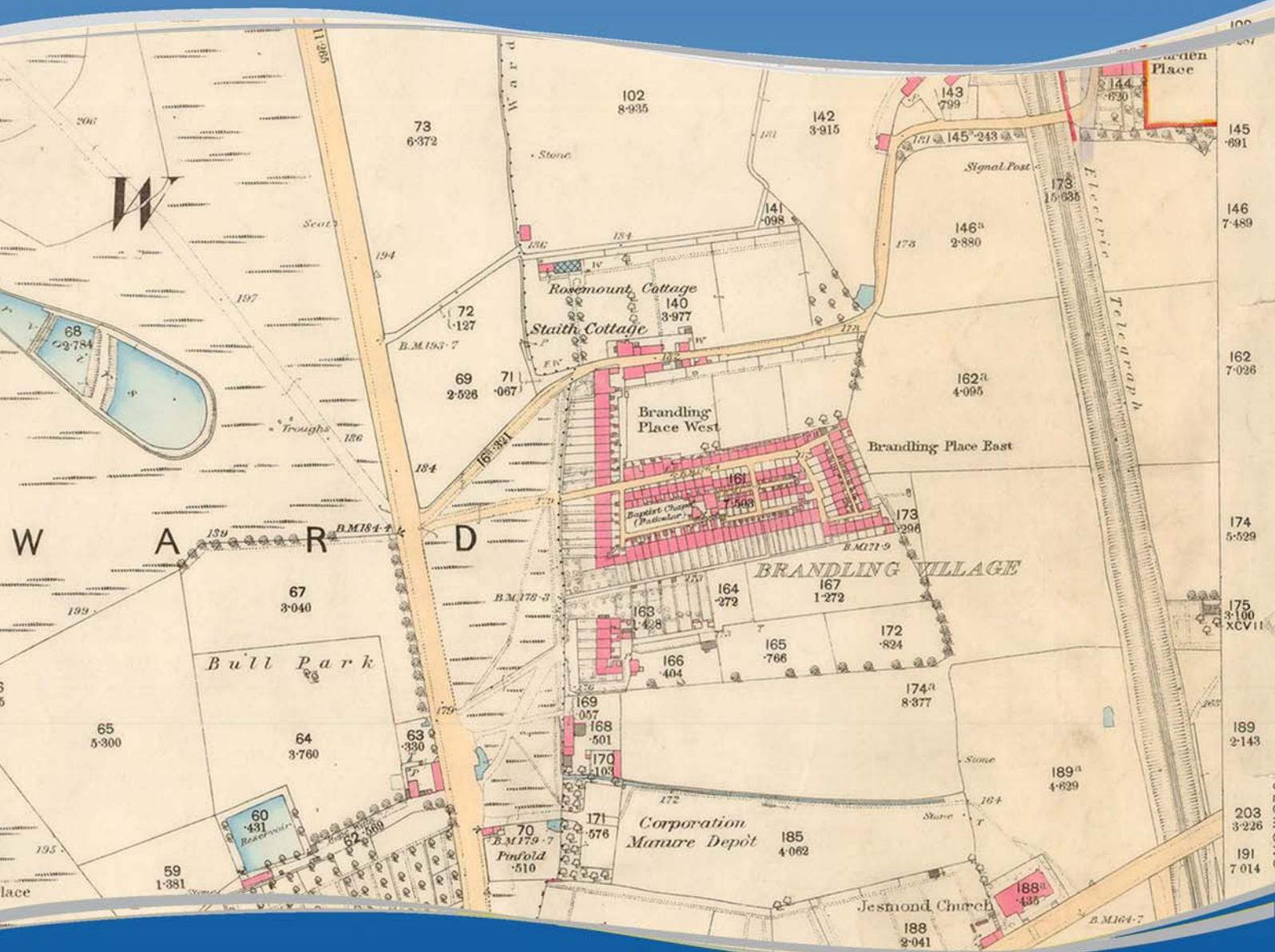


# Brandling Village

Conservation area management plan  
Development guidance note



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### **March 2011**

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# **Brandling Village**

## Conservation Area Management Plan

### Development Guidance Note

Adopted May 2009

Updated March 2011

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# Section 1:

## Introduction, aims and context

This document was first adopted by the council as a Development Guidance Note (DGN) in May 2009. It has been updated for accuracy in March 2011. Only minor alterations have been made; there are no material amendments.

### 1.1 Introduction

Brandling Village Conservation Area was designated in 1976. A conservation area is defined by Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as being an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

A character statement was prepared and adopted as Supplementary Planning Guidance (SPG) under the Unitary Development Plan (UDP) in December 2001 by the council. It was updated to be factually accurate and photographs were added in 2005. The Character Statement provides a comprehensive assessment of the physical character and appearance of the conservation area and defines what elements are of merit, what the key issues are, what opportunities exist for preservation and enhancement and which elements detract from the conservation area. Its purpose is to provide a benchmark for assessing the impact of development proposals on the character or appearance of the conservation area.

The Management Plan is the next step after the designation process and preparation of the character statement for the area. The plan provides guidance through policy statements to enable the effective management of change and secure the preservation and enhancement of the special character and appearance of the conservation area. This is in accordance with Section 71 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and Government Guidance in Planning Policy Statement (PPS) 5 – Planning for the Historic Environment.

The structure and content of the Management Plan is based on guidance published jointly by English Heritage and Office of the Deputy Prime Minister (ODPM) (now Department for Communities and Local Government) in August 2005.

### 1.2 Aims of Management Plan

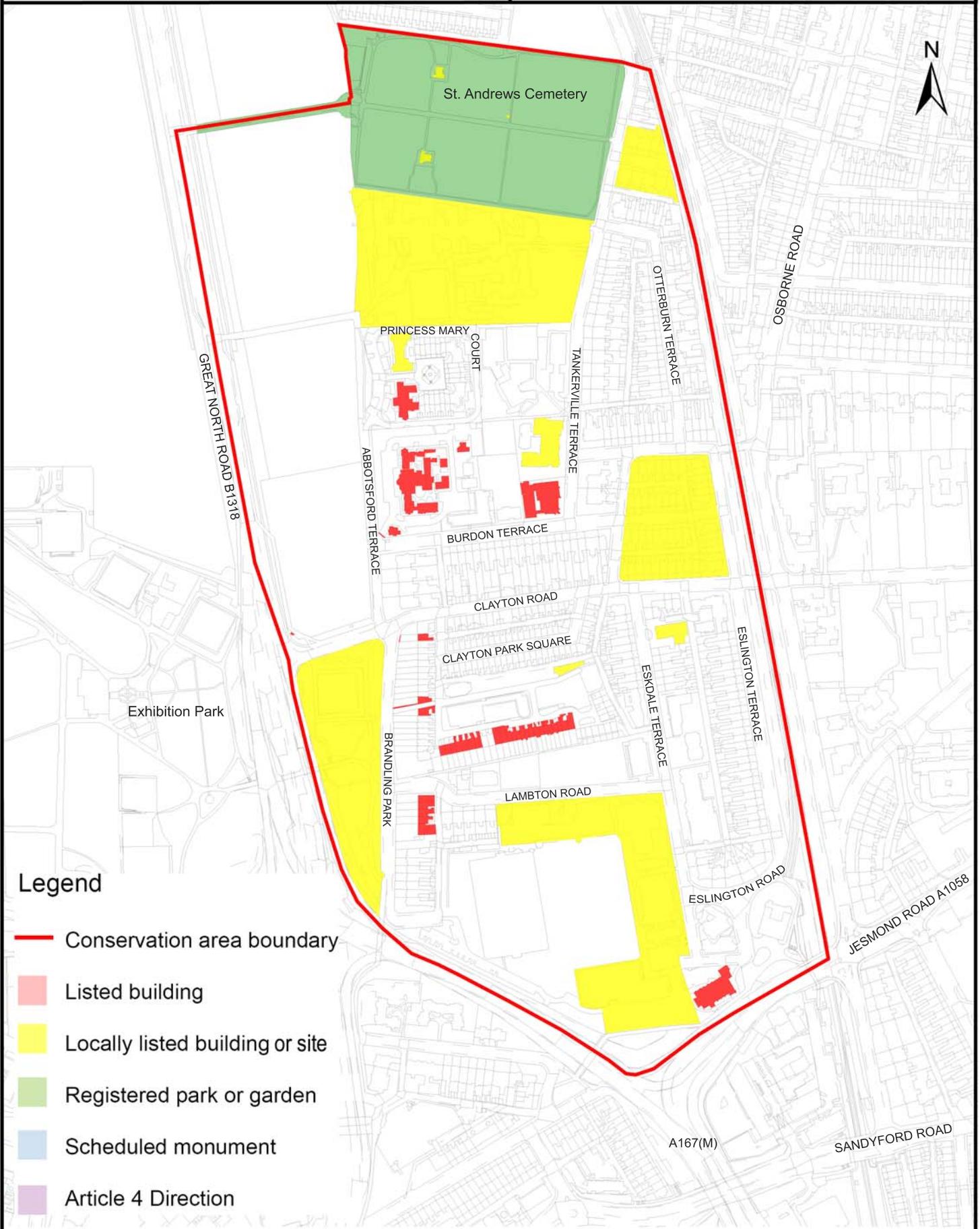
The Management Plan is based on the Brandling Village Conservation Area Character Statement (adopted 2001, updated 2005). It has four objectives:

1. To establish and define the significance of the conservation area as a whole and of the individual elements, which contribute to that significance, building on the Character Statement.
2. To assess and define the threats and opportunities within the conservation area and how these impact on the significance of the individual elements and of the area as a whole.

3. To provide a benchmark for assessing and managing change.
4. To provide policy guidance to ensure that the character and appearance of the conservation area will be maintained through the effective management of change and that those opportunities to enhance the character and appearance are maximised.

### **1.3 Context of the Management Plan**

The policy context of the Management Plan is outlined in Appendix 1. The Management Plan is a Development Guidance Note (DGN), which is part of the Local Development Framework (LDF).



Legend

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

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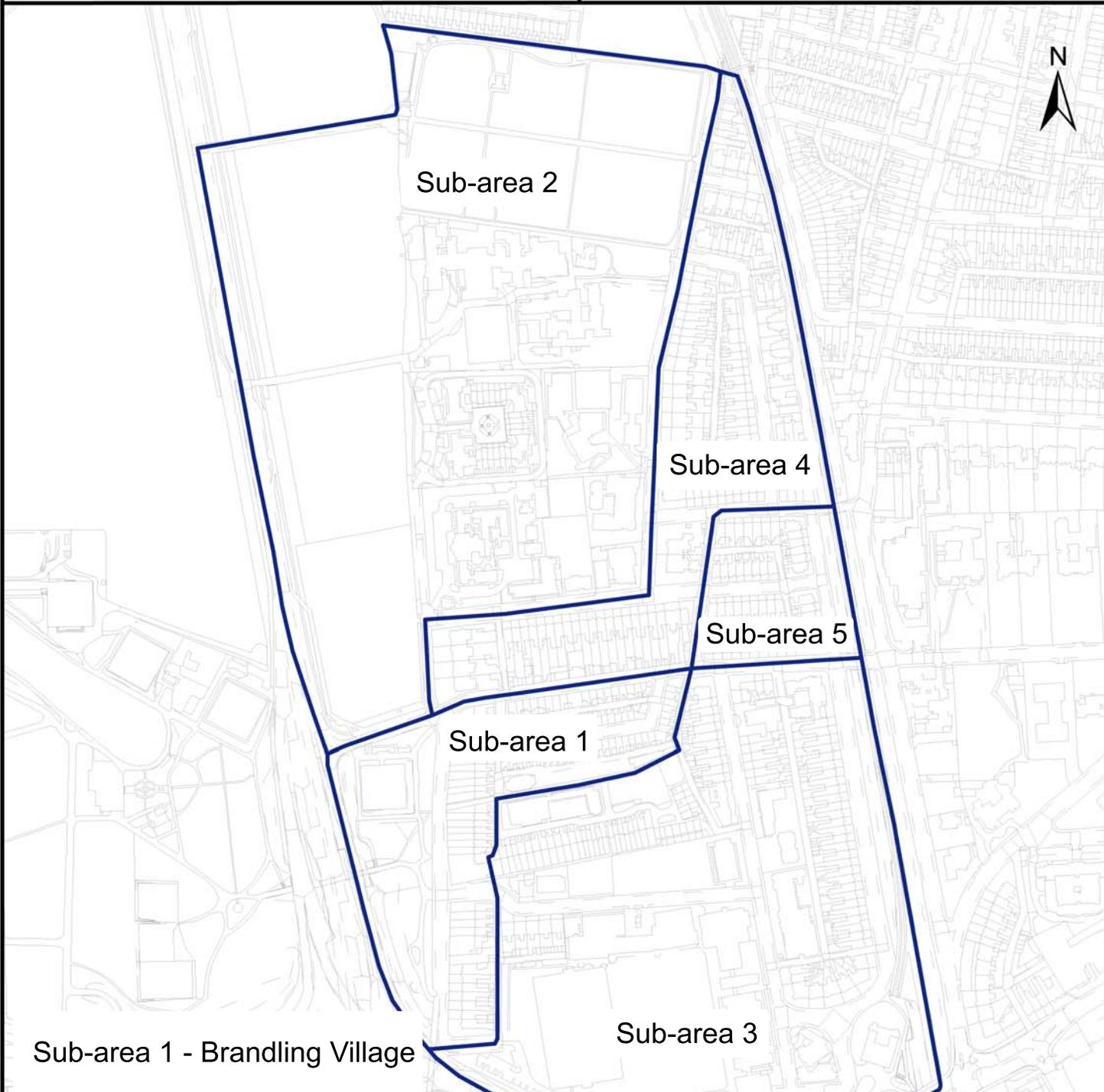
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Sub-area 1 - Brandling Village

Sub-area 2 - Playing fields, St. Andrew's Cemetery and large institutional buildings

Sub-area 3 - Mid Victorian suburban development south of Clayton Road

Sub-area 4 - Mid Victorian and early twentieth century suburban development north of Clayton Road

Sub-area 5 - Early twentieth century Arts and Crafts residential development

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## **1.4 Brandling Village Conservation Area**

### **1.4.1 Purpose of designation**

Brandling Village Conservation Area was designated in 1976. It is an excellent example of a Victorian and Edwardian suburb that was essentially developed between 1820 and 1920. It was designated to reinforce existing local plan policies and protect the uniformity and architectural quality of the Victorian and Edwardian terraces from unsympathetic home improvements by the individual occupants.

Within this conservation area, there are 36 grade II listed buildings. The conservation area status provides protection for all trees within the designated area.

### **1.4.2 Principles of character**

Brandling Village contains some of the best examples of late-Georgian, Victorian and Edwardian domestic architecture in the city. These terraces are set largely in a mature landscape with views over Exhibition Park and the Town Moor. They range from elegant Georgian residences to workers cottages.

The western side of the conservation area is soft landscaped open space with school playing fields and Brandling Park adjacent to the Great North Road. To the east of these are St Andrew's and Jesmond Cemeteries and the independent school playing fields off Lambton Road.

The three large, mid-Victorian institutional developments – the Northern Counties School for the Deaf, the former Princess Mary Maternity Hospital and the Fleming Memorial Hospital – together with the later 19<sup>th</sup> century Jesmond United Reformed Church and the Newcastle Church High School, are all set within spacious landscaped grounds. All of these individually designed buildings are of architectural merit and social importance, and provide an insight into the development of 19<sup>th</sup> century society. These buildings are also landmark buildings, both within the conservation area and when viewed from beyond. The spire of Jesmond United Reformed Church and the campanile tower of the former Princess Mary Maternity Hospital are dominant skyline features. The only open views into this conservation area are from the Great North Road, across the playing fields and Brandling Park. The 19<sup>th</sup> century residential terraces of Brandling Park and Abbotsford Terrace, together with the three institutional buildings, create a very strong silhouette. The parkland type setting and long views complement the formality and architectural integrity of the group.

To the east of Brandling Village, the density of the grain of the conservation area increases with predominantly mid-Victorian to early -20<sup>th</sup> century residential terraces. The design of these terraces is simple and restrained with a strong architectural integrity and uniformity.

The main axis of the road layout is parallel to the 1860s Blyth and Tyne railway line, now the Metro line. It also closely follows the historic network of fields and footpaths, as shown on early 19<sup>th</sup> century maps.

Direct views into the conservation area are limited from Osborne Road, as the wall which follows the Metro line and the Central Motorway both form major physical and visual barriers.

### 1.4.3 Boundaries

Brandling Village Conservation Area is directly to the north of the city centre. It is bounded by the Great North Road to the west, the Metro line to the east, the northern boundary of St Andrew's and Jesmond Old Cemetery and the Central Motorway to the south.

### 1.4.4 The sub-division of the conservation area

Within Brandling Conservation Area there are five identifiable sub-areas with distinctive character and appearance. These sub-areas have been determined by the historical townscape of the village, the architectural styles, period and use of the buildings and the landscaped setting.

These are:

- **Sub-area 1 – Brandling Village**

Brandling Park, Brandling Place South, Clayton Road (south side), Clayton Park Square and Abbotsford Terrace.

- **Sub-area 2 – playing fields, St Andrew's Cemetery and large Victorian institutional buildings**

Great North Road, Burdon Terrace (north side) and Tankerville Terrace (west side).

- **Sub-area 3 – mid-Victorian suburban development south of Clayton Road and independent schools**

Clayton Road (south side), Eslington Terrace, Eskdale Terrace and Lambton Road.

- **Sub-area 4 – mid-Victorian and early-20<sup>th</sup> century suburban development north of Clayton Road**

Burdon Terrace (south side), Tankerville Terrace (east side), Otterburn Terrace and Haldane Terrace (north side).

- **Sub-area 5 – early 20<sup>th</sup> century Arts and Crafts residential development**

Haldane Terrace (south side), Kingsland, Clayton Road (north side) and Eslington Terrace (west side).

## Section 2:

# Special characteristics of the sub areas – listed buildings, locally listed buildings, key issues and vulnerabilities

Significant buildings within Brandling Village Conservation Area include; 36 grade II listed buildings, the late-Georgian, Victorian and Edwardian terraced housing and the Victorian and Edwardian institutional buildings.

## 2.1 Sub-area 1 - Brandling Village

### 2.1.1 Grade II listed buildings and structures

- 8-13 Brandling Park – terrace of houses – early 19<sup>th</sup> century.
- 21 Brandling Park – end of terrace house – early 19<sup>th</sup> century.
- 22 Brandling Park and wall attached – end of terrace house – early 19<sup>th</sup> century.
- 32 Brandling Park – terraced house – c1830.
- 32 Brandling Park – front garden walls – early to mid 19<sup>th</sup> century.



Brandling Park

These properties sit within three short, well designed terraces fronting onto Brandling Park, forming part of the earliest surviving development of Brandling Village. They are built in English bond brick with ashlar basements and dressings, Georgian or early Victorian sash windows and pitched roofs, principally in Welsh slate. They were originally designed as two bay dwellings (with the exception of number 8 which is three bay) with basement, two storeys and attic.

Curtilage – deep garden frontages to Brandling Park, original boundary treatment of course sandstone, brick or sandstone plinth with iron railings. Rear back yards enclosed by brick walls.

Use – residential.

- 22-28 Brandling Place South – terrace of houses – 1821.
- 31-33 Brandling Place South – terrace of houses – c.1822.
- 34-46 Brandling Place South – terrace of houses – c.1823.



Brandling Place South

A charming terrace of houses developed in three phases between 1821 and 1830, contemporary with the early development of Nos. 14-33 Brandling Park.

Numbers 22-28 Brandling Place South are two storey dwellings, brick fronted with ashlar basements and dressings with the exception of numbers 25-26 Brandling Place South which are sandstone ashlar fronted. The rear elevations to all the houses are constructed in stone. The design is principally two bay with Georgian or early Victorian sash windows and pitched Welsh slate roofs.

Numbers 31-33 Brandling Place South – three terraced houses with ashlar facades, whilst two bays wide and two storeys in height, are distinctive from the remaining terrace for their Regency style. Contemporary with Thomas Oliver's stucco terraces at Leazes Crescent. Renewed sash windows and Welsh slate roof.

Numbers 34-46 Brandling Place South – principally two bay and two storeys constructed in sandstone ashlar with Welsh slate roofs.

Curtilage – deep front gardens with varied boundary treatment; random rubble sandstone, ornamental iron railings set in a sandstone plinth, stucco rendered walls, white painted timber picket fencing and hedging. Rear back yards, some properties retain the original random rubble, sandstone walls with their distinctive pitched, modelled profile, over the outhouse roofs.

Use – residential.

### 2.1.2 Locally listed buildings and structures

- ID: 46 Brandling Park.
- ID: 63 Collingwood Public House – Brandling Village.



Brandling Park

### 2.1.3 Key issues and vulnerabilities

- Erosive threat from minor changes to unlisted properties.
- The retention or re-instatement of single family use in terraces (from multi-occupation houses or office use).
- Management of minor, but harmful, alterations to properties of architectural interest.
- Traffic management.
- Management and setting of the remainder of the site of the former Victorian miners cottages to the rear of Brandling Place South – currently in use as a surface car park.
- Shopfront design.
- Review of tree protection in the area, particularly in relation to veteran and specimen trees now over 30 years old and trees in larger gardens.
- Protection of traditional boundary and streetscape treatments.

## 2.2 Sub-area 2 – playing fields, St Andrew’s Cemetery and large Victorian institutional buildings

### 2.2.1 Grade II listed buildings and structures

- **The former Phillipson Memorial Orphanage**

Boys Orphanage – 1873 designed by the Manchester Architect Geo. J. Redmagne and donated by Ralph Clark Phillipson. Designed in the Victorian picturesque style. Principally three storey, red brick façade with ashlar dressings, polychromatic brickwork arches and steep pitched roof clad in green Westmorland slate. The campanile tower of this building is a significant skyline feature. The building is set within the grounds of the Northern Counties Orphanages which additionally included the Abbot Memorial Girls Orphanage School and former linking chapel.

Curtilage – Bounded by random rubble sandstone wall. 1990 residential development to the rear.

Use – residential.

- **Fleming Memorial Hospital – hospital for sick children – 1887.**
- **Hospital Porters Lodge – 1887.**
- **Gate Piers and Gates – c1887.**



[Fleming Memorial Hospital](#)

Commissioned by John Fleming in memory of his wife. Designed by John Quilter and George Wheelhouse in Jacobean Revival style. Two and three storey, built in red brick with sandstone ashlar dressing, green Lakeland slate roof with lead cupolas.

Curtilage – bounded by iron railings set in sandstone plinth. New build office development to the rear.

Use – offices.

- **Jesmond United Reformed Church and Hall – non-conformist church 1887-8.**



Jesmond United Reformed Church

Designed by W.L. Newcombe in the 'Free Gothic style' – coursed squared sandstone with roofs of graduated Lakeland slate. The square belfry is an important skyline feature.

Curtilage – low sandstone wall.

Use – non-conformist church.

- **Drinking fountain at corner of Clayton Road – c1901.**

Erected by public subscription in memory of W.D. Stephen 1827-1901, mayor and sheriff of Newcastle. Signed by architects Marshall and Tweedy and sculptor W. Donaldson. Constructed in sandstone with a pink granite basin.

### 2.2.2 Locally listed buildings and structures

- ID: 58 Church High School and Church High Junior School, Tankerville Terrace – 1889.
- ID: 64 Colvill Memorial Fountain, Great North Road
- ID: 79 Fleming Memorial Patients Shelter – Great North Road.



Church High School



St. Andrew's Cemetery

- ID: 80 Former Abbot Memorial Orphanage.
- ID: 202 Northern Counties School, Tankerville Terrace.

- ID: 224 St Andrew's Cemetery Chapels – St Andrew's Cemetery.
- ID: 246 War Memorial, St Andrew's Cemetery.

### **2.2.3 Key issues and vulnerabilities**

- Presumption against any further infill developments within the grounds of the institutional buildings to retain the spacious landscape setting.
- Management of harmful minor alterations to properties of architectural interest.
- Decline of mature trees and the need for replacement planting and good aftercare.
- Maintenance of St Andrew's Cemetery and suitable new uses for the chapels.
- Retention of the high stone wall along Tankerville Terrace to mask poor quality modern development.
- Protection of roads and paths constructed of original materials.

## 2.3 Sub-area 3 – mid-Victorian suburban development south of Clayton Road and independent schools

### 2.3.1 Grade II listed buildings and structures

- **Jesmond Parish Church and choir vestry attached**



Jesmond Parish Church

Parish church dated 1857-61, vestry dated 1874. Built by John Dobson in the Gothic style. Coursed squared sandstone façade with large windows decorated with flamboyant tracery. Welsh slate roof. The square tower is the most dominant skyline feature at the southern end of the conservation area and is visible from important views such as that from the Central Motorway.

Curtilage – to front raised lawn, with sandstone retaining wall.

Use – Anglican Church.

- **Piers from Hospital of the Virgin Mary, Royal Grammar School, Eskdale Terrace – C13.**

Two sandstone piers originally from the Virgin Mary Hospital on Westgate Road.

### 2.3.2 Locally listed buildings and structures

- ID: 85 Former Jesmond Synagogue – Eskdale Terrace.
- ID: 200 Royal Grammar School – Eskdale Terrace.



Former Jesmond Synagogue

### 2.3.3 Key issues and vulnerabilities

- The retention or re-instatement of single family use in terraces (from multi-occupation houses or office use).
- Management of harmful minor alterations to properties of architectural interest.
- The retention, where possible, of landscaped gardens as a setting for buildings.
- Improvement of the setting and appearance of gardens on Eslington Terrace.
- Traffic management and control of intrusive parking within property curtilage.
- Retention of original, traditional highway surfacing.

## 2.4 Sub-area 4 – mid-Victorian and early 20<sup>th</sup> century suburban development north of Clayton Road.

### 2.4.1 Locally listed buildings and structures

- ID: 123 Henshelwood Terrace.



Henshelwood Terrace

### 2.4.2 Key issues and vulnerabilities

- The retention or re-instatement of single family use in terraces (from multi-occupation houses or office use).
- Management of harmful minor alterations to properties of architectural interest. Control inappropriate extensions inclusive of dormers.
- Retention, where possible, of original boundary treatments and reinstatement of front gardens.
- Retention of original, traditional highway surfacing.
- Management of traffic and control of intrusive parking within property curtilage.

## 2.5 Sub-area 5 – early 20<sup>th</sup> century Arts and Crafts residential development

### 2.5.1 Locally listed buildings and structures

- ID: 235 Arts and Crafts dwellings, Eslington, Kingsland and Haldane Terraces and Clayton Road (north).



Eslington Terrace



Clayton Road

### 2.5.2 Key issues and vulnerabilities

- Fine example of Arts and Craft dwellings, many retaining original elements e.g. wooden leaded windows and flat roofed dormers on front and rear elevations.
- The retention or re-instatement of single family use in terraces (from multi-occupation houses or office use).
- Management of harmful minor alterations to properties of architectural interest. Control inappropriate extensions, inclusive of dormers.
- The retention, where possible, of landscaped gardens as a setting for buildings.
- Retention, where possible, of original boundary treatments. Exclude parking within the front of the property curtilage.
- Retention, where possible, of original, traditional highway surfacing.
- Retention, where possible, of appropriate small trees in front gardens and encourage regular management

## Section 3:

# Development issues within Brandling Village Conservation Area

### 3.1 Landscape

Although only ten minutes walk from the retail heart of the city centre, one of the defining features of Brandling Village Conservation Area is its large areas of soft open space, especially to the west, between Brandling Park and the Great North Road and to the north at St Andrew's Cemetery. This provides a highly desirable setting for the terraces of large, quality housing and the Victorian institutional developments, giving a unique 'village-like' feel to the area. Mature trees and thick shrubbery enhance the natural environment of these open spaces and Brandling Park offers a pleasant green oasis for locals, with a village green atmosphere. This park currently holds a Green Flag Award, which recognises and rewards the best green spaces in the country and an existing Management Plan seeks to encourage increased improvement in the quality of this area.

Many of these areas are protected by their public open space or historic park status and their retention and further enhancement is to be encouraged.

Landscaped gardens with mature trees provide a setting for some of the large, traditional dwellings and institutions in the area. The character of these sites should also be preserved and a presumption against any insensitive infill development.

There are also a number of independent schools in the area which contribute to the local community, the city economy and the region. Many of the schools were originally set within spacious grounds. Over the years they have expanded and developed or improved their facilities eroding the areas of open space within their sites. It is important to protect these areas from further development pressure or erosion and preserve the remaining character of the sites. These institutions should be encouraged to draw up comprehensive strategies for their sites, such as that developed by the Royal Grammar School in 2002, to ensure that any development is appropriate in relation to the context of the sites and their future management.

### 3.2 Conversion of historic buildings

Brandling Village is typified by large, traditional dwellings offering good quality spacious and convenient accommodation. Given the close proximity of the area to the city centre there is likely to be constant pressure to convert these houses to commercial use or subdivide the housing into flats. One of the main objectives of the Management Plan is to encourage retention of this large, good quality, housing stock for single household occupation and protection is afforded through Unitary Development Plan Policy H3, where development would not be allowed where it results in the loss of large, quality housing, of this type, in single household occupation.

### 3.3 Alterations

Certain properties in the conservation area have received unsympathetic alterations, some resulting in the loss of original features, such as the replacement of timber sash window frames with uPVC, loss of original chimney stacks and natural slate roofs, for example on Clayton Park Square. This can degrade the quality of a whole terrace, especially in instances such as Clayton Park Square, where the street has a simple, unified appearance, which creates a strong townscape feature. Additionally, a desire to increase floorspace has often resulted in some overbearing and poorly designed rear extensions. Such additions have significantly altered the former character of many of the streets and/or rear lanes in the conservation area, for example Eslington Terrace.

### 3.4 Repairs

Prior to any work involving the repair or refurbishment of buildings within the conservation area, it is important that scholarly archival research is undertaken to inform the proposed scheme. It is important that the domestic form and historic features of many of the terraces in the conservation area are retained and not allowed to be subject to alterations, which will detrimentally affect their character. An Article 4(2) Direction could be used to control unwanted alterations to unlisted buildings that are normally permitted development under the Town and Country Planning (General Permitted Development) Order 1995 as amended. Extensions which disrupt the rhythm, symmetry and continuity of the built form or which are in unsympathetic materials will generally be resisted.

### 3.5 Historic street surfaces



Historic rear lane in Brandling Village

Historic surfaces form an essential part of the conservation area and add considerable value to the appearance of the built form such as the cobbled back lane to Brandling Park South. The importance of these surfaces should be recognised as a real asset to the character of the conservation area and, where possible, the surfaces retained and maintained so that this character is preserved.

### 3.6 Boundary treatments

Walls and railings are also particularly strong features, which make a significant contribution to the conservation area. Again, where possible, these should be retained, where existing and their reinstatement encouraged.

### 3.7 Back lanes

A number of back lanes in the area, especially on the commercial streets, are subject to refuse bins being left out continuously, which is detracting from the appearance of the conservation area and causing additional highway safety and security problems. The City Council has applied a number of measures in the past to tackle this problem, such as the threat of removing the bin if it is not taken in and public awareness campaigns to make occupiers aware of the dangers of leaving bins out. However, maintenance of the action is key to ensuring any campaign is successful, especially in areas where there is a transient population and new occupiers subsequently come in who are not aware of the campaign. Further work needs to be done on this issue by the City Council to ensure the message continues to be fed to existing and new occupiers in the area.

### 3.8 Shopfronts



Good quality, traditional shopfronts on Clayton Road

Although there are some very good examples of quality shopfronts within the conservation area, some are poorly designed and have modern infill frontages incorporating inappropriate signage, which can significantly detract from the character and appearance of the conservation area. An objective of the Management Plan is to encourage, where possible, the preservation, restoration or improvement, as appropriate; of shop frontages in the conservation area, for example on Clayton Road.



This shopfront features an unusual brick plinth to the bottom, with attractively decorative columns and pilasters, and a traditional painted fascia sign.

### 3.9 New development

The land to the rear of Clayton Park Square, between The Collingwood Arms and 'At Brandling' (previously the site of the Victorian miners' cottages) is currently in use as a surface car park. This area provides essential parking for the two commercial activities but is poorly laid out and provides a generally unsympathetic setting to the rear elevations of Clayton Park Square and the recently built Central High School arts building. This space presents a major opportunity for a high quality and imaginative design solution potentially incorporating some soft landscaping to provide a much-improved area of parking, which contributes positively to the streetscape of the conservation area.

The development of small mews houses to the rear of houses on Burdon Terrace, facing Clayton Road, has been approved where it would preserve the character of the area through meeting the design requirements of "Development Constraints and Enhancement proposal for Clayton Road (Back Burdon Terrace), Brandling Village", 25/11/1994.

Jesmond Metro station has been identified as a potential development site. The space around the station building, including art work creates an attractive pavilion in a park open space. This adds to the character of this part of the conservation area. The need to improve the public realm, whilst retaining the landscape character of the space would be key elements of any development opportunity on the site.

## Section 4:

# Transport issues within Brandling Village Conservation Area

The Brandling Village Conservation Area is bounded by major highway networks on two sides: the Great North Road to the west and the Central Motorway to the south. The Metro line bounds the area to the east. Roads within the conservation area are typically local in nature. Clayton Road provides a west east route across the conservation area, linking the Great North Road with Osborne Road.

At the present time the Brandling Village area is well served by public transport in the form of the Metro and bus routes. It is important that these services (particularly the bus routes) are maintained.

The big traffic generators in the area are the private schools which have a very wide catchment area, such as Central High School and West Jesmond Primary School (just outside the conservation area to the north) along with the churches in the area (principally weekends) and commuters into the city. The City Council is working with state and independent schools in the area with a view to developing Green School Travel Plans, such as that developed by the Royal Grammar School (which is currently under review), to encourage pupils to use alternative means of transport.

In terms of parking, the whole of the Brandling Village Conservation Area is covered by the Jesmond Residents Parking Scheme, introduced in 1998 and extended in 2000. Given the proximity of the conservation area to the city centre and the Metro, this was considered necessary to protect residential amenity and restrict commuter parking in the area. The pressures on parking within the area are principally from commuters, some commercial users on Lambton Road and 'school drop-off' traffic. Limited waiting and other parking restrictions operate in those streets with commercial frontages such as Clayton Road to ensure there is adequate parking for shoppers.

As the parking schemes are considered to work well at present there is little change proposed to the current arrangement. However, the city council has recently become responsible for enforcement of parking on yellow lines as well as bay parking and it is likely that all parking traffic restriction signs will now need to be revised in line with Standard Traffic Regulation Order restrictions. An opportunity therefore exists to review the size, location and amount of parking signs eliminating unnecessary signs and posts and exploring opportunities to mount signs on buildings, walls and existing posts.

There is the opportunity to minimise the use of yellow lines and use Controlled Zones or Restricted Zones, in line with the Traffic Signs Regulations and General Directions 2002. This would assist in reducing the amount of signs and markings needed and hence minimise unnecessary street clutter to the benefit of the visual character of the conservation area.

## Section 5:

# Future management

### 5.1 SWOT analysis

#### 5.1.1 Strengths

- Survival of the late-Georgian and Victorian Brandling Village.
- 20<sup>th</sup> century apartment developments and school buildings.
- Group value of late-Georgian and early 20<sup>th</sup> century Victorian and Edwardian terraced and semi-detached housing. Uniformity provided by similar scale and use of materials but diversity of design and detailing.
- Arts and Crafts dwellings, Eslington, Kingsland and Haldane Terraced and Clayton Road (north).
- Six large Victorian institutional buildings of architectural merit set in spacious landscaped grounds (three are grade II listed).
- The important role of the local independent schools to the local community, city economy and the region.
- Mature treed landscape setting occupying almost half of the conservation area, notably to Brandling Park, Abbotsford Terrace and the Victorian Institutional buildings.
- Attractive front garden settings to: Brandling Park, Branding Place South, Abbotsford Terrace, Tankerville Terrace, Otterburn Terrace and Haldane Terrace.
- The white brick terraces of Clayton Park Square and the south side of Clayton Road (uniformity and formality of materials and details).
- Survival of traditional shopfronts, for example Carrs the Barbers.
- Village ambience.
- Survival of the Victorian Brandling Park.
- Survival of 19<sup>th</sup> century network of roads and footpaths.
- Survival of traditional street surfaces such as the cobbled street to the rear of Brandling Park.

- Skyline features of Jesmond United Reformed Church tower and Phillipson Orphanage campanile tower.
- Views from the Great North Road and Town Moor.
- Retention of residential use.
- Mature treed landscape along Metro line and Burdon Terrace.
- Skyline features including Jesmond Parish Church.

### 5.1.2 Weaknesses

- Condition of the Bowling Pavilion in Brandling Park.
- 20<sup>th</sup> century developments, extension to Church High School on Tankerville Terrace and Central High School science building on Eskdale Terrace.
- The site of the former Victorian miner's cottages to the rear of Clayton Park Square. Surface car park use and disparate and unresolved development, which contributes to the reduced streetscape quality and detracts from the conservation area.
- Clayton Road and Clayton Park Square – some poor quality shopfronts, security measures and signage.
- Terraced and semi-detached housing – incremental loss of original historic features and detailing. Poor quality and inappropriate modern extensions and alterations, inclusive of dormers, rooflights and uPVC window frames.
- Loss of original garden boundary treatment, varied poor quality replacement boundary treatment, 'roller shutter' style garage doors and poor maintenance of front gardens.
- Development pressure of multi-occupancy and office use of terraced housing.
- Lambton Road – fence enclosing the school playing fields.
- Jesmond Metro station – lack of spatial definition on the south side.
- Jesmond Parish Church – pedestrian route into the city beside the motorway.
- Loss of front gardens to in-curtilage parking.
- Decline and loss of mature trees, particularly along playing field boundaries and lanes.
- Temporary buildings at the Fleming Hospital.
- Unsympathetic infill development on Back Burdon Terrace.

### 5.1.3 Opportunities

- Brandling Park – enhancement and management of the landscaping to maintain Green Flag quality.
- Car park at the site of the former Victorian miners' cottages – improvement.
- Original streetscape and alleys – retention and enhancement inclusive of surface treatment.
- Potential use of targeted Article 4 Directions (in relation to specific streets and specific types of works) to control incremental development and loss of original historic fabric, features and detailing.
- Terraced properties – potential reinstatement of appropriate boundary treatment. Prevention of in-curtilage parking within front gardens and reinstatement of gardens.
- Retention, where possible, the large, traditional, good quality dwellings for single household occupation under policy H3 in the Unitary Development Plan (UDP).
- The retention or re-instatement, where possible, of single family use for terraced housing from multi-occupation or office use.
- Jesmond Metro station – improve landscaped setting.
- Traffic management and associated signage.
- Cemetery – appropriate maintenance.
- Removal of temporary buildings and improving or replacing existing poor quality modern buildings from the Fleming Hospital site.

#### 5.1.4 Threats

- Loss of 'village' identity.
- Loss of residential use and character of the conservation area for commercial/other use.
- Late-Georgian, Victorian, Edwardian and early 20<sup>th</sup> century development – incremental loss of original fabric, features and detailing, unsympathetic later extensions and erosion of garden setting.
- Loss of traditional streetscape and boundary treatments.
- Victorian Institutional developments – further modern infill within the grounds resulting in erosion of open space and landscape setting.
- Traffic and congestion at peak times.
- Development that impacts on key views within the conservation area.
- Loss of mature trees.
- Inappropriate storage of refuse containers.

## 5.2 Key points

- Prevent, where possible, incremental erosion of open space on large institutional sites.
- Encourage, where possible, the appropriate maintenance, repair, and re-instatement of lost architectural features of all period development within the conservation area.
- Encourage, where possible, the comprehensive upgrading of the surface car parking area between the Collingwood Arms and 'At Brandling'.
- Where the opportunity arises through planning applications or other proposals there will be a presumption against the inappropriate subdivision of gardens and the insensitive infill of open space.
- Seek to preserve key views of Jesmond Parish Church tower and Phillipsons Orphanage campanile tower by ensuring that all new development respects and preserves these views from surrounding areas both within and outside the boundaries of the conservation area.
- Encourage, where possible, the appropriate maintenance of the landscape setting, parks and trees within the conservation area.
- Encourage the enhancement of the Bowling Pavilion in Brandling Park.
- Encourage, where possible, the reinstatement of all front garden boundary treatments to a historically appropriate, approved design.
- Encourage, where possible, the reinstatement of rear yard, brick boundary walls and timber gates or bi-folding doors for access.
- Where the opportunity arises and resources permit, ensure appropriate hard surfacing treatments are used in all future schemes within the conservation area.
- Encourage, where possible, the use of zoned parking schemes or investigate opportunities to minimise the extent of signage and double yellow line restrictions required within the conservation area.
- Encourage the rationalisation of all street signage and ensure that all signs, together with Private Finance Initiative (PFI) street lamps are carefully located with regard to landscaping and architecture.
- Retention of key views include Jesmond United Reformed Church.
- Development on Back Burdon Terrace will only be permitted if it meets with the approved guidance note and does not result in the loss of mature landscape features.

- Preserve and enhance the public realm around Jesmond Metro station.
- Any development within the conservation area should recognise the requirements for protected species. This is most likely to relate to the presence of protected species on development sites or in properties subject to demolition, extension or regeneration. Those most likely to be involved are bats and their roosts in existing properties. Any development must meet the legislative requirements, as set out in PPS9, ODPM circular 06/2005 and the Habitats Regulations, as amended 2007. The requirements are set out on our website: <http://www.naturalengland.org.uk/conservation/wildlife-management-licensing/default.htm>
- Where possible, opportunities should be sought to enhance biodiversity through the use of design principles.

### **5.3 Protection and enhancement**

This element of the Management Plan provides guidance for the conservation of the historic fabric of Brandling Village Conservation Area and is to be read in conjunction with the planning procedures contained within Appendix 2 of the Management Plan.

#### **5.3.1 Property extensions and alterations**

Extensions should be secondary and subservient to the host building and not alter the composition of its main elevations. Any alterations, including partial demolition should respect an existing building and its materials. All new work should complement the old in quality, texture and colour as well as method of construction. Artificial wall claddings and coatings or artificial roof slates will not generally be allowed on any elevation.

#### **5.3.2 Materials**

Planning permission will include conditions to ensure that traditional materials, appropriate to a particular building or site are used. Historically, the predominant building materials and finishes within Brandling Village Conservation Area are natural sandstone, brick and stucco.

#### **5.3.3 Roofs**

The roof is one of the most important parts of a property as it makes the building wind and watertight and can bring harmony to a townscape. The original roof material, ridge tiles and hip tiles should be retained and reused or replaced on a like for like basis. Within the Brandling Village Conservation Area Welsh slate is the predominant roofing material, although there are also some examples of Westmorland slate e.g. on the former Princess Mary Hospital and Lakeland slate on the former Fleming Memorial Hospital on Burdon Terrace. There are also some traditional clay tiles, for example on the Arts and Crafts terraces. Imitation slates or tiles are a poor substitute in quality and appearance for natural slate and detract from the character of a building and would not be allowed on listed buildings nor encouraged on unlisted buildings within the conservation area.

#### **5.3.4 Dormer windows and rooflights**

The conversion of loft space, that leads to the installation of inappropriate dormer windows and roof lights, can have a negative impact on the appearance of a building and detracts from the character of a roofscape. Dormer windows on terraces that did not incorporate such features as part of the original design will normally not be permitted. Where dormers formed part of the original design, any alterations or repairs must replicate the original pattern, and any new dormers on such terraces must replicate the established historic appearance, scale and material content. Where the Council has control rooflights will generally only be permitted on rear elevations and must be in a 'conservation style' in terms of design, materials and size.

### **5.3.5 Masonry, brickwork and pointing**

When repairing a building in a conservation area the original character of masonry and/or brickwork walls should be maintained by paying particular attention to the size, shape, colour and surface texture of any new materials and to the mix, colour and texture of the pointing.

### **5.3.6 Windows and doors**

Windows and doors are important components of a building and any alteration or replacement can significantly alter the character and appearance of a house. Wherever possible the original windows and doors should be retained and repaired in order to keep the integrity of the original design so preserving the character and proportions of the house. The efficiency (thermal capacity and soundproofing) of the windows can be increased through the use of appropriate secondary glazing or draughtproofing; although care must be taken that it does not compromise any original internal features.

Imitation replacement window styles and inappropriate replacement window materials (such as uPVC) are poor alternatives for traditional single pane, timber, vertical sliding sash windows. Mock sliding sash windows generally have heavy, top opening casements for the opening section, while uPVC windows have thicker, cruder frames than timber windows. These unsuitable styles and materials impact on the proportions and overall appearance of a window and a building. The character of a house is then changed, which has a detrimental impact on the overall appearance of the townscape of the conservation area.

### **5.3.7 Chimney stacks and other architectural details**

The shape, height and variety of chimney stacks and other architectural details on buildings in a conservation area contribute greatly to the local character and, where possible, should be retained and repaired.

### **5.3.8 Rainwater goods**

Original rainwater goods (mostly cast iron), such as gutters on brackets, downcomers and hoppers contribute to the character and appearance of buildings in a conservation area. uPVC rainwater goods attached to fascia boards have a negative impact on the appearance of a traditional house. Where possible original rainwater goods should be retained and repaired, or replaced on a like-for-like basis.

### **5.3.9 Colour and painting**

The architectural unity of Brandling Village Conservation Area, in whole or part, may depend on the use of specific colours for the decoration of external rendered walls, joinery or railings. Therefore original colour schemes should be retained. Walls and stone detailing which have traditionally not been painted should remain undecorated.

### **5.3.10 Aerials, satellite dishes and alarm boxes**

Aerials, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building. Where possible they should be situated inside or to the rear of a property or carefully located to minimise the impact on the character of the building. Planning permission is required if it is proposed to position a satellite dish facing on to a highway.

### **5.3.11 Gardens, grounds and trees**

The original pattern of gardens and grounds and the presence of trees contribute greatly to the character of Brandling Village Conservation Area. The vegetation cover should be retained and, as and when opportunities arise through the planning process, further enhanced by additional planting in gardens, grounds and appropriate open spaces of the forest-scale trees which characterise the area and also by introducing appropriate shrub planting, particularly hedges and railings to the front garden areas. Most of the mature trees are already protected by Tree Preservation Orders (TPOs) as well as having protection from conservation area status. The Tree Strategy Action Plan (1.2d) includes a commitment to review orders every 20 years.

### **5.3.12 Boundary treatments**

Original boundary treatments such as walls, railings and hedges play an important part in the character and appearance of the Brandling Village Conservation Area. These include the original features, where retained but also elements of the refurbishment works undertaken in the late-20<sup>th</sup> century, where original style boundaries were reinstated (railings on stone plinths to front gardens, brick walls to rears). These refurbishment works also provided parking spaces to both fronts and rears of some properties in a way which does not impinge unduly on the character of the conservation area and offer an example of a reasonably appropriate treatment to the rear garden and yard areas where additional parking is required. However, the absence of dividing boundaries between the front gardens, in particular, is regrettable, lending an institutional air and where possible these should be reinstated using appropriately styled railings or hedges. Where reinstated or replaced, original walls and railings should be replicated in terms of material, proportions and design.

### **5.3.13 Advertisements**

All advertisements within Brandling Village Conservation Area should be sympathetic to its historic character. New advertisement displays will be strictly controlled and the removal of inappropriate signs pursued. There will be a presumption against internally illuminated, projecting fascia signs and advertising above ground floor level. Advertisement hoardings of any description will not be appropriate.

### **5.3.14 New buildings**

Except for the replacement of later, poor quality development, there is little scope for new buildings within Brandling Village Conservation Area. However, prior to the development of any new build proposal within the conservation area, it is important that scholarly / archival research is undertaken to inform the proposed scheme. In addition, any new buildings

should be designed with reference to their surroundings and their impact on the character and appearance of the Brandling Village Conservation Area. Special attention should be paid to form, height, bulk, materials (style and colour), proportions of openings and detailing of roofs, windows and doors.

### **5.3.15 Undoing damage**

The council will use opportunities created through the planning process or other proposals within Brandling Village Conservation Area, to negotiate improvements which remove unsympathetic alterations or additions from existing buildings and which secure the proper repair or restoration of buildings, other structures and the landscape.

### **5.3.16 Street lighting**

The council entered into a PFI arrangement to provide and maintain its street lighting in 2004. The 25-year contract includes the gradual replacement of lights other than those that are 'deemed to comply', in other words that have been installed within the last ten years. The contractor is obliged to provide 'white' light whenever renewals are undertaken in conservation areas rather than standard low pressure sodium orange light. This will create a more traditional night-time atmosphere and appearance. The renewal programme will result in continuity of style and the introduction of 'white' light.

### **5.3.17 Enforcement**

The City Council seeks to be proactive in encouraging compliance to ensure that development is carried out in accordance within guidelines and in accordance with any granted permission. However, the Council, as a Local Planning Authority, has a duty to consider taking enforcement action where they believe there to have been a breach of planning control. The City Council's practice relating to planning enforcement is to follow Government advice in Planning Policy Guidance (PPG) note 18 – Enforcing Planning Control.

Key aspects of the enforcement service are to investigate alleged breaches of planning control, listed building control and advertisement control. PPG18 advises that, wherever possible breaches should be resolved without the need to take formal action. The Council will seek to negotiate and resolve any possible breaches rather than take formal action.

Where formal action is deemed to be necessary the legal system can be slow and offers the right to appeal at most stages in the process.

Further information can be found in the Planning Enforcement sub-section of the Environment and Planning / Planning Section in the City Council website – [www.newcastle.gov.uk](http://www.newcastle.gov.uk)

### **5.3.18 Conservation area boundary review**

The boundary of the conservation area will be subject to review as and when resources permit to ensure that the most appropriate areas are covered by the designation. Any review will be undertaken through consultation with the local community and other

consultees.

### **5.3.19 Character Statement and Management Plan reviews**

The Character Statement will be subject to periodic review. This review will be undertaken through consultation with the local community and other consultees. The Management Plan will also be subject to periodic review from the date of adoption and amended accordingly. This review will be undertaken through consultation with the local community and other consultees.

## Appendix 1:

# Policy Context of the Management Plan

The Management Plan is a development guidance note (DGN), which is part of the Local Development Framework (LDF). A Consultation Statement (CS) been produced concurrently with this guidance. There is no legal requirement to produce a Sustainability Appraisal (SA) or a Habitats Assessment (HA) for a DGN.

### **1 Regional Spatial Strategy (RSS)**

The revised Regional Spatial Strategy was formally published in July 2008; this set a broad spatial development strategy for the North East Region. It replaces the Regional Planning Guidance in the Development Plan for Newcastle and is a statutory part of our Local Development Framework (LDF). The Management Plan conforms to policy 32 of the revised RSS.

Note: the RSS is expected to be withdrawn in 2011.

### **2 Unitary Development Plan (UDP)**

Under the Planning and Compulsory Purchase Act 2004 a selected number of the Unitary Development Plan (UDP) policies have been saved until such a time as they are superseded by LDF policies. Therefore the Management Plan supplements the following saved UDP policies:

#### **Housing**

H2 Protection of Residential Amenity

H3 Protection of Mature Housing Stock/Large Traditional Dwellings

H4 High Quality Design and Landscaping in New Housing Development

#### **Sustainable Development**

SD2.1 Regular Review of Protection of Natural Assets and Built Heritage

SD2.2 Management of Natural Assets and Built Heritage to Conserve and Enhance their Value

#### **Built Form and Landscape**

EN1.1 New Development to Meet High Standards of Design

EN2 Appearance of the City

EN2.1 Protection of Views into and out of the City

EN3 Protection of Areas of Greatest Value and Retention of Trees

### **Open Space and Recreation**

OS1.4 Protection of Open Space

### **Nature Conservation**

NC1.1 Protection of Sites of Nature Conservation Importance [SNCI] and Sites of Local Conservation Interest [SLCI] NC1.5 Protection of Wildlife Corridors NC1.7 Protected Species Policy

### **Conservation of Historic Environment**

C1 Preservation and Protection of Built Heritage C2 Listed Buildings C3.1 Protection of Unlisted Buildings in a Conservation Area C4 Archaeology

### **Traffic Management**

T2 Traffic Management T2.2 Introduction of Traffic Calming in Residential Areas T5.4 Development of Cycle Routes

## **3 Wider Planning Policy Framework**

The following is a list of existing relevant policy and strategy documents

- North East England Plan: Regional Spatial Strategy to 2021 July 2008 (published by Government Office for the North East).
- PPS1 – Planning Policy Statement 1 – Delivering Sustainable Development
- PPS9 – Biodiversity and Geological Conservation.
- PPG15 – Planning and the Historic Environment
- PPG16 – Planning and Archaeology

- North East of England Plan: Regional Spatial Strategy to 2021 July 2008 (published by Government Office for the North East)
- Newcastle City Council, 'Regeneration Strategy' adopted November 2006
- Newcastle City Council 'Housing Strategy for Newcastle', adopted November 2006
- Brandling Village Conservation Area Character Statement, approved December 2001 as Supplementary Planning Guidance (SPG).
- Your Wildlife – the Newcastle Biodiversity Action Plan (NBAP) launched in 2001 and approved by Cabinet as Corporate Council Policy and Supplementary Planning Guidance (SPG) in 2003.
- "Trees Newcastle" A Tree Strategy for Newcastle upon Tyne -provides a policy for the protection, care and management of trees in Newcastle, approved June 2002.

## Appendix 2:

# Legislative framework of the Management Plan: planning procedures

The council has a duty to only allow developments in a conservation area that preserve or enhance its character or appearance. Demolitions, alterations, extensions and other works affecting the character or appearance of properties in a conservation area will probably require planning permission, Listed Building Consent or Conservation Area Consent.

The council generally requires more detail than usual with applications submitted for planning permission, Listed Building Consent and Conservation Area Consent for buildings within a conservation area. Written guidelines as to the extent and kind of detailed information required are available from Development Management. It is always advisable to discuss any proposals within Brandling Village Conservation Area with Development Management at the earliest opportunity.

### A2.1 Unlisted buildings - householder development within Brandling Village Conservation Area

Permitted development rights, i.e. the right to make certain types of minor alterations without needing to apply for planning permission, relating to household development have recently changed. On 01 October 2008 new legislation was introduced by Central Government aimed at making development rights more straight forward and easier to understand; further changes were made in April 2010. The changes are available to view on the Planning Portal website at: <http://www.planningportal.gov.uk/england/genpub/en/>

If you require advice on whether you may require planning permission for any work proposed please contact the Development Management Service by telephone on 0191 232 8520, via email at [planning.control@newcastle.gov.uk](mailto:planning.control@newcastle.gov.uk) or in writing to Newcastle City Council, Development Management Service, Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8PH.

### A2.2 Demolition

Planning permission is not required to demolish any unlisted building within Brandling Village Conservation Area. However, Conservation Area Consent may be necessary. Conservation Area Consent is required to totally or substantially demolish most buildings within a conservation area. Residents should contact Development Management for more information.

Conservation Area Consent is also required to totally or substantially demolish a gate, fence, wall or railing over 1m high where it is next to a highway (including a public footpath or bridleway) or public open space; or over 2m high elsewhere. Residents should contact the Development Management Service for more information.

## A2.3 Listed buildings

Buildings of architectural or historic interest are listed to protect them from demolition or unsympathetic alterations. The protection afforded by this legislation applies to the whole of a listed building i.e. both exterior and interior, regardless of its grade and to any object or structure fixed to it or forming part of the land comprised within its curtilage, unless it is a freestanding building, object or structure that has been erected since 01 July 1948.

The main effect of 'listing' is that before any work affecting the special interest of a listed building can be carried out it is necessary to apply to the Local Planning Authority for Listed Building Consent. This is required in addition to any planning or Building Regulation approvals, which may also be needed. There are circumstances when it is necessary to alter a listed building to suit a new use for example but it cannot be demolished completely or in part, extended or altered in any way, which would change its character without the written agreement of the council in the form of Listed Building Consent.

It is a criminal offence to carry out work to a listed building, other than minor straightforward repairs, without first obtaining consent and it could lead, upon conviction, to a period of imprisonment and/or a very heavy fine. The council may also serve a listed building enforcement notice requiring the building to be restored to its former state. For advice on whether Listed Building Consent is required or likely to be obtained for proposed work, contact should be made with Development Management.

### A2.3.1 Works and alterations to listed buildings requiring consent

Listed Building Consent is required for any alteration which affects the character of a listed building. For example, consent would normally be needed for any of the following alterations:

#### **External:**

- Adding an extension
- Changing the roof pitch or roof covering materials
- Inserting roof lights
- Removing, altering or adding dormer windows
- Altering or removing chimney stacks or pots
- Rebuilding walls in different materials
- Covering the existing wall surface in any way, e.g. with render, cladding, paint etc
- Changing the size of door, window or other opening
- Forming new openings, for any reason, including for balanced flues or ventilators
- Altering window frames or doors or replacing them with a different type

- Removing any features (e.g. door cases, balustrades)
- Changing the material of rainwater goods
- Adding any feature (porches, signs etc.)
- Adding a satellite antenna
- Adding security alarm boxes or close circuit TV cameras
- Adding external floodlights

**Internal:**

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

### **A2.3.2 Repairs to listed buildings requiring consent**

Repairs involving replacement with identical features do not require Listed Building Consent if they are for a small area or the work is carried out in situ. Great care should be taken to match the material, construction, moulding and colour of the original feature. In undertaking works of alteration or repair to historic buildings it is advisable to seek the advice of an architect or surveyor who is particularly knowledgeable about restoration techniques and the legislation relating to listed buildings. Prior to carrying out repairs please seek clarification from Development Management that the work does not need Listed Building Consent.

## **A2.4 Works to Trees**

Most of the trees within the conservation area are protected by Tree Preservation Orders (TPOs). This requires permission to be obtained from the council for any work to these trees, including pruning. Unauthorised work or damage to a TPO tree, including its roots, is a criminal offence and is subject to a fine of up to £20,000 per incident.

The council also requires six weeks notice in writing before felling or cutting back any tree in a conservation area, even if it is not specifically protected by a Tree Preservation Order. In giving notice it is necessary to specify precisely what works need to be carried out.

Residents should contact Development Management for more information.

## A2.5 Advertisements

Additional planning procedures apply to the display of advertisements within a conservation area. In particular prohibiting the use of advertising hoardings around building sites and the use of captive balloons for advertising. Residents should contact Development Management for more information.

## A2.6 Enforcement

The failure to comply with any of the special planning procedures listed above could lead to prosecution by the council. It is therefore advisable to consult Development Management before proceeding with any works which might affect the character or appearance of a conservation area.



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