrams highlighting how the generic urban design principles could be applied to Block.C - Diagrams not to scale and are for illustrative purposes only]
Laing Art Gallery (Grade II listed)

Key

Block C

New public space

Listed Building retained

Durant Road Improvements

Improve existing public space / Blue Carpet

Primary pedestrian route

Indicative development plot

Removal of high walkways

Parking

Opportunity for important corner building

Opportunity for landmark

Diagram for illustrative purposes only
Site Specific Guidance Block. D

Summary

Block D is a small confined area along the eastern edge of the East Pilgrim Street area. It is closely aligned to the A167 and includes access for buses and taxis from Market Street to the central motorway.

Within this area a number of historically important buildings are hidden including Portland House, Plummer House, Plummer Tower and the line of the town wall.

Recent redevelopment of Plummer House provides further student accommodation whilst Plummer Court and New Croft House incorporates health care uses around a small courtyard next to Plummer Tower a Scheduled Ancient Monument.

Portland House forms part of the modern Newcastle Building Society development fronting onto the Blue Carpet and a service area is included again benefiting from access onto the A167.

A number of opportunities exist in the longer term to create a pedestrian route running along the line of the town wall improving connections and celebrating the historic line of the city.

For further information on all historic buildings within EPS please refer to NCC Historic Environment Analysis (2007).

Key constraints and opportunities:
- Setting of Plummer Tower (S.A.M)
- Pedestrian bridge connection
- Relationship with A167
- Existing access to A167
- Buildings in a poor condition
- Plummer House/Student Accommodation new build/refurbishment
- Town Wall (S.A.M) line
[Poor quality strategic approach from the east into City Centre - view looking from Manors footbridge looking towards outer edge of East Pilgrim Street Area]

[Newcastle Building Society]

[New Croft House]

[Plummer Tower - S.A.M]

[Area of influence - Central Business and Technology Park and Manors metro station will play a huge part in the wider connection to the city from East]

[Bus and taxi access out of Market Street onto A167]
Site Specific Guidance Block.D

[Concept diagrams highlighting how the generic urban design principles could be applied to Block.D - Diagrams not to scale and are for illustrative purposes only]

**Block.D Strategic Design Principles**

- Ground floor active uses supporting all key pedestrian routes
- Reinstate Higham Place as improved pedestrian connection from Durant Road to Blue Carpet
- John Dobson Street improvements for bus, cycle and pedestrian movement
- Partial pedestrian priority of New Bridge Street W, Pilgrim Street and Higham Place
- Potential ‘green’ pedestrian bridge to improve connections east with the city centre
- Key vista opened up from new bridge link to improve permeability and legibility
- Higham Place reinstated linking into the surrounding university
- All listed buildings and SAM retained and setting enhanced
- New public space to be provided
- Historic line of Town Wall to be reinstated and celebrated as part of a new street or as part of public realm
- New east/west secondary route running from Hood Street John Dobson Street

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**Key**

- **Block.D**
- **Listed Building retained**
- **Potential route**
- **Scheduled Ancient Monument**
- **Improvements to John Dobson Street/Market Street**

**Diagram D1** Highlighting opportunity to improve setting of Scheduled Ancient Monument Plummer Tower

**Diagram D2** Highlighting potential pedestrian route connecting running along historic line of Town Wall
[Enhancing setting of S.A.M - Mixed use and public realm]

[Creating active edges to buildings]

[Breaking up massing of larger plots to avoid monolithic blocks]

[Concept diagram for illustrative purposes only - highlighting new green bridge link connecting the City Centre]

[Opening Views - building opening with key vistas]
Scale and Massing

Scale – massing

Scale and massing of development impacts on the character of a place, its diversity and adaptability. With the exception of Bewick Court EPS (North) is characterised by medium scale buildings shaped around historic streets.

To relate to this fine grain of development and offer adaptability for future requirements and uses, larger development sites should be subdivided where appropriate into smaller independent development plots.

However, a comprehensive approach to development is required in each block in line with the planning submission requirements.

Facades should establish a rhythm of vertical subdivision which breaks the uniformity of larger elevations.

Developments as part of a street block may share the same basement, undercroft parking or servicing facilities, including communal spaces above, but otherwise should be distinct buildings with varying architecture which improve the setting of the historic environment.

Scale – heights

The height and massing of a development are important determinants of the character of a place – they therefore need to respond to the existing context, the land uses proposed and the desired future image.

Developments such as corner blocks and landmark developments may be of increased height to assist with views, legibility and permeability.

Detailed heights have not been specified and will be dealt with on a site by site basis.
The following diagram is for illustration purposes only.
Planning Submission Requirements (North)

Once approved the East Pilgrim Street Development Frameworks will form part of the Council’s adopted planning guidance and will be a material consideration for all applications in the area. The Development Frameworks promote comprehensive development across the East Pilgrim Street area and applicants wishing to submit a planning application for development within the area will need to develop a scheme in sufficient detail to enable a full planning application to be submitted. The following is not an exhaustive range of issues that will be required to be addressed at the planning application stage.

Development block are set out and applications will need to demonstrate that the principles in the guidance have been complied with showing how a comprehensive approach has been taken to the blocks within the North area (A, B, C and D) and where applicable the South area (E, F and G) as defined in this guidance.

A departure from the principles in the guidance for an individual plot will need to be justified and there will need to be a clear demonstration of how the wider block has been fully considered so that the Council can understand how phased development of the block can come forward together with communal requirements of that block such as open space, public realm, pedestrian routes, connections and car parking.

Contributions towards key infrastructure improvements in the area and communal areas in the blocks wider area will be required. Our Community Infrastructure Levy Draft Regulation123 list sets out the proposed CIL funded infrastructure projects whilst developer contributions will also be sought through planning obligations.

Any planning application submission must include written and illustrative supporting information which will provide the evident base and underlying policy justification for the chosen uses and proposed built form of development. Both relevant planning policies in the CSUCP together with supporting text requirements must be considered and addressed.

Design and Access Statement

Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

Applicants will need to prepare a Design and Access Statement accompanying applications for planning permission and applications for listed building consent.

The Design and Access Statement will provide a framework for applicants to explain how the proposed development has responded to the Development Framework and is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application.

Listed below is a summary of the suggested structure for the supporting information:

• Background information - Applicant, agents and contact details. This section could include the client brief(s) for the potential development where they exist. This should include the written instruction and/or verbal instructions for the design approach to address building, space and access design.

• Site Details - Current site ownership boundaries, ownership of adjacent sites where known and areas of adopted highway within and adjacent to the application site. Location plan with proposed development located within wider geographical context. History of site if known.

• Site Analysis - Site topography, character appraisal, orientation, photographic survey of site, constraints and opportunities and any supporting concept drawings.

• Design Principles - A written statement setting out how the proposal has responded to the design guidance set out in this Development Framework.

• Implementation – A full description of how the development will be delivered and has regard to the surrounding area contained within the North area (A, B, C and D) and where applicable with an adjoining boundary to the South area (E, F and G). The Council will prepare a public realm and infrastructure strategy to set out requirements and support the development of East Pilgrim Street.

• Phasing – Details of approach to phasing will be required. Applicants will need to demonstrate how comprehensive development can be achieved and avoid prejudicing future development of the area.
The context for the schemes should be set out within the policy framework at a number of policy levels including [1] national guidance and suggested best practice; [2] Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030.

Development proposals will need to demonstrate how they have responded to context:
- Including topography, built form and potential effect on the skyline.

**Historic Environment**

Ensuring that the proposals conserve or enhance:
- Scheduled Ancient Monuments and their settings.
- Listed buildings and their settings.
- Conservation areas and their settings.
- Archaeology.
- Historic parks and gardens, landscapes and their settings
- Other open spaces, including rivers, their settings / views from them.
- Important views and visual impact analysis

**Relationship to Transport Infrastructure** - Particularly public transport provision. Considering existing capacity, quality of links between site and transport and feasibility of making improvements.

**Architectural Quality** - Including its scale, form and massing, silhouette, facing materials as well as relationship to other structures.

**Contribution to Public Spaces and Facilities** - Both internal and external spaces and facilities within the area, including the provision of a mix of uses, especially at ground floor level. The development should interact and contribute positively to its surroundings at street level, it should contribute to diversity, vitality, social engagement and the ‘sense of place’.

**Environmental Considerations** - Its effect on microclimate, local ecology, overshadowing, night time appearance, vehicle movements as well as the environment for those in the vicinity of the building.

**Permeability** - The contribution made to the permeability and the wider area, opportunities for improved links on foot and, where appropriate opening or closing of views to improve legibility of townscape.

**Function and Fitness for Purpose** - The provision of a high quality environment for those who use the building(s).

**Highway Works**

The development will require detailed Planning Permission, including approval of any reserved matters relating to the works to be offered for adoption.

Works relating to this development will normally be adopted by Agreement under Section 38 or Section 278 of the Highways Act, 1980. This requires the Developer to enter into a Legal Agreement with the Highway Authority.

The developer will have to prove Title to the land that will, within the Agreement, be dedicated as Public Highway. The developer will also have to submit a plan showing areas to be conveyed to individual properties (Minimum 1:500 scale).

The developer will have to submit a plan showing proposed off-site highway works (Section 278 works). (Minimum 1:500 scale). Any scheme which requires a Section 278 Agreement will require an independent Stage 1 Safety Audit in accordance with HD 19/03.

A Stage 1 Safety Audit should be submitted with the planning application. Where relevant, Safety Audits should include an assessment of the likely level of risk. Subsequent Stage 2, 3 and 4 may also be necessary.

**Surface Water Management**

Newcastle City Council as the Lead Local Flood Authority are a statutory consultee in relation to surface water management on all major planning applications and any development that may affect flooding, a watercourse or waterbody. All developments which have the potential to impact upon surface water runoff, groundwater and watercourses are advised to seek pre-application advice.

The developer will have to provide evidence of the right or consent to discharge surface water from the proposed highway to an existing public sewer, proposed public sewer or watercourse. The developer will have to incorporate the use of SUDs within the design, with further details of maintenance and their associated costs.

The developer will have to provide details of all easements that may be necessary for the development within the areas to be adopted as highway.

Developers should be aware of National and Local guidance and the process and service they can expect from the LLFA in dealing with their application.
<table>
<thead>
<tr>
<th><strong>GLOSSARY</strong></th>
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<tr>
<td><strong>Active Frontage:</strong> This relates to the ground floor of buildings where they front onto a street. An active frontage is one that makes the street feel more lively and inviting such as shop windows, cafes, restaurants, showrooms, services and offices with large windows.</td>
</tr>
<tr>
<td><strong>Burgage Plot:</strong> A plot of land longer than it is wide which can include structures on it. They are typical of medieval towns.</td>
</tr>
<tr>
<td><strong>Background Buildings:</strong> This guide makes a distinction between foreground and background buildings. Background buildings make up the vast majority of buildings in the city centre. These are the buildings subject to the rules set out in this guidance.</td>
</tr>
<tr>
<td><strong>Building line:</strong> The primary front face of buildings along a street. Where all of the buildings share a common building line (which can be curved) there is continuous enclosure along the street.</td>
</tr>
<tr>
<td><strong>Conservation Areas:</strong> Areas of special architectural or historic interest designated by the council in order to protect and enhance their appearance. Within these areas the council has extra controls over demolition, minor developments and work to trees. This means that conservation area consent as well as planning consent is required for new development involving demolition.</td>
</tr>
<tr>
<td><strong>Densities:</strong> This relates to the intensity of development. Residential densities are normally measured as the number of units or beds spaces per hectare.</td>
</tr>
<tr>
<td><strong>Designated heritage asset:</strong> A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</td>
</tr>
<tr>
<td><strong>Enclosure ratio:</strong> This is a measure of the profile of the street. It relates the height of the buildings to the width of the street.</td>
</tr>
<tr>
<td><strong>Eyes on the street:</strong> This term refers to those windows overlooking streets to make them feel supervised and safe. This is best when the windows are from residential or office accommodation.</td>
</tr>
<tr>
<td><strong>Fifth Elevation:</strong> Most buildings have up to four elevations – referring to the main facesor facades of the building. The fifth elevation refers to the roof and is important where key views look down onto the structure.</td>
</tr>
<tr>
<td><strong>Figure Ground:</strong> A two-dimensional map of an urban space that shows the relationship between built and unbuilt space.</td>
</tr>
<tr>
<td><strong>Form:</strong> Form and shape are areas or masses which define objects in space. Form and shape imply space; indeed they cannot exist without space. Form and shape can also be described as either organic or geometric. Two dimensional form has width and height. It can also create the illusion of three dimension objects. Three dimensional shape has depth as well as width and height.</td>
</tr>
<tr>
<td><strong>Footprint:</strong> This refers to the shape of the building where it touches the ground.</td>
</tr>
<tr>
<td><strong>Foreground Buildings:</strong> The design guide provides for special buildings that can be exempt from its rules. These will tend to be public buildings, of the highest architectural quality and will need to be agreed in advance by the planning authority.</td>
</tr>
<tr>
<td><strong>Green Infrastructure:</strong> Green infrastructure is defined by Natural England as a network of protected sites, nature reserves, green spaces and greenways that provides for habitats, wildlife, recreational and cultural experiences, flood protection and microclimate control.</td>
</tr>
<tr>
<td><strong>Harm:</strong> Change for the worse, here primarily referring to the effect of inappropriate interventions on the values of a place.</td>
</tr>
<tr>
<td><strong>Heritage asset:</strong> A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</td>
</tr>
<tr>
<td><strong>Historic environment:</strong> All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</td>
</tr>
<tr>
<td><strong>Landmark Building:</strong> A building or structure standing out from its background by virtue of its exceptional design quality and height.</td>
</tr>
<tr>
<td><strong>Listed Building:</strong> A listed building is one included in a list compiled or approved by the Secretary of State and includes ‘any object or structure fixed to the building’ and ‘any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has been so since before 1 July 1948’.</td>
</tr>
<tr>
<td><strong>Listed Building Grades:</strong> Historic buildings listed by the Secretary of State under section 1 of the 1990 Planning (Listed Buildings and Conservation Areas) Act are placed in one of three grades to give an indication of their relative importance.</td>
</tr>
<tr>
<td><strong>Locally Listed Building:</strong> Building, structure, park, garden, cemetery, open space which is included on the Newcastle City Council list of Sites of Local Architectural or Historic Importance.</td>
</tr>
<tr>
<td><strong>Massing:</strong> This is a general term that refers to the three-dimensional impact of buildings.</td>
</tr>
<tr>
<td><strong>Periods of Development / Architecture</strong></td>
</tr>
<tr>
<td>Medieval From 5th Century to 1540</td>
</tr>
<tr>
<td>Post-Medieval From 1541 to 1899</td>
</tr>
<tr>
<td>Georgian From 1720 to 1830</td>
</tr>
<tr>
<td>Late Georgian From 1810 to 1830</td>
</tr>
<tr>
<td>Victorian From 1837 to 1901</td>
</tr>
<tr>
<td>Edwardian From 1901 to 1914</td>
</tr>
<tr>
<td>Modern 1922 to Present</td>
</tr>
<tr>
<td><strong>Primary Pedestrian Route:</strong> Primary Pedestrian Routes link the main transport hubs, the key sites and major attractors.</td>
</tr>
<tr>
<td><strong>Setting of a Listed Building:</strong> The setting of a listed building may be limited to ancillary land, but may often include land some distance from it. The setting of individual listed buildings very often owes its character to harmony produced by a particular grouping of buildings and to the quality of the spaces created between them. A proposed high or bulky building might also affect the setting of a listed building some distance away, or alter the views of a historic skyline.</td>
</tr>
<tr>
<td><strong>Sustainable Drainage Systems (SuDS):</strong> Sustainable drainage systems (previously referred to as sustainable urban drainage systems): a sequence of source control, management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques (may also be referred to as SuDS or SDS).</td>
</tr>
</tbody>
</table>
Supporting Documents

Core Strategy and Urban Core Plan [March 2015]
Newcastle City Council Historic Environment Analysis [November 2007]
APPENDIX I

Policy CS13 Transport

The enhancement and delivery of an integrated transport network to support sustainable development and economic growth will be achieved by: 1. Promoting sustainable travel choices including:
   i. Improving equality of access to transport for everyone,
   ii. Protecting and enhancing pedestrian routes, cycle networks and Rights of Way,
   iii. An integrated public transport network and interchanges,
   iv. Development of bus based park and ride facilities including at Lobley Hill, Eighton Lodge and Follingsby,
   v. Metro re-invigoration and expansion of the Metro system in the longer term,
   vi. Encouraging a change from sole occupancy car use to more sustainable alternatives, and
   vii. The management of car parking locations, supply and pricing.

2. Improving the operation of the transport network and its wider connections by:
   i. Promoting and facilitating improvements to wider networks where it is demonstrated that they have an acceptable impact on the local transport network and environment,
   ii. Supporting the sustainable and efficient flow of passengers and freight via Newcastle International Airport, Newcastle Central Station, the Port of Tyne and High Speed Rail,
   iii. Promoting the re-opening of regional heavy rail lines for passengers and freight, including the Leamside Line, and the Ashington, Blyth and Tyne Line,
   iv. The creation of additional capacity on the Strategic Road Network, including the provision of an additional lane on the A1 in both directions from the A1/A19 Interchange at Seaton Burn to the Scotswood Road slip-roads, and between the southern extent of the Lobley Hill Major Scheme improvements at Coalhouse and the A1/A194(M) bifurcation at Birtley,
   v. Undertaking an assessment of the need for additional cross-river capacity,
   vi. The development of Urban Traffic Management and Control (UTMC),
   vii. Reducing unnecessary traffic through, within and around the Urban Core, and
   viii. Managing freight movement to minimise the impact on the network and environment.

3. Ensuring development:
   i. Which generates significant movement is located where the use of sustainable transport modes can be maximised,
   ii. Minimises car trips, promotes and enhances public transport and for major development provides sustainable travel plans,
   iii. Connects safely to and mitigates the effects of development on the existing transport networks,
   iv. Includes charging infrastructure for electric vehicles within major developments,
   v. Incorporates 20 miles per hour zones and homezone principles, where appropriate,
   vi. Provides cycle parking and supporting infrastructure, and
   vii. Provides for direct, safe, secure and continuous pedestrian and cycling links.

Policy UC5 Primary and Secondary Pedestrian Routes

Sustainable modes of travel will be promoted by giving priority where appropriate to pedestrian links and facilities to ensure an attractive, safe and better linked area. The routes identified below will be the focus for improvement over the plan period.

1. The Primary Pedestrian Routes (Figure 14.4) are designated as:
   i. Barras Bridge to Central Station,
   ii. The Monument to the Gateshead Millennium Bridge,
   iii. Pilgrim Street to Gallowgate,
   iv. Gateshead Primary Shopping Area to Gateshead Quays,
   v. Gateshead Interchange to Gateshead College,
   vi. Through East Pilgrim Street Key Site,
   vii. Newcastle Central Station to the Science Central Key Site,
   viii. Central Station to High Level Bridge,
   ix. Central Station to Stephenson Quarter Key Site,
   x. Central Station to Newcastle College,
   xi. The Bigg Market to Gateshead Centre,
   xii. Linking Gateshead Primary Shopping Area and the Exemplar Neighbourhood,
   xiii. Linking Gateshead College to the Exemplar Neighbourhood,
   xiv. Northumberland Road, and
   xv. Along the River Tyne in Gateshead.

2. The Secondary Pedestrian Routes (Figure 14.4) are designated as:
   i. Science Central to Newcastle University and the RVI via Strawberry Place and Leazes Park Road,
   ii. Barras Bridge to Newcastle University,
   iii. Barras Bridge to Sandyford Road and Jesmond Road West,
   iv. Grainger Street to Pilgrim Street,
   v. Bigg Market to Pilgrim Street,
   vi. Central Station to Pilgrim Street,
   vii. Pilgrim Street to Quayside,
   viii. Pilgrim Street to Oakwellgate,
   ix. Quayside to Gateshead Quays,
   x. Baltic Business Quarter to Gateshead Quays and The Sage Gateshead,
   xi. The Haymarket to Grainger Street via Percy Street,
   xii. Newcastle Civic Centre to Shieldfield and Sandyford,
   xiii. Gateshead Primary Shopping Area to Riverside Park, and
   xiv. Abbots Road to South Shore Road.

Policy UC6 Cycling

Sustainable modes of travel will be promoted giving priority where appropriate to cycling. Cycle infrastructure will be developed by promoting cycle improvements and links to the surrounding area. This will be achieved by:

1. Completion of the Great North Cycleway,
2. Improving links to the Newcastle Strategic Network,
3. The improvement of cycle routes and cycling priority inside the Urban Core Distributor Route (UCDR), and
4. Development at Science Central, East Pilgrim Street, Forth Yards and The Quays connecting to the surrounding cycle network.
Policy UC7 Public Transport

Sustainable modes of travel will be promoted and public transport infrastructure will be enhanced by:
1. Improving stops, facilities, increasing bus priority and creating bus-only links including:
   i. Bus facilities at the Bigg Market, and
   ii. Improved bus facilities at Haymarket.
2. Providing new bus facilities as part of the comprehensive development at:
   i. East Pilgrim Street, and
   ii. Baltic Business Quarter.
3. Designating a Bus Loop (Figure 14.6) on Market Street, Durant Road, John Dobson Street, St Mary’s Place, Percy Street, Newgate Street and Grainger Street.
4. Development proposals allowing for and contributing to the implementation of improved bus infrastructure.
5. Supporting proposals to deliver Metro re-invigoration.

Policy UC8 Freight and Servicing

To promote sustainable freight movement and minimise the impact on the environment and quality of place, major new development in the designated Freight Management Area (Figure 14.7) will be required to provide a Delivery Service Plan.

Policy UC10 Car Parking

The location and supply of safe, secure car parking will be managed by:
1. Minimising car parking for development reflecting the highly accessible nature of the location,
2. Siting car parks close to the UCDR or on the edge of the Urban Core,
3. Managing the pricing of new car parks to promote short stay car parking over long stay car parking, and
4. Restricting the development of temporary car parks.
3. Development will be expected to contribute towards improving the routes by providing direct routes to and through the following sites and links to surrounding areas:

i. The Science Central Key Site,
ii. The East Pilgrim Street Key Site,
iii. The Gateshead Quays Key Site,
iv. The Exemplar Neighbourhood Key Site, and
v. The Baltic Business Quarter.

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4. Development proposals allowing for and contributing to the implementation of improved bus infrastructure.

5. Supporting proposals to deliver Metro re-invigoration.

Policy CS7 Retail and Centres

The vitality and viability of centres in the retail hierarchy will be maintained and enhanced. These centres will form the focal point for uses, services and facilities serving the surrounding population. In addition to meeting local needs, the role of the retail sector in attracting visitors and contributing to the economy will be supported. This will be achieved by:

1. Protecting the vitality and viability of centres by encouraging a balance of retail and supporting uses which are appropriate in scale to the relative position of each centre in the retail hierarchy. The retail hierarchy is designated as:

   i. Newcastle Retail Centre - is the regional retail centre and is the priority for strategic retail growth (this is defined in policy UC2).
   ii. Gateshead Primary Shopping Area - the priority will be for retail-led mixed-use development.

   iii. District Centres - provide key services including shopping, local services, leisure, public and community facilities;
     In Newcastle (Figure 9.1a): 1) Adelaide Terrace, 2) Chillingham Road, 3) Denton Park, 4) Gosforth High Street, 5) Great Park, 6) Kingston Park, 7) Shields Road and 8) West Road.
     In Gateshead (Figure 9.1b): 1) Blaydon, 2) Birtley, 3) Coatsworth Road, 4) Felling, 5) Low Fell, 6) Ryton, 7) Whickham and 8) Wrekenton.
   iv. Local Centres - provide easy access to smaller scale shopping, services and local community facilities to meet day-to-day needs;
     In Newcastle (Figure 9.1a): 9) Acorn Road, 10) Arlington Avenue, 11) Armstrong Road, 12) Ashburton Road, 13) Blakelaw (Moulton Place), 14) Brunton Park, 15) Cedar Road, 16) Chapel House, 17) Church Walk, 18) Clayton Road, 19) Denton Square, 20) Dinnington, 21) Fawdon Park, 22) Fenham Hall Drive, 23) Four Lane Ends, 24) Great North Road, 25) Heaton Road, 26) Jesmond Road, 27) Kenton, 28) Kenton Lane, 29) Lemington, 30) Newbiggin Hall, 31) Newburn, 32) Newton Place, 33) Raby Cross, 34) South Gosforth, 35) Stanhope Street, 36) Throckley, 37) Two Ball Lonnen, 38) Walkergate, 39) Walker Road, 40) Wansbeck Road, 41) Welbeck Road, 42) Westerhope, 43) Westgate Road, 44) Whickham View and 45) Wreatham Place.
     In Gateshead (Figure 9.1b): 9) Askew Road, 10) Chopwell, 11) Crawcrook, 12) Ellison Road, 13) Fawster Square, 14) High Spen, 15) Old Durham Road, 16) Pelaw, 17) Ravensworth Road, 18) Rowlands Gill, 19) Saltwell Road, 20) Sherriffs Highway, 21) Sunniside, 22) Swalwell and 23) Winlaton.

2. Outside the retail hierarchy local community facilities and small shopping parades, including single shops, will be retained where they provide an important service to the local community and remain viable.
3. For retail proposals outside of the defined centres in the retail hierarchy:
i. Only permitting proposals where it can be demonstrated that there is not a sequentially preferable site in, or on the edge of, centres;
ii. Requiring an impact assessment in accordance with national planning guidance; and
iii. Considering impacts where there could be a significant adverse impact (regardless of development size) on a designated centre.

4. Applying 3 i-iii above to proposals for other main town centre uses outside the Urban Core, District and Local Centres.

5. The role of the Metrocentre, as an existing out-of-centre regional shopping destination, will be sustained and supported with proposals being assessed in line with national policy.