

Northumberland and Newcastle Society (N&N)

Planning and Development Team (P&D) Planning comments for Newcastle - February 2026

Application Reference	Application Type	Location Details	Proposal
2025/2070/01/EIA	EIA Development	Hadrian House Higham Place, Newcastle Upon Tyne, NE1 8AF	Demolition of Hadrian House & interlinked walkways, construct purpose-built student accommodation (Sui Generis) (varying heights, to 21 storeys) (23 floors including lower ground, upper ground, mezzanine & floors) comprising 507 units, associated hard & soft landscaping & engineering works, (amended description)
Planning Officer	Jessica Annan		
Comment	<p>The Northumberland and Newcastle Society (N&N) submit the following neutral comment in respect of this scheme.</p> <p>The Society has noted the recent history of applications relating to tall buildings in Newcastle and in response has generated a policy statement to assess such applications against.</p> <p>In essence whilst the Society is not intrinsically opposed to tall buildings, it would equally be fair to say that we are sceptical of their benefits based on Social, Economic and Environmental grounds. We broadly support the planning guidance published by Newcastle City Council (NCC) in April 2017 as the basis for tall buildings and we would expect the guidance to be applied consistently when new applications are considered.</p> <p>In this case the application seeks approval for the demolition of Hadrian House which currently occupies this site. As a generic principle the Society is opposed to the demolition of structurally sound buildings unless compelling justification is shown to balance this against embodied and operational carbon impacts. It is our understanding that reuse was considered, however, the poor quality of the building made this unviable.</p> <p>It is evident this scheme seeks approval for what would be an exceptionally tall building in the centre of Newcastle and in the first instance we would question the need for such a tall building. We understand the proposed demand for student accommodation is accepted by NCC and that the design is adaptable for alternative future residential use.</p> <p>We do note the developer has applied considerable effort and energy to produce a thoughtful design for the building, including its relationship with the setting of nearby heritage assets. This is evident in that Historic England have no objection to the scheme, furthermore, we believe the proposal offers welcome improvements to public realm.</p> <p>Notwithstanding the above, we are concerned that approval for such a tall building together with other tall buildings nearby, including the established Bewick Court and Gainford Group proposals for a 37-storey tower reported in local media would result in a cluster of visually negative and impactful tall buildings.</p>		

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	<p>In summary we feel the proposed building is too tall and the design should be revised to ensure the most substantial element is reduced in height by at least 3 storeys.</p>
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