

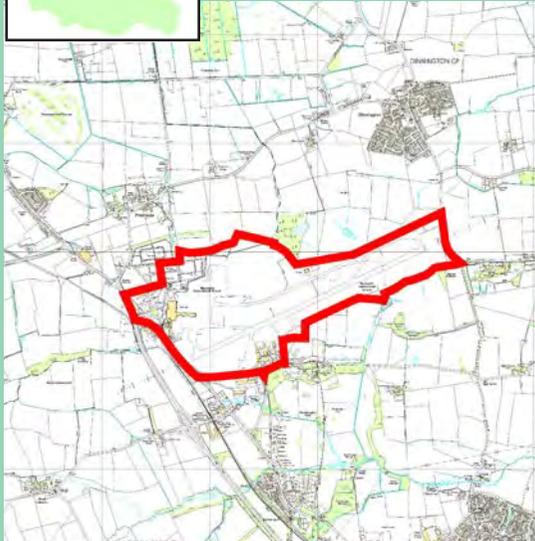
# Newcastle Character Assessment: Rural Areas

## Area C 28:

## Newcastle Airport



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### 1. GENERAL DESCRIPTION:

Urban character buildings and infrastructure with substantially engineered groundform now mask much of the underlying rural landscape character, with mostly managed grassland as ground cover, along with large areas of tarmac (runways, taxiways, car parks etc.); good condition, but weak heritage and ecology value.

2. **Quality rating** - Weak (13/27)      **Character strength** - Strong (18/26)  
**Area of Local Townscape Significance (ALTS)** - No

### 3. Predominant landscape features within the area:

#### Buildings/ Structures:

**Primary** - Masts/ poles; Urban  
**Secondary** - None

*Notes: Airport buildings predominate - terminal, hangers, freight, fuel etc.*

#### Heritage:

**Primary** - None  
**Secondary** - None

*Notes: Original 1930s airport buildings still on site (now bar/restaurant)*

#### Land Cover:

**Primary** - Grassland  
**Secondary** - Marsh/ Bog; Rough grassland

#### Farming - Enclosure:

**Primary** - Fences  
**Secondary** - None

*Notes: Is all urban security fencing - weldmesh etc.*

#### Farming - Crops:

**Primary** - None  
**Secondary** - None

*Notes: No cropping*

#### Woodland/ Trees:

**Primary** - None  
**Secondary** - Shelterbelt

#### Hydrology:

**Primary** - None  
**Secondary** - None

#### Communications:

**Primary** - Trunk road/ Unclassified/ lane; Airport  
**Secondary** - Distributor; Residential

*Notes: Almost all roads, etc are airport related, and private/ secure area*

# Newcastle Character Assessment: Rural Areas

## Area C 28: Newcastle Airport



### 4. Predominant adjacent landscape features:

- Primary** - Agricultural
- Secondary** - Woodland/ Parkland; Industrial

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

- Positive* - Terminal; Metro; Old terminal (now bar); Control tower
- Neutral* - Runway, etc
- Negative* - Hangers etc; Car parking; Fuel farms

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

- Positive* - Woolsington Park; Cheviot Hills, etc; Havannah Nature Reserve
- Neutral* - None
- Negative* - Airport car park; Freight village; Springvale factory

### 7. Local detail and character:

- Levelled area of runway and taxiways imposed onto naturally rolling countryside; some areas of wet/ marsh; vegetation cover very restricted in extent and type.

### 8. Character Elements:

- |                 |                   |                          |                      |
|-----------------|-------------------|--------------------------|----------------------|
| <b>Scale</b>    | - Large           | <b>Enclosure</b>         | - Open/ Exposed      |
| <b>Variety</b>  | - Uniform/ Simple | <b>Harmony</b>           | - Balanced           |
| <b>Movement</b> | - Busy/ Frantic   | <b>Texture</b>           | - Smooth / Managed   |
| <b>Colour</b>   | - Monochrome      | <b>Rarity</b>            | - Ordinary/ Unusual  |
| <b>Security</b> | - Safe            | <b>Stimulus</b>          | - Bland/ Interesting |
| <b>Pleasure</b> | - Unpleasant      | <b>General Condition</b> | - Good               |

Notes: Stimulus - interest is primarily planes, etc rather than landscape

### 9. Heritage Value: - Weak

### 10. Ecology Value: - Weak

# Newcastle Character Assessment: Rural Areas

## Area C 28: Newcastle Airport



### 11. Topography:

**General groundform**

- Flat; Rolling

**Aspect**

- None

**Local Topographical Name**

- None

### 12. Additional comments:

# Newcastle Character Assessment: Rural Areas

## Area C 28: Newcastle Airport: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Prominent elevated position	Protect and manage trees, shrubs and hedges		Airport activity, noise and infrastructure is dominant
Open grassland			
Terminal buildings and landscaping			
Long panoramic views			
New plantations and trees			

# Newcastle Character Assessment: Rural Areas

## Area C 29:

## Airport Freight Village

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### 1. GENERAL DESCRIPTION:

Some relic farmland (now unmanaged?), but mostly airport-related industrial/ storage area of little character/interest; a few early twentieth century houses remain at the west; average condition and ecology value, but weak/ average heritage.

2. **Quality rating** - Weak (12/27)      **Character strength** - Moderate (16/26)  
**Area of Local Townscape Significance (ALTS)** - No

### 3. Predominant landscape features within the area:

<b>Buildings/ Structures:</b>	<b>Primary</b>	- Industry
	<b>Secondary</b>	- Settlement
<b>Heritage:</b>	<b>Primary</b>	- None
	<b>Secondary</b>	- None
<b>Land Cover:</b>	<b>Primary</b>	- Grassland
	<b>Secondary</b>	- None
<b>Farming - Enclosure:</b>	<b>Primary</b>	- Fences
	<b>Secondary</b>	- None
<b>Farming - Crops:</b>	<b>Primary</b>	- None
	<b>Secondary</b>	- None
<b>Woodland/ Trees:</b>	<b>Primary</b>	- Clumps; Isolated trees
	<b>Secondary</b>	- None
<i>Notes: Former hedgerow trees now isolated in grass</i>		
<b>Hydrology:</b>	<b>Primary</b>	- None
	<b>Secondary</b>	- Stream
<b>Communications:</b>	<b>Primary</b>	- Trunk road/ Residential
	<b>Secondary</b>	- None

### 4. Predominant adjacent landscape features:

<b>Primary</b>	- Agricultural; Airport
<b>Secondary</b>	- Woodland/ Parkland; Residential

# Newcastle Character Assessment: Rural Areas

## Area C 29: Airport Freight Village



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

- Positive* - None
- Neutral* - Airport freight village (large sheds)
- Negative* - None

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

- Positive* - Millers PH; Woolsington Park; Woolsington Village
- Neutral* - Airport; Metro and Station; Bellair carport
- Negative* - None

### 7. Local detail and character:

- Area of relic farmland now dominated by industrial/ airport uses/ buildings.

### 8. Character Elements:

- |                 |                        |                          |                  |
|-----------------|------------------------|--------------------------|------------------|
| <b>Scale</b>    | - Small/ Medium        | <b>Enclosure</b>         | - Open           |
| <b>Variety</b>  | - Varied               | <b>Harmony</b>           | - Discordant     |
| <b>Movement</b> | - Busy                 | <b>Texture</b>           | - Managed/ Rough |
| <b>Colour</b>   | - Muted/ Colourful     | <b>Rarity</b>            | - Ordinary       |
| <b>Security</b> | - Safe                 | <b>Stimulus</b>          | - Boring/ Bland  |
| <b>Pleasure</b> | - Unpleasant/ Pleasant | <b>General Condition</b> | - Average        |

### 9. Heritage Value:

- Weak/ Average

### 10. Ecology Value:

- Average

### 11. Topography:

- General groundform** - Broad valley
- Aspect** - North; South
- Local Topographical Name** - None

# Newcastle Character Assessment: Rural Areas

## Area C 29: Airport Freight Village



### 12. Additional comments:

# Newcastle Character Assessment: Rural Areas

## Area C 29: Airport Freight Village: Area Guidance

Strengths / opportunities	Do's	Don'ts	Comments
Hedges and hedgerow trees  New woodland plantation  Mature Oak trees in field	Protect and manage hedges and tree cover		Area is strongly influenced by airport operations and noise  Refer to TPO's 7/91 and 5/94

# Newcastle Character Assessment: Rural Areas

## Area C 35:

## West of Airport

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### 1. GENERAL DESCRIPTION:

Reconstructed agricultural landscape but severed by road and Metro corridors and affected by peripheral airport functions; average condition but weak ecology and heritage value.

2. **Quality rating** - Weak (12/27)      **Character strength** - Moderate (14/26)  
**Area of Local Townscape Significance (ALTS)** - No

### 3. Predominant landscape features within the area:

#### Buildings/ Structures:

**Primary** - Urban

**Secondary** - Farm buildings

#### Heritage:

**Primary** - None

**Secondary** - None

#### Land Cover:

**Primary** - Farming

**Secondary** - Rough grassland

#### Farming - Enclosure:

**Primary** - Fences

**Secondary** - Hedges

*Notes: Most hedges are recent plantings (following reclamation)*

#### Farming - Crops:

**Primary** - Arable; Pasture

**Secondary** - None

#### Woodland/ Trees:

**Primary** - Shelterbelts

**Secondary** - Isolated trees

*Notes: Tree planting associated mainly with A696 embankments, and some older specimens around station area.*

#### Hydrology:

**Primary** - None

**Secondary** - Pond

#### Communications:

**Primary** - Trunk road; Distributor; Unclassified/ Lane;  
Metro

**Secondary** - Airport

# Newcastle Character Assessment: Rural Areas

## Area C 35: West of Airport



### 4. Predominant adjacent landscape features:

- Primary** - Agricultural; Airport  
**Secondary** - Landfill to north west

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

- Positive* - None  
*Neutral* - Metro including station; Millers PH  
*Negative* - A696; Airport hotels, etc

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

- Positive* - Some views of countryside to south and west  
*Neutral* - Airport  
*Negative* - Landfill site; Bellair carport

### 7. Local detail and character:

- Appears to be largely reclaimed land (opencast?) with little intrinsic/ historic character

### 8. Character Elements:

- |                 |                        |                          |                  |
|-----------------|------------------------|--------------------------|------------------|
| <b>Scale</b>    | - Medium/ Large        | <b>Enclosure</b>         | - Enclosed/ Open |
| <b>Variety</b>  | - Varied               | <b>Harmony</b>           | - Discordant     |
| <b>Movement</b> | - Busy                 | <b>Texture</b>           | - Smooth         |
| <b>Colour</b>   | - Muted                | <b>Rarity</b>            | - Ordinary       |
| <b>Security</b> | - Safe                 | <b>Stimulus</b>          | - Bland          |
| <b>Pleasure</b> | - Unpleasant/ Pleasant | <b>General Condition</b> | - Average        |

### 9. Heritage Value:

- Weak

### 10. Ecology Value:

- Weak

*Notes: Will improve in time*

# Newcastle Character Assessment: Rural Areas

## Area C 35: West of Airport



### 11. Topography:

**General groundform**

- Gentle slope

**Aspect**

- North; South

**Local Topographical Name**

- None

### 12. Additional comments:

Area dominated by transport including A696, Metro and adjacent airport (and related uses).

# Newcastle Character Assessment: Rural Areas

## Area C 35: West of Airport: Area Guidance



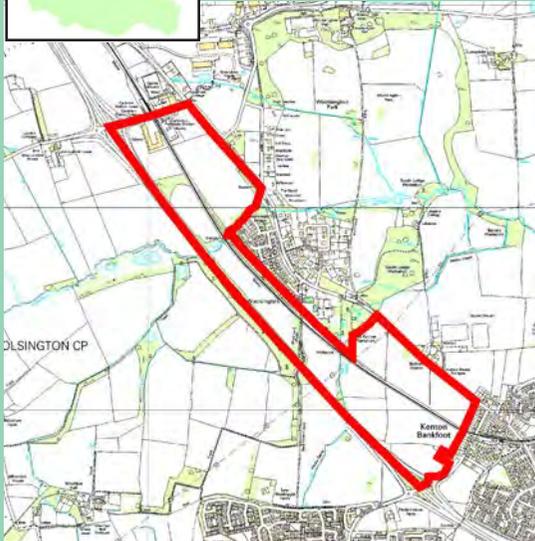
Strengths / opportunities	Do's	Don'ts	Comments
<p>Recently planted hedges</p> <p>Sports pitch</p>	<p>Plant more trees and hedges.</p>		<p>Area strongly influenced by transport corridors and airport noise and activity</p>

# Newcastle Character Assessment: Rural Areas

## Area C 36:

## Woolsington Metro Corridor

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### 1. GENERAL DESCRIPTION:

Long strip of agricultural land with some hedges and trees, largely bounded by metroline and trunk/distributor road corridors; average/ good condition, but average ecology and heritage value.

2. **Quality rating** - Neutral (14/27)      **Character strength** - Strong (19/26)  
**Area of Local Townscape Significance (ALTS)** - No

### 3. Predominant landscape features within the area:

#### Buildings/ Structures:

**Primary** - None  
**Secondary** - Pylons; Industry

*Notes: Bellair carport*

#### Heritage:

**Primary** - None  
**Secondary** - None

#### Land Cover:

**Primary** - Farming  
**Secondary** - None

#### Farming - Enclosure:

**Primary** - None  
**Secondary** - Fences; Hedges

*Notes: Fences to Metro line*

#### Farming - Crops:

**Primary** - Arable  
**Secondary** - Pasture

#### Woodland/ Trees:

**Primary** - Hedgerow trees; Clumps  
**Secondary** - None

#### Hydrology:

**Primary** - Stream  
**Secondary** - None

#### Communications:

**Primary** - Trunk road; Metro  
**Secondary** - Distributor

*Notes: Bridleways*

# Newcastle Character Assessment: Rural Areas

## Area C 36: Woolsington Metro Corridor



### 4. Predominant adjacent landscape features:

- Primary** - Agricultural; Residential
- Secondary** - Leisure

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

- Positive* - None
- Neutral* - Metro line
- Negative* - Trunk roads; Bellair carport

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

- Positive* - Bullocksteads
- Neutral* - Airport; Woolsington Village
- Negative* - Novotel

### 7. Local detail and character:

- Essentially agricultural landscape but now largely dominated by transport routes (Metro, A696 dual carriageway); nothing particularly distinctive.

### 8. Character Elements:

- |                 |                        |                          |                  |
|-----------------|------------------------|--------------------------|------------------|
| <b>Scale</b>    | - Medium               | <b>Enclosure</b>         | - Enclosed/ Open |
| <b>Variety</b>  | - Simple               | <b>Harmony</b>           | - Balanced       |
| <b>Movement</b> | - Busy                 | <b>Texture</b>           | - Managed        |
| <b>Colour</b>   | - Muted                | <b>Rarity</b>            | - Ordinary       |
| <b>Security</b> | - Safe                 | <b>Stimulus</b>          | - Bland          |
| <b>Pleasure</b> | - Unpleasant/ Pleasant | <b>General Condition</b> | - Average/ Good  |

### 9. Heritage Value:

- Average

### 10. Ecology Value:

- Average

# Newcastle Character Assessment: Rural Areas

## Area C 36: Woolsington Metro Corridor

*Notes: 2 wildlife corridors cross the area*

### 11. Topography:

**General groundform**

- Broad Valley

**Aspect**

- North; South

**Local Topographical Name**

- None



# Newcastle Character Assessment: Rural Areas

## Area C 36: Woolsington Metro Corridor: Area Guidance



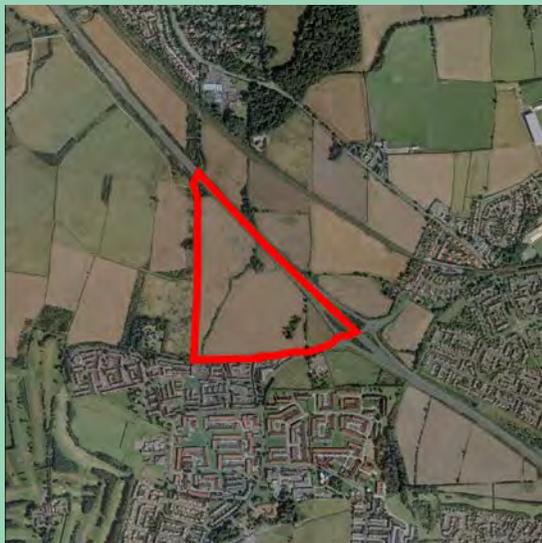
Strengths / opportunities	Do's	Don'ts	Comments
<p>Hedges and hedgerow trees</p> <p>New and established woodland belts</p> <p>Ouseburn watercourse and wetlands</p> <p>Bridleway</p>	<p>Protect and manage hedges and trees</p>		<p>Area is dominated by transport corridors: Metro and A69 (T)</p> <p>Refer to TPO 8/95</p>

# Newcastle Character Assessment: Rural Areas

## Area C 37:

## Harey Dene

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### 1. GENERAL DESCRIPTION:

Low grade agricultural land with some notable hedgerow trees, isolated/severed by new bypass; average condition although subject to vandalism, and average ecology value but weak/ average heritage.

2. **Quality rating - Weak (13/27)**      **Character strength - Moderate (15/26)**  
**Area of Local Townscape Significance (ALTS) - No**

### 3. Predominant landscape features within the area:

#### Buildings/ Structures:

**Primary** - None  
**Secondary** - Masts/ Poles; Pylons

#### Heritage:

**Primary** - None  
**Secondary** - None

#### Land Cover:

**Primary** - Farming  
**Secondary** - None

#### Farming - Enclosure:

**Primary** - Hedges  
**Secondary** - Fences

*Notes: Fences to A696*

#### Farming - Crops:

**Primary** - Arable  
**Secondary** - None

#### Woodland/ Trees:

**Primary** - Hedgerow trees; Clumps  
**Secondary** - None

#### Hydrology:

**Primary** - Stream  
**Secondary** - None

#### Communications:

**Primary** - Trunk road  
**Secondary** - Unclassified/ Lane

*Notes: Bridleways*

### 4. Predominant adjacent landscape features:

**Primary** - Agricultural; Residential; Scrub  
**Secondary** - Vacant/ Derelict

# Newcastle Character Assessment: Rural Areas

## Area C 37: Harey Dene

*Notes: Vacant/ derelict now regenerating as scrub*



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

- Positive* - None
- Neutral* - None
- Negative* - A696 trunk road

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

- Positive* - Pecks House (Farm); Bullocksteads; Agricultural/ rural land to west
- Neutral* - Falcons; Airport; Sage
- Negative* - Novotel

### 7. Local detail and character:

- Low grade agricultural land with some notable hedgerow trees, isolated/ severed by new bypass

### 8. Character Elements:

- |                 |                        |                          |                        |
|-----------------|------------------------|--------------------------|------------------------|
| <b>Scale</b>    | - Small/ Medium        | <b>Enclosure</b>         | - Open                 |
| <b>Variety</b>  | - Simple               | <b>Harmony</b>           | - Discordant/ Balanced |
| <b>Movement</b> | - Quiet/ Busy          | <b>Texture</b>           | - Managed              |
| <b>Colour</b>   | - Muted                | <b>Rarity</b>            | - Ordinary             |
| <b>Security</b> | - Unsettling           | <b>Stimulus</b>          | - Bland                |
| <b>Pleasure</b> | - Unpleasant/ Pleasant | <b>General Condition</b> | - Average              |

### 9. Heritage Value:

- Weak/ Average

### 10. Ecology Value:

- Average

*Notes: Hedgerow trees; stream; wildlife corridor to eastern edge*

### 11. Topography:

- General groundform** - Gentle slope
- Aspect** - North; North West
- Local Topographical Name** - None

# Newcastle Character Assessment: Rural Areas

Area C 37: Harey Dene



**12. Additional comments:**

# Newcastle Character Assessment: Rural Areas

## Area C 37: Harey Dene: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
<p>Harey Dene watercourse</p> <p>Hedges and hedgerow trees</p> <p>Copses, marking old mine workings</p> <p>Irregular arable field pattern, cut through by metro and A69 (T)</p>	<p>Protect and manage hedges and trees</p> <p>Plant more hedges and trees</p> <p>Protect and enhance watercourse and associated habitats</p>		

# Newcastle Character Assessment: Urban Area-

## Area C 280:

## Woolsington West



### 1. OVERALL CLASSIFICATION:

Fairly interesting suburban residential area comprising typical 1960's volume-builder semis and some bungalows; includes large garden centre site and some areas of woodland; average heritage value but fairly comfortable feel and good condition, with fairly high vegetation impact especially trees and grass, and fairly strong ecology value.

### 2. Quality rating - Neutral (13/19)      Character strength - Strong (9/9) Area of Local Townscape Significance (ALTS) - No

### 3. Predominant land uses within area:

Residential with some Woodland/Parkland; Retail

**Predominant Ages** - 1960 - 1980

**General Condition** - good

**Refurbished** - unaltered

*Notes: Retail primarily garden centre*

### 4. Predominant adjacent land uses:

Agricultural with some Residential

**Predominant Ages** - pre 1800; 1920 - 1960

**General Condition** - good

**Refurbished** - unaltered

### 5. Access networks:

Distributor; Residential

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

*Positive* - Cowells Garden Centre

*Neutral* - None

*Negative* - None



# Newcastle Character Assessment: Urban Area -

## Area C 280: Woolsington West



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

*Positive*

*Neutral*

*Negative*

- Woolsington Park

- None

- Airport/ planes

### 8. Urban Form:

Grain - Fine /Medium

Sense of Place - Average/Strong

Built Scale - Medium

Image - Suburban

### 9. Main Residential building types:

- Semi-detached with some Bungalow

#### Main Non- Residential building types:

- Garden centre

### 10. Local detail and character:

- Fairly typical 1960's volume- builder private estate, mainly semis and some bungalows; reasonable provision of open space and vegetation

### 11. Heritage Value:

- Average

### 12. Character:

**Movement** - Quiet

**Safety** - Comfortable/Safe

**Consistency of character** - Uniform

**Colour** - Muted

**Stimulus** - Bland/Interesting

### 13. Visual impact of vegetation:

**Trees** - Medium/High

**Hedges** - Low

**Other** - None

**Shrubs** - Low/Medium

**Grass** - Medium/High

#### Streets with Street Trees

- None

### 14. Ecology:

- Average/Strong

**UDP Wildlife Corridor** - Yes, to all sides

# Newcastle Character Assessment: Urban Area -

## Area C 280: Woolsington West


### 15. Topography:

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

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

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

### 17. Additional information:

# Newcastle Character Assessment: Urban Area -

## Area C 280: Woolsington West: Area Guidance

	<b>Strengths / opportunities</b>	<b>Do's</b>	<b>Don'ts</b>	<b>Comments</b>
	Mature trees, individual specimens, groups and woodlands	Retain character of large individual plots with quality designed low rise 'family' houses	Threaten quality of existing character with poor in-fill developments and extensions	Refer to TPO's 8/95 and 6/96
	Ouseburn river  Exeutive villa type homes in large mature gardens  Wooded/ Countryside setting	Retain and manage mature trees and parkland settings settings	High rise over 3 storeys height  Create large parking	