

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 24th January, 2023
Time of Commencement: 6.30 pm

Present: Councillor Barry Panter (Chair)

Councillors: Barker MBE Lawley Reece

Apologies: Councillor Johnson and Dr S Fisher

Officers: Louise Wallace Urban Design/Conservation
Officer

Also in attendance: Andrew McPhee

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 4 January 2023 be agreed as a correct record.

3. NEW APPLICATIONS RECEIVED

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

197 High Street, Silverdale 22/01078/FUL

The group objected to the design of the house as harmful to the local character and vernacular. The terrace and the adjacent pub are protected as local heritage assets and the proposed building looks like a spaceship has landed into a bunker with no consideration for its setting. It is unimaginative and uninspiring. A 3D view with some context would be useful. The elevational treatment doesn't work with the mass of the building and the group objected to the proposed materials. The landscaping is poor and unclear. A contemporary solution might be possible with the right understanding and the group remains unconvinced that the site and building have been fully considered with regard to energy saving possibilities. The proposal needs redesigning taking on board the heritage setting.

Shopping mall, York Place, Newcastle 22/01079/DEEM3

The group recognises this significant development as key to this corner of Newcastle. Some are happy with the change of rhythm and materials adding variety to the streetscene. The general consensus was that this was a well thought out scheme apart from the 5 gables on High Street. They created a cumbersome design with no relief on the gables which exists presently and concern was raised over the drainage for the gables. It needs more articulation although the gradation of bricks will help a

Conservation Advisory Working Party - 24/01/23

little. In general the group were happy with the mansard roofs and dormers on the preliminary scheme and that perhaps the mansards should carry on around the corner to High Street. There was general support for the green bricks but concern was raised about the general weathering of the white bricks.

Land north of Mucklestone Wood Lane, Loggerheads 23/00002/OUT

The setting of the listed building is important and part of the significance of the asset is the view the farmhouse has and commands out over the landscape. The setting is rural agricultural land, crops and some grazing and being a farmhouse it has a key relationship to the land which surrounds it. This scheme would change that relationship from agricultural to suburban. There was great concern about the lack of detail to fully enable consideration of the impact on the setting of the listed building. Given the large number of houses which are proposed to come close to the house the development is likely to be harmful to the setting of the LB. The nature of the outline application is that the design and massing of the houses are reserved so there is not enough assurance that the houses would not be large or 3 storey etc in any later application once the principle has been established. A section showing the farmhouse to Rock Lane with the topography and the indicative houses would give a sense of slab levels and enable a proper assessment to be made of views to and from the farmhouse and the wider landscape beyond.

4. CONSERVATION AND HERITAGE FUND

There were none.

5. URGENT BUSINESS

There was none.

**Councillor Barry Panter
Chair**

Meeting concluded at 8.00 pm