

**Liberty Court,
80-88 Elswick Road,
Newcastle upon Tyne**

Heritage Statement

Client: DWELL NEWCASTLE LTD

AB Heritage Project No: 60302

Date: 23/02/2018

Liberty Court, 80-88 Elswick Road, Newcastle Heritage Statement

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Project Number 60302
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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) has been commissioned by Dwell Newcastle Ltd to produce a Heritage Statement to cover a proposed development and refurbishment at the Grade II listed former Liberty Court, 80-88 Elswick Road, Newcastle upon Tyne, NE4 6JL (National Heritage List for England (NHLE) List Entry Ref. 1355255).
- 1.1.2 This report will form part of an application for Listed Building Consent for the internal reconfiguration of the building from shared apartments to studio apartments with self-contained facilities. (17/00574/PREAPP).

1.2 Statutory Designations

- 1.2.1 Liberty Court, 80-88 Elswick Road, was designated as Grade II listed on the 30th of March 1987 (NHLE: 1355255). The listing description is as follows:

'Houses, now offices. Circa 1840. English garden wall bond brick with painted ashlar plinth and dressings; Welsh slate roof. Basement and 3 storeys, 10 bays; and left wing of 2 storeys, 6 bays. Wider, projecting right bay. Blocked basement openings; wedge stone lintels to sashes with late C19 glazing bars on ground and first floors, original sashes on second floor with projecting stone sills. Ground floor sill band; first floor aprons and sill band. Roof, hipped at right, has 4 ashlar-corniced brick chimneys. Right return has steps up to wide door and over-light in architrave. Left wing has paired hardboard-covered doors with overlights in architraves; wedge stone lintels to sashes, some with margin lights; ground floor projecting stone sills; first floor sill and eaves bands; gutter cornice. Roof has 2 segmental-headed dormers with renewed glazing; 2 ridge chimneys.'

1.3 Site Location & Description

- 1.3.1 Centred on National Grid Reference (NGR) NZ 235 639, the site is located on the north side of Elswick Road (B1311). To the north and east the site is bounded by Somerset Place (Fig. 1). Elswick Road joins the Westgate Road (A186) to the east, which leads into Newcastle city centre. The application site is located c. 1.5km to the west of Newcastle's St. Nicholas Cathedral.
- 1.3.2 The application site lies at a height of c. 81 m AOD fronting Elswick Road, while the rear of the site at Somerset Place is closer to c. 83m AOD. Located on what is a steep hillside leading down to the River Tyne the north bank is crossed by a number of roads that run parallel with the river; these roads form the pattern of terraces of housing and industrial buildings that characterise this part of the west end of the city.
- 1.3.3 Liberty Court affords good long-distance views to the south, across the River Tyne.

1.4 Proposed Development

1.4.1 The proposed development is to reconfigure the internal layout of the building from shared apartments, with multiple bedrooms, to studio apartments with self-contained facilities. The total number of bedrooms (72) across the building will remain the same (Figs. 3 - 10).

1.4.2 To achieve this the proposed development will comprise a range of alterations, including:

- the removal and erection of partition walls;
- closing of current openings and creation of new openings;
- alteration and introduction of services such as water, electricity, gas and cabling and associated ducting;
- new fixings such as bathroom furniture, lighting and fire doors; and
- plastering, repainting and reflooring of internal areas.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 Consultation between Daniel Dodds (Principal Heritage Consultant at AB Heritage) and Jennifer Morrison (Tyne and Wear Specialist Conservation Team, Archaeological Officer at Newcastle City Council) took place via e-mail on 14th February 2018.
- 2.2.2 Further comments from Charlotte Coyne, Conservation Officer were relayed to AB Heritage that included a request that information in the Heritage Statement was provided on the history and development of the listed building, including current photographs, historic drawings, photos and documentary information.
- 2.2.3 Finally, it was recommended by the Tyne and Wear Specialist Conservation Team that the form of works required for this scheme comprise output equivalent a Level 2 Historic Building Recording Survey. The client currently has information of how this Heritage Statement can be upgraded to the level of such a survey.

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012

2.3.3 The Northumberland Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record and Tyne and Wear HER;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 14th February 2018. During the site visit, an inspection of the building was made, and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed.
- Additional relevant documentary resources at the Tyne and Wear Archives and Museums, Archive Service were accessed on the 14th February 2018, and online historic sources; however, the electronic catalogue was offline at the time of the visit, as such the catalogue was not accessible to either the AB Heritage consultant or the archive staff. The AB Heritage Consultant was however able to search for larger items, such as building plots, historic maps and trade directories.
- The West Newcastle Picture History Collection provided historic images of the building (see Photos 1 - 3).

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Dwell Newcastle Ltd and any associated parties they elect to share this

information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current 2018 and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 As noted above, the Tyne and Wear Archives were offline during the preparation of this report.

3. HERITAGE REVIEW OF THE SITE

3.1 Historic Development of Site

- 3.1.1 The site is located in Elswick, which saw burgeoning growth and development during the 19th century. In 1810, John Hodgson built Elswick Hall and Estate (c. 500m west of Liberty Court) followed by housing developments to cater for the growing population of Newcastle (Green, *Exploring 19th century Elswick*).
- 3.1.2 The extension of the Newcastle to Carlisle railway in 1839 (which passed c. 820m south of the site), was crucial to the development of both Elswick and the town as a whole, which significantly improved goods transport (Green, *Exploring 19th century Elswick*).
- 3.1.3 The Elswick manufacturing works were opened by William Armstrong in 1847 on land on the northern banks of the River Tyne (c. 950m south of the site). Armstrong's company became world-renowned and employed 20,000 people at its peak (See Newcastle, 2018). Terraced homes were built for families of the workers and the population of Elswick grew from 3,500 in 1851 to 59,000 in 1901 (Green, *Exploring 19th century Elswick*).
- 3.1.4 The Liberty Court building was built in the 1840s (NHLE: 1355255). The earliest cartographic evidence examined as part of this assessment was the 1864 OS 6" Map of Northumberland XCVII (Plate 1), which shows the site on the fringes of expanding urban sprawl from Newcastle.



Plate 1: 1864 OS 6" Map of Northumberland XCVII. (Reproduced from National Library of Scotland)

- 3.1.5 The 1895 OS 6" Map of Northumberland XCVII.NE (Plate 2) shows the Elswick area had become intensively developed, with rows of terraced housing that were typically housing for the workers at Armstrong's factory. This shows the dramatic change of the area surrounding the property from a fringe town/rural setting to a heavily developed and urbanized setting.



Plate 2: 1895 OS 6" Map of Northumberland XCVII.NE

3.2 History of Liberty Court

- 3.2.1 80-88 Elswick Road was constructed in the 1840s as a terrace of Victorian townhouses. The property attracted professional occupants; Kelly's Trade Directory (1886) showed a civil engineer, surgeon and corn merchant in residence. Later trade directories continue to show occupation of the townhouses by private individuals until 1959.
- 3.2.2 Kelly's Trade Directory (1959) provides evidence of commercial tenants, presumably occupying offices rather than homes. These include food makers Numol Ltd., a cinema company and other manufacturers. Photo 2, taken in 1960, shows the property with Numol signage fixed to the front and side elevations of the building.
- 3.2.3 The listing description (see Para 1.2.1) indicates the building is used for offices at the time of designation in 1987. Photo 3, taken in 1988, shows Numol signage still adorning the building. This indicates that the conversion to student accommodation was probably no earlier than the late 1980s.



EL07528

ELSWICK ROAD

1950s

Photo 4. Looking east along Elswick Road, taken in 1950s. Properties to left of picture have since been removed



EL07529

JUNCTION OF ELSWICK ROAD AND SOMERSET PLACE

1960

Photo 5. Front and side elevation of Liberty Court, taken in 1960 during office use by Numol Ltd

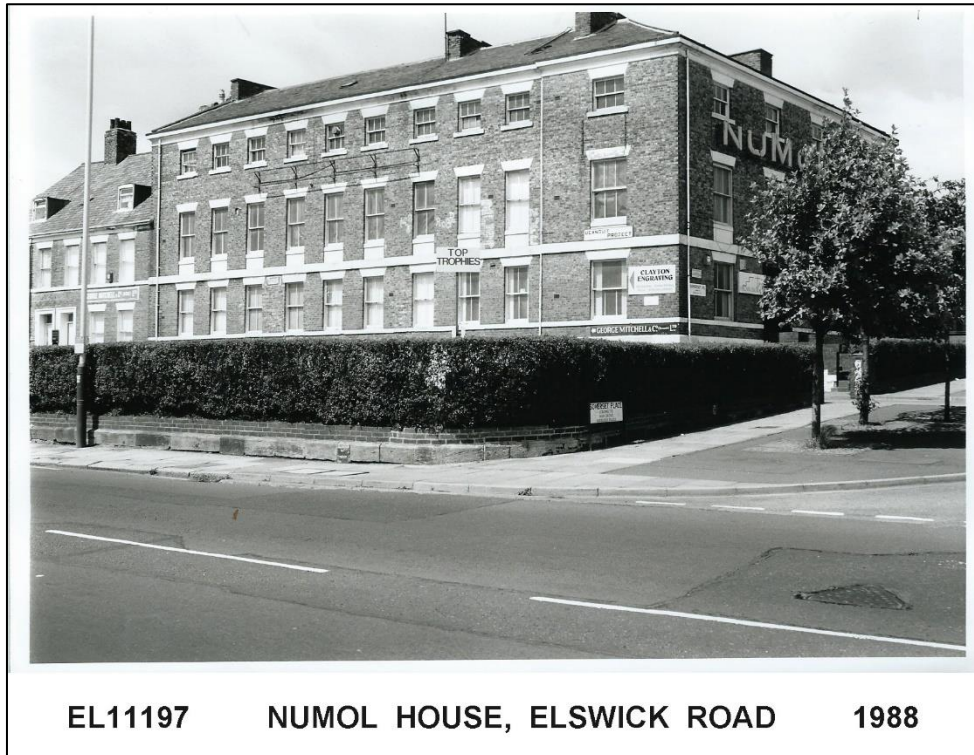


Photo 6. Front Elevation of Liberty Court, taken in 1988 during office use by Numol Ltd

3.3 Current Condition of Liberty Court

- 3.3.1 Liberty Court is a three-storey property with roof and basement levels. It has 10 windows bays to the upper floors of the front elevation onto Elswick Road. At the western end of the front façade are two terraced-house style units at two-storeys in height, with three window bays each. There are stone lintels to original sash windows, a sill band at ground-floor level and a string course at first-floor level.



Photo 7. Front Elevation of Liberty Court



Photo 8. Looking south at the rear elevation of Liberty Court

- 3.3.2 On the Lower Ground Floor, there is currently two shared apartments, one with 5 no. bedrooms and the other with 4 no. bedrooms. The Ground Floor of the building currently contains three shared apartments, two with 5 no. bedrooms and the other with 8 no. bedrooms.
- 3.3.3 The First Floor of the property currently contains five shared apartments, two with 6 no. bedrooms, one 5-bed apartment, one 4-bed apartment and one 3-bed apartment. On the Second Floor, there is currently five shared apartments, one 6-bed apartment, one 5-bed apartment, one 4-bed apartment and two 3-bed apartments. Each apartment has a shared bathroom, toilet and lounge/kitchen space.
- 3.3.4 Much of the interior has been altered, presumably when the building was divided into a 72-bed student accommodation. This includes new lower ceilings, numerous new partitions and re-plastering and repainting of the interiors. All of the rooms have been fitted with modern fire doors and the stair bannisters are likely replacements. Much of the planform and original architectural features of the building have been altered, removed or hidden during the conversion. The only historic features visible from the interior are the sash windows and their surrounds.



Photo 9: Room showing Windows with surrounds



Photo 10: Standard Room Appearance



Photo 11: Accommodation Kitchenette

3.4 Importance of Liberty Court

- 3.4.1 Liberty Court, 80-88 Elswick Road is a Victorian-era Grade II listed building (NHLE: 1355255). It is a well-maintained example of a terrace of Victorian townhouses, common in wealthier urban areas during the mid-19th century. As a Grade II Listed Building, Liberty Court, 80-88 Elswick Road is considered to be a heritage asset of Regional importance (in line with Table 1).
- 3.4.2 When considering how this heritage importance is derived it is clear this relates mostly to the good quality architectural quality of the exterior (as described in Para 3.2.1), along with certain retention of the internal historic fabric.
- 3.4.3 It should be noted that there has been some intervention / change over time (see Para 3.3.4), which has amended or masked the original planform / function, and that where such elements are identified during proposed development, they would tie in to the overall importance of the property.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Proposed Development

- 4.1.1 The proposed development is to reconfigure the internal layout of the building from shared apartments with multiple bedrooms to studio apartments with self-contained facilities. The total number of bedrooms (72) across the building will remain the same (Fig. 3).
- 4.1.2 On the Lower Ground Floor, there is currently two shared apartments, one with 5 no. bedrooms and the other with 4 no. bedrooms. Each apartment has a shared bathroom, toilet and lounge/kitchen space. It is proposed to convert the layout to 10 no. studio apartments with self-contained kitchen facilities and en-suite bathrooms.
- 4.1.3 The Ground Floor of the building currently contains three shared apartments, two with 5 no. bedrooms and the other with 8 no. bedrooms. Each apartment has a shared bathroom, toilet and lounge/kitchen space. It is proposed to convert the layout to 21 no. studio apartments with self-contained kitchen facilities and en-suite bathrooms.
- 4.1.4 The First Floor of the property currently contains five shared apartments, two with 6 no. bedrooms, one 5-bed apartment, one 4-bed apartment and one 3-bed apartment. Each apartment has a shared bathroom, toilet and lounge/kitchen space. It is proposed to convert the layout to 21 no. studio apartments with self-contained kitchen facilities and en-suite bathrooms.
- 4.1.5 On the Second Floor, there is currently five shared apartments, one 6-bed apartment, one 5-bed apartment, one 4-bed apartment and two 3-bed apartments. Each apartment has a shared bathroom, toilet and lounge/kitchen space. It is proposed to convert the layout to 20 no. studio apartments with self-contained kitchen facilities and en-suite bathrooms.

4.2 Predicted Impact of Proposed Development

- 4.2.1 Following the conversion of the building to student accommodation towards the end of the 20th century, and without an original floor plan for reference, it has not been possible during the limits of a Heritage Statement to effectively ascertain what is original fabric and what are later alterations inside the building. Original features may have been boxed in by partitions or new lower ceilings.
- 4.2.2 Historic fabric may be impacted during development by, for instance, the removal and erection of partition walls, creation and closing of openings, installation of services and subsequent ducting, new fixtures and fittings, plastering, repainting and reflooring. It is difficult to properly assess the impact of the development on the historic fabric prior to the removal of modern interventions.
- 4.2.3 It can be considered that the proposed development is considered to have an overall Uncertain magnitude of impact on the heritage asset, in line with Table 2. This is due to possible extant original features of the interior which have not been able to be identified and subsequently the impacts of the development cannot be fully assessed and determined.

4.3 Outline Recommendations

4.3.1 In line with recommendations made by Charlotte Coyne (see Para 2.2.2) during the consultation for this assessment, it is recommended that the following heritage works are undertaken:

- Level 2 Historic Building Recording (HBR) Survey: to provide a record of the building and any important heritage features extant in the property. This is in-line with recommendations made during consultation with Newcastle City Council (see Para 2.2.1); and
- An Historic Buildings Watching Brief: It is proposed that a heritage specialist is present during internal works undertaken as part of the redevelopment to record any heritage features, currently masked by later additions, that are uncovered during development works.

5. REFERENCES

- Historic England, 2015, Photographing Historic Buildings Notes 2015
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- National Library of Scotland <https://www.nls.uk/>
- National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf
- See Newcastle, 2018. Scotswood and Elswick Panel.
<http://www.seenewcastle.com/information-panels/scotswood-and-elswick/>

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

Regarding non-designated heritage assets, specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Tyne and Wear Local Planning Policy

The Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030 was formally adopted on the 26th of March 2015 and contains the following policies relevant to this project:

Policy CS15 Place-Making

Development will contribute to good place-making through the delivery of high quality and sustainable design, and the conservation and enhancement of the historic environment.

Policy UC14 Heritage

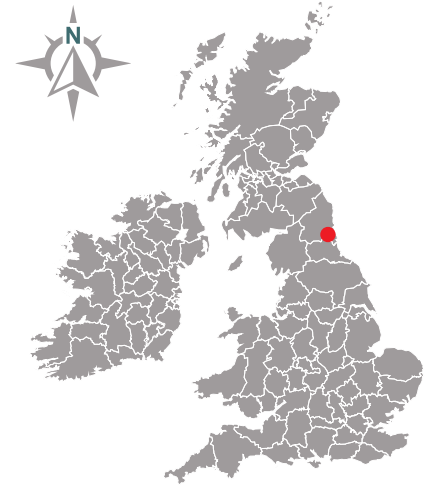
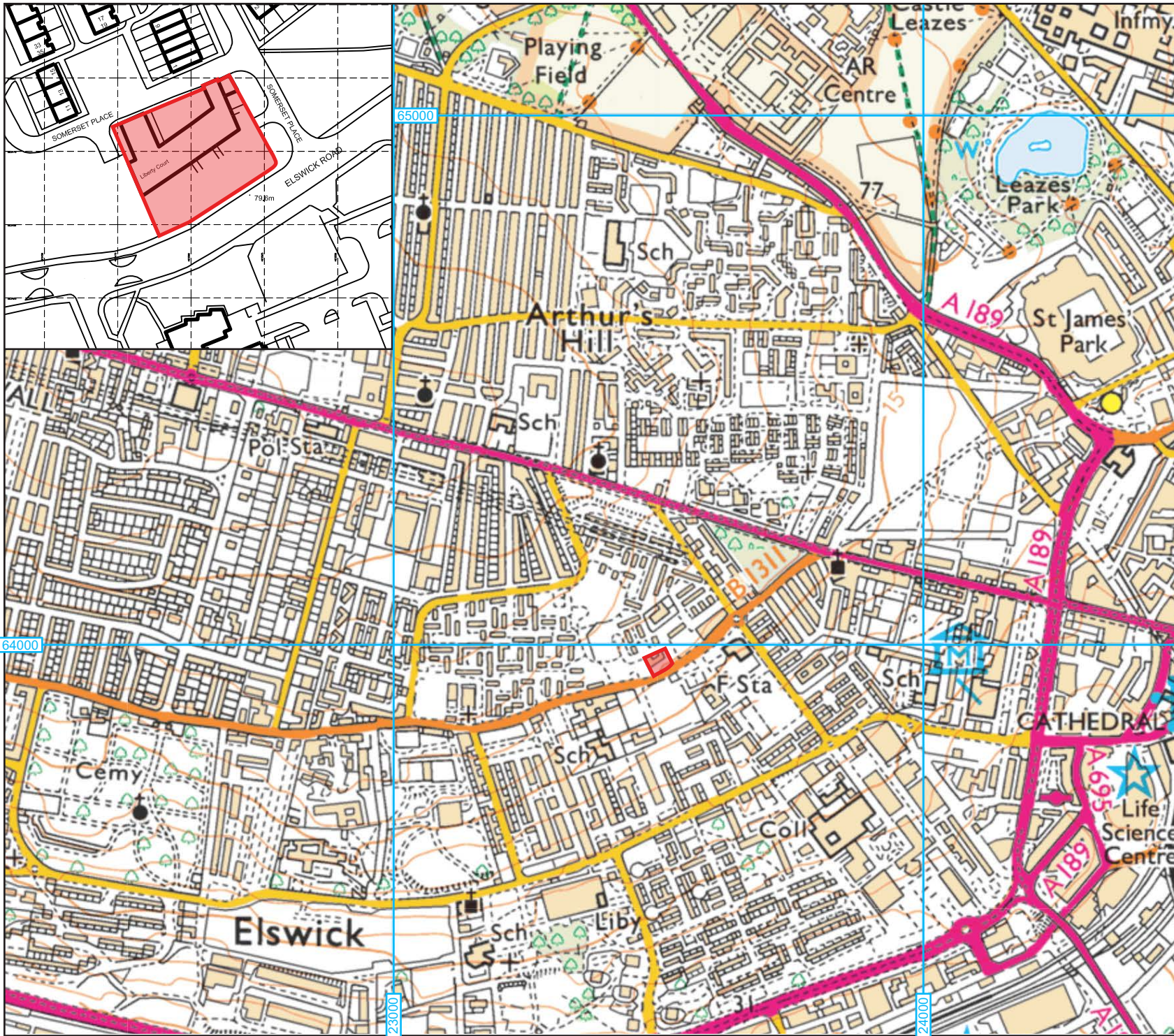
To respect the historical legacy, varied character and appearance of the historic environment development will:

1. Maximise opportunities to sustain and enhance the significance of heritage assets and their setting,
2. Deliver high quality in the design of new buildings and conversions reflecting the rich historic fabric; and
3. Include opportunities for the contemporary interpretation of heritage assets including Hadrian's Wall and associated features.

14.99 The historic environment makes a major contribution to the economic, cultural and visual vibrancy of the Urban Core. There are a rich variety of assets including: seven Conservation Areas (Newcastle Central, Summerhill, Framlington Place, Leazes, Lower Ouseburn, Bridges and Walker Terrace/Regent Street) numerous listed buildings which are vital to the character of the area and

Hadrian's Wall World Heritage Site. Development within and adjoining these areas will need to be especially sensitive to their context).

Please note that while the site falls outside of the urban core to which UC14 strictly applies, it is considered the policy may still have an influence on the planning decision.



KEY

 Site Boundary

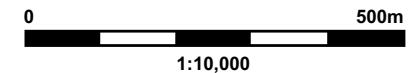
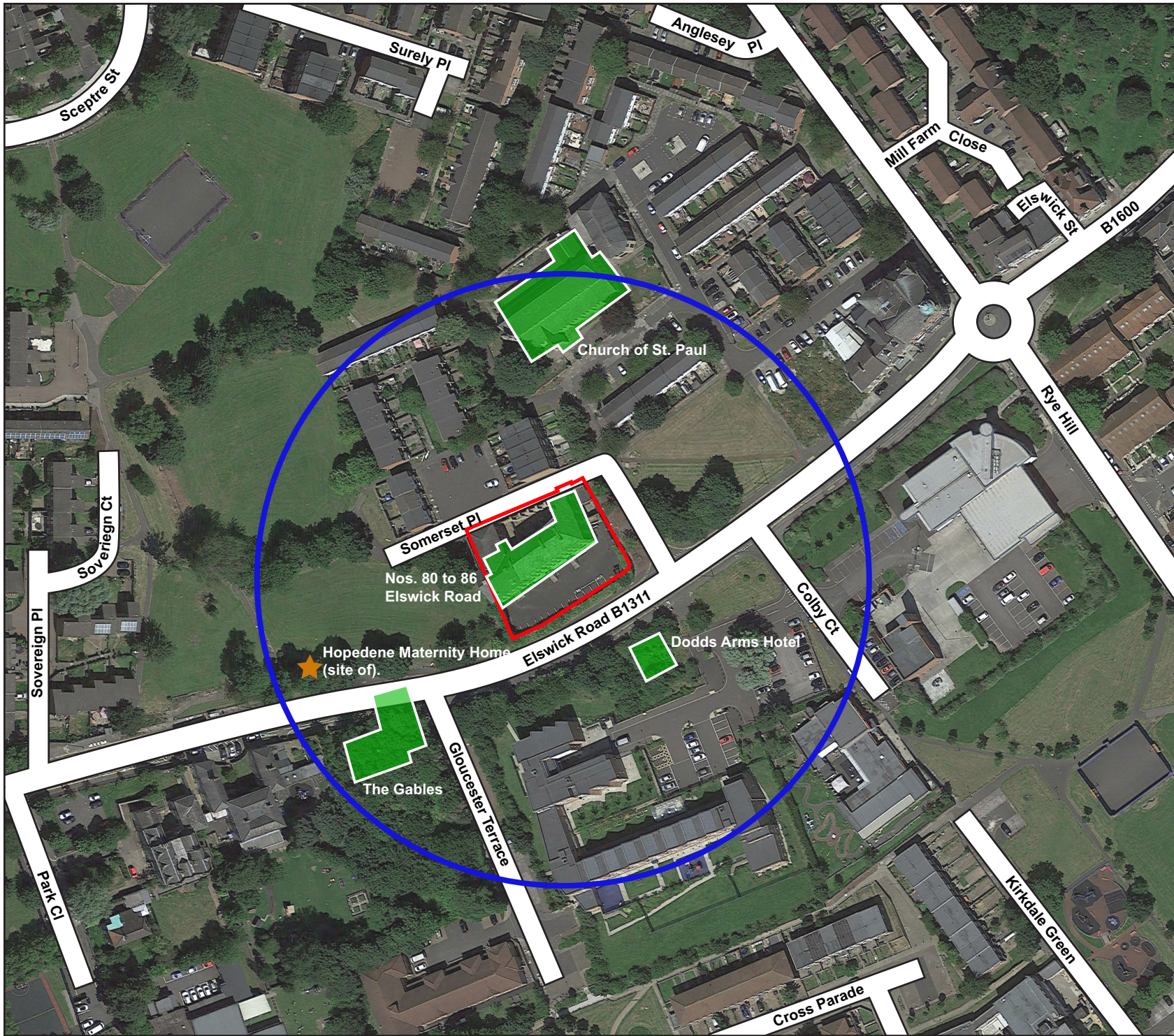


Figure 1: Site Location

Project: Liberty Court, Elswick Road

Date: 20/02/18

Job No: 60302



KEY

- Site Boundary
- Search Area (100m)
- ★ Monument
- Historic Building

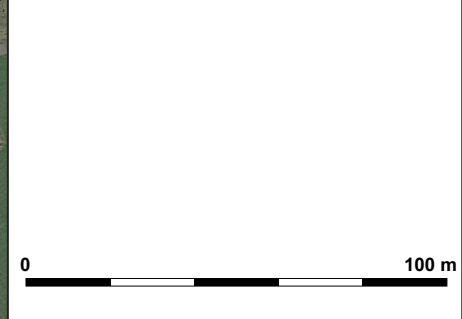
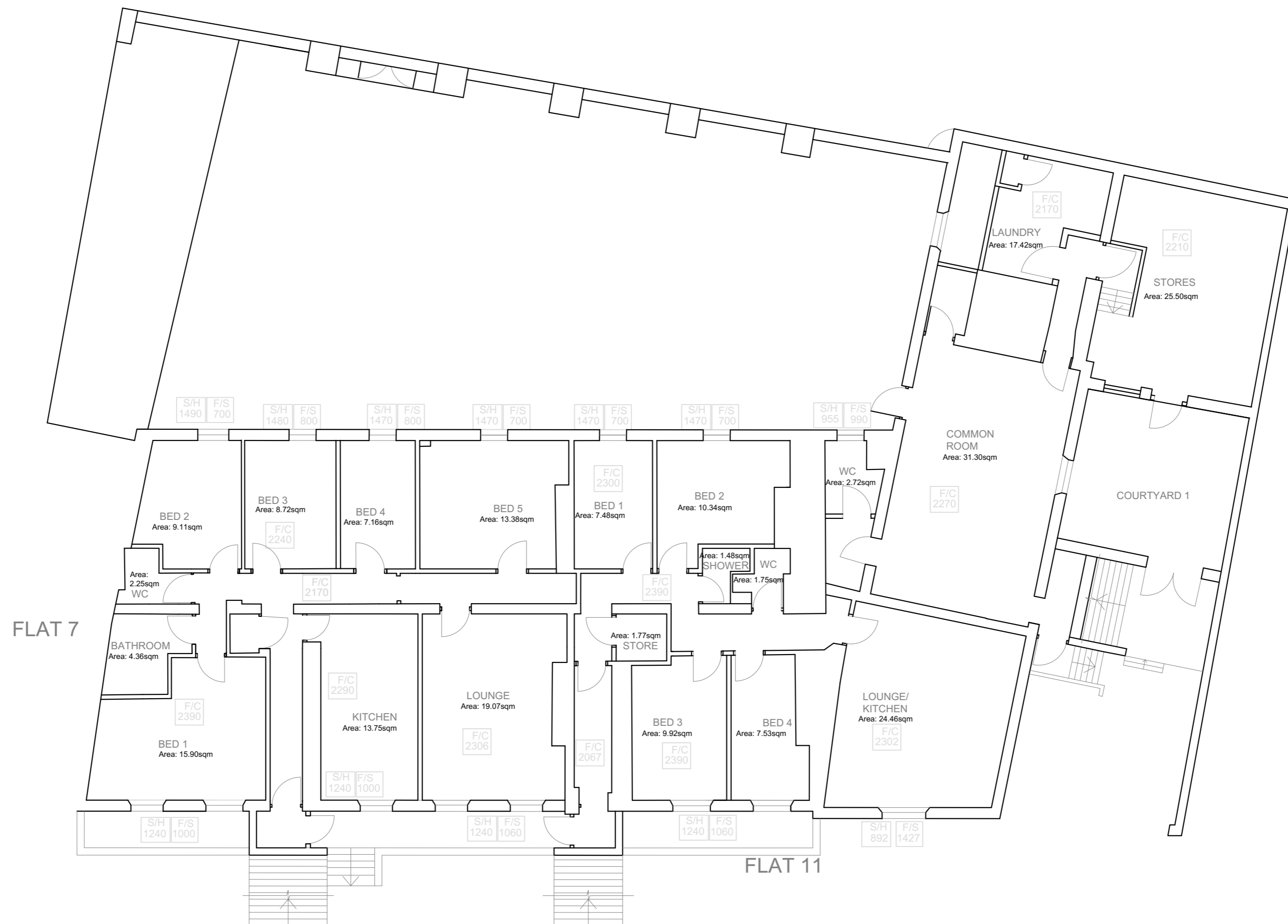
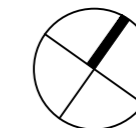


Figure 2: Cultural Heritage Features Map

Project: Liberty Court, Elswick Road

Date: 21/02/18 Job No: 60302



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following risks and information.

Risks listed here are not exhaustive. For residual architectural risks Refer to D5 H&S Risk Register ref: [add file ref here]

CONSTRUCTION:

-

For information relating to Use, Cleaning and Maintenance refer to the above H&S Risk Register.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

revision
 P04_Addition of room areas annotation_16.01.2018_MRM
 P05_Survey update_07.02.2018_MRM

KEY

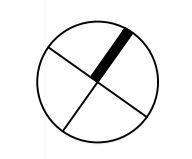
Note: Drawing is reproduced from survey drawing '5005017 Liberty Court, Newcastle' by RIDGE.



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project	SoStudents Newcastle	
drawing title	Existing Lower Ground Floor Plan	
scale	date	author
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D5 job number / CAD file	CAD format	
776-D5A-00-ZZ-M2-A-0003-Existing Plans	autocad	
suitability description	suit. code	
Suitable for information	S2	
drawing number	revision	
776-D5A-00-LG-DR-A-030-0001	P05	

Existing Plan - Lower Ground Floor

a1



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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CONSTRUCTION:
-

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revision
P04_Addition of room areas annotation_16.01.2018_MRM
P05_Survey update_07.02.2018_MRM

KEY
Note: Drawing is reproduced from survey drawing '5005017 Liberty Court, Newcastle' by RIDGE.



Existing Plan - Ground Floor



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client
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project
SoStudents Newcastle

drawing title
Existing Ground Floor Plan

scale
1:100 @A1

date
12-12-2017

author
HF

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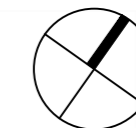
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suitability description
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suit. code
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drawing number
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revision
P05



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following risks and information.

Risks listed here are not exhaustive. For residual architectural risks Refer to D5 H&S Risk Register ref: [add file ref here]

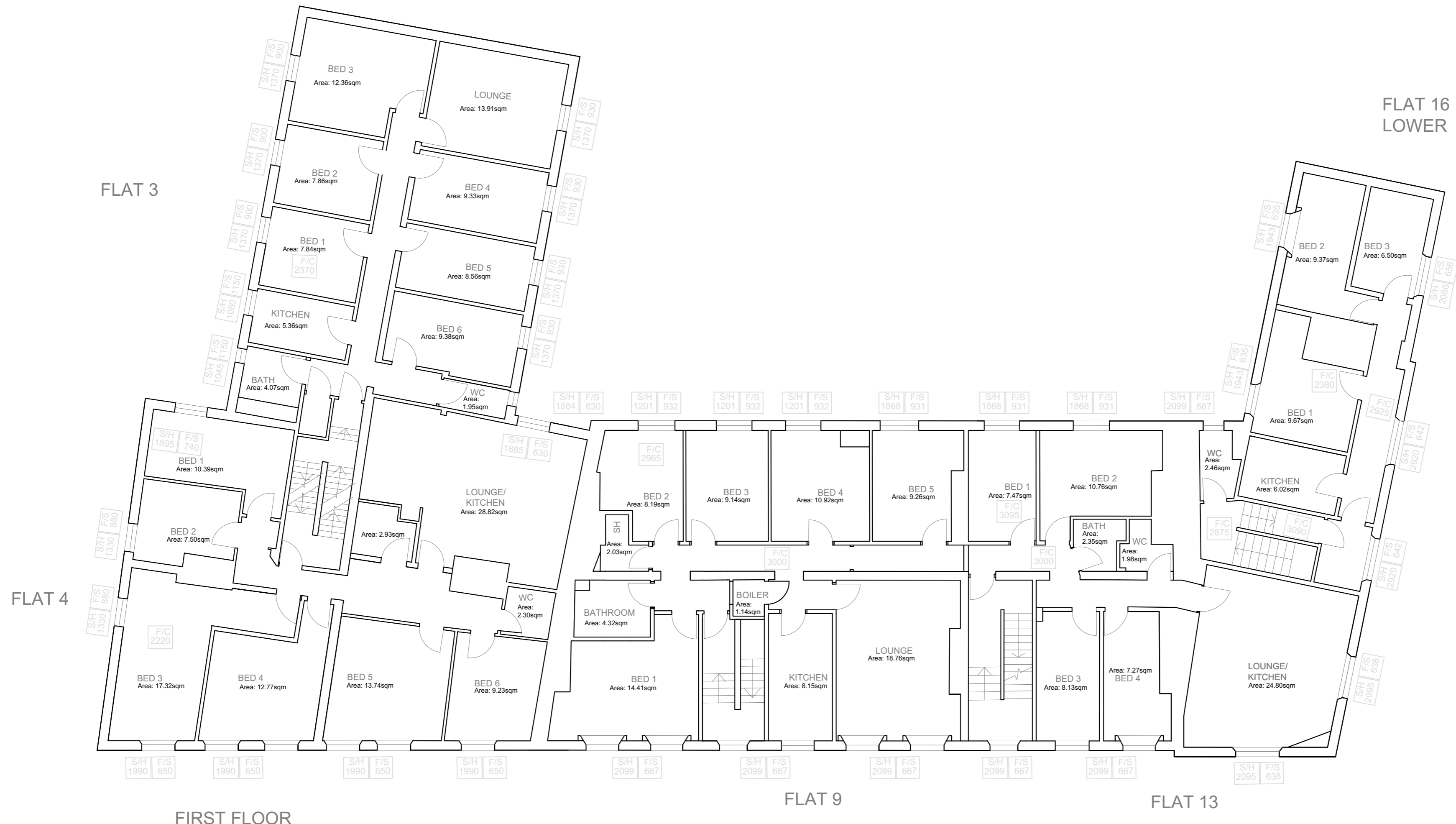
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For information relating to Use, Cleaning and Maintenance refer to the above H&S Risk Register.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.


revision
 P04_Addition of room areas annotation_16.01.2018_MRM
 P05_Survey update_07.02.2018_MRM



KEY

Note:
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Existing Plan - First Floor



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project
SoStudents Newcastle

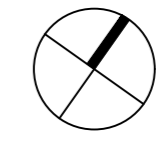
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suitability description suit. code
Suitable for information S2

drawing number
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776-D5A-00-01-DR-A-030-0003 P05



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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Risks listed here are not exhaustive. For residual architectural risks Refer to D5 H&S Risk Register ref: [add file ref here]

CONSTRUCTION:

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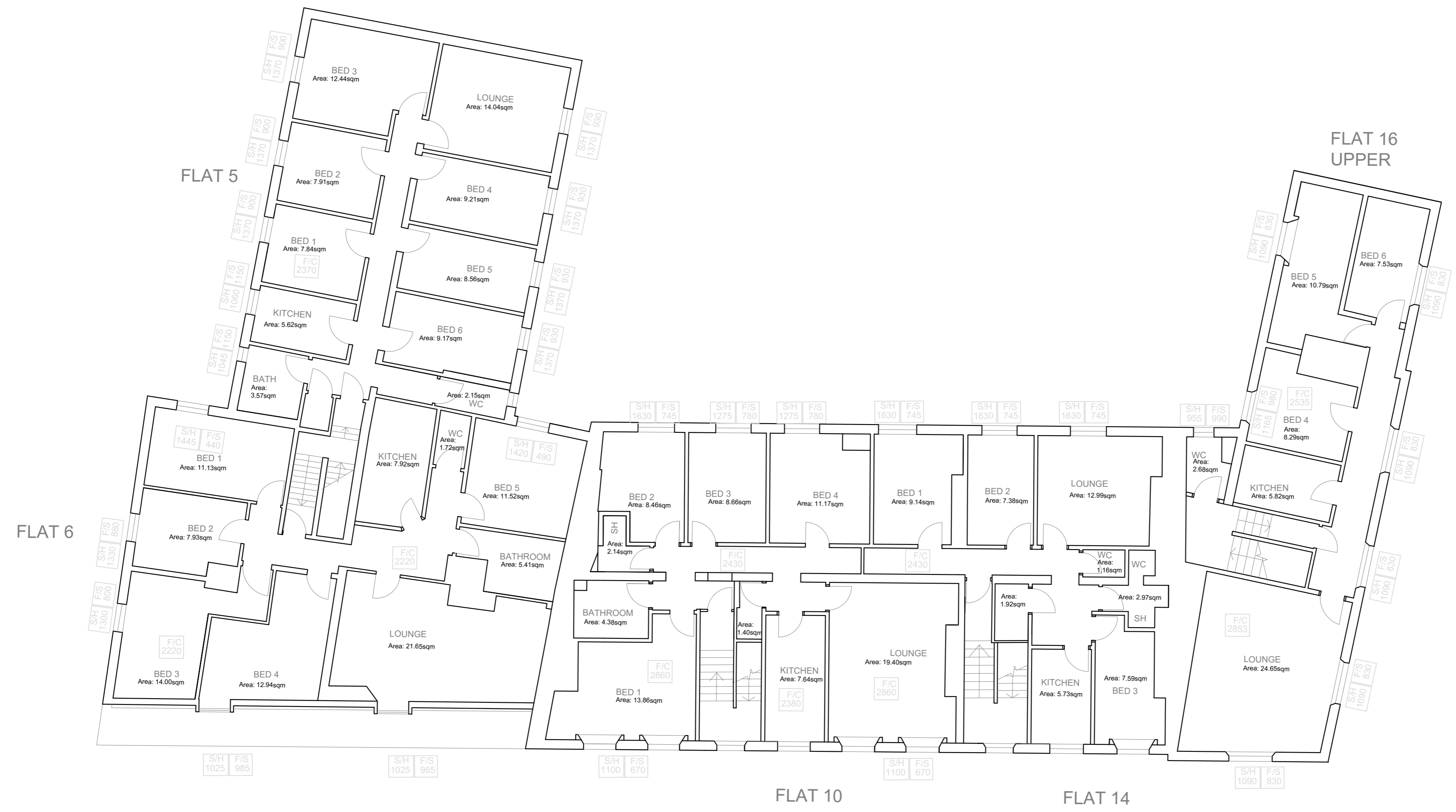
For information relating to Use, Cleaning and Maintenance refer to the above H&S Risk Register.

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revision
P04_Addition of room areas annotation_16.01.2018_MRM
P05_Survey update_07.02.2018_MRM

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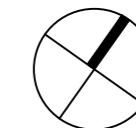
- Note:
- Drawing is reproduced from survey drawing '5005017 Liberty Court, Newcastle' by RIDGE.
 - Some window sill notes are missing in survey drawing.



Existing Plan - Second Floor

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project	SoStudents Newcastle		
drawing title	Existing Second Floor Plan		
scale	date	author	
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D5 job number / CAD file	CAD format		autocat
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suitability description	suit. code		
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776-D5A-00-02-DR-A-030-0004	P05		



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following risks and information.

Risks listed here are not exhaustive. For residual architectural risks Refer to D5 H&S Risk Register ref: [add file ref here]

CONSTRUCTION:

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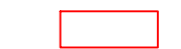
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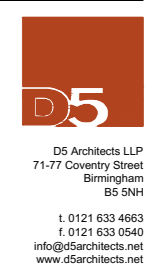
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

revision
P04_Survey updated and furniture revised_07.02.2018_MRM

KEY

Note: All risers are indicative only and subject to assessments by MEP engineer.
Existing stairs on first floor is drawn incorrectly in survey.

-  Existing
-  Proposed
-  Risers



client
Dwell Newcastle Ltd.

project
SoStudents Newcastle

drawing title
Proposed Lower Ground Floor Plan

scale date author
1:100 @ A2 12-12-2017 HF

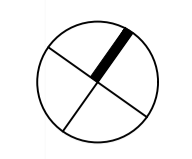
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project originator volume level type role class number revision
776-D5A-00-LG-DR-A-030-0009 P04

Proposed Lower Ground Floor Plan

a1



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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Risks listed here are not exhaustive. For residual architectural risks Refer to D5 H&S Risk Register ref: [add file ref here]

CONSTRUCTION:

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For information relating to Use, Cleaning and Maintenance refer to the above H&S Risk Register.

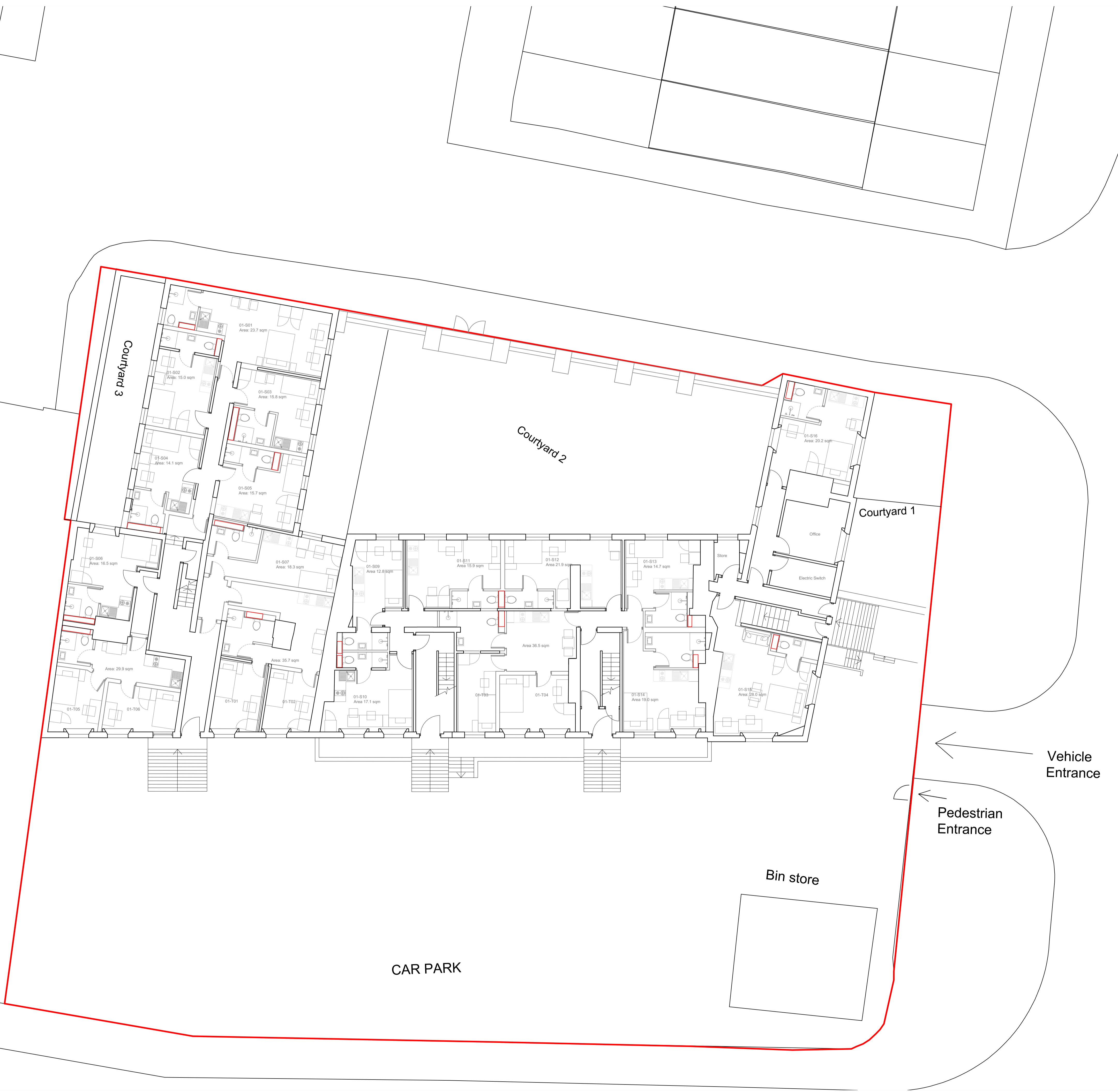
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

revision
P04_East wing layout revised_19.01.2018_MRM
P05_Room 01-S08 omitted, rooms 01-T05 and 01-T06 added_24.01.2018_MRM
P06_Survey updated and furniture revised_07.02.2018_MRM

KEY

Note: All risers are indicative only and subject to assessments by MEP engineer.
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- Existing
- Proposed
- Risers



Proposed Ground Floor Plan



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project
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drawing title
Proposed Ground Floor Plan

scale
1:100 @A1

date
12-12-2017

author
HF

D5 job number / CAD file
776-D5A-00-ZZ-M2-A-0004-Proposed Plans

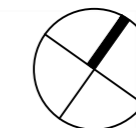
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Suitable for review and comment

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drawing number
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revision
P06



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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Risks listed here are not exhaustive. For residual architectural risks Refer to D5 H&S Risk Register ref: [add file ref here]

CONSTRUCTION:

-

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revision
 P04_East wing layout revised_19.01.2018_MRM
 P05_Room 02-S09 omitted_24.01.2018_MRM
 P06_Survey updated and furniture revised_07.02.2018_MRM

KEY

Note: All risers are indicative only and subject to assessments by MEP engineer.
 Existing stairs on first floor is drawn incorrectly in survey.

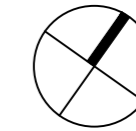
- Existing
- Proposed
- Risers

Proposed First Floor Plan



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project	SoStudents Newcastle		
drawing title	Proposed First Floor Plan		
scale	date	author	
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776-D5A-00-01-DR-A-030-0011	P06		



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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Risks listed here are not exhaustive. For residual architectural risks Refer to D5 H&S Risk Register ref: [add file ref here]

CONSTRUCTION:

-

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revision
 P04_East wing layout revised_19.01.2018_MRM
 P05_Plant room and 03-S09 reconfigured_24.01.2018_MRM
 P06_Survey updated and furniture revised_07.02.2018_MRM

KEY

Note: All risers are indicative only and subject to assessments by MEP engineer.
 Existing stairs on first floor is drawn incorrectly in survey.

- Existing
- Proposed
- ▭ Risers



Proposed Second Floor Plan



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drawing title
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scale date author
1:100 @ A2 12-12-2017 HF

D5 job number / CAD file CAD format
776-D5A-00-ZZ-M2-A-0004-Proposed Plans autocad

suitability description suit. code
Suitable for review and comment S3

drawing number
776-D5A-00-02-DR-A-030-0012 P06



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