

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 24th May, 2022
Time of Commencement: 6.30 pm

Present: Councillor Barry Panter (Chair)

Councillors: Trevor Johnson
Annabel Lawley

Apologies: Councillor(s) Reece & Mr D Broome

Officers: Louise Wallace

Also in attendance: Dr C Wakeling & Dr S Fisher

1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

2. MINUTES OF PREVIOUS MEETINGS

Resolved: That the Minutes of the meeting held on 19 April, 2022 be agreed as a correct record.

3. MATTERS ARISING

The Chair thanked the previous Chair, Julie Cooper for her hard work and dedication on this committee in past years.

4. NEW APPLICATIONS RECEIVED

Resolved: That the following observations be made on the applications listed below:-

Morston House, The Midway, Newcastle 22/00300/LBC

The group expressed concern over the precedent of tall buildings that was being set in this part of the town centre but as a general rule was not overly unsympathetic to an increase in height but that the design including material change and quality of design was not good enough for this very prominent site. They pointed out that the quality of the existing brickwork and design was good and note the horizontal window arrangement brick column projections.

The upward extension does not follow through this important ratio and window design and the square windows exacerbate the odd relationship. The grid work is not effective and does not link the two elements and it was felt any such emphasis would actually work better on the brick columns, especially if these are structural elements.

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The change of use to residential would exacerbate these concerns at night time with the lights on given especially at it has generally being used as an office for day time use. A reduction in height especially at the Church Street side and set back would improve the relationship.

Questions were raised about additional clutter on the roof, not just plant equipment, which is to be housed in the basement levels, but if barriers, railings or other safety equipment would be required for cleaning etc because this would harm the clean lines that the drawings show. The extension would look even more obtrusive with these additional items on the roof.

The group preferred any extension to utilise brickwork for the extension to help link the two elements together. They supported the active frontages to the ring road but raised general concerns of bedrooms on this exposed frontage.

Hopkins Coats Associates, 9 Hassell Street, Newcastle 22/00403/FUL

The group supported the new door and generally disapproved of the colour choice of windows particularly for the upper floors and regretted the loss of historic fabric and replacement with unsustainable materials.

5. CONSERVATION AND HERITAGE FUND

There were no applications.

6. URGENT BUSINESS

There was no Urgent Business.

**Councillor Barry Panter
Chair**

Meeting concluded at 7.40 pm