

# **SUMMERHILL CONSERVATION AREA MANAGEMENT PLAN**

**PREPARED BY THE NORTH OF ENGLAND CIVIC TRUST ON BEHALF OF  
NEWCASTLE CITY COUNCIL**

## **CONTENTS**

### **Map of Summerhill Conservation Area Boundary**

- 1 INTRODUCTION, AIMS AND CONTEXT**
  - 1.1 Introduction**
  - 1.2 Aims of the Management Plan**
  - 1.3 Context of the Management Plan**
  
- 2 INTRODUCTION, HERITAGE AUDIT, SIGNIFICANCE AND CHARACTERISTICS, AND VULNERABILITIES IN THE CONSERVATION AREA.**
  - 2.1 Introduction to the Summerhill Conservation Area**
  - 2.2 Heritage Audit**
  - 2.3 Significance and Characteristics**
  - 2.4 Vulnerabilities**
  
- 3 DEVELOPMENT ISSUES**
  - 3.1 Introduction**
  - 3.2 Development Issues within the Conservation Area**
  
- 4 TRANSPORT ISSUES**
  - 4.1 Introduction**
  - 4.2 Westgate Road**
  - 4.3 Elswick Road**
  - 4.4 Culs-de-Sacs and Road Closures**
  - 4.5 Residential Parking**
  
- 5 PLANNING PROCEDURES WITHIN SUMMERHILL CONSERVATION AREA**
  - 5.1 Introduction**
  - 5.2 Control of Works to Unlisted Flats, Dwelling Houses and Commercial Properties within Summerhill Conservation Area**
  - 5.3 Listed Buildings**
  - 5.4 Works to Trees**
  - 5.5 Advertisements**
  - 5.6 Urgent Works and Repair Notices**
  - 5.7 Article 4 Directions**
  - 5.8 Enforcement**

**6 BUILDINGS AT RISK**

**6.1 Introduction**

**6.2 The Barber Surgeons Hall, Houston Street**

**6.3 Seddons, Swinburne Place**

**7 PUBLIC REALM**

**7.1 Introduction**

**7.2 Roads, Footpaths and Verges**

**7.3 Public Car Parking and Hard Standings**

**7.4 Street Furniture**

**7.5 Signage**

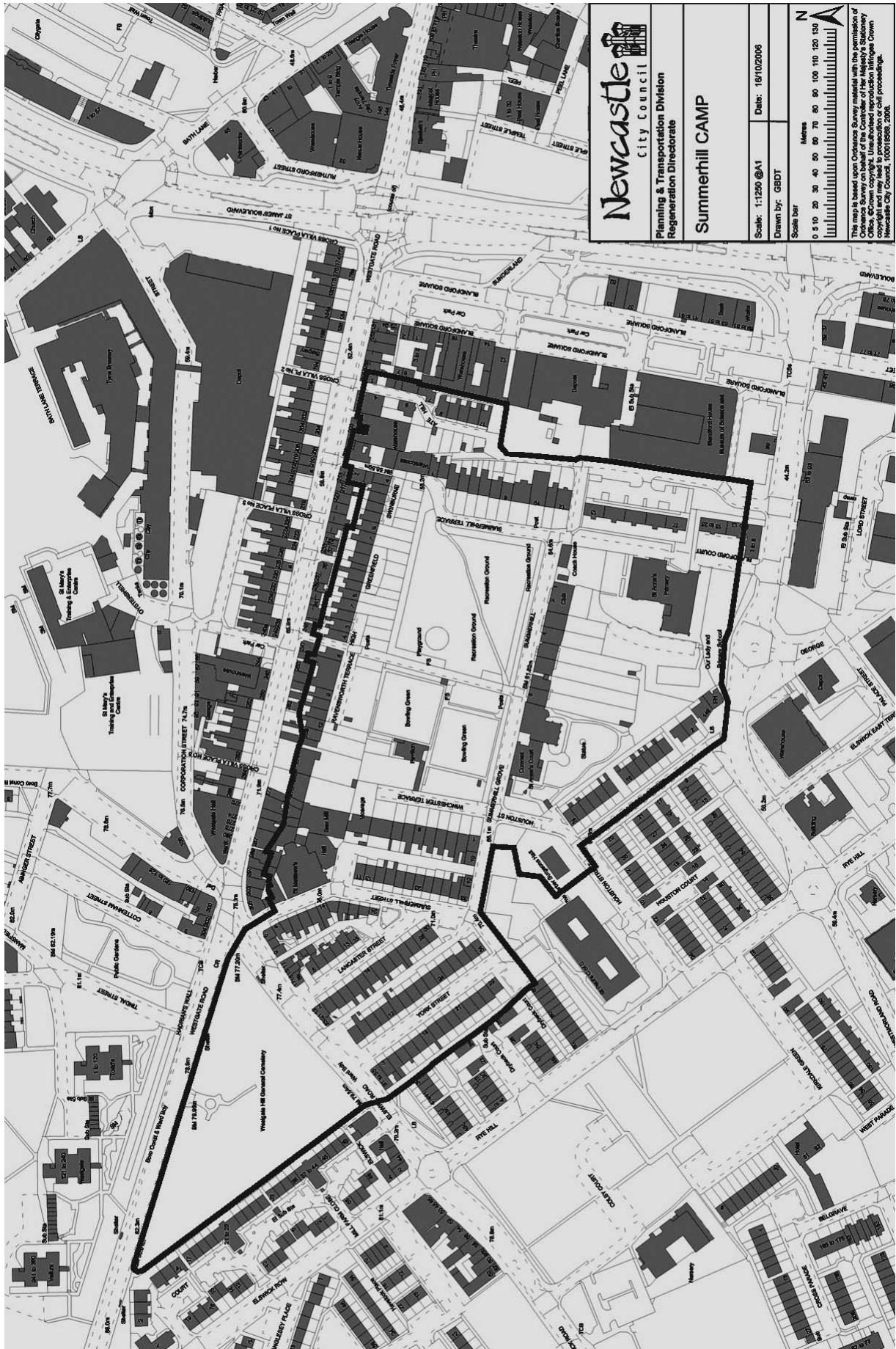
**8 FUTURE MANAGEMENT**

**8.1 SWOT Analysis**

**8.2 Key Points**

**9 FUTURE MANAGEMENT – PROTECTION AND ENHANCEMENT OF THE SUMMERHILL CONSERVATION AREA**

**APPENDIX 1 CONTEXT OF THE MANAGEMENT PLAN – PLANNING POLICY CONTEXT**



MAP 1 Summerhill Conservation Area Boundary

## **SECTION 1**

### **INTRODUCTION, AIMS AND CONTEXT**

#### **1.1 Introduction**

Summerhill Conservation Area was designated in 1970. It was extended in February 1988 to include Elswick Road and in October 1992 to include the Barber Surgeon's Hall and Westgate Hill Cemetery. A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 s.69 (1)(a) as being 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

A management plan is the next step after the designation process and the 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 the conservation area. This is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 s.71 and s.72; s.71 that 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 (adopted as Supplementary Planning Guidance in April 2001) provides a comprehensive assessment of the visual character and appearance of the Conservation Area and defines what elements are of merit, what the key issues are, what opportunities exist for its preservation and enhancement and which elements detract from the appearance of 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 Management Plan is based on advice from English Heritage (Guidance on the Management of Conservation Areas, August 2000) and is in accordance with national best value performance indicators.

#### **1.2 Aims of the Management Plan**

The Management Plan is based on the Summerhill Conservation Area Character Statement. 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 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 in 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 (BPVI), introduced by Office of the Deputy Prime Minister (ODPM), came into effect in April 2005. The BVPI for conservation areas, titled 'Preserving the Special Character of Conservation Areas' is BVPI parts a, b and c. Part c relates to the percentage of conservation areas with published management plans.

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

#### **Planning Policy Context.**

The Management Plan will form a Supplementary Planning Document (SPD) to the Local Development Framework (LDF). In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, a Sustainability Appraisal, a Statement of Community Involvement and a Screening Determination have been produced concurrently with this guidance.

Appendix 1 details the particular Regional Spatial Strategy (RSS), LDF and Unitary Development Plan (UDP) policies and wider planning guidance that are relevant to the Management Plan.

**SECTION 2**

**INTRODUCTION, HERITAGE AUDIT, SIGNIFICANCE AND CHARACTERISTICS, AND VULNERABILITIES IN THE CONSERVATION AREA**

**2.1 Introduction to Summerhill Conservation Area**

Summerhill Conservation Area is located to the west of the City Centre, ranged along the southern side of Westgate Hill, the former Newcastle to Carlisle turnpike road, as it rises up the flank of the Tyne Valley. Overlying the City’s Roman roots, the line of Hadrian’s Wall passes along the area’s northern edge with the route of the vallum running through Summerhill Square. Its position presented fine views over the Durham fells and the south facing slope offered the opportunity to cultivate sunlit gardens. Conversely, views of the properties as they stepped up the hill provided a robust and attractive contribution to the nineteenth century urban landscape. Although partially compromised by later development, the rooflines of the houses together with the striking St Matthew’s Church and the Discovery Museum, combine to assert an historic presence in part of Newcastle that has undergone massive changes in the twentieth century.

The surviving historic envelope of nineteenth century Westgate Hill extends beyond the boundary of the Conservation Area to the east and north. The Management Plan offers the opportunity to recommend the re-appraisal of the boundary to see if an amendment would help to conserve and protect the historic townscape.

**2.2 Heritage Audit**

<b>1. Conservation Area status:</b> Designated 1970, boundaries amended in February 1988 and October 1992
<b>2. Listed buildings:</b> Grade II* - 1 Grade II - 80 Local List - 4
<b>3. Park and Garden of Special Historic Interest:</b> Westgate Hill Cemetery designated a Grade II Park and Garden of Special Historic Interest on 5 <sup>th</sup> November 2003

**2.3 Significance and Characteristics**

**2.3.1 Historic Development Pattern**

Physical evidence of early ribbon development along Westgate Road that pre-dates the surviving nineteenth century layout of the Conservation Area can be found with three eighteenth century properties, number 198 Westgate Road, a house/workshop slightly set back from the road, 2 and 3 Swinburne Place a house and 5 Swinburne Place, a house. Further up the hill, Summerhill House and its grounds built for Mr Barber, an Irish book-seller, was rebuilt for Hadwin Bragg as a double bow fronted house, also in the eighteenth century. The north part of the Bragg rebuild survives behind the former Big Lamp brewery on Summerhill Street and can be glimpsed from Westgate Hill. Occasional roadside development interspersed with fields and nurseries characterised this western approach to the walled city until Summerhill emerged in the first quarter of the nineteenth century, starting with 2, 3 and 4a

Swinburne Terrace followed by Ravensworth Terrace in 1823 and culminating with the final part of Summerhill Terrace (1 to 6) in the early 1860's. This coincided with the rapid expansion of urban Tyneside that was a consequence of the massive growth of coal, manufacturing and shipbuilding industries, creating wealth for some and a huge rise in the town's population to work in the factories and to service and administer the newly formed businesses in its wake. The wealthy moved away from the tumult, poor hygiene, disease and effluent at the heart of the industrial areas to the then urban fringe, upwind of the manufacturing processes. The demand for fine fashionable new houses combined with gardens and a rural hinterland led to the development of the historic core of Summerhill.

The character of the area is dominated by terraces of large brick built late Georgian houses ranged around the open Square. Unlike the planned squares of London, Edinburgh and Dublin where large communal gardens provided a formal landscaped setting to the surrounding properties, Summerhill is the product of lengths of terraces gradually being developed around a pre-existing nursery that was converted in the mid-nineteenth century into a series of town gardens. This development arrangement underlies the relationship of buildings to space whereby all of the properties overlooking the Square have their own garden areas, albeit some with former links to the town gardens. The design requirements and sensitivities exerted by the early developers resulted in a degree of uniformity and ensured an overall consistency of high quality appearance that is still substantially evident.

The town gardens that were developed in the Square reflected the late eighteenth and nineteenth century love of gardening, a period when many new ideas and plants arrived from all over the world. They provided places for leisure and relaxation in attractive surroundings that were much removed from the nearby intensively developed urban area. Longtsaffe - Gowan describes in his book 'The London Town Garden' the importance of gardening in the physical and social development of nineteenth century London, a phenomenon that eventually dominated Victorian society across the nation. The Square was a typical and, from the garden patterns displayed on Oliver's map of 1831, an outstanding example of this movement. In 1905 the eastern half of the Square was developed to provide bowling greens and a tennis court together with a pavilion; and the western half was purchased by the Council in 1935/6 to form a public park to commemorate the Silver Jubilee of the reign of King George V.

Continuing the open space theme, Westgate Hill Cemetery on the western edge of the Conservation Area was built in 1829 as the first private cemetery in Newcastle upon Tyne. Fiona Green wrote in memoranda to the Select Parliamentary Committee on Environment, Transport and Regional Affairs that the architects John and Benjamin Green (responsible for Penshaw Monument) designed the Cemetery assisted by a local nurseryman William Falla who laid out the landscape. The grounds were described in 1855 as being similar to the famous 'Garden Cemetery' at Pe're-Lachaise in Paris, which was built at the beginning of the cemetery movement in 1804. The earth mounding at Westgate Hill Cemetery is evidence of an attempt to emulate the gardenesque style of this period. This involved changing the visitor's perception of the space by building mounds of earth which were planted with trees and shrubs. The Cemetery would have been laid out with serpentine walks ornamented by plantings and sculptured monuments, providing an aesthetically pleasing and spiritually uplifting experience. Enclosed by robust stone walls

surmounted by iron fencing, the Cemetery would have made a dramatic visual statement at the top of the hill.

Large buildings decorate the area, adding visual strength and focal points. Ignatius Bonomi built the Tudor style St Anne's Priory on the south side of the Square in 1826 as the town house for Cuthbert Rippon of Stanhope Castle, later converted to St Anne's Convent in 1874 with the addition of a second floor and Chapel. In 1851 John Dobson developed the Barber Surgeon's Hall on Houston Street that was to become part of St Paul's Church of England School until the development of a new post-war school. St Matthew's Church was built in 1877 by R.J. Johnson with a tower added in 1885 by Hicks and Charlewood. The Church rises above the surrounding commercial properties at the Big Lamp junction as a pivotal landmark in the Conservation Area. Abutting the boundary of the Conservation Area, the Discovery Museum is located in Blandford House, the former Co-operative Wholesale Society Headquarters for the Northern Region. Designed by Oliver, Leeson and Wood, the 1899 building had been the distribution centre for over Co-op stores across the region and contained extensive warehouse space and offices. The outstanding eight storey redbrick structure looms over the southwest corner of the Conservation Area as a counterpoint to St Matthew's Church in the opposite corner of the Square.

The mid to late nineteenth century saw the expansion of Newcastle accelerate as vast areas of housing were provided for its spiralling population. This coincided with the introduction of improved sanitary conditions through Public Health Acts and a realisation that appalling overcrowding was a contributory factor in the spread of disease and political and social unrest. The new housing provided an alternative to tenemented squalor through the construction of rows of terraced houses built to a grid iron pattern. Soon, Summerhill was substantially surrounded by terraces that stretched over many acres. A remnant of this phase of the City's development, Summerhill Street, Lancaster Street and York Street built in the 1850's, is contained in the western half of the Conservation Area. Industrial development and post-war clearance policies have removed virtually all of the other nineteenth century terraced housing from this part of the City.

The second half of the twentieth century has seen little change to the residential character of the Conservation Area. Change of use to multiple occupation and conversion of houses to offices has had an impact, particularly the latter with a tendency to merge garden areas, and a general increase in traffic flows and demand for parking. Demolitions have resulted in the formation of uncomfortable pockets of open space and infill development has inserted new housing into the area. Its close proximity to the City Centre has resulted in the area becoming an increasingly popular place to live.

### **2.3.2 Buildings**

The built fabric of the Conservation Area reflects its age and the socio-economic development of the City. It includes fragments of the ribbon development that predates the explosive urban expansion of the early to mid-nineteenth century; a cluster of fine late Georgian terraces; a number of working class terraces and the wonderful landmarks of St Matthew's Church and the Barber Surgeon's Hall representing the work of three remarkable Tyneside architects – John Dobson, Robert James Johnson and William Searle Hicks.



The principal elevations of the houses are predominantly brick faced with sandstone detailing, some subsidiary elevations and off-shots being built using shaped rubble. Generally the brickwork is precise and well executed and was clearly meant to be left exposed as a decorative finish. Roofs are almost universally covered in Welsh slate with one or two in clay pantiles. Chimney stacks and pots make a remarkable contribution to the skyline and the character of the Conservation Area. Many original details survive to add historic depth and aesthetic interest to the houses. They include elegant timber sliding sash windows with traditional slender frames and glazing bars; long arched stairwell windows; surviving crown and coloured glass; original panelled doors set in a variety of attractive surrounds; iron balconies, handrails and front railings; and furniture such as boot scrapers and coal hole covers.

The commercial buildings overlooking the Big Lamp junction introduce different materials and scale with a building line to the back of pavement. They lead past the former brewery to St Matthew's Church, squeezed into the earlier street pattern, with only its west elevation and tower being clearly visible. In addition to being of great architectural beauty in its own right, the Church makes a dramatic visual contribution to the wider townscape being positioned towards the top of the hill overlooking the City centre and beyond. The Barber Surgeon's Hall introduces a fine Classical building into the area that has undergone a number of changes of uses without seriously damaging its external appearance.

### **2.3.3 Landscape**

The Conservation Area is well endowed with green space and mature landscapes. They include the Park and its containing belts of trees, particularly along the southern and eastern perimeters; the bowling greens; Westgate Cemetery where the volume of trees creates a sylvan environment that is of great potential amenity value; gardens with mature trees that provide attractive settings to buildings and frame and channel views; and street trees that generally soften edges and occasionally contain space. Some recent tree planting in public spaces and gardens has enhanced the residential character of the area without diminishing its historic significance. The mature landscapes that reflect and respect the historic character of the area add to its sense of history in the same way as styles of architecture and the presence of original surfaces. They all combine to establish the special character of the area and all must be protected and enhanced.

## **2.4 Vulnerabilities**

Major issues to threaten the intrinsic character of the Conservation Area are the removal of important historic details from buildings, including windows and doors, and their substitution by inappropriate modern replacements; the loss of chimney pots that make an important contribution to the historic silhouette of the roof lines, particularly medium and distant views of the area; the loss of the historic containment of gardens, backyards and open spaces; increasing pressures for car parking leading to the formation of hard standings in garden areas; buildings at risk; and the condition and appearance of the public realm.

The proposed development of large sites close to the Conservation Area, principally Science Central to the north, Blandford Square to the east, and the George Street triangle and an expansion of Newcastle College to the south will impact on its setting and the character of the area. Associated economic uplift could bring additional

pressures to bear, such as a heightened demand for office space within a tranquil and extremely attractive environment.

## **SECTION 3**

### **DEVELOPMENT ISSUES**

#### **3.1 Introduction**

Summerhill Conservation Area does not contain large areas of undeveloped land. However, the area is surrounded to the north, east and west by substantial development sites that are being promoted by the City Council and by the private sector. The potential impact of these sites on the Conservation Area could be significant and consideration of that impact should form part of development briefs and design proposals.

The most recent development in the Conservation Area has been the construction of two blocks of flats, Nomad's social housing to the south of Summerhill Terrace (numbers 13 to 17) and the adjacent Blandford Court. Both bring additional housing into the area, adding to the residential mix, and are a pastiche of the adjacent historic terraces. Unfortunately, although they incorporate some of the signatures of the nearby buildings such as heavy eaves, string courses and lintels; the boxy porches, shape and ratio of windows to brickwork and diminutive chimneys detract from their contribution to the character of the Conservation Area. This is particularly true of Blandford Court that rises to five floors cutting against the grain of development in the area that tends to fall and rake with the gradients that cut across the site.

#### **3.2 Development Issues within the Conservation Area.**

There are two areas of activity, the development of existing vacant land and cleared sites; and the change of use and conversion of buildings.

##### **3.2.1 Development of Vacant Land and Cleared Sites.**

- **273 and 275 Westgate Road and Adjacent Land**

This site is currently under a proposal for development. It comprises two early-nineteenth unlisted buildings fronting onto Westgate Road and their gardens, together with the former joinery workshop lodged between Winchester Terrace, Westgate Road and the Church Hall. The development offers the opportunity to remove the former joinery workshop and insert a building or buildings that sit more comfortably with the listed Winchester Terrace in the context of building lines, mass and quality of architectural detail; remove the later extension to the west of 275 Westgate Road to reinstate its detachment from the commercial block that wraps around the Big Lamp junction; recreate a garden that reflects the mid-nineteenth century origins of the houses in terms of layout and plant species; and incorporate a landscaped court yard to the front of the Westgate Road properties that enhances the historic setting of the building. Also to remove the inappropriate changes and additions to 273 and 275 Westgate Road and reinstate any missing details and features. It will provide a quality benchmark for future changes to properties along Westgate Road and must, therefore, be of high quality in all aspects of its design.

- **The Former General Improvement Area**

A number of properties in the Summerhill Street, York Street and Lancaster Street neighbourhood were demolished in the 1960's/70's as part of General Improvement Area environmental works. The objective was to create a 'green space' and additional car parking at the end of terraces. Because of the way that they were designed and detailed, this has led to a street pattern interspersed with spaces that lack form, appear abandoned and generally detract from the historic layout and character of the area. The voids require attention in order to ensure that they make a positive contribution to the quality of the environment.

- **Westmorland Road**

The south west corner of the Conservation Area has been the subject of radical change with the demolition of houses fronting onto Westmorland Road and the subsequent construction of the George Street roundabout, the development of the flat roofed St Anne's Primary School and the construction of Blandford Court and the Nomad social housing scheme. An area of open land bounded by Blandford Court and St Anne's Primary School sits behind the verge of Westmorland Road. The development of the George Street triangle offers the opportunity to look at the design of Westmorland Road and its intersections/roundabouts with the possibility that a slight reconfiguration could facilitate the development of the open land, reintroducing a built frontage that has been lost and containing an edge of the Conservation Area that has become open and interspersed with loosely connected modern buildings.

- **Change of Use and Conversion of Buildings.**

A number of houses have been converted into flats and offices although there have been several examples of this trend being reversed. It is possible that this trend will continue, reflecting a growing demand in both sectors. The consequence of such conversions includes increased pressure on the areas's services and infrastructure, particularly car parking, and can result in changes to the appearance of buildings and their surrounding space. Listed building consent, planning permission and the Article 4 Direction requirements put into place processes that are designed to ensure that changes are controlled in a way that preserve and enhance the character and appearance of the Conservation Area. It is important that the original residential character of the area is not compromised by conversions. This includes the formation of car parks in rear yards that involves the demolition of walls; the removal of garden divisions and the creation of easily maintained, bland, swards of grass; and the sanitised effect that inappropriate new doors, windows, paths, signage and lighting has on old buildings.

### **3.2.2 Development of Neighbouring Sites**

- **Science Central**

The former Newcastle and Scottish Brewery site located to the north of the Conservation Area will be one of the physical hubs of Science Central. The Science Central Partnership of the City Council, One North East and Newcastle University has appointed project managers to progress the master planning of the site. Science Central is designed to deliver scientific research, teaching and business facilities together with commercial and residential uses. The bland, massive former Brewery

buildings on Corporation Street currently loom over the Conservation Area providing an unpleasant visual backdrop and inappropriate setting to the wider historic envelope of Westgate Hill. The development of the site offers the clear opportunity to develop structures and spaces along its southern edge that reflect the scale of buildings and generous disposition of green spaces in the Conservation Area. The layout and massing of buildings and the shape and content of spaces along this boundary will be critical to the future wellbeing of Summerhill. Whilst not anticipating or welcoming a pastiche of the nineteenth century buildings, a well designed modern reflection of the scale of Summerhill to the north of Westgate Road will provide a sensitive transition between the surviving and immensely valuable cluster of historic buildings and spaces and the more robust, modern and dramatic developments that will be delivered in Science Central. A further issue to address will be access. The Big Lamp junction is historically important in that it still substantially retains its nineteenth century built arrangement. Any access into the Science Central site at this point will need to respect this arrangement and Westgate Hill Cemetery, a Grade II Park and Garden of Special Historic Interest.

- **Blandford Square**

The Council's Blandford Square development site is located to the east of the Conservation Area. It comprises the range of car parks that sit between St James Boulevard and Discovery Museum and its neighbouring properties leading to Westgate Road. Planning and Transport Strategy Committee approved the contents of a development brief in July 2000 that included in its overall remit the inclusion of the CWS Engineering works to the north and the Europa Car Hire depot to the south of Discovery Museum. This brief is currently under review. The comprehensive development of the combined site will impact on the Conservation Area and its wider historic envelope. This envelope includes the buildings between the CWS Engineering Works and Westgate Road that are attractive mid to late nineteenth century commercial properties that still retain many interesting original features and cobbled links to inner courtyards.

The brief identifies the site as being a key development opportunity and envisages a range of mixed uses including hotel/leisure, offices, culture, residential and ancillary or specialist retail. It proposes the development of a new public square in front of Discovery Museum with the possibility of underground car parking. The setting of the Conservation Area will be affected by this development, particularly if the CWS Engineering site is included. The CWS site will introduce a visual transition between the powerful mass of Discovery Museum and Summerhill Terrace. As such its scale should step between the two and certainly not cramp, dominate and turn its back onto the Terrace. It is important to maintain the historic building line along Blandford Square which offers the opportunity to create a subsidiary open courtyard between the back of the new development and Summerhill Terrace. The development over the car park along the northern side of the Square should introduce elements that reflect the scale and shape of the historic built frontage that might be included in an extension to the Conservation Area.

The brief proposes that a new pedestrian link is provided into the Conservation Area to the north of Discovery Museum and through the existing gap between 12 and 13 Summerhill Terrace. Any such link should be designed with care and be designed to a high standard from a palette of appropriate natural materials as referred to in Section 7.

- **George Street Triangle and Newcastle College**

This site is located immediately to the south of the Conservation Area. It is currently occupied by a range of commercial and industrial buildings that are of little architectural significance. There is the prospect that the site might be comprehensively redeveloped. Should this be that case, the development should be designed along its northern edge to respect the scale of buildings in the Conservation Area as a transition to larger structures to the south where the site dips down the slope of the valley.

**In respect of all of the above development sites, it is important to ensure that medium and long views to and across the Conservation Area or views of the Tyne Valley and Durham hills from the Conservation Area are not compromised by inappropriately positioned high buildings that obscure or diminish the important visual contribution that the roof lines of Summerhill and the silhouette of St Matthew's Church makes to the urban landscape.**

## **SECTION 4**

### **TRANSPORT ISSUES**

#### **4.1 Introduction**

As with most urban Conservation Areas, the street pattern of Summerhill reflects an historic arrangement and scale that cannot be readily adapted or manipulated to fit contemporary modes of transport or the ever increasing demand for car parking. Demand for car parking is exacerbated by the area's close proximity to the city centre and major attractions such as the Discovery Museum and St. James' Park. Road closures have been put into place to prevent rat-runs through the area and a resident's only parking scheme has been introduced.

The principal means of vehicular access into the Conservation Area is via Houston Street from Rye Hill. Houston Street was originally built as a cul-de-sac but extended to link through to Summerhill Grove in the 1970's. Other routes into the area are tortuous, from Westgate Road via Swinburne Place and Westgate Hill Terrace or from Westmorland Road along the back of the Discovery Museum. These secondary means of access are poor and consequently do not encourage through traffic.

Vehicular egress is only available from Summerhill Terrace via Swinburne Place to Westgate Hill and via an unnamed cross street to Back Summerhill Terrace with access via Westgate Hill Terrace to or from Westgate Road and Westmorland Road. The private streets of Ravensworth Terrace, High Swinburne Place, Greenfield Place and Swinburne Place are accessed separately from Westgate Hill. Pedestrian access is unrestricted.

The principle transport issues are:

- Westgate Road, a principal city centre east-west through route, which although currently outside the Conservation Area, links into the area through a number of side lanes.
- Elswick Road, a secondary traffic distributor that links into Westgate Road at the Big Lamp junction.
- Culs-de-sacs and road closures.
- Residential parking

#### **4.2 Westgate Road**

Lanes leading off Westgate Road were the only means of accessing the early phase of Summerhill (Thomas Oliver's Maps of 1831 and 1844). The lanes still provide the only way in to properties on Ravensworth Terrace, High Swinburne Place, Greenfield Place and Swinburne Place and the most direct means of entering Westgate Hill Terrace. The condition of the lanes is generally poor with the surfaces including uneven and potholed tarmac, concrete and damaged kerbs. Westgate Hill Terrace has been upgraded with stone kerbs and whin setts on the east side and stone kerbs and flags on part of the western side. This illustrates the impact that modest refurbishment works can make. In terms of traffic movement, the lanes are narrow

and egressing onto the busy Westgate Road is difficult due to the volume of traffic and kerbside parking. The extension of footpaths into the carriageway at these junctions in compliance with the City's standards for sightlines and junction designs will improve safety and enhance the setting of the Conservation Area. A scheme along these lines is programmed to be undertaken through Ward Stewardship funding.

### **4.3 Elswick Road**

Elswick Road leads off Westgate Road at the Big Lamp junction. An historically significant crossroads, it continues to be dominated by the fine, tightly knit late nineteenth century commercial and public buildings that line the eastern side of the intersection and the rising ground of the heavily landscaped Westgate Hill Cemetery to the west.

Elswick Road is contained along its northern edge by the stone boundary wall of the Cemetery. The southern side continues to be fronted by commercial properties built in the mid-nineteenth century with the building line perforated by junctions with Summerhill Street, Lancaster Street and York Street. Environmental works undertaken as part of a General Improvement Area scheme in the 1970's led to the demolition of properties and the creation of extended areas of paving over closed junctions and lay-bys changing the traditional appearance of the road corridor. The former crisp southern edge has been converted to a looser arrangement with some tree planting to decorate the street.

Elswick Road is clearly subordinate to Westgate Road but is heavily trafficked at rush hour.

### **4.4 Culs-De-Sacs and Road Closures**

The properties along the northern side of Summerhill Square are accessed by a series of culs-de-sacs that reflects the sequence of development. Road closures have been introduced at the junction of Summerhill Terrace with Blandford Court and Victoria Street with Westmorland Road in order to prevent rat-runs. As mentioned above, the junctions of York Street and Lancaster Street with Elswick Road were closed and paved over to reduce traffic flow through the neighbourhood and create a safe pedestrian-dominant commercial and retail frontage.

### **4.5 Residential Parking**

Parking in the area is primarily on-street. Some back yards accommodate car parking resulting in the occasional unfortunate demolition of walls to create open areas. Limited off-street parking was created as part of the Summerhill General Improvement Area scheme. A permit holders only parking scheme relating to adopted highways was introduced throughout a large part of Summerhill three years ago. This comprises the availability of one resident's permit per vehicle registered to a dwelling and one visitor's permit per dwelling. A business permit scheme operates for non-residential occupants. The scheme has resulted in the reduction of both signage clutter and the volume of extraneous traffic entering the area. This has enhanced the character of Summerhill. The expansion of the scheme to other parts of the Conservation Area will build upon this success. The scheme will require periodic monitoring to ensure that it meets the Council's and resident's aspirations.



## **SECTION 5**

### **PLANNING PROCEDURES IN SUMMERHILL CONSERVATION AREA**

#### **5.1 Introduction**

Stricter planning controls are exerted in the Conservation Area to ensure that local character is strengthened and not diminished. The Council has a duty to make sure that developments and change will preserve or enhance its character and appearance. In addition to the normal methods of control, planning permission, listed building consent and conservation area consent, the Council has introduced an Article 4 Direction over part of the Conservation Area. An Article 4 Direction takes away certain permitted development rights, covering possible changes that could harm the special character of the area. This section looks at the impact of planning controls, the statutory powers enabling the Council to take action to instigate repairs when it becomes evident that a listed building is falling into decay and investigates the possibility of extending Article 4 restraints.

Demolitions, alterations, extensions and other works affecting the character or appearance of properties in the 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, full planning permission and conservation area consent for buildings within the Conservation Area. Written guidelines describing the extent and kind of detailed information required when submitting an application are available from the Council's Planning and Transportation Division. The guidance below outlines current planning requirements and is not a precise statement of the law. It is always advisable to discuss any proposals within Summerhill Conservation Area with the Council's Planning and Transportation Division at the earliest opportunity.

#### **5.2 Control of Works to Unlisted Flats, Dwelling Houses and Commercial Properties within Summerhill Conservation Area.**

##### **Flats**

Residents living in a flat in Summerhill Conservation Area will need planning permission to extend their property. Planning permission will also be needed for alterations to a flat that would materially alter the appearance of the building. For example, the installation of roof lights.

##### **Dwelling Houses**

Residents living in a house in Summerhill Conservation Area require planning permission to extend or alter their property in the following circumstances:

1. If the cubic capacity of the original house is going to be increased by more than 50 cubic metres or by more than 10% of its original volume, whichever is the greater. The term 'original house', means as it was first built or as it stood on the 1st July 1948 if it was built before that date. In a garden, any additional building over 10 cubic metres in volume. (for example, a garage or shed) is

treated as an extension to the house and therefore counts against the volume allowance.

2. If the extension projects forward from the front of the original house and brings it within 20metres of any 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 rights of way.
3. If more than half the area of land that surrounds the original house is going to be covered by extensions.
4. If the extension is going to be higher than the highest part of the roof of the 'original house'.
5. If any part of the extension is going to be more than 4m high and within 2m of the boundary of the property.
6. The construction of a building or enclosure within the garden that has a volume of over 10 cubic metres.
7. Enlargements and alterations to the roof such as dormer windows.
8. The cladding of any part of the exterior of a dwelling house i.e. with stone, artificial stone, brick, render, timber, plastic or tiles.
9. The installation of a satellite dish or large aerial array located on the chimney of a building or on a wall or roof slope which faces onto and is visible from a highway.

### **Unlisted Commercial Properties**

Commercial properties are governed by normal planning controls and most external alterations which materially affect the external appearance of the building, such as the replacement of timber sash windows with uPVC or the installation of a satellite dish, will require planning permission.

### **Demolition**

Conservation area consent is required to totally or substantially demolish most buildings within the Conservation Area. For more information contact the Planning and Transport Division.

Conservation Area consent is also required to totally or substantially demolish a gate, fence, wall or railing over 1 m high where it is next to a highway (including a public footpath or bridleway) or public open space, or over 2 m high anywhere else. For more information contact the Planning and Transport Division.

## **5.3 Listed Buildings**

### **Owner's Responsibilities**

Buildings are listed to protect them from demolition or unsympathetic alterations. The protection given by this legislation applies to the whole of all listed buildings,

including their exteriors and interiors and to any objects or structures fixed to them or forming part of their curtilage area, (unless it is a freestanding building, object or structure that was constructed after 1st 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 Council for listed building consent. This consent is required in addition to any other planning or building regulation approvals which may also be needed. Listed buildings cannot be demolished completely or in part, extended or altered in any way that would change its appearance and character, without the written agreement of the Council in the form of a listed building consent.!

It is a criminal offence to carry out work to a listed building without first obtaining consent, other than minor like-for-like repairs, and could lead to imprisonment and/or a very heavy fine. The Council's Planning and Transportation Division could also serve a listed building enforcement notice requiring the building to be restored to its former state. Contact should be made with the Council's Planning and Transportation Division for advice on whether listed building consent is required or likely to be obtained for any proposed work. For considered advice, it is helpful to provide architectural drawings.

### **Works and alterations to listed buildings requiring consent.**

Listed building consent is required for any alteration that affects the character and appearance of a listed building. For example, consent would normally be needed for any of the following alterations.

#### **a. 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 walls surface in any way, such as render, cladding, paint etc.
- Changing the size of a door, window or other opening.
- Forming new openings, for any reason, including full balanced flues or ventilators.
- Altering and replacing window frames and doors.
- Removing any features, such as door cases and balustrade etc.
- Changing the material and shape of rainwater goods.
- Adding any new features such as porches and signs etc.
- Adding satellite antennae and dishes.
- Adding security alarm boxes or closed circuit TV cameras.
- Adding external floodlights.

#### **b. 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.

This list is not exhaustive and advice should always be sought from the Planning and Transportation Division before carrying out any works to a listed building.

### **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 must be taken to match the material, construction, moulding and colour of the original feature. When undertaking alterations or repairs 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. Before carrying out repairs, clarification should be sought from the Historic Environment Section that the work does not need listed building consent.

### **5.4 Works to Trees**

It is the character and appearance of a Conservation Area as a whole that the Council is required to preserve and enhance, not just that of the buildings within it. A major element in the character and appearance of the Summerhill area are the trees, gardens and open spaces within it. Therefore, ill-considered works to trees may not only lead to the loss of the trees themselves but also ruin the appearance of the area surrounding them and spoil the setting of any buildings nearby.

All trees with a trunk diameter of 75mm, measured at 1.5m. above ground level within the Conservation Area are protected. Any works to them including pruning and felling will require a written notification to the Council six weeks before the works start. There are exemptions:

- Trees that are dead, dying or that have become dangerous.
- Pruning of fruit trees in accordance with good horticultural practice events or control a legal nuisance.

If in doubt, clarification should be sought from the Planning and Transportation Division that prior notification is not required.

### **5.5 Advertisements**

Additional planning procedures apply to the display of advertisements within the 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 Council's Planning and Transportation Division for more information.

### **5.6 Urgent Works and Repair Notices**

Keeping historic buildings repaired and, where possible, in use, is the key to their preservation. The Council can take action to make sure that listed buildings are kept in a good state of repair to ensure their preservation when it becomes evident that a building has fallen into decay.

Urgent Works Notices to secure emergency or immediate repairs to stop deterioration can be served on the unoccupied parts of both listed and unlisted buildings in the Conservation Area. An Urgent Works Notice is a statement of the Council's intent to carry out works itself if the owner does not and to reclaim the cost from the owner. It is hoped that such notices are sufficient to encourage owners to repair the buildings or to put them onto the market.

Repairs Notices, requiring works reasonably necessary for the proper preservation of a building, can be served on listed buildings. The service of a Repairs Notice can be the first step towards compulsory purchase, but the service of most notices persuade owners to sell the building concerned rather than allowing the procedure to run its course. Much more work can be specified in a repairs notice than in an urgent repairs notice.

## **5.7 Article 4 Direction**

In April 1988 the Council introduced an Article 4(1) Direction across part of the Conservation Area under the provisions of The Town and Country Planning Order 1977. The Direction covers areas of otherwise permitted development to ensure that possible changes could be controlled in a way that made certain they would not damage the character of the Conservation Area. The Direction removes the following permitted development rights:

### Class I.1

- Roof alterations including replacement of roof coverings, for example slate with concrete tiles
- Changes to and the insertion of dormer windows.
- Fixing cladding to the fronts of buildings.

### Class I.2A

- The installation, alteration or replacement of a satellite antenna.

### Class I.4

- The conversion of front gardens into vehicular hard standings.

### Class II

- This covers sundry minor operations such as the construction or alteration of any means of enclosure, creating an access onto a highway and painting the exterior of any building

The Direction covers both listed and unlisted buildings as follows:

The Coach House, Summerhill Grove,  
Numbers 1-8 (inclusive), Summerhill Grove,  
St Anne's Convent, Summerhill Grove,  
Numbers 1-10 (inclusive), Winchester Terrace,  
Numbers 209, 269, 271, 273/275, Westgate Road,

Numbers 5, 7/8, 9, 10, 11, 12 Ravensworth Terrace,  
Numbers 1 - 4 (inclusive) High Swinburne Place,  
Numbers 1 - 6 (inclusive), Greenfield Place,  
Numbers 4a and 4-9 (inclusive), Swinburne Place,  
Numbers 1 - 12 (inclusive), Summerhill Terrace,  
Harry Wood Ltd., 195 Westgate Road.

Of the above, only 7 and 8 Ravensworth Terrace, 1-6 Summerhill Terrace and 195, 209, 271,273/275 Westgate Road are unlisted.

There is the opportunity to reassess the current Article 4(1) Direction with a view to extending its boundaries and/or its provisions. Alternatively, the Council could consider making an Article 4(2) Direction to address issues that it now recognises as being relevant to managing change that it is unable to through the normal planning process. Unlike an Article 4(1) Direction, an Article 4(2) Direction can be issued by the Council without referral to the Secretary of State for the Environment. Because Article 4 Directions are seen to be adding extra controls, they do not attract fees. Changes to the Article 4 Direction are considered in Section 9.

## **5.8 Enforcement**

Failure to comply with any of the planning procedures above could lead to a prosecution by the Council. It is therefore advisable to consult the Council's Planning and Transportation Division before proceeding with any works which might affect the character and appearance of the Conservation Area.

## **SECTION 6**

### **BUILDINGS AT RISK**

#### **6.1 Introduction**

There are currently two buildings at risk in the Conservation Area – the Barber Surgeon’s Hall, Houston Street (grade II) and 2/3 Swinburne Place (unlisted). Although not included on English Heritage’s National Register of Buildings at Risk, they are included on the Council’s Buildings at Risk Register, in poor condition and are declining to a point where the cost and practicality of restoration and repair will become increasingly difficult to achieve. They will require monitoring to make sure that they do not become unsound and under threat and the owners should be encouraged to undertake whatever works are necessary to ensure their future. Planning permission has been granted for the refurbishment of 2/3 Swinburne Place (2004/2799/01/DET), and a scheme is currently being implemented. Other buildings that might be vulnerable to risk will be monitored to ensure that any necessary appropriate action can be taken to prevent their loss.

#### **6.2 The Barber Surgeon’s Hall, Houston Street**

The Hall was built by John Dobson in 1851 to replace an earlier hall on Manors that was demolished to make way for the Edinburgh railway. The building is Grade II listed and is one of the most interesting buildings in the Conservation Area. It is a modestly sized Classical building that was designed to obey the laws of artistic order and symmetry, creating a palatial appearance with rusticated quoins, moulded panels and heavy cornice guttering. It was extended in the late nineteenth century and inscribed ‘St Paul’s Church School’ under the three central windows to proclaim its new role. Interestingly, its medical origins can be traced through the inscription ‘De Prescintia Dei’ and the carvings of the snake entwined around the staff over the three central windows. The building is no longer part of the school and is now in private ownership and used for storage. Although the stonework is sound, the building is becoming dilapidated and concerns will inevitably arise over its future. Part of its original site has been lost with the construction of the link from Houston Street to Summerhill Road. A stone wall was constructed along the new boundary, linking to an orange brick wall that substantially obscures views of the building.

The survival of the Hall is of great importance to the social history of the City, the preservation of its stock of historic buildings and the contribution that it makes to the character of the Conservation Area. Its restoration and economic revival must be undertaken with care and consideration given its condition and its immediate setting. It is currently crowded by the uncomfortably close presence of the modern primary school and the brick wall.

#### **6.3 2/3 Swinburne Place**

This building is sandwiched between 2 and 4 Swinburne Place. It dates from the latter decades of the eighteenth century when it was built as a semi-detached house. Although extremely dilapidated and with changes, it retains some historic features, including six over six sash windows, and the alterations appear retrievable. It represents a surviving example of the pre-Summerhill Square ribbon development on Westgate Road. Its condition is parlous but its careful restoration, including the

possible removal of paint over the brickwork, will preserve an important building. Its loss will damage the quality and historic depth of the built fabric of the area



## **SECTION 7**

### **PUBLIC REALM**

#### **7.1 Introduction**

The public realm is the space that interweaves throughout the area, linking spaces and buildings and providing the routes that give pedestrians and vehicles access to houses, amenities and services. Well designed and properly maintained, it can bind the area together and reinforce the sense of place and the special character of Summerhill. Conversely, if poorly conceived and cared for it can fragment and diminish the overall quality of the environment and lend an air of neglect that is unwelcoming and undermines efforts to encourage property owners to repair and maintain buildings in a sensitive manner. Public realm includes paths; roads; verges; public car parking areas; street furniture; and signage and interpretation. For the purpose of this section, it does not include the Park.

#### **7.2 Roads, Footpaths and Verges.**

Aberdeen granite, Caithness stone, Whinstone setts, chips and kerbs are used throughout Summerhill with substantial areas of the original surfaces surviving to make a significant contribution to the character of the area. Latterly, Yorkstone has been used during the implementation of improvement schemes. The effects of time can be seen with undulations and wear showing the outcome of many decades of use. A particularly fine example is a rutted radius kerb at the back 12 Summerhill Terrace. The preservation of details such as this provides visual clues to the age of the area and reinforces its character.

Some roads have been covered with tarmac obscuring the original surface. It is unlikely that the surfacing involved reconstruction, indeed partial delamination has exposed setts indicating that original dressings survive beneath the tarmac and could be retrieved in the future. It is important to ensure that surviving nineteenth century surfaces are retained and maintained properly. Furthermore, it is vital that any repairs and reinstatements are undertaken in a way that replicates the appearance of the historic surface. This includes the introduction of new road furniture such as utility covers where rebated tops permit the introduction of appropriate materials. New paths, roads and hard standings should utilise natural materials that are commensurate in quality and appearance to Summerhill's historic palette. This will ensure that the treatment of roads and footpaths is given the same degree of attention and care as the repair and restoration of the buildings.

Verges tend to be forgotten. They are sometimes uncomfortable strips of land that are difficult to maintain using machinery. Planting with appropriate ground cover will reduce the maintenance to occasional weeding and pruning. Alternatively, verges can be hard surfaced using stone chips.

#### **7.3 Public Car Parking and Hard Standings.**

Most public parking in the area is on-street. The environmental works undertaken in the 60's and 70's introduced off-street parking bays set into areas of concrete flagged paving. The bays are formed in concrete block paviours. Some bays have been introduced into carriageways, such as along the east side of Winchester Terrace. At

the time, it was probably thought that the new materials introduced variety and colour into the street scene. This approach is typical of its period. The off street bays and the surrounding flagging look jaded and untidy. Some of the trees that were planted in the paved areas have been vandalised and not replaced and the tree pits allowed to become weed strewn. Regardless of the long term future of the bays and their associated spaces, minor repairs and tidy-up works will improve their appearance and reinforce the Council's commitment to enhancing the appearance of the Conservation Area. The on-street block paving bays in Winchester Terrace conflict with the original appearance of the road and diminishes the setting of the listed buildings. It is possible that the original surface was removed to permit the construction of the bays, but it should be a long term objective to replace the block paving with an appropriate material when the opportunity arises.

## **7.4 Street Furniture**

Street furniture comprises street lighting, bollards, waste bins, telephone kiosks and post boxes.

- **Street Lighting**

Street lighting is mixed in terms of style and height ranging from replica Victoriana style in Winchester Terrace, wall mounted in Swinburne Place and on the Coach House, swan neck in the back lane between York Street and Drybeck Court, side-bracketed in Summerhill Terrace to post top. Five metre high post top units are most frequently used, although higher columns have recently been introduced. They tend to be painted black, although some are undecorated and retain a galvanised finish. The disparate range of street lights creates a fragmented appearance.

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 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. It is anticipated that all of the lighting columns throughout the Conservation Area, other than along Summerhill Terrace that are 'deemed to comply', will be replaced by mid-2009 as part of the Council's rolling programme of area renewals. The replacement columns will be six metres high and the lanterns will resemble the units along Summerhill Terrace. The renewal programme will result in continuity of style and the introduction of 'white' light. Summerhill's 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.

### **Bollards**

Bollards have been introduced in the area to protect pedestrians and footpaths and to block-off vehicular access. They vary in appearance and material content with concrete bollards throughout the former GIA, steel tubes at the northern end of Westgate Hill Terrace and more ornamental units throughout the rest of the area. The ornamental bollards are simply designed and painted black, although many are in a state of decorative disorder. Bollards throughout the Conservation Area should

be of a consistently high standard, to a single design and well maintained. The existing ornamental units fulfil that role.

- **Waste Bins**

Waste bins have been introduced into the area to help keep Summerhill tidy and are of a standard design used throughout the City. It is unfortunate that they are manufactured in GRP as they have a relatively dull finish compared to lighting columns, bollards and fences that are painted gloss black. The positioning of any new waste bins should be flexible and should respond to a balance between user requirements, the setting of listed buildings and historic spaces. Generally, they should be placed against walls, structures and beside landscaping where they will become visually connected subsidiary elements reducing the adverse visual impact of free-standing clutter.

- **Telephone Kiosks and Post Boxes.**

A traditional red pillar box is located at the southern end of Victoria Street and a modern telephone kiosk is positioned at the northern end of York Street. Both provide a valuable service and should be retained, the post box adding a splash of colour and a familiar icon into the street scene.

## **7.5 Signage**

Signage includes traffic signs, street signs and information boards. Traffic signs have proliferated following the re-organisation of traffic circulation and the subsequent control vehicular access through parts of the area. It is important that the minimum number and size of signs should be used consistent with road safety and traffic management needs. Support poles should be avoided wherever wall mounting can be achieved and full advantage should be taken of permitted flexibility in the size, siting and colour of traffic signs. This extends to line marking where a lighter touch can be used in conservation areas. Support columns should be painted black to conform to the approach being taken with all other street furniture in Summerhill. Signs should be well maintained and kept clean and redundant signage removed immediately to avoid confusion and clutter and give clear information regarding access into the Conservation Area from Westgate Road.

Street signs should be fixed to walls. Some street signs add to the quality of the area, such as the inscription carved on the first floor cill course on 1 York Street and the original plate sign on 14 Victoria Street, and should be preserved.

Information boards have been erected in the Park. They are fixed onto timber posts that are painted white. They are in a poor condition, unsightly, and with crudely applied additions. They detract from the extensive improvement works undertaken in the Park, including the installation of attractive metal railings around the perimeter of the open space. Their replacement by signs that are designed to fit the family approach taken to street furniture with additional information about the historic importance of the area and the town gardens that formerly occupied the site will enhance the appearance, character and understanding of the Area and reinforce the distinctive identity of Summerhill.

Intellectual access and educational understanding of the history and importance of the area can be facilitated by the careful introduction of well designed information panels in consultation with local residents.

## SECTION 8

### FUTURE MANAGEMENT

#### 8.1 SWOT Analysis

##### 8.1.1 Strengths

- Topography of the area that adds drama through stepped rooflines.
- Fine medium and distant views towards the Conservation Area of rooflines and the tower of St Matthew's Church.
- Views from parts of the Conservation Area over the south scarp of the Tyne Valley and of St Mary's Cathedral spire.
- Sense of discovery and surprise for people who do not know the area.
- Interesting nineteenth century layout and land use pattern that includes a square, cranked streets, a variety of house types, fine individual buildings, attractive commercial buildings at the Big Lamp junction and the Cemetery
- Good quality family homes
- Surviving group of substantial late Georgian and Victorian terraces and semi-detached houses grouped around the square displaying a degree of built uniformity but with interesting differences in terms of style and details:

Ravensworth Terrace  
High Swinburne Place  
Swinburne Place  
Greenfield Place  
Summerhill Terrace  
Winchester Terrace  
Summerhill Grove

- Preservation of fine internal and external details and original features including windows, doors and ironmongery.
- Westgate Hill Terrace that twists behind Summerhill Terrace adding interest and variety.
- Survival of parts of the early ribbon development along Westgate Road.
- Substantially intact arrangement of early working class terraces of housing and their surviving carriageways to the west of the Square:

Summerhill Street  
York Street  
Lancaster Street

- Preservation of St Matthew's Church, the Barber Surgeon's Hall and St Anne's Convent.
- Survival of substantial lengths of original road and path surfaces.
- Open, landscaped, green spaces
- Open space in the Square that provides landscaped greenspace together with formal and informal recreational facilities.
- An air of tranquillity.
- Sense of community and belonging
- Mature gardens and mature trees.

### **8.1.2 Weaknesses**

- Loss of part of the original building fabric including widespread disappearance of garden railings and gates.
- Occasional loss of original architectural details and the intermittent introduction of inadequate modern replacements. Widespread introduction of uVPC windows and modern doors.
- Painting of stonework.
- Poor quality extensions.
- Partial demolition of terraces to create car parking areas damaging the historic layout pattern and introducing voids.
- Removal of back yard walls to create car parks and the widespread reconstruction of rear boundary walls to a variety of designs and in different materials damaging their original uniformity.
- Design consequences of change of use to offices – both internal and external space.
- Erosion of gardens to provide car parking bays.
- Introduction of inappropriate fencing around garden areas and open space.
- Overlaying of original surfaces with tarmac and poor quality reinstatements.
- Proliferation of poorly maintained traffic signs and poor quality of the signage in the Park.
- Buildings at risk:

Barber Surgeon's Hall

2/3 Swinburne Place (pending the completion of approved refurbishment works)

- Haphazard approach to the landscaping of the Park.
- Future of the Bowling Club.
- Views to the north dominated by Newcastle and Scottish Brewery.
- Management and decline of Westgate Cemetery.
- Lack of design guidance relating to the proper restoration and care of historic buildings.

### **8.1.3 Opportunities**

- Retrieval of lost architectural details and encouragement of the appropriate maintenance and repair of historic fabric.
- Prevention of further loss of historic features and details through an extension of the Article 4 Direction remit.
- Repair and reuse of buildings at risk.
- Reinstatement of lost walls, fences and gates.
- Introduction of a coordinated range of street furniture commensurate to the quality of the Conservation Area.
- Rationalisation and maintenance of traffic signage.
- Improvement of the appearance of the entrances into the Conservation Area, particularly off Westgate Road.
- Gradual upgrading of back lane walls and rear extensions through the development process to re-introduce uniformity and high quality materials.
- Replacement of missing or poor modern chimney stacks and chimney pots, an integral part of the nineteenth century rooflines.
- Removal of inappropriate extensions to historic buildings and recreate their original settings.
- Introduction of a scale and design of development on neighbouring parts of the Science Central, Blandford Square and George Street triangle sites that improves the setting of the Conservation Area.
- Promotion of the conservation of the Cemetery to preserve its monuments and built fabric, regain lost landscape features and create a managed wildlife resource for the community.

- Reappraisal the boundary of the Conservation Area to ensure the preservation of the nineteenth century historic envelope of Summerhill.

#### **8.1.4 Threats**

- Further loss of architectural details and inappropriate use of modern replacements and materials.
- Inappropriate ‘makeovers’ and poor maintenance putting historic fabric at risk.
- Development of adjacent sites in a manner that compromises the setting of the Conservation Area.
- Development of an access into the Science Central site that adversely affects the appearance and configuration of the Big Lamp junction.
- Erosion of gardens to provide car parking.
- Changes of use and developments that exceed the area’s car parking capacity leading to greater demands for off-street parking.
- Erosion of gardens to provide protected/private car parking.
- Loss of historic surfaces through poor maintenance and insensitive patch repairs.
- Further degradation of the Cemetery.

### **8.2 Key Points**

#### **8.2.1 Summerhill Square**

- **North Side Terraces – Ravensworth Terrace, High Swinburne Place, Greenfield Place and Swinburne Place**

Encourage the appropriate maintenance and repair of the interiors and exteriors of the listed buildings. Replace missing architectural features and details.

Retain and enhance the external appearance of the historic elevations and seek to achieve the removal of inappropriate modern extensions and reinstate lost original architectural features and details.

Encourage the return the back gardens to their historic shape and the reinstatement of lost gardens.

Encourage the removal of modern fences and the reinstatement of lost railings and gates styled upon the surviving length to the front of 5/7 High Swinburne Place.

Encourage the conversion of vehicular hard standings back into gardens.

Encourage the sensitive maintenance and repair of historic surfaces and avoid the introduction of modern materials. Reveal and repair the historic surfaces of the links between Westgate Road and the north side terraces together with the Square.



Encourage the painting of timberwork in colours that are appropriate to the date of the construction of properties. This includes the painting of window frames a colour appropriate to the date of the construction of the property rather than post-war polar white.

Monitor the 'resident's only' parking arrangements.

Undertake a photographic record to provide a reference point to monitor incremental erosion of the historic fabric and changes to the appearance of buildings and curtilage space and create a photographic archive of architectural features and fixings.

- **Summerhill Terrace**

Resist any further planning applications to convert houses into offices.

Encourage the appropriate maintenance and repair of the interiors and exteriors of the listed buildings. Replace missing architectural features and details.

Encourage the replacement of uPVC and other modern windows and doors with windows and doors that replicate the style, material composition and position of the original items.

Encourage the painting of timberwork in colours that are appropriate to the date of the construction of properties. This includes the painting of window frames a colour appropriate to the date of the construction of the property rather than post-war polar white.

Encourage the removal of paint from stonework.

Encourage the replacement of inappropriate and incongruous lightweight modern garden fencing with robust metal railings styled upon mid-nineteenth century designs.

Reintroduce railings between gardens and at the ends of the terrace and encourage property owners, particularly where converted to offices, to lay out and plant the front gardens to reflect a nineteenth century domestic arrangement.

Encourage the replacement of post-war backyard walls to re-introduce their historic uniform appearance and to seal openings that have been created to form off-street car parking.

Investigate the formation of a footpath link from Westmorland Road to Summerhill Terrace.

Undertake a photographic record to provide a reference point to monitor incremental erosion of the historic fabric and changes to the appearance of buildings and curtilage space and create a photographic archive of architectural features and fixings.

- **Summerhill Grove**

Encourage the appropriate maintenance and repair of the interiors and exteriors of the listed buildings. Replace missing architectural features and details.

Encourage the replacement of uVPC and other modern windows and doors with windows and doors that replicate the style, material composition and position of the original items

Encourage the painting of timberwork in colours that are appropriate to the date of the construction of properties. This includes the painting of window frames a colour appropriate to the date of the construction of the property rather than post-war polar white.

Encourage the removal of paint from stonework.

Reduce the volume of built clutter that now links the houses and simplify its appearance so that it assumes a subordinate visual role.

Rebed surviving and replace any missing coping stones that surmount the dwarf wall along the northern side of the carriageway opposite St Anne's Court. Cultivate and maintain the landscape strip behind the dwarf wall.

Resist any planning applications to convert the houses into offices

Undertake a photographic record to provide a reference point to monitor incremental erosion of the historic fabric and changes to the appearance of buildings and curtilage space and create a photographic archive of architectural features and fixings.

- **Winchester Terrace**

Encourage the appropriate maintenance and repair of the interiors and exteriors of the listed buildings. Replace missing architectural features and details.

Protect surviving examples nineteenth century coloured glass.

Encourage the replacement of later windows and doors with windows and doors that replicate the style, material composition and position of the original items

Encourage the painting of timberwork in colours that are appropriate to the date of the construction of properties. This includes the painting of window frames a colour appropriate to the date of the construction of the property rather than post-war polar white.

Encourage the removal of paint from stonework.

Encourage the replacement of missing iron railings and gates to the front of and between the properties styled upon mid to late-nineteenth century designs.

Where the opportunity arises and resources permit, remove the tarmac road dressing and the raised concrete block paviour parking area to expose the original stone surface.

Encourage the Bowling Club to rake the profile of the new brick wall along the eastern edge of Winchester Terrace to match the surviving lengths of nineteenth century wall.

Encourage the replacement of post-war backyard walls to re-introduce their historic uniform appearance.

Undertake a photographic record to provide a reference point to monitor incremental erosion of the historic fabric and changes to the appearance of buildings and curtilage space and create a photographic archive of architectural features and fixings.

- **The Park and Bowling Club**

Renew signage in the Park to include information about the history of the Conservation Area.

Reintroduce lockable gates at the entrances into the Park to complete the restoration of the boundaries and assist in the management of the open space

Cultivate glimpses into the Park to and from surrounding terraces to visually reconnect the buildings with the space and assist in the management of the area.

The preparation of an agreed management plan for the Park that responds to its historic visual relationship with the surrounding terraces and the use aspirations of the community.

Where the opportunity arises and resources permit, remove the tarmac surface from the link between High Swinburne Place and Summerhill Grove to reveal the original chip paving.

Encourage the repair and repointing of the walls along the western side of the link and encourage the removal of inappropriate timber and metal palisade fencing and remove graffiti.

## **8.2.2 Elswick Road to Westmorland Road**

- **Elswick Road and top of Summerhill Street**

Resist any changes to surviving nineteenth century shop fronts and encourage their proper repair and maintenance and promote the upgrading and/or replacement of poor modern shop fronts.

Address the cleared sites through short term enhancement pending redevelopment.

Where the opportunity arises and resources permit, resurface the paved areas at the junctions of York Street, Lancaster Street and Summerhill Street in natural materials and replace the concrete bollards.

Undertake a photographic record to provide a reference point to monitor incremental erosion of the historic fabric and changes to the appearance of buildings and curtilage space and create a photographic archive of architectural features and fixings.

- **York Street, Lancaster Street and Summerhill Street**

Encourage the appropriate maintenance and repair of the interiors and exteriors of the listed buildings and the exteriors of all other properties. Replace missing architectural features and details.

Encourage the replacement of uVPC and other modern windows and doors with windows and doors that replicate the style, material composition and position of the original items.

Encourage the painting of timberwork in colours that are appropriate to the date of the construction of properties. This includes the painting of window frames a colour appropriate to the date of the construction of the property rather than post-war polar white.

Encourage the removal of paint from stonework.

Encourage the replacement of post-war backyard walls to re-introduce their historic uniform appearance

Encourage the replacement of the missing iron railings and gates to the front of and between the properties styled upon mid-nineteenth century designs.

Promote the enhancement of the cleared sites to the south of 29 York Street and 30 Lancaster Street.

Retain and maintain the historic surfaces in York Street and Lancaster Street and where the opportunity arises and resources permit, replace the concrete flags and concrete blocks in natural materials appropriate to the historic character of the area.

Undertake a photographic record to provide a reference point to monitor incremental erosion of the historic fabric and changes to the appearance of buildings and curtilage space and create a photographic archive of architectural features and fixings.

- **Houston Street and the Barber Surgeon's Hall**

Encourage the repair, restoration and appropriate reuse of the Barber Surgeon's Hall together with its curtilage and its setting.

Undertake a photographic record to provide a reference point to monitor incremental erosion of the historic fabric and changes to the appearance of buildings and curtilage space and create a photographic archive of architectural features and fixings.

- **Victoria Street**

Encourage the appropriate maintenance and repair of the interiors and exteriors of the listed buildings and the exteriors of all other properties. Replace missing architectural features and details.

Encourage the replacement of uVPC and other modern windows and doors with windows and doors that replicate the style, material composition and position of the original items.

Encourage the painting of timberwork in colours that are appropriate to the date of the construction of properties. This includes the painting of window frames a colour appropriate to the date of the construction of the property rather than post-war polar white.

Encourage the removal of paint from stonework.

Encourage the replacement of post-war backyard walls to re-introduce their historic uniform appearance

Encourage the replacement of the missing iron railings and gates to the front of and between the properties styled upon mid-nineteenth century designs.

Where the opportunity arises and resources permit, replace the tarmac area at the junction of Victoria Street with Westmorland Road in natural materials appropriate to the historic character of the area.

Preserve and manage the cultivation of the street trees that have become an attractive and established part of the character of the area.

Undertake a photographic record to provide a reference point to monitor incremental erosion of the historic fabric and changes to the appearance of buildings and curtilage space and create a photographic archive of architectural features and fixings.

### **8.2.3 Westgate Hill Cemetery**

The preparation of a conservation plan for the Cemetery comprising:

- Research into descriptions, maps and plans of the site to identify its original topography and design.
- A topographic, architectural, monument, and sculpture survey.
- An audit of the surviving historic landscape.
- Preparation of proposals that incorporate the rediscovery and conservation of significant elements of the historic layout and topography; the selective repair of the historic landscape; making safe and conservation of memorials and sculptures; restoring and repairing boundary walls, railings and gates; the preparation of a Habitat Action Plan that will lead to reinforcing and enriching the biodiversity of the site; the design and installation of information signage relating to the historic and ecological significance of the Cemetery.

The identification of priorities and the initiation of a programme of works to implement the conservation plan.

## **SECTION 9**

### **FUTURE MANAGEMENT – PROTECTION AND ENHANCEMENT OF SUMMERHILL CONSERVATION AREA.**

This element of the Management Plan provides guidance on the conservation of the historic fabric of Summerhill Conservation Area and is to be read in conjunction with the Planning Procedures contained within Section 5 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 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 Summerhill Conservation Area are natural sandstone and brick.

#### **3. Roofs**

The roof is one of the most important parts of the property as it makes the building wind and watertight and brings harmony to the townscape. This is particularly relevant in Summerhill, where the roofline can be seen from medium and long distance views. The original roof material, ridge tiles and hip tiles should be retained and repaired or replaced on a like-for-like basis. Within the Conservation Area, Welsh Slate is the predominant roofing material. Imitation slates are poor in quality and appearance compared to natural slate and detract from the character of a building and will not be allowed on any buildings within the Conservation Area.

#### **4. Dormer Windows and Roof lights**

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 the 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 style, colour, texture and composition 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 property. 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 property.

Imitation replacement window styles and inappropriate replacement window materials (such as uVPC) are poor alternatives to traditional single pane, timber, vertical sliding sash windows. Mock sliding sash windows generally have heavy top opening casements for the opening section, while uVPC Windows have thicker, cruder frames than timber windows. These unsuitable styles and materials adversely impact on the proportions and the 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 Conservation Area.

## **7. Chimney Stacks and other Architectural Details**

The shape, height and variety of chimney stacks and other architectural details on buildings in the Conservation Area contribute greatly to the local character and should be retained and wherever possible missing chimney pots should be replaced.

## **8. Rainwater Goods**

Original rainwater goods such as gutters on brackets, downcomers and hoppers contribute to the character and appearance of buildings in the Conservation Area. UVPC rainwater goods attached to fascia boards have a negative impact on the appearance of a traditional house. Wherever possible, original rainwater goods should be retained and repaired or replaced on a like-for-like basis.

## **9. Colour and Painting**

It is unlikely that rendering was used as a traditional finish in the Conservation Area. Where buildings have been rendered, they should be painted in muted stone colours. Stone detailing, which would not have been painted, should remain undecorated. The painting of external timberwork should reflect the palette of colours that were available and fashionable when properties were built. Brilliant or polar white was not used until after the Second World War.

## **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 the Conservation Area and should be retained and managed.

## **12. Boundary Treatments**

Original boundary treatments such as walls and railings play an important part in the character and appearance of the Conservation Area and should be retained and maintained or reinstated wherever possible. Where reinstated or replaced, original walls and railings should be replicated in terms of material, proportions and design.

## **13. Advertisements**

All advertisements within the 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 the Conservation Area. Any new buildings in the Conservation Area should be designed with reference to their surroundings and their impact on the character and appearance of the Conservation Area. Special attention should be paid to height, bulk, materials (style and colour) proportions of openings and detailing of roofs, windows and doors.

## **15. Energy Conservation**

It is important to promote and encourage energy conservation. This can be achieved through a variety of measures. However, it is important that any works are undertaken sensitively in order to preserve that character of the area and the architectural merit of historic buildings

## **16. Undoing Damage**

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

## **17. Article 4 Directions**

As outlined in Section 5, the Council introduced an Article 4(1) Direction across part of the Conservation Area in April 1988. The Direction was designed to cover areas of permitted development where changes could be controlled in a way to ensure that they did not adversely impact upon the character of the Conservation Area. Generally



they covered changes to roofs, including the insertion of dormer windows, cladding the front of buildings, the installation of satellite antennae, the conversion of gardens into hard standings and some minor building operations. The Direction was geographically selective and substantially limited to the area's portfolio of listed buildings. It is clear that apparently minor alterations to the other properties throughout the Summerhill has eroded the overall character of the Conservation Area. This is particularly relevant in connection with changes to windows and doors where originals have been taken out and replaced by poorly designed replacements, often in uVPC, and fixed in positions that reduce the traditional modelling of elevations creating a bland, two dimensional appearance. Other changes, including the replacement of Welsh Slate roofs with artificial and concrete tiles; the loss of chimney stacks and pots; threats to gardens through the formation of hard standings; rendering brickwork and painting stonework; and the loss of original front and rear boundary walls could further erode the nineteenth century character of the Conservation Area.

The Town and Country Planning (General Permitted Development) Order 1995 empowers local planning authorities to introduce Article 4(2) Directions without reference to the Secretary of State. It is proposed that the Council will consider the introduction of an Article 4(2) Direction to cover the following activities that are normally permitted development:

- Alterations to, installation, or replacement of external doors and their casements and all windows.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate wall or other means of enclosure.
- The alteration of a roof, including roofing material.
- The erection, alteration or removal of a chimney including works to chimney pots.
- Rendering any elevation and the painting of stonework.

It is suggested that the Article 4(2) Direction is issued to cover the following properties:

2 to 28 Victoria Street  
The Victoria public house  
148 Westmorland Road  
The Barber Surgeon's Hall  
3 to 33 Summerhill Street  
St Matthew's Church and Church Hall, Summerhill Street  
4 to 24 Summerhill Street  
10 and 12 Summerhill Grove  
5 to 25 Lancaster Street  
2 to 30 Lancaster Street  
4 to 34 York Street  
3 to 29 York Street  
5 to 33 Elswick Road  
1 to 25 Blandford Court  
13 to 17 Summerhill Terrace

Any amendment to the existing Article 4 Direction would be the subject of a further and separate consultation process.

## **18. Conservation Area Boundary**

Section 69(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 places a duty on the Council to regularly review the extent of conservation area coverage and to designate new coverage if appropriate. The last time the boundary was reviewed was in 1992 (the second time since designation in 1970) and so a review in the near future would be timely. PPG15 and English Heritage guidance suggests that, in particular, review should take place where there is increasing pressure for change or a recognised threat. A review in the near future would therefore take account of the level of development activity on the periphery of the existing boundary expected in coming years. Therefore the Council intends to review the boundary in 2008 when it will be the subject of a separate consultation exercise.

PPG15 cautions that, in reviewing boundaries, conservation areas should be seen to justify their status, ensuring the concept is not devalued by designations without special interest. It suggests the use of consistent local standards to ensure this. These are set out in paragraph 4.155 of the UDP. Other guidance for assessing the boundary will include that in PPG15 and criteria in Conservation Area Management published by the English Historic Towns Forum.

A procedure for modifying conservation area boundaries is not set out in the legislation, but guidance suggests the same process as for designation, i.e. a committee decision, an advertisement in a local newspaper and the London Gazette, and other statutory notifications. In practice, a more collaborative approach should be taken in line with modern standards of public involvement, and English Heritage guidance suggests the involvement of the local community in decisions about designation and management of conservation areas

## **19. Design Guidance**

The Conservation Area contains an outstanding collection of buildings that were substantially built between one hundred and forty to one hundred and eighty-five years ago. The materials, design styles and methods of construction all contribute to the special character of the area. Their proper maintenance and repair is vital to their wellbeing and that of the wider area. A design guide will help owners and residents understand the way properties were built in the nineteenth century and the significance of original internal and external treatments and details. Information contained in a design guide would help encourage and inform the process of gradual maintenance that could prevent the eventual need for replacement.

The Summerhill Society, whose membership includes a range of conservation related architectural and building skills and experience, has suggested that it could prepare a design guide that would assist residents and owners maintain their properties in a way that respects the character of buildings and the sensitivity of their historic fabric. Any such guide would be advisory, providing a reference for good design practice and building techniques.

The Council will discuss the possible preparation and role of a design guide with the Summerhill Society.

## **20. Funding Conservation Works**

The repair, maintenance and restoration of the fabric of old buildings can be very expensive. The enhancement of the public realm, including the replacement and upgrading of street furniture, the use of natural materials, revealing hidden surfaces and the reinstatement of historic landscapes adds a premium to normal maintenance costs. A dedicated fund would help the Council undertake conservation led works within the public realm and act as seed funding to attract grants from outside bodies. It might also enable the Council to offer practical support to property owners, encouraging them to properly maintain their buildings and replace lost details and features.

The extensive developments that are programmed to take place to the north, east and south of the Conservation Area could be the subject of Section 106 agreements to lever money into a Conservation Area Fund. The developments will benefit from the preservation and enhancement of the Conservation Area, providing a neighbourhood that is attractive and of historic significance and that makes a subtle and sensitive contribution to the regeneration of the wider area. The Council will consider the viability of this proposal.

## **APPENDIX 1**

### **PLANNING POLICY CONTEXT.**

The Management Plan complies with a number of wider planning policies and planning guidance including Regional Spatial Strategy (RSS); the Local Development Framework (LDF); the Unitary Development Plan (UDP); PPS 1- Planning Policy Statement 1 – Delivering Sustainable Development; PPG15 – Planning and the Historic Environment; PPG 16 – Planning and Archaeology; Summerhill Conservation Area Character Statement approved in April 2001 as Supplementary Planning Guidance; ‘Your Wildlife’ – the Newcastle Biodiversity Action Plan (NBAP) that was launched in 2001 and approved by Cabinet as Corporate Council Policy and supplementary planning guidance in 2003; the City Council ‘Regeneration Strategy’ adopted November 2006; ‘Housing Strategy for Newcastle, adopted November 2006; Trees Newcastle’ A Tree Strategy for Newcastle upon Tyne that provides a policy for the protection, care and management of trees in Newcastle, approved 19<sup>th</sup> June 2002; and ‘Green spaces –your spaces’ – Newcastle’s Green Space Strategy.

In particular:

#### **1. Regional Spatial Strategy**

The Management Plan complies with policies ENV14-22 of the RSS adopted in September 2004.

#### **2. Local Development Framework**

The Management Plan complies with 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.

#### **3. Unitary Development Plan**

The Management Plan supplements a number of policies within the UDP (approved January 1998) as follows:

- **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 in 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

NC1.5 Protection of wildlife corridors

- **Conservation of the 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