

**An Archaeological Assessment
and Photographic Building Recording at the
Balmoral Hotel, Newcastle upon Tyne.
Heritage statement.
Part B, Listed Building Appraisal**



Archaeological Research Services Ltd Report No. 2008/57
July 2008

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Planning application.
Part B, Listed Building Appraisal.**

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EXECUTIVE SUMMARY

In June 2008, Archaeological Research Services Ltd was commissioned by Mr J. Khan to undertake an archaeological desk-based assessment and photographic building recording at the Balmoral Hotel, 358 Westgate Road, Newcastle upon Tyne, which formed part A of the Heritage statement (Amat & Hewitt 2008). In July 2008 ARS Ltd were asked to return to the Balmoral to begin part B of the Heritage statement which comprised of a listed building appraisal.

As the Balmoral Hotel is in such a state of disrepair, the proposed works are to be commended as they will restore this derelict property to its former use as a Hotel. The works will ensure its continued contribution to the character of this otherwise architecturally unremarkable area by retaining the most important features of archaeological, historical and architectural interest and character, namely the south and east fronts. Historic details and features such as doors and windows will be reinstated in their original style following full preservation by record (presented here).

We consider the building recording work carried out and presented in this report as sufficient and no further archaeological work is required.

1. INTRODUCTION

1.1. Scope of work

- 1.1.1. In June 2008, Archaeological Research Services Ltd was commissioned by Mr J. Khan to undertake an archaeological desk-based assessment and photographic building recording at the Balmoral Hotel, 358 Westgate Road, Newcastle upon Tyne, which formed part A of the Heritage statement (Amat & Hewitt 2008). In July 2008 ARS Ltd were asked to return to the Balmoral to begin part B of the Heritage statement which comprises a listed building appraisal as shown in the following paragraphs.
- 1.1.2. The following paragraphs include a discussion of the schedule of works and an analysis of the impact of these works. In order to justify the proposed works, contextual and detailed photographs of the building and its structure were taken as well as hand drawn plans at 1:20 scale of any features which are proposed to be renovated, altered or removed.



Fig 1. Balmoral profile shot showing south and east elevations.

2. Discussion of schedule of works

- 2.1.A *'Demolish rear lean to part of building first and second floors (approx 40m² area). Work includes demolition of 215mm brick rear wall and 400mm thick internal structural wall. First floor and second floor timber joists and*

floor board, slate roof and rafters and all plasterwork, tile finishes to internal faces, softwood skirtings, door frames and architraves and doors (N.B. there are no notable features of any architectural merit in the areas demolished).'

B. Include in the demolition work for the removal of the reinforced concrete retaining wall and R.S.J. spine beam in the ground floor ceiling which were built in recently to prevent the internal structure wall from collapsing (see structural engineers report).

2.1.2. The first floor roof support joists are rotten and dangerous (figs. 2 & 3). They are all to be replaced and have been subject to archaeological photographic recording. They do not in any case contribute materially to the historic character of the property



Fig. 2 Rotten joists, looking down from first floor



Fig. 3 Dangerous roof joists looking up from ground floor.

2.2.

- *Strip off all plasterboard and skim finishes to internal partitions walls and ceilings on all floors.*
- *Support first and second floors and roof structure off “Acro” props to allow demolition of work to proceed.*
- *Erect scaffold against rear of building to allow demolition works to proceed.*
- *Excavate all loose material used as backfill against rear of building and reduce level down to sound clay base as directed by structural engineer.*
- *Form new reinforced concrete strip foundations to carry new load bearing walls on same line as the original walls now demolished.*
- *Construct new internal blockwork walls and new external brick walls off new foundations all in accordance with architects/ engineer drawings/ report.*
- *Construct new retaining wall off new foundation to carry new rear wall of building all as detailed in the architect drawings.*
- *Form new first floor off an in-situ concrete slab and second floor from timber joists and floor boards to match those demolished to same floor heights of existing building retained at the front.*
- *Form new roof structure to replace that demolished with new timber rafters with felt undercloak and slates on battens to match original roofs.*

- ***Strip off all existing slates on main roof and make good repair or replace any damaged rotten or infested rafters, wall plates, trusses in the original main roof. Fix back original slates onto existing roof structure and new lean to roof at rear onto new s/w battens and felt undercloak.***

2.2.1. These works do not materially affect the character of the building. The excavations have already been monitored by an archaeological watching brief (Amat 2008).

- 2.3. ***Make good any damaged floor joists, floor boards, skirtings, architraves and mouldings to match originals exactly in existing building.***

2.3.1. As with 2.1.2

- 2.4.A. ***'Remove and replace all existing windows and window cills with new softwood single glazed painted sliding sash windows to match exactly those removed except that all new mullion and transoms bars must all be 19mm max thickness all as shown on architects detailed drawing 1472DT.'***

- B. *'Rebuild rotten damaged bay window frame and replace window on south elevation with new lead covered roof.'***

2.4.1. *East elevation*

The windows to the east elevation of the Balmoral exist on 3 floors. The windows on this elevation are important to both the character of the building and its setting. The 2nd floor consists of 5 sash windows (fig. 4). The windows consist of 12 lights, separated by wooden transom and mullion bars. The windows are wooden framed. Built into the structure of the hotel are narrow sandstone lintels, the cills are not only associated with the windows but are part of a sandstone string course which runs the length of the building. The sash windows are of mid to late Victorian design as is evident from their recession into the walls. Also the lack of an internal sash box (concealing the rope pulleys for the window) may indicate a mid to late Victorian date.



Fig. 4 2nd floor sash windows

2.4.2. The 1st floor windows (figs. 5 & 6) are of the same design as the 2nd. 12 lights are housed within the mullions and transoms with a wooden frame. The window lintels take two slightly different forms. Towards the north side of the east elevation (fig. 5), the lintels have a form of stopped chamfer across their base. This is not present on the windows to the south.



Fig. 5 East elevation, first floor windows with mouldings.



Fig. 6 East elevation, first floor window without moulding

2.4.3. *South Elevation*

The windows to the south elevation (fig. 1) are present on 3 floors. The 2nd floor windows are again of the sash design. To the western side of this elevation the windows differ from the rest as these windows only contain 4 panes of glass (fig. 7). This is a later developed technique which indicates a Victorian date as at this time glass manufacture became more proficient allowing for larger panes to be used. To the eastern side of this south elevation the single window (fig. 8) is of the same design as the eastern elevation. 12 lights, separated by wooden transom and mullion bars. The window is wooden framed. Narrow sandstone lintels are built into the structure of the hotel. The cills are not only associated with the windows but are part of the string course which runs the length of the building.

2.4.4. There are two windows on the first floor. To the west there is the bay window (fig. 9). The bay window is of wooden construction. Its front consists of 4 large lights (separated by wooden mullions and transoms) with sliding sash frames. To either side of the bay front, a pair of sliding sash windows each holds 2 lights. An attractive addition to the hotel although not original, it dates to the first half of the 20th century. The whole is in poor condition but the development proposal will contribute to the historic character of this frontage by replacing this in identical style. The bay window has been subject to full preservation by record with large-scale drawings (1:20) and detailed photographic record. To the east of this elevation there is a single window in the style of those of the east elevation, 2 lights, separated by wooden transom and mullion bars. The window is constructed of wooden frames.

- 2.4.5. To the ground floor there are two more windows. The window to the west (fig 10) is not in keeping with the other designs. It is square with 4 large lights, the upper two being slightly smaller and having a 'push to open' mechanism. It is clear on examination that the opening occupied by this window has been modified (in-filled) in the past to change it from rectangular to square. A sandstone lintel has been inserted mid way up to form the new opening, with in-filled lower half being crudely rendered over. To the east side there is a window of different style to the rest (Fig. 11). It is a ridged, non opening window with 20 small lights separated by wooden mullions and transoms. This window is of an earlier design and is likely to be original. Internally this has ornate wooden moulded surrounds. This is badly damaged/ rotted and is to be sympathetically replaced as per the schedule of works.
- 2.4.6. All windows are to be replaced as they are rotten and badly damaged. Replacements are all to be sash, in wood, highly sympathetic to the existing as per the architect's drawings and the schedule of works.



Fig. 7 South elevation Windows to the west side



Fig. 8 First floor south elevation window to the eastern side.



Fig. 9 South elevation bay window



Fig. 10 South elevation, ground floor window



Fig. 11 South elevation ground floor window (internal)

3.5. *Replace all boarding to existing stud partitioning and ceilings with the new plasterboard and skim finish to match that removed. Make good all damaged plasterwork to existing masonry walls and chimney breasts.*

3.5.1. Internally to the north elevation of the historic property are the remains of a fire. Some of the original masonry exists, especially on the west side (fig. 12). The structure however has been seriously altered with rough modern brick infill, and cannot be retained as an RSJ has been inserted into this part of the structure in the 1970's supporting the entire upper stories of the building on the chimney breast. This is extremely unsafe and needs to be removed. The whole structure has been subject to a detailed photographic record.



Fig. 12 Fire place with rough brick infill

3.6.

- ***Re-point make good and fix new lead flashing around all existing chimney breasts to be retained.***
- ***Make good or replace internal lead lined guttering above front main facades of buildings and fix new black UPVC and down pipes to all new rear parts of the building.***
- ***Re-point cracks and hack off all loose render and re-render west end gable after making good loose unstable masonry and rebuilding chimney and flue on the west gable as per structural engineers recommendations.***

3.6.1. These works have no significant archaeological, historical or architectural impact.

3.7. *'Take down and rebuild as necessary all Ashlar Stonework on south façade on second floor which has moved due to subsidence. Replace cracked lintel over ground floor window.'*

3.7.1. East elevation

The sandstone Ashlar wall (fig. 13) contains 11 sash windows. A relatively new entrance porch to the south is of wood construction, as is the modern 'conservatory' to the north. The centre of the wall on the ground floor has a blocked up door (fig. 14) way which has also been clad over so that now only its lintel is visible (Amat & Hewitt 2008). The 'Balmoral Hotel' sign is visible on this elevation, constructed of a wooden bored and painted lettering.



Fig. 13 East elevation showing Ashlar wall and cladding.



Fig. 14 East elevation 'blocked up door' with lintel

3.7.2. South elevation:

As with the east elevation, the south elevation (fig. 15) is in Ashlar and partially sandstone clad. The wall has cladding to the east side but not to the west. The wall houses 7 windows one of which being a bay, as well as a door. From this perspective, the difference between what were 2 individual buildings is more apparent as the cladding stops in a vertical line up the centre of the building (to the right of the door).

3.7.3. Some slight bowing to the Ashlar walls of the south elevation particularly on the western side can be seen. These are structurally unsound and will be carefully dismantled and rebuilt in identical style as per the schedule of works. This is essential work which can only enhance the property by prolonging its life. Care should be taken to rebuild like for like thus ensuring the character of this mid nineteenth century house is retained.



Fig. 15 South elevation wall

3.8. *Remove existing entrance porch in order to expose and retain the original entrance door and stained glass window.*

- 3.8.1. The original entrance (fig. 16) into the bar area of the Balmoral exists on the east elevation. It was uncovered by the removal of the modern 20th century porch. The original door, which is thickly painted, is preserved. The door has 4 panels, each panel hinged in two parts & opens inward. It is well preserved to the inside, outside and within the door alcove. A stained glass window (fig. 17) which is likely no earlier than 1880 in date, probably a replacement to the original light, is situated above the door, though this is in slight disrepair as one small panel is smashed. This feature is an unusual survival and the development proposes to enhance the historic character of the existing front by preserving this in-situ (see Schedule of works).



Fig. 16 Original wooden door to the east elevation



Fig. 17 Stained glass window above east elevation door.

3.9. *‘Remove existing conservatory and replace with new one with double glazed lights full floor to ceilings in height all as detailed.’*

- 3.9.1. The conservatory on the east elevation (fig. 18) is of later 20th century design. It blocks what were 3 east facing windows. From analysis of the building control plans (Amat & Hewitt 2008), the construction likely took place around the same time that the central entrance was blocked. The structure is built of wood in a style matching the entrance porch and south elevation bay window. 5 large lights

are separated by wooden mullions. A new conservatory is to be constructed as per the schedule of works but no modification will be made to original masonry behind. As the existing conservatory is a relatively modern feature and in a bad state of disrepair, the construction of a new conservatory, sympathetic to the original could only help to enhance the building and its setting.



Fig. 18 East elevation conservatory.

4 ***‘Fit new 6 panel “Victorian” style doors with appropriated ironmongery and door frames and architraves to match original to new and existing door openings.’***

- 4.1.1. The entrance of the south elevation is to the first floor, the door is of wooden construction, with a glass panel over (fig. 19). Superficially similar in style to bay window but in cheaper materials (plywood panels), it is of poor craftsmanship and a state of disrepair and will benefit from the proposed high quality replacement in the same style (see the schedule of works).



Fig. 19 South elevation entrance.

5.A. Allow for new electric and heating works for re-wiring and re-plumbing for suitable and adequate servicing of building.

B. Allow for painting and decorating and finishing.

3.6.2. 5.1.1. These works have no significant archaeological, historical or architectural impact.

6. Discussion of Impact

6.1. The Balmoral Hotel is presently in extremely poor state of repair. The surviving internal features are of negligible historic value and need to be replaced to make the proposed conversion scheme viable. The first, second and ground floor joists and all windows and doors, with the sole exception of the original entrance to the east front in the south east corner of the property, are rotten and need to be replaced purely to ensure the building continues to stand. The poor state of repair of the property is due to an almost complete absence of maintenance over many years. The property, which is listed grade II, derives its historic interest from its south and east front, which, despite decades of neglect and the transformation beyond recognition of the original streetscape, nevertheless retain some of the historic character of its mid-nineteenth century design.

6.2. Though superficially interesting and of pleasant appearance, the wooden porch and conservatory to the east front of modern date (post 1950), they are rotten and split, obscure original historic details, and detract from the historic character of the property. Their proposed removal will return lost character to this

elevation and expose the original two part early Victorian panelled door in original wood surround with stained glass window above. This will be restored to present an attractive facet to the proposed conversion scheme and enhance the entire east front. Wooden sash windows to both the east and south fronts will be removed; these have been subject to full historic fabric investigation (see scheme of works discussion section 2 of this report) which included preservation by record, by photographs and large-scale drawings (see figures and appendix I in this report). These will be replaced with identical wooden sash windows (as laid out in schedule of works), thus restoring considerable historic character to both the south and east fronts.

- 6.3. The bay window to the west of the south front is not original but dates to the earlier part of the twentieth century. This is attractive and well constructed and, although not original, does enhance the historic character of the building. It is however in a poor state of repair. For this reason it has been subject to full historic fabric investigation (see scheme of works discussion section 2 of this report) and preservation by record by photographs and large-scale drawings (see figures and appendix I in this report) and its removal is proposed. It is to be replaced in an identical style (as laid out in schedule of works), thus enhancing the historic character of the east front. The door to the south front is attractive and perhaps of earlier twentieth century date (shown on plans of 1952). However, to judge by the relatively poor workmanship of the wood panelling, quite unlike the work in the adjacent bay window, this may be a replacement to an earlier door in similar style. This is in a poor state of repair and has also been subject to historic fabric investigation (see scheme of works discussion section 2 of this report) and full preservation by record by photographs and large-scale drawings (see figures and appendix I in this report). It is proposed to remove this and replace it with an identical, though better quality, wood-panelled door in Victorian style, thus also enhancing the historic character of the south front.
- 6.4. The iron railings around the stone steps to this door are original and will be retained *in-situ*. Railings to the west and east of these are modern replacements, and are of negligible historic value. It is therefore proposed to replace these in the same style as the railings around the steps and door, thus enhancing the historic character by restoring the historic character of the property's curtilage on the south front. Some limited reconstruction work is proposed to the south front since there has been visible subsidence which threatens the structural stability. This has been subject to historic fabric investigation and preservation by record in the form of photographs, and any stonework removed will be restored in identical form where possible re-using the same masonry.

7 Conclusion

- 7.1. As the Balmoral is in such a state of disrepair, it would not be in anyone's interest to allow it to stand as it is. The proposed works are to be commended as they will restore this derelict property to its former use as a Hotel. The works will ensure its continued contribution to the character of this otherwise architecturally unremarkable area by retaining the most important features of archaeological, historical and architectural interest and character, namely the south and east fronts. Historic details and features such as doors and windows will be reinstated in their original style following full preservation by record (presented here).
- 7.2. We consider the building recording work carried out and presented in this report as sufficient and no further archaeological work is required.

8. ACKNOWLEDGEMENTS

- 8.1. Archaeological Research Services Ltd would like to thank our client, Mr J. Khan, and Leybourne Associates for facilitating our work. Thanks are also expressed to Jennifer Morrison at Tyne and Wear Specialist Conservation Team, and all those at the consulted archives.

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Appendix I: Historic Fabric Investigation (scale drawings)

Appendix II: Photographic record

Film No. 1. Black & White

Shot No.	Description
1	Original East elevation door (interior). Scale = 2m
2	Original East elevation door (interior). Scale = 2m
3	Original East elevation door (exterior). Scale = 2m
4	South elevation window (interior). Scale = 2m
5	South elevation window (interior). Scale = 2m
6	East elevation window (interior). Scale = 2m
7	Balmoral interior. Scale = 2m
8	Balmoral interior. Scale = 2m
9	First floor joists. Scale = 2m
10	First floor joists. Scale = 2m
11	Interior fireplace. Scale = 2m
12	Interior fireplace. Scale = 2m
13	Interior support beam into fireplace/ chimney breast. Scale = 2m
14	Interior fireplace. Scale = 2m
15	South elevation door. Scale = 2m
16	South elevation bay window. Scale = 2m
17	East elevation first floor window (interior). Scale = 2m
18	East elevation first floor window (interior). Scale = 2m
19	East elevation first floor window (interior). Scale = 2m
20	East elevation first floor window (interior). Scale = 2m
21	Internal, rotten joists & floorboards. Scale = 2m
22	Internal, rotten joists & floorboards. Scale = 2m
23	Internal, rotten joists & floorboards. Scale = 2m
24	Internal, rotten joists & floorboards. Scale = 2m
25	Internal, rotten joists & floorboards. Scale = 2m
26	Internal, rotten joists & floorboards. Scale = 2m
27	East elevation, former conservatory area. Scale = 2m
28	East elevation, former conservatory area. Scale = 2m
29	East elevation window (exterior). Scale = 2m
30	East elevation window (exterior). Scale = 2m
31	South elevation, original railings and staircase. Scale = 2m
32	South elevation railings. Scale = 2m
33	South elevation railings. Scale = 2m
34	South elevation railings. Scale = 2m
35	South elevation railings. Scale = 2m
36	South elevation railings. Scale = 2m

Film No. 2. Colour

Shot No.	Description
1	Original East elevation door (interior). Scale = 2m
2	Original East elevation door (interior). Scale = 2m
3	Original East elevation door (exterior). Scale = 2m
4	South elevation window (interior). Scale = 2m
5	South elevation window (interior). Scale = 2m
6	East elevation window (interior). Scale = 2m
7	Balmoral interior. Scale = 2m
8	Balmoral interior. Scale = 2m
9	First floor joists. Scale = 2m
10	First floor joists. Scale = 2m
11	Interior fireplace. Scale = 2m
12	Interior fireplace. Scale = 2m
13	Interior support beam into fireplace/ chimney breast. Scale = 2m
14	Interior fireplace. Scale = 2m
15	South elevation door. Scale = 2m
16	South elevation bay window. Scale = 2m
17	East elevation first floor window (interior). Scale = 2m
18	East elevation first floor window (interior). Scale = 2m
19	East elevation first floor window (interior). Scale = 2m
20	East elevation first floor window (interior). Scale = 2m
21	Internal, rotten joists & floorboards. Scale = 2m
22	Internal, rotten joists & floorboards. Scale = 2m
23	Internal, rotten joists & floorboards. Scale = 2m
24	Internal, rotten joists & floorboards. Scale = 2m
25	Internal, rotten joists & floorboards. Scale = 2m
26	Internal, rotten joists & floorboards. Scale = 2m
27	East elevation, former conservatory area. Scale = 2m
28	East elevation, former conservatory area. Scale = 2m
29	East elevation window (exterior). Scale = 2m
30	East elevation window (exterior). Scale = 2m
31	South elevation, original railings and staircase. Scale = 2m
32	South elevation railings. Scale = 2m
33	South elevation railings. Scale = 2m
34	South elevation railings. Scale = 2m
35	South elevation railings. Scale = 2m
36	South elevation railings. Scale = 2m

Appendix III: Archaeological assessment specification

within a Flood Risk Assessment can also be found at the Environment Agency's website -

19. Foul Sewage and Utilities Assessment

All new buildings need connections to foul and storm water sewers. If an application proposed to connect a development to the existing drainage system then details of the existing system should be shown on application drawing(s). It should be noted that in most circumstances surface water is not permitted to be connected to public foul sewers.

Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a fuller foul drainage assessment will be required including details of the method of storage, treatment and disposal. A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory. Guidance on what should be included in a non-mains drainage assessment is given in DETR Circular 03/99 and Building Regulations Approved Document Part H and in BS6297

20. Heritage Statement (including historical archaeological features and scheduled ancient monuments)

The heritage statement will require details on one or more of the following:

A) Archaeological Assessment

Applications that involve development which will lead to intrusive ground works in an area identified by the County Archaeologist as being of known archaeological interest, potential archaeological importance, or affecting nationally important archaeological remains, whether scheduled or not, must provide an archaeological desk top assessment and a field evaluation report where advised that this is required by the County Archaeologist.

Public access to the Historic Environment Record for Tyne and Wear, which contains information on archaeological sites across the County, can be gained on-line via

Direct pre-application contact with the County Archaeologist's Office to establish whether there is an archaeological interest in a development site is recommended. This can be either by telephone to 0191 2816117 or email to jennifer.morrison@newcastle.gov.uk

B) Listed Building/Conservation Area Appraisal

Applications for Listed Building Consent must provide a Listed Building Appraisal, which should include:

- a schedule of works to the listed building; and an analysis of the impact of these works on the significance of the archaeology, history, architecture and

character of the building/structure along with a statement explaining the justification for the proposed works and principles which inform the methodology proposed for their implementation;

- contextual and detailed photographs of the buildings/structure as existing to illustrate any features which are proposed to be altered or removed;
- where reinstatement of lost or damaged features is proposed, where possible, historic evidence to support the detail of reinstatement should be provided i.e. historic plans or photographs;
- for any alterations, replacement, or installation of features such as windows, doors and shopfronts, elevation plans and sectional drawings to a scale of 1:20 or less. Further details of features such as architrave, cills, horns, glazing bars, lintels, transom, mullions, panelling, mouldings, meeting rails etc may need to be at a scale of 1:5 or less;
- a detailed specification for all proposed materials including, where appropriate samples.

Design and Access Statements are required for all listed building applications (see Design and Access Statements).

Applications that involve demolition, significant alterations to or conversion of historic buildings, listed and unlisted, must provide an archaeological building recording report where advised that this is required by the County Archaeologist.

A Conservation Area Appraisal will be required for applications for planning permission (apart from change of use) on sites within conservation areas, or affecting the setting of a conservation area, and applications for conservation area consent. The appraisal should address how the proposal has been designed to have regard to the character and/or appearance of the conservation area and to explain how the proposal enhances or preserves the character or appearance of the conservation area. The appraisal should be accompanied by appropriate photographs and could form part of a Design and Access Statement.

For applications either related to or impacting on the setting of heritage assets a written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required.

The scope and degree of detail necessary in the appraisal will vary according to the particular circumstances of each application. Applicants are advised to discuss proposals with a planning officer and/or a conservation officer before any application is made.

Further advice can be obtained from English Heritage's 'A Charter for English Heritage Advisory Services' and the joint English Heritage and CABE guidance 'Building in Context' available from the following web links.