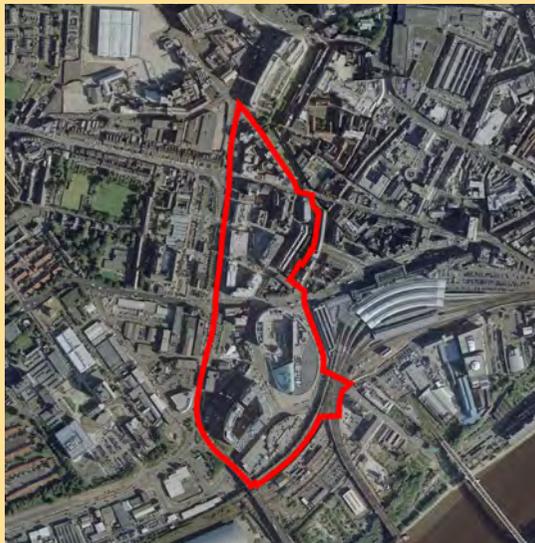
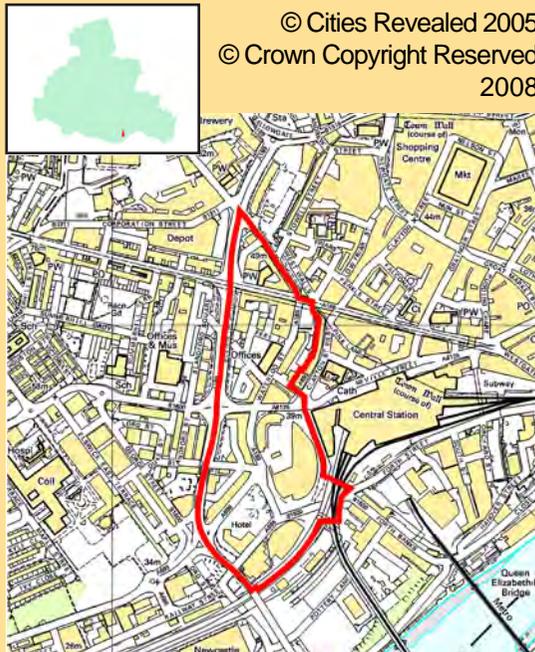


# Newcastle Character Assessment: Urban Areas

## Area L 140:

## St James Boulevard



### 1. OVERALL CLASSIFICATION:

Urban area of mostly medium/large scale buildings lying between historic city centre and foot of Westgate Hill; contains a number of Victorian buildings along with substantial late 20th century redevelopment/refurbishment, mostly now residential/leisure; average overall condition although variable and improving as more of area is redeveloped/ converted; fairly interesting but low open space and vegetation impact.

2. **Quality rating** - Neutral (12/19)      **Character strength** - Moderate (6/9)  
**Area of Local Townscape Significance (ALTS)** - No

### 3. Predominant land uses within area:

Leisure; Residential with some Office/Business; Retail; Vacant/Derelict

**Predominant Ages** - 1980 - 2000 with some 1800 - 1920

**General Condition** - average

**Refurbished** - mixed

*Notes: Lot of good condition, and some very poor*

### 4. Predominant adjacent land uses:

Office/Business; Retail; Leisure with some Residential; Industrial; Vacant/Derelict.

**Predominant Ages** - 1800 - 1920 with some pre - 1800;  
1960 - 1980; 1980-2000.

**General Condition** - average

**Refurbished** - mixed

### 5. Access networks:

Distributor; Residential; Railway/ Metro



# Newcastle Character Assessment: Urban Areas

## Area L 140: St James Boulevard



### 6. Landmarks and views within the area:

*Positive*  
multi  
Centre for

- Tyne Theatre; 45 Bath Lane; Blenheim House; Times Square CP; Sugar; Jury's Inn; Rockies PH; Dog & Parrot PH; Life buildings; Cattle Market Office; Waterloo Street flats; Dance City; St. James Boulevard; Charltons Bonds building; Thornton Street buildings. Waterloo Square
- Nexus House; Coach Station; Times Square.
- None



*Neutral*  
*Negative*

### 7. Landmarks and views outside the area:

*Positive*

- Central Station; Metro Arena; Grosvenor Casino; St. Mary's Cathedral; City Walls; Discovery Museum; Newcastle College; Cruddas Park tower blocks
- N; Westgate Road tower blocks; Redheugh Bridge.
- Brewery Site



*Neutral*  
*Negative*

### 8. Urban Form:

Grain - Medium  
Sense of Place - Average

Built Scale - Medium/Large  
Image - Urban

### 9. Main Residential building types:

- Block with some Converted Non-residential

### Main Non- Residential building types:

- Some Small Scale Retail; Small Office Units; Office Blocks; PH/ Hotel/ Restaurant.



### 10. Local detail and character:

condition), with lot of recent replacements (including some with facades retained), generally larger scale, various characters/ styles.

- Some Victorian remnants (some refurbished, some poor

### 11. Heritage Value:

- Average



# Newcastle Character Assessment: Urban Areas

## Area L 140: St James Boulevard



### 12. Character:

**Movement** - Quiet/ Busy  
**Safety** - Safe  
**Consistency of character** - Varied

**Colour** - Muted/ Colourful  
**Stimulus** - Bland/ Interesting

### 13. Visual impact of vegetation:

**Trees** - None/Low  
**Hedges** - Low  
**Other** - None

**Shrubs** - Low  
**Grass** - Low

### Streets with Street Trees

- St James Boulevard

### 14. Ecology: - Weak

**UDP Wildlife Corridor** - None

### 15. Topography:

**General groundform** - Gentle slope  
**Local Topographical Name** - None

**Aspect** - South

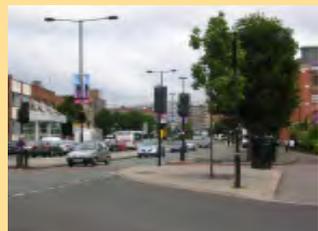
### 16. Open spaces and other unbuilt areas:

Main types of Open Space - Derelict/ Empty sites with some Tarmac; Incidental Open Space  
 Significance of Public Open Space - Low  
 Significance of Private Open Space - Low  
 Degree of linking of Main Open Spaces - Low

### 17. Additional information:

# Newcastle Character Assessment: Urban Areas

## Area L 140: St James Boulevard: Area Guidance

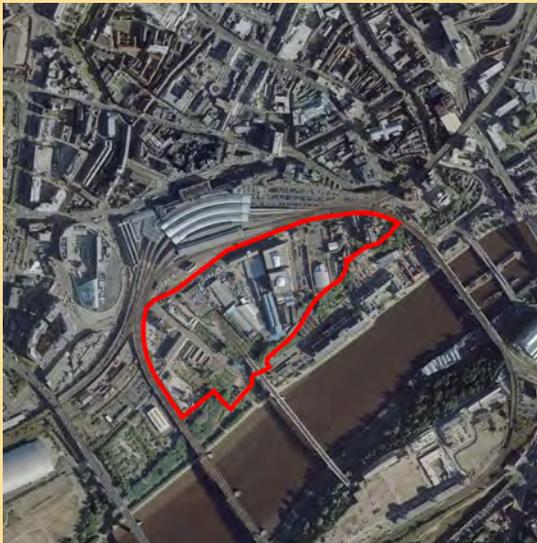
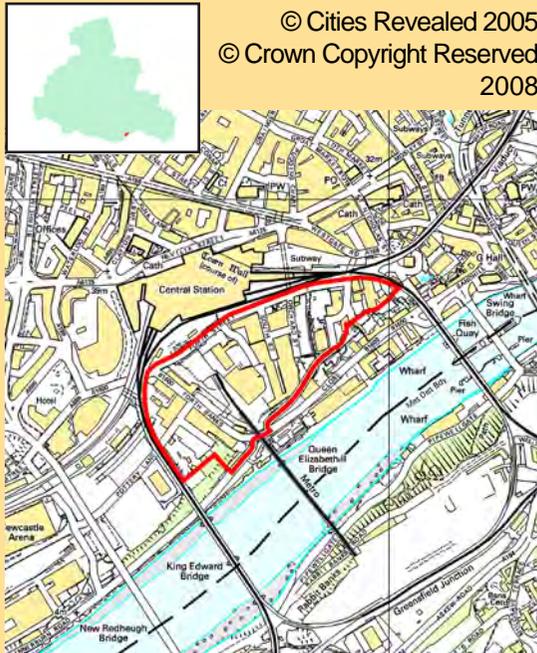


Strengths / opportunities	Do's	Don'ts	Comments
Boulevard trees	Opportunity for redevelopment to incorporate green squares/ inner courtyards with tree planting	Neglect or remove trees	
Line of Hadrian's Wall	Some scope for further new/ redevelopment of high-rise blocks/ large scale units of quality design, e.g. Jury's Inn area, east side of St James Boulevard to replace lower level business premises	Allow parking to dominate	
	Retain, enhance, and link pedestrian squares/ spaces, e.g. Thornton Court, Jury's Inn , Centre for Life Central Square, Waterloo Square		
	Promote active frontage / uses around the outer edge of Centre for Life		
	Retain and promote mixed use – leisure, offices, residential		
	Manage formal tree planting to boulevard to maximise potential		
	Retain spatial definition between large blocks, e.g. Centre for Life, Jury's Inn, Times Square CP		
	Retain and enhance Victorian remnants		
	Retain and enhance premises using railway viaduct with opportunity to		

# Newcastle Character Assessment: Urban Areas

## Area L 141:

## South of Central Station



### 1. OVERALL CLASSIFICATION:

Historic edge of city centre but somewhat isolated area, with strong Victorian infrastructure, now mainly office/ business but with some residential and leisure; number of interesting landmark buildings; fairly fine-grained despite mainly large building size; average/good overall condition; high heritage value but low vegetation impact.

### 2. Quality rating - Positive (17/19)      Character strength - Moderate (6/9) Area of Local Townscape Significance (ALTS) - Yes

### 3. Predominant land uses within area:

Office/Business with some Residential

**Predominant Ages** - 1800 - 1920 with some 1980 - 2000; post 2000

**General Condition** - average/good

**Refurbished** - mixed

### 4. Predominant adjacent land uses:

Leisure with some Office/Business; Retail; Open Space; Water; Vacant/ Derelict

**Predominant Ages** - 1800 - 1920 with some 1980 - 2000

**General Condition** - average/good

**Refurbished** - mixed

### 5. Access networks:

Distributor; Residential; Cyclepath; Railway/ Metro



# Newcastle Character Assessment: Urban Areas

## Area L 141: South of Central Station



### 6. Landmarks and views within the area:

*Positive*

- Turnbull Building; Stanley Casino; City Wall; Clavering House; Telegraph PH; Central Square; Central Square South; Stephenson Building; Hawthorn House, Forth Banks; Hanover Street and Mill; Crowne Plaza hotel; Forth Banks tower; police station
- Railway Arches; J T Dove Buildings; Royal Mail building.
- RMC Plant

*Neutral*  
*Negative*



### 7. Landmarks and views outside the area:

*Positive*

- Central Station; St. Mary's Cathedral; St. Nicholas' Cathedral; Keep; High Level Bridge; King Edward Bridge; Jury's Centre for Life; River Tyne; BT building; views over Gateshead; Tyne Bridge.
- Queen Elizabeth II (Metro) Bridge; Copthorne Hotel; Cale Cross House.
- Westgate House

Inn;

*Neutral*

*Negative*



### 8. Urban Form:

Grain - Fine/Medium  
Sense of Place - Average/Strong

Built Scale - Medium/Large  
Image - Urban



### 9. Main Residential building types:

- Converted Non-residential

### Main Non-Residential building types:

- Office Blocks; Leisure.

### 10. Local detail and character:

- Area rather isolated between railway and Tyne Gorge escarpment; Victorian core primarily warehousing and similar (many now converted to residential/ office); characterised by medium-large and characterful buildings in traditional materials, although with several modern additions.



# Newcastle Character Assessment: Urban Areas

## Area L 141: South of Central Station



**11. Heritage Value:** - Strong

*Notes: City Wall remnants, Central Station and arches etc*

**12. Character:**

<b>Movement</b>	- Quiet	<b>Colour</b>	- Muted
<b>Safety</b>	- Safe/	<b>Stimulus</b>	- Interesting
<b>Consistency of character</b>	- Varied		

**13. Visual impact of vegetation:**

<b>Trees</b>	- Low	<b>Shrubs</b>	- Low/Medium
<b>Hedges</b>	- Low	<b>Grass</b>	- Low
<b>Other</b>	- None		

**Streets with Street Trees** - None

**14. Ecology:** - Average **UDP Wildlife Corridor** - River Tyne to south

**15. Topography:**

<b>General groundform</b>	- Gentle slope	<b>Aspect</b>	- South-east
<b>Local Topographical Name</b>	- Upper Tyne Valley		

**16. Open spaces and other unbuilt areas:**

Main types of Open Space	- Incidental Open Space
Significance of Public Open Space	- Low
Significance of Private Open Space	- Low/Medium
Degree of linking of Main Open Spaces	- Low

**17. Additional information:**

Extensive recent redevelopment/refurbishment seems likely to turn area from low-grade mainly business area to high grade business/ residential/ leisure.

# Newcastle Character Assessment: Urban Areas

## Area L 141: South of Central Station: Area Guidance

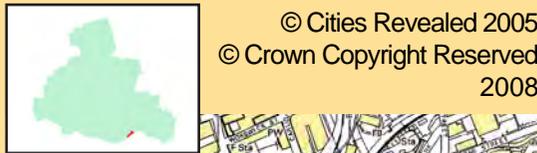


Strengths / opportunities	Do's	Don'ts	Comments
Views of Tyne Gorge	<p>New/ re- development to respond to boundary formed by existing railway lines, High level Bridge, and King Edward Bridge</p> <p>Retain use of traditional materials - red brick, stone setts, kerbs, e.g. South Street, Hanover Street</p> <p>Upgrade settings and interpretation of City Wall remnants</p> <p>New/ re-development to reflect warehouse, railway influence, e.g. Turnbull Building, Stephenson Building, Central Square</p> <p>Retain juxtaposition of smaller units, e.g. Telegraph PH, Clavering Street</p> <p>Retain and promote mixed use – offices, residential, leisure</p>	<p>Redevelop with poor quality architectural landmarks, e.g. Waterside Palace Restaurant</p> <p>Construct large tarmac car parks</p>	<p>Refer to Tyne Gorge Study</p> <p>Refer to Central Conservation Area Management Plan</p>

# Newcastle Character Assessment: Urban Areas

## Area L 142:

## Quayside



### 1. OVERALL CLASSIFICATION:

Very interesting and busy historic quayside area within Tyne Gorge, which retains much of the Georgian, Victorian and even mediaeval heritage while having undergone considerable refurbishment/ development over the late 20th century; mainly office/ business, leisure and some residential; generally good condition, strong heritage value and many landmark buildings but low vegetation impact; fairly fine grain despite medium scale buildings; waterfront and river views important, and bridges form major landmarks.

2. **Quality rating** - Positive (19/19)      **Character strength** - Strong (8/9)  
**Area of Local Townscape Significance (ALTS)** - Yes

### 3. Predominant land uses within area:

Office/Business; Leisure; Water with some Residential; Open Space

**Predominant Ages** - 1800 - 1920 with some pre- 1800; 1960 - 1980; 1980 - 2000; post 2000

**General Condition** - average/good

**Refurbished** - mixed

### 4. Predominant adjacent land uses:

Office/Business with some Residential; Leisure; Open Space; Water

**Predominant Ages** - 1800 - 1920 with some 1960 - 1980; 1980 - 2000.

**General Condition** - average

**Refurbished** - mixed

### 5. Access networks:

Motorway; Distributor; Residential; Cyclepath



# Newcastle Character Assessment: Urban Areas

## Area L 142: Quayside



### 6. Landmarks and views within the area:

*Positive*

- Side; Tyne/ High Level/ Swing Bridges; Sandhill; Guildhall; City Walls/ stairs; River Tyne; Cooperage PH; 35 The Close; Swing Bridge House/ Tyne Bridge House; Quayside walkway; Neptune House; Quayside frontage; Trinity House; Hanover Street warehouses/development

*Neutral*

Bridge; Copthorne Hotel.

*Negative*

- All Saints Church; Queen/ King Street; Blue Anchor Court.
- Cale Cross House; ; QE2 Metro
- Tyne House; All Saints Offices.

### 7. Landmarks and views outside the area:

*Positive*

riverbank;  
Street;

- The Law Courts; Millennium Bridge; The Baltic; The Keep; Moot Hall; Vermont Hotel; Turnbull Building; Gateshead views over Gateshead; Milburn House; Dean Street/ Grey

*Neutral*

*Negative*

- 55 Degrees North; King Edward Bridge; Sage Music Centre.
- Stanley Casino
- None

### 8. Urban Form:

Grain - Fine/Medium  
Sense of Place - Strong

Built Scale - Medium  
Image - Urban

### 9. Main Residential building types:

- Flats above retail units; Terraces

**Main Non- Residential building types:**  
Units.

- Office blocks; PH/ Hotel/ Restaurant with some Small Office

### 10. Local detail and character:

- Substantial remains of Victorian Quayside office buildings, fairly grand, 4-6 storey, with some earlier remnants and some later infill (offices/ hotels). Generally good quality and individual designs; bridges and waterfront dominate the area.

# Newcastle Character Assessment: Urban Areas

## Area L 142: Quayside



**11. Heritage Value:** - Strong  
*Notes: Some mediaeval survivors (e.g. Cooperage, 35 The Close, City Walls) along with substantial Victorian elements.*

**12. Character:**  
**Movement** - Busy **Colour** - Muted  
**Safety** - Safe **Stimulus** - Invigorating  
**Consistency of character** - Uniform

**13. Visual impact of vegetation:**  
**Trees** - Low **Shrubs** - Low  
**Hedges** - None **Grass** - Low  
**Other** - None

**Streets with Street Trees** - None

**14. Ecology:** - Average/Strong **UDP Wildlife Corridor** - River Tyne  
*Notes: River Tyne and substantial green finger along edge of Tyne Gorge/City Walls*

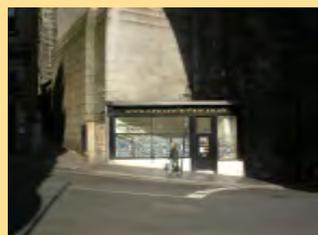
**15. Topography:**  
**General groundform** - Steep slope **Aspect** - South-east  
**Local Topographical Name** - Tyne Gorge

**16. Open spaces and other unbuilt areas:**  
 Main types of Open Space - Incidental Open Space with some Tarmac  
 Significance of Public Open Space - Medium  
 Significance of Private Open Space - Low  
 Degree of linking of Main Open Spaces - Medium

**17. Additional information:**  
 The area has undergone a substantial regeneration over the late 20th century without destroying the existing buildings or character.

# Newcastle Character Assessment: Urban Areas

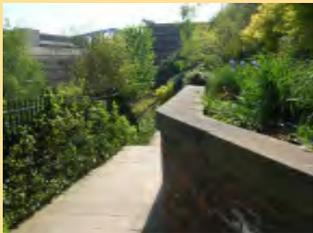
## Area L 142: Quayside: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
<p>Tyne waterfront, promenade and bridges</p> <p>Mature trees on steep slopes</p> <p>Hadrian's Way National Trail</p>	<p>Retain and enhance pedestrian links, 'Chares', Quayside access, and protect view points of river.</p> <p>Retain, enhance, and link green spaces to areas on the upper bank, e.g. south of Hanover Street to maximise wildlife potential</p> <p>Redevelopment to consider presentation and design of backs and fronts of buildings</p> <p>Use white and coloured render, brick, timber and sandstone</p> <p>Reflect use of traditional paving materials in details to external areas</p> <p>Use traditional and small unit paving materials</p> <p>Consider street furniture unique or specific to Quayside</p> <p>Retain and promote mixed use – leisure, offices, residential</p> <p>Recognise archaeological significance of new development sites</p>	<p>Replace traditional paving materials with tarmac</p>	<p>Refer to Tyne Gorge Study</p> <p>Refer to Central Conservation Area</p>

# Newcastle Character Assessment: Urban Areas

## Area L 142: Quayside: Area Guidance

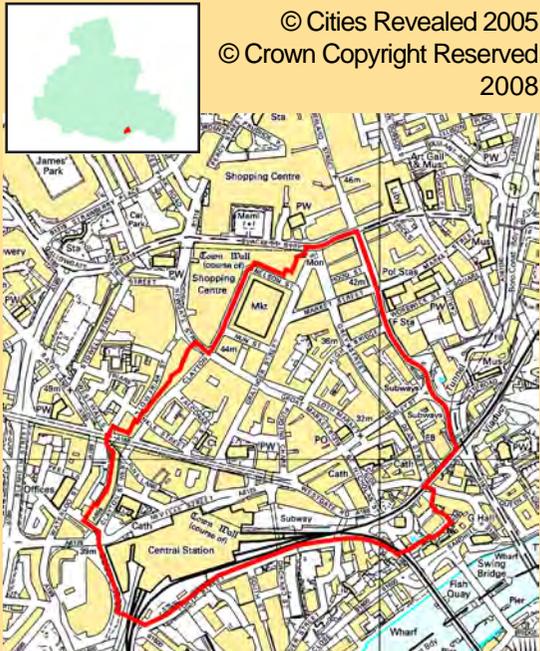


Strengths / opportunities	Do's	Don'ts	Comments
	<p data-bbox="869 331 1301 400">Manage formal tree planting to riverside to maximise potential</p> <p data-bbox="869 448 1301 517">Manage formal tree planting to riverside to maximise potential</p>		

# Newcastle Character Assessment: Urban Areas

## Area L 143:

## Grainger Town



### 1. OVERALL CLASSIFICATION:

Interesting historic urban City Centre, most of which comprises neoclassical stone-faced 3-5 storey Victorian redevelopment by Grainger and Dobson; recent “Grainger Town” project has arrested decline in condition/population; generally a reasonably busy and vibrant area of office/business, retail and leisure with some residential (mostly upper floors); high quality architecture in average but improving overall condition; low vegetation impact but strong sense of place and heritage value, with numerous positive landmarks.

### 2. Quality rating - Positive (17/19)      Character strength - Moderate (7/9) Area of Local Townscape Significance (ALTS) - Yes

### 3. Predominant land uses within area:

Office/Business; Retail; Leisure with some Residential

**Predominant Ages** - 1800 - 1920 with some pre- 1800; 1960 - 1980; post 2000

**General Condition** - average

**Refurbished** - mixed

### 4. Predominant adjacent land uses:

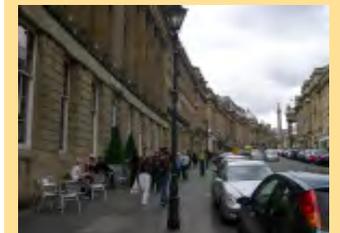
Office/Business; Retail with some Leisure; Residential

**Predominant Ages** - 1960 - 1980 with some 1800 - 1920; 1980 - 2000; post 2000

**General Condition** - average

**Refurbished** - mixed

### 5. Access networks:



# Newcastle Character Assessment: Urban Areas

## Area L 143: Grainger Town



Distributor; Residential; Railway/ Metro

### 6. Landmarks and views within the area:

*Positive*

Thistle Hotel;

*Neutral*

*Negative*

### 7. Landmarks and views outside the area:

*Positive*

*Neutral*

*Negative*

### 8. Urban Form:

Grain - Fine/Medium  
Sense of Place - Strong

- Grainger Market; Assembly Rooms; Westgate Road; Northern Goldsmiths; St Mary's RC Cathedral; Central Station;

St John's Church; The Keep; Bigg Market; St Nicholas Cathedral; Black Gate; Moot Hall; Railway/ Bridges/ Arches; Grey Street; Theatre Royal; Greys Monument; Central Arcade.

- o2 academy; Baron House.

- Gunner House; Cathedral Square Buildings; Bridge House.

- Duke of Northumberland PH; The Gate; High Level Bridge; Tyne Bridge; All Saint's Church; Swan House; Pilgrim Street Fire/ Police Station; Northumberland Street. Eldon Square shopping centre

- Centre for Life; Cale Cross House; All Saint's Offices; Bewick Court.

- Commercial Union House; Pearl Assurance House.

Built Scale - Medium/Large  
Image - Urban

### 9. Main Residential building types:

- Some Flats above retail units

### Main Non- Residential building types:

- Small Scale Retail; Small Office units with some Large Retail ; Office blocks.

### 10. Local detail and character:

- 19th C Grainger/ Dobson redevelopment of City Centre dominates the area, with the typical building being 3-5 story stone fronted retail (or office) at ground floor, residential (or retail/ office) above. Variety of styles and details although most within an essentially neo-classical general

# Newcastle Character Assessment: Urban Areas

## Area L 143: Grainger Town



pattern.

### 11. Heritage Value:

- Strong

*Notes: Georgian "Graingertown", but also includes elements of the mediaeval City*

### 12. Character:

**Movement** - Busy  
**Safety** - Safe  
**Consistency of character** - Uniform

**Colour** - Muted/Colourful  
**Stimulus** - Interesting

### 13. Visual impact of vegetation:

**Trees** - Low  
**Hedges** - None  
**Other** - None

**Shrubs** - None/Low  
**Grass** - Low

**Streets with Street Trees** - None

### 14. Ecology:

**UDP Wildlife Corridor** - River Tyne outside area to the south

### 15. Topography:

**General groundform** - Gentle slope  
**Local Topographical Name** - None

**Aspect** - South-east

### 16. Open spaces and other unbuilt areas:

Main types of Open Space - Tarmac with some Incidental Open Space  
 Significance of Public Open Space - Low  
 Significance of Private Open Space - Low  
 Degree of linking of Main Open Spaces - Low

### 17. Additional information:

# Newcastle Character Assessment: Urban Areas

## Area L 143: Grainger Town: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Historic listed buildings	Opportunity for redevelopment to replace poor quality design of generally 1960 - 70 infill, e.g. Newgate shopping mall, 'modernised' shop frontages, south west end of Pilgrim Street	Replace traditional paving materials	Refer to City Centre Conservation Area Management Plan
Town walls		Detract from the quality of internal spaces with over-large internal 'developments', e.g. Grainger Market, Central Station	Refer to Graingertown Maintenance manual
Line of Hadrian's Wall	Use traditional paving materials	Allow key streets to become	Take lead from Graingertown project
	Consider use of bespoke street furniture with a strong identity throughout area		
	Consider alternatives to standard highway treatments to promote pedestrian areas and reduce the need for barriers and excessive signage		
	New and re-development to promote use of retail/ offices to ground floors with residential opportunity to second floors and above		
	Retain and promote quality of design to frontages of retail premises including signage		
	Retain and enhance settings of landmark buildings		

# Newcastle Character Assessment: Urban Areas

## Area L 143: Grainger Town: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
	<p>Retain use of traditional building materials - natural stone, and in specific locations - red brick, e.g. to lower Dean Street and the Side</p>		
	<p>Retain and enhance green 'squares', e.g. St Johns Church , The Black Gate, St Nicholas Cathedral</p>		
	<p>Create more city centre spaces appropriate to the Graingertown area</p>		
	<p>Retain and enhance quality of design and promote retail use of Central Arcade, and Grainger Market</p>		
	<p>Retain and enhance heritage value and architectural quality of Central Station including arches and the premises to railway south boundary</p>		



# Newcastle Character Assessment: Urban Areas

## Area L 144: City Walls



### 6. Landmarks and views within the area:

*Positive*

- City Walls; Chinatown/ Stowell Street; Citygate; St. Andrew's Church; Galen House; The Gate; 100 - 108 Westgate Road; Co-op (now hotel); St. James Boulevard; Charlotte Square.

*Neutral*

- None

*Negative*

- None

### 7. Landmarks and views outside the area:

*Positive*

- Former College building on Bath Lane.

*Neutral*

- St. James' Park; Grainger Street shops; Westgate Road; Eldon Square Shopping Centre.

*Negative*

- Brewery site.

### 8. Urban Form:

Grain - Fine

Built Scale - Medium

Sense of Place - Strong

Image - Urban Village

*Notes: Buildings range from very small (e.g. Stowell Street) to very large (e.g. The Gate);*

### 9. Main Residential building types:

- Block with some Terrace

### Main Non- Residential building types:

- Small Scale Retail with some Small Office units; Office Blocks.

### 10. Local detail and character:

- Mediaeval core still very apparent, including City Walls and earthworks, Blackfriars, St. Andrew's Church; later Victorian infill/ redevelopment (houses, shops, offices etc) and then various late 20th C additions/ replacements, mainly residential blocks and leisure; Stowell Street area has developed a Chinatown image although mainly reusing existing Victorian/ early 20th century buildings.

### 11. Heritage Value:

- Strong

# Newcastle Character Assessment: Urban Areas

## Area L 144: City Walls

*Notes: Some mediaeval buildings/structures still in good condition, and still in use.*



### 12. Character:

**Movement** - Quiet/Busy  
**Safety** - Safe  
**Consistency of character** - Varied

**Colour** - Muted/Colourful  
**Stimulus** - Interesting/Invigorating

### 13. Visual impact of vegetation:

**Trees** - Low  
**Hedges** - None/Low  
**Other** - None

**Shrubs** - Low  
**Grass** - Low/Medium

**Streets with Street Trees**

- St James' Boulevard

14. **Ecology:** - Weak

**UDP Wildlife Corridor** - None

### 15. Topography:

**General groundform** - Gentle slope  
**Local Topographical Name** - None

**Aspect** - South-east

### 16. Open spaces and other unbuilt areas:

Main types of Open Space  
Significance of Public Open Space  
Significance of Private Open Space  
Degree of linking of Main Open Spaces

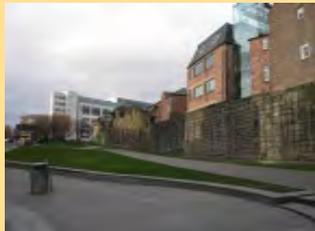
- Incidental Open Space  
- Low/Medium  
- Low  
- Low/Medium

### 17. Additional information:

Most of the recent additions are in a very "modern" style, but generally of high enough quality to be positive contributions.

# Newcastle Character Assessment: Urban Areas

## Area L 144: City Walls: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Historic listed buildings	Retain and enhance mediaeval core	Replace traditional paving materials with tarmac	Refer Conservation Area Management Plan
Town walls	Retain balance of very small units, e.g. Stowell Street and the very large developments, e.g. City Gate	Allow car parking to dominate streets	Refer to Graingertown Maintenance manual
Line of Hadrian's Wall	Promote Heritage interpretation of City Walls and Blackfriars		Take lead from Graingertown project
	Create new city centre spaces		Refer to TPO 7/77 Central Conservation
	Reflect use of traditional building materials in details to external areas		
	Promote coherence with use of paving materials and street furniture		
	Retain and enhance juxtaposition of street layout		
	Retain and enhance frontages of Victorian shops, offices, houses, e.g. Low Friar Street		
	Improve and enhance back lane of West Walls/ rear Stowell Street		
	Retain and promote the vibrancy and contrast of 'China Town' with the muted colours and textures of mediaeval and Victorian areas		



# Newcastle Character Assessment: Urban Areas

## Area L 145: Eldon Square



### 6. Landmarks and views within the area:

*Positive*

- South African War Memorial; Haymarket Bus Station; Marks & Spencer; Eldon Square Bus Station; Emerson Chambers; Monument Mall; Brunswick Methodist Chapel; Fenwicks (Northumberland Street frontage); Northumberland Street; Old Eldon Square; Primark; Eldon Square
- Haymarket Metro; Percy Street Multi - Storey CP; Blakett Street Bridge; Lord Collingwood PH.
- NCP (John Dobson Street); Princess Square; Pearl Assurance

*Neutral*

*Negative*  
Ho.

### 7. Landmarks and views outside the area:

*Positive*

- St. Thomas' Church; Civic Centre; City Hall; Laing Gallery; Grey's Monument; Grainger Market; Central Arcade; Co-op Building; St. Andrew's Church; Newcastle University.
- St. James' Park; Eldon Gardens; Bewick Court.

*Neutral*

*Negative*

### 8. Urban Form:

Grain - Coarse  
Sense of Place - Average/Strong

Built Scale - Large  
Image - Urban

### 9. Main Residential building types:

- None

### Main Non-Residential building types:

- Shopping Centre with some Small Scale Retail; Large Retail; Small Office Units; Office Blocks

### 10. Local detail and character:

- Dominated by mid - 70's Eldon Square Shopping Centre development, which is largely introspective, presenting fairly plain brick frontages to west face in particular (but is changing as redevelopment proceeds). Many of remaining buildings are shops with retained frontages but internally rebuilt, including some very large stores. Some remnants of Victorian streetscape.

# Newcastle Character Assessment: Urban Areas

## Area L 145: Eldon Square



### 11. Heritage Value:

- Average

### 12. Character:

**Movement** - Busy/Frantic  
**Safety** - Safe  
**Consistency of character** - Varied

**Colour** - Muted/Colourful  
**Stimulus** - Interesting

### 13. Visual impact of vegetation:

**Trees** - Low  
**Hedges** - None  
**Other** - None

**Shrubs** - Low  
**Grass** - Low

### Streets with Street Trees

- Newgate Street

### 14. Ecology: - Weak

**UDP Wildlife Corridor** - None

### 15. Topography:

**General groundform** - Gentle slope  
**Local Topographical Name** - None

**Aspect** - South

### 16. Open spaces and other unbuilt areas:

Main types of Open Space  
Significance of Public Open Space  
Significance of Private Open Space  
Degree of linking of Main Open Spaces

- Incidental Open Space with some Tarmac  
- Low/Medium  
- Low  
- Low

### 17. Additional information:

# Newcastle Character Assessment: Urban Areas

## Area L 145: Eldon Square: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
War memorial and city square	<p data-bbox="864 328 1406 472">Opportunity for redevelopment to provide active frontages to external areas of shopping malls, e.g. Percy Street, Blakett Street, Green Market</p> <p data-bbox="864 520 1406 592">Promote coherence with use of paving materials and street furniture</p> <p data-bbox="864 639 1406 711">New development to promote quality of design, scale, and sense of place</p> <p data-bbox="864 759 1406 863">Original Eldon Square to regain focus of area with active frontages and improved circulation</p> <p data-bbox="864 911 1406 1015">Retain and promote quality of design of retail premises along Northumberland Street</p> <p data-bbox="864 1062 1406 1206">Promote side streets with smaller units emphasising historical facades and improving pedestrian routes, e.g. North Street , Saville Row</p> <p data-bbox="864 1254 1406 1513">Retain and enhance relationship of larger units on main shopping streets with smaller units on side streets with improvement to external spaces to emphasise different qualities of shopping experience, e.g. Northumberland Street / Saville Row</p>	<p data-bbox="1417 328 1839 432">Allow backs of retail/ office/ leisure developments to dominate street scene</p>	<p data-bbox="1850 328 2163 432">Refer to Central Conservation Area Management Plan</p> <p data-bbox="1850 480 2163 584">Refer to Graingertown Maintenance manual</p> <p data-bbox="1850 632 2163 663">Take lead from</p>

Improve setting to Brunswick

# Newcastle Character Assessment: Urban Areas

## Area L 145: Eldon Square: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
	<p>Methodist Chapel</p> <p>Improve quality of pedestrian access routes to / from Eldon Square</p> <p>Upgrade quality of spaces linking Northumberland Street, Princess Square and Central Library</p> <p>Create more city spaces</p> <p>Plant replacement trees to redress losses</p>		



# Newcastle Character Assessment: Urban Areas

## Area L 146: St Mary's Place



### 6. Landmarks and views within the area:

*Positive*

Ellison  
Martin Court;

*Neutral*

*Negative*

### 7. Landmarks and views outside the area:

*Positive*

Campus.  
*Neutral*

*Negative*

### 8. Urban Form:

Grain - Medium  
Sense of Place - Strong

- St Thomas' Church; St Mary's Place; Luckies PH; Pacific PH; Optical Express building; City Hall/ Pool; Transport House; Terrace; Trinity Building; Drill Hall; Burt Hall; Brady & Sutherland Building; St James' Church; College House; Civic Centre; Hancock PH; War Memorials.
- Clapham House (YWCA); Black Horse House; Price Waterhouse Cooper Building; Great North House.
- None

- Northumberland Street; Ellison Building; Jesmond Road West; Hancock Museum; Percy Street; Newcastle University
- Haymarket Metro; Bewick Court; Main Northumbria University Campus.
- NCP Multi Storey Car park; MEA House; Playhouse.

Built Scale - Medium/Large  
Image - Urban

### 9. Main Residential building types:

- Some Block

### Main Non- Residential building types:

- Office Blocks with some Small Scale Retail; Office Blocks; University/College

### 10. Local detail and character:

(terraces and public buildings), with later infill of office blocks (including 1960's Civic Centre) and leisure.

### 11. Heritage Value:

- Strong

*Notes: Pre-Victorian(?) stone former school building to rear of City Pool.*

# Newcastle Character Assessment: Urban Areas

## Area L 146: St Mary's Place



### 12. Character:

**Movement** - Quiet/Busy  
**Safety** - Comfortable/Safe  
**Consistency of character** - Varied

**Colour** - Muted  
**Stimulus** - Interesting

### 13. Visual impact of vegetation:

**Trees** - Medium/High  
**Hedges** - None  
**Other** - None

**Shrubs** - Medium  
**Grass** - High

**Streets with Street Trees**

- None

### 14. Ecology: - Average

**UDP Wildlife Corridor** - None

### 15. Topography:

**General groundform** - Flat  
**Local Topographical Name** - None

**Aspect** - None

### 16. Open spaces and other unbuilt areas:

Main types of Open Space - Incidental Open Space with some Tarmac  
Significance of Public Open Space - High  
Significance of Private Open Space - Low  
Degree of linking of Main Open Spaces - Medium/High

### 17. Additional information:

# Newcastle Character Assessment: Urban Areas

## Area L 146: St Mary's Place: Area Guidance



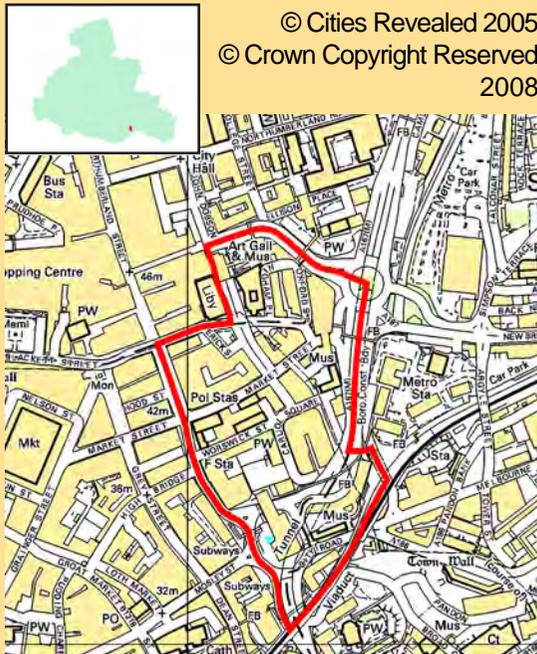
Strengths / opportunities	Do's	Don'ts	Comm
Open space	Retain and enhance quality of St Thomas' church and open space	Allow traffic, standard highway engineering and parking to dominate	Potential Conservation Area.
War memorials	Relate frontages to style and character of building – St Mary's Place, Vine Lane, Ridley Place	Tree loss	
Listed buildings	Recognise and relate to conservation quality of area	Introduce more street clutter	
Shops	New build to be of high quality, well designed, with the potential for various scales of landmark buildings		
Redevelopment / refurbishment	Replace street trees to redress loss		

ents

# Newcastle Character Assessment: Urban Areas

## Area L 148:

## Pilgrim Street



### 1. OVERALL CLASSIFICATION:

Fairly busy but bland urban city centre area of large scale, predominantly 1960-1980 nondescript office blocks (along with some residential, retail, leisure and vacant/ derelict); overall heritage value average despite several isolated mediaeval buildings and some good early 20th century examples; average condition but somewhat unsettling feel, particularly around remaining area of 1960's deck access system; numerous landmarks of all grades, but low vegetation impact.

### 2. Quality rating - Neutral (11/19) Character strength - Moderate (7/9) Area of Local Townscape Significance (ALTS) - No

### 3. Predominant land uses within area:

Office/Business with some Residential; Retail; Leisure; Vacant/Derelict.

**Predominant Ages** - 1960 - 1980 with some 1800 - 1920;  
1920 - 1960; 1980 - 2000; post 2000

**General Condition** - average

**Refurbished** - mixed

### 4. Predominant adjacent land uses:

Office/Business; Retail with some Residential; Leisure; Institutional

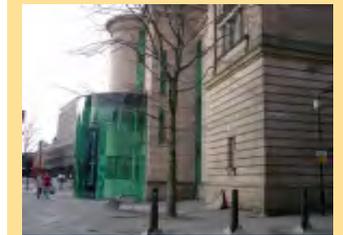
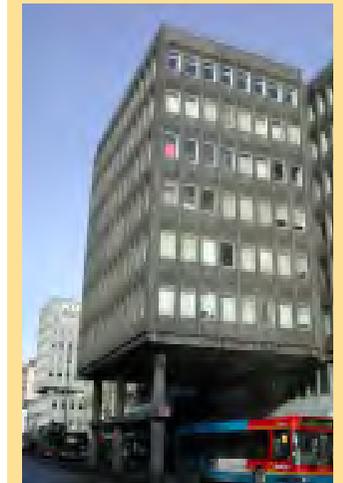
**Predominant Ages** - 1800 - 1920 with some 1960 - 1980;  
1980 - 2000

**General Condition** - average

**Refurbished** - mixed

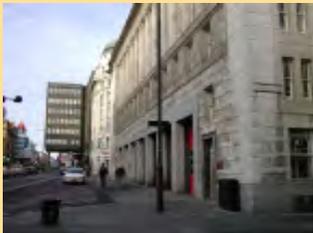
### 5. Access networks:

Motorway; Distributor; Residential; Railway/ Metro



# Newcastle Character Assessment: Urban Areas

## Area L 148: Pilgrim Street



### 6. Landmarks and views within the area:

*Positive*

- Laing Gallery; Lying-In Hospital; Plummer Tower; 55 degree North ;Telephone House (Carliol Square East); Holy Jesus Hospital; St. Andrew's RC Church; Newcastle BS Offices; Carliol House; Pilgrim Street Police/ Fire Station & Magistrates Court; Plummer House; Blue Carpet Square;
- Bewick Court; Hadrian House; Manors Multi-storey CP; Cuthbert House; Bamburgh House; .
- Holiday Inn; Building at SE corner of Telephone House; former Worswick Street Bus Station; Commercial Union House; Central Motorway East.

*Neutral*

*Negative*

### 7. Landmarks and views outside the area:

*Positive*

Park;

- Tyne Bridge; Northumberland Street; King's Manor Business views over Gateshead etc.; Grey Street; Grey's Monument; Monument Mall; All Saint's Church.
- Central Library; MEA House
- None

*Neutral*

*Negative*

### 8. Urban Form:

Grain - Medium

Sense of Place - Average

Built Scale - Large

Image - Urban

### 9. Main Residential building types:

- Some Tower

### Main Non- Residential building types:

- Small Office units; Office Blocks with some Small Scale Retail.

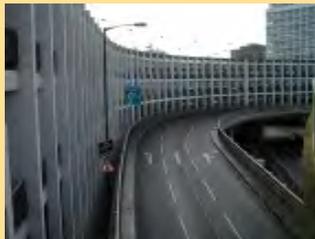
### 10. Local detail and character:

but area now dominated by mostly nondescript 1960's - 1980's office blocks and similar.

- Some 19C remnants and some significant early 20C buildings,

# Newcastle Character Assessment: Urban Areas

## Area L 148: Pilgrim Street



### 11. Heritage Value:

- Average

*Notes: Some mediaeval remnants (e.g. Plummer Tower, Holy Jesus Hospital) although now dwarfed and devoid of context.*

### 12. Character:

**Movement** - Busy  
**Safety** - Safe/Unsettling  
**Consistency of character** - Uniform

**Colour** - Muted  
**Stimulus** - Bland

### 13. Visual impact of vegetation:

**Trees** - Low  
**Hedges** - None  
**Other** - None

**Shrubs** - None/Low  
**Grass** - Low

**Streets with Street Trees**

- None

### 14. Ecology:

- Weak

**UDP Wildlife Corridor** - None

### 15. Topography:

**General groundform** - Gentle Slope  
**Local Topographical Name** - None

**Aspect** - South-east

### 16. Open spaces and other unbuilt areas:

Main types of Open Space - Incidental Open Space with some Tarmac; Derelict/Empty sites  
Significance of Public Open Space - Low  
Significance of Private Open Space - Low  
Degree of linking of Main Open Spaces - Low

### 17. Additional information:

# Newcastle Character Assessment: Urban Areas

## Area L 148: Pilgrim Street: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Historic street approach to Tyne Bridge	<p>Opportunity for redevelopment to provide cohesion and strong pedestrian links with adjacent areas –lead to be taken from Eldon Square, and St Mary's Place Character Areas</p>	<p>Neglect demolition sites and 'ends' of demolished buildings</p>	<p>Refer to Conservation Area Management Plan</p>
	<p>Opportunity to integrate new open space(s)/ square(s) to form focus of area, e.g. size of Eldon Square located within area of Plummer Tower or Carliol Square/ Worswick Street, Swan House</p>	<p>More car parking</p> <p>Standard highway engineering</p>	<p>Refer to Graingertown Maintenance manual</p> <p>Take lead from</p>
	<p>Strengthen pedestrian links and provide alternative solutions to routes reliant on subways and deck access.</p>		
	<p>Promote coherence with use of paving materials and street furniture</p>		
	<p>Enhance and improve settings of landmark buildings, e.g. Holy Jesus Hospital, Plummer Tower.</p>		
	<p>Retain views of All Saints Church from Pilgrim Street</p>		
	<p>Upgrade 'side ' streets, e.g. Oxford Street</p>		

# Newcastle Character Assessment: Urban Areas

## Area L 148: Pilgrim Street: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
	<p data-bbox="869 331 1377 406">Minimise impact of traffic on Pilgrim Street and promote pedestrian use</p> <p data-bbox="869 446 1377 521">New development to promote quality of design, scale, and sense of place</p> <p data-bbox="869 561 1377 796">Retain alignment of original buildings (pre- 1960) along Pilgrim Street – promote as extension to Northumberland Street in quality of design, with facade improvements, and improved pedestrian links.</p>		