

N&N Planning Applications

Northumberland and Newcastle Society (N&N) Planning comments October 2023 - Newcastle City Council

Application Reference	Application Type	Location Details	Proposal
2023/1479/01/DET	Detailed Application	Fenwick Department Store, 39 Northumberland Street, Newcastle Upon Tyne, NE1 7AS	Installation of new glazed shopfronts, 4 new entrance doors, canopy with LED lighting and lightboxes, automatic door opening points, curved cladding panel, metal plinth to accommodate changes in levels of external landscaping and alterations to elevations to Northumberland Street and Brunswick Place.
Planning Officer	Helen Spoors		
Comment	<p><i>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</i></p> <p><i>The Society supports this application as a welcome and positive vote of confidence in Newcastle's retail sector. The Fenwick Department Store building is one of style and substance as the centrepiece of the city's main shopping street.</i></p> <p><i>It is evident that a great deal of research has been undertaken to inform this proposal which will open up new entrances to the Northumberland Street elevation. Much of this scheme appears anchored in detailed historical research resulting in what we believe is a well thought out and respectful approach. The new entrances enhance accessibility to the central core of the building and in doing so they respond well to the internal works currently underway.</i></p> <p><i>We believe the scheme represents an innovative approach to mitigate the visual effect of breaking up the large single window section to Northumberland Street. The external works complement and connect with the City Centre regeneration programme.</i></p>		
2023/1505/01/DET	Detailed Application	Land south of Armstrong Rd, east of Shafto St, north of Scotswood Rd & west of Phase 2 & Whitehouse Rd, Newcastle Upon Tyne, NE15 6HE	Earth moving operations, construction of retaining walls, erection of 350no. dwellings, highway infrastructure, creation of SuDS and hard and soft landscaping and other associated works.
Planning Officer	James Sewell		
Comment	<p><i>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</i></p> <p><i>As a generic principle the Society is an enthusiastic supporter of regeneration of urban brownfield sites. We note this scheme is one phase of the substantial New Tyne West Development that covers much of Scotswood. This area originally featured traditional terraced housing built in association with local heavy industry that was collectively demolished and cleared some years ago.</i></p>		

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	<p><i>We note the scheme includes substantial enabling works such as retaining walls to mitigate changes in ground levels. It is evident the proposed housing units are of a standard pattern book design but incorporate sustainable energy elements such as solar PV installation and local heating scheme. These are welcome elements as is the provision of green space and affordable housing within the scheme.</i></p> <p><i>The principle heritage consideration is the nearby route of the Hadrian's Wall path at the south side of the site, which will require easy access to future residents to encourage active travel opportunities.</i></p> <p><i>As a further generic point we note the transport plan makes no reference to the North East Rail and Metro Strategy (2021) which includes potential reinstatement of the adjacent former Newcastle to Carlisle rail line.</i></p>		
2023/1239/01/DET	Detailed Application	37-41 Union Chambers Grainger St, Newcastle Upon Tyne, NE1 5JE	Infill of existing courtyard at 1 st & 2 nd floors to create roof terrace.
Planning Officer	Helen Spoors		
Comment	<p><i>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</i></p> <p><i>The Society considers this proposal to be a reasonable intervention that we hope will deliver continued beneficial use of this building. We would expect the scheme to be carefully assessed to ensure that it does not result in material harm to historic fabric of the site.</i></p>		
2023/1535/01/LBC	Listed Building Consent	Tyne Theatre And Opera House, 111 - 113 Westgate Rd, Newcastle Upon Tyne, NE1 4AG	Alterations to elevations to include installation of new entrance/foyer and fire exit door and removal of party wall between the 2 units and insertion of beam to Westgate Rd elevation, internal alterations to include removal of mezzanine, existing columns to be used to support additional service runs and technical installation, removal of bar and raised areas, re-arrange fire escape from 1 st floor offices and refurbishment of basement wc's, access stairs and corridor to rear.
2023/1534/01/DET	Detailed Application	As above	As above
Planning Officer	Jessica Annan		
Comment	<p><i>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application in principal subject of the following comments.</i></p> <p><i>The Society is supportive of the ongoing commitment to achieving long term sustainability for this outstanding heritage asset. Whilst the scheme appears to relate to opening out of non-historic fabric which is separate to the actual theatre the design and access statement (D&A) is not clear on how the interventions affect the listed building. It would also appear that no heritage statement is included and consequently we question why the application has been validated.</i></p>		