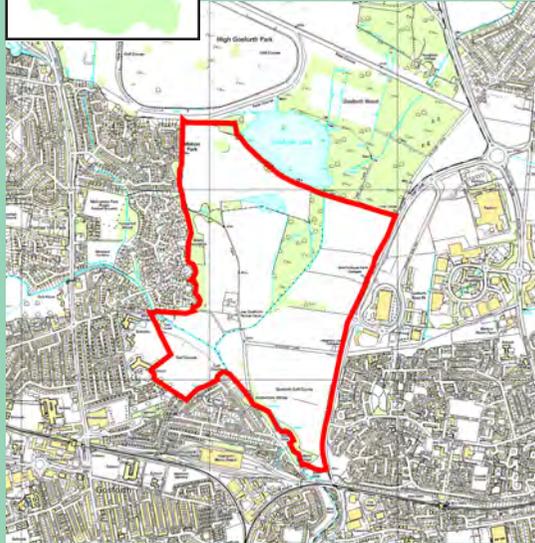
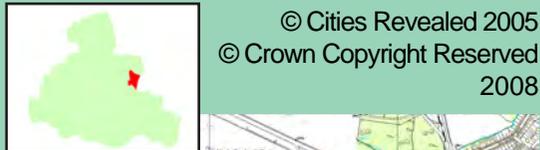


Newcastle Character Assessment: Rural Areas

Area G 1:

Heathery Lane



1. GENERAL DESCRIPTION:

Broadly traditional agricultural landscape but with landscaped parkland feel in places, and with golf course developed on former fields to south (rigg and furrow still evident); largely enclosed by trees and reasonably well screened from surrounding residential and business areas (especially at north); average condition, but high ecology and heritage value.

2. **Quality rating** - Positive (20/27) **Character strength** - Strong (19/26)
Area of Local Townscape Significance (ALTS) - No

3. Predominant landscape features within the area:

Buildings/ Structures:

Primary - None
Secondary - Farm buildings

Heritage:

Primary - None
Secondary - Vernacular buildings; Rigg & furrow

Notes: Lot of rigg & furrow in woods and golf course

Land Cover:

Primary - Farming
Secondary - Grassland

Notes: Golf course is main grassland

Farming - Enclosure:

Primary - Hedges
Secondary - Fences

Notes: Some very trimmed at lanes, etc, others gappy and unmanaged; Fences only to golf courses

Farming - Crops:

Primary - Arable
Secondary - None

Woodland/ Trees:

Primary - Deciduous woodland; Clumps
Secondary - Shelterbelt

Notes: Shelterbelts mainly in golf course

Hydrology:

Primary - Stream; pond
Secondary - None

Notes: Appears to be possible recent subsidence pond

Communications:

Primary - Distributor; Unclassified/ lane
Secondary - None

Newcastle Character Assessment: Rural Areas

Area G 1: Heathery Lane



4. Predominant adjacent landscape features:

- Primary** - Residential
- Secondary** - Woodland/ Parkland; Office/ Business; Leisure

5. Landmarks and views within the area:

- Positive** - Low Gosforth Home Farm/ Whitethorn House; Woodland blocks; Golf Course; Heathery Lane cottages; Ouseburn.
- Neutral** - Scott's House Farm buildings
- Negative** - None

6. Landmarks and views outside the area:

- Positive** - Gosforth Park
- Neutral** - Racecourse; Business Park; Melton Park/ Whitebridge Park
- Negative** - None

7. Local detail and character:

- Generally traditional informal agricultural landscape although with significant parkland style clumps and blocks of mature woodland planting, set in rolling landscape with hedges (variable condition); Golf course to south includes significant areas of rigg and furrow, along with some new belts of tree planting (mostly isolated standards).

8. Character Elements:

- | | | | |
|-----------------|-----------------------|--------------------------|-----------------------------|
| Scale | - Medium | Enclosure | - Enclosed |
| Variety | - Varied | Harmony | - Balanced |
| Movement | - Quiet | Texture | - Managed |
| Colour | - Muted | Rarity | - Ordinary |
| Security | - Safe | Stimulus | - Interesting/ Invigorating |
| Pleasure | - Pleasant/ Beautiful | General Condition | - Average |

9. Heritage Value: - Average/ Strong

Newcastle Character Assessment: Rural Areas

Area G 1: Heathery Lane



10. Ecology Value: - Average/ Strong
Notes: Mature woodland, stream, wildlife corridors; Several deer seen (4 at one point); 2 SLCI

11. Topography:
General groundform - Rolling
Aspect - All
Local Topographical Name - Ouseburn Valley

Newcastle Character Assessment: Rural Areas

Area G 1: Heathery Lane: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Plantation woodlands and hedges	Protect woodlands from loss and harm	Allow intrusive built development, e.g. telecommunication masts, large buildings	Refer to Green Belt policy and guidance
Ouseburn River system, wetland and ponds	Protect rigg and furrow	Suburbanise bridle ways with tarmac and footway paving	Refer to archaeological/historic reports on High Gosforth Park on Historic Environment website
Country lanes and bridleway	Any permitted new building and repairs to be in local stone to match existing	Drain or fill wetlands	Refer to TPO 1/95
Wedge of open, land extending well into the built up area	Protect form, appearance and setting of Home Farm building	Lose aesthetic appeal	Refer to Gosforth Park Cramlington Corridor Biodiversity Action Plan
Diverse scenery and vegetation cover	Replant gaps in hedges and promote good hedgerow management		Refer to "The Historic Parks and Gardens of Tyne and Wear" Fiona Green, 1995
Attractive stone bridges over the river. (Salter's Bridge dates from C13 on former Hartley to Blanchland Salt Peth)	Better screening/buffer planting to A189 Salter's lane, to retain tranquil character		
Home Farm	Interpretation and signage		
Formerly part of the designed historic landscape at High Gosforth Park: route of drive and woodland belts/ copses remain			

Newcastle Character Assessment: Rural Areas

Area G 1: Heathery Lane: Area Guidance

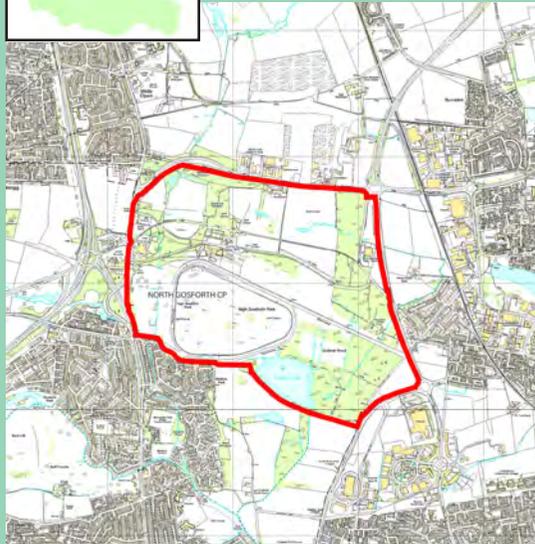


Strengths / opportunities	Do's	Don'ts	Comments
Remnant rigg and furrow Area of local wildlife importance (SLCI)			

Newcastle Character Assessment: Rural Areas

Area G 2:

High Gosforth Park



1. GENERAL DESCRIPTION:

Former country house and estate in densely wooded parkland setting with stone boundary walls to 3 sides; now racecourse and 2 golf courses; some remaining farmland; some areas of dereliction/ vandalism (eg, former scout camp buildings) but generally in average condition, and with strong ecology and heritage value; high proportion of rigg and furrow still evident under golf courses, woodland, etc.

2. Quality rating - Positive (23/27) Character strength - Strong (20/26) Area of Local Townscape Significance (ALTS) - No

3. Predominant landscape features within the area:

Buildings/ Structures:

Primary - None

Secondary - Farm buildings; Urban; residential

Notes: Farm buildings ancillary to former country house and with recent hotel & racecourse buildings

Heritage:

Primary - Rigg & furrow

Secondary - Country House; Vernacular buildings

Notes: Very extensive rigg and furrow including under woodland in some areas

Land Cover:

Primary - Designed parkland

Secondary - Farming; Moor/ heath; Grassland; Rough grassland

Farming - Enclosure:

Primary - Walls; Fences

Secondary - Hedges

Notes: Stone walls to west, north and south perimeter, and timber fencing internally (some 2m height) and some hedges, partly unmanaged, partly over-trimmed.

Farming - Crops:

Primary - None

Secondary - Pasture

Notes; Little of area is "farmland" now

Woodland/ Trees:

Primary - Deciduous woodland

Secondary - Mixed woodland; Shelterbelt; Clumps

Hydrology:

Primary - Stream; Lake; Drainage ditch

Secondary - Pond

Communications:

Primary - None

Newcastle Character Assessment: Rural Areas

Area G 2: High Gosforth Park



Secondary - Trunk road; Distributor; Unclassified/ lane

4. Predominant adjacent landscape features:

Primary

- Agricultural; Residential

Secondary

- Industrial; Office/ Business

5. Landmarks and views within the area:

Positive

- Racecourse; former Brandling House and associated stabling, etc; lodges; Boundary wall and entrance piers; Former tramline and bridge; walled gardens; Northumberland Golf Club House; Lake.

Neutral

- Gosforth Park Hotel; Peter Barratt Garden Centre

Negative

- Grandstand; Racetrack floodlights

6. Landmarks and views outside the area:

Positive

- Roman Catholic Church at north west; Views over city to south

Neutral

- Melton Park; Business Park to South; A1

Negative

- Industrial Estate to north; Regent Centre Offices; A189

7. Local detail and character:

- Former country estate with high proportion of rigg and furrow (not ploughed out) in wooded parkland setting and bounded by tall stone walls with stone lodges; subsequently developed as commercial racecourse and golf courses (x2), but still with extensive areas of woodland and (largely silted/ reeded) lake to south east; derelict/ vandalised buildings from former Scout Camp mar part of the area.

8. Character Elements:

Scale

- Medium/ Large

Enclosure

- Enclosed/ Open

Variety

- Varied

Harmony

- Balanced

Movement

- Quiet/ Busy

Texture

- Managed/ Rough

Colour

- Muted

Rarity

- Unusual/ Rare

Security

- Safe

Stimulus

- Interesting/ Invigorating

Newcastle Character Assessment: Rural Areas

Area G 2:

High Gosforth Park

Pleasure - Pleasant

General Condition - Average



9. Heritage Value: - Strong

Notes: Country house in parkland setting and associated racecourse; Lot of rigg and furrow

10. Ecology Value: - Strong

Notes: Lot of woodland of various types; Lake (and other ponds); Areas of heathland; Wildlife reserve (2 Wildlife Corridors, SSSI x1, SNCI x4, SLCI x3)



11. Topography:

General groundform - Flat; Rolling

Aspect - None

Local Topographical Name - None



Newcastle Character Assessment: Rural Areas

Area G 2: High Gosforth Park: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Plantation woodlands of various ages	Protect woodlands from loss and harm	Allow intrusive built development: e.g. telecommunication masts, large buildings	Refer to Green Belt policy and guidance
Numerous veteran trees: notably oak (including Turkey Oak) and beech thought to date from 1770's	Protect rigg and furrow Any permitted new building and repairs to be in local stone to match and enhance existing	Suburbanise the through road, paths and other routes with tarmac and footway paving	Refer to archaeological/historic reports on High Gosforth Park on Historic Environment website
Extensive tracts protected as Sites of national (SSSI) regional (SNCI) and local (SLCI) nature conservation importance	Protect appearance and setting of Brandling House and associated listed buildings, ideally with Conservation Area status Retain historic perimeter woodlands	Drain or fill wetlands and water bodies Lose aesthetic appeal of historic tree belts and copses	Refer to TPO 17/95 Refer to Gosforth Park Cramlington Corridor Biodiversity Action Plan
Streams, wetlands & ponds	Ensure good screening/ buffer planting to A1056 Sandy Lane, to retain tranquil character of the parkland	Allow further erosion, severance, loss of integrity or historic features of the designed landscape	Refer to "The Historic Parks and Gardens of Tyne and Wear" Fiona Green, 1995
Nature Reserve including Gosforth Lake	Remedial design and planting to the north west corner of the historic park, severed by highway development in 1990's	Erect unsightly perimeter fencing, traffic barriers and controls, signage	
Newcastle Racecourse, established 1880	Interpretation and signage	Encourage additional car	
Country lanes, paths and bridleway, including historic tramway route to racecourse and former Hartley to Blanchland Salt Peth)	Manage public access and recreational usage to protect the historic fabric and wildlife habitats		

Newcastle Character Assessment: Rural Areas

Area G 2: High Gosforth Park: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
<p>Brandling House and associated historic buildings and features, designed by James Paine, Listed Grade 2* and 2</p> <p>Attractive stone perimeter walls, gateways, farmhouses and cottages</p> <p>A designed historic landscape at High Gosforth Park. (Not registered, laid out from 1760 and in the style of Capability Brown)</p> <p>Extensive remnant rigg</p>	<p>Protect prospect seen from racecourse buildings and generally within the site</p>		

Newcastle Character Assessment: Rural Areas

Area G 3:

North Brunton



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1. GENERAL DESCRIPTION:

Former agricultural area with some houses, now dominated by roads and road associated development although some farming remains; road associated planting now established and helps reduce impact but still very busy/ noisy; average condition overall, with average ecology value and weak/ average heritage.

2. **Quality rating** - Weak (13/27) **Character strength** - Moderate (16/26)
Area of Local Townscape Significance (ALTS) - No

3. Predominant landscape features within the area:

Buildings/ Structures:	Primary	- None
	Secondary	- Urban
Heritage:	Primary	- None
	Secondary	- Vernacular buildings
Land Cover:	Primary	- None
	Secondary	- Farming; Woodland
Farming - Enclosure:	Primary	- Hedges
	Secondary	- Fences

Notes: Many of hedges are recent and road associated - generally intact and managed. Post and rail fencing also primarily road associated

Farming - Crops:	Primary	- Arable
	Secondary	- Pasture

Notes; Pasture for ponies

Woodland/ Trees:	Primary	- None
	Secondary	- Shelterbelt; Clumps

Notes: Woodland planting mostly recent (20 years) and road associated. Some older areas of trees

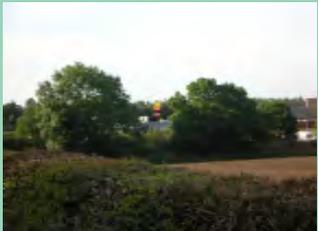
Hydrology:	Primary	- None
	Secondary	- Stream

Notes: Small stream

Communications:	Primary	- Trunk road; Distributor; Residential
	Secondary	- Unclassified/ lane

Newcastle Character Assessment: Rural Areas

Area G 3: North Brunton



4. Predominant adjacent landscape features:

Primary - Agricultural; Woodland/ Parkland; Residential; Leisure

Secondary - None

Notes; Golf courses, Racecourse in parkland setting.

5. Landmarks and views within the area:

Positive - North Brunton Cottages area

Neutral - Great North Road

Negative - A1 including slip roads; Travel Lodge/ Vintage Inn/ Macdonalds

6. Landmarks and views outside the area:

Positive - Gosforth Park; RC Church.

Neutral - Gosforth Park Hotel; Cemeteries to north; Hazelrigg/ Wideopen

Negative - None

7. Local detail and character:

- Originally traditional agricultural area but has been extensively altered and severed by roads and road associated works which is now equal in prominence although associated hawthorn hedging and tree planting is now well established.

8. Character Elements:

Scale	- Small	Enclosure	- Enclosed
Variety	- Complex	Harmony	- Discordant
Movement	- Busy/ Frantic	Texture	- Managed
Colour	- Muted	Rarity	- Ordinary
Security	- Safe	Stimulus	- Bland
Pleasure	- Unpleasant/ Pleasant	General Condition	- Average

9. **Heritage Value:** - Weak/ Average

10. **Ecology Value:** - Average

Notes: Small stream and area of woodland (much road associated); wildlife corridor

Newcastle Character Assessment: Rural Areas

Area G 3:

North Brunton



11. Topography:

General groundform

- Rolling

Aspect

- North; South

Local Topographical Name

- None

12. Additional comments:

Recent development of road associated uses (Motel, PH, restaurant) has marred the central area although relatively self-contained in location.

Newcastle Character Assessment: Rural Areas

Area G 3: North Brunton: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
<p>Plantation woodlands beside the trunk Road (A1) and roadside hedges hedges</p>	<p>Protect and significantly increase roadside tree cover and hedges, to offset the visual and noise intrusion of the road junctions</p>	<p>Allow further road widening, at the expense of grass verges, tree cover, hedges or other vegetation of value as wildlife cover</p>	<p>Refer to Green Belt policy and guidance</p>
<p>North Brunton Farm settlement, now attractive residential conversions</p>	<p>Any permitted new building and repairs to be in local stone to match existing</p>		<p>Refer to TPO's 6/80, 4/95 and 1/2000</p>
	<p>Protect form, appearance, trees and setting of North Brunton Farm</p>		<p>Refer to Gosforth Park- Cramlington Corridor Biodiversity</p>
	<p>Strengthen role of this area as a buffer to protect the heritage and wildlife of High Gosforth Park, from the encroaching urban development to the west and the increasing traffic levels</p>		
	<p>Implement a system of safe road crossing points for movement of</p>		