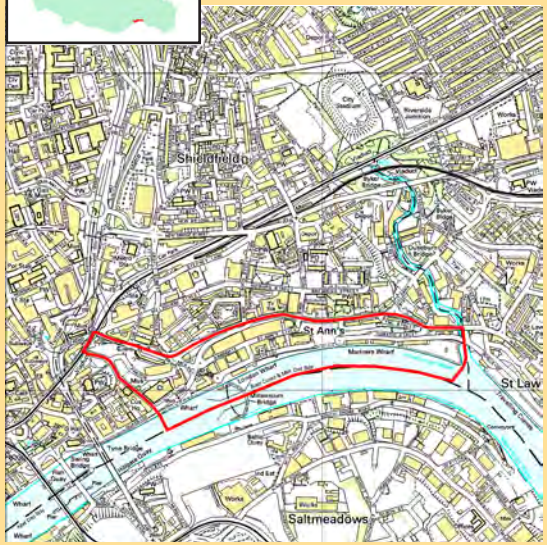
Newcastle Character Assessment: Urban Areas

Area N 149: East Quayside



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1. **OVERALL CLASSIFICATION:**
   Very interesting and fairly busy edge of city centre urban area on quayside; some Victorian buildings of note, but now mostly late 20th and early 21st century large scale redevelopment of residential and office/ business; strong sense of place but low vegetation impact, although extensive waterfront compensates; numerous positive landmarks; very safe feel and good overall condition.

2. **Quality rating** - Positive (16/19) **Character strength** - Strong (9/9)
   Area of Local Townscape Signficiance (ALTS) - Yes

3. **Predominant land uses within area:**
   Residential; Office/Business; Water with some Leisure; Vacant/Derelict.
   Predominant Ages - 1980 - 2000 with some 1800 - 1920; post 2000
   General Condition - good
   Refurbished - mixed

4. **Predominant adjacent land uses:**
   Residential; Office/Business with some Industrial; Leisure; Water
   Predominant Ages - 1800 - 1920; 1960 - 1980 with some 1920 - 1960; 1980 - 2000, post 2000
   General Condition - average
   Refurbished - mixed











Area N 149: East Quayside









5. Access networks:
Distributor; Residential; Cyclepath

6. Landmarks and views within the area:

Positive
- River Tyne; Law Courts; Pandon Quay/ Milk Market; Sallyport Crescent; Croft Stairs/ City Wall; Railway viaduct; most buildings on Sandgate/ St. Ann's Street; Pitcher & Piano PH; Sailors Bethel; Mariners Wharf buildings; Millennium Bridge; Quayside walkway; Glasshouse Bridge.

Neutral
- Trinity Gardens; former Bannatynes Health Club; High Quay.

Negative
- Derelict site at mouth of Ouseburn; Derelict site at St. Ann's Quay. Derelict former PH.

7. Landmarks and views outside the area:

Positive
- Baltic; views over Gateshead/ Felling; All Saint's Church; Tyne Gorge & Bridges; Sage Music Centre; City Road frontage (West); St. Ann's Church; Ouseburn Business Development Centre; Tyne Bar PH; Allan House; Spillers; Ouseburn Watersports area.

Neutral
- Tyne Tees TV; Hotel at Crawhall Road/ City Road corner

Negative
- HMS Calliope building; Batching plant at Felling.

8. Urban Form:

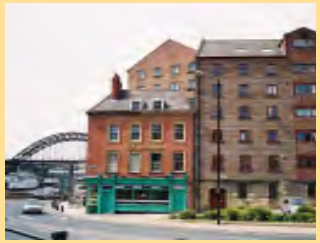
Grain - Medium
Sense of Place - Strong
Built Scale - Large
Image - Urban

9. Main Residential building types:
- Block with some Terrace

Main Non- Residential building types:
- Office Blocks with some PH/ Hotel/ Restaurant

10. Local detail and character:
- Predominantly 1990's redevelopment of rundown former

Area N 149: East Quayside







Quayside/warehouse area; generally high quality, large-scale, individually designed buildings (offices/ leisure/ housing), along with some conversion of Victorian buildings.

11. **Heritage Value:** - Average

12. **Character:**
Movement - Quiet/Busy **Colour** - Muted
Safety - Comfortable/Safe **Stimulus** - Interesting
Consistency of character - Uniform

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

Streets with Street Trees - None

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

15. **Topography:**
General groundform - Steep Slope **Aspect** - South
Local Topographical Name - Lower Tyne Valley

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

17. **Additional information:** Two sites still derelict and awaiting development, but overall area feels vibrant, cohesive and upbeat. More “landmark” buildings than space to list them.

Area N 149: East Quayside: Area Guidance









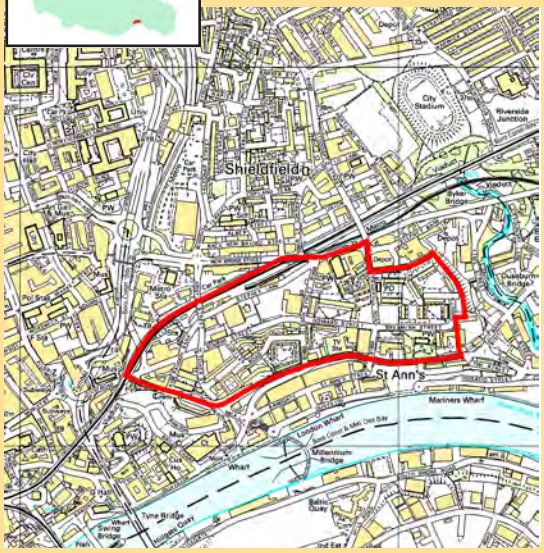
Strengths / opportunities	Do's	Don'ts	Comments
Millennium Bridge and Tyne waterfront Views of Tyne	Retain distinctiveness and clarity of buildings Retain character of Victorian buildings Retain vibrancy and cohesiveness of designs Recognise relationship of land form to heights of buildings, e.g. St Ann's residential blocks Use formal tree planting to enliven public spaces Consider avenue planting to approach routes and tangentially to the river frontage Promote quality public spaces and opportunity for public art Ensure relevance and design of development is considered from the	Over-mass buildings of the same height (e.g. tower blocks around the Baltic) Develop without considering overall impact to riverside from both banks Obscure local landmarks	Refer to Tyne Gorge Study Refer to City centre and Lower Ouseburn Conservation Area Management Plans

Newcastle Character Assessment: Urban Areas

Area N 150: City Road North



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1. **OVERALL CLASSIFICATION:**
   Interesting urban area located just to east of mediaeval city centre, which includes a number of historic buildings although mostly now 1960's - 70's buildings and post 2000 student blocks; intricate mix of large residential blocks and some office/ small industrial uses, with little overall coherence; average-strong heritage value, average/good condition but low vegetation impact.

2. **Quality rating** - Neutral (14/19) **Character strength** - Moderate (5/9)
   Area of Local Townscape Signficiance (ALTS) - No

3. **Predominant land uses within area:**
   Residential; with some Office/Business; .
   Predominant Ages - 1960 - 1980 post 2000 with some 1800 - 1920;
   1920 - 1960; 1980 - 2000
   General Condition - average/good
   Refurbished - mixed

4. **Predominant adjacent land uses:**
   Residential; Office/Business with some Industrial
   Predominant Ages - 1960 - 1980; 1980 - 2000 with some 1800 - 1920; 1920 - 1960
   General Condition - average/good
   Refurbished - unaltered

5. **Access networks:**











Area N 150: City Road North







Motorway; Distributor; Residential; Railway/ Metro

6. Landmarks and views within the area:

Positive - The Studios; St. Ann's Church; St. Dominic's RC Church/ Hall; Gibson Street Centre; Sun Inn PH; Gibson Street flats; Salvation Army Hostel; Keelmen's Hospital; Sallyport Tower; Castlegate/ City Church; Garth Heads Hall of Residence; Railway & bridges; Tanners PH; Manor Bank

Neutral - Premier Inn; Sallyport House; Quay Point; BT Offices.

Negative - Blackfriars Centre.

7. Landmarks and views outside the area:

Positive - Swan House; Millennium Bridge; Tyne Bridge; Byker Bridges; Sage Music Centre; extensive views of Gateshead/ Felling; Law Courts; St. Nicholas Cathedral; All Saints Church; City Road multi storey CP; City Road flats.

Neutral - Shieldfield tower blocks; Bewick Court tower block; Cale Cross House.

Negative - Manors multi storey CP; Holiday Inn.

8. Urban Form:

Grain - Medium / large
Built Scale - Medium/Large
Sense of Place - Average
Image - Urban

9. Main Residential building types: - Block

Main Non- Residential building types: - Small Office Units;

10. Local detail and character: - Complex mix of residential, business and light industrial buildings of various ages, styles, sizes etc. Many are characterful/ distinctive, but there is a lack of overall coherence as an area. Mainly residential area, predominantly post 2000 student blocks along with a range of earlier buildings of mixed age, size and character.

Newcastle Character Assessment: Urban Areas

Area N 150: City Road North





11. Heritage Value: - Average/Strong

Notes: Some historic buildings/ features reflecting location close to historic quayside

12. Character:

Movement - Quiet/Busy **Colour** - Muted/ colourful

Safety - Safe **Stimulus** - Interesting

Consistency of character - Fragmented

13. Visual impact of vegetation:

Trees - Low **Shrubs** - Low/Medium

Hedges - None/Low **Grass** - Low/Medium

Other - None

Streets with Street Trees - None

14. Ecology: - Average **UDP Wildlife Corridor** - Ouseburn to eastern boundary

15. Topography:

General groundform - Gentle Slope **Aspect** - South

Local Topographical Name - Upper Tyne Valley

16. Open spaces and other unbuilt areas:

Main types of Open Space - Incidental Open Space with some Tarmac;

Significance of Public Open Space - Low

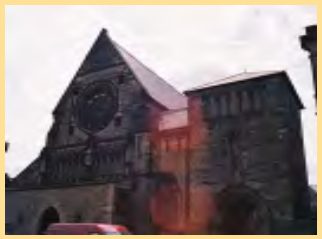
Significance of Private Open Space - Low/Medium

Degree of linking of Main Open Spaces - Low

17. Additional information:

Area N 150: City Road North: Area Guidance







Strengths / opportunities	Do's	Don'ts	Comments
Trees within housing estate spaces and churchyard	Retain distinctiveness of buildings to west end of area – Melbourne Street gateway, Keelmans Hospital, Garth Heads Hall of Residence Provide cohesion with use of materials, street furniture, signage styles, and tree planting Emphasise influence of adjacent historic quayside – reflect features and improve access Retain stone flagging and stone setts Emphasise use of warm red/ terracotta colour Retain and enhance views across Tyne Develop in relation to levels to maximise potential of gradients and views	Fragmented	Refer to Tyne Gorge Study Refer to TPO 12/75

Newcastle Character Assessment: Urban Areas

Area N 151: Ouseburn



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1. **OVERALL CLASSIFICATION:**
   Very interesting and characterful regenerating urban village area on banks of Ouseburn; strong heritage with numerous landmark buildings/ structures; mainly 19th century but some later 20th and early 21st century especially at North; some residential (converted and new build) with some small industrial/ office & retail (e.g. cars), along with open space; varies but average condition overall

2. **Quality rating** - Positive (18/19) **Character strength** - Moderate (6/9)
   Area of Local Townscape Signficiance (ALTS) - Yes

3. **Predominant land uses within area:**
   Industrial; Open Space, residential with some Office/Business; Retail
   Predominant Ages - 1800 - 1920 with some 1960 - 1980; 1980 - 2000; post 2000
   General Condition - average
   Refurbished - mixed

4. **Predominant adjacent land uses:**
   Residential
   Predominant Ages - 1800 - 1920; 1960 - 1980 with some 1980 - 2000
   General Condition - average
   Refurbished - unaltered

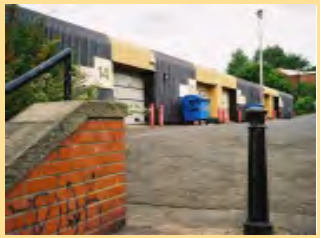
5. **Access networks:**
   Distributor; Residential











Newcastle Character Assessment: Urban Areas

Area N 151: Ouseburn











6. Landmarks and views within the area:

Positive - Ship Inn PH; Cluny chimney/ 36 Lime Street; Byker Bridges (x3); Cumberland Arms PH; Biscuit Factory; former Berger Paints; City Stadium; Former St. Lawrence School Business Centre; Ouseburn/ boatyard; Victoria Tunnel; Seven Stories.; Toffee Factory; The Malings

Neutral - Warwick Street car/ furniture retail outlets.

Negative - Newington Road Depot; Shepherds Scrapyard; former Dallas Carpets.

7. Landmarks and views outside the area:

Positive - Tom Collins House/ Byker Wall; Spillers; City Road apartments; Limited views of Tyne Bridges.

Neutral - Shieldfield flats/ towers; Heaton Park Road tower blocks.

Negative - None

8. Urban Form:

Grain - Fine/Medium

Built Scale - Medium/Large

Sense of Place - Strong

Image - Urban Village

9. Main Residential building types: - Terrace; Block; Some Converted non-residential

Main Non- Residential building types: - Small Scale Industrial/Factory Units with some Large retail; Small Office Units

10. Local detail and character: - Mix of age, style and size but with general theme of industrial/ business focussing on Ouseburn Valley; undergoing regeneration, with significant new housing including student blocks

Newcastle Character Assessment: Urban Areas

Area N 151: Ouseburn











11. Heritage Value: - Strong

12. Character:

Movement - Quiet/Busy
Safety - Safe/Unsettling
Consistency of character - Varied
Colour - Muted/Colourful
Stimulus - Interesting/Invigorating

13. Visual impact of vegetation:

Trees - Medium
Hedges - None/Low
Other - None
Shrubs - Low/Medium
Grass - Medium

Streets with Street Trees - None

14. Ecology: - Average/Strong

UDP Wildlife Corridor - Ouseburn

15. Topography:

General groundform - Valley
Local Topographical Name - Ouseburn Valley
Aspect - North-east; South-west

16. Open spaces and other unbuilt areas:

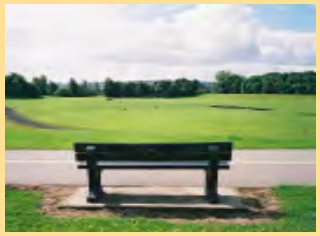
Main types of Open Space - Park with some Incidental Open Space; Derelict/Empty sites
Significance of Public Open Space - Medium/High
Significance of Private Open Space - Low
Degree of linking of Main Open Spaces - High

17. Additional information:

Area N 151: Ouseburn: Area Guidance











Strengths / opportunities	Do's	Don'ts	Comments
River Ouseburn, steep sided valley and bridges Industrial heritage buildings Plantation woodland , tree belts on valley slopes and	Retain variety of development and uses Retain and enhance links to industrial heritage Relate redevelopment to scale and quality of larger units - former Berger Paints offices, Biscuit Factory, Quayside Business Centre Open up setting of the 'under-bridges' space – minimise use of fencing, emphasise heights Retain cobbles, granite kerbs, brickwork and stone work details Retain and enhance former industrial structures, e.g. brickwork, upper storey window style to Boyd Street Use traditional style signage for historical buildings Use themed street furniture and street lights to emphasise urban village character	Fragmented redevelopment Build small office/ business/ retail units of poor quality design Use render on traditional brickwork/stone walls Introduce large metal clad units and box style industrial units Use excessive signage Provide piecemeal solutions to traffic management	Refer to: Lower Ouseburn Valley Conservation Area Character Statement Ouseburn Parking and Accessibility Study

Area N 151: Ouseburn: Area Guidance





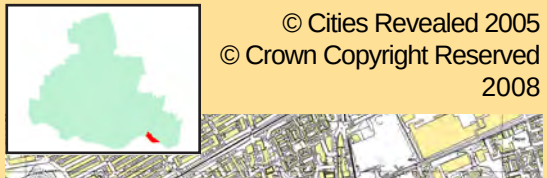




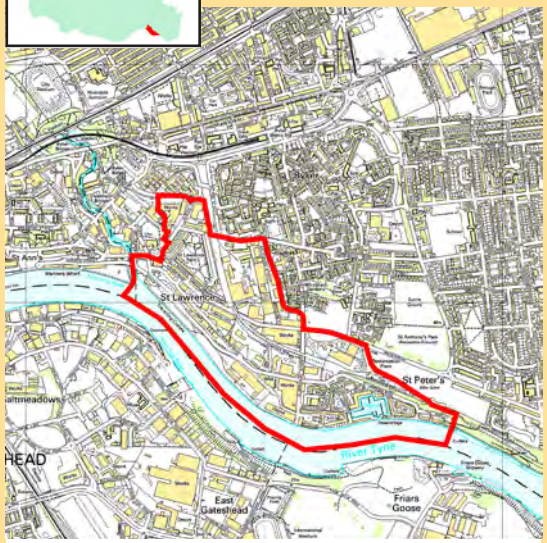
Strengths / opportunities	Do's	Don'ts	Comments
	Improve and emphasise informal character of the riverside walkway along the Ouseburn - consider alternative surfacing Use restricted colours to relate to the heritage of the Ouseburn and its' boats (blue/ red) Opportunity for tree planting to City Stadium Landmark buildings to have appropriate settings, emphasising details and colours in paving and streetscape Redevelopment to relate to topography of site, with a consistent approach to quality of detailing Improve and enhance green spaces and their links		

Newcastle Character Assessment: Urban Areas

Area N 152: St Lawrence



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1. **OVERALL CLASSIFICATION:**
Sloping urban riverside area with some residential clusters (old and new) but mainly medium scale industrial/ warehouse buildings, many associated with the river; various ages although mainly 1920 -1960; average condition; very low vegetation impact; heritage strong, and many positive landmarks.

2. **Quality rating** - Positive (16/19) **Character strength** - Moderate (7/9)
Area of Local Townscape Signficiance (ALTS) - Yes

3. **Predominant land uses within area:**
Industrial with some Residential; Water
Predominant Ages - 1920 - 1960 with some 1800 - 1920; 1980 - 2000; 1960 - 1980
General Condition - average
Refurbished - unaltered

4. **Predominant adjacent land uses:**
Water; Open Space with some Residential
Predominant Ages - 1920 - 1960
General Condition - average
Refurbished - unaltered

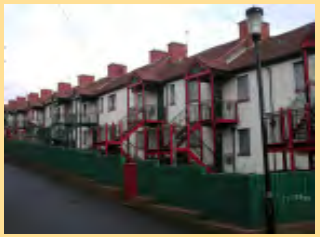
5. **Access networks:**
Distributor; Residential; Cyclepath

6. **Landmarks and views within the area:**
Positive - Marina; Brinkburn Centre; St. Lawrence Park; Hoults Yard; River Tyne; ouseburn mouth and bridges; Cycle Hub
Neutral - None
Negative - Byker Incinerator.

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









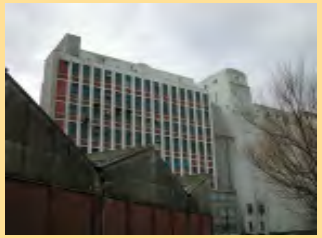


Newcastle Character Assessment: Urban Areas

Area N 152: St Lawrence











Positive - Extensive views south of river; City Centre/ Quayside/ Bridges; Tom Collin's House/ Byker Wall; Former St. Lawrence School (Business Centre); Ouseburn Valley.

Neutral - None

Negative - None

8. Urban Form:

Grain - Medium/Coarse
Built Scale - Medium/Large
Sense of Place - Average/Strong
Image - Urban

9. Main Residential building types: - Link; Terrace with some Block

Main Non- Residential building types: - Large Scale Industrial; Small Scale Industrial/ Factory Units with some Large Retail

10. Local detail and character: - Predominantly medium scale industrial/wholesale buildings associated with the river; some segregated residential (old and new).

11. Heritage Value: - Strong

12. Character:

Movement - Quiet
Colour - Muted
Safety - Safe
Stimulus - Interesting
Consistency of character - Uniform

13. Visual impact of vegetation:

Trees - Low
Shrubs - Low
Hedges - None/Low
Grass - Low/Medium
Other - None

Streets with Street Trees - None

14. Ecology: - Average
UDP Wildlife Corridor - Railway; Ouseburn

Area N 152: St Lawrence







15. Topography:

General groundform - Steep Slope **Aspect** - South-west

Local Topographical Name - Lower Tyne Valley

16. Open spaces and other unbuilt areas:

Main types of Open Space - Park; Incidental Open Space

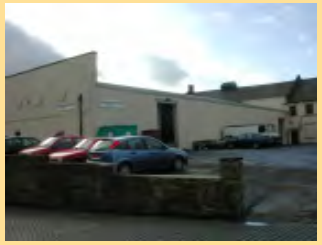
Significance of Public Open Space - Low/Medium

Significance of Private Open Space - Low

Degree of linking of Main Open Spaces - Medium/High

17. Additional information:

Area N 152: St Lawrence: Area Guidance









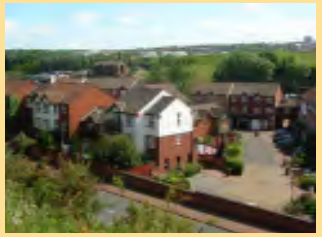


Strengths / opportunities	Do's	Don'ts	Comments
River Tyne waterfront Steep slopes and high masonry retaining walls Views of River Tyne Former railway line as recreational route Mature trees in St Lawrence Park	Relate development of area to East Quayside Promote distinctiveness and clarity of buildings Retain character of Victorian buildings Strengthen heritage value of Hoults Yard - former Maling Pottery Promote cohesiveness of designs Recognise relationship of land form in heights of buildings Use formal tree planting to enliven and define spaces Consider avenue planting to approach routes and tangentially to the river frontage Retain and enhance off road routes Promote quality development	Develop without considering overall impact to riverside from both banks Block river frontage	Refer to Tyne Gorge Study Refer to Lower Ouseburn Conservation Area Management Plan

Area N 152: St Lawrence: Area Guidance











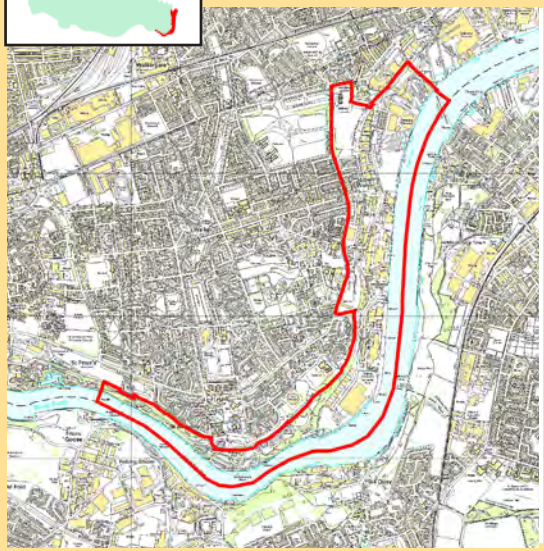
Strengths / opportunities	Do's	Don'ts	Comments
	Ensure relevance and design of development is considered from the south bank		

Newcastle Character Assessment: Urban Areas

Area N 153: Walker Riverside



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1. **OVERALL CLASSIFICATION:**
Large interesting urban area on banks of /offshoreTyne with mix of riverside parkland and heavy industrial (including shipyards); industrial buildings mainly from 1950's onward; some small areas of housing (Victorian terraces and 1940's prefabs); shipyard cranes are major landmark; average condition overall but somewhat unsettling feel; visual impact of trees and shrubs low overall (high but somewhat hidden at west, almost non-existent at east), but strong heritage value.

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

3. **Predominant land uses within area:**
Industrial with some Residential, Open Space; Water

Predominant Ages -		1920 - 1960, with some 1800 - 1920; 1960 - 1980; 1980 - 2000; post 2000
General Condition	-	average
Refurbished	-	unaltered

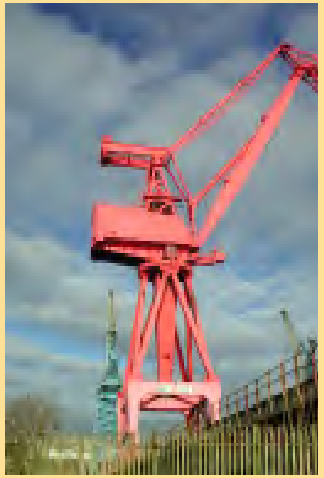
4. **Predominant adjacent land uses:**
Residential with some Industrial; Water

Predominant Ages	-	1920 - 1960 with some 1800 - 1920; 1960 - 1980; 1980 - 2000
General Condition	-	Average
Refurbished	-	Unaltered

5. **Access networks:**
Distributor; Residential; Cyclepath
Notes: River Tyne









Newcastle Character Assessment: Urban Areas

Area N 153: Walker Riverside











6. Landmarks and views within the area:

Positive - Shipyard cranes; River Tyne; Hadrian's Way cycleway (former railway line); Waverdale Stables/ canter area.

Neutral - 'Wellstream' site; Technip.

Negative - None

7. Landmarks and views outside the area:

Positive - Shipyard cranes; Mixed uses on south bank of River Tyne

Neutral - Tower blocks (Eastfield/ Church Walk); Gas Holder.

Negative - None

8. Urban Form:

Grain - Coarse
Built Scale - Large
Sense of Place - Strong
Image - Urban
Notes: Industrial image

9. Main Residential building types: - None

Main Non-Residential building types; - Large Scale Industrial with some Small Scale Industrial/ Factory units

10. Local detail and character: - Shipyard cranes and River; lots of open space; lots of steel cladding; tall walls/ fencing to boundaries.

11. Heritage Value: - Strong

12. Character:

Movement - Quiet
Colour - Colourful
Safety - Safe/Unsettling
Stimulus - Interesting
Consistency of character - Varied

Area N 153: Walker Riverside







13. Visual impact of vegetation:

Trees	- High	**Shrubs**	- Low
Hedges	- None	**Grass**	- Medium
Other	- None		

Streets with Street Trees - None

14. Ecology: - Average/Strong **UDP Wildlife Corridor** - Riverbank

15. Topography:

General groundform - Steep Slope **Aspect** - East; South; South-east

Local Topographical Name - Lower Tyne Valley

16. Open spaces and other unbuilt areas:

Main types of Open Space	- Park; Tarmac; Verges; Incidental Open Space
Significance of Public Open Space	- Medium
Significance of Private Open Space	- Medium
Degree of linking of Main Open Spaces	- Medium

17. Additional information:

Very quiet (no noise from yards); some pre-fab post war housing; most of the large vegetated open spaces toward southern end.

Area N 153: Walker Riverside: Area Guidance



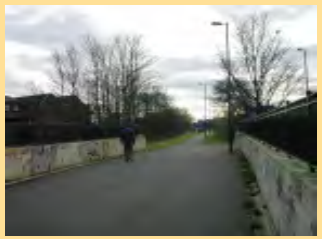




Strengths / opportunities	Do's	Don'ts	Comments
Water front Industries	Invest in business park improvement Interpretation and signage for industry and links	Block access to the waterfront	Look at good practice example at Newburn Haugh waterfront
Walker Riverside Park River Tyne waterfront Areas designated for local wildlife significance (SLCI)	Manage to allow views across the river and along the valley		Refer to "Your Wildlife" Biodiversity Action Plan
Decline of local industries	Unify style of street furniture, signage, lighting fencing		
Poor maintenance and neglect	Retain, enhance, maintain, stone work to structures along Hadrian's Way Unify use of street furniture and signage to relate to industrial areas, Hadrian's Way and adjacent areas		
Tree planting Existing plantation woodland on slopes	Green fringe to Cycle way, open up views through. North side of roads parallel with the river Close to industrial units allowing views below tree canopy	Remove woodland belts	

Area N 153: Walker Riverside: Area Guidance







Strengths / opportunities	Do's	Don'ts	Comments
Business Parks, Industrial areas	Encourage new commercial/ industrial development Heritage interpretation Improve settings of heritage buildings Adjust kerb heights to reduce need for low fencing New developments to reduce in scale towards riverbank Provide screen planting to north side of units	Abandon redundant fencing Over specify fencing Use strong colour against the riverbank	
Green links and open spaces	Improve access for workforces Increase open space		
Loss of character in residential area	Retain traditional boundary materials and at minimum heights Provide Homezone treatment in wider streets Retain pedestrian way to terraces Retain timber doors, gateways, to rear brick walled yards	Render gable ends of terraces Pave over gardens for parking Extend out of proportion and/ or alignment Use non traditional colour schemes in terraces	

Area N 153: Walker Riverside: Area Guidance







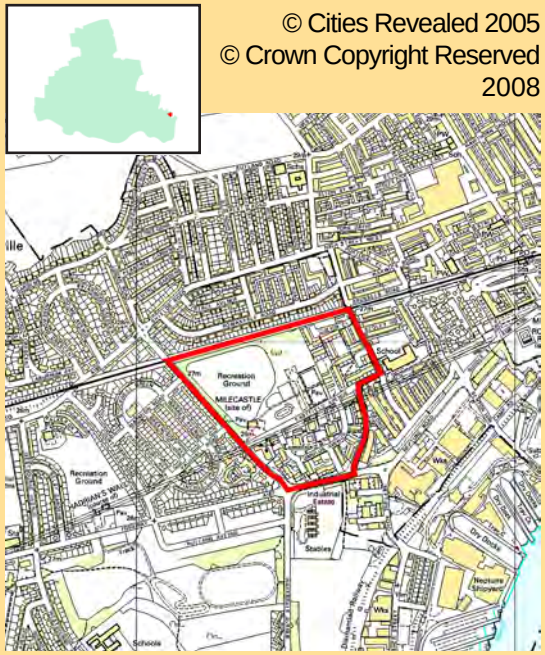




Strengths / opportunities	Do's	Don'ts	Comments
Loss of character in residential area (continued)	Use raked brickwork to replace timber screen fences off gable ends Use re-vitalising colour for pre-fabs	Use timber screen fencing to front gardens Use willowcrete fencing.	
Loss of river views	Limit wall heights, allow views from access roads Plant trees close to industrial units Frame views between building units	Block views with long building units.	

Newcastle Character Assessment: Urban Areas

Area N 154: Eastfield Walker



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1. **OVERALL CLASSIFICATION:**
   Urban residential area with significant open space; mainly 1960 - 1980 local authority housing, small scale although with some tower blocks; average condition; bland, and low heritage value, but medium/ high vegetation impact and substantial public open space (park, playing fields etc).

2. **Quality rating** - Neutral (11/19) **Character strength** - Moderate (6/9)
   Area of Local Townscape Signficiance (ALTS) - No

3. **Predominant land uses within area:**
   Residential; Open Space
   Predominant Ages - 1960 -1980
   General Condition - average
   Refurbished - unaltered

4. **Predominant adjacent land uses:**
   Residential; Industrial
   Predominant Ages - 1800 - 1920; 1920 - 1960
   General Condition - poor/ average
   Refurbished - unaltered

5. **Access networks:**
   Distributor; Residential; Railway/ Metro

6. **Landmarks and views within the area:**
   Positive - Church; Community Centre.
   Neutral - Tower blocks; Park Keepers House
   Negative - None

7. **Landmarks and views outside the area:**
   Positive - Cranes
   Neutral - Metro Line
   Negative - None







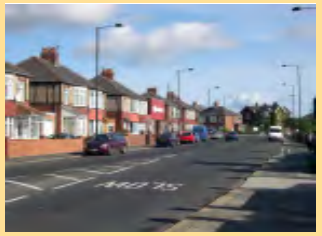




Newcastle Character Assessment: Urban Areas

Area N 154: Eastfield Walker











8. Urban Form:

Grain - Medium
Built Scale - Small
Sense of Place - Average/Strong
Image - Urban
Notes: Generally small scale but tower blocks are large

9. Main Residential building types: - Link; Tower

Main Non- Residential building types: - None

10. Local detail and character: - Three 15 -storey 1960's tower blocks and distinctive 1970's housing with long sloped roof.

11. Heritage Value: - Weak/Average

12. Character:

Movement - Quiet
Colour - Muted
Safety - Safe
Stimulus - Bland
Consistency of character - Varied

13. Visual impact of vegetation:

Trees - Medium/High
Shrubs - Medium
Hedges - Low
Grass - High
Other - None

Streets with Street Trees - None

14. Ecology: - Average
UDP Wildlife Corridor - Metro line

15. Topography:

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

Area N 154: Eastfield Walker







16. Open spaces and other unbuilt areas:

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

17. Additional information:

Park was former Swan Hunter facility.

Area N 154: Eastfield Walker: Area Guidance

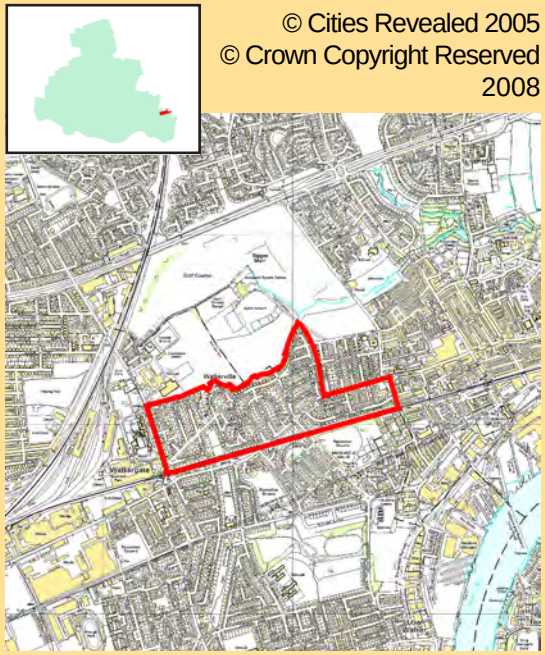
Strengths / opportunities	Do's	Don'ts	Comments
Tree planting Mature tree belt along Metro line Trees in Stotts Road recreation Ground	Plant trees to boundary of bowling green and recreation ground Ditto to The Avenue – predominantly Birch		
Stotts Road/ Eastfield Avenue open space	Improve access Assess need for boundary fencing Replace Lochrin fencing with park style railings Upgrade and improve facilities Enhance opportunity for wildlife		
Loss of character in residential areas Line of Hadrian's Wall	Rear long-sloped roofs to be red tiled Retain short chimney detail Retain traditional boundary materials – low walls, stone capping Retain shaped double canopies to front doors Roof conversions to reflect the hip roofs above bay windows	Re-roof with felt	1970's development, e.g. Tumulus Avenue, Nithdale Close Philiphaugh/ George

Area N 154: Eastfield Walker: Area Guidance

Strengths / opportunities	Do's	Don'ts	Comments
Loss of character in residential areas (continued)	Retain timber fascia detail Retain roof profile to unify terrace Replace with courtyard style		
Garage blocks at The Fold	Opportunity for redevelopment to reflect adjacent house style with integral garages		

Newcastle Character Assessment: Urban Areas

Area N 155: Walkergate



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1. **OVERALL CLASSIFICATION:**
   Interesting suburban residential area of mainly private interwar semis and bungalows marked by very varied design and random distribution of housetypes within a typical overall character; average/ good condition but low/medium vegetation impact.

2. **Quality rating** - Neutral (14/19) **Character strength** - Strong (8/9)
   Area of Local Townscape Signficiance (ALTS) - No

3. **Predominant land uses within area:**
   Residential
   Predominant Ages - 1920 - 1960 with some 1800 - 1920
   General Condition - average/ good
   Refurbished - unaltered

4. **Predominant adjacent land uses:**
   Residential; Leisure; Open Space
   Predominant Ages - 1920 - 1960 with some 1800 - 1920
   General Condition - average
   Refurbished - unaltered

5. **Access networks:**
   Distributor; Residential; Railway/Metro

6. **Landmarks and views within the area:**
   Positive - Metro line (wooded embankment) to south
   Neutral - None
   Negative - Library

7. **Landmarks and views outside the area:**
   Positive - None
   Neutral - None
   Negative - 3 tower blocks to south











Newcastle Character Assessment: Urban Areas

Area N 155: Walkergate







8. Urban Form:

Grain	- Fine	Built Scale	- Small/Medium
Sense of Place	- Average/Strong	Image	- Suburban

9. Main Residential building types: - Semi-detached; Bungalow

Main Non- Residential building types: - None

10. Local detail and character: - Brick built private 1930's semis/ bungalows; very varied design; complex mix of houses and bungalows, with no uniform pattern or design.

11. Heritage Value: - Average

12. Character:

Movement	- Quiet	**Colour**	- Muted/Colourful
Safety	- Safe	**Stimulus**	- Interesting
Consistency of character	- Uniform		

13. Visual impact of vegetation:

Trees	- Low/Medium	**Shrubs**	- Low/Medium
Hedges	- Low/Medium	**Grass**	- Low
Other	- None		

Streets with Street Trees - None

14. Ecology: - Average **UDP Wildlife Corridor** - Metro and open space to north

15. Topography:

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

Area N 155: Walkergate







16. Open spaces and other unbuilt areas:

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

17. Additional information:

Distinctive by variation in housing types within same overall character and period (1910 - 1940).

Area N 155: Walkergate: Area Guidance

Strengths / opportunities	Do's	Don'ts	Comments
Tree planting	To incidental open space and gardens Retain views to trees on Metro embankments and to north of the area (school grounds)		
Maplewood	Retain strong features and colours Retain low-pitched roofs, pitched canopies Retain pergolas Retain use of timber		Good practice model development
Library	Opportunity for redevelopment with a significant community building in a 'village green' setting	Retain existing building	Retain community library facility
Carriageways	Introduce alternative materials to reflect road widths, e.g. red and black bitmac to emphasise and reduce traffic use/ speed Retain stone to Metro bridge retaining walls/ steps Enhance and emphasise approach/		

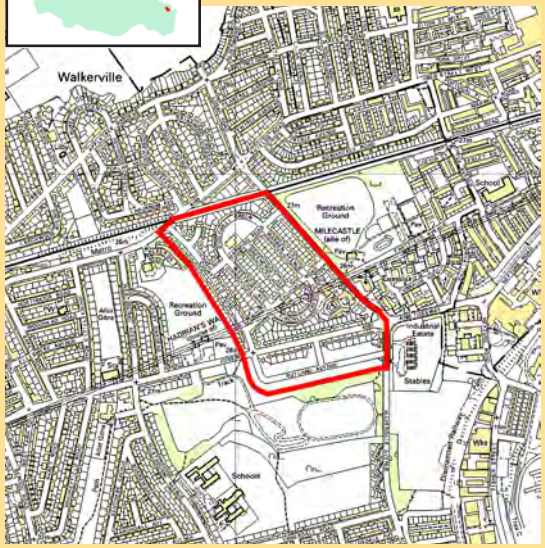
Area N 155: Walkergate: Area Guidance

Strengths / opportunities	Do's	Don'ts	Comments
Residential	Emphasise local and specific street details Enhance short cul-de-sacs with Homezone/ shared surface treatments Retain the character of the short front	Use render treatment except where semis house types	e.g. Broomfield Road - slate roofs, low pitches, chimneys, window styles, low plain brick walls e.g. Appletree Gardens e.g. Thistle Close

Newcastle Character Assessment: Urban Areas

Area N 156: Daisy Hill, Walker

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1. **OVERALL CLASSIFICATION:**
   Suburban residential area of typical but somewhat bland brick-built interwar "garden village" style council housing, but marred by average to poor condtion and unsettling feel; vegetation impact low, weak heritage value and few landmarks.

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

3. **Predominant land uses within area:**
   Residential
   Predominant Ages - 1920 - 1960; some post 2000
   General Condition - poor/ average
   Refurbished - unaltered

4. **Predominant adjacent land uses:**
   Residential; Open Space
   Predominant Ages - 1920 - 1960
   General Condition - average
   Refurbished - unaltered

5. **Access networks:**
   Distributor; Residential; Railway/ Metro

6. **Landmarks and views within the area:**
   Positive - Milecastle House
   Neutral - Ray Gray Community Centre
   Negative -

7. **Landmarks and views outside the area:**
   Positive - Shipyard cranes
   Neutral - Tower blocks; Metro line
   Negative - None







Newcastle Character Assessment: Urban Areas

Area N 156: Daisy Hill, Walker





8. Urban Form:

Grain	- Fine/Medium	Built Scale	- Small
Sense of Place	- Average	Image	- Suburban

9. Main Residential building types: - Semi-detached; Link

Main Non- Residential building types: - None

10. Local detail and character: - 1930's small "cottage/ garden village" type brick built council housing; willowcrete fencing with timber fences above.

11. Heritage Value: - Weak

12. Character:

Movement	- Quiet	**Colour**	- Muted
Safety	- Unsettling	**Stimulus**	- Bland
Consistency of character	- Uniform		

13. Visual impact of vegetation:

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

Streets with Street Trees - None

14. Ecology: - Weak

UDP Wildlife Corridor - Metro line and open spaces to western/ southern boundary

15. Topography:

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

Area N 156: Daisy Hill, Walker

16. Open spaces and other unbuilt areas:

Main types of Open Space	-	Gardens; Incidental Open Space
Significance of Public Open Space	-	Low
Significance of Private Open Space	-	Low
Degree of linking of Main Open Spaces	-	Low

17. Additional information:

Area to south of Fossway 90% empty and derelict.

Area N 156: Daisy Hill, Walker: Area Guidance

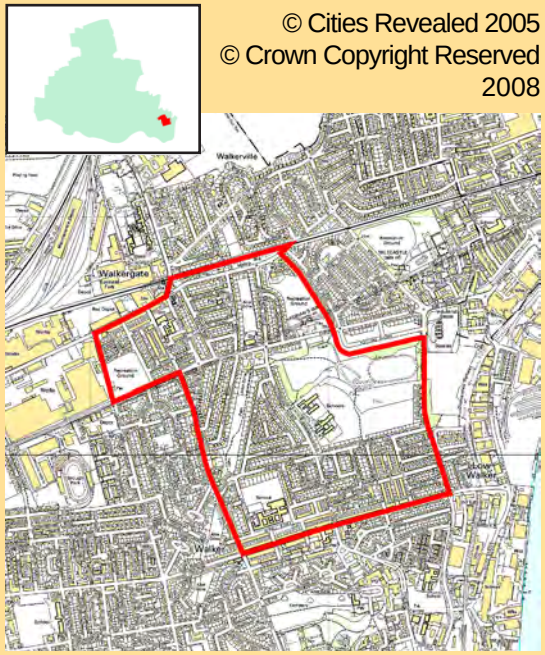
Strengths / opportunities	Do's	Don'ts	Comments
Tree planting	Opportunities - garden areas, on Courtfield Road, corner sites Poplars block view into open space east of Stotts Road. Consider replacements to integrate and open up green space Stockwell Green - additional lime trees would enhance formal frontage		
Vauxhall Road	Vacant site opportunity for infill housing, retail unit, consider garden re-alignment to maximise potential		
Community facilities	Ray Gray Community Centre - Lochrin fencing to be replaced with vertical pale fencing of adequate height or with open mesh style fencing, reduce and minimise impact of security measures Stockwell Green Community Centre –opportunity for redevelopment with formal layout and a building that would contribute to the character of a 'village green' Local shops - enhance and improve		

Area N 156: Daisy Hill, Walker: Area Guidance

Strengths / opportunities	Do's	Don'ts	Comments
Residential Open spaces on three sides Line of Hadrian's Wall	Emphasise local and specific street details - gunnell arches, tile crease above windows, bay windows with roof detail Opportunity for hedged boundaries Retain individuality and recognition of the specifics of street layouts Home zone, pedestrian priority layout Greencroft Road, Westbury Avenue, Warren Avenue Provide traffic calming with street tree planting to Courtfield Road Stockwell Green restore formal frontage of green, consider one-way system and shared surface treatment Belsize Place – pedestrian priority area – shared surface treatment Milecastle/ Finchley Court housing - open up rear space to courtyard/ shared surface treatment Remove redundant fencing south of Fossway	Pave over gardens for	

Newcastle Character Assessment: Urban Areas

Area N 157: Westbourne Avenue, Walker



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1. **OVERALL CLASSIFICATION:**
Suburban residential area although with substantial areas of open space; mainly fairly bland and typical private interwar semis along with some terraces and bungalows; low vegetation impact despite large open spaces as relatively hidden; average overall condtion.

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

3. **Predominant land uses within area:**
Residential; Open Space
Predominant Ages - 1920 - 1960 with some 1800 - 1920;post 2000
General Condition - average
Refurbished - unaltered

4. **Predominant adjacent land uses:**
Residential with some Industrial; Open Space
Predominant Ages - 1920 - 1960
General Condition - poor/ average
Refurbished - unaltered

5. **Access networks:**
Distributor; Residential; Railway/ Metro

6. **Landmarks and views within the area:**
Positive - Walker Technology College; Walkergate Primary School; Open space around Walkerdene School; The Railway PH; circa 1890's building (originally two villas) on Scrogg Road.
Neutral - St Oswald's Church.
Negative - None











Newcastle Character Assessment: Urban Areas

Area N 157: Westbourne Avenue, Walker











7. Landmarks and views outside the area:

Positive - Walker shipyard cranes; Scrogg Road library.
Neutral - Church Walk tower blocks; Metro line.
Negative - Rolls Royce/ Parsons factory site

8. Urban Form:

Grain - Fine
Sense of Place - Average
Built Scale - Small
Image - Suburban

9. Main Residential building types: - Semi - detached with some Terrace; Bungalow

Main Non- Residential building types: - None

10. Local detail and character: - Predominantly 1930's brick built semis; corner shops.

11. Heritage Value: - Average

12. Character:

Movement - Quiet
Safety - Safe
Consistency of character - Uniform
Colour - Muted
Stimulus - Bland

13. Visual impact of vegetation:

Trees - Low
Hedges - Low
Other (Scrub) - Low
Shrubs - Low
Grass - Low

Streets with Street Trees - None

14. Ecology: - Weak/Average

UDP Wildlife Corridor - Waverdale to Metro link

Area N 157: Westbourne Avenue, Walker







15. Topography:

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

16. Open spaces and other unbuilt areas:

Main types of Open Space - Park; Sportsfield; Incidental Open Space; Allotments with some Derelict/ Empty sites
Significance of Public Open Space - Medium
Significance of Private Open Space - Low
Degree of linking of Main Open Spaces - Low
Notes: Open space broadly linked but split by houses/ roads

17. Additional information:

Area N 157: Westbourne Avenue, Walker: Area Guidance





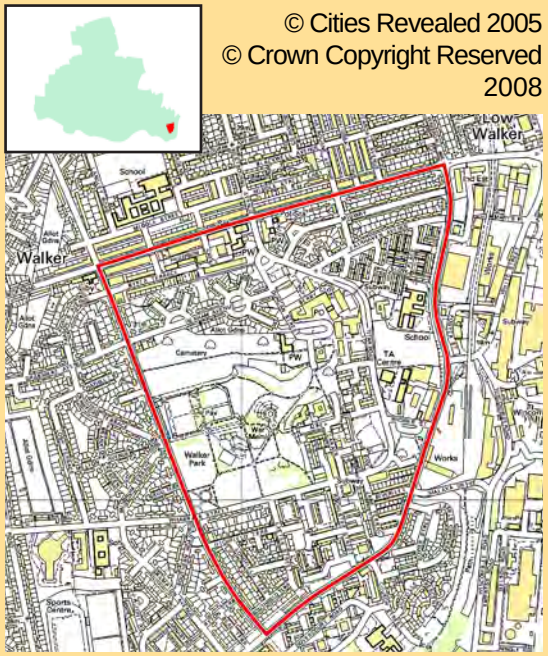
Strengths / opportunities	Do's	Don'ts	Comments
Tree planting Extensive trees and scrub at Waverdale Trees in gardens and spaces	Opportunities :- Rear of Turbinia pub Fossway Open space School sites		Refer to TPO 4/96
Turbinia Pub	Consider light render to reduce impact of dark brick Improve rear parking area with tree shrub planting Consider redevelopment		
Community facilities	Millers Dene recreation building consider redevelopment Formal layout to contribute to character of a 'village green' Local shops - enhance and improve with traditional frontages		
Residential	Emphasise local and specific street details - brick types/colouring, stone work detailing especially to terraces, e.g. north side of Welbeck Road, size of windows		

Area N 157: Westbourne Avenue, Walker: Area Guidance

Strengths / opportunities	Do's	Don'ts	Comments
Residential (cont)	Loft conversions - retain alignment of roofs, style of dormer window/roofs lights to retain pitch level Reduce imapct of gap in street alignment of Welbeck Road, opportunity for re-design, e.g. Local informal play area, large tree as a 'gap-filler', communal garden/seating area	Intrusive road closures that leave 'gaps'/ significant undesigned space, e.g. north side of Welbeck Road.	

Newcastle Character Assessment: Urban Areas

Area N 158: Walker: Church Walk



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1. **OVERALL CLASSIFICATION:**
Large residential area, mostly 1920 - 60 semi's, but of varied character (some unusual house styles); average condition; area interesting but somewhat unsettling; strong heritage with several positive landmarks, mainly Victorian, including churches and park; somewhat urban village in image, with reasonable sense of place, significant open space and medium vegetation impact.

2. **Quality rating** - Positive (16/19) **Character strength** - Moderate (6/9)
Area of Local Townscape Signficiance (ALTS) - Yes

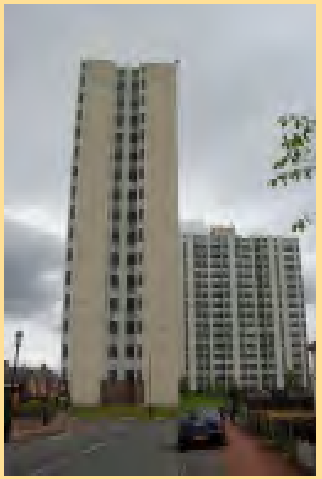
3. **Predominant land uses within area:**
Residential with some Open Space; Woodland/Parkland.
Predominant Ages - 1920 - 1960 with some 1800 - 1920; 1960 - 1980; 1980 - 2000
General Condition - average
Refurbished - mixed

4. **Predominant adjacent land uses:**
Residential with some Office/Business
Predominant Ages - 1920 - 1960
General Condition - poor/ average
Refurbished - mixed

5. **Access networks:**
Distributor; Residential

6. **Landmarks and views within the area:**
Positive - Walker Park; Walker Church/ Churchyard; St Anthony of Padua Church.
Neutral - Titan Road flats; Proctor Court; Walker Pool; Church Walk Centre; Territorial Centre.
Negative - Jubilee Club









Area N 158: Walker: Church Walk









7. Landmarks and views outside the area:

Positive - Shipyard cranes; Walker library.
Neutral - Dovercourt Road flats.
Negative - None

8. Urban Form:

Grain - Fine
Sense of Place - Average/Strong
Built Scale - Small/Medium
Image - Urban Village

9. Main Residential building types: - Semi-detached with some Terrace; Link; Block; Tower.

Main Non- Residential building types: - Some Small Scale Industrial/ Factory Units; Shopping Centre

10. Local detail and character: - Characterised by range of building types/ styles, a number of which are relatively distinctive, including: @ NW - council semis/ links circa 1930's but in design hybrid between council "cottage" type and 1930 private semis; @ S - "Sunderland" type terraces.

11. Heritage Value: - Strong

Note: Two 19C stone churches, 19C park, large 19/ 20C churchyard; older houses remain in some areas

12. Character:

Movement - Quiet
Safety - Safe/Unsettling
Consistency of character - Varied
Colour - Muted/Colourful
Stimulus - Interesting

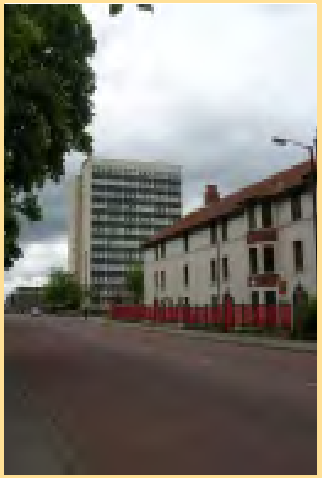
13. Visual impact of vegetation:

Trees - Medium
Hedges - Low
Other - None
Shrubs - Low/Medium
Grass - Medium/high

Streets with Street Trees - None

Area N 158: Walker: Church Walk









14. Ecology: - Average/Strong

UDP Wildlife Corridor - Walker Churchyard/ Park

15. Topography:

General groundform - Flat

Aspect - None

Local Topographical Name - None

16. Open spaces and other unbuilt areas:

Main types of Open Space - Park; Incidental Open Space with some Sportsfield

Significance of Public Open Space - High

Significance of Private Open Space - Low

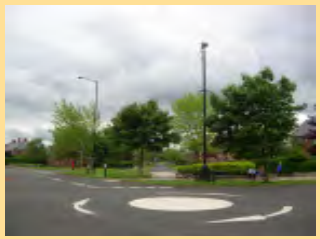
Degree of linking of Main Open Spaces - Medium/High

17. Additional information:

Large but varied area with numerous small pockets of different character making subdivision difficult.

Area N 158: Walker: Church Walk: Area Guidance



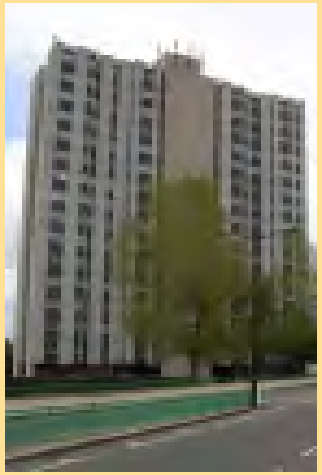






Strengths / opportunities	Do's	Don'ts	Comments
Church Walk shopping area Walker Park Trees in Walker Park, cemetery, other spaces, grounds and gardens	Consider selective demolition and refurbishment options Promote community facilities Relate to setting of Walker Church Provide central green Reinforce 'urban village' character Consider increase in height to relate to adjacent buildings	Close local shopping and services Encroach on views and setting of Churches	Refer to TPO 4/94
1960's – 1980's residential	Consider selective demolition and refurbishment options		
Regeneration	Consider 'Home zone' development north of and adjacent to Hexham Avenue, Berry Close	Ad-hoc demolition leaving gaps in the urban fabric	
Reinforce the 'urban village' character	Reduce impact of roads - surface materials, pocket parking, pedestrian priority Provide hedges, low fences	Excessive boundary treatments - style, height, materials	

Area N 158: Walker: Church Walk: Area Guidance





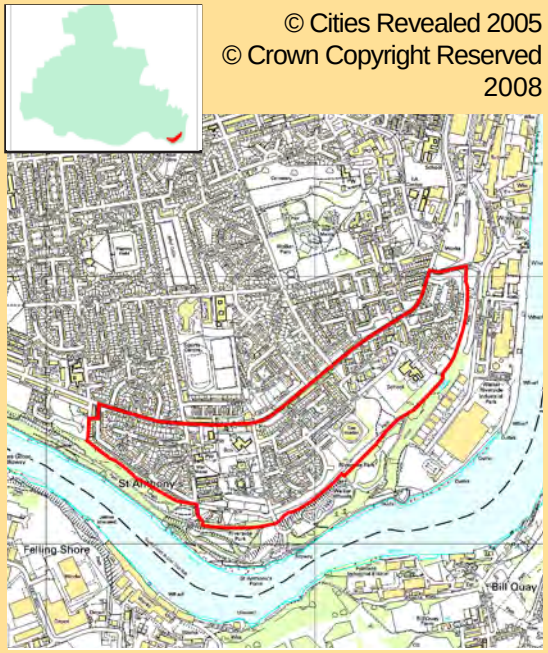




Strengths / opportunities	Do's	Don'ts	Comments
Tree planting	Include street planting as integral to street design for Hexham Avenue, Fairhaven Road, Midway, Walker Road, Hexham and Titan House, Welbeck Road, new access roads		
Comprehensive or piecemeal redevelopment Loss of 'garden village' house style and character	Emphasis local street details Consider timber and brick boundaries Retain/ provide low feature walls to 'Dutch style' bungalows Retain colour theme of Kingsmere Gardens		Brick type/ colour, tile crease, gunnel arch, double front door canopies, roof pitches, dormer windows

Newcastle Character Assessment: Urban Areas

Area N 159: Walker: Pottery Bank



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1. **OVERALL CLASSIFICATION:**
Urban residential area of varying character; some 19th century terraces but mainly local authority housing, including typical small scale 1930's council housing, 1950's blocks, 1960's towers, along with some 1980's private infill and some post 2000 housing; some refurbishment (mainly gardens) but many demolished; unsettling feel & poor overall condition.

2. **Quality rating** - Neutral (12/19) **Character strength** - Low (4/9)
Area of Local Townscape Signficiance (ALTS) - No

3. **Predominant land uses within area:**
Residential with some Open Space
Predominant Ages - 1920 - 1960 with some 1960 - 1980;post 2000
General Condition - poor
Refurbished - unaltered
Notes: Some have had front garden refurbishments

4. **Predominant adjacent land uses:**
Residential; Open Space with some Industrial
Predominant Ages - 1920 - 1960 with some 1800 - 1920; 1980 - 2000
General Condition - average
Refurbished - unaltered

5. **Access networks:**
Distributor; Residential; Cyclepath

6. **Landmarks and views within the area:**
Positive - St. Anthony's House (tower block); Dovercourt Road tower blocks; West Walker Primary School; Old brick church on Belmont Street.
Neutral - None











Area N 159: Walker: Pottery Bank







Negative -

7. Landmarks and views outside the area:

Positive - Felling area and southern riverbank; Shipyard cranes.
Neutral - None
Negative - None

8. Urban Form:

Grain - Medium
Built Scale - Small/Medium
Sense of Place - Weak/ Average
Image - Urban

9. Main Residential building types: - Link with some Semi-detached; Terrace; Block; Tower.

Main Non- Residential building types: - None

10. Local detail and character: - Mix of 1930's cottage style council housing (small scale), 1950's blocks, 1960's tower blocks, 1970's terraces/blocks and some 19C terraces with some recent private housing.

11. Heritage Value: - Average

Notes: Former railway line along southern boundary (now cycleway)

12. Character:

Movement - Quiet/Busy
Colour - Muted
Safety - Unsettling
Stimulus - Interesting
Consistency of character - Varied

13. Visual impact of vegetation:

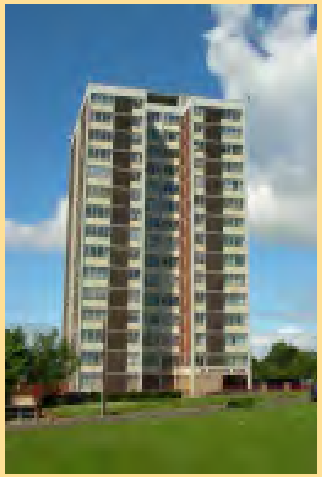
Trees - Low
Shrubs - Low
Hedges - Low
Grass - Medium
Other - None

Streets with Street Trees - None

Area N 159: Walker: Pottery Bank









14. Ecology: - Average **UDP Wildlife Corridor** - Riverbank to south of area

15. Topography:
General groundform - Gentle Slope **Aspect** - South-east; South
Local Topographical Name - Lower Tyne Valley

16. Open spaces and other unbuilt areas:

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

17. Additional information:
Lot of boarded up or being/ been demolished housing, but some enclaves of good recent housing (e.g. Annville Crescent) and Caledonia/Hibernia.

Area N 159: Walker: Pottery Bank: Area Guidance







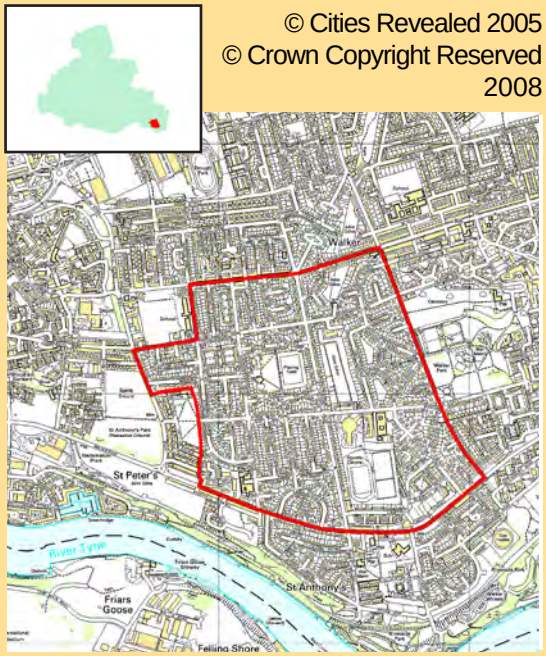


Strengths / opportunities	Do's	Don'ts	Comments
Redevelopment opportunities Flats at Greenford Road	Consider demolition or refurbishment options	Build more	Inappropriate to garden village character and too prominent
West Walker and St Anthony's PS Views of the River Tyne Hadrian's Way National Trail	Improve design of entrances	Use "lochrin" fences	
Garden village style layout and house design	Enhance/ restore garden village features Street trees Garden hedges	Loss of "garden village" house style and character	

Newcastle Character Assessment: Urban Areas

Area N 160: Walker: St. Anthony's

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1. **OVERALL CLASSIFICATION:**
   Generally uniform suburban area of typical 1930's "cottage" style council housing in average- poor condition; ongoing refurbishment is changing appearance; quiet, bland but unsettling area; reasonable amount of open space (including gardens) but low overall vegetation impact; some sports and community facilities.

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

3. **Predominant land uses within area:**
   Residential with some Open Space
   Predominant Ages - 1920 - 1960; some post 2000
   General Condition - poor/ average
   Refurbished - mixed

4. **Predominant adjacent land uses:**
   Residential with some Open Space
   Predominant Ages - 1920 - 1960 with some 1800 - 1920
   General Condition - poor/ average
   Refurbished - unaltered

5. **Access networks:**
   Distributor; Residential

6. **Landmarks and views within the area:**
   Positive - Lightfoot Stadium; Central Walker Primary School , Tree Top care village.
   Neutral - Monkchester Open Space and Community Buildings
   Negative - None







Newcastle Character Assessment: Urban Areas

Area N 160: Walker: St. Anthony's



7. Landmarks and views outside the area:

Positive - Welbeck Road School; Walker Park/ Churchyard.
Neutral - Dovercourt Road flats, Church Walk flats.
Negative - None

8. Urban Form:

Grain - Medium
Built Scale - Small
Sense of Place - Average/Strong
Image - Suburban

9. Main Residential building types: - Link with some Semi-detached; Block; Bungalow.

Main Non- Residential building types: - None

10. Local detail and character: - 1930's cottage style council housing, red brick, arched alleyways to rear gardens; willowcrete fencing and hedges largely being replaced with metal railings.

11. Heritage Value: - Average

12. Character:

Movement - Quiet
Colour - Muted
Safety - Unsettling
Stimulus - Bland
Consistency of character - Uniform

13. Visual impact of vegetation:

Trees - Low
Shrubs - Low
Hedges - Medium
Grass - Low
Other - None

Streets with Street Trees - St Anthony's Road

14. Ecology: - Weak/Average
UDP Wildlife Corridor - None

Area N 160: Walker: St. Anthony's







15. Topography:

General groundform - Flat **Aspect** - None

Local Topographical Name - None

16. Open spaces and other unbuilt areas:

Main types of Open Space - Sportsfield; Gardens with some Incidental Open Space

Significance of Public Open Space - Low/Medium

Significance of Private Open Space - Medium

Degree of linking of Main Open Spaces - Medium

17. Additional information:

Much of area undergoing refurbishment which alters nature of property boundaries and street scene

Area N 160: Walker: St. Anthony's: Area Giudance







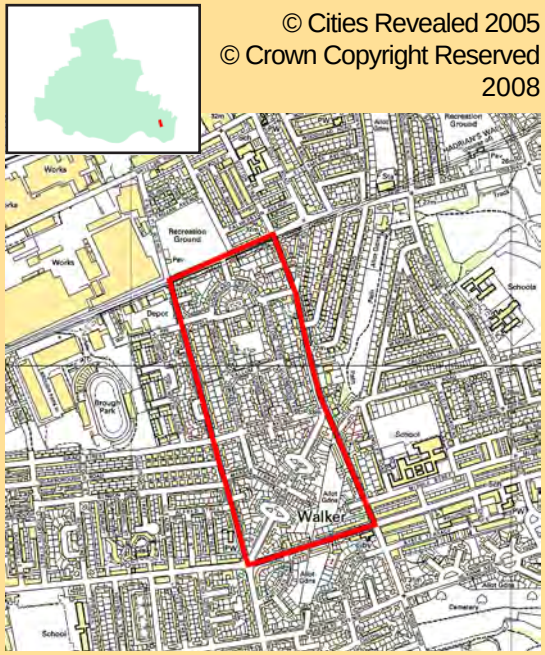




Strengths / opportunities	Do's	Don'ts	Comments
Lightfoot Stadium Wharrier Street School Welbeck Road School	Enhance with boundary planting.		Refer to Walker Design Code
Decline of traditional shopping street	Redevelop with attractive shop frontages, signage, uniformity, and street furniture Slow traffic and provide suitable parking to encourage trade	Clutter street scene with staggered and bulky traffic calming	Monkchester Road shop to be included in improvement programme
Garden village style layout and house design	Enhance/restore garden village features Street trees Garden hedges	Loss of "garden village" house style and character	Brick type/colour, tile crease above doors, gunnel arch, semi-circle render above front doors, roof pitches Sensitive use of colour to identify areas.
Green links and open spaces Mature trees mainly on spaces, some in gardens	Take opportunities to open up views into the spaces from streets	Build more homes around spaces and conceal them behind rear garden fences	Provide supportive use of neglected back gardens in semi-private, enclosed space

Newcastle Character Assessment: Urban Areas

Area N 161: Alston Avenue, Walker



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1. **OVERALL CLASSIFICATION:**
   Suburban residential area of typical circa 1940's cottage style council housing (mainly links and also semis); average condition and average-strong sense of place; more stable and less unsettling feel than adjoining areas, and with higher tree cover.

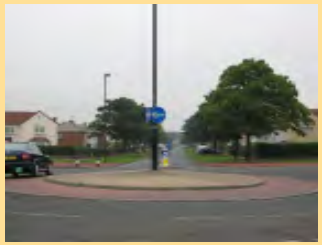
2. **Quality rating** - Neutral (13/19) **Character strength** - Moderate (7/9)
   Area of Local Townscape Signficiance (ALTS) - No

3. **Predominant land uses within area:**
   Residential
   Predominant Ages - 1920 - 1960
   General Condition - average
   Refurbished - unaltered

4. **Predominant adjacent land uses:**
   Residential
   Predominant Ages - 1920 - 1960 with some 1800 - 1920
   General Condition - average
   Refurbished - unaltered

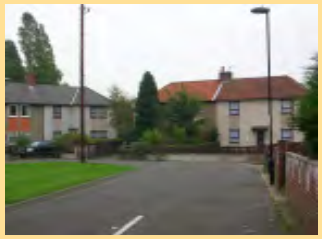
5. **Access networks:**
   Distributor; Residential

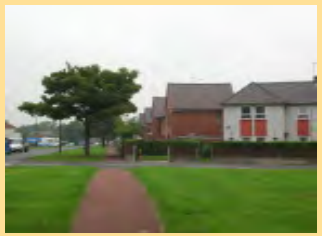
6. **Landmarks and views within the area:**
   Positive - Medical Centre at Scrogg Road/ Welbeck Road corner
   Neutral - St. Oswald's field and Commuity Centre
   Negative - None











Newcastle Character Assessment: Urban Areas

Area N 161: Alston Avenue, Walker











7. Landmarks and views outside the area:

Positive - Walker Library
Neutral - None
Negative - Industrial area (Parsons, etc) to NW

8. Urban Form:

Grain - Fine
Sense of Place - Average /Strong
Built Scale - Small/Medium
Image - Suburban

9. Main Residential building types: - Link with some Semi-detached

Main Non- Residential building types: - None

10. Local detail and character: - Slightly later cottage style council housing (circa 1940's); "alleys" through blocks largely absent; slightly larger scale than earlier ones, and more variability within the street; brick/ render finish.

11. Heritage Value: - Average

12. Character:

Movement - Quiet
Safety - Safe
Consistency of character - Uniform
Colour - Muted
Stimulus - Bland/Interesting

13. Visual impact of vegetation:

Trees - Medium
Hedges - Low/Medium
Other - None
Shrubs - Low
Grass - Low

Streets with Street Trees - Finsbury Avenue; (Alston Avenue)

Notes: Well above average tree cover for Walker

Area N 161: Alston Avenue, Walker

14. Ecology: - Weak/Average

UDP Wildlife Corridor - None

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 Sportsfield; Verges; Incidental Open Space; Allotments.

Significance of Public Open Space - Low

Significance of Private Open Space - Low/Medium

Degree of linking of Main Open Spaces - Low

17. Additional information:

Generally seems more settled than areas nearer the river.

Area N 161: Alston Avenue, Walker: Area Guidance

Strengths / opportunities	Do's	Don'ts	Comments
Tree planting Limited tree cover in gardens and some street trees.	Opportunity for additional street trees in wide verges, e.g. Alston Avenue, Finsbury Avenue. Sorbus and Sycamore the predominant species Larger front gardens, wide verge, village type greens, St Oswalds Field		Refer to TPO 14/75
Traffic calming	Wide streets should be retained with pinch points as entrance/ exit gateways, e.g. Alston Avenue, Finsbury Avenue Shared surface treatment/ home zone/one-way systems for short narrow streets, e.g. Farne Terrace, Ulverstone Terrace		
Local character in housing areas	Retain and enhance;- Gunnell arch; Tile crease with rendered semi-circular panel above doors; Tile crease and dentil brick detailing on front facade; Extensions/ porches to reflect style and materials of particular street including materials and pitches of roofs, and angles/ shapes of individual properties.	Pave over grass verges	

Area N 161: Alston Avenue, Walker: Area Guidance

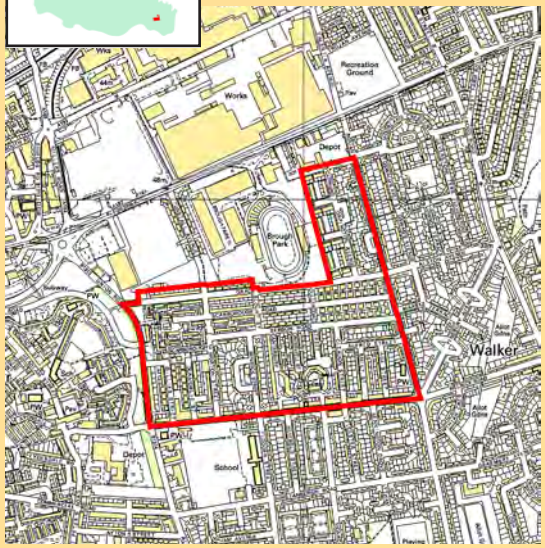
Strengths / opportunities	Do's	Don'ts	Comments
Local character in housing areas (continued)	Rended panels to be limited to front facade between upper and lower windows for 1940 style properties Light, non- grey render colour to be from restricted palette, per street to emphasise location Refurbishments should allow for individuality and recognition of the specifics of street layouts, e.g. streets north of Alston Avenue, Finsbury Avenue - One-way system to allow for home zone/ pedestrian priority Finsbury Avenue greens - unify space, relate to properties facing onto the greens Opportunity to introduce re-vitalising colour within a restricted palette to 1940's properties Unify street with boundary treatments		

Newcastle Character Assessment: Urban Areas

Area N 162: Byker Old Town



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1. **OVERALL CLASSIFICATION:**
   Urban residential area, mainly local authority, with variety of ages and styles; quiet, bland but somewhat unsettling; average- poor condition, medium to small scale, with weak sense of place; boundary adjoins Fossway former heavy industrial area; low open space provision and vegetation impact.

2. **Quality rating** - Weak (7/19) **Character strength** - Moderate (5/9)
   Area of Local Townscape Signficiance (ALTS) - No

3. **Predominant land uses within area:**
   Residential
   Predominant Ages - Various
   General Condition - poor/average
   Refurbished - unaltered

4. **Predominant adjacent land uses:**
   Residential with some Industrial; Leisure; Open Space
   Predominant Ages - Various
   General Condition - poor/average
   Refurbished - unaltered

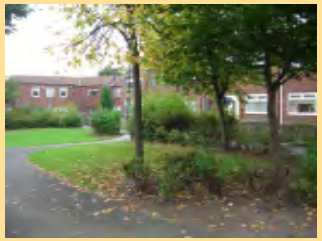
5. **Access networks:**
   Distributor; Residential

6. **Landmarks and views within the area:**
   Positive - None
   Neutral - None
   Negative - NACRO building

7. **Landmarks and views outside the area:**
   Positive - Welbeck Road School
   Neutral - Cityworks base at Allendale Road
   Negative - Brough Park











Newcastle Character Assessment: Urban Areas

Area N 162: Byker Old Town







8. Urban Form:

Grain - Medium
Sense of Place - Weak
Built Scale - Small
Image - Urban

9. Main Residential building types: - Semi-detached; Link with some Terrace; Block

Main Non- Residential building types: - None

10. Local detail and character: - Some Prefabs; mainly local authority housing, various ages and characters.

11. Heritage Value: - Weak

12. Character:

Movement - Quiet
Safety - Safe/Unsettling
Consistency of character - Varied
Colour - Muted/Colourful
Stimulus - Bland

13. Visual impact of vegetation:

Trees - Low
Hedges - Low/Medium
Other - None
Shrubs - Low
Grass - Low

Streets with Street Trees - None

14. Ecology: - Weak

UDP Wildlife Corridor - None

15. Topography:

General groundform - Gentle Slope
Local Topographical Name - None
Aspect - East

Area N 162: Byker Old Town







16. Open spaces and other unbuilt areas:

Main types of Open Space	- Incidental Open Space; Gardens
Significance of Public Open Space	- None/Low
Significance of Private Open Space	- Low
Degree of linking of Main Open Spaces	- None/Low

17. Additional information:

Hotch potch of different housing styles/ages.

Area N 162: Byker Old Town: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Open space	Retain and increase views to Brough Park		
Rears of Welbeck Road retail	Redesign to incorporate parking and re- orient flats towards adjacent housing Rear courtyards to be open aspect with low walls Option to realign street for parking and one way systems Rear extensions should be pitched with roof alignments reflecting the existing rooflines Opportunity for dormer windows in rear of roofs would emphasise the re-orientation of flats L shaped extensions to emphasise the opportunity for natural light from the west		
Highway	Contrast in surfacing, gateway feel to 'Home zone' style treatment, e.g. Cullercoats and Cresswell Streets Consider one-way-systems with allocated parking and pedestrian	Re-design traditional street layouts	

Area N 162: Byker Old Town: Area Guidance

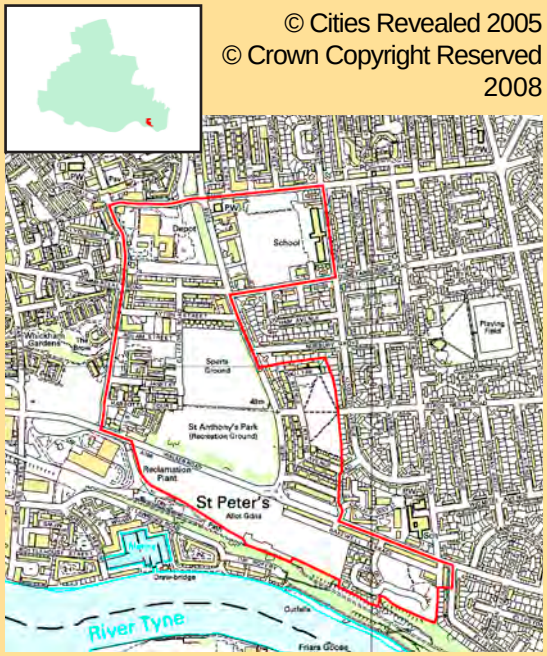
Strengths / opportunities	Do's	Don'ts	Comments
Highway (continued)	priority for Emily and Ada Streets Opportunity for road closures to be designed as an improved street 'end' with resurfacings and suitable street furniture, e.g.Canterbury Street - new surfacing to form transition form transition from residential to shopping street, seating area, associated planting		
Residential	Opportunity to introduce revitalising colour to pre-fabs to enhance and provide identity, e.g. pale blues, creams, and pale pinks Low-rise character should be retained, with a street design approach to give cohesion Refurbishments should allow for individuality and recognition of the specifics of street layouts, e.g. narrow streets, cul-de-sacs, no defensible space at front of property Retain and enhance:- * Gunnell arch; * Tile crease and rendered semi-circular panel above doors;		

Area N 162: Byker Old Town: Area Guidance

Strengths / opportunities	Do's	Don'ts	Comments
Residential (continued)	* 3 course contrast brick detailing on front façade; * Soldier course along front façade; * Stone trims/details; * Double canopy to adjacent front doors; * Extensions/porches to reflect style and materials of particular street including materials and pitches of roofs, and angles/shapes of individual properties; * Window proportions /sizes to be retained; * Match brick types to emphasise character of individual street.		
Local shops	Enhance and retain with traditional 'corner shop' frontage		
Tree Planting	Opportunity for tree planting, e.g. Grace Street, Roman Avenue, 'new build' area around Margaret Collins House, Renwick Street		

Newcastle Character Assessment: Urban Areas

Area N 163: Allendale Road



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1. **OVERALL CLASSIFICATION:**
Interesting aea of mainly open space & residential, along with some office/ business & schools; primarily pre-1920, along with some 1920 - 1960, average overall condition; somewhat urban village feel, although lacking sense of place, & appears a bit like patches of incomplete development; moderate tree cover & open space areas substantial, but largely relatively featureless sportsfields, etc.

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

3. **Predominant land uses within area:**
Open Space; Residential with some Office/Business; School
Predominant Ages - 1800 - 1920 with some 1920 - 1960
General Condition - average
Refurbished - unaltered

4. **Predominant adjacent land uses:**
Residential
Predominant Ages - 1920 - 1960; 1960 - 1980.
General Condition - average
Refurbished - unaltered

5. **Access networks:**
Distributor; Residential; Cyclepath

6. **Landmarks and views within the area:**
Positive - Welbeck Road School
Neutral - Cityworks depot/ offices, Allendale Road.











Newcastle Character Assessment: Urban Areas

Area N 163: Allendale Road











Negative - None

7. Landmarks and views outside the area:

Positive - Byker Wall; Quayside views.
Neutral - None
Negative - Byker Reclamation Plant

8. Urban Form:

Grain - Medium/Coarse
Built Scale - Medium
Sense of Place - Weak/Average
Image - Urban Village

9. Main Residential building types: - Terrace with some Semi-detached; Link

Main Non- Residential building types: - Some Office Blocks

10. Local detail and character: - see additional comments

11. Heritage Value: - Average

12. Character:

Movement - Quiet
Colour - Muted
Safety - Safe
Stimulus - Interesting
Consistency of character - Varied

13. Visual impact of vegetation:

Trees - Medium
Shrubs - Low
Hedges - Low
Grass - Medium/High
Other - None

Streets with Street Trees - None

14. Ecology: - Average/Strong

UDP Wildlife Corridor - Yes

Area N 163: Allendale Road







15. Topography:

General groundform - Gentle Slope **Aspect** - South

Local Topographical Name - Lower Tyne Valley

16. Open spaces and other unbuilt areas:

Main types of Open Space - Park; Sportsfield; Allotments

Significance of Public Open Space - High

Significance of Private Open Space - Low

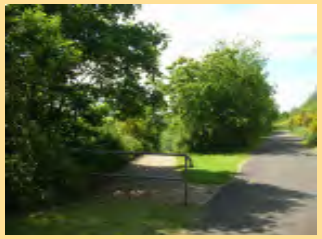
Degree of linking of Main Open Spaces - Medium/High

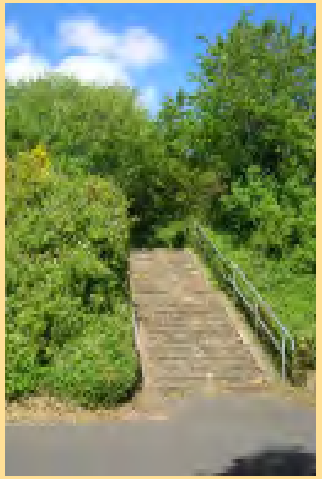
17. Additional information:

Has the appearance of “left-over/ incomplete” housing from earlier developments

Area N 163: Allendale Road: Area Guidance









Strengths / opportunities	Do's	Don'ts	Comments
Views over the Tyne Tree belts on Allendale Road/ recreation ground			Retain open aspect at junction of south end of St Peter's Road Retain views from The Oval, Walker Road and St Peter's Road
Harbottle Park Birds Nest Road Recreation Ground	Invest in green space improvement Link to Walker boulevard planting	Segregate with fences	Allow for filtered views from adjacent roads to improve
Welbeck Primary School	Improve approach and setting Provide wildlife habitats.	Security fence boundary without trees and/or shrubs	
Loss of character in housing areas	Consider innovative new materials for south of Walker Road Transitional development between Byker and Walker Reconcile contrast between 1920's, 1960's and current Retain spatial views from The Oval	Lose details: window lights above front doors, mid stone mullions to windows, window/ door proportions Render gable ends of brick terraces.	

Area N 163: Allendale Road: Area Guidance



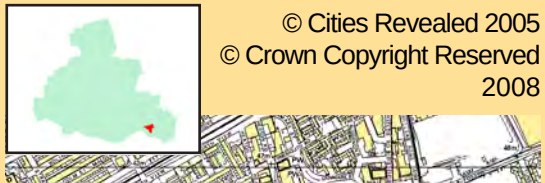




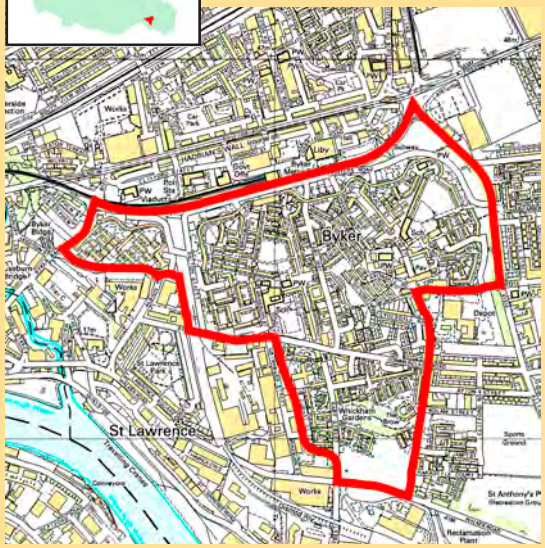
Strengths / opportunities	Do's	Don'ts	Comments
Loss of character in housing areas (continued)	Retain quality of terraces - Commercial Road, Ayton Street, Bolam Street		
Green links and open spaces	Increase link to Hadrian's Way Replace Lochrin with timber fencing Reflect Byker Wall influence in Harbottle Park Minimise use and height of fences		Alternative to timber fencing would be open galvanised mesh fence with planting
Security measures: fencing, CCTV, etc. Other traffic calming	Consider influence of Byker Wall		

Newcastle Character Assessment: Urban Areas

Area N 164: Byker



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1. **OVERALL CLASSIFICATION:**
   Steeply sloping area of distinctive (award winning and listed) 1970's council housing with colourful timber detailing, mainly low-rise but enclosed by the highrise Byker Wall to the northern edge; urban village feel, & strong sense of place although average/ poor overall condition; invigorating but also slightly unsettling; average- strong heritage value with numerous landmarks (including retained Victorian community facilities, e.g. pubs, churches) & striking views; medium -high vegetation impact from both shrubs and trees.

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

3. **Predominant land uses within area:**
   Residential
   Predominant Ages - 1960 - 1980
   General Condition - poor/average
   Refurbished - unaltered

4. **Predominant adjacent land uses:**
   Office/Business with some Industrial; Residential; Retail
   Predominant Ages - Various
   General Condition - average
   Refurbished - unaltered

5. **Access networks:**
   Distributor; Residential; Railway/ Metro









Newcastle Character Assessment: Urban Areas

Area N 164: Byker











6. Landmarks and views within the area:

Positive - St. Michaels Church; St. Lawrence's RC Church; Old stone former Church; Byker Wall; Tom Collins House; Old pubs (Stag's Head/ Hare and Hounds); Shipley Baths; Byker Primary School; Terrace housing remnants; Byker Community Centre.

Neutral - St. Peters Club/ Raby Cross Centre

Negative - None

7. Landmarks and views outside the area:

Positive - Panoramic views of Gateshead/ Tyne Gorge/ Newcastle; East End Pool and Library; Shields Road shopping centre; Metro; Brinkburn Centre.

Neutral - Heaton Park Road tower blocks; Allendale Road Depot.

Negative - Byker Incinerator

8. Urban Form:

Grain - Fine

Sense of Place - Strong

Built Scale - Small/Medium

Image - Urban Village

9. Main Residential building types: - Link with some Block

Main Non- Residential building types: - None

10. Local detail and character: - Small scale residential buildings; extensive use of stained timber detailing; interesting pedestrian oriented layout; lot of vegetation; characterful mix of old and new materials; use of colour; timber balconies; Byker Wall encloses, defines and provides backdrop; Retention and integration of original community buildings.

11. Heritage Value: - Strong

Newcastle Character Assessment: Urban Areas

Area N 164: Byker











12. Character:

Movement - Quiet
Safety - Safe/Unsettling
Consistency of character - Uniform
Colour - Colourful
Stimulus - Invigorating

13. Visual impact of vegetation:

Trees - Medium/High
Hedges - Medium
Other - None
Shrubs - High
Grass - Low/Medium

Streets with Street Trees - Raby Way

14. Ecology: - Average/Strong

UDP Wildlife Corridor - Open spaces to south

15. Topography:

General groundform - Steep Slope
Aspect - South-west
Local Topographical Name - Tyne Gorge

16. Open spaces and other unbuilt areas:

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

17. Additional information:

Intrinsic traffic calming resulting from design layout of roads/ paths; Designed by Ralph Erskine.

Newcastle Character Assessment: Urban Areas

Area N 164: Byker







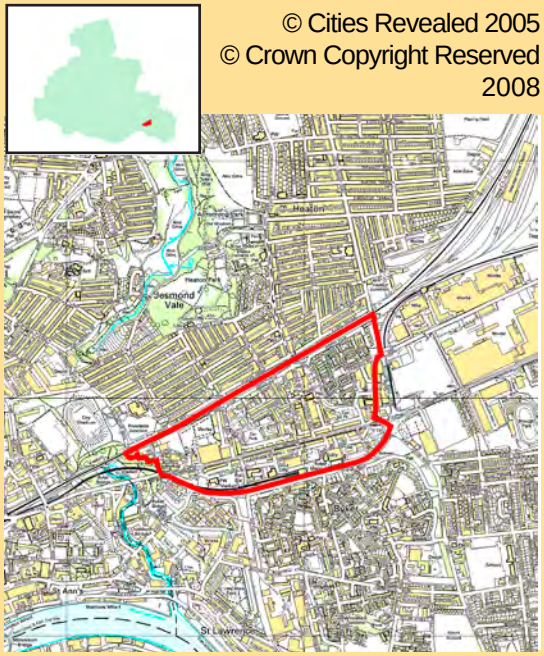




Strengths / opportunities	Do's	Don'ts	Comments
Listed Buildings Views of River Tyne	Retain aspect and views of historical landmarks - Church, pub, housing office, baths Enhance and retain essence of original Erskine scheme Retain use of colour and materials Pro-active management of vegetation and Management Plan Thin trees and replant to develop age and species diversity Retain pedestrian priority Manage vehicular access with utilising small size of roads and layout to reduce traffic speed Manage increase of car ownership with pocket parking areas to reflect character of small scale public open space Retain open balconies to add interest to façade Retain use of heritage building materials, e.g. granite setts, granite kerbs	Fragment redevelopment Increase highway widths Provide large parking areas Use tarmac in large expanses Destroy 'Home zone' nature of streets Remove diverse streetscape features	Refer to Byker Conservation Study and Byker Guidelines

Newcastle Character Assessment: Urban Areas

Area N 165: Shields Road



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1. **OVERALL CLASSIFICATION:**
Mixed urban residential and retail area with some remnants of original 19th century terraces but mostly later 20th century ad hoc infill of local authority housing, offices and retail (some large); Shields Road itself remains an important shopping area; low vegetation impact; average- strong heritage value, average overall condition, but somewhat unsettling feel; area includes large number of positive landmarks, but is surrounded by railway/ metro lines.

2. **Quality rating** - Neutral (14/19) **Character strength** - Moderate (5/9)
Area of Local Townscape Signficiance (ALTS) - No

3. **Predominant land uses within area:**
Residential; Retail with some Leisure

Predominant Ages	-	1960 - 1980 with some 1800 - 1920;post 2000 1980 - 2000
General Condition	-	average
Refurbished	-	unaltered

4. **Predominant adjacent land uses:**
Residential with some Industrial; Open Space

Predominant Ages	-	1800 - 1920; 1960 - 1980
General Condition	-	average
Refurbished	-	unaltered

5. **Access networks:**











Newcastle Character Assessment: Urban Areas

Area N 165: Shields Road







Distributor; Residential; Railway/ Metro

6. Landmarks and views within the area:

Positive - Ringtons building; East End Pool & Library; Shields Road; Limited views of City Centre and Tyne Gorge; Koko's (former church);Metro Station and Safeway; Edinburgh Cycle Building; St Silas Church; Metro Bridge; Shields Road bypass.

Neutral - two tower blocks

Negative - Morrisons

7. Landmarks and views outside the area:

Positive - Byker Wall; Byker Bridges; Railway; Shieldfield tower blocks.

Neutral - "Parsons" site; B & Q; Heaton Park Court.

Negative - None

8. Urban Form:

Grain - Medium/Course

Built Scale - Medium/Large

Sense of Place - Average

Image - Urban

9. Main Residential building types: - Block; Link with some Tower

Main Non- Residential building types: - Small Scale Retail with some Small Scale Industrial/ Factory Units; Large Retail

10. Local detail and character: - Remnants of late Victorian urban neighbourhood with predominantly 1960's - 80's ad-hoc infill; Shields Road has maintained it's retail function throughout its development.

11. Heritage Value: - Average/Strong

12. Character:

Movement - Busy

Colour - Muted

Safety - Safe/Unsettling

Stimulus - Interesting

Area N 165: Shields Road









Consistency of character - Fragmented

13. Visual impact of vegetation:

Trees	- Low	**Shrubs**	- Low
Hedges	- None	**Grass**	- Low
Other	- None		

Streets with Street Trees - None

14. Ecology: - Weak/Average **UDP Wildlife Corridor** - Ouseburn; Railway corridor

15. Topography:

General groundform	- Gentle Slope	**Aspect**	- South-west
Local Topographical Name	- None		

16. Open spaces and other unbuilt areas:

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

17. Additional information:

Area N 165: Shields Road







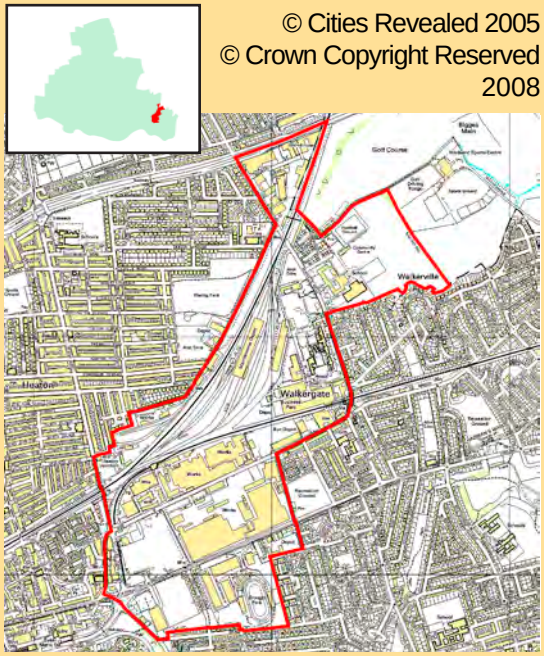




Strengths / opportunities	Do's	Don'ts	Comments
Line of Hadrian's Wall Trees in gardens, housing estates and belts along the railway line	Emphasise individual unit approach to shops on Heaton Road and Shields Road Retain and improve larger scale shops on Shields Road and smaller local shops to Heaton Road Improve setting and location for public buildings south of Shields Road, reflect orientation of buildings to setting, relate to Shields Road access Consider providing pedestrian priority to Shields Road with bus routes Minimise signage and traffic controls on Shields Road Improve settings of landmark buildings – Ringtons, Beavans Provide opportunity for tree planting Provide cohesion of design and materials to redevelopment of small	Lose character of shopping streets Hard surface all incidental open space Replicate Fossway Development Island development of large buildings	Bad practice example for identity, street frontage, access, parking

Newcastle Character Assessment: Urban Areas

Area N 166: Fossway and Benfield Road



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1. **OVERALL CLASSIFICATION:**
   Large primarily industrial urban area although with some retail and some office/business, and also significant vacant/derelict (former industrial); coarse grain and large built scale; overall bland, monochrome/muted colour, somewhat unsettling feel, below average condition and generally rather run down (although variable); strong heritage resulting from relics of region's heavy industrial past.

2. **Quality rating** - Neutral (14/19) **Character strength** - Moderate (6/9)
   Area of Local Townscape Signficiance (ALTS) - No

3. **Predominant land uses within area:**
   Industrial with some Retail; Office/Business; Vacant/Derelict; residential
   Predominant Ages - 1920 - 1960 with some 1960 - 1980; 1980 - 2000; post 2000
   General Condition - poor/ average
   Refurbished - unaltered

4. **Predominant adjacent land uses:**
   Residential with some Open Space
   Predominant Ages - 1920 - 1960 with some 1800 - 1920
   General Condition - average
   Refurbished - unaltered

5. **Access networks:**
   Distributor; Residential; Railway/Metro









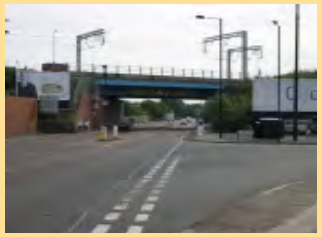


Newcastle Character Assessment: Urban Areas

Area N 166: Fossway – Benfield Road











6. Landmarks and views within the area:

Positive - Benfield School; Colliery Engine PH; Crosslings (former Smiths Crisps); Walkergate Hospital; East Coast mainline

Neutral - Heaton Sidings; Siemens/C A Parsons Works; Brough Park; B&Q

Negative - None

7. Landmarks and views outside the area:

Positive - Wills Building; Byker Wall.

Neutral - None

Negative - None

8. Urban Form:

Grain - Coarse

Sense of Place - Average/Strong

Built Scale - Large

Image - Urban

9. Main Residential building types: - None

Main Non- Residential building types: - Large Scale Industrial; Small Scale Industrial/ Factory Units with some School.

10. Local detail and character: - Heavy industry centred around railway.

11. Heritage Value: - Strong

Notes: relics of former glories of NE industrial heritage

12. Character:

Movement - Quiet/Busy

Safety - Safe/Unsettling

Consistency of character - Uniform

Colour - Monochrome/Muted

Stimulus - Bland

Area N 166: Fossway – Benfield Road











13. Visual impact of vegetation:

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

Streets with Street Trees - None

14. Ecology: - Weak **UDP Wildlife Corridor** - Railway/ Metro corridors

15. Topography:

General groundform - Flat **Aspect** - None

Local Topographical Name - None

16. Open spaces and other unbuilt areas:

Main types of Open Space	- Derelict/ Empty Sites; Sportsfield; Incidental Open Space
Significance of Public Open Space	- Low
Significance of Private Open Space	- Low/medium
Degree of linking of Main Open Spaces	- Low

17. Additional information:

former industrial sites now largely derelict/run down; likewise Walkergate hospital which is gradually being rebuilt.

Area N 166: Fossway – Benfield Road: Area Guidance











Strengths / opportunities	Do's	Don'ts	Comments
Route of Hadrian's Wall and Milecastle	Acknowledge heritage		Refer to Hadrians Wall Management Plan
Residential Development	Reflect industrial heritage, consider taller narrower house type, traditional style terrace Use materials to reflect industrial nature of area, i.e. not brick	Use non integrated developments such as Cherrywood, off Benfield Road Massive scale island development unrelated to street fronts or local environment	
Chillingham Industrial Estate/ Chillingham Road crossing	Upgrade pedestrian zone Use colour and materials to reconcile heritage of railway and approach to new retail		
Tree Planting	To reduce impact of large retail car parks Enhance planting to railway embankments To reduce impact of security fencing to Brough Park Avenue/ verge/ central reservation/ tree planting to Shields Road		

Area N 166: Fossway – Benfield Road: Area Guidance











Strengths / opportunities	Do's	Don'ts	Comments
Retail Developement	Promote active street frontage Integrate underground parking Opportunity for large species tree planting.	Provide parking with large expanses of tarmac	
Industrial Estate	Coordinate style and colour of signage Gateway/ entrance improvements Coordinate street furniture, relate to style of units Colour to be minimised to panels - emphasise doorways, above/ below windows		e.g. Industry Road
Benfield Road	Unify boundaries Use stone and railings		
Benfield School	Improve approach to school Link to open space and riverside Enhance wildlife habitats.	Over state with use of harsh colours	