

# Placemaking SPD

Areas of Special Character and  
Routeways and Gateways



Gateshead Council

2022



**Placemaking Supplementary Planning Document (SPD)**

**Areas of Special Character and Routeways and Gateways**

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## **Introduction**

### **Purpose**

The purpose of this Supplementary Planning Document (SPD) is to set out Gateshead Council's approach to Placemaking, in particular in relation to Areas of Special Character and Routeways and Gateways. The SPD does not set policy. It provides a framework for the implementation of existing policies contained in Gateshead's Local Plan, which currently comprises:

- Planning for the Future: Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne (CSUCP) (Adopted March 2015)
- Making Spaces for Growing Places (MSGP) – Site Allocations and Development Management Policies (Adopted February 2021)

### **Policy Context**

This SPD provides detailed guidance to support the Local Plan in relation to Routeways and Gateways and Areas of Special Character. The SPD also signposts additional national guidance that might support other policies within the Local Plan, which are set out below;

- CSUCP Policy:
  - CS15: Place Making
  - UC11: Gateways and Arrival Points
  - UC12: Urban Design
  - UC13: Respecting and Managing Views Within, From, and Into the Urban Core
  - UC14: Heritage
  - UC16: Public Realm
  - UC17: Public Art
- MSGP Policies:
  - **MSGP23: Areas of Special Character**
  - **MSGP24: Design Quality**
  - MSGP25: Conservation and Enhancement of heritage assets

### **How to Use**

Anyone intending to submit a planning application for development is encouraged to read this SPD and contact the Council's Development Management Team for further pre-application advice and information which will identify any further issues.

### **Document status and relationship to other documents**

The provisions of this SPD, which supports the CSUCP and MSGP, will constitute a material consideration in the decision-making process.

### **Consultation**

Consultation is currently being undertaken on this SPD. If you wish to make comments please do so by;

- Emailing [ldf@gateshead.gov.uk](mailto:ldf@gateshead.gov.uk),
- Writing to Spatial Planning, Civic Centre, Regent Street, Gateshead, NE8 1HH, or
- Online, at [www.gateshead.gov.uk/haveyoursayonplanning](http://www.gateshead.gov.uk/haveyoursayonplanning)

Documents are available for reference at the Civic Centre, Gateshead or online at [www.gateshead.gov.uk](http://www.gateshead.gov.uk).

## **National Guidance**

In 2019 the government updated the National Planning Policy Framework (NPPF). This current Framework replaces the original NPPF published in March 2012 and the revised July 2018 version. In these later updates of the NPPF, the government strengthened its advice to local planning authorities to look towards design guides and design codes in preference over policy based Supplementary Planning Documents. The government's position on this is further strengthened in the latest proposed revision of the NPPF which, at the time of writing is anticipated to be published in late 2021.

To reinforce this shift in approach, government also revised its Planning Practice Guidance in 2019 on [design processes and tools](#), providing updated guidance on:

- [Planning for well-designed places](#);
- [Making decisions about design](#);
- [Tools for assessing and improving design quality](#), and for;
- [Effective community engagement on design](#).

To be read alongside this PPG guidance, the government launched a major new design toolkit for improving design quality in January 2021, the [National Design Guide](#). This document sets out the characteristics of well-designed places and demonstrates what good design means in practice.

The National Design Guide is there for all those involved in shaping places including in plan-making and decision making and should be adopted as a continuing reference to inform and guide design as it evolves.

In addition to the National Design Guide is the [Draft National Model Design Code](#), launched for [public consultation](#) in January 2021. This document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design. It is important to make reference to the government's [Guidance Notes for Design Codes](#) (February 2021). This document sets out potential content for a design code, modelled on the same ten characteristics of well-designed places as set out in the National Design Guide.

Further to the above publications, in July 2020, Design for Homes announced the release of [Building for a Healthy Life](#) (BHL) which replaces the previous design tool Building for Life 12 (BfL12). The original 12-point structure and underlying principles within BfL12 are at the heart of BHL but the new name also reflects changes in legislation as well as refinements made to the 12 considerations in response to good practice and user feedback.

The new name also recognises that this latest edition has been written in partnership with Homes England, NHS England and NHS Improvement. Placing more emphasis

on health, BHL integrates the findings of the three-year Healthy New Towns Programme led by NHS England and NHS Improvement.

This latest revised edition is also now regarded as a much more useful design tool, a design code, which is to be used throughout the entire design process to help guide evolving ideas and concepts into high quality designs that deliver attractive and successful new residential neighbourhoods, unlike its predecessors which were used as more of a checklist or assessment tool to evaluate schemes at the planning application stage, or even later, after completion.

Finally, another strategically important national design guidance document is also undergoing an update, [Manual for Streets 2007](#), and [Manual for Streets 2](#) (2010) are both currently being redrafted and will be combined to produce a new 'Manual for Streets', which is expected to be launched in 2022.

Gateshead Council encourages developers to make use of all the above design guidance from the earliest stages in the planning and design process, to guide their proposals as they evolve. The Council expects developers to demonstrate how they have taken into account design guidance and other relevant documents, including this SPD, where applicable providing an analysis of how the proposal meets the required design standards.

## **Areas of Special Character**

This chapter provides additional guidance in relation to Areas of Special Character and supports policy MSGP23.

Policy MSGP23 states that

*A high level of importance must be given to the design of development within, or affecting the setting of ... Areas of Special Character as shown on the Policies Map - development will maintain or enhance the character of the area and inappropriate development will be resisted.*

Paragraph 7.13 in MSGP indicates that

*The places defined in this policy are areas which, although not designated as Conservation Areas, display positive and unique characteristics (focused on the quality or interest of the townscape or village environment) which should be retained, enhanced and protected ... Where the type or degree of change resulting from a proposal would have a significant adverse impact on these characteristics, permission would normally be refused”.*

Windmill Hills AoSC is in the Urban Core and Riverside Park AoSC partly in it. A number of general Urban Core policies in the CSUCP are relevant to these areas.

MSGP allocates an expanded list of Areas of Special Character; there are now 26, compared to the 8 allocated by the previously saved Unitary Development Plan policy, ENV25 (which is superseded by MSGP), and the 23 included in the original (2012) Placemaking SPD. New Areas of Special Character were added at Harlow Green, Allerdene, and Moss Side in Wrekenton, for inclusion in the allocations in MSGP.

Moreover, the Placemaking SPD of 2012 did not define precise boundaries for the Areas of Special Character. During the preparation of MSGP, precise boundaries were defined, including for the 3 additional areas. In some cases they formed a significant revision of the broad areas identified by the 2012 Placemaking SPD. The Areas of Special Character boundaries are shown below, and on the Council’s [interactive map](#). The text of the SPD relating to individual Areas of Special Character was revised and updated to reflect these boundaries and, in a few cases, changes on the ground since the 2012 SPD was published, and equivalent text written for the additional areas.

The resulting replacement text formed part of the evidence base for the MSGP Examination and will form part of the revision of the Placemaking SPD. This is the text given below. As in the 2012 SPD, the approach remains to give a description of the character of each area and its most worthwhile aspects, followed by broad design guidance, indicating the key points which applicants for planning permission

should have regard to, and the Council will apply when considering planning applications.

Where co-benefits with other council objectives are possible such as improving GI connectivity, enhancing biodiversity or improving sustainable travel this should be explored when considering AOSC guidance.



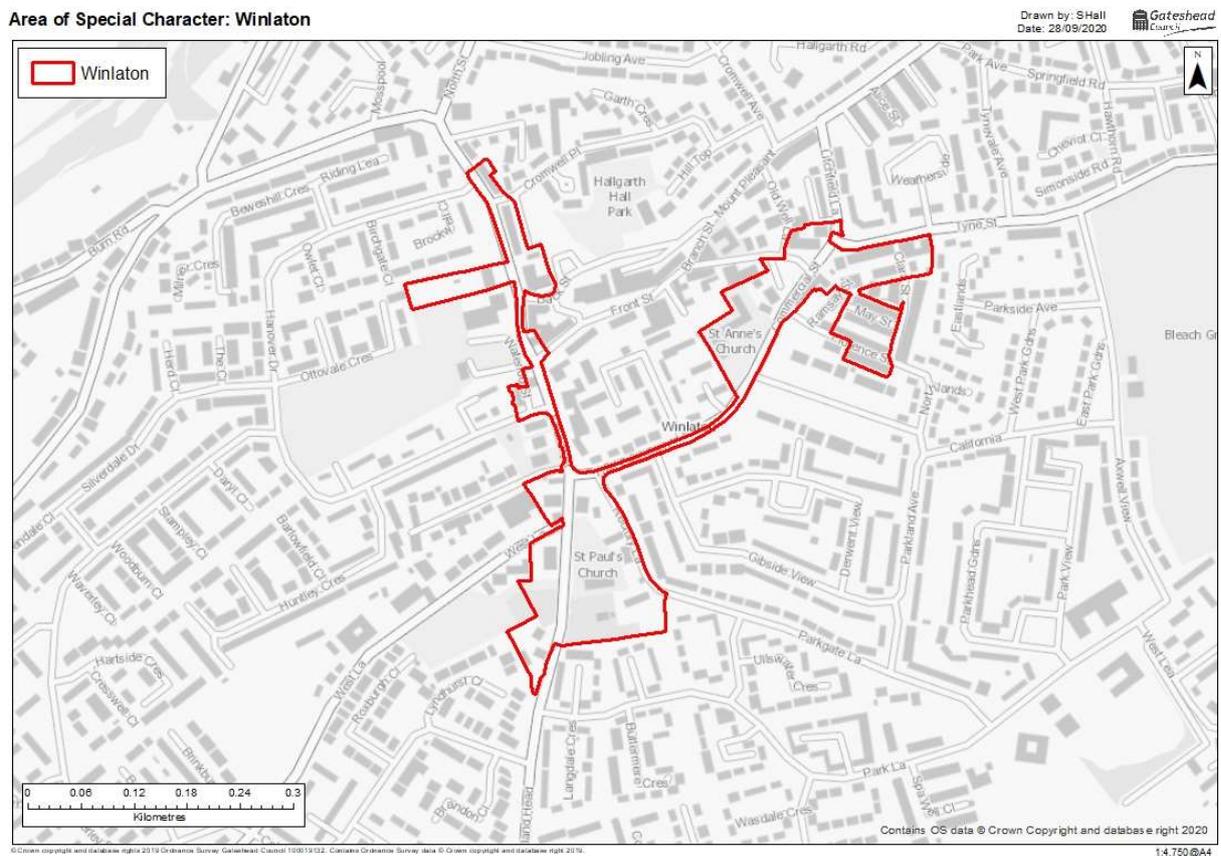
## DESIGN GUIDANCE

- Resist inappropriate alterations and extensions to existing buildings, including on the frontages of the terraces
- Resist infill development which would detract from existing townscape quality and setting of buildings
- Protect the landscape / semi-rural setting

## 2. Winlaton

### DESCRIPTION

Winlaton is a former industrial village which has greatly expanded with suburban housing. The Area of Special Character has been drawn to include the more attractive and traditional, eighteenth century and later, buildings in the village centre and at Parkhead, but to exclude other buildings which make little positive townscape contribution. The area contains a number of attractive stone buildings including Saint Paul's Church at Scotland Head, and the church hall opposite. There are also some attractive stone buildings on Front Street and Commercial Street clustered around a small village green. The houses on May Street and Florence Street, a mix of brick and stone plain terraces, are also worthy of inclusion. Distinctive features include stone buildings, slate roofs and stone boundary walls.



### DESIGN GUIDANCE

- Resist alterations and extensions to existing buildings which are inappropriate in terms of scale, position or materials
- Retain the open spaces which provide a setting for the characteristic buildings
- Encourage public realm improvements within the village centre

### 3. Lime and Ash Streets area, Blaydon

#### DESCRIPTION

This is a small area of two-storey, plain and uniform but attractive, terraced houses built around 1900-1910. Distinctive features include small front gardens; stone construction, slate roofs, back yards, stone and brick rear and side boundary walls; and decorative stone surrounds to windows. However many buildings have been altered over time with replacement windows, and replacement modern rear offshots which again have been built uniformly and have therefore avoided fragmenting the overall design.



#### DESIGN GUIDANCE

- Resist alterations to the roofscape such as dormers
- Encourage retention of existing footprints and historic boundary treatments

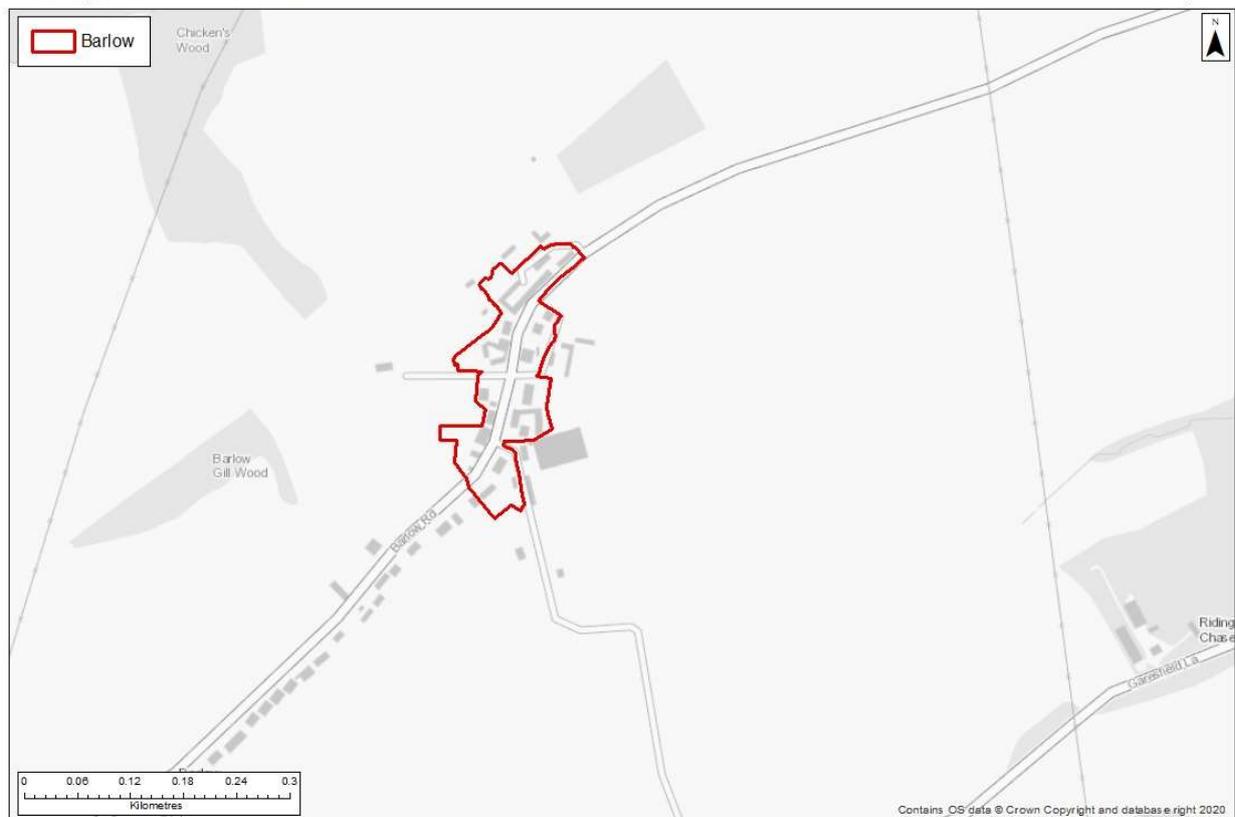
## 4. Barlow

### DESCRIPTION

Barlow is a small village east of High Spen. The village is linear, developed at low density along Barlow Road, and the Area of Special Character covers the mostly older and denser part at the NE end of the settlement where there is development on both sides of the road, and there are a number of rural stone buildings adjacent to Barlow Lane which are of townscape quality and which add to the overall character of the village. Some of these buildings form farm steadings which have been converted for residential use. Dominant materials include stone and slate. Low stone walls and hedgerows flank either side of Barlow Lane. There are several, more recent, detached houses which although of little historic interest, also contribute positively to the overall appearance of the village.

Area of Special Character: Barlow

Drawn by: S.Hall  
Date: 25/09/2020  
Gateshead Council



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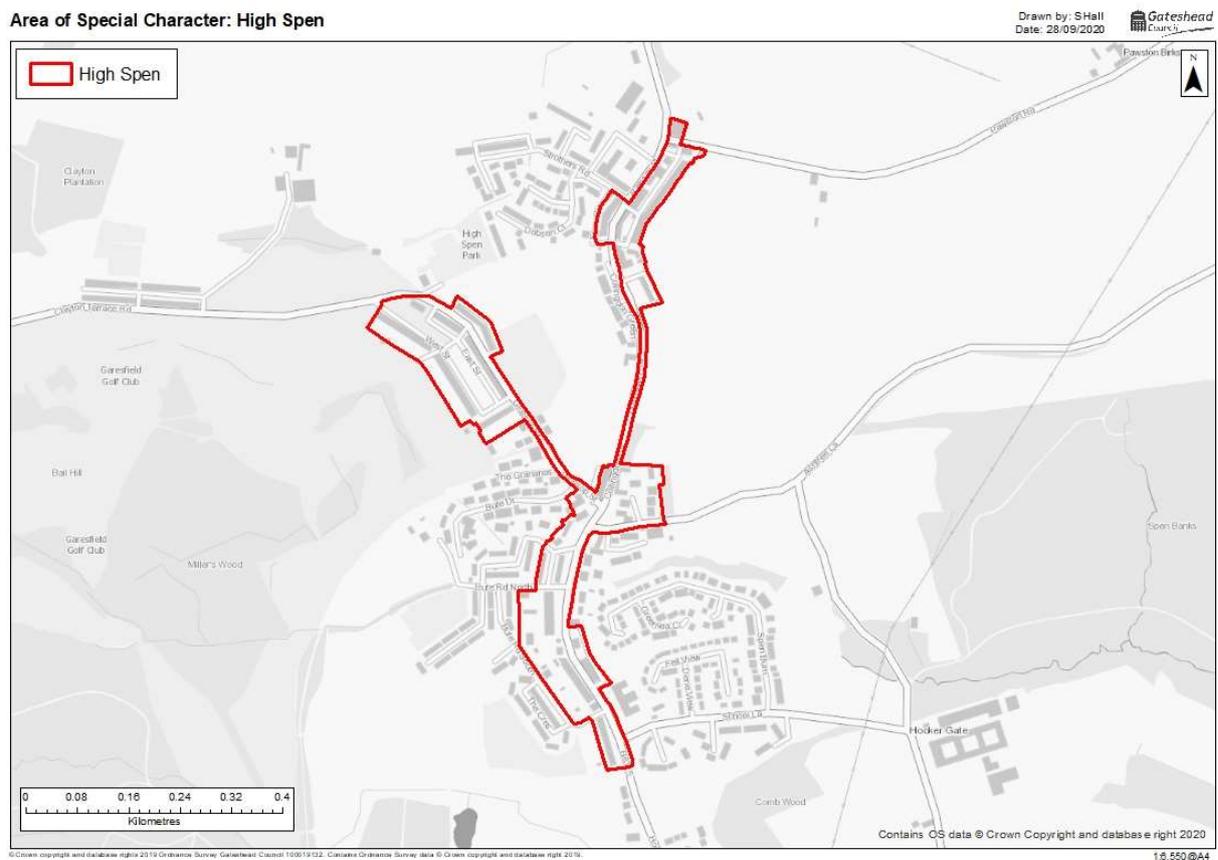
### DESIGN GUIDANCE

- Resist backland development and development within large plots
- Encourage sensitive and appropriately-designed conversion / re-use of rural buildings

## 5. High Spen

### DESCRIPTION

High Spen is a former mining village, typical of many mining villages dating from the late nineteenth or earlier twentieth centuries, with clusters of workers' terraced housing, some groups being of stone and some of brick, and with slate roofs, along or set a little away from the main village thoroughfare, in some cases with long gardens. The wide green between West Street and East Street makes an important contribution to that group. There are some notable buildings which front onto Hookergate Lane and Collingdon Road, such as the primary school, which are of townscape interest. The majority of buildings are relatively simple in design.



### DESIGN GUIDANCE

- Resist conversions of shop units to residential uses, subject to Permitted Development rights
- Retain the integrity of the layout, setting and overall design and massing of the groups of terraced houses, particularly with regard to green areas, roofscape and building lines
- Encourage public realm improvements within the village centre
- Encourage improvements to the existing housing stock

## 6. Chopwell

### DESCRIPTION

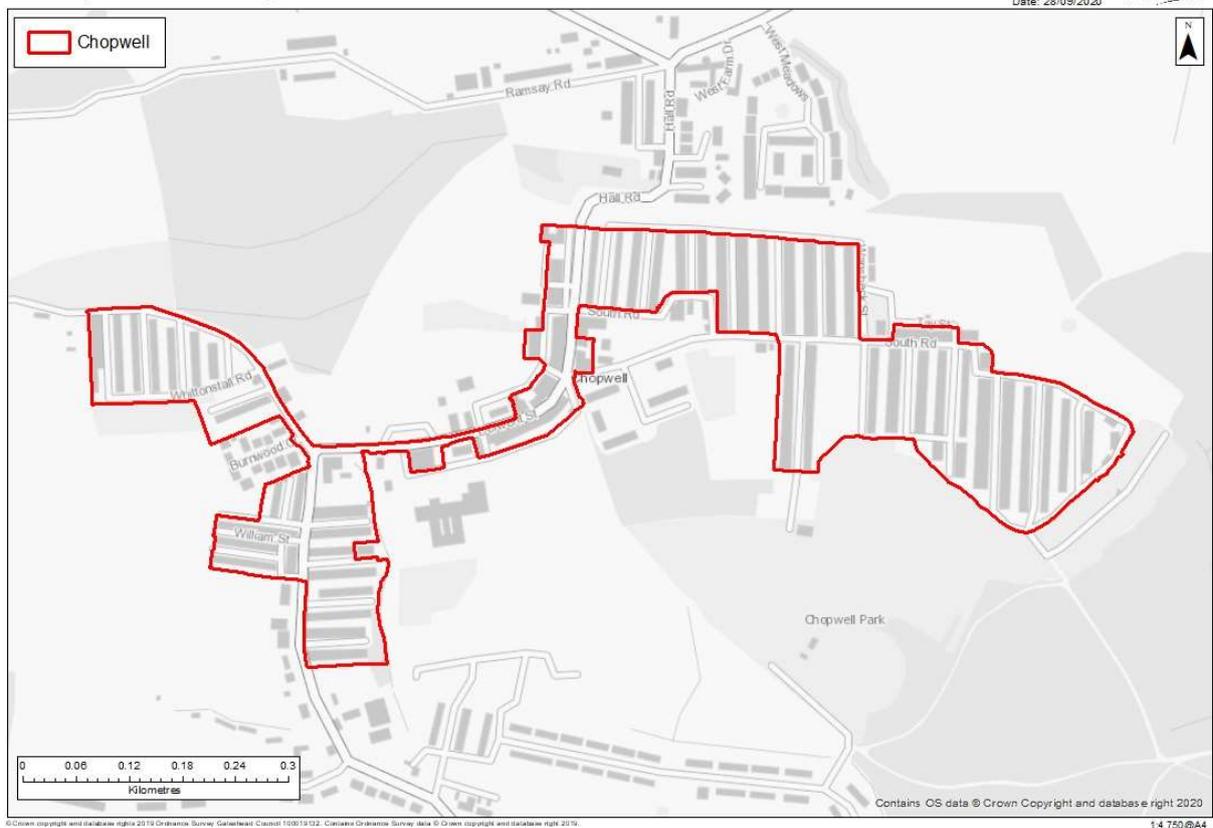
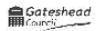
The historic street layout and settlement structure of Chopwell, typical of the larger settlements which developed around new collieries, remains largely intact and can be seen impressively and in its entirety from the road uphill from the village to the north. Most of the housing was developed rapidly between 1890 and 1914 with some small estates, mostly of council housing, added later at the north and south ends of the village (these are not included in the Area of Special Character). Several large groups of terraces are scattered loosely around the village core, Derwent Street, with its small concentration of shops and other facilities at the upper end, where there are a few larger-scale worthwhile buildings. This part of the village has a general consistency in terms of block heights with uniform terraced blocks dominating.

The pattern of clusters of terraced houses, still adjoined by wide areas of open space, defines the special character. The topography of the landscape, sloping quite steeply down towards the river Derwent, is an important defining feature providing excellent views out of the village.

Architecturally most buildings are relatively simple in design — here constructed in red, purple or pale brick or a mixture of them, though some terraces have been rendered. Pedestrianised streets with narrow greens immediately in front of the houses, and access via back lanes to rear yards, are the predominant pattern amongst the 'Rivers Streets' to the east. The architecture is modest and restrained and characterised by symmetry and simplicity.

Area of Special Character: Chopwell

Drawn by: S.Hall  
Date: 28/09/2020



## DESIGN GUIDANCE

- Resist conversions of shop units to residential uses, subject to Permitted Development rights
- Retain the integrity of the layout, setting and overall design and massing of the groups of terraced houses, particularly with regard to green areas, roofscape and building lines
- Encourage public realm improvements within the village centre
- Encourage improvements to existing housing stock and the regeneration of the village in ways that preserve its character

## 7. Kibblesworth

### DESCRIPTION

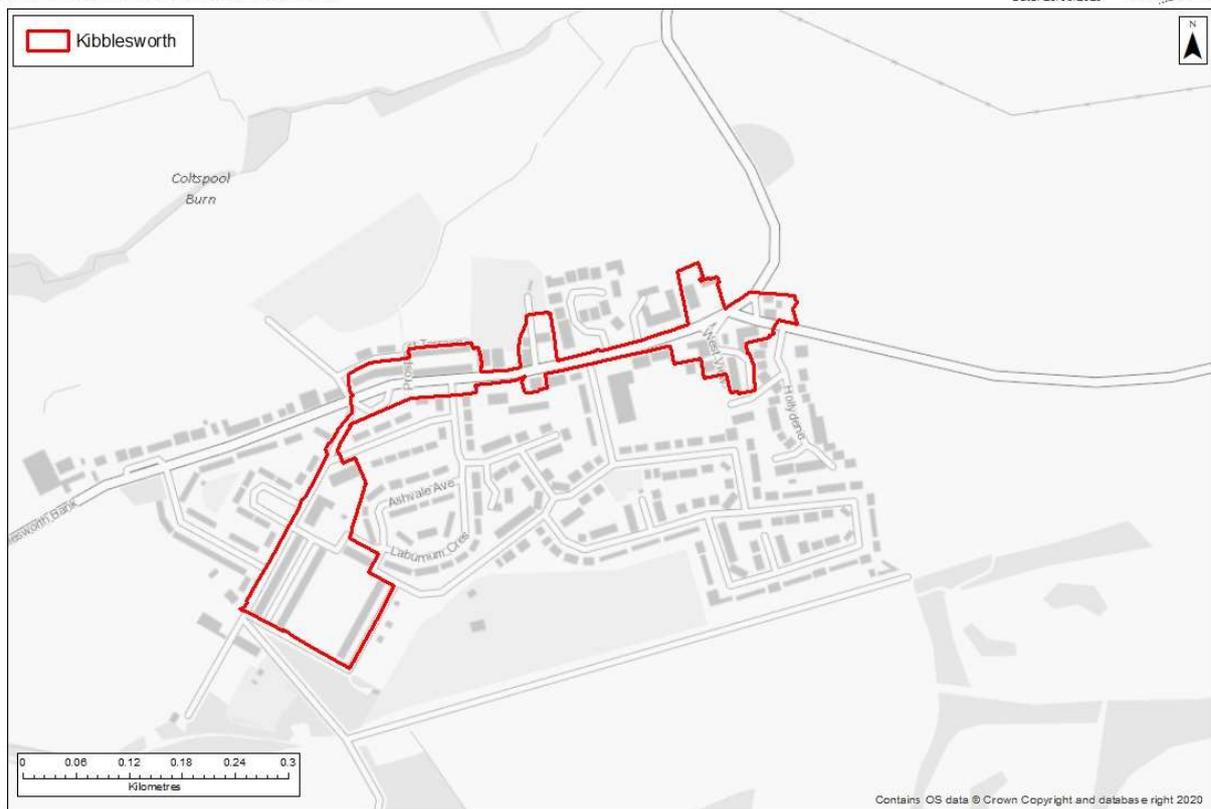
Kibblesworth is a rural settlement which expanded with the advent of mining and a brickworks. Typical building materials include stone, red brick and slate

There are several areas with a distinctive sense of place, grouped loosely around the oldest part of the village which was a linear settlement along the gently-rising Kibblesworth Bank. At the village entrance is a grouping of attractive large detached buildings including the church and a pub. The main street is mostly made up of two-storey terraced buildings typical of former mining villages.

To the south west is an area of terraced houses including Gardiner Square facing either side of a large green, and the former school (now The Millennium Centre), an attractive stone building.

Area of Special Character: Kibblesworth

Drawn by: S.Hall  
Date: 28/09/2020



### DESIGN GUIDANCE

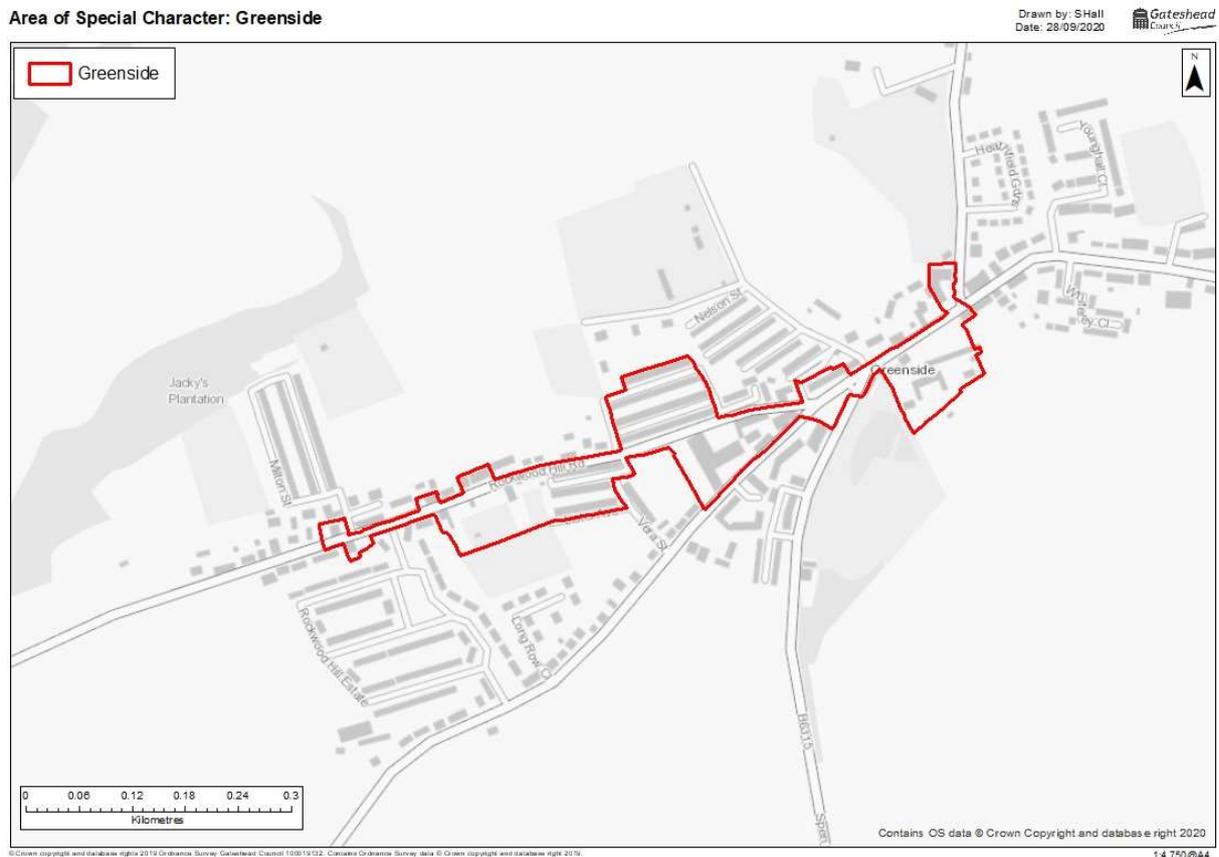
- Ensure any alterations or extensions to buildings at the village entrance complement/enhance the existing buildings
- Resist inappropriate alterations to terraced buildings e.g. front dormer windows
- Respect the characteristic building materials of each element of the Area of Special Character



## 9. Greenside

### DESCRIPTION

Greenside is a highly linear rural village which expanded with the establishment of various nearby collieries. The village has many of the typical townscape characteristics of such villages including a small village green, attractive stone buildings including a conversion of irregularly-grouped vernacular farm buildings at Heathfield Farm, and brick walls. Further west are a series of detached stone buildings and cottages with stone boundary walls, and some groups of parallel stone-built terraces of miners' cottages. Although alterations and extensions to various buildings have eroded the original character and integrity of the village as a whole, the Area of Special Character is confined to the higher-quality and more coherent central and western parts of the village where the layout, settlement pattern and many of buildings contribute to the attractive rural village character.



### DESIGN GUIDANCE

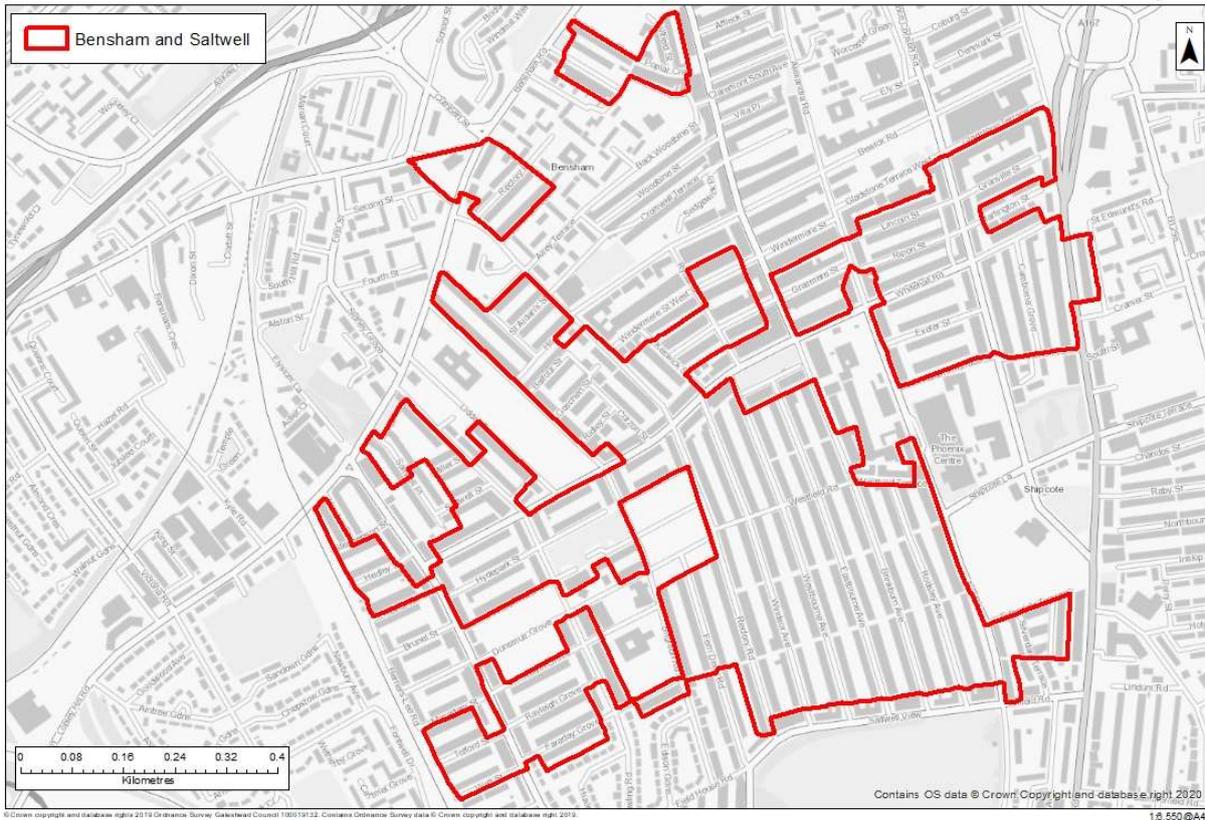
- Retain stone boundary walls
- Resist backland and garden infill development
- Resist inappropriate alterations, especially to the frontages of terraces, and extensions which would erode quality or fail to complement the appearance of existing buildings

## **10. Bensham and Saltwell**

### DESCRIPTION

Bensham and Saltwell are largely a legacy of the rapid growth of housing in Gateshead in the late nineteenth century and up to the First World War. The neighbourhood lies at the point of transition between the urban core and the start of lower density suburbs to the west, south and south east. The area is laid out in terraces built of robust local materials, organised on a series of abutting regular street grids with back lanes. They range from houses built in terraces for middle-class occupation to some which were more modest, but all exhibit a less basic design than the miners' terraces in many of the outlying villages in the Borough. The neighbourhoods include the greatest concentration of Tyneside flats in the Borough— a locally distinctive housing type comprising two-storey terraced houses divided into ground-floor and first-floor flats. In some cases there is a basement and/or an attic storey, or a full third storey. The overwhelmingly predominant building materials are red brick with stone dressings, and slate roofs. Although at first these buildings can appear uniform it soon becomes clear that throughout the area there is a widespread notable quality of design details in the brickwork, bay windows, lintel features and front railings. The topography of the area ensures views to the west, across the Team valley to leafy suburbs and countryside beyond.

The wider Bensham/Saltwell area includes two Conservation Areas, and the older streetscape has been fragmented to some extent by redevelopment. The Area of Special Character is confined to the large expanses of older terraced housing and a few other good-quality buildings included within or adjoining those areas, including St. Chad's and St. Cuthbert's churches which are of considerable architectural note. It excludes the Conservation Areas which have a higher level of protection.



## DESIGN GUIDANCE

- Resist inappropriate alterations to existing housing stock such as front dormers
- Encourage and support block improvements
- Environmental improvements (including public art) to soften, in particular, the most densely-built terraced environments
- Respect the street layout when designing immediately-adjointing redevelopment

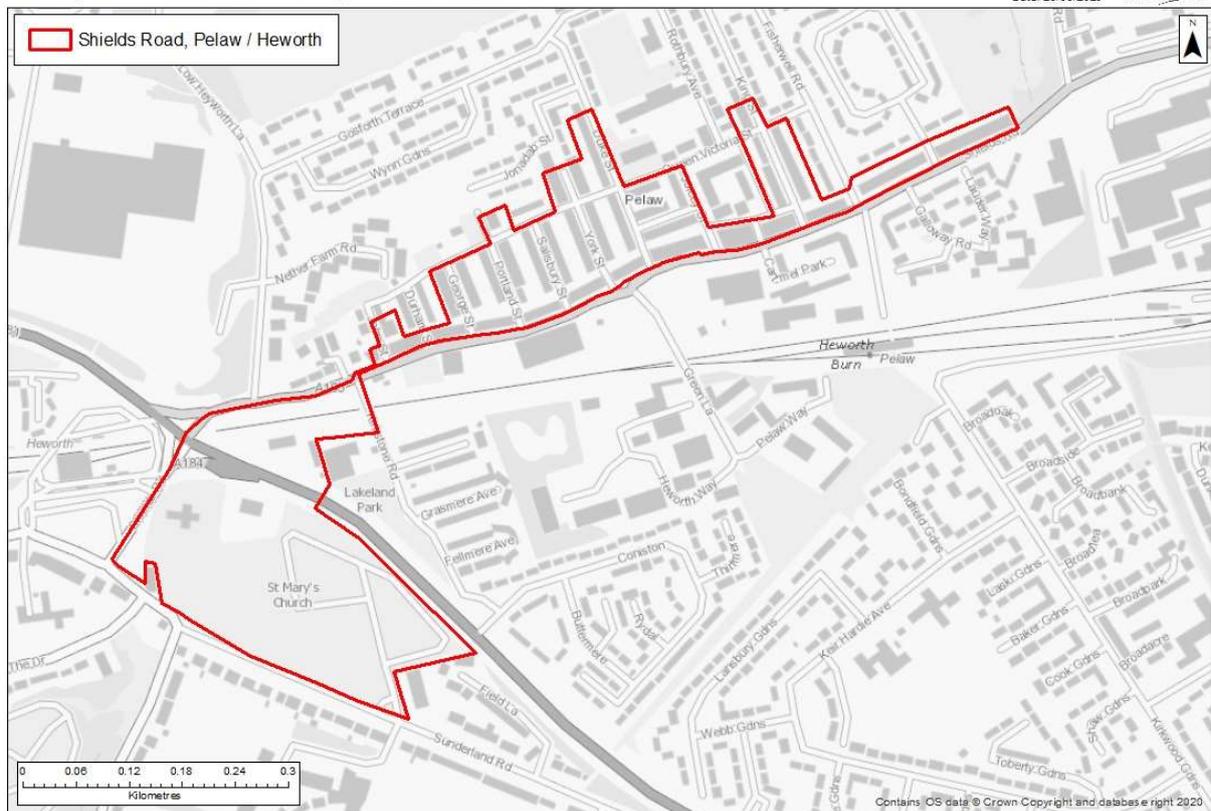
## 11. Shields Road, Pelaw/Heworth

### DESCRIPTION

This area includes Shields Road and the terraced buildings which front onto and run at right-angles to it (in Pelaw) and the area around St. Mary's Church, Heworth. The Felling By-Pass and Metro/rail line separate these two distinct areas. St. Mary's Church and the adjacent cemetery are set against a wooded backdrop. The church and former Heworth Constitutional Club, originally a country house, are important and attractive stone-built landmarks. Pelaw was effectively a company town for the large factories of the Co-operative Wholesale Society, making shirts and a wide range of other products; the factories have been closed and demolished. The buildings on Shields Road are two-storey stone buildings with slate roofs, with red brick terraces of Tyneside flats running off. Further east the Pelaw Inn is prominent; adjacent to this is an attractive and ornate Edwardian building with two retail units on the ground floor.

Area of Special Character: Shields Road, Pelaw / Heworth

Drawn by: S Hall  
Date: 28/09/2020



### DESIGN GUIDANCE

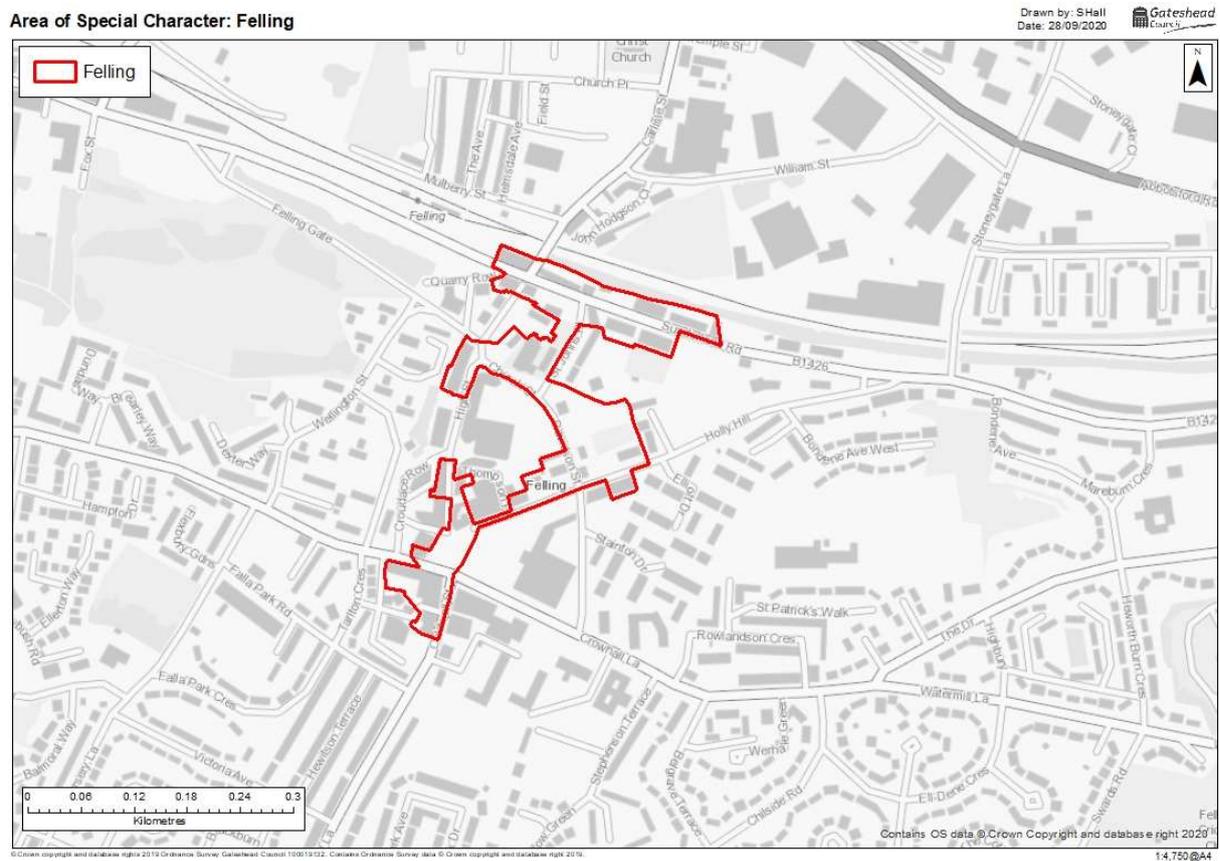
- Resist inappropriate alterations to existing housing stock such as front dormers
- Support sensitive and appropriate restoration/conversion of historic buildings
- Discourage unsightly roller shutters to shops
- Encourage improvements to shop fronts
- Protect the settings of the landmark buildings

## 12. Felling

### DESCRIPTION

This area of Felling town centre, which has very much declined since its industrial heyday, contains a number of attractive and imposing buildings surviving from that era. Along the High Street are a number of stone-fronted shop fronts. There are several Edwardian and Victorian public houses such as the Blue Bell which are of townscape interest. The Roman Catholic church is a fine landmark building, and a former villa on Sunderland Road is still in use as the presbytery.

Other buildings of note, mostly of stone, include the Police Station and Council Offices on Sunderland Road, the former cinema, old post office, semi-detached villas, Holly Hill House, a fine corner shop and a Labour Exchange on Holly Hill. Between Holly Hill and Sunderland Road are a pleasant small municipal park, and remnants of demolished/dilapidated stone houses.



### DESIGN GUIDANCE

- Restore/convert historic buildings sensitively and appropriately
- Discourage unsightly roller shutters to shops
- Encourage improvements to shop fronts
- Encourage environmental improvements
- Ensure that alterations and extensions are sensitive and appropriate
- Resist infill developments within large gardens

### 13. Eighton Banks

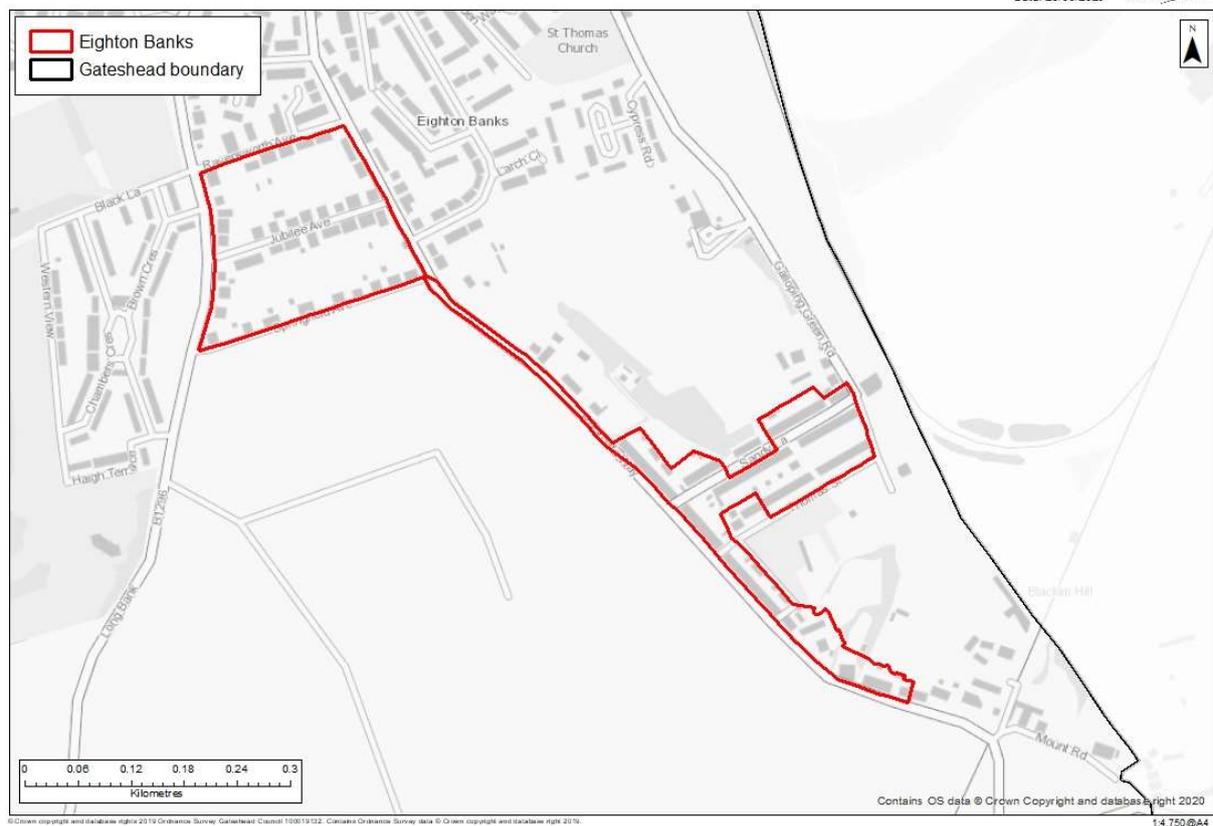
#### DESCRIPTION

At Eighton Banks, the residential area comprising Ravensworth Avenue, Jubilee Avenue and Springfield Avenue has a unique character that should be protected and primarily comprises detached and semi-detached stone-built houses built in a similar architectural style, but with some degree of individuality, uniform layout and long rear gardens with deciduous mature trees.

The area including Sandy Lane and Thomas Street is similar to the avenues referred to above in terms of stone buildings although here they form longer runs of terraced blocks. The character of buildings along Rockcliffe Way is more varied in terms of age and style of housing, although there is a distinctive and attractive length of terraced housing at the end of Sandy Lane. The panoramic views over open countryside from Rockcliffe Way are particularly impressive and contribute greatly to the area.

Area of Special Character: Eighton Banks

Drawn by: S.Hall  
Date: 28/09/2020



#### DESIGN GUIDANCE

- Resist inappropriate extensions and alterations, and the use of inappropriate materials
- Ensure that any infilling respects the existing pattern
- Resist the subdivision of plots for backland development

## 14. Deckham / north Low Fell

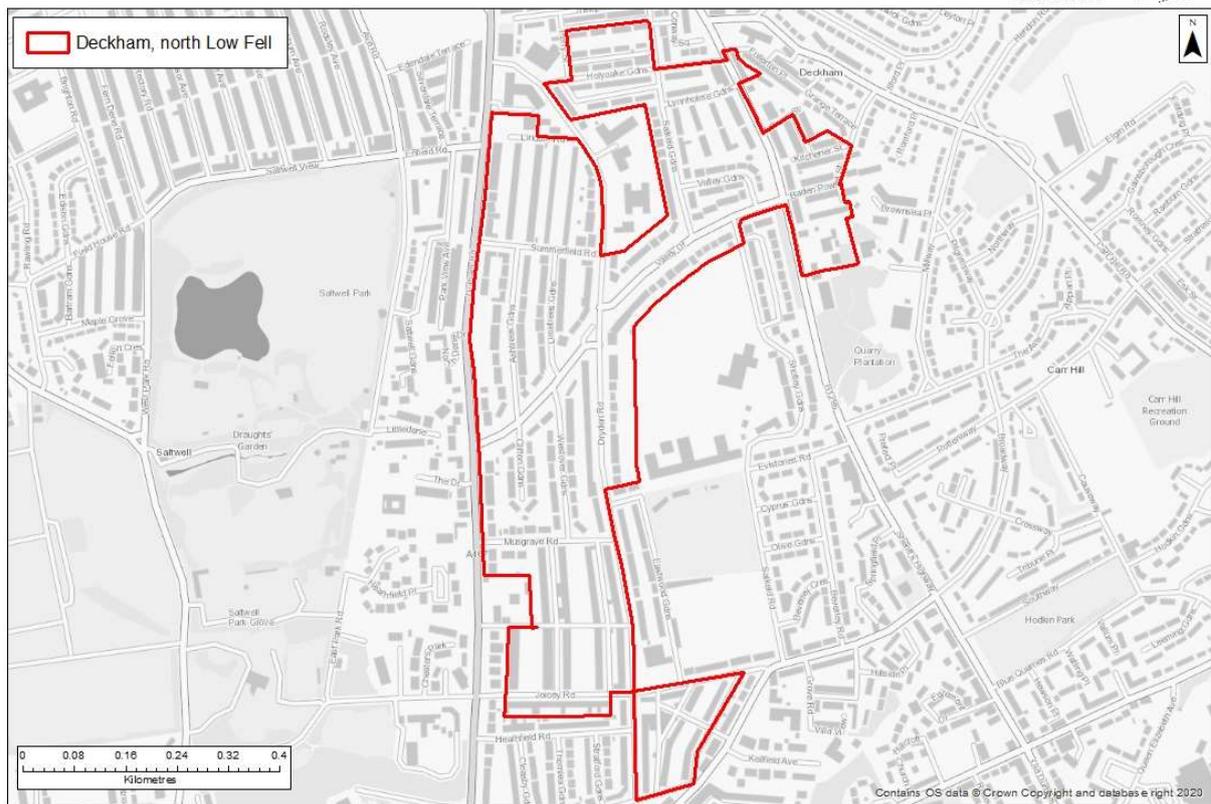
### DESCRIPTION

This area comprises two distinct parts. At Deckham are several parallel densely-built terraces of red brick Tyneside flats climbing a steep slope, dating from c.1900. The bulk of the area is north Low Fell, built as a middle-class suburban area of terraced and semi-detached houses around Valley Drive, Dryden Road and down to Durham Road, in several distinct developments between about 1900 and 1939, and in places later still. The older parts, especially, are characterised by terraces with vehicular access via back lanes, the fronts facing paths separating small front gardens. The later parts, mostly semi-detached, display a wide variety of housing styles.

The large 1920s/30s houses and their gardens between Ashtrees Gardens and Durham Road are distinctive and particularly worthy of protection. A combination of features contributes to the special character, including individual house designs and relatively large gardens containing mature trees.

Area of Special Character: Deckham, north Low Fell

Drawn by: SHall  
Date: 28/09/2020  
Gateshead Council



### DESIGN GUIDANCE

- The main concern in the Ashtrees Gardens area is extensions beyond the existing building line and infilling of the gardens leading down to Durham Road
- Discourage inappropriate boundary treatments and front extensions which would damage the consistency of character of pedestrian streets

- Have regard to the existing character and materials of the various distinct parts of the area.

## 15. Cedars Green, Low Fell

### DESCRIPTION

Cedars Green is a small (59 houses), attractive and secluded enclave, a "prestige" council estate, built 1952-54, of two-storey red brick houses with tiled roofs, in a variety of styles, arranged around a roughly circular green with mature trees. Common walling and roofing materials create a cohesive sense of place.

Area of special Character: Cedars Green, Low Fell

Drawn by: SHall  
Date: 28/09/2020  
Gateshead Council



### DESIGN GUIDANCE

- Discourage inappropriate extensions and materials
- Avoid the erection of boundary treatments to the front of buildings (both of which would damage the open character of the estate).

## 16. Station Lane area, Birtley

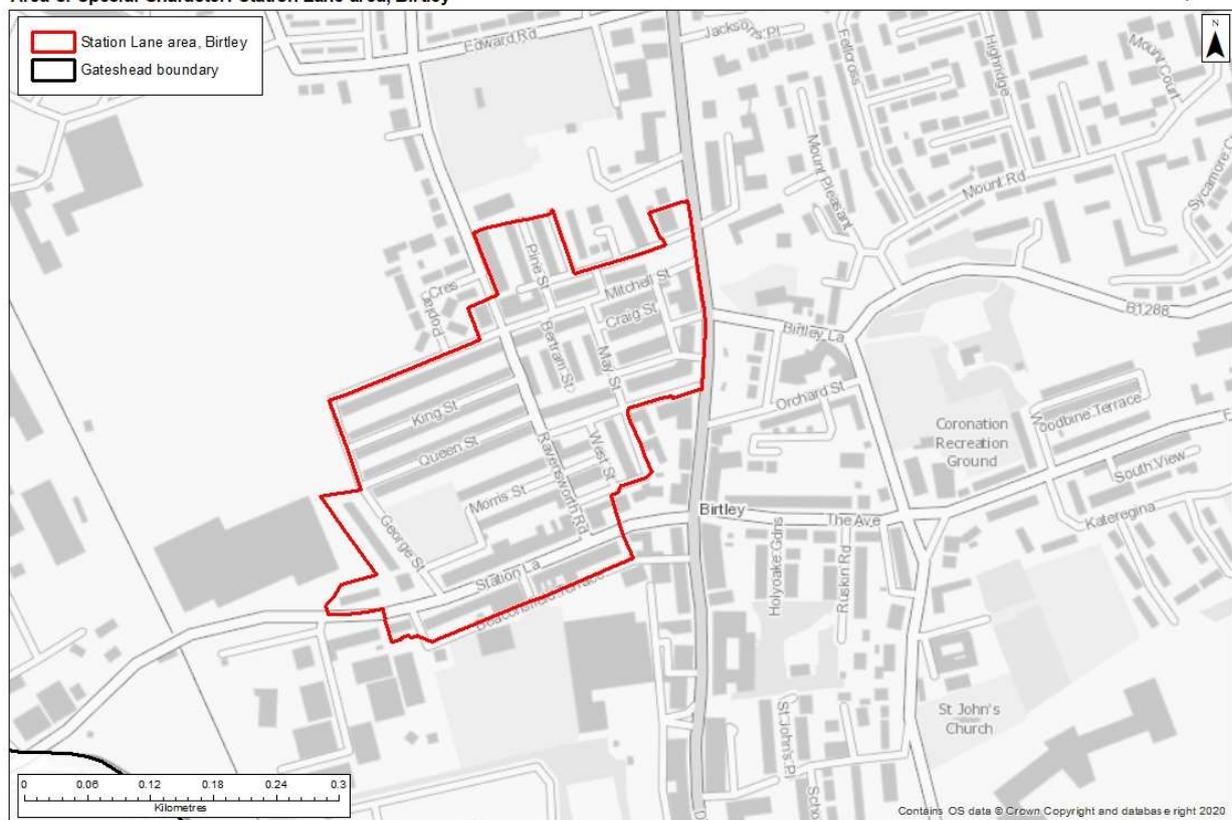
### DESCRIPTION

The area comprises a series of densely-built terraced streets on a tight grid pattern with back lanes. The quite plain, flat-fronted late Victorian/Edwardian working-class houses and Tyneside flats, with plain stone door and window lintels adding a minimal and regularly repeated decorative feature, are constructed in red brick with slate roofs.

The BAE Systems factory adjoining, dating in part to the First World War and included in the Area of Special Character as set out in the original Placemaking Supplementary Planning Document, has been demolished.

Area of Special Character: Station Lane area, Birtley

Drawn by: S Hall  
Date: 25/09/2020



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1:4,000 @ A4

### DESIGN GUIDANCE

- Discourage inappropriate extensions and additions to the frontages and roofscape of terraces
- Give careful attention to the design and materials of proposed alterations and extensions

## 17. Leyburn Place, Birtley

### DESCRIPTION

This area covers Leyburn Place and Valley View, a distinct and coherent mid-1950s council estate which has a character not unlike those influenced by the garden city movement. There are three distinct housing types; most attractive are short terraces of five dwellings. The scale and proportion of houses echoes southern English or Midlands rural vernacular styles. All have red brick ground floors, rendering to the first floors and steeply pitched roofs with a high ridge line. The groups of five each have either two-storey porch projections or catslide roofs to the end houses. All roofs are unhipped, resulting in tall rendered side elevations. The interesting layout of narrow roads and footpaths creates an intimate atmosphere.

Area of Special Character: Leyburn Place, Birtley

Drawn by: S.Hall  
Date: 28/09/2020  
Gateshead Council



### DESIGN GUIDANCE

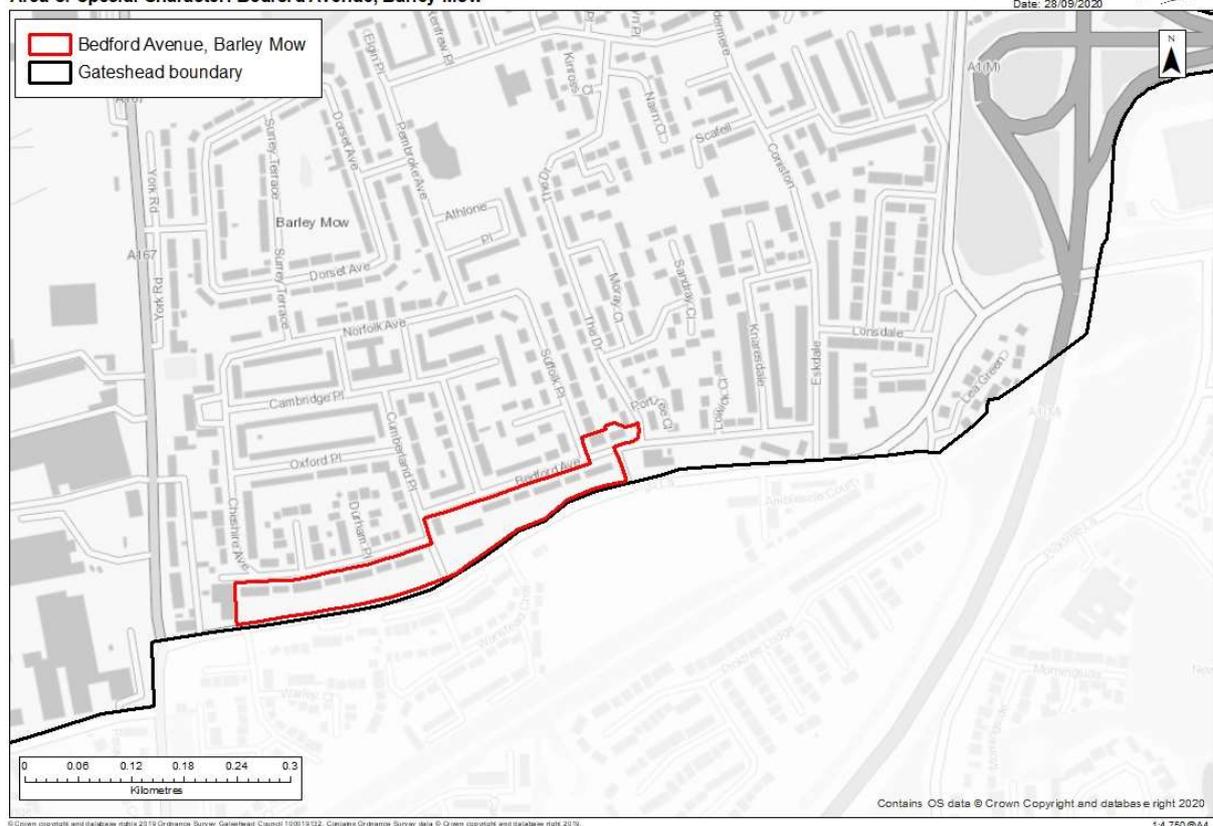
- Discourage inappropriate extensions and additions to the frontages and visible sides of buildings
- Retain the green areas
- Resist any infill development, which would destroy the visual unity of the estate.
- Ensure that residential amenity is protected for future occupiers

## 18. Bedford Avenue, Barley Mow

### DESCRIPTION

The area is bounded by Bedford Avenue to the north and Vigo Lane to the south and has an interesting character which includes a mixture of 1950s council housing types, largely the same as those used in the Leyburn Place Area of Special Character (see above, no. 17). They are set within gardens to the front and rear; a wide green with mature trees separates the houses from the main road behind; and soft-hedged boundary treatments give the area a hint of a village-like character, though the removal of some of the boundary hedges has created a harder feel to some of the area.

Area of Special Character: Bedford Avenue, Barley Mow



### DESIGN GUIDANCE

- Discourage extensions which would effectively join the semi-detached terraced buildings together to create a terraced effect, to protect views through the area
- Discourage any other inappropriate extensions and additions to the frontages and visible sides of buildings
- Give careful attention to the design and materials of proposed alterations and extensions
- Retain the green strip and trees along Vigo Lane
- Resist any further removal of boundary hedges

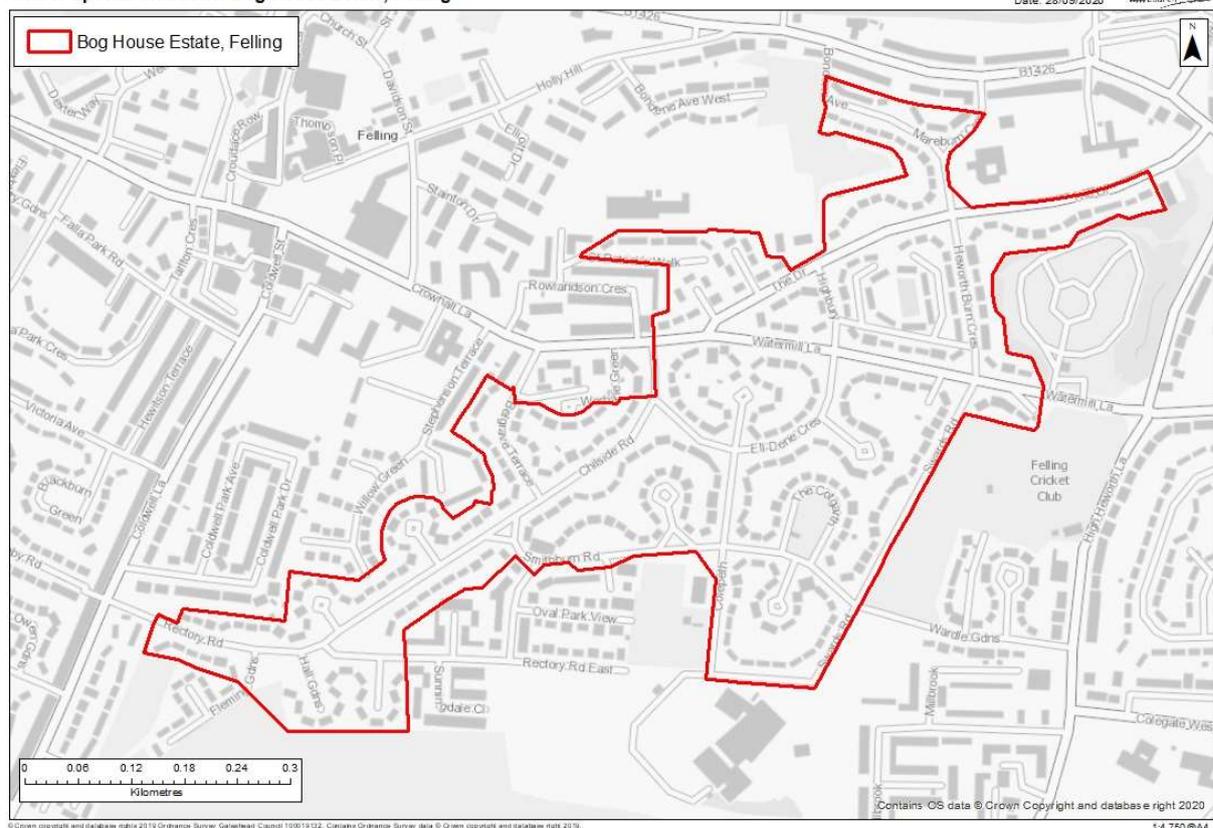
## 19. Bog House Estate, Felling

### DESCRIPTION

This extensive 1920s council housing estate has an exceptionally attractive and well-designed layout. The two-storey red brick houses with red pantiled roofs and some applied half-timbering (though some of the houses have had artificial stone facing applied) are all in semi-detached pairs with both front and rear gardens. The house styles are harmonious and the estate is relatively low-density but the real excellence of the townscape derives from the layout. The housing forms sinuous curves which wrap around crescents and numerous culs-de sac. The mature trees on either side of the streets add greatly to the character of the area.

Area of Special Character: Bog House Estate, Felling

Drawn by: S Hall  
Date: 28/09/2020  
Gateshead Council



### DESIGN GUIDANCE

- The main threat to this area would be the development of inappropriate extensions and additions to the frontage of buildings, and, to a lesser, extent, the front and side roofscapes; careful attention should be paid to the design and materials of proposed future developments to alleviate this threat.
- Resist inappropriate alterations and extensions to existing buildings
- Protect existing trees and discourage unauthorised works to trees
- Maintain and enhance existing green open spaces

## 20. Broom Lane / Whaggs Lane, Whickham

### DESCRIPTION

Gateshead's first designated Area of Special Character, this residential area is located broadly between Broom Lane and Whaggs Lane in Whickham. The main characteristics of this area are low density houses and bungalows on deep plots, behind a building line set well back from the roads, which are often fronted by hedges; dense coverage of mature trees; and long, well-established gardens.

In the late 1980s and early 1990s, in particular, this area's character was affected adversely by the development of small housing estates and single residential buildings on infill sites and garden land. There is a series of culs-de-sac replacing houses, or built on backland, off Broom Lane and elsewhere.

The Area of Special Character has been extended across Broom Lane to the east to include the housing built for Priestman Collieries for their workforce at the new Watergate pit (1924). This has a formal layout of two-storey pale brick terraces with red pantiled roofs. There is almost no garden space but the houses front onto large greens with mature trees — an exceptionally high ratio of open space to housing. Because of the formal layout the open space needs to be retained in its entirety as loss of any part would destroy the integrity of the whole.

Area of Special Character: Broom Lane/Whaggs Lane, Whickham

Drawn by: S.Hall  
Date: 28/09/2020



### DESIGN GUIDANCE

- Resist backland development within the gardens to protect the character and setting of existing buildings
- Resist infill development which would detract from the setting of existing buildings and character of the locality
- Resist inappropriate extensions and alteration to the frontages and roofscape of the colliery housing
- Preserve existing open space and mature trees



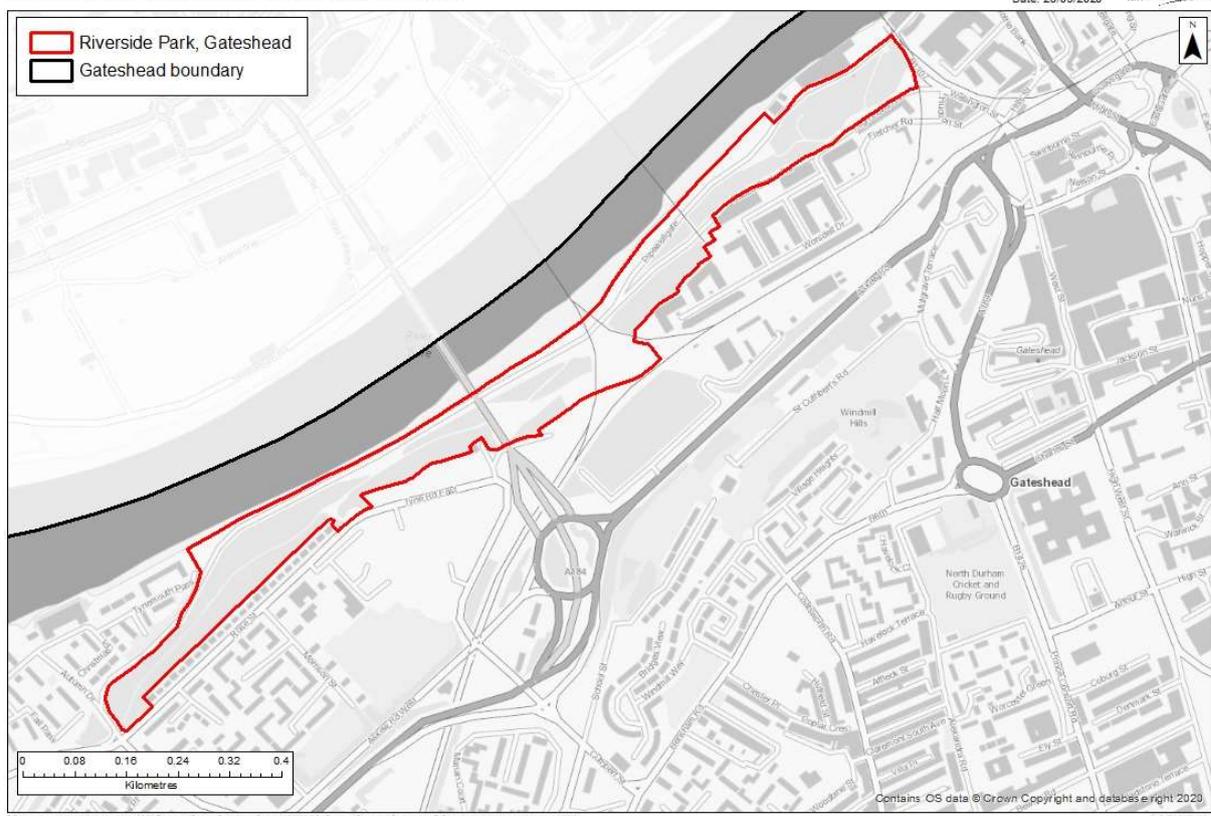
## 22. Riverside Park, Gateshead

### DESCRIPTION

Riverside Park is an extensive area which runs alongside the River Tyne from Staiths South Bank to the Swing Bridge and is accessible to the public. It is in a central location within the Gateshead-Newcastle area and is surrounded by both established and new residential communities. The park is home to a number of sculptures, some by internationally-known artists, and also has local and national cycle routes passing through it. Recent improvements to the park have helped to reinforce it as a valued local resource and improved the setting for existing artworks. Tree thinning and wildlife habitat improvements works have made the park more accessible.

Area of Special Character: Riverside Park, Gateshead

Drawn by: S.Hall  
Date: 28/09/2020  
Gateshead Council



### DESIGN GUIDANCE

- Protect the views along and across the river, including of the bridges and other iconic structures
- Improve and make more welcoming all main entrances into Riverside Park
- Develop trails with interpretation of Riverside Park's history, bridges, setting and sculptures, and in the future, wildlife, once new habitats have been established
- Take opportunities to soften the impact of the Centrelink dedicated bus route through the Park.

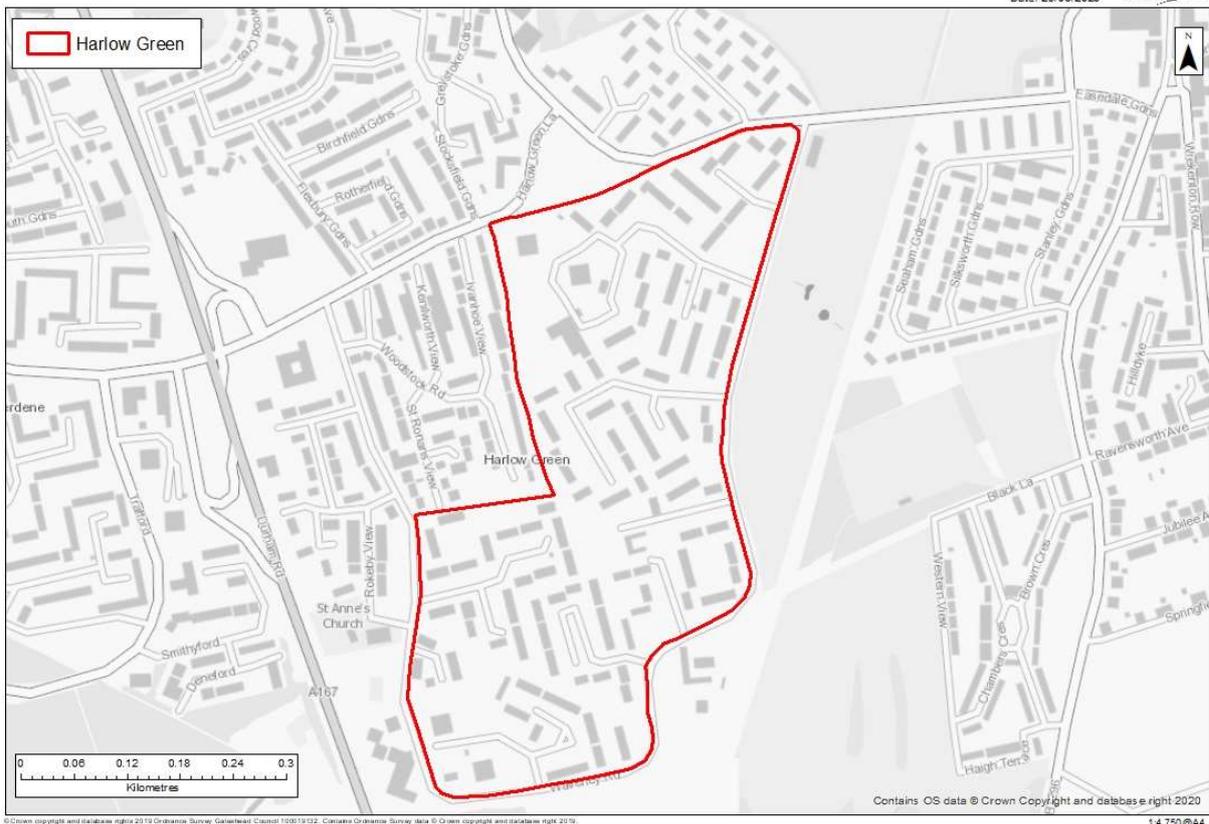
## 23. Harlow Green

### DESCRIPTION

This and the nearby Allerdene Area of Special Character are council housing estates of the late 1960s at the southern end of the main built-up area of Gateshead, built to innovative (and different) layouts though using the same house designs. Segregation of vehicle and pedestrian access are cardinal principles of both. Harlow Green is on a fairly steeply sloping site giving wide views west over the Team valley to the upland countryside beyond, which the layout makes the most of. Most houses are two-storey terraced, in brick faced with expanses of tiles or weatherboarding to give a range of strongly contrasting colours on individual houses and between houses; there are also some flat-roofed plainer brick houses, and two 13-storey tower blocks at the lower end of the estate and two more on the northern edge. Some groups of houses have 'butterfly' roofs, monopitch but in pairs sloping in opposite directions. A number of irregularly-shaped and interconnecting grassed open spaces threads through the estate and connects the pedestrian network, allowing progression via an attractive and varied series of spaces.

Area of Special Character: Harlow Green

Drawn by: S.Hall  
Date: 28/09/2020



### DESIGN GUIDANCE

- Resist extensions or alterations which would adversely affect the building line, roofscape or materials and the contrast of colours
- Protect the open green areas and pedestrian network from encroachment

## 24. Allerdene

### DESCRIPTION

Built at the same time as Harlow Green (see above, no. 23) and using the same housing design and kind of layout, with its own two 13-storey tower blocks, Allerdene's low-rise housing consists entirely of the 'butterfly-roof' type of terrace. The estate is lower down the hillside and less steeply sloping but still benefits from views across the Team valley from and through the open green areas.

Area of Special Character: Allerdene

Drawn by: S Hall  
Date: 25/09/2020  
Gateshead Council



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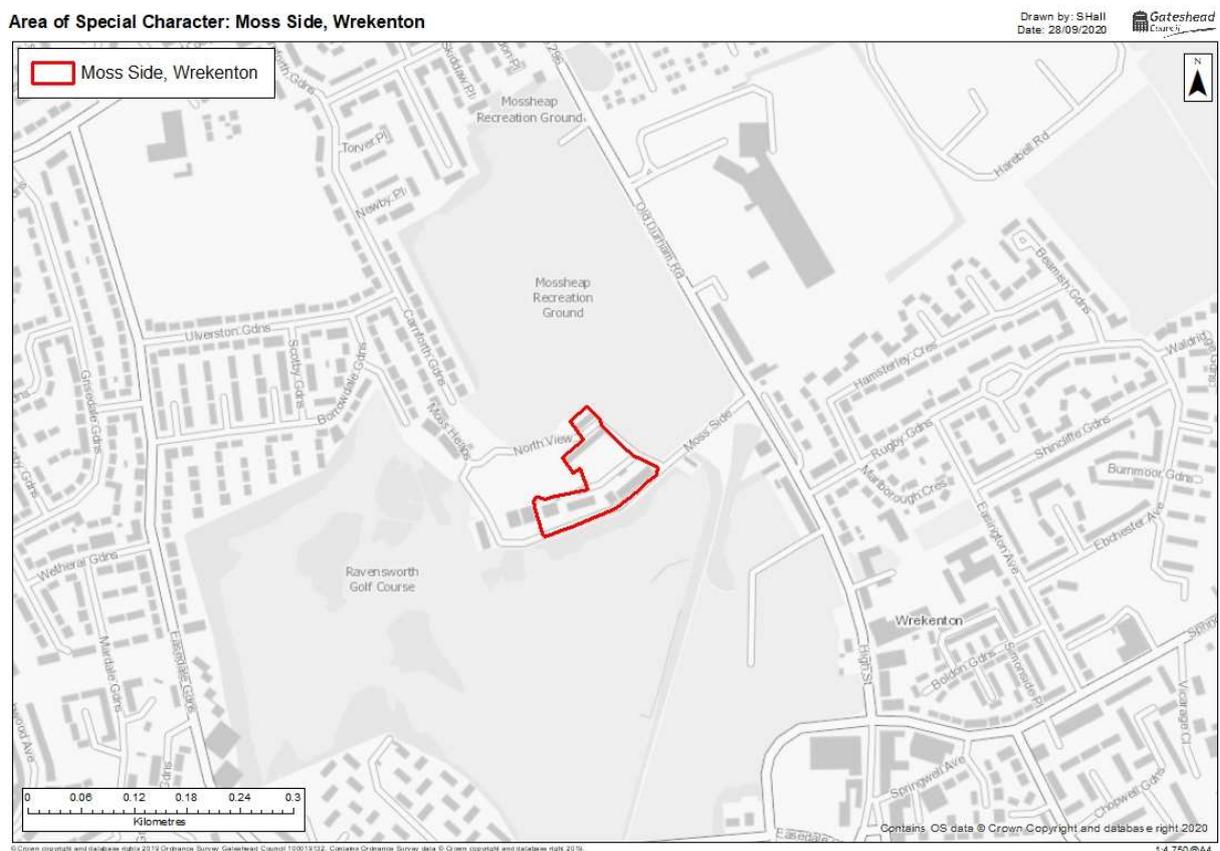
### DESIGN GUIDANCE

- Resist extensions or alterations which would adversely affect the building line, roofscape or materials and the contrast of colours
- Protect the open green areas and pedestrian network from encroachment

## 25. Moss Side, Wrekenton

### DESCRIPTION

This small enclave of two groups of c.1900 houses, including North View, is isolated by open space which surrounds it — a golf course and other public open space, being thus within the built-up area of Gateshead but with the feel almost of a small settlement isolated in the countryside. The setting is preserved by the area of open space between the two northern terraces and the southern one. The houses are two-storey and built of coal measure sandstone with slate roofs. The stonework is ashlar (smoothed) to the frontages though still built in randomly-laid square blocks of a variety of sizes, and uncoursed rubble walling on the back and side elevations. There are plain stone dressings to the doors, windows and corner of the blocks throughout.



### DESIGN GUIDANCE

- Preserve the open surroundings to retain the setting of the blocks
- Preserve the open space between the terraces
- Ensure that any extension or alterations are appropriate especially in terms of materials
- Resist front porches, though if they are allowed they should be consistent with the existing type
- Resist dormer windows, which would fragment the roofscape

## 26. Windmill Hills

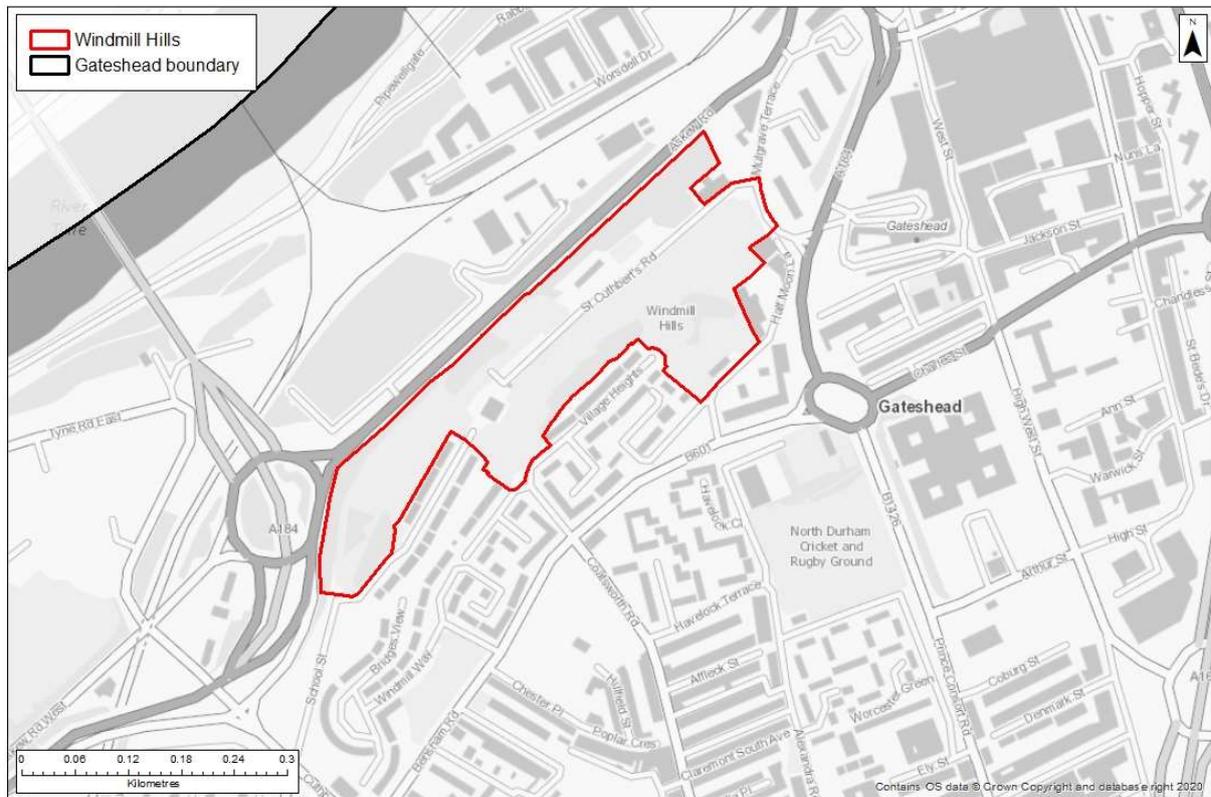
### DESCRIPTION

Windmill Hills Park is on the north west side of Gateshead Town Centre on a high point on the edge of the Tyne Gorge. From the park are panoramic views up and down the Tyne Gorge including the various bridge crossings. There are also excellent views towards Newcastle. The park is significant in terms of providing one of the few green spaces within the town centre. Although in existence as public open space for centuries, the park underwent a major re-design c.1999.

In time for this, the park was extended on the demolition of the St. Cuthbert's Village estate of flats. From that estate, a tower block survives within the park, but is not regarded as contributing to its special character

Area of Special Character: Windmill Hills

Drawn by: S.Hall  
Date: 28/09/2020  
Gateshead Council



### DESIGN GUIDANCE

- Promote greater public accessibility and improve linkages with the surrounding area
- Improve the quality of existing routes
- Design out opportunities for crime and anti-social behaviour
- Improve access routes for disabled and older people through the park and to locations of public art
- Ensure the preservation of important views into, within, through and out of the park, especially views of, and across, the Tyne Gorge.

## **Routeways and Gateways**

This Chapter provides additional guidance in relation to Routeways and Gateways and supports policy MSG24.

Policy MSGP24 (Design Guidance), Part 2, states that

*Particular regard will be given to design solutions proposed for sites within the Tyne Gorge, or adjoining, or having a significant visual impact on, the following key routeways, as shown on the Policies Map:*

- a) A1 Corridor
- b) Durham Road
- c) Old Durham Road / Gateshead Highway
- d) Felling By-Pass / Gateshead Highway / Askew Road / A184
- e) Metro line
- f) East Coast rail line

Paragraphs 7.14 to 7.15 in MSGP indicate that

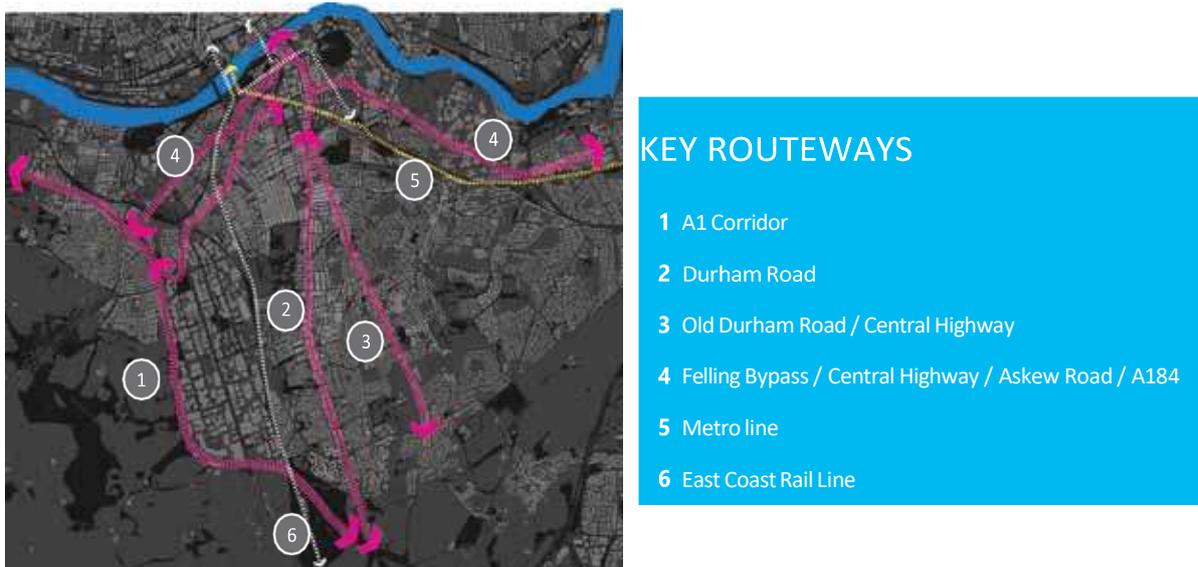
*Proposals which demonstrate consideration of design quality criteria and are of sufficient design quality resulting in either an improvement of the area in which they are located or respecting the existing character will be considered favourably.*

*The policy is intended to encourage site-specific design responses ... The Council ... expects each proposal to be based on a sound understanding of the site and its context of the site and its context ...*

Paragraph 7.16 indicates that the Placemaking SPD gives advice on how to approach design, the material that the Council will expect to be submitted to accompany a proposal, what should be submitted in a Design and Access Statement, and how the Council will assess proposals. This relates to both the material specific to Routeways and Gateways, an updated version of which is below, taking account of the adoption of MSGP and of the Urban Core Plan. The broader material in the SPD, applying to all locations, will be updated as part of the revision of the full SPD which will be informed by consultation on this interim guidance. The revised material below also clarifies that although gateways are not specifically addressed by MSGP, the SPD's identification of gateways remains relevant, and indicates how relevant CSUCP and MSGP policies will be applied with regard to those locations.

The six key routeways are shown on the plan below, and on the Council's [interactive map](#). Along these routes are a series of important gateways which are

shown on the routeway plans. It should be noted that there are a number of other important gateways which relate to public transport nodes and more rural settlements further west in the Borough such as Rowlands Gill or Crawcrook. Although not referred to directly here, gateways to individual villages and settlements elsewhere in the Borough and at key public transport node are important and should be considered when opportunities for interventions and development arise on sites at these locations. It is recognised that provision of frequent, and accessible public transport which is designed to be welcoming can encourage use of sustainable transport modes, particularly at new focal point development.



### Opportunities for Public Art

Public art has been used to great effect on a series of routeways and points of arrival throughout the Borough; for example ‘Opening Line’ by Danny Lane at Gateshead Transport Interchange and the series of sculptures situated within Riverside Park which the Keelman’s Way route passes.

Designers and developers should consider the following when formulating proposals which are located along or adjacent to these routeways, or at a gateway along these routes.

- Endeavour to enhance key gateways and routeways in and around Gateshead and ensure that development within or along these gateways and routeways is of the highest design standard and makes a positive contribution to the arrival experience.
- Designing the development so that where possible it enlivens the streets and provides an environment that people enjoy. Designers should be conscious of ensuring design solutions which add architectural interest to the street, and where appropriate introducing active frontage at ground floor level to animate these routes.

The routeways identified are primarily traffic arteries and tend not to have direct residential or other access although Durham Road, Old Durham Road and Shields Road all provide direct access to residential and commercial properties and have many junctions with local

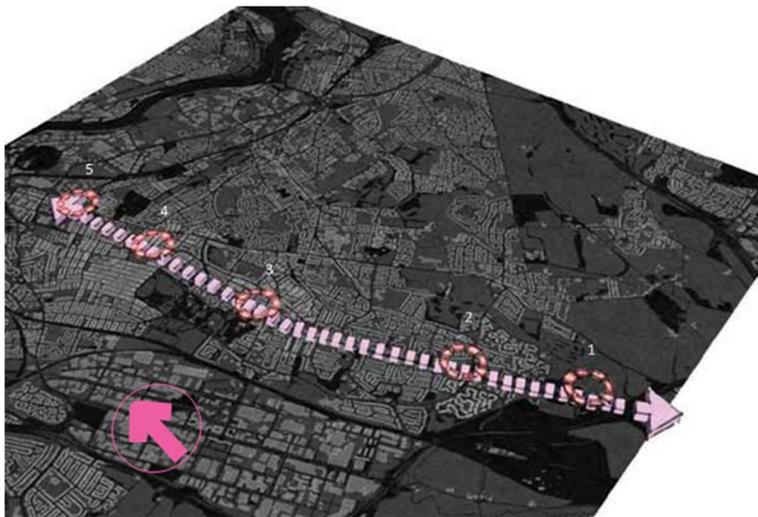
access roads. The following section looks at these routeways individually considering how new development along them can improve the image and perception of Gateshead, Gateway points have been indicatively identified on the plans, generally at major junctions and nodes. In these locations development proposals will need to have particular regard to how they respond to the prominent nature of the site and celebrate the importance of the gateway. Most of these routeways lead towards and through the Urban Core; consequently reference needs to be made to the Urban Core Plan.

## Durham Road

Durham Road is a key route linking the A1 with Gateshead Town Centre. The route from the A1 M passes the iconic sculpture the Angel of the North, and then continues through the leafy suburbs of Lyndhurst, Chowdene and Low Fell before reaching Gateshead Highway which leads towards the Tyne Bridge and Newcastle.

Many of the buildings along this route are attractive and contribute towards a positive perception of Gateshead particularly around Low Fell, but arrival to the Town Centre is underplayed and heavily influenced by poor-quality development dating back to the 1960s and the dominant road infrastructure which encircles the Town Centre.

Recent developments such as Trinity Square, the redevelopment of the Springfield Hotel, Harlow Green Extra care and new housing on the former filling station site on Durham Road will assist in improving the quality of this routeway. However there are opportunities to consider the quality of the public realm along this route particularly in the Low Fell area and how development on sites adjacent to this route can contribute to the appearance and quality of this route. The new housing development on the former Gateshead College site is a good example of a particularly important development site which has contributed positively to this routeway.



### Durham Road

#### Key Gateways

1. A1/Durham Road
2. Durham Rd/Harlow Green
3. Durham Rd/Low Fell
4. Durham Rd/Dryden Rd
5. Durham Rd/Town Centre



- A. Trinity Square Development, Gateshead Town Centre
- B. Computer Generated Image of new care home on former Springfield Hotel Site on the corner of Dryden Road and Durham Road
- C. New housing on former filling station site, Durham Road
- D. Extra Care housing development at Harlow Green
- E. The Angel of the North, Antony Gormley

## **A184, Askew Road, Park Lane, Felling Bypass**

The Felling By-Pass links the A19 with Gateshead Town Centre. A westward road link continues this route along Askew Road and the A184 to connect with the A1 near Dunston. Attempts have been made to improve the appearance of the Felling By-Pass with landscaping in the central median on parts of the route. Recent development such as St James's Village has also led to new landscaping and a cycleway. Improvements to Gateshead Stadium and development on the Freight Depot site will enhance this routeway. However, some of the industrial uses on either side of this route around the Abbotsford Road area detract from the quality of this routeway.

Public art has been introduced at several points (Oakwellgate and Askew Road) to good effect. There may be opportunities for additional art works at strategic points along this routeway.



### **A184, Askew Road, Park Lane, Felling Bypass**

#### **Key Gateways**

6. Heworth Roundabout
7. Park Lane/ Gateshead Highway
8. Oakwellgate/ Tyne Bridge
9. A184/ Redheugh Bridge



- A. Public Art 'ribbon railings', adjacent to A184/ Askew road
- B. Public art installation adjacent to Oakwellgate set within railway arches (Cath Campbell, Miles Thurlow)
- C. New entrance, hospitality and media suite at Gateshead International Stadium
- D. Looking west along Felling Bypass, there are opportunities to improve the appearance of this routeway with soft landscaping

## Old Durham Road

Old Durham Road is an historic route which can be traced back to the origins of Gateshead when it provided a link with Durham over High Fell. The route now connects Eighton Banks, Wrekenton and the large inter-war and post-war housing estates around Beacon Lough and Carr Hill with Deckham and Gateshead Town centre. At the northern end of the route Old Durham Road connects with the Five Bridges roundabout and the 1960s raised Gateshead Highway which joins Oakwellgate and the Tyne Bridge. There are excellent views northwards from various points, particularly from Sheriff Hill and Deckham towards the Urban Core and beyond. There are a number of historic landmarks along the route such as St Johns Church, however the quality of development adjacent to this route is variable with poor quality alterations to properties such as the shops in Deckham and some poor quality 1960/70s development in Wrekenton.

Developments such as Trinity Square and the redevelopment of the Chandless Estate as part of the Exemplar Neighbourhood provide the opportunity for high-quality modern architecture which will improve the experience when passing along this route. Developments such as Cardinal Hume School, winner of a Civic Trust award, show how new development can enhance the route. Particularly relevant is the aspiration for a re-configuration of the Gateshead Highway to create a Boulevard. The creation of the Gateshead Boulevard is included in the Urban Core Plan.



### Old Durham Road

#### Key Gateways

11. Wrekenton Town Centre
12. QE Hospital/ Windy Nook Rd/ Church Rd
13. Split Crow Rd
14. 5 Lanes Roundabout



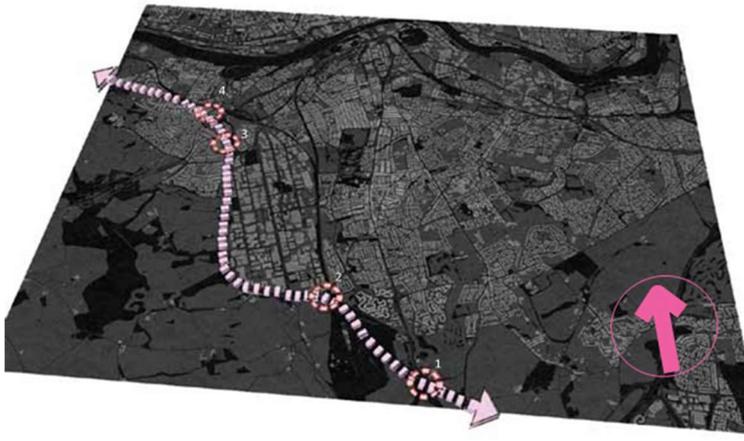
- A. The Tyne Bridge, an internationally recognized landmark
- B. Computer Generated Image (CGI) of the Trinity Square development in Gateshead Town Centre
- C. St Johns Church, Sheriff Hill, a prominent landmark at a high point on Old Durham Road
- D. Cardinal Hume School, Beacon Lough
- E. Initial Design Concepts for Gateshead Boulevard

## A1 Corridor

The A1 is a key, busy road transport corridor for the Borough and the wider region. Any development along the route should be of the highest quality reflecting the prominence of this route and the impression passing motorists will have of Gateshead. The Angel of the North is one of the most viewed pieces of art in the world - seen by more than one person every second, 90,000 every day or 33 million a year. This reflects the importance and prominence of the A1 corridor reinforcing the need for design quality in new development and the role public art has to play in such locations.

There is a series of junctions along the A1 corridor, identified on the plan above, where there may be opportunities in the long term for new development. Development such as Maingate on the Team Valley Trading Estate is an example of how taller developments can be viewed from a considerable distance. Improvements to the MetroCentre such as the remodelling of the M&S entrance also show how existing buildings can be modified to create more attractive frontages and elevations which are prominent from the A1.

Public art was integrated within the development proposals for Maingate and as part of the remodelled Red Quadrant at the MetroCentre. The latter artwork 'Lookout' was designed to be seen from the A1 corridor acting as a locator for the MetroCentre.



### A1 Corridor

#### Key Gateways

1. Low Eighton
2. Team Valley
3. Lobley Hill
4. A184



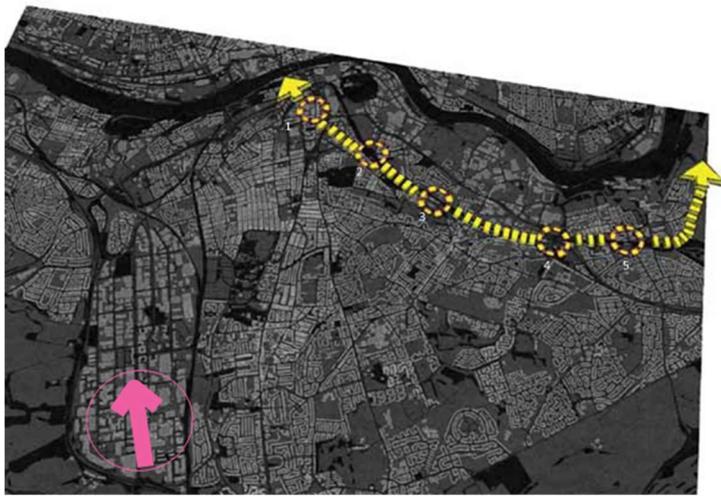
- A. Yellow quadrant, Metrocentre – Example of how this prominent shopping centre can be re-modelled to provide attractive elevations
- B. Maingate – A mixed-use development at the northern end of the Team Valley Industrial Estate
- C. A1 approaching Team Valley retail park from the south
- D. 'Lookout' artwork by Cate Watkinson on top of the Red Quadrant, Metrocentre

## Metro Line

The Metro is an important public transport link for the north east part of Gateshead providing access to Gateshead, Newcastle, Sunderland, North Tyneside and South Tyneside. The metro line passes through the eastern part of Gateshead and various neighbourhoods such as St James Village, Felling, Heworth and Pelaw. Like the A1 corridor it is essential to ensure high quality development on sites which are adjacent to or particularly visible from the Metro corridor. First impressions count and Metro stations are important arrival points to neighbourhoods and Gateshead centre. Improvements to Pelaw Metro station show the impact that well-designed public transport facilities can have. At Gateshead Interchange public art has been used ('Opening Line' by Danny Lane) to add visual interest to the bus interchange.

Further improvements to the Metro station element of the Interchange would help improve the arrival experience and provide a positive first impression of Gateshead.

Since 1977 Nexus has operated a programme of public art commissions integrated within its capital construction projects, the first being at Gateshead Interchange. In 1996 Nexus adopted a Percent for Art policy. Since this policy was fully applied in 1999-2000 Nexus has funded permanent public artworks by over 20 professional artists, creating dozens of installations across the Metro network and within its stations.



### A1 Corridor

#### Key Gateways

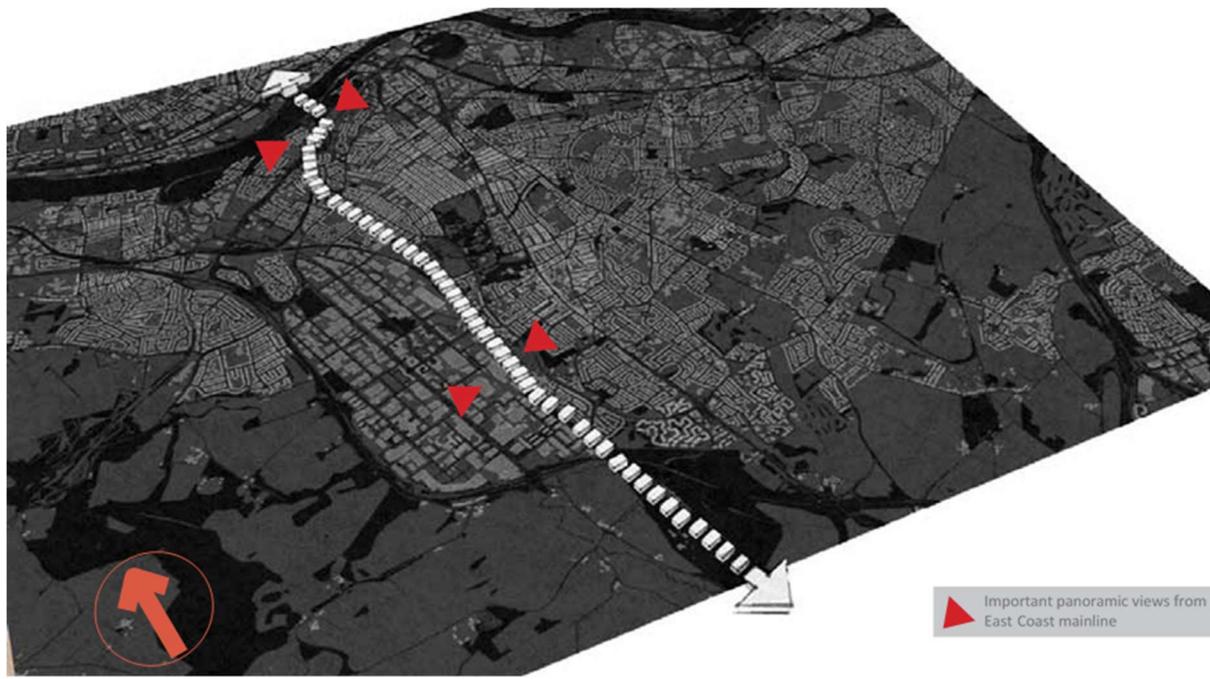
1. Gateshead Transport Interchange
2. Gateshead stadium
3. Felling
4. Pelaw
5. Heworth



- A. 'Opening Line' artwork by Danny Lane at Gateshead Interchange
- B. The buildings which form part of Gateshead Interchange do not provide a positive sense of arrival
- C. Heworth interchange is a dated building but efforts have been made by Nexus to improve the station with artwork at the platform level
- D. Pelaw metro

## East Coast Main Line

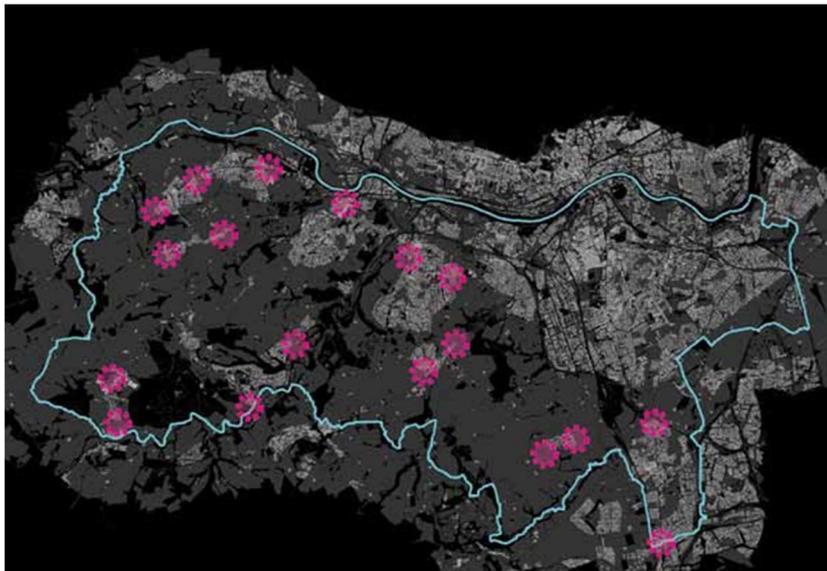
The East Coast main line is the high-speed rail link between Edinburgh and London. The route passes through Birtley, the Team Valley / Low Fell area, Saltwell and Bensham. There are panoramic views from the train to the west, and the Tyne Gorge and the various bridge crossings over the Tyne form a spectacular backdrop when arriving in the urban core. Consideration should be given to the likely appearance of any development proposals which are particularly prominent from the line. The Joint Venture housing in Bensham, some of which is next to the line, showcases high quality new housing and sends a positive message to people passing through Gateshead about the Borough's ambition for design quality.



- A. The various River Tyne crossings and Tyne Gorge developments on NewcastleGateshead Quays provide a spectacular backdrop when arriving or passing through the central core of NewcastleGateshead.
- B. The terraced slopes of Bensham are particularly visible from the east coast mainline

## Rural Village/Town Gateways

There are a number of villages and towns particularly in the western part of the Borough. It is important to recognise individual gateways to smaller settlements and consider how these can be celebrated or marked in various ways. Public art, signage and landscaping are all methods of identifying or celebrating a gateway to a settlement. The Council will encourage development within the vicinity of key gateways to the above settlements to consider how their proposals can reinforce or contribute to these gateways.



### Rural Village/ Town Gateways

#### Key Gateways

1. Birtley
2. Kibblesworth
3. Sunnyside
4. Whickham
5. Blaydon
6. Ryton
7. Crawcrook
8. Greenside
9. Rowlands Gill



- A. Entrance to Crawcrook – this is currently underplayed by the quality of existing buildings and could be improved
- B. View looking North up Mill Road towards Chopwell from Blackhall Mill. There is little to signal visitors have arrived in Chopwell when moving from Blackhall Mill towards Chopwell.
- C. This work of public art (Wheel of Time by Fiona Gray) was commissioned to give prominence to the centre of Birtley
- D. Main vehicular approach to Whickham – recent environmental improvements have enhanced the arrival experience
- E. Approach to Birtley Town Centre – buildings adjacent to Durham Road are variable in quality

## **Planning Reform and Design Codes**

The 2020 planning white paper proposes a new system of local plans based on zoning. It also raises the profile of design guides or codes to set clear expectations for design quality, beauty and sustainability.

National planning policy has supported the use of design codes since 2006. And the 2020 Place Alliance Housing Audit confirmed their benefits in practice, finding them “the most effective means to positively influence design quality”.

The white paper states that design codes should start from the National Design Guide and the forthcoming National Model Design Code, but be prepared locally and reflect local character and community engagement.

For larger developments in growth areas, it envisages that design codes will be prepared along with a masterplan, broadly as now. This could be for a whole area or sub area. In renewal areas, suitable for smaller-scale developments, a new type of local design coding may govern the appropriate form and nature of change.

When Design Codes are legislated the Council will require developments in both types of area to secure design quality as well as providing more certainty, Design codes will need to be:

- Based on a shared vision for a place. This will be as important for renewal areas – where sites may not be identified in advance – as for growth areas, where masterplans and codes will define and deliver a site-specific vision.
- Supported by a robust characterisation that identifies local character and defines the components that are important to it, with a focus on spatial character as well as the details of a place.
- Prepared with communities, with input from technical stakeholders on matters such as highways, drainage, arboriculture and ecology.
- Clear, precise and unambiguous. The white paper also identifies design coding to enable a fast-track for beauty, both for large developments in growth areas and in renewal areas, where certain proposals that comply with ‘pattern book’ requirements may fall within permitted development.
- Created with the right balance of prescription and flexibility so they provide more certainty without stifling development or creative design... Design parameters will need careful formulation to make sure they retain and enhance local distinctiveness.

Developers will need to ascertain the design code requirements in place for their development site.