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Practical Approaches to Design in Historic Environments

21.06.2013

Colin Haylock





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Outline

- **The absolute rooting in understanding**
- **Our building blocks and a touch on what is going on in review and guidance**
- **Practical illustrations from place through new building to building reuse**





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The Coalition and Design





Design in the NPPF

- **PPS 1 Design section**
- **Tracking through the paragraphs**
- **The only missing paragraph - the link to guidance**
- **The added material**

Design Review (para 62)

Outstanding or innovative design (para 63)

High sust./ extg townscape conflict (para 65)

Pre-engagement with communities (para 66)





Design

Also

- **Promoting social and community health through mixed use in major housing development**
(para 69 etc)
- **Smart site layout and use to maximise SD performance**
(para 96)
- **The encouragement of Garden City principles based thinking on new settlements / urban extensions**
(para 52)





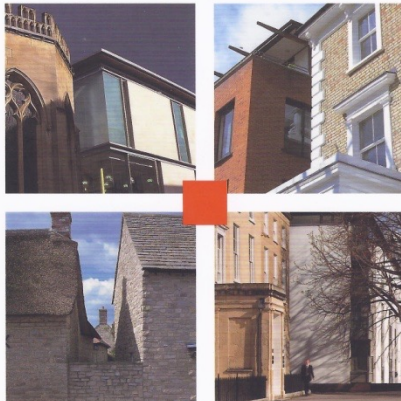
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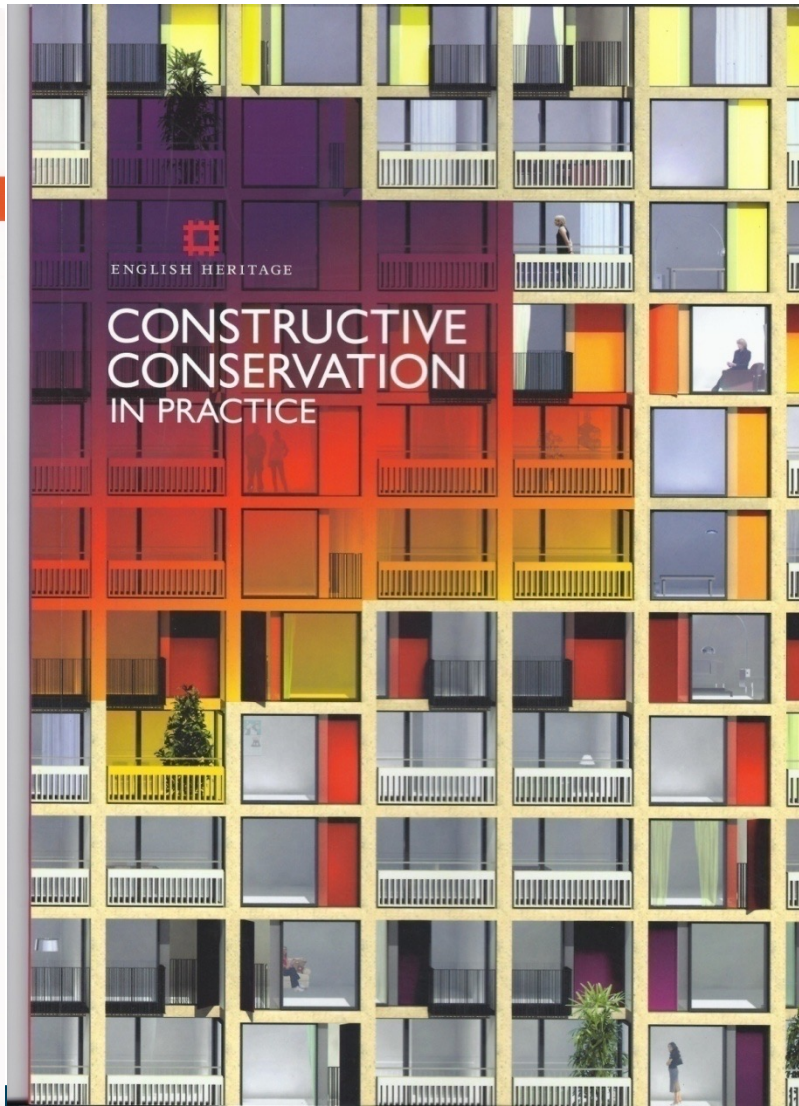
Design approach building blocks

BUILDING in **context**

New development in historic areas



cabe





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Strategic design in conservation





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Strategic design in conservation





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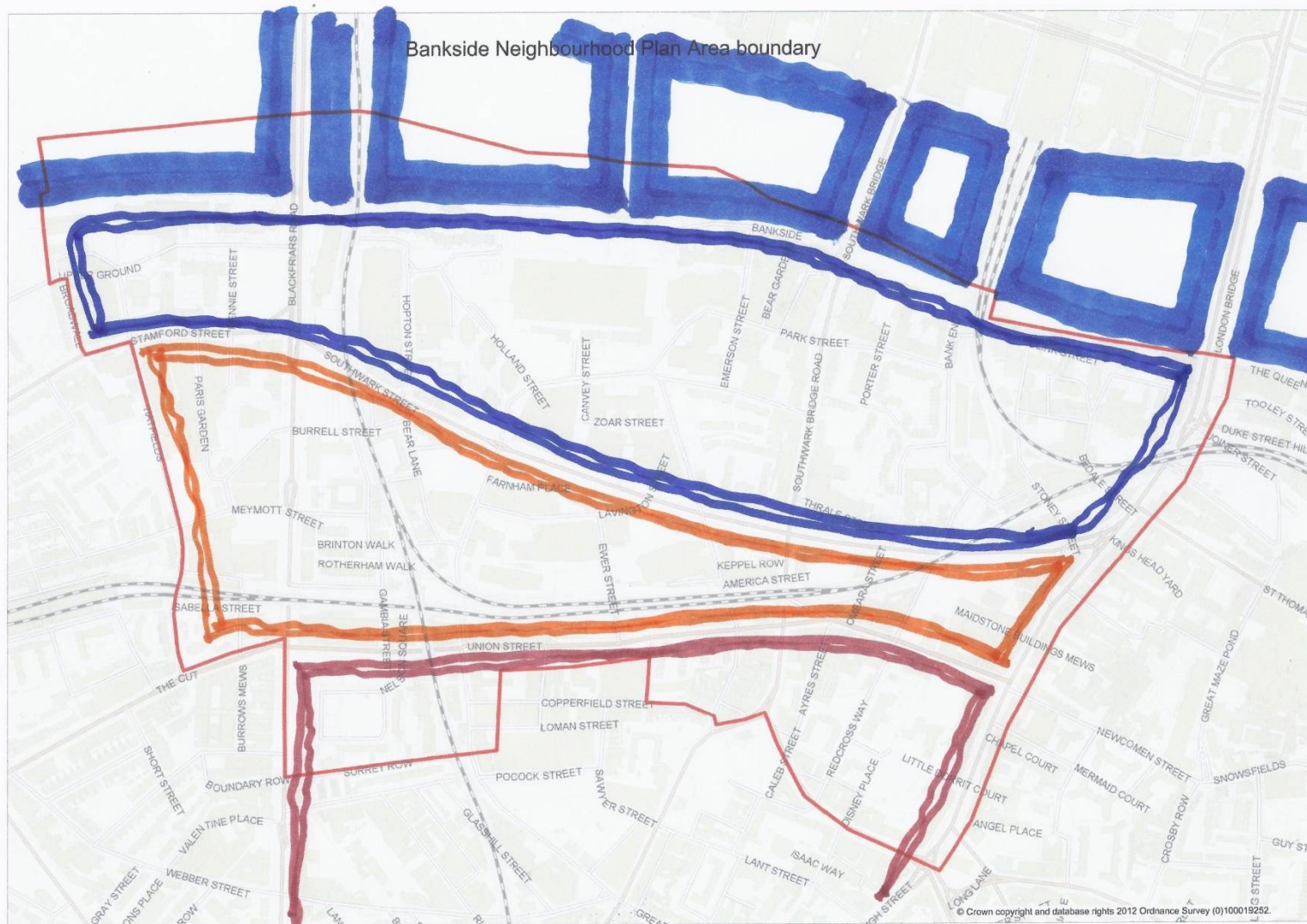
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Strategic design in conservation





Bankside



[illegible]



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Fig 4.1. Quayside Elevation



Trinity Court – Newcastle Quayside



Fig 2.1. 2nd Edition OS

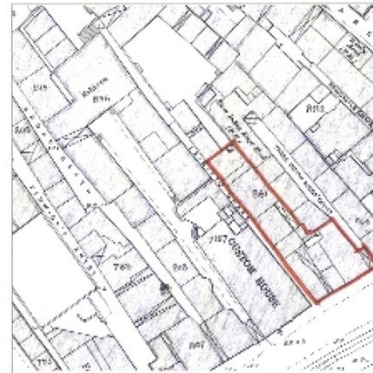


Fig 2.2. 1897 Proposal



Fig 2.3. 1900 Proposal

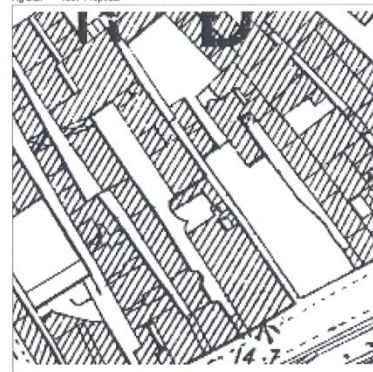


Fig 2.4. 1911 Vacant

2.0 Outline of Site History and its Context

The site is in a section of the Quayside which avoided the worst of the damage from the great fire of 1854.

Early Ordnance Survey maps show the site occupied by a complex of buildings fronting the Quayside and extending back in burgage plots between Trinity Chare and the Three Indian Kings Court, leading to the Three Indian Kings Hotel.

In 1897 and 1900 consents were granted for development proposals which would have replaced key parts of these buildings.

Ordnance Survey coverage from 1911 shows that the site had been cleared, possibly in preparation for one of these consented developments. The development, however, had not proceeded.

The cleared site was eventually developed by Younger and Company in 1933, with an extremely unsympathetic single storey concrete warehouse with a pitched roof gable end on to the Quayside.

In 1996 planning permission was granted for a development of the site to provide residential accommodation above restaurant / bar space.

This proposal was the outcome of very extended negotiations between the developer and the City Council. It was the subject of considerable discussion with English Heritage and the Royal Fine Art Commission.

Most of the negotiations and discussions focused on how the building could satisfactorily sit in its key location:-

- Immediately to the east of Customs House.
- Close to the centre of the central Quayside block.
- "Balancing" Three Indian Kings Court, immediately to the west of the Customs House, which with the exception of Baltic Chambers at the extreme east end, is the only recent building on this Quayside block.

Key items under discussion in design development in relation to its presentation to the Quayside are understood to have included:-



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Fig 4.10. 1897 pattern

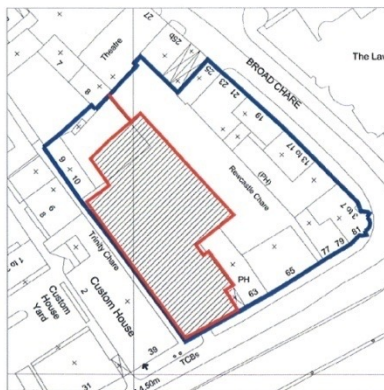


Fig 4.11. 2006 pattern



Fig 4.12. Burgrave plot pattern elsewhere

What is particularly significant is the survival or memory in buildings and plot patterns of the burgrave plot origins of this area behind the Quayside frontage.

Fig 4.10 and 4.11 show the surviving pattern in the late Nineteenth Century and the pattern today.

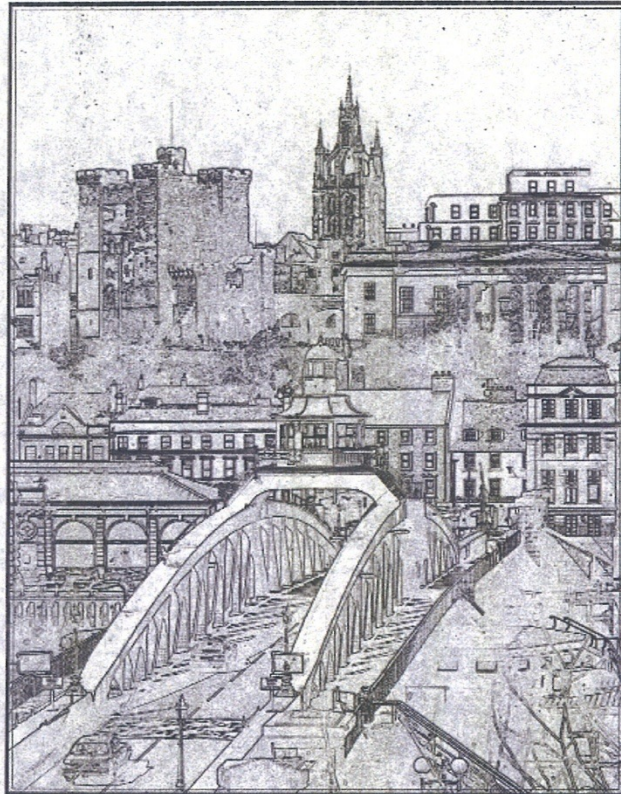
Fig 4.12 shows surviving burgrave plot pattern development elsewhere in the Central Conservation area in the Grey Street / Cloth Market area. This clearly shows the variety of burgrave plot rear extension patterns including examples of freestanding and side by side rear extensions. These rear extensions are almost exclusively pitched roof in form, the ridges run along the length of the extensions with valleys between the side by side extensions.



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Patterns of Experience

A
Character Assessment
of the
**Newcastle upon Tyne
Central Conservation Area**
by the
North East Civic Trust
for the
City of Newcastle upon Tyne



Newcastle
City Council





Trinity Court – Newcastle Quayside

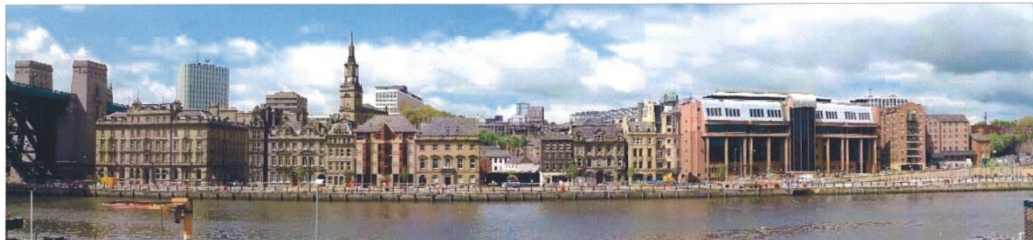


Fig 4.1. Quayside Elevation



Fig 4.2. Quayside Block



Fig 4.3. Quayside Neighbours

4.0 Analysis of the Site and its Context

4.1 Historic and Current Patterns to Frontage and Rear

The site, as part of this Quayside frontage with rear courts environment is visually highly prominent in:-

- Axial views along the river and Quayside.
- Full on views from across the river.
- Elevated views from the Tyne Bridge and All Saints area.
- Elevated views from the Baltic.
- Elevated views from the public areas of the Sage Music Centre (when it opens in 2005).

Until relatively recently the gap site was occupied by a low, poor quality 20th Century warehouse building. Both this and the current cleared site significantly diminish the quality and appearance of this very important piece of townscape.

In very broad terms the Quayside east of the Tyne Bridge can be seen as a series of framed and balanced compositions centred around the Customs House:-

- Overall with the four to five storey centre framed by the height of the Tyne Bridge flying over at the west end and the significantly stepped up height of the Crown Courts and Love Lane warehouses at the east.
- The central block, with the three storey Customs House, without any above cornice dormer accommodation, the lowest and, in many ways, simplest of buildings (the earlier four storey brick Flynn's building individually confuses this otherwise generally applicable observation) and with the block framed by taller buildings at each end.
- The core of the central block, with the Customs House framed by the 1980's Three Indian Kings building and the vacant site of this proposal.

Fig 4.1 - 4.3 illustrate this.



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Fig 4.4. Height

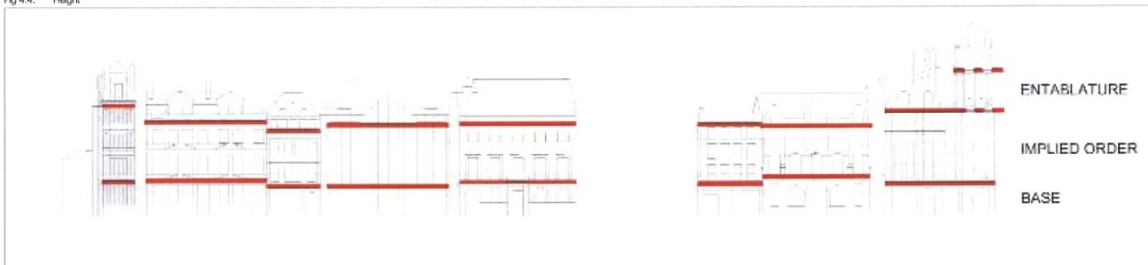
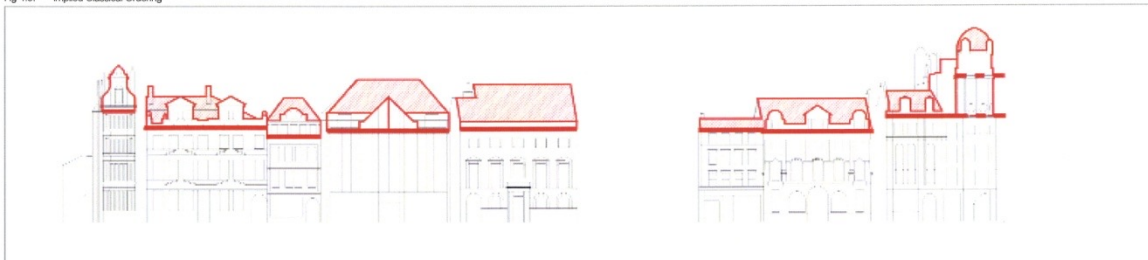


Fig 4.5. Implied Classical Ordering





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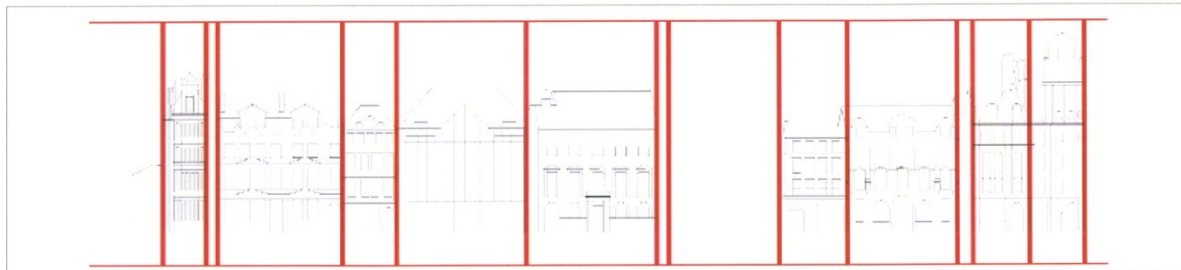


Fig 4.7. Rhythm 1 - Buildings

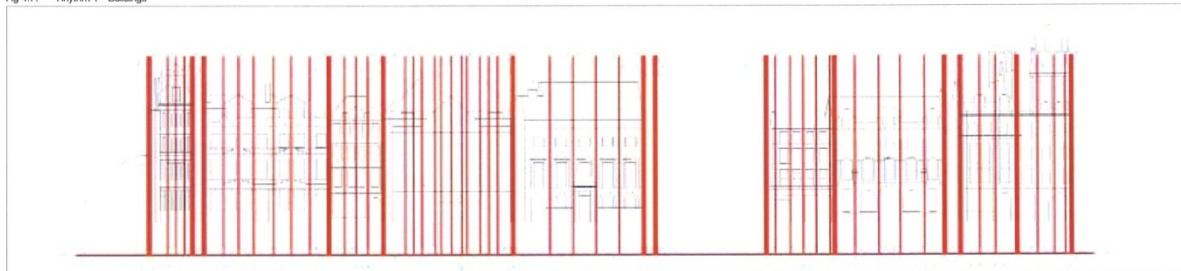


Fig 4.8. Rhythm 2 - Within Buildings

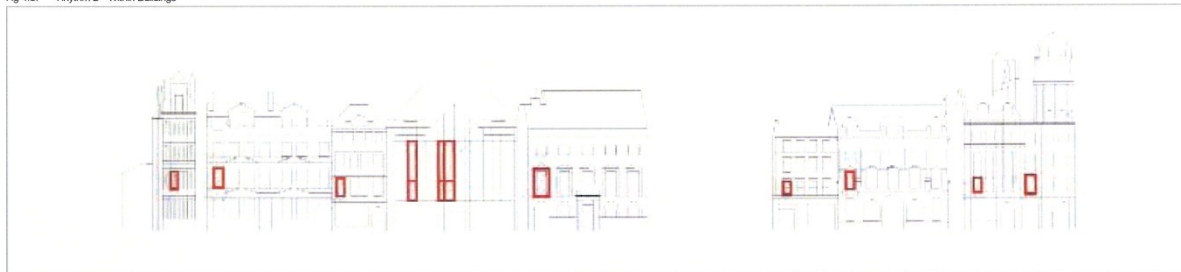


Fig 4.9. Proportions of Window Openings



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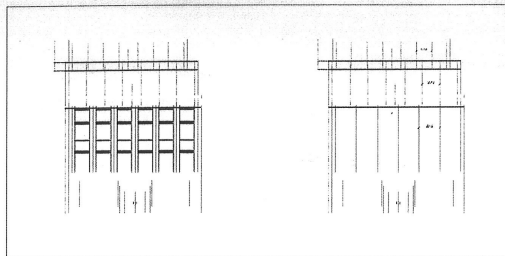


Fig 6.3. 18 Vertical Elements
2373mm Curtain Wall Division, with 6 Louvre Panels

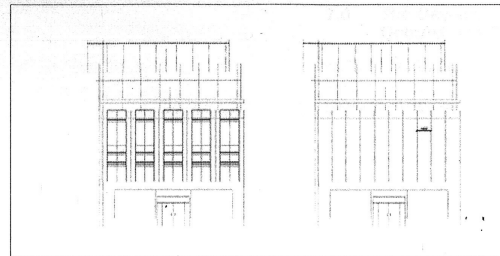


Fig 6.4. 19 Vertical Elements
1500mm Curtain Wall Division, with 5 Louvre Panels.

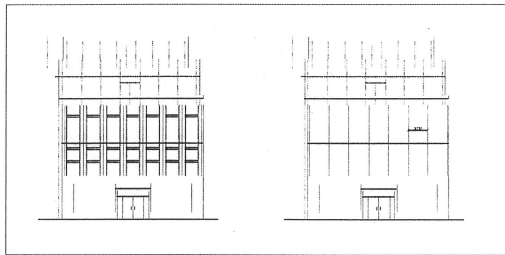


Fig 6.5. 20 Vertical Elements
2100mm Curtain Wall Division, with 7 Louvre Panels.

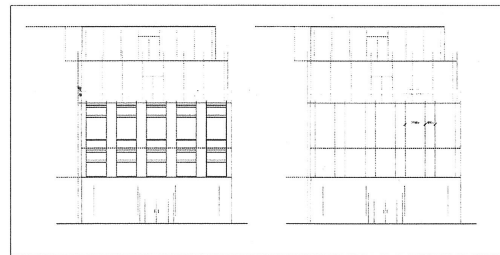


Fig 6.6. 20 Vertical Elements
Tarten Grid Corresponding to 5 Louvre Panels.

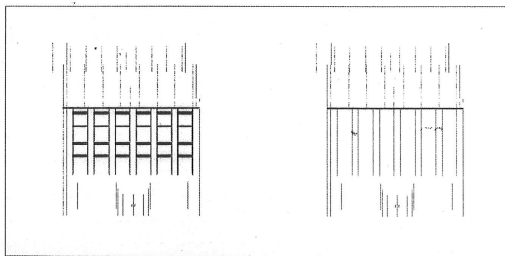


Fig 6.7. 24 Vertical Elements
Tarten Grid Corresponding to 6 Louvre Panels.

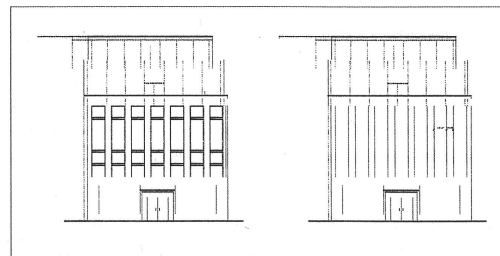


Fig 6.8. 28 Vertical Elements
Tarten Grid Corresponding to 7 Louvre Panels.



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Fig 5.1. View of quayside with massing outline

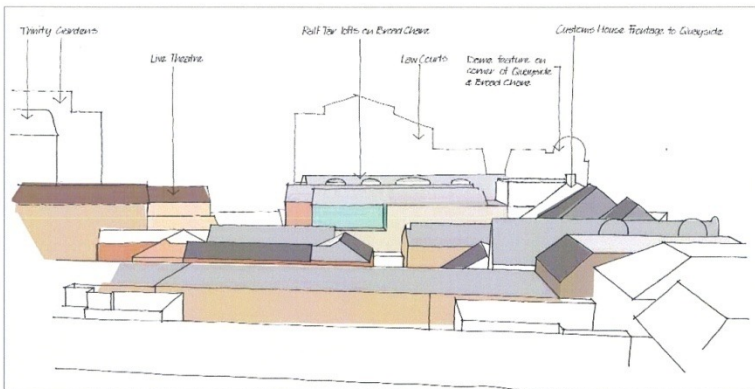


Fig 5.2. View Tyne Bridge with massing outline

5.0 Development of Design Philosophy

5.1 The Core Brief

The core contextual design components of the brief for the proposal were in essence to:-

- Produce B1 Office floorspace which responds to contemporary market requirements.
- Attractively and successfully address the Quayside.
- Reflect the burgrave plot origins of the area behind the Quayside frontage.
- Satisfactorily complete the enclosure of the rear court.
- Produce a building which was coherent in itself in design terms effecting a transition between the Quayside and the court to the rear which reflects historic transitions
- Effect an overall improvement in the environmental quality of the court.

The detailed analysis of the site and its context outlined in Section 4, together with a review of recent development history and the planning and design policy framework led to a strategic conclusion that a contemporary approach, carefully informed by deep understanding of context represented potentially the most promising route forward.

In this encouragement was drawn from:-

- The relative and acknowledged success of Three Indian Kings Court in responding to its relationship to the Customs House.
- The recognition in paragraph 4.6.8 of the Conservation Area character appraisal of rich variety of interpretation of the basic classical framework adding up to a "lively diversity".
- The case study material in Building on Context and the principles which the document promotes and the conclusions it reaches.

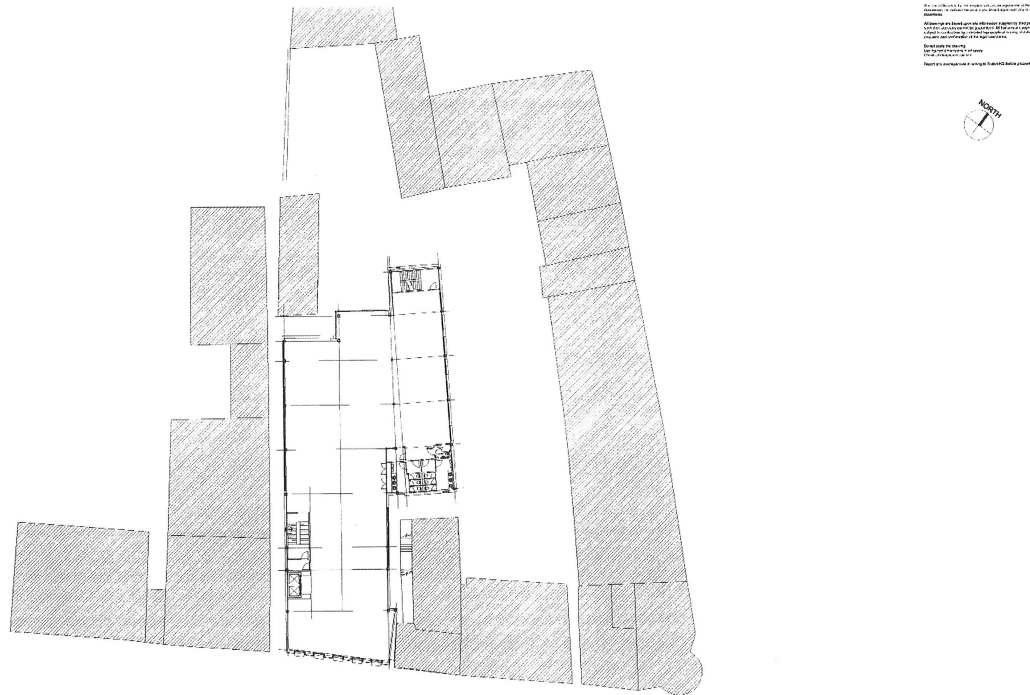
In developing this approach the following features were felt from the context analysis to be particularly important to the Quayside frontage:-

- Adoption of the basic classical ordering.
- Establishment of a strong base of comparable height to that adopted in the block.
- Adoption of a rhythm within the elevation which reflect those elsewhere in the block generally and, in particular, worked with that in Three Indian Kings Court to frame the simple but stately Customs House.
- Establishment of proportions of major building elements, especially windows, which reflect those elsewhere in the block.
- Establishment of a weight of building at entablature level and above which sits reasonably within the established range

- and variety within the central block.
- To work within the overall heights of buildings in the central section of block, still allowing the height emphasis to rise at the block ends.
- Together with Three Indian Kings Court, to allow the Customs House with its mouldings, crest etc, against the simple solidity of its sandstone core, to be framed as the grandest, if most diminutive building at the centre of the block.

Design development has proceeded from these principles to seek to achieve also:-

- A treatment of the Quayside elevation which takes full advantage of its southern orientation and spectacular views of the river, the bridges and the Sage Gateshead music centre to provide exceptional office accommodation.
- A detailed design approach which could coherently handle the transformation from the frontage building into a rear extension into the burgrave plot territory of the rear area with its context in differing building forms, scale and materials.
- A satisfactory three dimensional form from the Quayside frontage into the court and the depth of the block when viewed from across the river and from the range of elevated viewpoints identified earlier.
- An approach to building services which minimised the need for rooftop plant and carefully controlled and screened that which was unavoidable.
- The adoption and application of a quality of selection and use of materials and associated detailing which is the contemporary equivalent of the quality applied to the adjoining and surrounding historic buildings both on the Quayside and in the courtyard area.
- Environment Agency advised that the ground floor level is to be a minimum 600mm above the quayside road. A split level ground floor plan allows for reduced flood risk and accessibility for DDA compliance.

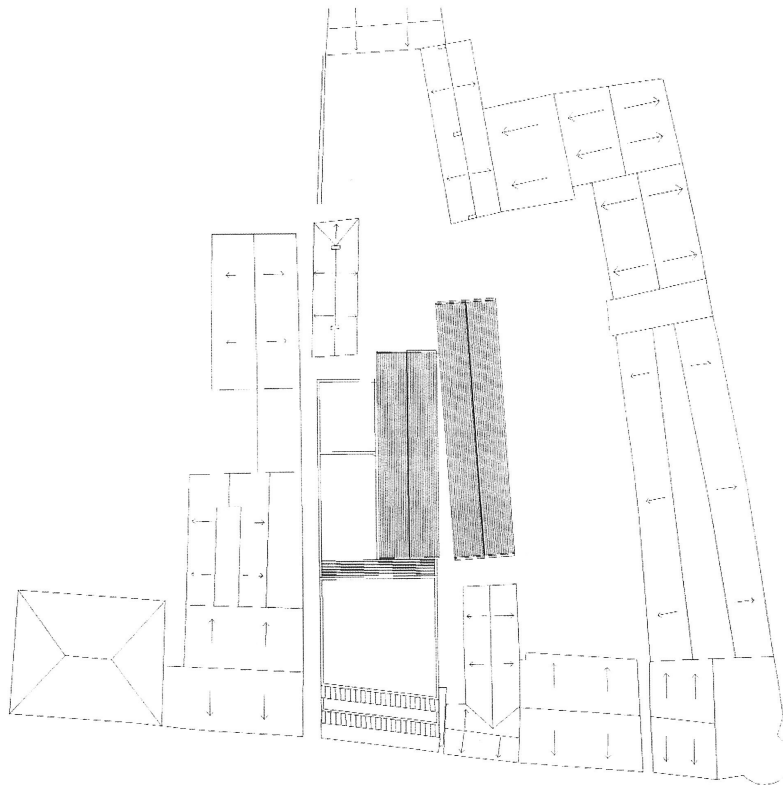




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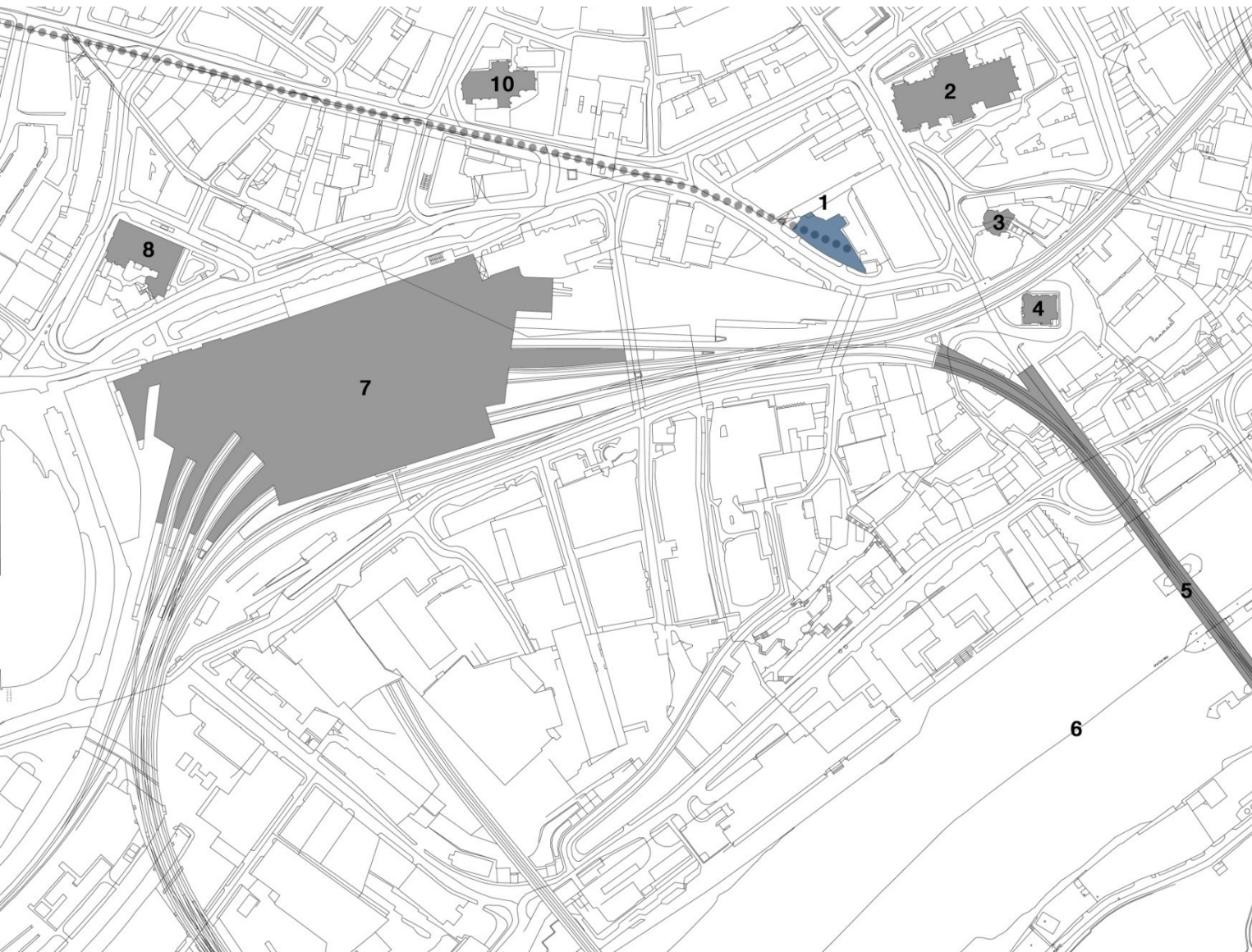
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For use of the site by the owner or occupier of the building.
The plan is not to be used for any other purpose without the consent of the
owner.
All dimensions are approximate and should be used as a guide only.
The plan is not to be used for any other purpose without the consent of the
owner.
The plan is not to be used for any other purpose without the consent of the
owner.





site plan
not to scale



- 1 Cooper's Studios
- 2 The Cathedral Church of St. Nicholas
- 3 Black Gate
- 4 Castle Keep
- 5 High Level Bridge
- 6 River Tyne
- 7 Newcastle Central Station
- 8 Cathedral Church of St. Mary
- 9 Hadrian's Wall (course of)
- 10 Church of St John the Baptist

Sheet no 3

First Floor Plan

Post Office

Private Office

Waiting Room

Show Room

Stalls

Loose Boxes

Carriage Left

Harness Room

Scale of Feet

0 10 20 30 40 50

Howson

Cooper's Studios
Before



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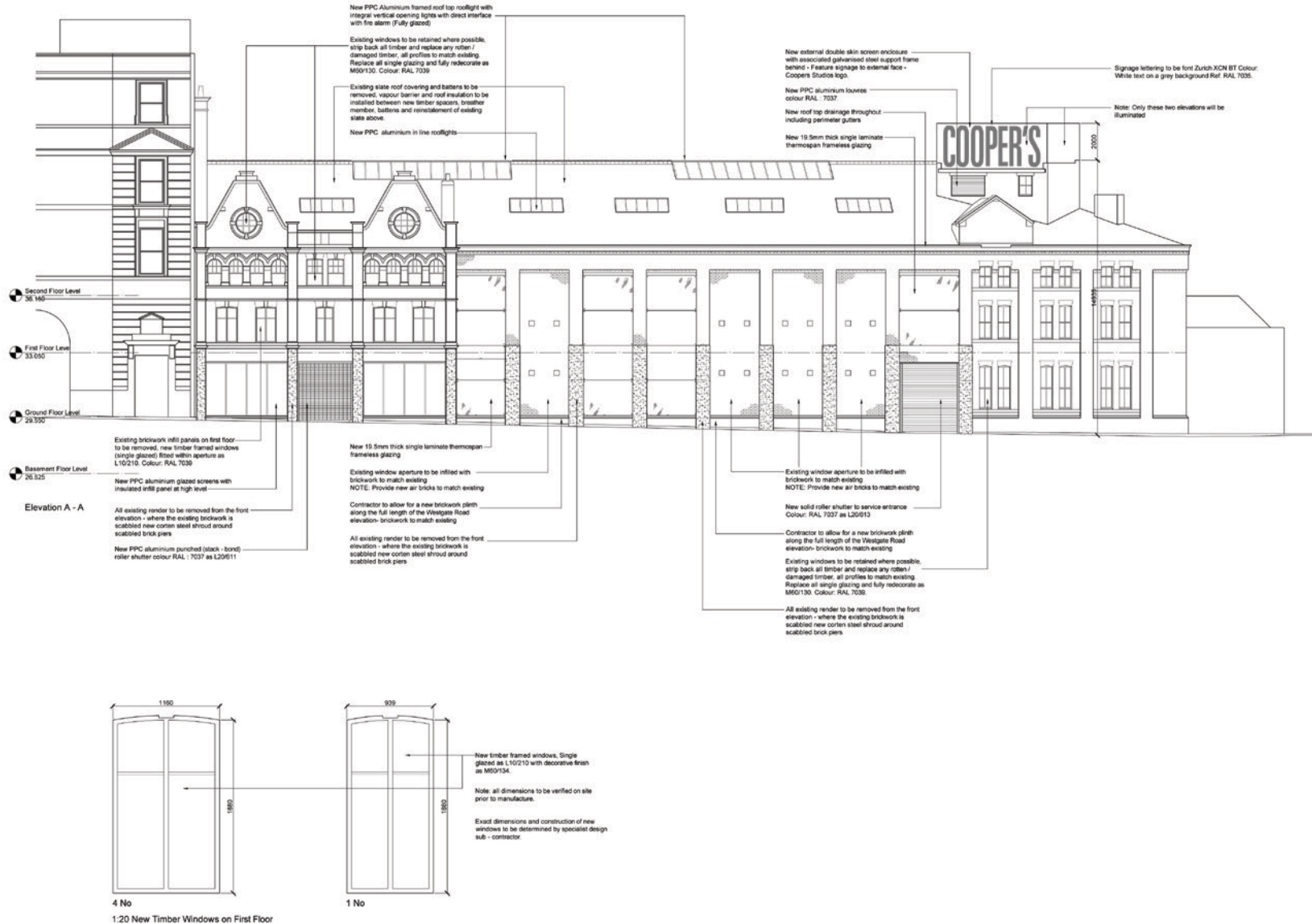




Cooper's Studios Glazing System



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Revision	Date	Drawn By	Check By
D	18/11/20	SAJ	
Point structure updated following meeting on site with Planning Authority			
Revision	Date	Drawn By	Check By
C	24/10/20	SAJ	
Proposed colour of existing timber windows indicated			
Revision	Date	Drawn By	Check By
B	24/10/20	SAJ	
Based on Construction Status			
Revision	Date	Drawn By	Check By
A	24/10/20	SAJ	
Brickwork pattern note revised			
Revision	Date	Drawn By	Check By
10	24/10/21	ahy	
Existing window notes revised, 1:20 elevations of new timber windows added			
Revision	Date	Drawn By	Check By
09	18/06/21	Paul	
Brickwork pattern note revised			
Revision	Date	Drawn By	Check By
08	11/06/21	ahy	
Shutter proposed as additional solid shutter added at gutter level			
Revision	Date	Drawn By	Check By
07	24/05/21	Paul	
Window specification notes revised			
Revision	Date	Drawn By	Check By
06	11/05/21	Paul	
Cooper studio signage added to elevation			
Revision	Date	Drawn By	Check By
05	08/05/21	Paul	
Roller shutters extended			
Revision	Date	Drawn By	Check By
04	26/11/20	Paul	
Confirmed roof gables and replaced with new roller shutters. New corner steel shroud around scaffolded brick piers			
Revision	Date	Drawn By	Check By
03	24/11/20	Paul	
Notes amended, window openings on roof lights			
Revision	Date	Drawn By	Check By
02	17/06/20	ahy	
Roof top roof lights & glazing panels to brick heads revised			
Revision	Date	Drawn By	Check By
01	08/05/20	ahy	
First issue			
Approved			
Construction			
Project			
Coopers Studios 14 - 18 Westgate Road Newcastle			
Drawing			
Proposed West Gate Road Elevation			
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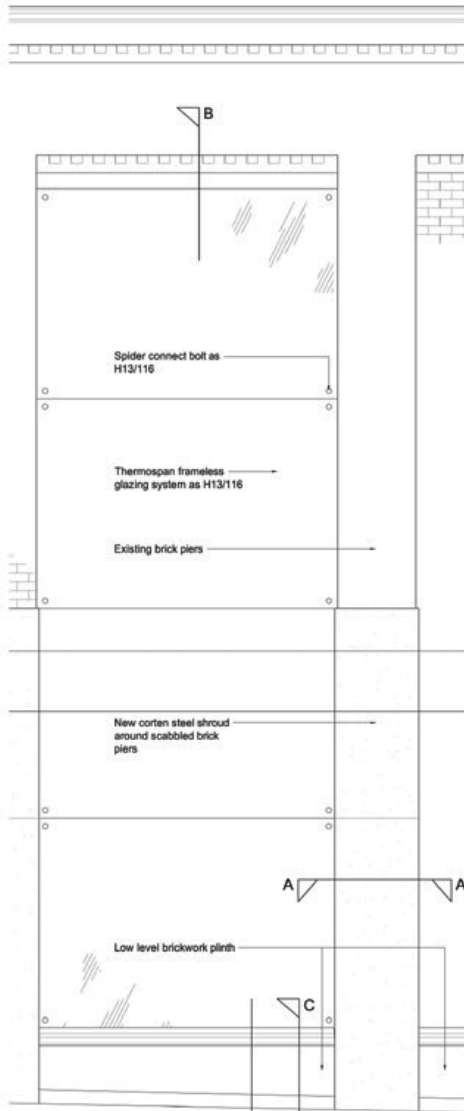
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www.ryders.com

Ryder

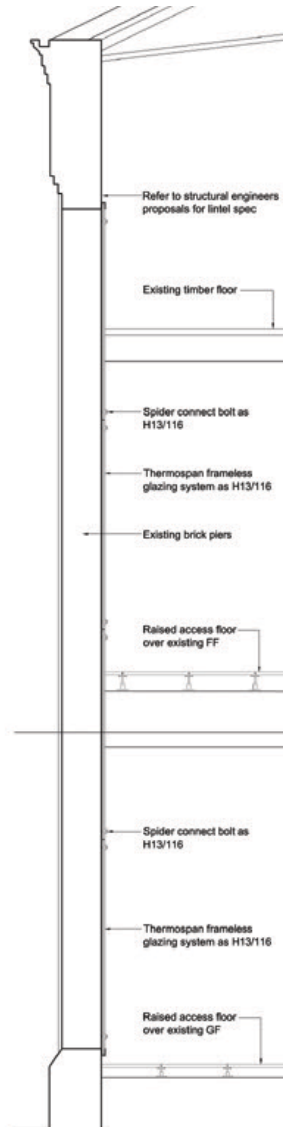
Cooper's Studios Glazing System



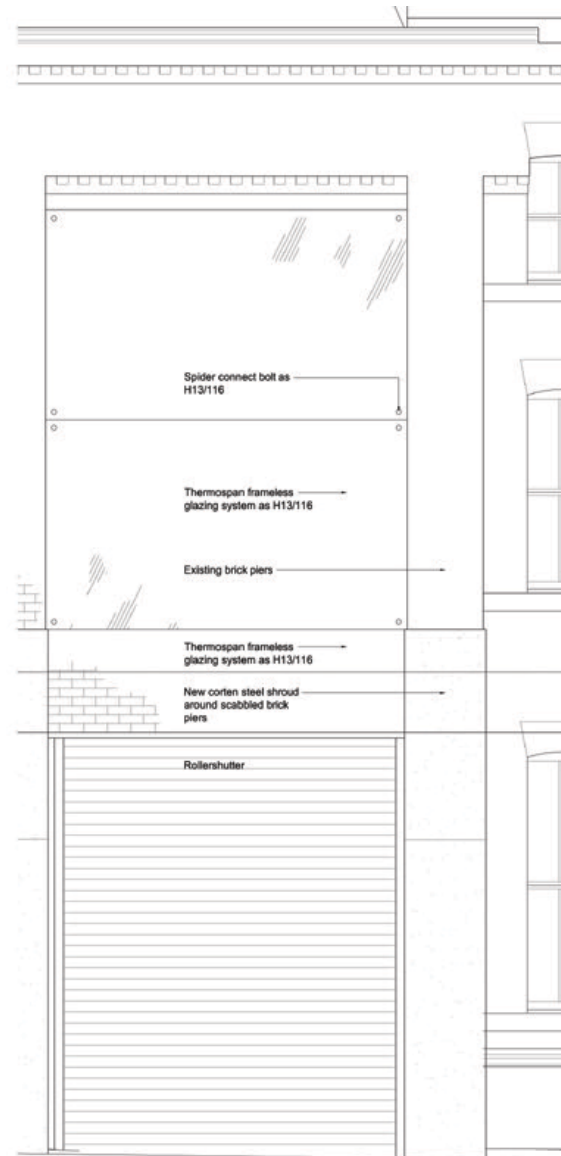
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1:20 Detailed Elevation
4 No. Apertures sizes as below:
1) 7600 x 2660mm
2) 7600 x 2740mm
3) 7600 x 2740mm



1:20 Cross Section B-B



1:20 Detailed Elevation
1 No. Apertures size as below:
1) 4730 x 3330mm

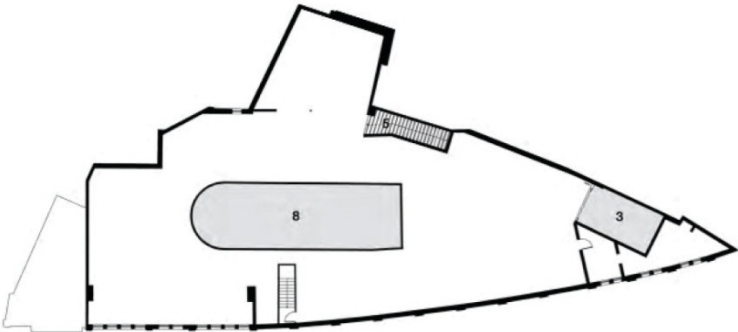
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Design	1872	Design No.	610-02
Drawn	1872	Drawn By	LCI
Check	1872	Check By	LCI
Issue	01	Issue Date	21/05/21
Revision	01	Revision Date	21/05/21
As Built			
Project	Coopers Studios 14 - 18 Westgate Road Newcastle		
Drawing	Structural Glazing Proposals		
Scale	1:20	Scale	1:20
Issue	01	Issue Date	21/05/21

info@ryderarchitecture.com
www.ryderarchitecture.com

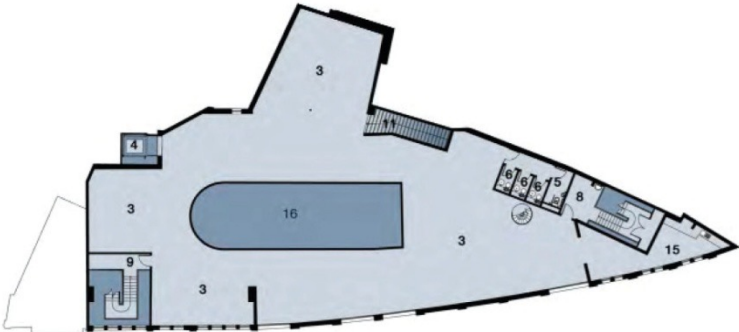
Ryder



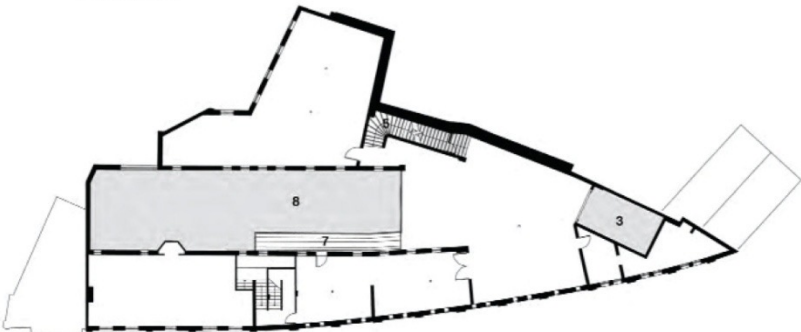
Cooper's Studios
After



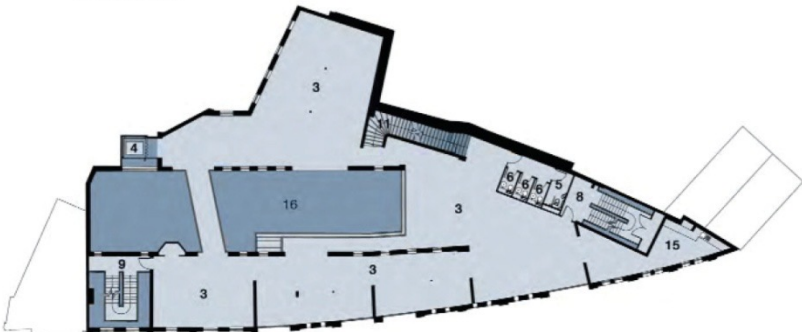
Second floor



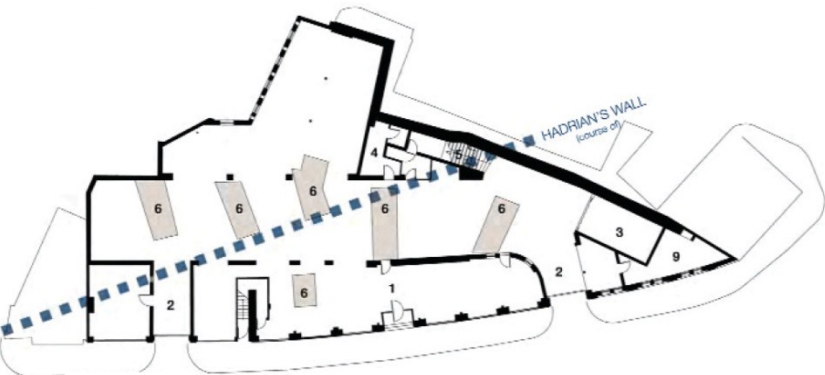
Second floor



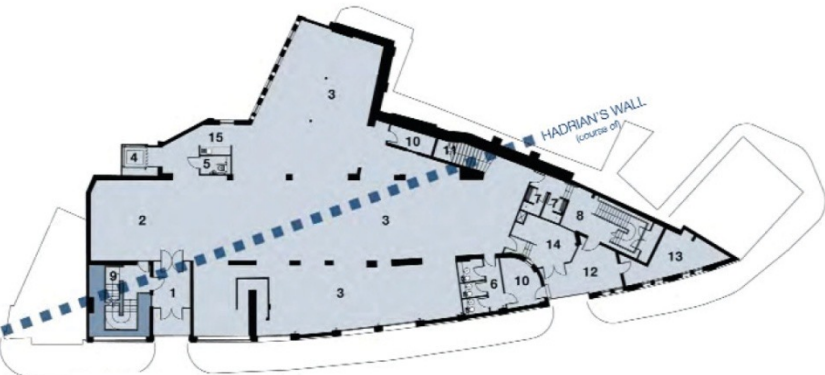
First floor



First floor



Ground floor

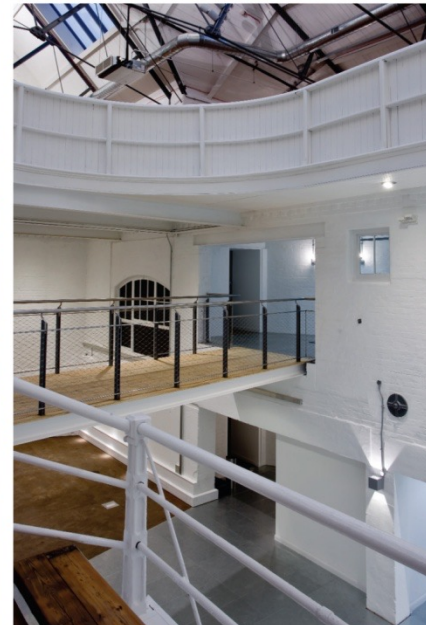


Ground floor

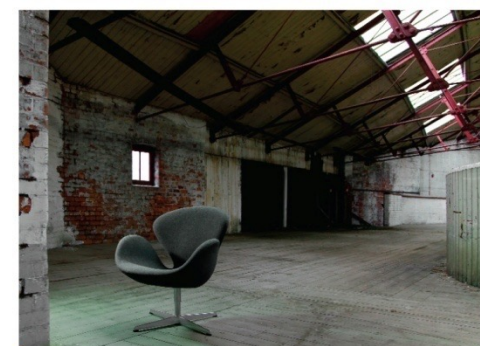
Cooper's Studios After



Emperor
fortification
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empire by the



Cooper's Studios After





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Bolingbroke Academy





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Bolingbroke Academy





Bolingbroke Academy

Pattern : Existing

7.2 Ground floor

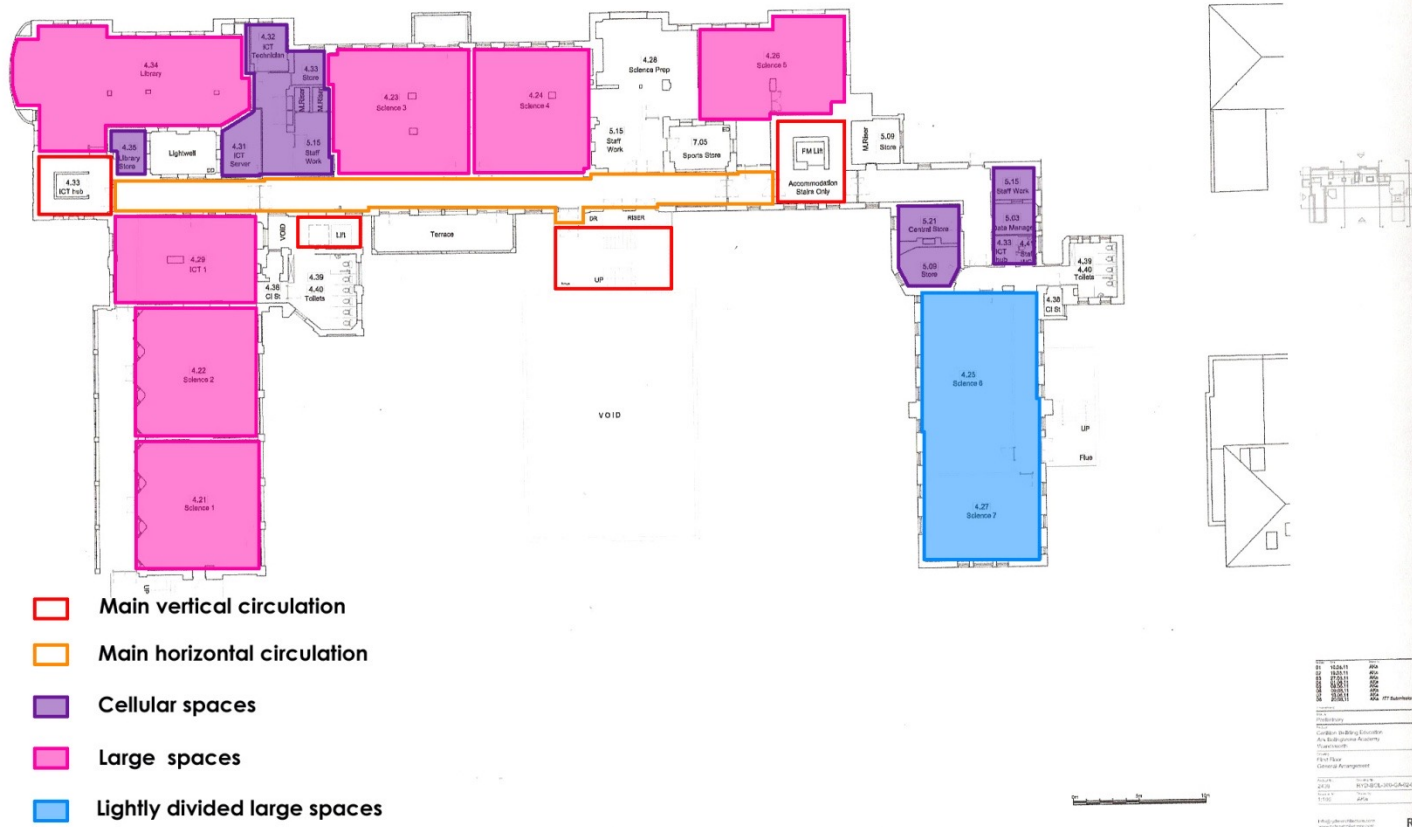


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02	18.08.11	APR
03	25.08.11	APR
04	01.09.11	APR
05	08.09.11	APR
06	15.09.11	APR
07	22.09.11	APR
08	29.09.11	APR

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Room	Time	Activity
23	12:25-1:15	AP®
24	12:25-1:15	AP®
25	12:25-1:15	AP®
26	12:25-1:15	AP®
27	12:25-1:15	AP®
28	12:25-1:15	AP®
29	12:25-1:15	AP®
30	12:25-1:15	AP®
31	12:25-1:15	AP®
32	12:25-1:15	AP®
33	12:25-1:15	AP®
34	12:25-1:15	AP®
35	12:25-1:15	AP®
36	12:25-1:15	AP®
37	12:25-1:15	AP®
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53	12:25-1:15	AP®
54	12:25-1:15	AP®
55	12:25-1:15	AP®
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57	12:25-1:15	AP®
58	12:25-1:15	AP®
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94	12:25-1:15	AP®
95	12:25-1:15	AP®
96	12:25-1:15	AP®
97	12:25-1:15	AP®
98	12:25-1:15	AP®
99	12:25-1:15	AP®
100	12:25-1:15	AP®