PONTELAND NEIGHBOURHOOD PLAN

PONTELAND & HIGH CALLERTON CONSERVATION AREAS

COMMUNITY CHARACTER STATEMENT

UPDATED CONSULTATION ISSUE NOVEMBER 2016

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INTRODUCTION

This document was created under the stimulus of The Localism Act 2011 by Ponteland Town Council, Members of Ponteland Civic Society with the assistance of the North of England Civic Trust and other people who have an interest in the area and who care about its future. It aims to show what makes the area special so that planning decisions are taken in context, and so the unique character of the conservation areas and the area as a whole can be maintained

It is intended that this work be carried forward as a project under the Neighbourhood Plan to produce Conservation Area Character Appraisals and Management Plans for the two Conservation Areas within the Neighbourhood Plan area

This Character Statement is in two parts. The first part describes the overall context, historical origins and development of Ponteland as a whole. The rural setting of Ponteland village and the unique character of the Darras Hall Estate are an essential aspect of the setting of both Conservation areas. Then the two Conservation Areas are described in detail in the second part

The existing Ponteland Conservation Area has been divided into five sub-areas, four of which relate to an approach road or axis. The four very different approaches into the village are an essential part of its overall character. The fifth sub-area is the small part of the Darras Hall Estate within the Ponteland Conservation Area

At the time of this latest update Northumberland County Council's Core Strategy Pre-Submission Draft consultation has closed, there has been initial consultation on an emerging supplementary Planning Document for Ponteland and local people are preparing a Neighbourhood Plan

This document forms part of the emerging Neighbourhood Plan Evidence base

PART 1

ABOUT THE AREA

The main settlement, Ponteland village, with the adjoining Darras Hall Estate, lies at the crossing point of the A696 and the River Pont. Beyond the village, there are a number of smaller settlements and buildings which are an important part of the character of the Neighbourhood Plan area

The hamlet of Medburn is a small linear settlement, a mile to the west of the Darras Hall Estate comprising a mixture of original village housing, small farms and some small home based business as well as newer executive homes. Medburn has grown significantly in the last 10 years largely due to back land development, however it has no village facilities or amenities.

Milbourne is a small hamlet centred around East Town Farm, approximately 2 miles north west of Ponteland. It was formerly a ‘pick your own’ soft fruit farm and shop

The Ogle family owned Kirkley Estates from 1632 until 1922. The Grade II Listed Kirkley Hall was damaged by fire in 1929 and rebuilt on a smaller scale to designs by Newcastle Architects Burns, Dick and MacKellar. It is located approximately 3 miles to the north of Ponteland. In 1946 the

estate was acquired by Northumberland County Council and in 1951 Kirkley Hall Farm Institute was established

High Callerton is a small community that adjoins Ponteland. The settlement grew up around a range of farm buildings, manor halls and farmhouses. Some of the original traditional farm buildings were converted into residences in mid-1970s and 1980s. These changes have involved alteration, demolition and extension of existing structures. The result is the current built form of the settlement.

Berwick Hill is at the eastern edge of the Neighbourhood Plan area. There is a rifle range and office units. The central point is the farm and several cottages originally for agricultural workers in the area.

Berwick Hill and Prestwick have a variety of units offering professional, retail and cafes outlets. Many of the farm steads have diversified into B&Bs, livery, kennels, catteries, farm shops and holiday lets

Mining around the Prestwick area has a long history as far back as the 13th century with bell pits at first and deep mining from the 18th century. There were offices, canteens and pithead baths when underground mining finished in 1966. From 1951 until 1990 an area near the

Fig. 1 _The rural setting of Ponteland and its relationship to Newcastle upon Tyne

railway was used as an explosives depot by ICI. Storage was in soil-covered bunkers on low-lying ground and the railway remained open for the trains carrying explosives. In 1995 Ward Bros took over the site and it is now being used for landfill

THE COTTAGE HOMES AND POLICE HEADQUARTERS SITE

The Cottage Homes were established in 1903, designed by Newcastle architects Oliver, Leeson and Wood for the Newcastle Board of Guardians, initially taking in children from the workhouse on Westgate Road to the west of Newcastle. Originally there was a superintendant's house which included stores and an office, four blocks of semi-detached cottages and a half block, initially intended to be an isolation hospital, arranged around an oval green. Each cottage was supervised by a "house-father" or "house-mother" and accommodated between thirty and forty children, about 300 in all. The homes, which were extended in 1913, eventually included a school, infirmary and workshops on site. The latter would have been used for general upkeep and maintenance in the homes and also for training the boys in specific skills

Source (www.workhouses.org.uk) copyright of Peter Higginbotham

The buildings are constructed in the Domestic Revival style of brick, partly pebble dashed with pitched roofs in welsh slate, featuring half-timbered gables with bargeboards and ridge stacks. The superintendent's house has a water tower at the rear

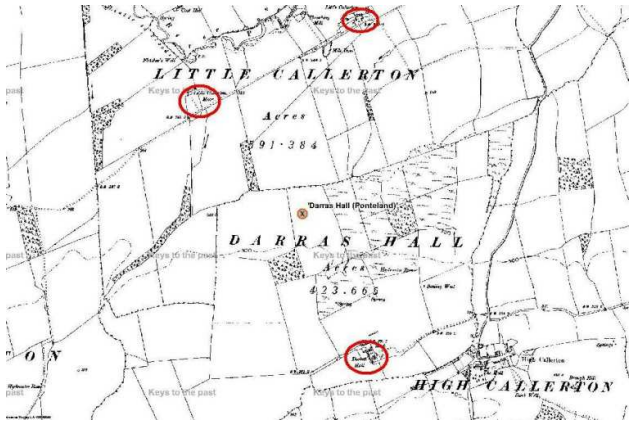
The former Homes are now part of the Northumbria Police Headquarters and College site

DARRAS HALL

Historically the name Darras probably derived from D' Arreynes, believed to be a Norman family who held land here in the 12th century. The present Darras Hall is a typical Northumbrian farmhouse dating from 1830. 'Hall' is a very common name for a farm in the county and does not necessarily imply a large mansion

In 1907, three farms, Darras Hall, Little Callerton and Little Callerton Moor, a total of 1,014 acres, were purchased by the Northern Allotment Society led by JOSEPH WHITESIDE WAKINSHAW. Wakinshaw was a philanthropic man, devoting his life to the betterment of his fellows, he never married, was a teetotaller, vegetarian and non-smoker but very tolerant of those who did not follow his ways. He worked for the same firm of engineers all his life and his main hobby was gardening. His vision was to make houses with

The former Cottage Homes



Little Callerton, Darras Hall Farm and Callerton Moor Farm

The same area today (the three farms highlighted)

gardens available, a "Green Policy" to help people to move away from the dirty and overcrowded conditions in the nearby city

The affairs of the estate were to be under a Trust Deed with the day to day working of this conducted by a committee. The Deed was well written with the intent of covering every eventuality and it remains effective today, having survived numerous legal challenges

Lack of public transport meant that progress was initially slow, but following the opening of the railway line to Ponteland in 1905, the trustees offered a stretch of land through the estate enabling the North Eastern Railway Company to build a branch line to a terminus in the centre of the estate, where a station was built close to the area earmarked for shops etc in Broadway. However, insufficient passengers led to the closure of the line, together with the Ponteland line, to passenger traffic in 1929. The track bed reverted to the Darras Hall Estate Committee and has been turned into a public bridleway. The station building, last used by the United Reformed Church, was demolished in 1993 to allow for the erection of 20 bungalows for elderly residents of Darras Hall

Growth of the Estate did not really begin until the later 1950's continuing through the 1960's and gathered pace during the later housing boom years until today it has almost reached its potential

Even though the Estate has over 2,500 properties, with a grid system of highways spread across the Estate it maintains its original "Garden Village" status. The roads are still lined with mature trees and shrubs, perfect for wildlife, Darras Hall is lucky to still have a "Red Squirrel" foothold especially on Runnymede Rd, Western Way, Edgehill and the bridleway out of the estate towards Dissington. There is a shopping arcade, petrol station, church, school, a SSSI site (Grasslands) and a bridleway through the middle of the estate stretching from beyond Western Way to the village

SETTING OF PONTELAND AND DARRAS HALL

The village of Ponteland and most of the Darras Hall Estate sit in the valley between the River Pont and the Fairney Burn whilst most of the surrounding countryside is higher ground. This means that views into and out from the village are comparatively restricted: there is little or no intervisibility between the village and the Tyneside conurbation and importantly, the highway link with it. It also means that the village itself is quite unobtrusive so that there is a quite remarkable degree of landscape continuity, particularly in the unrestricted views across Ponteland from the south towards Simonside,

Runnymede Road

The Bridleway

Ponteland from the South

The Cheviot, the border with Scotland and the Northumberland National Park

The great majority of the land surrounding Ponteland and Darras Hall is actively farmed (rather than being turned into 'pony paddocks' for example) so that the landscape has a distinctly rural character

Tomlinson describes Ponteland as "a pretty rural village on the river Pont from which it derives its name. Fine trees line both sides of the turnpike road near the village, thus making the entrance to it very picturesque." This is as true today as when his "Guide to Northumberland" was first published in 1888

The emerging Neighbourhood Plan has strong support to include protection of the "green approaches" to Ponteland

The present Green Belt boundary was drawn tightly around the edge of Darras Hall and Ponteland Village Centre for the good reason of protecting the countryside in that part of the County closest to the Tyneside conurbation, where pressures for development are strong. The existing Airport boundary comes within 2km of this boundary and parts of Newcastle City Council's planned housing expansion now come within 2.5km

In September 2013, before Northumberland County Council prepared their Green Belt Review, members of Ponteland Civic Society prepared a Landscape Quality Analysis of the various areas surrounding the village of Ponteland and Darras Hall. The purpose of this was to determine the contribution to Green Belt purposes, as described in the National Planning Policy Framework, that each area makes

Their conclusion was that the Green Belt to the south and south east of the Parish is considered to be of exceptional strategic importance

This area is considered to be of importance in The Northumberland County Council Land Use Consultants Key Land Use Impact Study September 2010 which includes guidance to

- Protect the parkland landscape at Birney Hall and retain views from the southern settlement edge to Callerton Common
- Seek to retain the characteristic views from Callerton Lane and the B6545 to Callerton Common, High Callerton and Black Callerton Hill

A plan was produced summarising the findings of the Analysis and also showing important features in the landscape and the relationship of the areas to Newcastle International Airport and proposed development by Newcastle City Council. This plan was used in discussions between the Ponteland Neighbourhood Plan Steering Group and Northumberland County Council regarding their emerging Core Strategy and also in representations made by the Ponteland Civic Society

Because of the importance of the landscape setting to the community, a professional independent Landscape Character Assessment has now been commissioned by Ponteland Town Council to support the emerging Neighbourhood Plan

PART 2

CONSERVATION AREAS IN THE PARISH

Two conservation areas within Ponteland Parish are covered in this Character Statement, namely the Ponteland and High Callerton Conservation Areas. The document includes consideration of the approaches along North Road, West Road and Ponteland Road as well as the Darras Hall Estate and the Northumbria Police Headquarters site, which all contribute to the unique character of the area, as it is also used to inform the Heritage and Conservation Policies in the Ponteland Neighbourhood Plan

The mix of buildings and the unique rural atmosphere reflect the area's history and give it a

very special character that would be destroyed by inappropriate development. Future changes are inevitable, some changes are desirable, but any change must respect and understand the qualities of the area so as to preserve and enhance that character. The aim of an appraisal is to ensure that the quality of townscape is preserved or enhanced as well as protecting individual buildings

There are many factors which contribute to the character of conservation areas such as

- The relationship of open spaces, streets, paths and gardens
- The activities which take place
- The historic layout of property boundaries
- Vistas and gap views
- Characteristic materials, scaling, features and detailing
- Quality shop fronts, other joinery, street furniture and surfaces
- Trees and open spaces

THE PLANNING POLICY CONTEXT

The introduction of conservation areas to statutory policy within Britain began with the introduction of the Civic Amenities Act of 1967. The definition of a conservation area was an area of special historic or architectural interest which it was desirable to preserve or enhance. Section 69 of the Planning Act 1990, Listed Buildings and Conservation Areas, obliges local planning authorities to designate areas of specific historical and architectural significance as conservation areas, to keep them under review and to designate further if appropriate. It requires that every Local Planning Authority "*Shall, from time to time determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as conservation areas*"

It is also the duty of the local planning authority to pay specific attention to the desirability of preserving and enhancing the appearance of the conservation areas (Section 72)

The Ponteland Conservation Area was first designated on 22 August 1973 and extended on 1st October 1988

The designation of an area can bring with it a number of controls including

- Strengthened control over development
- Special provision for the protection of trees
- Control over the demolition of buildings

The English Heritage the guidance document 'Understanding Place: Conservation Area Designation, Appraisal and Management' (March 2011) is currently under revision to reflect the National Planning Policy Framework (March 2012). Nevertheless it still contains useful advice and this document follows the suggested content

The National Planning Policy Framework requires at paragraph 126 "Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment"

The definition of the character and specific historic and environmental interests within the two Conservation Areas will make it possible for Northumberland County Council to improve its conservation strategies with informed appropriate decisions regarding development control and listed building decisions. It will also support the formation of other conservation related policies at County and Neighbourhood Plan level

LOCATION

Ponteland is 8 miles North West of Newcastle on the main A696 road to the Border and beyond to Edinburgh. It is close to Newcastle International Airport so is experienced by many travellers, as well as those who live and or work there

The Conservation Area boundaries do not include Eland Hall (and its approach along the River Pont), Prestwick Hall or Birney Hall, all of which are Grade II Listed and close to the settlement boundary. Nor does it include the "Cottage

Homes" at the Police Headquarters site which comprise five blocks of Grade II Listed buildings

PONTELAND CONSERVATION AREA

The detailed description of the Ponteland Conservation Area has been extended over the four "green" highway approaches which are an essential aspect of its character. The development of Ponteland can be clearly seen in the plan form along these four axes, although each has an individual character, style and historical association

The Conservation Area boundary includes most of the central area and buildings along the approaches from the north, east and south. One plot on the Darras Hall Estate and a small part of Ponteland Park are also included

CONTEXT

Although the topography of the village is essentially flat, the Darras Hall Estate reaches the lower slopes of Birney Hill which rises to the south west and offers clear views to Simonside and the Cheviot Hills beyond

Mature trees and green spaces within the Conservation Area continue the rural appearance of the approaches right into the village centre. Numerous single standing trees are prevalent and dominate the buildings. The River Pont meanders largely unseen through the village until the A696 bridge crossing where it offers the only significant view out of the Conservation area along the river to the south west. The overwhelming impression is one of enclosure

The development of Ponteland has been incremental and although the most significant growth has taken place since the late 1950's, it is hidden behind the historic plan form. There is no unifying style to the conservation area, indeed there are a number of modern buildings which while of no particular individual merit, are sympathetic and do not detract

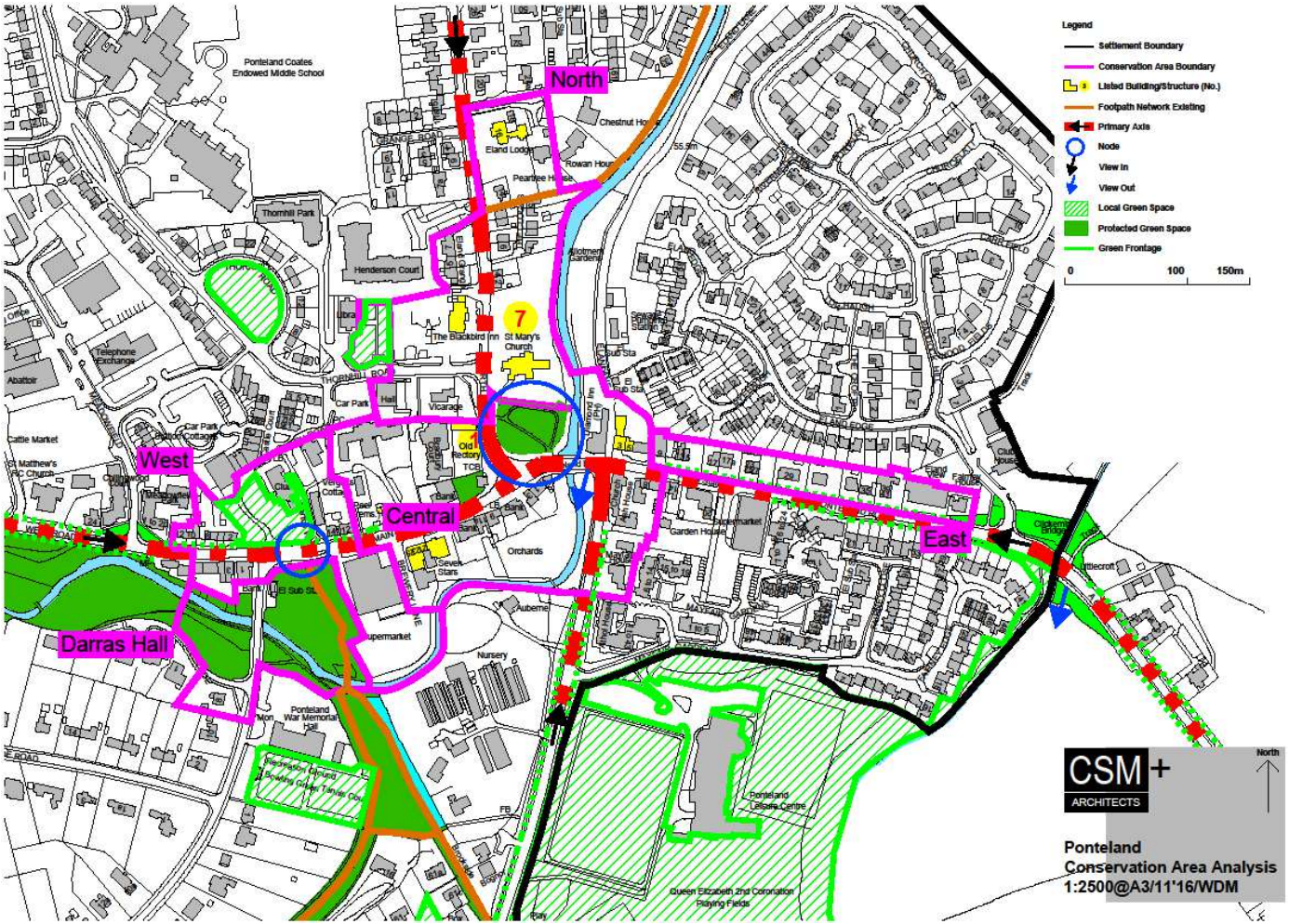


Fig.2_Ponteland Conservation Area

HISTORICAL DEVELOPMENT

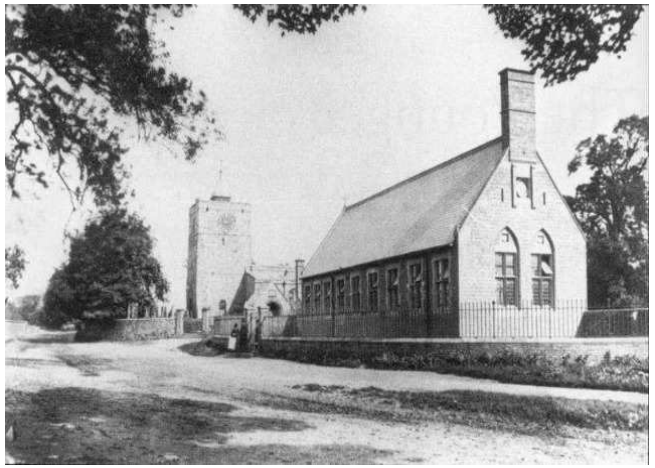
The origins of Ponteland may go back to Celtic times since the name of the river Pont derives from the Celtic name for a valley “pant” and the eland or island was the higher ground near the river which did not usually flood. The Roman invasion followed and their defended northern border was eventually decided in AD 122 after a visit by the Emperor Hadrian and the building of the Wall was begun. The line of the Roman Wall lies just more than three miles south from the centre of Ponteland. There is no known Roman settlement between the Wall and Ponteland although there have been archaeological finds relating to the Roman period at Prestwick Carr Prestwick Carr, once a thousand acres of water-filled depressions left after the last ice age, is just north east of Ponteland. This was drained in the C19 but today the Wildlife Trust is altering the drainage to improve it as unique lowland raised mire for plants and birds and to act as a sponge for flood control. Flooding, after heavy or prolonged rain, has been a part of the village narrative for centuries and still continues today. St Mary’s church in the centre of the village has indications of its Saxon origins but it is mainly Norman with 13th century improvements

The settlement of Ponteland grew around the church and the crossing point of the river and the road which eventually linked Newcastle with the border. Border warfare and Reivers’ raids were a fact of life for more than 300 years between 1296 and the early 1600s and severely impeded the development and prosperity of the area. The Lord of the Manor built a small castle, or bastle, to the west of the church and the Vicar was housed in a Pele Tower, both defensive strongholds, but the Castle was ransacked by the Scots in 1388 and the occupant taken hostage when the Scots retreated from Newcastle

In 1597 the Lord of the Manor, Mark Errington restored the castle and built a manor house onto the side but after about 200 years it was vacated again eventually becoming licensed premises with the first victualler recorded in 1828. Today it is the Blackbird Inn and is one of three public dwellings in the village centre. The Seven Stars and the Diamond Inn are difficult to date but would be in business by the end of the 19th century. The Seven Stars served as a coaching

Prestwick Carr looking to Prestwick Mill Farm

The Ponteland Bridge rebuilt 1926 and widened in 1955



c1875 Coates School and Church before the clock was lowered and the tower strengthened with a buttress (Photograph supplied by Ponteland Local History Society)

inn, it had its own brewery with a prominent chimney behind the premises but this was demolished in the first decade of the 20th century

Richard Coates, in his will of 1719, wished his trustees to found a charity school in Ponteland for 15 or more boys and girls. His wife came from Horton Grange and paid for a balcony in the church to mark the opening of the school in 1727. This school was rebuilt in 1831 and much later became a reading room. It is now called the Coates Institute, home to an estate agent. A new school was built in 1874 on land in front of the church when all children were entitled to free education and these premises were replaced by yet another school on Thornhill Road in 1959. The site of the previous school is now the green in front of the church. The sculpture of a teacher and children there was commissioned for the millennium and installed in 2003

John Speed's map of Northumberland produced in 1611 locates Ponteland but gives no detail and it is not until 1802 that a detailed map of land around Ponteland was made. Ten farms belonging to George Silvertop were surveyed and Rectorial and Vicarial glebes are itemised. There are some dwellings in what we now regard as the historic heart of the village

The next map is the one that accompanied the tithe assessment in 1846 and it shows the village extending towards Newcastle upon Tyne with the building of the (then) eight dwellings known as Bell Villas

There is evidence of Ponteland's agricultural heritage and there were farms in the village itself. Waitrose supermarket is on the site of West Farm which existed well into the 20th century. Indeed, at the turn of the century, before the First World War, Ponteland was a small rural village with a population of about 400 people where all the trades were associated with farming. Their buildings and cottages lined the road from east to west with a short spur going

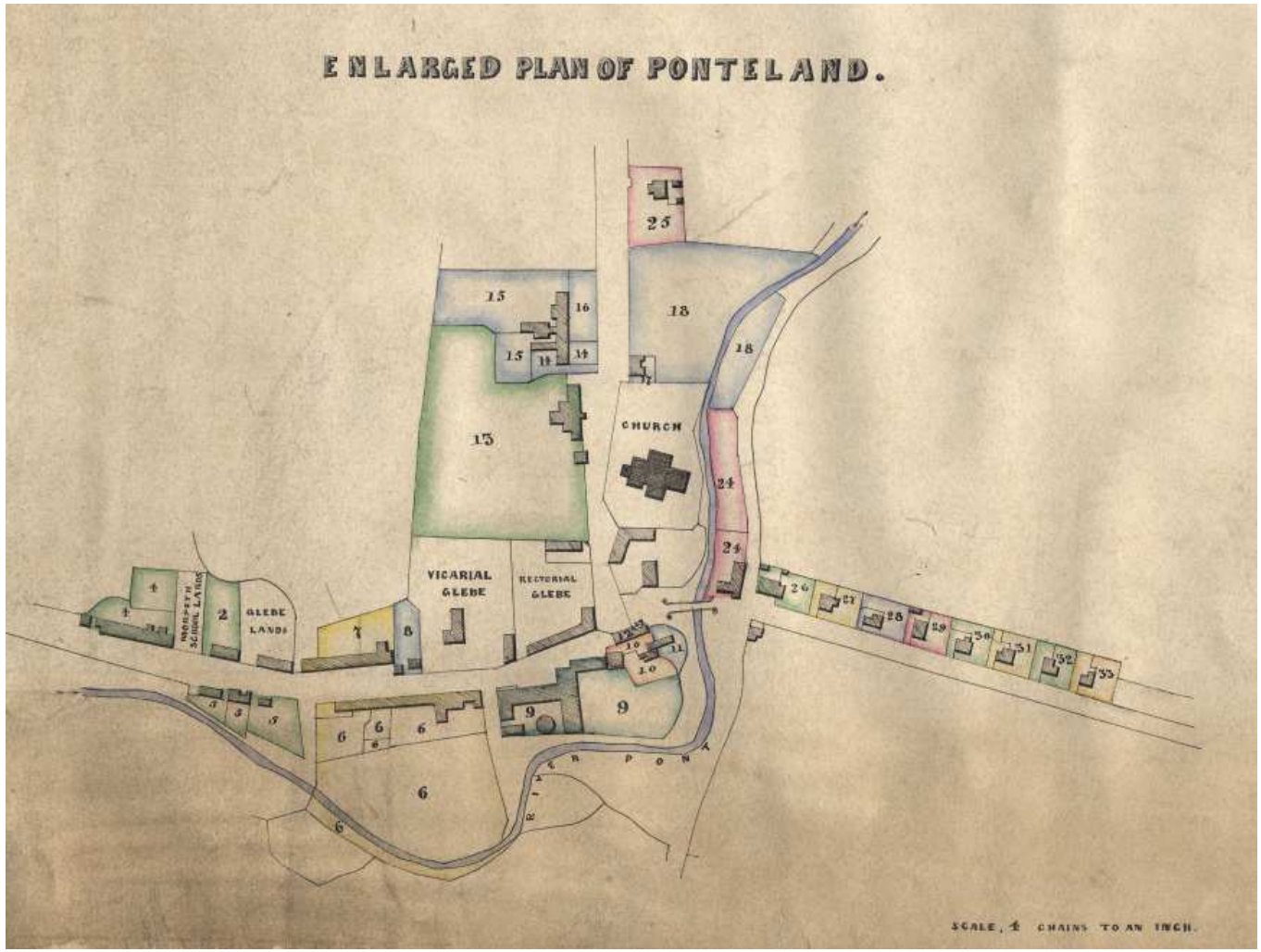


Fig. 3_ Tithe map of 1846

north. The small building opposite the Smithy (plot 26) shown on the Tithe Map is the original Methodist Chapel erected in 1841 and so labelled on the Tithe Map of 1842. The present building was erected on the same site in 1908 and extended southwards to provide extra facilities in 1926

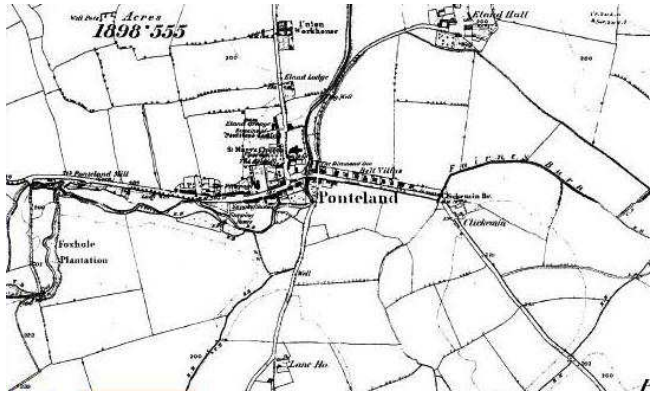
The first Ordnance Survey maps are invaluable for all historians and the 1:10,560 scale map of 1864 now shows the ten Bell Villas and further out on the North Road, the workhouse

TWENTIETH CENTURY DEVELOPMENT

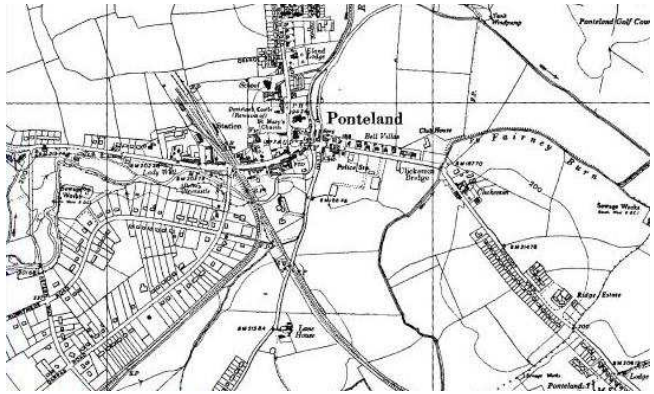
This century marked the beginning of huge changes for Ponteland starting with the arrival of the railway branch line from South Gosforth in 1905. It crossed Callerton Lane at a level crossing and continued by a bridge over the A696 into a station and goods yard where Merton Way exists today. A spur line was continued into the Darras Hall Estate in 1913 on its way to a colliery ten miles to the north-west but the colliery only lasted ten years. The branch was closed to passengers in 1929 and to goods in 1967, the station and ancillary structures were subsequently replaced by the Merton Way shopping centre. An auction mart was established by the local farmers in 1926, next to Ponteland station, for easy transport of livestock into Newcastle. This closed down in 2006, cattle had previously been sold from land behind the Diamond Inn

The Darras Hall Estate, a defining feature of Ponteland, was the culmination of the aspirations of thoughtful, altruistic men, led by Joseph Wakinshaw, who worked to better the lives of dwellers from the smoky industrial areas of Tyneside through the Northern Allotment Society. It is a unique estate in the north east and although it has similarities with the Garden City movement, it is not a copy. In 1907 over a thousand acres of farmland to the south of Ponteland were bought and the whole area divided into 5 acre plots with roads marked and services supplied. The plots were auctioned off in 1911 and buyers could build their dwellings and start market gardens to supply flowers and vegetables to markets in Newcastle. Today, the boundaries of the estate are defined, there is a minimum plot size for dwellings and an enforceable Trust Deed spells out the bye-laws that govern how the Estate is managed. There are over 2500 dwellings and an estimated nearly 8000 residents

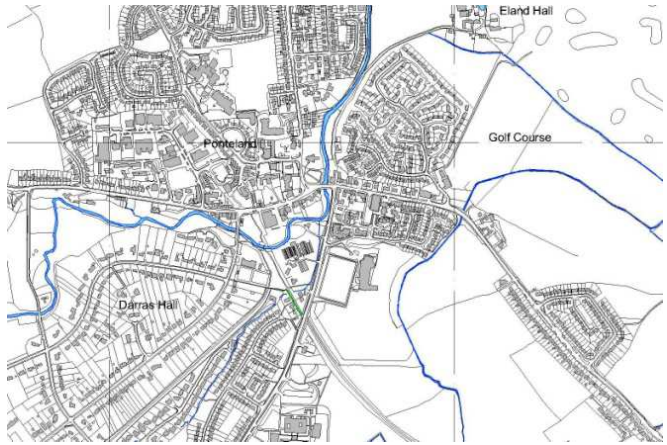
In 1903 the Board of Guardians for Newcastle opened the Cottage Homes near Smallburn, about one mile from the centre of Ponteland, on the Kirkley Road, where up to three hundred children were housed and trained instead of



Ponteland in 1864



Ponteland in 1951 showing the railway and station



Ponteland Today

living in the city workhouse. It closed in 1960 and became the Northumberland Teacher Training College for the next twenty years. It is currently the HQ of the Northumbria Police but there is outline planning permission for housing as the Police have decided to move the bulk of their operations away from Ponteland. The Castle Ward workhouse was built in 1848 on the North Road and after the abolition of the Poor Law it became a hospital for the old and infirm and was finally demolished in the 1990s and dwellings built on the site

There was ribbon development between the two world wars. Large dwellings were built along the North Road and the West Road and Cheviot View on the A696 east of Ponteland was started after the second world war. In the late 1950s Council dwellings were built behind the Blackbird Inn around what became Thornhill Road. The pace of development increased rapidly from then with Ladywell Way and later Fairney Edge and the housing development off Eland View, the latter two built on the flood plain. The Lairage, built on the former cattle market field, was the latest

By 1951 Darras Hall had reached the village edge and other development extended along the approach roads. Cheviot View was complete and construction on Ridgely Drive had begun. This is before the period of significant growth

NORTH AXIS

There are two approaches to Ponteland from the North, either North Road from Morpeth or Berwick Hill Road from the A1 (North) and Cramlington. Both these approaches are open in character, with views across farmland

On North Road we pass a line of electricity pylons (continuous with those on the approach from the north) and a number of large isolated dwellings until there is a glimpse of the Police Headquarters behind trees to the right and the outline of the north edge of the village to the left. After passing the entrance to the Police Headquarters the road passes several more large isolated dwellings until entering the village with a mixture of brick built bungalows and smaller dwellings on the right and Coates Farm concealed behind trees on the left

On Berwick Hill Road there is a clear view of the north edge of the village across fields from Berwick Hill Bridge and beyond, but this is transient as the road undulates

The two approach roads are lined with mature hedges. They meet at Eland Green where Berwick Hill Road joins North Road. Here is Eland Green Farm with a date of 1889 over the front door. Beyond this the right side of the road is lined with semi-detached dwellings. On the left

Approach from Berwick Hill Road

Entering the Village

Eland Lodge

are side roads leading into housing developments set well back from the road behind mature gardens then a row of large detached villas with mature front gardens. The last of these, the Grade II Listed Eland Lodge, marks the start of the conservation area. The impression is of entering a sizeable village along a green corridor composed of fine trees and well kept hedges

NORTH AREA SPATIAL ANALYSIS

There is a later detached dwelling in the grounds of Eland Lodge, constructed since the Conservation Area boundary was last drawn. Towards the village on the left is a group of four brick built semi detached cottages and one small detached dwelling off a narrow single track known as The Cloggs, with gardens extending down to the river Pont. This is a "tandem" development , the group of dwellings sit behind a newer pair of semis on North Road. There is a similar arrangement of bungalows behind other bungalows at Cheviot View on the east approach. On the right is a handsome stone built terrace

The road narrows and bends slightly just before entering the village centre which comes as almost a surprise. The historic Blackbird Inn is on the right. On the left a pair of stone cottages precede the walled cemetery of St Mary's Church. The cemetery contains many interesting tombstones and a wealth of mature trees

The Cloggs

The Blackbird Inn

St. Marys Church cemetery

The Green Space in front of the Library

NORTH AREA ARCHITECTURAL QUALITIES

An imposing stone built house, the Grade II Listed Eland Lodge marks the entrance to the conservation area. The stone dwellings at 3-7 North Road were built on the site of a former building known as Eland Grange and there is also a mixture of brick and rendered dwellings

The Blackbird Inn is also Grade II Listed and is an imposing stone building with a tower, mullioned windows and a part stone slate roof with water tables and large brick chimneys. Unfortunately it is surrounded by a paved forecourt and a car park. The rear is spoiled by poor quality extensions and a lack of enclosure for the refuse and other products of a public house

The Cloggs seem to pre-date the group of similar dwellings in front of them and retain most of their original period quality. The stone cottages are of little merit with enlarged window openings and replacement doors, however they were constructed prior to 1858 and have a historical significance. St Mary's Church Hall and Vicarage are also within the Conservation Area, but neither building is of particular merit

NORTH AREA ATMOSPHERE

This small part of the Conservation Area contains some hidden places which surprise and intrigue. The mix of building materials and styles adds further interest. It is a quiet area off the main commercial street and without the volume of traffic which passes elsewhere. A Riverside path extends from The Cloggs to Berwick Hill Bridge

The rear car park of the Blackbird Inn contains some fine trees and there is a small green area beyond this in front of the library not presently within the Conservation Area

There is potential to link this area more strongly with Merton Way and there would also be benefit in relating the open space in front of the Library in a more positive manner to the landscape elements at the rear of the Blackbird Inn

NORTH AREA LOSS INTRUSION AND DAMAGE

The broad paved forecourt at the front of the Blackbird Inn is particularly unattractive as is the enlarged vehicle access to the care home a little further up North Road. These elements together with over prominent signage detract from the essential village character

EAST AXIS

Approaching Ponteland from Newcastle upon Tyne to the south east on the main A696 trunk road we leave the urban corridor of the Woolsington Bypass and the Newcastle Airport approach to enter a narrow green corridor at Street Dwellings. A large Garden Centre, Dobbies, is mostly hidden behind boundary planting and a public house, The Badger, formerly Street Dwellings Farm House. Unfortunately the urban experience is continued here at night because of the high level of street lighting
The road widens here and a modern link road heads off towards Darras Hall while the A696 continues towards the village centre through a mixture of mid 20th century dwellings and farmland. The post war dwellings differ in design but all are constructed of red brick and render with red tiled roofs and chimneys. They are set back from the road frontages along the A696 behind a grass verge and with a couple of

Approach from the East

Cheviot View

Looking towards Callerton Common from Clickemin

exceptions retain the original low walls and hedgerows

This creates a rural approach to the village. Once derided, a key aim for the United Kingdom's post-War planning system was to halt such "Ribbon Development" but now in many places the pleasing suburban character is being recognised by designation as a Conservation Area Examples include

- Normanton-on-the-Wolds, Rushcliffe
- South Bessacarr, Doncaster
- Green Hill, Wigan
- Long Road, Cambridge

The road gently descends between fields, past an open view left to the south and a mature hedge to the north, to the start of the flat area between the Fairney Burn and the village centre. The isolated Clickemin Farm House is on the right and there is a range of converted farm buildings where the hedge ends. The wedge of open countryside here separates The south east edge of Ponteland from Darras Hall and this suburban approach and is a living link to Ponteland's agricultural past

At this point only the leisure centre and the bungalows along the side of the Fairney Burn at Fairney Edge are visible, the remainder of the village is hidden in the Pont valley. At Clickemnin bridge, looking back, is one of only two views out of the village looking towards Callerton Common. The old railway line cuts across this space and is a strong linear historic feature

EAST AREA SPATIAL ANALYSIS

Beyond this the road crosses the Fairney Burn at a left hand bend with the Golf Club car park and club house set back behind trees on the right. There is a large housing development of over 200 dwellings hidden behind the historic fabric to the north east here off Eland View

Continuing westwards the A696 becomes Ponteland Road and we see the 19th century development of the ten Bell Villas which run down the right hand side. These simple traditional buildings form an attractive avenue into the historic heart of Ponteland

Clickemin Farm Buildings

Bell Villas

Arthur St John Wallis outside his bakery (the 9th Bell Villa)

The same building today with the extended nursery beyond

These were built between 1822 and 1841 on land leased to individuals from Matthew Bell who lived at Woolsington Hall on the north side of Ponteland Road. The first of these, the building next to the Diamond Inn, was a smithy with a house attached and a date over the door 1822. A Co-op store was built next to the second villa in about 1920 and in the 1980s the space between the smithy and the Co-op was filled with a stone built block used for offices above and commercial below. Incremental changes, through planning consents which perhaps should not have been given, have resulted in further changes

Most of the original houses have been enlarged and altered, additional houses have been built into the gardens (now nos. 35 and 39) and some have been changed to commercial uses. The later two Villas, Belville House, and the current nursery have been substantially altered and extended

The south side of the road is tree and shrub lined, hiding the relatively new development of Fairney Edge where the bungalows back onto the main A696. Contract House, a builder's merchant, was re-developed as flats, Cecil Court, and the adjacent garage became a new Sainsbury's convenience store with a large Italian restaurant above. These are modern buildings of no particular distinction although the Sainsbury development is set back and sits rather more comfortably in the street than the 3 storey gable of Cecil Court

Towards the end of Bell Villas on the opposite side of the road is a stone building (for some reason not included in the Conservation Area) and a small brick terrace. The Methodist church built in 1908 and the Diamond Inn opposite mark the end of the East Axis and the start of the Central Conservation Area

The former Co-op Store and the Smithy

Now a Commercial Building fills the Space (temp. image)

Buildings opposite the Smithy

The ever present traffic and clutter of signs dominate

EAST AREA ARCHITECTURAL QUALITIES

Stone walls and slate roofs with chimneys predominate and define a once genteel residential character. Although several of the villas have been converted to commercial use they retain the appearance of dwellings, with the notable exceptions of former nos. 3 and 9. The later buildings on both sides of the road approaching the village centre are clearly of commercial use but retain a domestic scale while

the Diamond Inn and the Methodist Church are of distinctive character and belong in the central area. it is the pattern of development in the area, the green frontages and the remaining original buildings and separation of Bell Villas which define its quality

EAST AREA ATMOSPHERE

The original residential character remains but the ever present traffic and clutter of road and advertising signs dominate. This is one of the main arterial routes to Scotland so the road can become extremely busy at weekends and holidays as well as weekday mornings and afternoons. The Diamond Inn is popular and the former Co-op is now a wine bar so the whole commercial area towards the village centre is lively both during the day and into the evening

EAST AREA LOSS INTRUSION AND DAMAGE

The original residential character has been eroded by the loss of boundary planting and the introduction of forecourt parking and commercial uses. The enlargement of Belville House and the adjacent children's nursery and the construction of the additional dwellings at 35 and 39 have significantly eroded the spatial character of this part of the Conservation Area. Other large unsympathetic extensions and the ever present traffic also detract

SOUTH AXIS

This approach follows the line of dormer bungalows on the northern part of the Darras Hall Estate where Middle Drive meets Callerton Lane, the historic route into the village from the south. These are on the left and Ponteland High School is on the right. The bungalows give way to three storey flats set behind a wide grass verge. This is an open area, suburban in appearance but after the road crosses the line of the dismantled railway the character changes with dense trees and hedges on either side and the village centre just visible in the distance. There is a care home on the right followed by two small houses set back from the road behind low stone walls and mature trees then the Methodist Church. On the left the trees give way to an open view of the River Pont on the left as the Diamond Inn comes into full view as a vista stop at the junction with the A696. This busy junction is the beginning of the central part of the Conservation Area

Approach from the south (Callerton Lane)

The Diamond Inn

Looking back up the River

View to Rear of Main Street

The riverside at Callerton Lane is the only view out of the Conservation Area and, indeed, the only place where the river can be seen from any of the built part of the village. There is an open view here to the back of Main Street

The most dominant green space is Coates Green situated to the south of St Mary's Church and opposite the "Toll House" and bridge. This forms a significant focal point to the village complete with a "millennium" sculpture, erected in 2003, which depicts an "ordinary" teacher with village children, a reference to the former Coates School on the site. The imposing Old Rectory is visible behind Coates Institute to the west and the Diamond Inn is across the river to the east

The present Ponteland Bridge was built in 1926 to replace a 15th century bridge which was at an angle to the road and demolished in 1924. The junction with North Road is here and dominated by a busy mini roundabout near the incorrectly named "Toll House". This was originally a butcher's shop with a curved corner giving access to riverside grazing. The Toll house was beyond the bridge

CENTRAL AREA SPATIAL QUALITIES

Main Street contains a diverse set of buildings housing branches of three major banks, estate agents, restaurants, shops and small offices and the remains of a Pele tower. Parking is mostly concealed between and behind the buildings. There are small gardens to the north side and individual trees dominate the buildings. Buildings were constructed in a linear form along Main Street with irregular frontages and the plots on the south side extending back to the River Pont. This plan form has remained where newer buildings have replaced the historic fabric so that the village centre street pattern remains very much the same as in the 19th century. The shape of the street and variations in plot size and building styles and materials create a lively townscape. The street pattern derives from the historic layout which consisted of a turnpike road running from east to west through the centre of the village and a single road heading off from this to the north. Callerton Lane, the approach from the south, did not become of significance until the second half of the 20th century

Coates Green

"Toll House", Coates Institute behind

Main Street looking West showing Variety of Building Styles

Poor Quality Materials behind the frontages

CENTRAL AREA ARCHITECTURAL QUALITIES

Materials are a mix of sandstone, render and brick walls with a combination of red tile and grey welsh slate roofs although some modern materials detract. This mix of materials is common in Northumberland and reflects the increasing fashion in the use of brick during the late 19th century and the need to import roofing materials which meant that choice was influenced as much by cost and availability as by visual intent. This variety adds interest
Many chimney stacks and “water table” roof edge details remain as do other building features. These include wide sash windows to the upper floors of The Seven Stars and adjacent building

Some original sliding sash and casement windows remain and most of these have been painted white. Variations in size and design contribute to the individual nature the buildings. Ventilation openings in the windows to the upper floors of The Seven Stars and adjacent building and PVC-U and hardwood replacement windows generally detract from this

The mix of uses and the variety of shop fronts create vitality and variation in the conservation area. The modern bank buildings make some attempt to enliven the street frontage and relate to the scale of the adjacent buildings. All have dominant upper floors which help them to relate to the 3 storey buildings at the Seven Stars

Main Street circa 1920, the Original Toll House on Left

Main Street looking East (temp. image)

Unfortunately some of the replacement shop fronts are of inappropriate design and incorporate poor quality materials. The profusion of signage with large lettering and bright colours on some of the properties detracts

CENTRAL AREA ATMOSPHERE

The mix of buildings in the village centre where everything is within walking distance results in a friendly, relaxing atmosphere. There are informal seating areas outside the Diamond Inn and Seven Stars. Coates Green forms a natural centre to the village edged by the river and there is some high quality stone paving here which creates a sense of importance. The large number of Listed Buildings in the central area reinforces its distinctiveness

There is a good network of paths for pedestrians throughout the centre and they link in with the Park, the old railway track and access to the clusters of newer dwellings. The Health Centre, previously next to the library, has unfortunately been re-located on Meadowfied Industrial Estate, a longer, less pleasant, walk from the other village facilities

The Park with the river running through it is a valued green space accessed from the village centre and many other points. The Town Council have been involved in the launch of an innovative set of six walks throughout the area, ranging from a one mile stroll through the village and the park to a nine mile circular route from the Diamond Inn

CENTRAL AREA LOSS INTRUSION AND DAMAGE

Traffic dominates Main Street and divides the village centre. The intersection of these roads now creates a busy staggered junction with traffic lights and a mini-roundabout near to the bridge and in front of St Mary's Church and Coates Green where macadam dominates

Poor quality materials and paving behind the frontages, replacement shop fronts and windows generally and a profusion of signage both permanent and temporary also detract

The view of the river from Callerton Lane is badly compromised by the introduction of an anti-flood wall at the back of the footway

The Old Rectory

Surviving Fragments of Original Shop fronts

DARRAS HALL (SOUTH AREA) SPATIAL ANALYSIS

Darras Road is not a main axis but the hedges and large numbers of mature make it another "green approach" into the village. It passes the Memorial Hall, crosses the River Pont and joins Main Street beside the prominent former Nat-West Bank building

The Memorial Hall or more correctly the War Memorial and Ex Servicemen's Hall has community and historical significance

A small section of Ponteland Park with a riverside walk is within the Conservation Area here. The remainder of the park is not included

Only the house at 8 Darras Road is included in the Conservation Area but perhaps 10 should also be included since both these were built in 1911 for Miss Wakinshaw. 10 was for her and 8 was the gardener's house when the plot ran down to the river. The inclusion of one without the other seems perverse

DARRAS HALL ARCHITECTURAL QUALITIES

8 Darras Road is a simple brick building with a pyramid shaped roof in the "arts and crafts" style

DARRAS HALL ATMOSPHERE

The south area is tranquil and provides an escape from the busy A696. This part of Darras Road is an example of the original intent of the Darras Hall Estate. The Estate came into being in 1907 following the purchase at auction of three farms, Little Callerton, Darras Hall Farm and Callerton Moor Farm, in total 1,014 acres. The area was well known as poor wet farmland with heavy clay subsoil positioned on the north facing slope of Callerton Fell and into the valley of the River Pont. In 1910, a group of local landowners and businessmen created the concept of a residential estate. Joseph W Wakinshaw, one of the founders of the Trust Deed, had a vision for the potential development of the “railway” and introduction of the “motor vehicle” to allow families to reside away from the city boundaries into greener locations (Estate Byelaws Introduction)

DARRAS HALL LOSS INTRUSION AND DAMAGE

The Trust Deed which was first published in 1910 is still in place to ensure the overall rural

10 Darras Road From the Memorial Hall, 8 Darras Road beyond

ambience of the Estate is maintained. Any changes or development of a property, including garden sheds, boundary fencing and entrances must have the consent of the Estate Committee In recent years some owners have challenged the strength of the Trust Deed and bye-laws, trying to subdivide existing plots to below the minimumplot size and otherwise to ignore the restrictions of the bye-laws, all of which are in place to retain the character of the Estate. Large houses have replaced small dwellings, which may well have passed their sell by date and succumbed to lifestyle changes, but some are built on smaller plots of land where the scale and massing overpowers the street scene. Many of the front boundaries have been subject to

changes where existing soft landscaping and hedgerows are removed and replaced with a solid wall and high gates

WEST AXIS

Approaching Ponteland from the west on main A696 trunk road we are travelling on a road little changed in 50 years. This two lane trunk road winds down the whole length of Northumberland from Scotland, passing through a number of small villages. The first indication of the approach into Ponteland is a line of electricity pylons followed by a glimpse of the mast and the larger buildings at the Police Headquarters. At West Farm the north edge of the village opens up to the left side of the road and there is a view of Ladywell Way. To the right the Darras Hall Estate is invisible behind dense woodland across fields

The village is entered rather suddenly at a left hand bend and the A696 becomes West Street. Here is a line of semi-detached dwellings on the left set behind high walls and hedges and the dense tree lined boundary of Ponteland Park broken only by the roofline of some modern flats built on the site of a former water mill, and a short brick built terrace on the right. The majority of the village and the river are still hidden from view

Roads lead off to the left to Ladywell Way, The Lairage and the Meadowfield Industrial Estate but these large developments are not visible from the road. The relatively narrow road and the high boundary planting create a sense of anticipation. On the left we have the architecturally interesting Catholic Church of St Matthew completed in 1950 and further extended in 1978, a small bungalow and two three storey residential blocks before the road curves slightly to the left and the view ahead opens up into the village centre

WEST AREA SPATIAL ANALYSIS

Immediately before entering the Conservation Area we see on the right a small stone built funeral parlour, formerly a butchers shop and thought to be originally a second smithy. The feeling of travelling on a historic road is

View East to the Village Edge from the A696

View South from the A696, across the Dissington Estate

Catholic Church of St Matthew

Restored Milepost

enhanced by presence of the old mile post (3 of these have now been refurbished by Ponteland Town Council). On the left is a stone built house and attached shop with offices over followed by New Station Cottages built of attractive banded brickwork. Further on the right is a terrace of five brick built dwellings and shops with attractive simple detailing, followed by the original Barclays Bank building built in 1914, later Nat-West and currently vacant. The railway crossed the A696 just beyond here where the bridge approaches can still be seen in Ponteland Park and the approach to Merton Way . This is the clear start of the central commercial area

Merton Way is a shopping precinct built on the site of the railway station and goods yard. It is outside the Conservation Area and set behind a green space, Merton Hall and the CIU Club which are within the Conservation Area although of no significant merit. What is important here is the continuation of the green space of the park across the road and into Merton Way which follows the line of the old railway and is another reference to this part of the village's history

Beyond the pedestrian crossing here, on the right, is a Waitrose store and on the left, a group of early 19th century brick built cottages. These are the last residential properties on the western approach into Ponteland

stone built house and attached shop

New Station Cottages

Shops with Attractive Simple Detailing

Former Nat-West Bank

The Line of the Old Railway through Ponteland Park

Waitrose Fails to Contribute

WEST AREA ARCHITECTURAL QUALITIES

High quality traditional materials predominate in this part of the Conservation Area and the buildings are of simple form

The elevation of Waitrose is almost unrecognisable as a supermarket since signs are minimal. The simple elevation treatment and use of stone around the windows has created a very restrained building within the street at a point where something lively might have been appropriate, certainly a more active corner onto Main Street at the east end would have been preferred. The entrance is unusual as it faces towards Ponteland Park and has potential to strengthen the link to Merton Way through the park entrance

In contrast the listed buildings opposite at 12-14 Main Street (Neasham House) are very attractive and add character and visual interest to the streetscape. They retain their water tables and chimneys (although most pots are missing) and the front elevation includes an inset two centred arch and a window with a brick segmental head

WEST AREA ATMOSPHERE

The two green open spaces on opposite sides of the main road, here are used a thoroughfare, rather than an area to dwell in. The use of this green space could be improved. As in the central part of the Conservation Area, the main A696 road provides a physical barrier

19th Century Brick Built Cottages opposite Waitrose

WEST AREA LOSS INTRUSION AND DAMAGE

Merton Way contains a number of well established businesses, a post office and other specialist shops. Beyond it is the Library and a green space which connects to the north part of the Conservation Area. Behind it is a large car park and a terrace of railway cottages. It has been the subject of various redevelopment plans over the years. Improvement of the overall environment here would do much to enhance the quality of the village centre and improve the link to Ponteland Park at the pedestrian crossing

Perhaps this is a location where something spectacular could happen

HIGH CALLERTON CONSERVATION AREA

High Callerton is a small community near Ponteland. It is situated on Callerton Lane, below Brough Hill, about 1.5 miles from the village centre, adjacent to the south-eastern corner of the Darras Hall Estate

It seems the settlement grew up around a range of farm buildings, manor halls and farm buildings. In 1264 High Callerton was part of the Barony of Mitford held by Roger Bertram who sold the land to Sir William de Valence to raise funds for the failed Rebellion of the Barons

There are a number dwellings set on either side of a narrow lane with grass verges. Most of the buildings are of stone with slate roofs. Callerton Hall, The Gateway, Oriel House, Coach House and the garden walls generally are all listed and form an attractive group of buildings, some dating from early in the eighteen century, but with substantial remodelling in 1882 by R. Norman Shaw. The remaining listed buildings are Callerton House and Newton Cottage, both of which also date from the early eighteen century, but probably the most interesting house in the hamlet is the early seventeenth century Rebellion House, identified in Nikoiaus Pevsner's, Northumberland 1992 as a bastle house
The name comes from the tradition that Oliver Cromwell stayed in the house. It is the oldest

Fig. 4_High Callerton Setting

Callerton House

Newton Cottage & Home Farm

building in the village and is basically a 17th Century Bastle House. It is constructed of walls one metre thick for protection, housing cattle on the ground floor, with owner and family on the upper floor. The original first floor doorway on the gable end is now a window, with a gun loop to the right

Some of the original traditional farm buildings were converted into residences in mid 1970's and 1980's. These changes have involved alteration, demolition and extension of existing structures. The result is the current built form of the settlement

A later sensitive conversion of Home Farm was carried out following a 2007 consent obtained by JDDK Architects with further work by Nicholson Nairn Architects in 2011

Home Farm (The Grange & The Granary)

Rebellion House (c. Phil Thirkell)

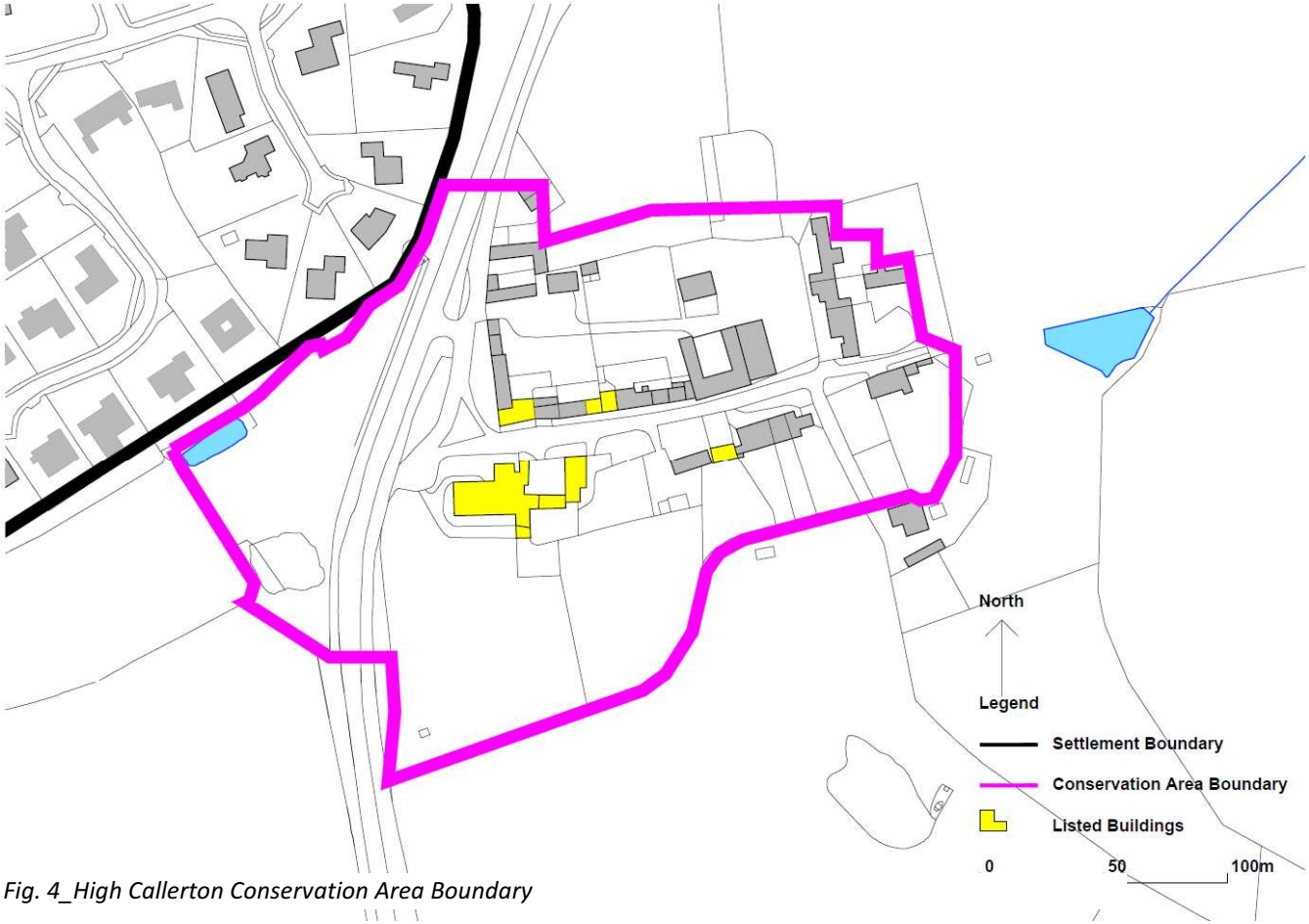


Fig. 4_High Callerton Conservation Area Boundary

APPENDIX 1_LISTED BUILDINGS IN THE PONTELAND CONSERVATION AREA

Grade I

The Church of St Mary the Virgin

Grade II*

The Old Rectory

The Blackbird Inn

Grade II

The Smithy (3 and 5 Bell Villas)

The Pele Tower

Neasham House (12 and 14 Main Street)

The Seven Stars and adjoining buildings

Eland Lodge (16 North Road))

Gate Piers and Brick Wall of Old Rectory

Various Tombstones

St MARY THE VIRGIN PARISH CHURCH

The oldest building in Ponteland dating from Norman times but there is evidence that there was an earlier Saxon church. In the C13 there was rebuilding and enlargement. A spacious chancel was introduced, the north transept altered and a south aisle built. The church later suffered from neglect and in the C19 several improvements were made and structural problems corrected. A number of tombstones in the graveyard are also listed. A fine building with a rich history

THE BLACKBIRD INN

The Blackbird Inn is a bastle or castle dating from the C14 or possibly earlier and built for the lord of the manor. The ground floor is tunnel-vaulted, there is a murder hole and a mural staircase. Outside there are the large irregular stones and quoins, typical of these Northumbrian defensive buildings. The Scots trashed it in 1388 and it remained derelict till 1597 when Mark Errington, lord of the manor and Roman Catholic, carried out extensive repairs and an extension to the north. This has since been much altered. The building was used as licensed premises from at least 1828 with the castle still in ruins. It was eventually part of the Deuchar pub chain and in the 1930s extensive restoration of the buildings

THE PELE TOWER

The imposing remnants of the Pele Tower in the heart of Ponteland are all that is left of a much larger building said to originate in the 1300s, but the existing remains date from the 1500s. These centuries were troubled times for many of the border parishes so defensive buildings were built to protect persons and livestock. In Ponteland there is evidence of a whole range of buildings on this site used by the vicars over the centuries which were changed and added to and then neglected and by the middle of the nineteenth century they were in a very dilapidated state. There are drawings produced by architect FR Wilson from Alnwick in the 1860s which show the extent of the premises used by the vicars of which only the Pele Tower and a small block, previously used as a stable, remain today

THE OLD VICARAGE

This was built in 1860s in the extensive wooded grounds of the Pele Tower to house the vicars of the parish church. Since 1778 there was no resident vicar and the parish was looked after by curates who sought lodgings where they could. The old Pele tower, the previous vicar's abode, was quite unsuitable for domestic and family use and a new building was put up. This vicarage became redundant in 1954 and had a number of different uses. The building is not listed and there has been substantial recent development of apartment blocks around it. The latest vicarage was put up on Thornhill Road

THE OLD RECTORY

A fine brick building on the corner of North Road and Main Street which is hardly visible to the public as it lies behind a high brick wall, in English Bond, with listed gate piers. It was built by Merton College in the early 1700s. It is now a

private house that has been sympathetically restored

THE SEVEN STARS

A coaching Inn built probably before 1800 with the adjoining 3-storey properties. One was a temperance hotel early in the C20. There was a brewery attached at the rear of the Stars which served the other pubs in the village but dates are not known

THE SMITHY (3 and 5, Bell Villas)

This blacksmith's shop with attached house of 1822 was the first building in what became Bell Villas. It was a thriving business, right up to the 1970s and housed different well-known blacksmith families over this time. Currently a Chinese restaurant. Further plots were leased and developed and the Tithe map of 1846 shows the first eight of these fine stone buildings

MAIN STREET 12, 14

This is listed as a farmhouse with a hind's cottage attached by a carriage arch. The building has never been a farmhouse and was built in the early 1800s. At some point it was called the Temple Hotel. From the internal structure it appears to be a house of status with a carriage arch connecting to accommodation for groom or servants both adjacent to it and over it. There has been an extension to the west and much internal alteration

APPENDIX 2_ ISSUES IDENTIFIED BY THE COMMUNITY IN THE PONTELAND CONSERVATION AREA

- Extend boundary to include the old butcher's shop and the milepost. The shop itself has a unique stone range against one wall and was possibly an earlier part of a blacksmiths workshop or smithy
- Extend boundary to include 12-14 Ponteland Road
- Extend boundary to include 10 Darras Road and the Memorial Hall and possible further protection of Darras Hall
- Extend boundary to include Clickemin Farmhouse and buildings and green space between here and Bell Villas
- Extend boundary to include Station cottages
- Extend boundary to include the approach to Eland Hall and the buildings here
- Update the boundary at Eland Lodge to remove the modern house constructed in the grounds
- The library and green sward in front of it need protection. The present library building has no merit but the site it occupies is gold
- Large area of macadam and concrete paving in front of Blackbird
- Screening to rear of Blackbird Inn and car park
- The War Memorial and the Memorial Hall are almost 100 years old and likewise need including
- The mile posts at the start of Cheviot View, (due for repair!) next to Strettle's and just beyond the Waggon Inn should all be listed. These three are the only mileposts left that lined the Turnpike Road in the parish. The Town Council has restoreD the damaged mile post on Cheviot View
- Removal of all A boards along both sides of the A696 from the Badger to Strettle's and other clutter (Civic Society "Clutter Report")
- Appropriate design, number and size of shop and other commercial signs, limit size of sign, size as proportion of shopfront area and size of lettering
- An emphasis on greenery and soft landscaping in front of Bell Villas
- A full tree management programme to protect the future look and feel of Ponteland
- Too many care homes?
- Traffic, particularly at peak (school) times
- Concrete tile roof to the Smithy
- Unsympathetic extensions, alterations and replacement windows to Bell Villas
- Poor detail on extension to nursery with main roof line continuing over a small set back extension. In future any extensions should be clearly subservient to the original building Belville House frontage, replica portico protected along with the main house (may not be correctly re-built)
- Extend protection to Park and approaches?
- Enliven end of Waitrose (CARE)
- Improve front of Merton Way and link to Park/Main Street. bridge? open theatre? market area? something spectacular?
- The NP should also include provision for a review of the Conservation Area at regular intervals (5 years?)

APPENDIX 3_LISTED BUILDINGS IN PONTELAND PARISH

Some building names may be abbreviated or partial, this is how they are recorded in the original register

12 and 14, Main Street
Grade II
12 A696, Ponteland, Northumberland
21-25, Main Street
Grade II
Brewery Lane, Ponteland, Northumberland
3 and 5, Bell Villas
Grade II
Eland Lane, Ponteland, Northumberland
Bank Head House
Grade II
Ponteland, Northumberland
Bath House Approximately 20 Yards South-East of Prestwick Hall
Grade II
Woolsington, Newcastle Upon Tyne
Bell Headstone Approximately 10 Yards South-West of Church of St Mary
Grade II
N Road, Ponteland, Northumberland
Benridge Hall
Grade II
Ponteland, Northumberland
Benridge Hall Cottage
Grade II
Ponteland, Northumberland
Birney Hall
Grade II
Newburn, Newcastle Upon Tyne
Birney Hill Farmhouse
Grade II
Stamfordham Road, Throckley, Northumberland

NORTHUMBRIA POLICE HQ
Block 13
Grade II
Ponteland
Block 27
Grade II
Ponteland, Northumberland
Blocks 1-2 and 3-4
Grade II
Ponteland, Northumberland
Blocks 5-6 and 7-8
Grade II
Ponteland, Northumberland
Blocks 9-10 and 11-12
Grade II
Ponteland, Northumberland

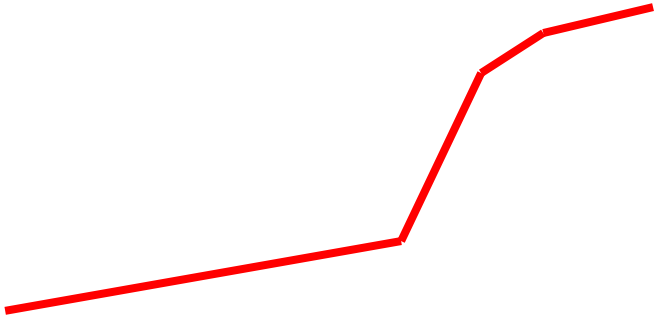
Callerton Hall Rest Home
Grade II
B6323, Ponteland, Northumberland
Callerton House
Grade II
B6323, Ponteland, Northumberland
Charlton Headstone Approximately 3 Yards South of Church of St Mary
Grade II
N Road, Ponteland, Northumberland
Church of Holy Saviour
Grade II
Ponteland, Northumberland
Church of St Mary
Grade I
N Road, Ponteland, Northumberland
Church of the Holy Trinity
Grade II
Paddock Lane, Ponteland, Northumberland
Coach House Approximately 30 Yards North-East of Benridge Hall
Grade II
Ponteland, Northumberland
Dissington Bridge
Grade II
Matfen, Northumberland
Dissington Hall
Grade II*
Matfen, Northumberland
Eachwick Bridge
Grade II
Matfen, Northumberland
East Coldcotes Farmhouse
Grade II
Ponteland, Northumberland
East Gateway to Dissington Hall
Grade II
Matfen, Northumberland
Eland Hall
Grade II
Eland Lane, Ponteland, Northumberland
Eland Lodge
Grade II
N Road, Ponteland, Northumberland
Farmbuildings Attached to West of Bank Head House
Grade II
Ponteland, Northumberland
Forster and Turnbull Headstones Approximately 10 Yards South of Church of St Mary
Grade II
N Road, Ponteland, Northumberland

Garden Wall and Dovecote Attached to East of Eland Hall
Grade II
Eland Lane, Ponteland, Northumberland
Garden Walls and Gateways South of Oriel House and Coach House
Grade II
B6323, Ponteland, Northumberland
Garden Walls at Dissington Old Hall
Grade II
Matfen, Northumberland
Garden Walls South and East of Prestwick Hall
Grade II
Woolsington, Newcastle Upon Tyne
Gatepiers and Garden Wall to East of the Old Rectory
Grade II
Ponteland
Gateway Approximately 20 Yards West of Callerton Hall
Grade II
B6323, Ponteland, Northumberland
Gateway Approximately 440 Yards East of Benridge Hall
Grade II
Ponteland, Northumberland
Gateway Approximately 50 Yards South of Birney Hall
Grade II
Newburn, Newcastle Upon Tyne
Gingang at Dissington Red House
Grade II
Matfen, Northumberland
Grace Headstone Approximately 15 Yards North-West of Church of St Mary
Grade II
N Road, Ponteland, Northumberland
High House Farm Cottage
Grade II
Ponteland, Northumberland
High House Farmhouse
Grade II
Ponteland, Northumberland
Higham Dykes
Grade II
A696, Ponteland, Northumberland
Higham Dykes Farmhouse and Attached Shelter Sheds
Grade II
A696, Ponteland, Northumberland
Kirkley Hall
Grade II
Ponteland
Milbourne Hall and Stable Block
Grade I
Ponteland, Northumberland
Newton Cottage
Grade II
B6323, Ponteland, Northumberland
Obelisk Approximately 440 Yards South-West of Kirkley Hall
Grade II
Ponteland, Northumberland
Old Dissington Farmhouse
Grade II
Matfen, Northumberland
Oriel House and Coach House
Grade II
B6323, Ponteland, Northumberland
Outbuildings Attached to Old Dissington Farmhouse
Grade II
Matfen, Northumberland
Pearson and Potts Headstones Approximately 5 Yards West of Church of St Mary
Grade II
N Road, Ponteland, Northumberland
Pigsty Approximately 20 Yards North of Milbourne Hall
Grade II
Ponteland, Northumberland
Prestwick Hall
Grade II*
Prestwick Village, Newcastle Upon Tyne
Rebellion House
Grade II
B6323, Ponteland, Northumberland
Restaurant to Rear of the Highlander Public House
Grade II
A696, Belsay, Northumberland
South Lodge and Gatepiers
Grade II
Ponteland, Northumberland
South-East Farmhouse and Cottage with Attached Cartshed
Grade II
Berwick Hill, Ponteland, Northumberland
Stable Block at Kirkley Hall
Grade II
Kirkley, Ponteland, Northumberland
Stable Block Attached to North of Dissington Hall
Grade II
Matfen, Northumberland
Stables and Carriage House Attached to North-West of Higham Dykes
Grade II

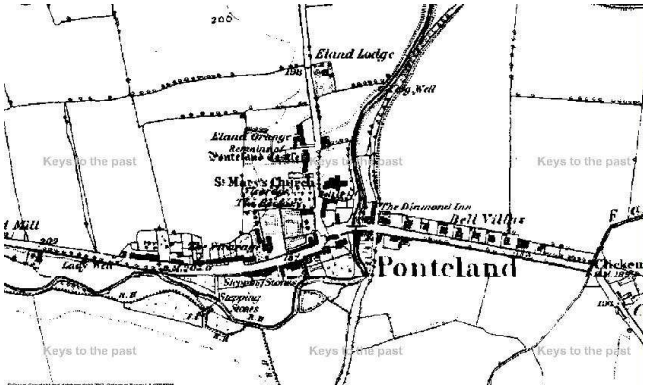
A696, Ponteland, Northumberland
Street House Farmhouse
Grade II
A696, Ponteland, Northumberland
Summer House and Garden Wall West and South of Higham Dykes
Grade II
A696, Ponteland, Northumberland
Sundial Approximately 30 Yards South of Higham Dykes
Grade II
A696, Ponteland, Northumberland
Terrace Wall and Railings to South of Dissington Hall
Grade II
Matfen, Northumberland
The Blackbird Inn
Grade II*
N Road, Ponteland, Northumberland
The Highlander Public House
Grade II
A696, Belsay, Northumberland (this is just outside the Parish area)
The Old Rectory
Grade II*
N Road, Ponteland, Northumberland
The Seven Stars Public House
Grade II
Brewery Lane, Ponteland, Northumberland
Tomb of Sir Charles Ogle Approximately 40 Yards North of Church of St Mary
Grade II
N Road, Ponteland, Northumberland
Tones and Shireton Headstones Approximately 10 Yards South-West of Church of St Mary
Grade II
N Road, Ponteland, Northumberland
Vicarage Tower
Grade II
A696, Ponteland, Northumberland
Wall and Gateway North of Church of the Holy Trinity
Grade II
Paddock Lane, Ponteland, Northumberland
Wall Railings and Gate, East of Church of Holy Saviour
Grade II
Ponteland, Northumberland
Warwick Gravestone Approximately Approximately 10 Yards West of Church of St Mary
Grade II
N Road, Ponteland, Northumberland
Water Tower in Garden of Pine Dene
Grade II
Stamfordham, Northumberland
West House Farmhouse
Grade II
Ponteland, Northumberland
Westgate
Grade II
A696, Ponteland, Northumberland
Windmill Approximately 20 Yards North of Forge Cottage
Grade II
Stamfordham Road, Ponteland, Northumberland

Listed Buildings in Ponteland, Northumberland, England
www.britishlistedbuildings.co.uk/england/northumberland/ponteland
25/07/2013

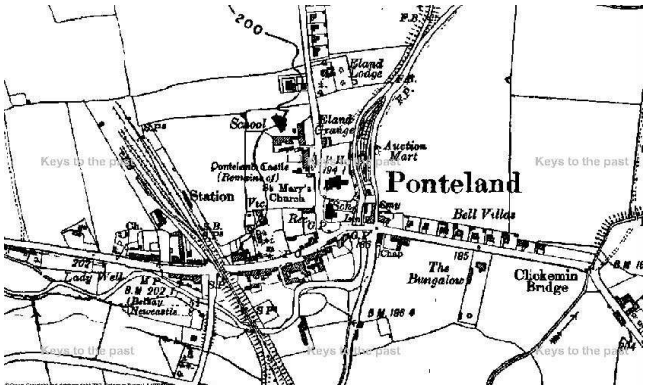
APPENDIX 4_PICTORIAL HISTORY



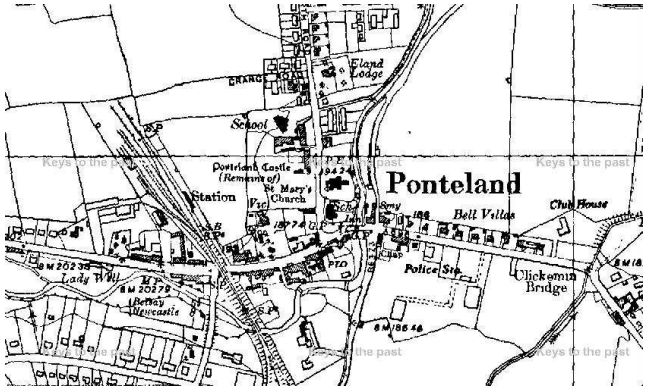
1850_____1950_1970_____2015
Development timeline



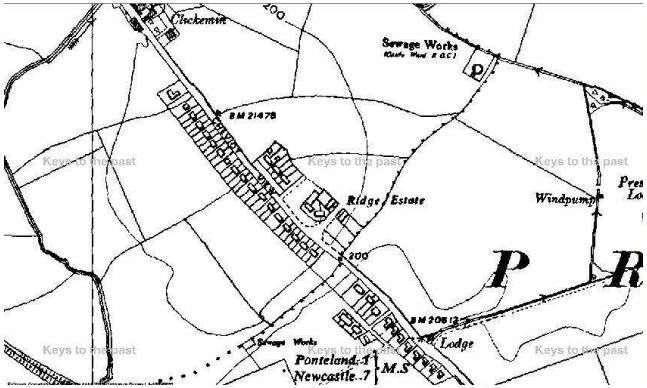
Ponteland 1856-1865



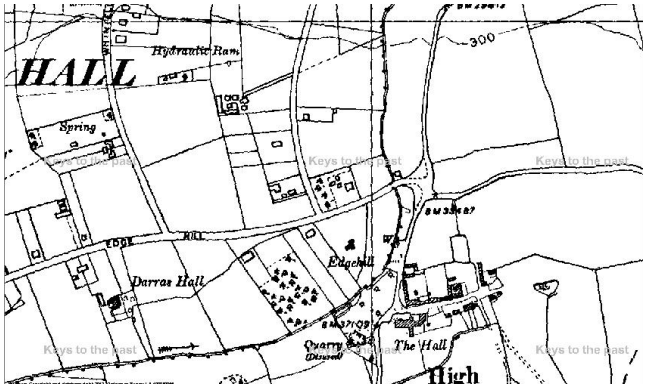
By 1919-1926 the railway has arrived and development begins along North Road and West Road



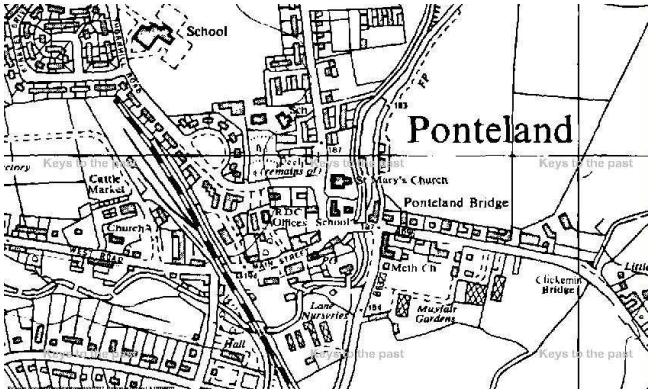
By 1951-1959 development at Darras Hall has reached the village edge and development extends along West Road



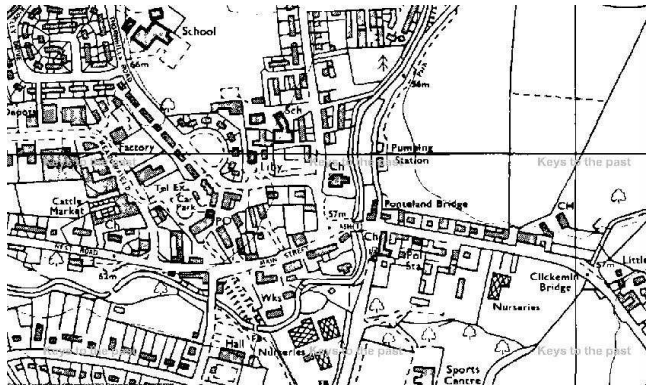
Cheviot View is complete, construction of Ridgely Drive begins



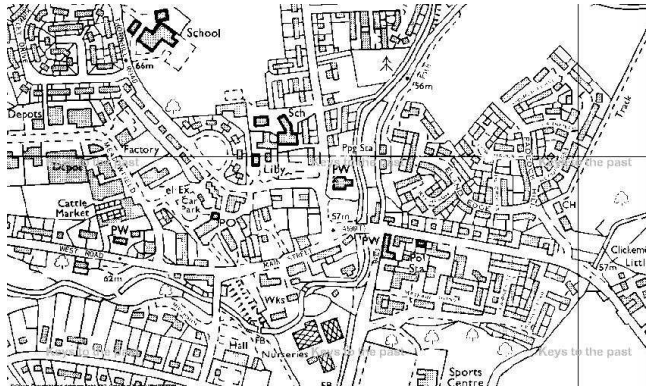
Development at Darras Hall has also begun near High Callerton. This is the beginning of rapid growth



By 1960-1969 Ladywell Way, Thornhill Road and the Middle School are complete



By 1970-1979 Meadowfield Industrial Estate, the leisure Centre and the High School complete



By 1980-1994 Fairney Edge/Mayfair Gardens is complete, Eland View etc almost complete

APPENDIX 5

Carried over former Castle Morpeth District Local Plan Policies relevant to the Conservation Areas

CONSERVATION AREAS

POLICY PC9
IN ACCORDANCE WITH POLICY C26, WITHIN THE PONTELAND AND HIGH CALLERTON CONSERVATION AREAS, CONSERVATION POLICIES C27, C28, C29, C30, C31, C32, AND C34 WILL BE APPLIED.

34.13.1 The Council will require new development within the Ponteland and High Callerton Conservation Areas to enhance the character of the area and to be of an appropriate design. Buildings shall be constructed of good quality materials sympathetic to the local building tradition and particular attention should be paid to the appearance of buildings fronting onto the main streets.

THE BUILT ENVIRONMENT

POLICY C26
THE COUNCIL WILL INVESTIGATE THE DESIGNATION OF ADDITIONAL CONSERVATION AREAS IN APPROPRIATE LOCATIONS THROUGHOUT THE BOROUGH. THE COUNCIL WILL CONTROL DEVELOPMENT IN APPROVED CONSERVATION AREAS THROUGH THE APPLICATION OF POLICIES C27, C28, C29, C30, C31, C32, C33 AND C34.

4.40.1 There are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The existing Conservation Areas in the Borough are indicated on the relevant Proposals Map Insets, except for Middleton which does not have a settlement boundary and is shown in Appendix B.

4.40.2 The Council intends to investigate the possibility of designating further Conservation Areas during the Plan period commencing with Kirkheaton, Cresswell, Stannington, Mitford, Heddon on the Wall and Dalton and to extend the Conservation Area of Morpeth. The designation of these Conservation Areas will be subject to the specific legal processes required. Details of proposed Conservation Areas are defined on the relevant proposals inset maps. The Council will continue to review its Conservation Areas with a view to identifying new Conservation Areas where appropriate.

DEMOLITION OF BUILDINGS IN CONSERVATION AREAS

POLICY C28
WHERE APPLICATIONS FOR THE DEMOLITION AND REDEVELOPMENT OF EXISTING BUILDINGS WITHIN CONSERVATION AREAS ARE BEING CONSIDERED, A CONDITION MAY BE ATTACHED TO THE CONSENT TO THE EFFECT THAT THE BUILDING SHALL NOT BE DEMOLISHED BEFORE A CONTRACT FOR THE CARRYING OUT OF WORKS OF REDEVELOPMENT OF THE SITE IS MADE AND PLANNING PERMISSION IS GRANTED FOR THE REDEVELOPMENT FOR WHICH THE CONTRACT PROVIDES.

4.42.1 There are occasions when unlisted older buildings cannot be preserved and renovated in accordance with Policy C27. In such situations proposals for redevelopment will be considered on their merits but demolition without replacement could spoil continuous frontages, creating undesirable gap sites. In exceptional cases, i.e., where a structure is dangerous, delay between demolition and rebuilding will be unavoidable. In all other cases, however, the demolition process should only be undertaken as part of the total redevelopment of the site.

DESIGN CONSIDERATIONS WITHIN CONSERVATION AREAS

POLICY C29
IN CONSERVATION AREAS THE DESIGN OF NEW BUILDINGS AND THE ALTERATION OF EXISTING BUILDINGS SHOULD PRESERVE OR ENHANCE THE QUALITY AND CHARACTER OF THEIR LOCATION IN APPEARANCE AND MASSING; AND USE ARCHITECTURAL FEATURES AND MATERIALS APPROPRIATE TO THEIR SETTING. THE EXTERNAL APPEARANCE OF BUILDINGS SHOULD BE RETAINED WHERE APPROPRIATE AND EXTENSIONS TO BUILDINGS DESIGNED TO MATCH OR COMPLEMENT EXISTING FEATURES. TEMPORARY BUILDINGS AND THE INAPPROPRIATE USE OF LAND WILL NOT BE PERMITTED.

4.43.1 Guidance relating to the alteration or extension of listed and other old buildings are set out in policy C38 and Appendix D and is also relevant for new development within Conservation Areas. Enhancement can be achieved through good design in new development and by the exercise of the Council's development control function. Each application for development, while being treated on its merits, will be considered in the context of that advice. For new development, while it is not the Council's intention to stifle good innovative architectural design, schemes should generally relate to adjoining buildings and should not be a mixture of architectural styles. It is also important that undeveloped land within Conservation Areas be protected from inappropriate uses which would be detrimental to the visual or functional amenity of the area.

POLICY C30
IN ASSESSING PROPOSALS FOR NEW DEVELOPMENT IN CONSERVATION AREAS THE COUNCIL WILL, WHERE APPROPRIATE, LIAISE WITH THE HIGHWAY AUTHORITY TO OBTAIN RELAXATION OF HIGHWAY DESIGN STANDARDS AND WILL APPLY CAR PARKING STANDARDS AS SET OUT IN POLICY T10, IN ORDER THAT SUCH DEVELOPMENTS MAY BE SATISFACTORILY INTEGRATED INTO THE EXISTING TOWNSCAPE.

4.44.1 Normally, new developments are expected to comply with modern standards of highway design such as road widths, visibility splays, parking provision and service access requirements. In Conservation Areas the exercise of these standards often means that new developments cannot effectively be integrated with the old. Thus there is a conflict with the aim of conserving the historic character of settlements and the implementation of modern highway standards, accordingly on occasion modifications in junction visibility, road width and construction standards may be required. With regard to proposed footpaths alongside streets, it may be necessary to have narrow sections and in some cases, no footpaths at all. In the past a satisfactory and sympathetically designed development has been obtained at Copper Chare where highway design standards have been relaxed. The County Council's publication "Residential Roads and Footpaths in Northumberland" which is currently being revised, indicates that reduced standards for residential roads may be acceptable in Conservation Areas.

ADVERTISEMENTS WITHIN CONSERVATION AREAS

POLICY C31
SUBJECT TO THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 1992 THE COUNCIL WILL DETERMINE APPLICATIONS FOR THE DISPLAY OF ADVERTISEMENTS WITHIN CONSERVATION AREAS AGAINST THE FOLLOWING PUBLIC SAFETY AND AMENITY CRITERIA:-
i) SUITABLY DESIGNED ILLUMINATED SIGNAGE WILL BE PERMITTED WHERE SUCH SIGNS ADVERTISE GOODS OR SERVICES AVAILABLE TO THE PUBLIC OUTSIDE BUSINESS HOURS.
ii) THE COUNCIL WILL PERMIT THE ERECTION OF ONLY ONE PROJECTING SIGN FIXED RIGIDLY TO A BRACKET ON EACH COMMERCIAL FRONTAGE.
iii) FOR PROJECTING SIGNS CONSIDERED UNDER i) AND ii) ABOVE, THE COUNCIL WILL REQUIRE THE FOLLOWING:-
a) THE SIGN WILL BE ERECTED AT FASCIA LEVEL.
b) THE SIGN WILL NOT PROJECT MORE THAN

750mm FROM THE FACE OF THE BUILDING.
c) THE SIGN WILL NOT BE MORE THAN 750mm MEASURED VERTICALLY.
d) THE SIGN WILL HAVE NOT MORE THAN TWO FACES.
e) THE SIGN WILL BE NO LOWER THAN 2.4 METRES ABOVE FOOTWAY LEVEL
iv) THE COUNCIL WILL NOT PERMIT THE LOCATION OF ADVERTISEMENTS ABOVE GROUND FLOOR SHOP FASCIA LEVEL.
v) THE COUNCIL WILL NOT PERMIT PANEL FASCIA SIGNS WHICH PROJECT MORE THAN 50mm FROM THE BUILDING FRONTAGE.
i) ON BUILDINGS WITH STONE FRONTAGES, THE COUNCIL WILL ENCOURAGE THE USE OF INDIVIDUAL LETTERS FIXED DIRECTLY TO THE MASONRY.
vii) ON OTHER BUILDINGS THE COUNCIL WILL ENCOURAGE THE USE OF PAINTED TIMBER FASCIA SIGNS.
viii) ALL SIGNAGE AND ILLUMINATION SHALL BE STATIC AND SHALL NOT INCLUDE ANY MOVING ELEMENT.

4.45.1 Where a shopping street is also part of a Conservation Area there is often a conflict of interests which requires careful control. Morpeth and Ponteland are characterised by narrow shop fronts, and narrow footways are also a feature in Morpeth. Therefore, signs which project significantly can cause detriment to public safety and can also be unduly obstructive in the street scene. Advertisement clutter and the proliferation of signs often detracts from the appearance of buildings and has a detrimental effect upon the visual attractiveness of the street scene.

4.45.2 Illuminated signs can have a particularly strong impact upon the visual amenity. The Council accepts, however, that premises which are open for business or provide a public service outside normal business hours have a requirement for illuminated signage. Proposals for such signs will be assessed on their individual merits and against the Council's guidelines for the control of outdoor advertisements within Conservation Areas throughout the Borough. Unauthorised signs will be removed in line with Council policy which has been successfully pursued in the past. Signs with deemed consent may be subject to discontinuance action if they do not meet policy criteria.

STREET FURNITURE WITHIN CONSERVATION AREAS

POLICY C32
THE COUNCIL WILL PURSUE A PROGRAMME OF STREET FURNITURE IMPROVEMENTS THROUGHOUT THE BOROUGH'S CONSERVATION AREAS IN ORDER TO ENHANCE THE QUALITY OF THE LOCAL ENVIRONMENT AND WILL ENCOURAGE THE PROVISION OF STREET FURNITURE IN GENERAL COMPLIANCE OF GUIDANCE OUTLINED IN THE COUNCILS STREET FURNITURE AND LIGHTING SURVEY 1990.

4.46.1 Well designed street lighting, signposts, operational equipment, litterbins, flower tubs and seating can enhance the appearance of Conservation Areas. The quality and character of street lighting is important in enhancing visual amenity, accordingly low-pressure sodium lanterns are considered to be inappropriate in Conservation Areas, due to the strong orange light emitted. The use of standard columns does not enhance the appearance of urban streets and adds to the clutter of furniture particularly in busy shopping streets. The Council encourages the introduction of wall-mounted lighting wherever possible, together with a lantern design appropriate to a Conservation Area setting, such as have been introduced at Copper Chare, Telford Bridge, Bridge Street, Oldgate and Wansbeck Street.
4.46.2 The Council completed a survey of central Morpeth in 1990 which assessed the condition and quality of the street furniture and has put forward a phased programme of improvement works which includes the amalgamation of signs where appropriate and the placing of operational equipment in unobtrusive locations.

FREE-STANDING ADVERTISEMENTS WITHIN CONSERVATION AREAS

POLICY C33
IN MORPETH FREE-STANDING ADVERTISEMENTS SUCH AS SANDWICH BOARDS AND DISPLAY STANDS WILL NOT BE ALLOWED ON THE PUBLIC HIGHWAY.

4.47.1 There has been a recent trend for businesses, particularly those without a frontage to a principal shopping street, to advertise by means of movable signs, mainly sandwich boards. Such signs, especially those placed on a footpath, can cause clutter which is detrimental to the visual appearance of a street and they may also impede pedestrian movement and be a potential safety hazard. Whilst accepting that such businesses need to advertise, the Council considers small directional advertisements fixed to walls are more appropriate and will use powers conferred by an agency agreement under the Highways Act 1980 to control such free-standing advertisements in Morpeth.

BUILDING SECURITY

POLICY C34
WHERE EXTERNAL SHUTTERS AND ROLLER BOXES TO BUILDINGS REQUIRE PLANNING PERMISSION THE COUNCIL WILL ONLY PERMIT THE INSTALLATION OF OPEN WEAVE ROLLER SHUTTERS AND ROLLER SHUTTER BOXES WHICH DO NOT PROJECT IN FRONT OF THE MAIN ELEVATIONS OF BUILDINGS.
IN ADDITION TO THE ABOVE THE FOLLOWING CRITERIA WILL APPLY IN CONSERVATION AREAS :-
i) THE COUNCIL WILL NOT PERMIT THE INSTALLATION OF EXTERNAL SHUTTERS AND ROLLER SHUTTER BOXES UNLESS THERE ARE OVERRIDING PRACTICAL CONSTRUCTIONAL DIFFICULTIES THAT NECESSITATE THEM BEING ON THE OUTSIDE OF THE BUILDING;
ii) WHERE ESTABLISHED NEED HAS BEEN FULLY JUSTIFIED IN i) ABOVE THE COUNCIL WILL REQUIRE THAT EXTERNAL SHUTTERS TO WINDOWS BE COLOUR TREATED AND CONSTRUCTED TO ALLOW THE WINDOW DISPLAY TO BE VISIBLE FROM OUTSIDE THE PREMISES; AND
iii) FOR DOORWAYS, SOLID OR SLOTTED SHUTTERS MAY BE ACCEPTABLE IF THEY ARE TREATED AS A DESIGN FEATURE INCORPORATING APPROPRIATE DECORATION OR COLOUR TREATMENT.

4.48.1 The need to secure properties from theft and vandalism has in recent years become an increasing problem. As a result a dilemma has been created in terms of the need to resolve the apparent conflict between the requirements for adequate and realistic security and good urban design.

4.48.2 The Local Authority has a statutory obligation under the Planning (Listed Buildings and Conservation Areas) Act 1990) to enhance and preserve the character and appearance of its designated Conservation Areas and as such there is an increasing requirement to control strictly the growth of poorly designed, aesthetically inappropriate security measures.

4.48.3 Unauthorised security equipment has been installed in a number of locations throughout the Borough and is currently being challenged by the Council. However, it is clear through contact with the local Chamber of Trade and local shopkeepers that such contraventions of the Planning Acts have been undertaken due to increasingly stringent requirements of insurance companies and through ignorance of more appropriate design solutions.

4.48.4 The character of shopping streets in the main centres of Morpeth and Ponteland is one of open fronted ground floor premises of glassed shop units. Throughout the daylight hours the rich variety of the shop displays, set within predominantly well designed and at times historic shop fronts (particularly within the Conservation Areas) lend variety and interest to the street scene.

4.48.5 The introduction of solid external shutters for either doors or windows outside shopping hours, when the streets are still popular with residents, visitors and tourists, not only closes

off this visual richness and impairs the quality of the local environment, but may psychologically create in the mind of the observer an unpleasant sense of hostility and defensiveness. Similarly external roller boxes, particularly those that project in front of the building and are in visually prominent locations can add to this undesirable affect.

4.48.6 Planning permission to install security measures is needed where the installation will materially affect the external appearance of the building. While security shutters are most frequently attached to shops and commercial properties, there is an increasing tendency for residential buildings to be protected by the use of external shutters to ground floor doors and windows. Such works can have a significant detrimental impact on the appearance of the building, particularly in conservation areas and requires careful control. Additional advice on security is included in the Council's Shop Front, Property Security and Advertisement Design Guide.

4.48.7 In shopping centres, within Conservation Areas, the design of shop fronts will be assessed against the Council's Shop Front, Property Security and Advertisement Design Guide. The design of shop fronts, within Conservation Areas, is of paramount importance in enhancing and preserving their character and appearance.

ADVANCE WARNING SIGNS

POLICY C35.
SUBJECT TO THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 1992 THE COUNCIL WILL DETERMINE APPLICATIONS FOR THE DISPLAY OF ADVANCE WARNING SIGNS AGAINST THE FOLLOWING PUBLIC SAFETY AND AMENITY CRITERIA:-
i) APPLICATIONS FOR CONSENT TO DISPLAY SIGNS WILL BE CONSIDERED ON THEIR MERITS AND WITH REFERENCE TO THE CONTROL OF ADVERTISEMENTS REGULATIONS 1992. THE COUNCIL WILL BE PARTICULARLY CONCERNED TO PROTECT THE OPEN COUNTRYSIDE (POLICY C1) AND THE MAIN APPROACHES TO SETTLEMENTS (POLICY C4) FROM LOSS OF AMENITY AND TRAFFIC HAZARDS CAUSED BY DISPLAY OR ILLUMINATION.
ii) WHERE SIGNS TO A NUMBER OF BUSINESSES IN ONE LOCATION ARE REQUESTED A MULTIPLE SIGN WILL BE SOUGHT. CLUSTERS OF INDIVIDUAL SIGNS WILL NOT BE PERMITTED.
iii) APPLICATIONS WILL BE ASSESSED AGAINST ALL THE FOLLOWING CRITERIA:-
a) THE PREMISES SHALL BE SITUATED MORE THAN 100 METRES FROM A CLASSIFIED OR TRUNK ROAD OR ARE NOT CLEARLY VISIBLE FROM A TRUNK ROAD:
b) NO MORE THAN TWO SIGNS SHALL BE ALLOWED IN RESPECT OF THE PREMISES AND THESE MUST CATER FOR TRAFFIC COMING FROM OPPOSING DIRECTIONS AND SHALL BE SINGLE SIDED:
c) NO SIGN SHALL BE MORE THAN 11/2 MILES FROM THE PRINCIPAL CUSTOMER ENTRANCE TO THE PREMISES:
d) THE DESIGN AND COLOUR OF SIGNS SHALL HARMONISE WITH THEIR SETTING:
e) THE SIGN SHALL NOT BE LOCATED IN A POSITION WHERE ITS DISPLAY WOULD BE DISTRACTING OR CONFUSING, THEREBY CREATING A HAZARD TO ROAD USERS.

4.49.1 Advertisements and advertisement clutter are not confined to urban areas. Poor and inappropriate signage in the countryside can seriously damage the scenic quality of an area and be of detriment to visual amenity generally.

49.2 The location, siting and quality of signs requires close control especially alongside main roads to towns and villages. Signs designed to give advanced warning to road users of facilities which may not be readily visible from a main road will require careful consideration and will not normally be permitted other than for isolated and remote businesses some distance away from classified roads. Businesses and facilities located within towns, villages and settlements would not qualify for individual advanced signage under this policy. See also Policy T12.
4.49.3 Signs erected on highway verges normally result in loss of amenity and may constitute a traffic hazard, and are generally unacceptable. The Council will encourage the relevant highway authority to remove unauthorised signs.

SECURITY AND DESIGN

POLICY C36.
WHERE APPROPRIATE, THE COUNCIL WILL REQUIRE DEVELOPERS TO INCORPORATE MEASURES TO LIMIT CRIME IN NEW DEVELOPMENTS. ASSESSMENT OF THOSE MEASURES WILL TAKE ACCOUNT OF ADVICE IN CIRCULAR 5/94, PLANNING OUT CRIME. CONDITIONS MAY BE IMPOSED TO ENSURE MEASURES ARE IMPLEMENTED.

4.50.1 An aspect of modern consumer society has been a growth in crimes against property and the person. It is becoming increasingly apparent that co-operation between the law enforcement agencies and bodies responsible for shaping the form of our environment is essential if the objective of enhancing security, both real and perceived, is to be achieved. It is the Council's aim to design out crime and to strengthen its links with the crime prevention and architectural liaison unit of Northumbria Police. See also Policy H15.

4.50.2 Since the early 1970's the concept of crime prevention has grown to a level where police forces throughout the country are taking an active role in determining the character and shape of the local environment. The growing awareness that the "design" of settlements of all sizes, together with the more traditional focus upon "target hardening" is an important factor in determining the incidence and character of crime and has resulted in increased liaison between specialist officers and agencies responsible for the built environment.

4.50.3 To date there is no statutory requirement for local authorities to consult the police as part of the process of development control. Nevertheless, many authorities have developed a voluntary programme of consultation with their local crime prevention and architectural liaison officers that has enabled the involvement of law enforcement agencies in the planning process at an early stage.

4.50.4 The government has recognised that crime prevention is capable of being a material consideration when planning applications are considered and has issued advice in Circular 5/94. This clearly indicates that planning and design advice has an important role at the earliest stage of creating new housing areas or improving old ones. On the basis of the advice, failure on the part of developers to address crime prevention matters within their design proposals may result in the refusal of planning permission. .

4.50.5 While the Council considers security to be a material and important consideration within any development proposal, it is one of many factors influencing the design and development of attractive, safe living and working environments. In many suburban and rural locations new housing developments are being designed to maximise street lighting in order to improve security and reduce the perceived fear of crime and accordingly the benefits of dark sky preservation need to be balanced against the requirements for adequate standards of security and road safety in new developments. A satisfactory balance will need to be achieved to ensure that an over concern for designing out the opportunity for crime does not lead to sterile and arid living environments and result in an overall diminishment of the quality of life.

CANOPIES AND AWNINGS

POLICY C37
WHERE CANOPIES AND AWNINGS REQUIRE PLANNING PERMISSION THEY WILL BE ASSESSED AGAINST ALL THE FOLLOWING CRITERIA :-

i) THE GENERAL NATURE AND CHARACTER OF THE LOCALITY AND THE EFFECT OF THE PROPOSAL ON THE APPEARANCE OF THE BUILDING AND THE STREET SCENE.
ii) THE DESIGN FEATURES OF THE BUILDING TO WHICH THE CANOPY OR AWNING IS TO BE FIXED,

ADJACENT AND NEARBY PROPERTIES AND ANY EXISTING OR ORIGINAL SHOP FRONT DETAILING, ESPECIALLY WHERE THE BUILDING IS LISTED OR FALLS WITHIN A CONSERVATION AREA.
iii) THE EXTENT TO WHICH THE PROPOSAL IMPACTS ON SHOP FRONT DETAILS SUCH AS PILASTERS AND FASCIAS, ESPECIALLY IN THE CASE OF RETRACTABLE CANOPIES AND AWNINGS.
iv) THE NATURE OF THE MATERIALS USED.
v) THE HEIGHT AND PROJECTION OF THE PROPOSAL, NO PART OF WHICH SHOULD BE LESS THAN 2.4 METRES HIGH NOR LESS THAN 1.0 METRES FROM ANY CURB IN THE INTERESTS OF PEDESTRIAN AND HIGHWAY SAFETY.

4.51.1 Canopies and awnings come in a multiplicity of sizes, styles and colours and can have a significant impact upon the visual quality of the street scene. Such structures by their nature tend to be of a size that can dominate and radically change the appearance of buildings. Badly designed canopies that have no relationship with the architectural style or period of the building upon which they are erected should be avoided, particularly within conservation areas, as they can contribute to a cluttered street scene which is frequently detrimental to the visual amenity of the area.

NETWORK TELECOMMUNICATIONS

POLICY C45
TELECOMMUNICATIONS DEVELOPMENT WILL NOT BE PERMITTED IN THE FOLLOWING AREAS UNLESS THE COUNCIL IS SATISFIED THAT NO SUITABLE ALTERNATIVE SITE IS AVAILABLE:
THE GREEN BELT;
THE HERITAGE COAST;
AREAS OF HIGH LANDSCAPE VALUE;
CONSERVATION AREAS;
SITES DESIGNATED AS OF NATURE CONSERVATION IMPORTANCE;
IN THE VICINITY OF ARCHAEOLOGICAL SITES OR SITES OR BUILDINGS OF PARTICULAR HISTORIC OR ARCHITECTURAL INTEREST.

ELSEWHERE TELECOMMUNICATIONS DEVELOPMENT WILL BE PERMITTED PROVIDED THAT:
i) EVIDENCE IS PROVIDED TO SHOW THAT THE POSSIBILITY OF ERECTING ANTENNAS ON EXISTING BUILDINGS OR OTHER STRUCTURES HAS BEEN FULLY EXPLORED;
ii) IN THE CASE OF MASTS, THERE IS NO REASONABLE POSSIBILITY OF MAST SHARING WITH OTHER OPERATORS;
iii) THE DEVELOPMENT IS SITED AND DESIGNED SO AS TO MINIMISE ITS VISUAL IMPACT, SUBJECT TO TECHNICAL AND OPERATIONAL REQUIREMENTS."

4.58.1 Although relatively few planning applications are received for network telecommunications equipment, they are inevitably prominent features in the landscape to the extent that not withstanding the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, the Council may request an environmental assessment statement to be produced in support of any formal application. The Council will also have regard to the advice given in Planning Policy Guidance Note Number 8 on Telecommunications (2001). See Also Policies C2, C8, C9, C10, C12, C39, C43.

MINOR ROAD IMPROVEMENTS

POLICY PT3
IN ACCORDANCE WITH POLICY T3, A SCHEME FOR THE PROVISION OF TRAFFIC MANAGEMENT, TRAFFIC CALMING AND ROAD SAFETY WILL BE PREPARED IN CONSULTATION WITH THE COUNTY COUNCIL ALONG THE A696 WITHIN PONTELAND SETTLEMENT BOUNDARIES.

34.24.1 The A696 through Ponteland serves a number of purposes, It is the principal route through the village and currently part of the A696 Trunk Road from Newcastle to Jedburgh. It also serves as part of the village centre, being the historic Main Street with a number of commercial businesses along its length and in close proximity to the main street. There are also fairly high pedestrian flows at certain points.

CAR PARKING

POLICY PT4
IN ACCORDANCE WITH POLICY T3, THE COUNCIL WILL NOT ALLOW THE REDEVELOPMENT OF EXISTING CAR PARKS THAT WOULD RESULT IN AN UNACCEPTABLE OVERALL LOSS OF CAR PARKING SPACES AND, IN ASSOCIATION WITH THE COUNTY COUNCIL, WILL DEVELOP A CAR AND LORRY PARKING STRATEGY TO IDENTIFY AND MEET THE NEEDS OF USER GROUPS.

34.25.1 Existing off-street parking provision in Ponteland amounts to approximately 650 spaces of which only 162 (25%) are in public control.

APPENDIX 6

National Planning Policy Framework Guidance relevant to the Conservation Areas

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision. The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

132. 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. T he more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. 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, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to 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.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or

better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted

COMMUNITY INVOLVEMENT

Questionaire in Pont News and Views January 2013 Edition including seeking a mandate to prepare this document

"Party In the Park" June 2013

Ponteland High School event 10 July 2013

Boards at Library for 4 weeks end July and beginning of August 2013

Questions put at NCC workshop (date)

Community Consultation Event September 2014

"Party In the Park" June 2015

SOURCES

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Leslie Almond & Ronnie Stobbs
Leslie Almond &Ponteland Local History Society

Darras Hall "The Garden City of the North"
Leslie Almond
Ponteland Local History Society & Darras Hall Estate Committee

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