FRAMLINGTON PLACE CONSERVATION AREA MANAGEMENT PLAN

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SECTION ONE

FRAMLINGTON PLACE CONSERVATION AREA MANAGEMENT PLAN - INTRODUCTION

1.0 Introduction

Framlington Place Conservation Area was designated in 1976. A Conservation Area is defined by the Planning [Listed Buildings and Conservation Areas] Act 1990 s.69 as being an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

The management plan is the next step after the designation process and preparation of the character statement. The plan provides guidance through policy statements to enable the effective management of change and secure the preservation and enhancement of the character and appearance of the Conservation Area. This is in accordance with the Planning [Listed Buildings and Conservation Areas] Act 1990 s.71 and 72; s.71 specifically requires the local planning authority to formulate and publish proposals for the preservation and enhancement of their Conservation Areas and to submit these proposals for public consideration.

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/enhancement exist 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 and/or appearance of the Conservation Area. The statement was adopted as supplementary planning guidance [SPG] under the Unitary Development Plan on 22 November 2002 by Development Control Committee.

The management plan is based on advice from English Heritage [Guidance on the Management of Conservation Areas, August 2005] and is in accordance with national best value indicators.

1.1 Aims of Management Plan

The management plan is based on the Framlington Place Conservation Area Character Statement [published 22 November 2002]. 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 appraisal.
2. To assess and define the threats and opportunities within the area and how these impact on the significance of the individual elements and of the Conservation 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.

Best value performance indicators [BVPI], introduced by ODPM, came into effect in April 2005. The BVPI for Conservation Areas, titled “Preserving the Special Character of Conservation Areas” is BV219 parts a, b and c. Part c relates to the percentage of Conservation Areas with a
1.2. Framlington Place Conservation Area

The Framlington Place Conservation Area, designated in 1976, lies to the north of the City Centre between the Central Motorway and the Royal Victoria Infirmary. It essentially comprises nineteenth Century terraced housing and large, detached dwellings. The principal development in the conservation area is the mid nineteenth Century Framlington Place which overlooks the culverted Burn. The long front gardens of Framlington Place provide a significant mature landscape setting. To the north is the Leazes Brewery site, where the mid eighteenth century Brewery House still remains surrounded by the remains of twentieth century extensions and the recent development of the University Sports Centre and Paul O’Gorman oncology unit. Within this conservation area there are 36 Grade II buildings.

The reason for designation was to control the pressures for commercial conversion, sub-division and new development. Historically this was an area of quality housing initially occupied by the professional classes and wealthy tradesmen but later substantially used for Hospital and University staff. This predominantly two to three and a half storey nineteenth Century terrace housing constructed in brick, some with stucco facades, ashlar dressings and welsh slate roofs. Whilst the materials of construction have uniformity there is considerable variety in the elevational treatment which exemplifies the progression of architectural style and taste throughout the nineteenth century. This progression is linear, initially with the late Georgian terraces of Claremont Place closest to the City Centre followed by the mid Victorian Wardle Terrace, North Terrace and Framlington Place and the later Victorian terraces on Claremont Terrace and Street.

The original parkland setting along the Pandon Burn side between Castle Leazes and the town Moor was highly significant. Claremont road and the meandering lane of a former carriage road abutting Castle Leazes remain as the boundaries of the Conservation Area.
SECTION TWO

SIGNIFICANT BUILDINGS AND STRUCTURES IN THE CONSERVATION AREA

The significant buildings within Framlington Conservation Area comprise; the 35 Grade II listed buildings, including the railings to the RVI, the mid to late Victorian terraces and the recent developments, by the University of Newcastle upon Tyne.

2.1. The Grade II Listed Buildings & Structures

Nos. 25 and 26 Claremont Place – terrace of houses early 19th century.
Brick with sandstone ashlar dressings, sash windows and welsh slate roof.
Curtilage – the former back yard provides parking and the south facing gardens have been truncated for the mid twentieth century Wolfson unit.
Ownership – University of Newcastle upon Tyne.

Nos 27 –33 Claremont Place, known as ‘Wardle Terrace’, terrace of houses – mid 19th century. Brick, sandstone ashlar dressings and welsh slate roof. Victorian margined sash windows on the front elevation, Victorian and Georgian sash windows to the rear elevation. Rear elevation and off shots painted in shades of cream.
Curtilage – red brick rear back yard wall, front garden enclose by black metal railings set on a sandstone plinth.
Ownership – residential.

Claremont House - Villa – Circa 1840
Framlington House, Villa Circa 1850.
Grey brick with ashlar dressings, sash windows set in ashlar architraves, welsh slate roof.
Curtilage – garden setting. Claremont house curtilage enclosed by a continuous hedge, Framlington House curtilage is a continuous low brick wall with stone capping.

Nos 1 – 17 Framlington Place – terrace of houses – Circa 1850.
Nos 18 – 21 Framlington Place – 2 pair of houses in a terrace – Circa 1850.
Nos 22 – 23 Framlington Place – terrace of house – Circa 1850.
Terrace of houses constructed in four phases between 1851 – 1867. Front elevation comprises three storey buff brickwork set on a sandstone basement, Georgian and Victorian sash windows. Rear elevation comprise full elevations of sandstone or brick, with ashlar dressings and Georgian windows. Welsh slate roof.
Curtilage – foreshortened rear back yards, enclosed by brick walls, with dedicated parking bays beyond. Long front gardens enclosed by reinstated spearhead black metal railings set on a sandstone plinth. A number of gardens have been reduced to provide parking areas at the bottom, but remain long. Dividing boundaries between plots have been largely lost.
Ownership – Residential with the exception of nos 10 -12 and 16 –17 Framlington Place which are in the ownership of the University of Newcastle upon Tyne

Former Brewery House – North Terrace – House mid 18th century.
Raised by one storey in the mid 19th century. Red brick, ashlar dressings, Georgian sash windows and welsh slate roof.
Curtilage – to the South the vestiges of the former stone wall, to the east concrete boarding.  
Ownership and land use – University of Newcastle upon Tyne works depot.

**Church of St Luke, Claremont Road** – Parish Church – dated 1886.  
**Hall of Church of St Luke** – Claremont Street – Circa 1900.  
Church – Early English style- Architects- Oliver and Leeson. Red brick with ashlar dressings, Welsh slate roof, Church Hall in Tudor style.  
Curtilage – the properties are built to the back of the pavement line, there is a small garden adjacent to Claremont Street.  
Ownership – Anglican Church.

**Railings at the Royal Victorian Infirmary** – 1900-05.  
Designed by WL Newcombe and Percy Adams. Plain spearhead iron railings set on a low brick wall with chamfered ashlar coping. Regularly spaced square piers capped with ornate domed lanterns.

### 2.2 The Mid to Late Victorian Terraces

**No 17 – 24 Claremont Terrace** – terrace of houses – early 19th Century.  
Nos 17-20 and nos 23-24 Claremont Terrace –  
Buff brick with ashlar dressings, Victorian sash windows, Welsh slate roof. Both front and rear elevations are subject to later alterations.  
Nos 21-22 Claremont Terrace –  
Red brick with ashlar dressings. Victorian sash windows with two storey ashlar bay windows. Welsh slate roof with dormers.  
Curtilage – rear yards are used for servicing and parking. Long front gardens slope down to Lovers Lane and are bounded by a continuous brick wall/retaining wall, topped with timber fencing to the lane boundary. Subdivisions between plots have been largely lost.  
Ownership and use – No 17 – Chidsplay Claremont Nursery, Nos 18-24 University and Newcastle upon Tyne.

**No 1 – 29 Claremont Road – North terrace** – terrace of houses pre 1859.  
Brick faced Georgian style terrace, ashlar dressings, Georgian or Victorian margined sash windows, Welsh slate roof. The architectural unity of the front elevation of this terrace has been eroded by painting the front elevation in various pastel shades and the addition of dormers and roof lights.  
Curtilage – facing Claremont Road are small front gardens and semi basements enclosed in an almost continuous line of black spearhead railings, set in a sandstone plinth. To the rear lane there are vestiges of the rear yard walls but many rear yards have been opened up to provide parking space.  
Ownership and use – residential with the exception of the following; Nos 2,3 and 8 – office, Nos 23-27 commercial, No 13 vacant.

**No 1 – 11 Claremont Terrace** – terrace of houses – late Victorian.  
Built in three separate and distinct phases, red brick with ashlar detailing, Victorian sash windows and Welsh slate roof. Ornate iron work above front door canopies and ground floor windows.  
Curtilage – facing Claremont Road, either small front gardens or semi basements. Between No 1 – 6 remain ornate black railings set on a sandstone plinth. The majority of
the properties to the rear retain high brick yard walls but some have been taken down to
provide access for parking.
Ownership and use – Nos 1-4 institutional for the University and Newcastle upon Tyne.
Nos 5-11 Residential.

No 1 – 15 Claremont Street – terrace of houses – late Victorian.
White brick, ashlar detailing, Victorian sash windows with ground floor bay, Welsh slate
roof with Victorian glazed cheeked dormers.
Curtilage – small front gardens enclosed by former railings stone plinth. To the rear high
brick walls and timber gates to provide yard access?
Ownership and use – residential.

No 8 – 14 Claremont Street – terrace of houses – late Victorian.
Red brick No 8 Claremont Street has a two story ashlar bay window, Welsh slate roof
and is similar in style to Nos 7 and 8 Claremont Terrace. Nos 10 – 14 Claremont Street
are ‘picturesque’ in style with a rusticated ashlar projecting ground floor, ornate balcony
at first floor level and a projecting Mansard roof.
Curtilage – small front gardens with enclosed brick rear garden.
Ownership and use – residential.

2.3 Recent developments

Architect ; Faulkner Browns.
Five storey with L shaped plan form around a south facing raised courtyard. Principle
Facing materials; clear glazed curtain walling with louvered cladding, yellow terracotta
Panels and orange /red facing brickwork.
SECTION THREE

DEVELOPMENT ISSUES IN THE FRAMLINGTON CONSERVATION AREA

Framlington Place Conservation Area was designated to control the adverse pressures for commercial conversion and sub-division of the Victorian terrace houses and detached dwellings and to control new development. The approved character statement established that the only location within the boundaries of the conservation area that required improvement to the visual amenity was the southern section of the former Leazes Brewery complex.

The long front gardens and mature forest-scale trees of Claremont Place and Framlington Place provide a significant mature landscape setting which is one of the special characteristics of the conservation area. These gardens retain the vestiges of the former landscape setting of Lovers Lane set between the Town Moor and Castle Leazes. Development within the grounds of these front gardens and realignment of the boundaries would not be permitted.

The University of Newcastle upon Tyne owns property within Claremont Place, Framlington Place and Claremont Terrace which is currently used for institutional use. Whilst this use is established there are two issues of concern; the adverse effect to the interiors of the listed buildings by the upgrading of office space with Twentieth Century IT specification, and the potential vacancy as university departments relocate to purpose-built accommodation. The latter should be regarded as an opportunity to provide an appropriate long term use, ie re-establish residential use.

The character of Leazes Brewery site has most significantly changed in the last century with the change of ownership from a commercial Brewery to the ownership of the University of Newcastle upon Tyne for recreational and institutional use. The provision of the Paul O’Gorman oncology unit and the sports centre are the most recent replacement developments within the grounds. The obvious under use and neglect of the listed former Brewery House are a concern. An appropriate use must be found for this building together with necessary maintenance and repair works. Redevelopment of the adjacent temporary surface car park and poor quality twentieth century industrial building would be welcome. The external appearance and scale of any replacement development must respect the setting of the listed former Brewery House and the character of the established conservation area. Consideration should also be given to the provision of a safe and attractive pedestrian route linking this site with the adjacent Halls of Residence and Lovers Lane.
SECTION FOUR

TRANSPORT ISSUES IN FRAMLINGTON CONSERVATION AREA

Framlington Place Conservation Area is dissected by traffic routes. To the north is Claremont Road from which traffic filters southwards along Claremont Street, between the North Terrace Public House and Nos 1 – 4 Claremont Terrace and between Wardle Terrace and No 1 North Terrace. The latter additionally provides a service access route into the Royal Victoria Infirmary and the Medical School complex. The wide back lane behind Claremont Terrace and North Terrace provides a secondary route linking the three filter roads off Claremont Road. The former old carriage road ‘Lovers Lane” provides an access route from Framlington House to Queen Victoria road.

The traffic movement and the provision of parking spaces are typical modern intrusions. Within Framlington Conservation Area the principle traffic generators are residential; commercial; principally office use and institutional ; principally office, research facilities and leisure use for the University of Newcastle upon Tyne. Lovers Lane provides an important pedestrian spine for the University of Newcastle upon Tyne linking the University Halls of Residence and Sports facilities in the West with the Medical School Complex and academic faculties with Framlington Place Conservation Area to the main University Campus in the East.

The issues of concern are; the continued commitment to a safe, attractive and appropriate pedestrian environment, minimising the intrusion and necessity for parking spaces. Speed restrictions – 20 mph or less.
SECTION FIVE – FUTURE MANAGEMENT

5.1 SWOT ANALYSIS

Strengths:
- well preserved nineteenth century terraced housing and large detached dwellings, exemplifying the progression of architectural style and taste throughout that century. 36 properties are Grade II listed, forming 33 percent of the properties within the conservation area.
- The long front gardens of nos 17-26 Claremont Place and Framlington Place and the landscaped setting to Claremont House and Framlington House.
- Former Brewery House—the only significant survival of the original Brewery complex
- RVI Listed railings
- Lovers Lane—the route of the former carriage road beside the Pandon Burn. The arcadian effect of the mature trees reinforces the character of an enclosed valley. Unfortunately much of the southern section is presently outside the Conservation Area boundary although there is a case for extending the boundary in this direction.
- Henry Welcome Building and courtyard—good contemporary entrance to the RVI
- Paul Gorman Building and raised square—high quality modern development.
- Claremont Street—quiet residential street with attractive mid to late Victorian terrace houses
- Claremont Road—Mid nineteenth century terrace housing and the treed setting beside the motorway and the open view to the Town Moor to the north.
- The mature tree cover, which is predominantly of forest-scale species of a size and character appropriate to the area. This includes trees within the garden areas but also those along the eastern side of Claremont Road.

Weakness:
- Clutter signs against listed railings junction of Lovers Lane with the hospital entrance.
- Claremont House setting—jumbled staff parking at the front and inconsistent style of concrete bollards set in a narrow pavement to prevent fly parking.
- Framlington Place—secondary glazing with vertical mullions very obvious.
- Framlington House—informal path within the copse beside the listed railings. Issues of maintenance and pedestrian security.
- Back Claremont Street—poor quality tarmac and loss of rear yard walls.
- need to ensure adequate parking for residents
- Loss of original architectural detailing, features and incremental alterations of all period developments, ie roof lights, later style dormer windows, painting of facades and features, replacement UPVC windows. Poor quality twentieth century rear extensions.
- Leazes Brewery Complex - poor quality twentieth century industrial buildings.
- Poor design quality of some of the twentieth century development immediately outside the conservation area boundary ie unrenovated section of the Ridley Building, RVI Incinerator, electricity sub-stations and storage buildings beside Lovers Lane
- Intrusion of traffic, parked cars and associated signage [to Lovers Lane]
- North Terrace Public House - noise of pub users and delivery vehicles
- The conservation area boundary drawn up in 1976 does not include the continuation of Lovers Lane down to the junction with Queen Victoria Road.
- The conservation area boundary drawn up in 1976 includes a large surface car park opposite Claremont Place which adds no value to the conservation area.

Opportunities:
- Appropriate maintenance, repair and reinstatement of original features for the listed and unlisted Victorian dwellings.
- Removal /replacement of later poor quality extensions
- Removal of later paint work from the principle elevations of the Victorian brick faced terraces, notably North Terrace inclusive of the ‘North Terrace’ Public House.
- Rationalise the clutter of signs against listed railings junction of Lovers Lane with the hospital entrance.
- Claremont House – resolve staff and fly parking issues.
- PFI street lamps will have to be carefully located with regard to landscaping and architecture.
- Continue landscape improvements to the copse south of Framlington House including the creation of a secure lit pedestrian route.
- Continue the recent improvements to the Lover’s Lane area including enhanced building approaches, resurfacing of the lanes, and critically restoration of the pedestrian character by the removal of parking.
- Improvements to Back Claremont Street – where the opportunity arises and resources permit, upgrade areas of tarmac to a more appropriate and sensitive material, restore rear
yard walls to screen curtilage parking, introduce traffic calming and consider the creation of a 'home zone'.

- Claremont Street – restore the iron railings set on ashlar plinths to the front gardens.
- Appropriate maintenance of the landscape setting and trees.
- Leazes Brewery Complex – appropriate redevelopment of the poor quality twentieth century industrial buildings and improvements to the visual amenity of the site and surrounding paths.
- Hard surfacing – where the opportunity arises and resources permit, ensure appropriate treatment in future developments.
- The loss of most of the dividing boundaries between plots lends an inappropriate institutional character to the properties on Framlington Place and Claremont Place. Encourage reinstatement of these divisions using an appropriate metal railing and/or hedging.

- Extend the conservation area boundary to include the continuation of Lovers Lane to the junction with Queen Victoria Road and the adjacent Ridley Buildings.
- Re-align the conservation area boundary to the northern edge of the tree-lined verge opposite Claremont Place to exclude the surface car park and extend the boundary to include the section of tree-lined verge down to the junction with Queen Victoria Road

Threats:
- Listed Brewery House – concern for neglect and need to secure high quality scheme for reuse
- St Lukes Church Hall – secure long term future use. Improve and define external hard landscaping setting.
- Loss of residential use and character of the conservation area for commercial/other uses.

5.2 FUTURE MANAGEMENT – KEY POINTS

- Encourage the appropriate maintenance, repair, removal of later paintwork from brick facades and re-instatement of lost architectural features of all nineteenth century terraced housing and large detached dwellings – both listed and unlisted.
- Commission a photographic record to provide a datum to monitor incremental erosion of the historic fabric.
- Protect residential use and discourage sub-division by taking opportunities created through planning applications or other proposals within Framlington Place Conservation Area
• Claremont Place and Framlington Place - Development within the grounds of the long front gardens and realignment of the boundaries will not be permitted

• Former Leazes Stone Brewery complex – ensure an appropriate re-development of the site immediately surrounding the Grade II listed former Brewery House, inclusive of the poor quality twentieth century industrial buildings and the temporary surface car park. The scheme must retain and respect the setting of the listed Brewery House and be compliant with PPG15.

• Whilst a low priority, action needs to be taken against unauthorised satellite dishes, as time and resources allow.

• Setting of the conservation area – ensure that the external appearance and scale of any development immediately outside the conservation area boundary does not harm or detract.

• Framlington House – landscape improvements to the copse inclusive of the provision of a safe pedestrian route.

• Encourage the appropriate maintenance of the landscape setting and trees within the conservation area.

• Encourage the reinstatement of all front garden boundary treatments to an historically appropriate approved design.

• Encourage the re-instatement of rear yard brick boundary walls and timber gates/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.

• Consider the need for traffic calming along back Claremont Terrace, back North Terrace and the route between Claremont Road roundabout and the Lovers Lane access to the RVI.

• Consider the need for an extended residents parking scheme and undertake all necessary consultation.

• Where the opportunity arises and resources permit, ensure that all business/academic users comply with Green Travel plan initiatives.

• Rationalise all street signage and ensure that all signs, together with PFI street lamps are carefully located with regard to landscaping and architecture.

5.3 PROTECTION AND ENHANCEMENT

This element of the Management Plan provides guidance for the conservation of the historic fabric of Framlington Place Conservation Area and is to be read in conjunction with the Planning Procedures contained within Section Five of the Management Plan.
1. Alterations and Extensions

These should not dominate an existing building’s scale or 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.

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 Framlington Place Conservation Area are natural sandstone, brick and stucco.

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 repaired or replaced on a like for like basis. Within the Framlington Place Conservation Area Welsh Slate is the predominant roofing material. Imitation slates 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.

4. Dormer Windows and Rooflights

The conversion of loft space that leads to the installation of inappropriate dormer windows and roof lights have a negative impact on the appearance of a building and detract 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. Roof lights will generally only be permitted on rear elevations and must be in a ‘conservation style’ in terms of design, materials and size.

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 ad surface texture of any new materials and to the style, colour and texture of the pointing.

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.
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 a townscape and a conservation area.

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 should be retained and repaired.

8. Rainwater Goods

Original cast iron rainwater goods, 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.

9. Colour and Painting

The architectural unity of Framlington Place 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, such as the colour of the exterior stucco to the rear of Wardle Terrace. Walls and stone detailing which have traditionally not been painted should remain undecorated, such as the brick terraces of North Terrace.

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.

11. Gardens, Grounds and Trees

The original pattern of gardens and grounds and the presence of trees contribute greatly to the character of Framlington Place Conservation Area. The vegetation cover should be retained and further enhanced by additional planting in gardens, grounds and appropriate open spaces of the forest-scale trees which characterize the area, and also by introducing appropriate shrub planting, particularly hedges to the front garden areas. The mature trees are virtually all specifically covered by Tree Preservation Orders (TPOs) as well as having protection from the Conservation Area status.

12. Boundary Treatments

Original boundary treatments such as walls, railings and hedges play an important part in the character and appearance of the Framlington Conservation Area. These include the original
features where retained but also elements of the refurbishment works undertaken in the late 20th 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/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 and/or hedges. Where reinstated or replaced, original walls and railings should be replicated in terms of material, proportions and design.

13. Advertisements

All advertisements within Framlington Place 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.

14. New Buildings

There is little scope for new buildings within Framlington Place Conservation Area, with the exception of the car park adjacent to the listed former Brewery House. Any new buildings in Framlington Place Conservation Area should be designed with reference to their surroundings and their impact on the character and appearance of the Framlington Place area. Special attention should be paid to form, height, bulk, materials (style and colour), proportions of openings and detailing of roofs, windows and doors.

15. Undoing Damage

The Council will use opportunities created through planning applications or other proposals within Framlington Place 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.

16. Street Lighting

The Council entered into a PFI arrangement to provide and maintain its street lighting in 2004. The twenty five year long contract includes the gradual replacement of lights other that 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. Conservation Area status means that the Planning and Transportation Division will be consulted before the renewals start, giving the Council the opportunity to decide whether it wishes to commit additional resources to change the type of street lighting unit.

17. Monitoring
The Management Plan will be subject to a 5 year review commencing from the date of adoption and amended accordingly. This review will be undertaken through consultation with the local community and other consultees.
SECTION SIX – LEGISLATIVE AND POLICY FRAMEWORK

6.1 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 and/or listed building consent or conservation area consent.

The Council generally requires more detail than usual with applications submitted for listed building consent and for planning permission 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 the Council’s Planning Division. It is always advisable to discuss any proposals within Framlington Place Conservation Area with the Council's Planning Division at the earliest opportunity.

Unlisted Buildings - Householder Development within Framlington Place Conservation Area

6.1.1 Residents living in a flat in Framlington Place Conservation Area will need planning permission to extend their property. Planning permission will also be needed for alterations which would materially alter the appearance of the building, for example the installation of a rooflight.

6.1.2 Residents living in a house in Framlington Place Conservation Area require planning permission in the following circumstances:

(a) If the cubic capacity of the ‘original house’ would be increased by more than 50 cubic metres or 10%, whichever is the greater. The term ‘original house’ means that it was first built, or as it stood on 1 July 1948 (if it was built before that date). Any additional building, over 10 cubic metres in volume, in a garden (for example a garage or shed) is treated as an extension to the house and therefore counts against the volume allowance.

(b) If a resident wishes to extend a property nearer to any highway than the nearest part of the ‘original house, unless, after it was built, there must be at least 20m between the extension and the highway. This does not apply to porches, as there are special rules for them. The term highway used here includes all roads, footpaths, byways and bridleways if they are public right of way.

(c) If more than half of the area of land around the ‘original house’ would be covered by additions or other extensions.

(d) If the extension would be higher than the highest part of the roof of the ‘original house’.

(e) If any part of the extension would be more than 4m high and within 2m of the boundary of your property.

(f) The erection of a building or enclosure within the garden, incidental to the enjoyment of the house, with a volume of over 10 cubic metres.
(g) Enlargements and alterations such as dormer windows whether on the front or other roof slopes.

(h) The cladding of any part of the exterior of a dwelling house with stone, artificial stone, brick, render, timber, plastic or tiles.

(i) The installation of a satellite dish or large aerial array on a chimney of a building which exceeds 15m in height or on a wall or roof slope which fronts a highway.

6.1.3 Demolition
For any unlisted building within Framlington Place Conservation Area, a planning application to demolish a building is not required, however conservation area consent will be necessary. Conservation area consent is required to totally or substantially demolish most buildings within a conservation area. Residents should contact the Planning Division 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 Planning Division for more information.

6.2. Listed Buildings

6.2.1 Owners Responsibilities

Buildings 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 free-standing building, object or structure that has been erected since 1 July 1948.

The main effect of ‘listing’ is that before any work affecting the character 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 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’s Planning Division 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 the Council’s Planning Division. For considered advice it is helpful to provide scaled plans.

6.2.2. 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 boss or close circuit TV cameras
- Adding external floodlights

Internal:

- Altering the plan by removing or adding walks 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.

6.2.3. 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 the Historic Environment team that the work does not need listed building consent.

6.3. 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 still 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 the Planning Division for more information.

6.4. 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 the Planning Division for more information.

6.5. 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 the Council’s Planning Division before proceeding with any works, which might affect the character and appearance of a conservation area.

6.6 Policy Context of the Management Plan

6.6.1. Planning Policy Context

The management plan will form a development guidance note [DGN] to the Local Development Framework [LDF]. In accordance with the Town and Country Planning [Local Development] [England] Regulations 2004, a sustainability appraisal and statement of community involvement have been produced concurrently with this guidance.

6.6.2 Regional Spatial Strategy [RSS]


6.6.3. Local Development Framework [LDF]

The management plan relates to key issues PH4, LE2, TLC1, D1 and D2 of the LDF Key Issues report [April 2004]. It is also in accordance with EN1 Protection and Enhancement of the Environment, and EN 4 Character and Local Distinctiveness, of the LDF Core Strategy Preferred Options Report May 2006.

6.6.4. Unitary Development Plan [UDP]

The management plan supplements the following policies within the UDP [approved January 1998]

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 Protection of natural assets and built heritage to contribute to 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
SD2.3 Public awareness of the value of the natural assets and built heritage

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
EN3.1 Protection of areas of exceptional landscape value
EN4 Development next to rivers

Open Space and Recreation
OS1.4 Protection of open space

Nature Conservation
NC1 Protection of nature conservation resources/habitats/features
NC1.1 Protection of Sites of Nature Conservation Importance [SNCI] and Sites of Local Conservation Interest [SLCI]
NC1.5 Protection of wildlife corridors

Conservation of Historic Environment
C1 Preservation and protection of built heritage
C2 Listed Buildings
C3 Conservation Areas
C3.3 Historic Parks and Gardens
C4 Archaeology

Traffic Management

T2 Traffic management

T2.2 Introduction of traffic calming in residential areas

T5.4 Development of cycle routes

6.6.5. Wider Planning Policy Framework

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

- PPS1 – Planning Policy Statement 1 – Delivering Sustainable Development
- PPG15 – Planning and the Historic Environment
- PPG16 – Planning and Archaeology
- RPG1 Regional Planning Guidance for the North East to 2016, 2002
- "View" Shaping the North East: Submission draft Regional Spatial Strategy 2005
- Newcastle City Council, ‘Regeneration Strategy’ adopted November 2006
- Framlington Place Conservation Area Character Statement, approved November 2002 as supplementary planning guidance
- Your Wildlife – the Newcastle Biodiversity Action Plan (NBAP) was launched in 2001 and approved by Cabinet as Corporate Council Policy and supplementary planning guidance (SPG) in 2003. The NBAP aims to increase wildlife resources throughout the City.