

## N&N Planning Applications

### Northumberland and Newcastle Society (N&N) Planning and Development Team – 11<sup>th</sup> May 2023

#### Planning comments – Newcastle upon Tyne City Council

Application Reference	Application Type	Location Details	Proposal
<a href="#">2023/0532/01/DET</a>	Detailed Application	Wingrove House Westgate Road, Newcastle Upon Tyne, NE4 8ST	Convert former nurses accommodation to 57 apartments (Class C3) including roof extensions, new external balconies / staircases in courtyard, replace windows & doors, alter elevations / demolish single-storey rear link building. Construct 12 apartments (Class C3) in 3 no. 3-storey buildings in rear courtyard. Associated access, parking, landscaping and servicing facilities.
<b>Planning Officer</b>	Colin Rising		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme subject to amendment as below.</b></p> <p>The Society welcomes the intention to bring this significant building back into residential use. It is a locally listed heritage asset and architecturally interesting local landmark with a historic connection to the former General Hospital. The new housing element to the south is acceptable and the general tidying up of the site and tree cover is welcome.</p> <p>The Design and Access Statement, summing up the pre-application discussions writes that “the return to residential use is acceptable” (p31), but does not say what forms of development might have been discussed or agreed in principle. Several aspect of the plans however raised concerns about this particular conversion scheme.</p> <p><b>1. External stairs.</b></p> <p>This was our main concern as we consider this arrangement is visually detrimental and its open design offers little if any weather protection. We feel this is a throwback to earlier times which has largely been abandoned in favour of providing sheltered internal stairs and lifts access, whatever form of tenure. We note whilst there are three lifts, one serving each stair / balcony arrangement, no internal stair / lift access to the units is provided. Notwithstanding this, we acknowledge the narrowness of the blocks would make it very difficult to insert internal stairs and lifts without pairing the flats around each staircase / lift and would involve up to six of each.</p> <p>As Angel Heights would be managed as “private rented residences with a dedicated on site management team” (The Planning and Affordable Housing Statement para. 3.4, p6), the need for separate external entrances on different floors would seem less essential. The Heritage Impact Assessment notes that “the external stairs are to provide secondary access to the apartments” (p31), while the floor plans make clear that there is no other access to any of the floors above ground level. We found no evidence on plans or in writing to show how the balcony accesses will be safely constructed and tied into the building, noting the decks appear to be made of precast concrete. The staircases also impact adversely upon the layout of the courtyard and its use as a leisure space. It seems likely this access arrangement was arrived at to maximise the</p>		

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	<p>number of apartments by eliminating the floor space otherwise necessary for internal access to the units. This would be achieved at the expense of acceptable access arrangements and occupants living conditions. The removal of the original staircases and entrance lobby for the same purpose furthermore downgrades the original building. It follows from this that some of the minor changes to the elevations also need not happen.</p> <p><b>2. Size of units.</b> We were unclear of details within the plans and documents giving the floor area of the proposed units. While we must <b>assume</b> that these meet the minimum required standards, it is evident that some layouts seem exceptionally cramped. Examples are on the first and second floors of the west wing near the south staircase, where there are units which combine the kitchen and living space in what seems little more than a wide corridor. Some other living areas look not much larger. Whilst in general it appears the flats are well planned and of adequate size, the two on each floor with very narrow living rooms could be improved by moving the wall between the living room and bedroom/hall up to the next window jamb.</p> <p><b>3. Other points.</b> 3a. The north elevation ground floor and basement are faced in sandstone (D&amp;A Assessment 5.2, page 20) and this should be cleaned and not rendered. 3b. The Heritage Impact Assessment gives very few and limited photographs of the internal and external state of the building and what will be lost, and we would wish to see this fully recorded as a condition on any consent. 3c. Although the decks appear solid, this does not necessarily indicate concrete construction. There appears to be slender columns supporting them, although they do not appear on plan. The load may not therefore be taken entirely by the existing structure, however we would expect more detail to be provided at this stage.</p> <p><b>Conclusion.</b></p> <p><b>We would wish to see a re-design of the scheme taking these points into account.</b></p>		
<a href="#">2023/0497/01/DET</a>	Detailed Application	Land East Of Delaval Road And Land West And North Of Allan Court Care Home, Newcastle Upon Tyne, NE15 6TR	Erection of 146 no residential dwellings (Class C3) with associated management suite, substation, car and cycle parking, refuse storage and associated hard and soft landscaping, highways and drainage works.
<b>Planning Officer</b>	Colin Rising		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme and submit the following comment.</b></p> <p>As a general principle the Society enthusiastically supports reuse of brownfield sites for substantial residential schemes. We believe this scheme represents a desirable and appropriate use for its site, this having previously comprised of residential space.</p> <p>We particularly welcome the scheme's respect for the historic street form and the provision of linked green space. Whilst the Society encourages varied and sympathetic designs for residential developments we would question the logic for the flat roofed elements given the generic pitched roof design.</p>		

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	<p>The scheme includes provision for a site management office building / community hub. We would like to see this building being of sufficient size to accommodate multi-purpose community activities for local people.</p> <p>The design of the electricity substation enclosure is not immediately apparent and we would suggest this would benefit from further consideration to reflect the visual environmental aims of the scheme.</p> <p>It appears the dwelling designs have external front doors opening directly into living room space and whilst this may acceptable it may affect the energy performance of the individual residential units.</p> <p>We welcome the reference to healthy, active travel options within the travel plan and we believe all substantial residential schemes should be scrutinised to ensure the make proper provision for such modes.</p> <p>Whilst public transport options reflect access to bus routes, the site lies a short distance to the north of the alignment of the former Newcastle to Carlisle rail route. Nexus has plans to reinstate this route as a light rail element within the North East Rail and Metro Strategy (June 2022) and we suggest specific reference to Nexus with a view to including passive provision in this scheme for future access to that light rail route.</p>		
<a href="#">2023/0307/01/LBC</a>	Listed Building Consent	136 - 138 Grainger Street, Newcastle Upon Tyne, NE1 5AF	Alteration to elevations include display of 2no sets of non-illuminated lettering white (RAL 9003) to Grainger St elevation, 2no sets of non-illuminated gold metallic lettering Central Arcade elevation, repaint Grainger St shopfront black (RAL 9005), internal alterations to include decoration, retail joinery, new flooring and movable midfloor units and cash desk.
<b>Planning Officer</b>	Ryan Siu		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme subject to the comments below.</b></p> <p>The Society notes that at present this shop unit is empty and boarded up with temporary colourful boards. The shop front appears to be of some age, a combination of two original units, with a central pilaster, and fine glazing bars. The proposal would paint the whole shop front black, with the company logo on a perspex panel repeated on each half of the window. At the rear a similar panel is mounted within the narrow fascia area of the original shop front in the Central Arcade.</p> <p>We consider the proposals are acceptable but suggest that the Grainger Street elevation central pilaster should be carried up across the fascia to divide the sign to follow the impression of the two original shop units.</p> <p>The Central Arcade is one of the gems of Grainger Town and the Society would again make reference to the need for strict adherence to a co-ordinated design for the shop fronts so that its architectural importance can be properly acknowledged in the form Grainger and Dobson intended.</p>		
<a href="#">2023/0596/01/LBC</a>	Listed Building Consent	South Lodge Osborne Road,	Erection of single storey and two storey extensions to rear, reinstatement of cupola feature to

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		Newcastle Upon Tyne, NE2 3JU	roof and creation of vehicle turntable and hardstanding following demolition of existing rear extension and garage.
<a href="#">2023/0552/01/HOU</a>	Household Applications	As above	As above
<b>Planning Officer</b>	Jordan Reeve		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme subject to the comments below.</b></p> <p>The Society notes that a single storey addition to this building was approved in December, a modern design flat roof link to a single storey pyramid tiled roof. The new application adds a second storey over the rear part of replacing the pitched roof with a flat one. The extension's footprint is not changed but the extension will be more visible because of the height and modern design. The reinstated cupola would be a gain.</p>		
<a href="#">2023/0436/01/LBC</a>	Listed Building Consent	John Marley Centre Muscott Grove, Newcastle Upon Tyne, NE15 6TT	Install 5 no access ramps to 5 no entrances, 1 no container and refuse storage enclosure, Internal alterations include removal and replacement of ceilings in defined areas, removal and installation of partition walls and doors to provide accessible wc's and shower room.
<a href="#">2023/0435/01/DET</a>	Detailed Application	As above	Change of use of ground floor hall from education to mixed use commercial space for artwork sales and display, gym, dance rehearsal space and training/education, (Sui Generis), installation of 5 no access ramps to entrances, 1 no container and refuse storage enclosure.
<b>Planning Officer</b>	Stephen Edwards		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme subject to the comments below.</b></p> <p>The Society recognises the need for this outstanding heritage asset to have a sustainable future. We welcome the scheme's aim to broaden activity and interest in the internal spaces, creating opportunity for local people to enjoy this important resource.</p> <p>It is important this scheme respects the building's historic fabric and we would expect interventions to be carefully considered. In particular we would seek clarity on the proposed works to ceilings as it is unclear if these are original. Any interventions should be restricted to what is absolutely necessary.</p> <p>We would expect the location of the container and refuse / recycling store to be discreet.</p>		
<a href="#">2023/0558/01/LBC</a>	Listed Building Consent	St Michaels Church St Michaels Gate, Newcastle Upon Tyne, NE6 2FT	Adapt and extend Church, form pedestrian access, amenity open space & car/cycle parking on-site; create food hub; flexible outdoor activity, community, and play spaces; refuse facilities; install PV panels & Air Source Heat Pump.

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<a href="#">2023/0557/01/DET</a>	Detailed Application	As above	Adapt and extend Church for community (Class F2(b)) and worship purposes (Class F1(g))
<b>Planning Officer</b>	Colin Rising		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme.</b></p> <p>The Society enthusiastically welcomes this carefully considered and interesting scheme. We believe the scheme not only respects the historic fabric of this important local heritage asset, but critically brings great social and environmental sustainability.</p> <p>This innovative scheme exemplifies the N&amp;N Society's empathy architecture principles. It embodies the ability of Newcastle's outstanding heritage assets to deliver multiple beneficial outcomes to the community, offering a familiar 'anchor' that brings security, a sense of wellbeing and opportunity for local people.</p> <p>We are delighted to offer our support for this application.</p>		