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1. INTRODUCTION

1.1 Terms of Reference

Conservation Areas

Conservation areas were first introduced by the Civic Amenities Act 1967, and are defined as being “areas of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance”. They depend on much more than the quality of individual buildings, and take into account features such as building layout, open spaces, trees, boundaries, thoroughfares, the mix of uses, building materials and street furniture. It is common for a conservation area to include a number of buildings which are designated as Listed Buildings because of their individual architectural or historic value.

Conservation Area Appraisals

The approach to conservation area designation has altered dramatically in recent years. It is now recognised that development plan policy, development control decisions, proposals for preservation or enhancement, and the management of conservation areas can be best achieved when there is a clear and sound understanding of the special interest of the conservation area. PPG15 urges Local Authorities to prepare detailed assessments of their conservation areas and states that “the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder the basis for local plan policies and development control decisions, as well as for the preservation and enhancement of the character and appearance of the conservation area”.

Value of the Appraisal

The value of the appraisal is two-fold. First, its publication will improve the understanding of the value of the built heritage. It will provide property owners within the conservation area, and potential developers with clearer guidance on planning matters and the types of development, which are likely to be encouraged. Secondly, it will enable Newcastle City Council to improve its strategies, policies and attitude towards the development opportunities, priorities and protection of the conservation area. The appraisal will form a sound basis for establishing effective conservation policies; support the effective determination of planning and listed building applications; and form relevant evidence in planning appeals with specific emphasis on those relating to the demolition of unlisted buildings.

Evaluation Criteria Buildings and Development Sites

- Existence/proximity to listed buildings, scheduled ancient monuments, protected trees and features of interest
- Grouping cohesiveness, linkage/relationships to other buildings
- Period, style, materials, colour, detail, proportions, status
- Uniqueness, distinctiveness, consistency, inventiveness
- Local, regional or national importance
- Completeness, condition, construction
- Cultural, historical or “folklore/popular” associations
- Archaeological and industrial archaeological importance
- Orientation, access, form, height, plot shape
- Relationship to topography and urban grain
- Density/proximity to other buildings
- Historical or planning precedents
- Opportunity for creative
Jesmond Dene Conservation Area Boundary
contemporary solutions
- Threat from unsympathetic development

**Streetscape**
- Historical street pattern
- Effect of proportion, alignment and topography on enclosure
- Street furniture, signs and features
- Landscaping and surfacing
- Shopfronts and commercial treatment
- Period, style, materials, colour, detail, proportion, status
- Relationship to urban grain
- Relationship and hierarchy with connecting spaces
- Cohesiveness and relationship to adjacent buildings
- Local, regional or national significance
- Completeness, condition, construction
- Cultural, historical or “folklore/popular” associations
- Archaeological and industrial archaeological importance
- Uniqueness, distinctiveness, consistency, inventiveness
- Visual and physical activity
- Traffic and access
- Effects of differing lighting conditions

**1.2 Jesmond Dene**

The conservation area lies approximately 1.5 miles to the east of the City Centre. The area consists of low density late Victorian and Edwardian housing, with a small number of earlier housing developments, set in the mature landscape of the Dene. The Dene’s landscape is a juxtaposition of a number of different influences, which reflect its history, past land-use and differing landscape designs.

**Purpose of Designation**

The conservation area was designated in 1991 and extended in 2001. The original purpose of designation was to protect the Dene and its setting.

The area is of high environmental and historic character and is subject to a continued pressure for development which, if not sympathetically controlled and directed would detract from these qualities.

**Boundary of Conservation Area**

The conservation area follows the line of Armstrong Bridge at the south end, to the east it follows Jesmond Park West as far as Castles Farm Road. The eastern boundary follows Jesmond Park West and Freeman Road as far as Castles Farm Road. It continues north from Castles Farm Road along the edge of the Dene to its most northern point in South Gosforth. The west boundary returns along Haddricks Mill Road, Matthew Bank, Jesmond Dene Road as far as Osborne Road. It then follows the backs of gardens to Castleton Grove. The boundary then takes in The Grove and Fenwick Terrace/Collingwood Terrace.

For the purposes of this study the conservation area has been divided into 5 sub-areas:

1. The Dene
2. Land to the east of the Dene
3. Fenwick Terrace and Collingwood Terrace
4. Adderstone Crescent/Lindisfarne Road area to west of the Dene
5. Towers and Mitchell Avenue.

These are dealt with on a street-by-street basis.
- Jesmond Dene Conservation Area boundary with sub areas
Jesmond Dene Conservation Area boundary with listed buildings
Statutory Designations
There are a number of scheduled ancient monuments and listed buildings in the conservation area. These are:

- St Mary’s Chapel – scheduled ancient monument
- St Mary’s Well – scheduled ancient monument
- St George’s Church – grade I
- Jesmond Towers – grade II*
- The Lodge – grade II
- Jesmond Dene House – grade II
- Lodge at entrance to Jesmond Dene House – grade II
- Banqueting Hall – grade II
- Gatehouse to Banqueting Hall – grade II
- Jesmond Real Tennis Court – grade II
- Akhurst School – grade II
- Jesmond Dene Mill – grade II
- Armstrong Bridge – grade II
- Castles Farm Bridge – grade II
- Bridge to west of Jesmond Dene Mill – grade II
- Footbridge north of Banqueting Hall – grade II
- Footbridge south of Red Walk – grade II

In addition, the Dene is included on the Register of Historic Parks and Gardens of Special Historic Interest and is grade II.

The Unitary Development Plan (UDP) makes the following, additional, designations:

- Area of exceptional landscape value
- Area of countryside character
- Site of Nature Conservation Importance (SNCI)
- Neighbourhood park
- Area of archaeological interest.
2. DEVELOPMENT OF THE CONSERVATION AREA

2.1 Archaeological Assessment

Jesmond was, until the 19th century, almost entirely agricultural. In contrast, the Dene was used for industrial purposes during the eighteenth century. The area north of Armstrong Bridge was mined in the eighteenth century and the sites Eng Pit, Corn Pit, Meadow Pit and Wheat Pit are within the conservation area. In addition, Busy Cottage Mill and Ironworks (now Millfield House), converted in 1855 to a corn mill and two workers cottages were built. The mill ceased operation when Lord Armstrong made the Dene into a park. Jesmond Dene Mill was previously known as Heaton Corn Mill and Mable’s Mill. There has been a mill on this site since the C13, however, the present ruins date from C19. Uses have included flour, pig meal and flint for the Ouseburn Pottery industry.

Jesmond medieval village falls partially within the boundary of the conservation area, around the site of St Mary’s Chapel.

2.2 Historical Development

* Jesmond Dene Mill-maintained ruin
* 1st Edition O.S. map c1858
The township of Jesmond was incorporated within the City of Newcastle following the 1832 Reform Act and the 1835 Municipal Corporations Reform Act which brought municipal boundaries in line with parliamentary boundaries. The first roads, established in the C19 were Jesmond Dene Road, planned by John Dobson in 1840, and Sandyford Road. The Newcastle Improvement Acts of 1865 and 1871 extended and improved these roads. In 1880 Osborne Road was developed to link Jesmond Dene Road and Jesmond Road.

The land to either side of the Dene was agricultural until the mid C19. In the last quarter of the C19 a number of larger villa-type houses were built on both sides of the Dene. These were then replaced in the early C20 when most of the present day housing was built.

Lord Armstrong and his wife developed Jesmond Dene as pleasure grounds during the mid C19 in the “woodland garden” style. Woodland type gardens at this time were often complemented by buildings in the gothic style. It was also a garden type which worked well with the natural topography and landscape of the Dene. Jesmond Dene is now considered to be of national significance as a woodland garden. Lord Armstrong gave the park and most buildings within it to the City of Newcastle in 1883.
2.3 Recent Changes within the Conservation Area

The conservation area is dominated by the Dene. The areas directly to the east and west of the Dene are predominantly residential in character, with quality housing. The area benefits from its close proximity to and easy access to the city centre.

Modern development has largely taken the form of infill housing developments with very few development opportunities left without considering the demolition of existing buildings.

2.4 Planning Policy and Decision Making

The principle benefits of Conservation Area designation to the planning process are:

• control over demolition with a strong presumption in favour of retaining and re-using buildings and structures which significantly contribute to the character and appearance of the conservation area

• enhanced power to secure high standards of design and materials, and to secure proposals which preserve or enhance the character or appearance. The character statement will be a material consideration in assisting decision making.

The mature, woodland tree cover is an important element of the character and appearance of the conservation area. Many of these trees are in private ownership and are protected by Tree Preservation Orders. In addition, conservation area status requires that six weeks notice of works to a tree are given thus allowing the opportunity to create a Tree Preservation Order when a tree is threatened. It is essential that pressures for development do not lead to the unnecessary damage or loss of these trees. In addition, verge and garden boundary trees are at risk from works carried out by utility companies as well as accidental damage and root compaction caused by car parking. Where trees are removed their replacement is essential to ensure trees for the future.
Conservation area designation is not designed to prevent change but instead to ensure that change contributes to, rather than detracts from, the character and appearance of the conservation area. The character assessment aims to identify the “special architectural or historical interest” of the conservation area and aims to establish the character and appearance, which should be preserved and enhanced. As part of this process, the assessment also sets out those elements which detract from the character and appearance of the conservation and which would benefit from redevelopment or enhancement proposals.

The establishment of the character and appearance of the conservation area will provide a benchmark for managing change and ensuring that that which is of interest is preserved and that those elements, which are of little or no interest, are enhanced/improved.

3. CHARACTER ASSESSMENT

3.1 Sub-Area 1

The Dene itself

Jesmond Dene follows the line of the River Ouseburn for almost 1.5 miles. The steep banks of the Dene are densely wooded with a profusion of deciduous and evergreen trees and shrubs. There are native species and many exotic unusual trees including cedars, junipers, Californian Redwoods, varieties of yew and holly and the ubiquitous rhododendron beloved by Victorians. A great variety of deciduous trees were also planted including beech, oak, cherry, elm and poplars. In addition, there are a number of veteran trees.

Whilst there are unlimited views of the Dene from the east and west banks, these are largely of trees and not of the lower sections of the Dene and its landscape. Views into the Dene are limited to the bridges which cross the Dene such as the Armstrong Bridge to the south and Castle Farm Bridge to the north. Some views into the Dene are also possible at the southern end of Jesmond Dene Road.

The area south of Millfield House, towards Armstrong Bridge, is occupied partly by the 1970s Pets Corner development on the site of Heaton Dene House and is of a different character and appearance to the rest of the park. This is a popular use of the area and contributes to the overall character of the Dene as a public park. The structures associated with this use are temporary in nature. The area around Pets Corner is open lawn with beds and specimen trees.

The principal entrance to the Dene is at the east end of the Armstrong Bridge. This is a relatively formal entrance with sandstone gate piers. There are secondary entrances into the Dene from Jesmond Dene Road and Castles Farm Road in the north, and Jesmond Park West on the east side. These are small, informal entrances such as a break in the boundary treatment and are often unmarked.
- Jesmond Dene Conservation Area sub area 1

- Entrance to the Dene

- Millfield House - now converted to Business Centre
Paths run up and down both banks of the Dene and follow the river along the length of the Dene. The paths have largely been resurfaced in tarmac although there are sections where earlier treatments are visible, some are simple trails through the Dene with a soil surface. Boundary treatments are consistent throughout the Dene, consisting of a short timber post with single horizontal beam laid across at a 45 degree angle. This type of fence has no real impact on the character or appearance of the Dene. However, it does little to enhance the appearance or character. Street furniture – seats, bins etc. are typical of those found across the City as a whole and bear no relation to the character of appearance of the Dene. Street lighting throughout the Dene is concentrated in those areas where activity is greatest such as Pets Corner, Millfield House and Fisherman’s Lodge. This means that the Dene becomes largely inaccessible at night from a personal security aspect. The existing and future streetlights would benefit from improved design in keeping with the context of the Dene.

Armstrong Bridge (grade II listed) is the only high level bridge in the Dene and views up and down the Dene can be obtained from this point. The bridge forms the southern boundary of the conservation area and separates Jesmond Dene from Armstrong Park to the south. The bridge was built in 1876-8 by W G Armstrong and is a masonry structure with iron lattice girders. Originally a road bridge, it was restored in the 1980’s, and following the development of the Cradelwell Bypass in the early 1990’s it is now only used as a cycle and footbridge.

The river is narrow throughout the Dene and runs through a series of cascades and waterfall created by Lord Armstrong. The cascades are generally located near bridges to focus views. The waterfall, adjacent to the Mill, was purpose-built by Armstrong. The quality of the river water is poor for a number of reasons and often has a detrimental impact on the enjoyment of the Dene and the wildlife.
There are a number of buildings within the Dene – a lodge by Norman Shaw (1870), Jesmond Dene Mill, Millfield House and cottages, Deep Dene House (now Fisherman’s Lodge). Millfield House and the two C19 cottages close by are now used as offices, conference centre, café and residential dwellings. Deep Dene House is now Fisherman’s Lodge which operates as a restaurant and Jesmond Dene Mill is a ruin. The buildings contribute to the character and appearance of the Dene through their simple architectural style and position within the landscape, and through their direct contribution to the use of the Dene by the general public.

A recreation ground/picnic area stands to the west of the river towards the central/northern end of the Dene and can be viewed from Jesmond Dene Road. The area is an open grassed area with typical timber bench-type picnic tables. At the northern end of the area is a large pavilion-style building. This was recently refurbished and repainted. New roller shutters were introduced to minimise mis-use and vandalism.

**Paddy Freeman’s Fields**

Paddy Freeman’s fields are situated to the north of the Dene on the East bank. The fields are now laid out as a planned park area with boating lake (extended from existing pond), children’s play area and facilities for bowls and tennis. In comparison to the woodland nature of
the Dene this area is more formally set out. The position of the fields enables views across the Dene towards the modern flats on the west side (Lindisfarne Close).

The park is well maintained and uncluttered. Two single storey buildings stand next to the model boating lake are functional rather than of visual interest. However, by way of their simplicity and scale they do not detract from the character or appearance of these fields. The children’s play area is bounded by a close board timber fence. To the north of the lake and play area is a grassed area planted with island beds of mature trees and shrubs. Beyond this land is set out for bowls and tennis.

North of Paddy Freeman’s fields is open grassland, laid out for football and other sports. The area is bounded by a row of mature trees. The fields contribute positively to the character and appearance of the conservation area as recreational open space which contrasts with that of the Dene.

**Castle Farm Road**

The David Lloyd Fitness Centre is located to the south of Castle Farm Road. This is a modern purpose built facility, and, whilst it lacks architectural interest does relate well to the surrounding landscape. As a result it neither dominates the streetscene nor detracts from the open nature of this part of the conservation area.

Castle Farm residential home is a single-storey development in buff brickwork with blue brick detailing and a plain tile hipped roof. The development is cross-shaped on plan form. Much of the surrounding grounds are brick paved. The development is essentially functional and sits well in the landscape but lacks individual merit. Like the David Lloyd centre it does not detract from the overall character. The boundary treatment to the residential home would benefit from substantial enhancement. The formal, brick splayed entrance is flanked by typical municipal metal railings. The removal of these railings and a scheme in keeping with design of the care home and entrance would improve the appearance and enhance the streetscene.

**Castle Farm Road**

West from Castle Farm Residential Home is a complex of buildings around the original Castles Farm, dating from the late C18. The farm is no longer
operational and the remaining buildings have been converted to create dwelling houses. The former farmhouse, farm buildings and cottages are listed grade II. The fifth cottage and attached farm building (known as Dairy Cottage) were originally constructed as a folly and later converted to cottage and farm buildings (also grade II listed). The whole complex of buildings is stone built with traditional detailing and is of a domestic scale.

In addition to the conversion works there has been some new build dwellings designed by Jane Derbyshire Architects. The farmhouse, Dairy Cottage and nos 1-4 cottages (all listed) have been reasonably altered through extensions and the erection of conservatories. The new build is reasonably sympathetic in scale and detailing although elevations are cream rendered rather than stone faced. The housing complex is relatively inward looking towards the original farm buildings and the north end of the Dene.

The character and appearance of the farm buildings has been sanitised by the conversion works which, whilst retaining the fabric of the buildings, has lost the character generated from earlier uses. However, the complex does contribute to the appearance of the conservation area and provides a link with the historical development of the northern part of the Dene.

The bridge across the Dene to Matthew Bank is constructed from stone and provides a single lane road link between the east and west sides of the Dene. To either side of the bridge are gateways into the Dene which tie in with the series of planned walkways along the length of the Dene. However, although access to the south is still possible, access to the north of the bridge has now been restricted for health and safety reasons and is limited to the east side.

Haddricks Mill Road

Most of the eastern side of Haddricks Mill Road is included in the conservation area. This comprises some open space and some housing along the ridge of the Dene. The western side has a different character and comprises dense residential development with few gap sites. Haddricks Mill Road is a busy traffic route linking Jesmond to the north/north-east of the city. As a result traffic is fast moving and the road is considerably wider than most found in this conservation area.
The first three buildings at the north of the road have been excluded from the conservation area as they are modern, portal frame style industrial/office buildings and a builder’s merchant yard. The boundary treatment to this development detracts from the setting of the Dene and consists of tall metal fencing based on security rather than design considerations.

The Millstone public house, and everything south of it, is included in the conservation area with the boundary line running down the centre of the road. The public house appears to be an extension of an earlier building. The southern part of the existing building is stone built whilst the northern section is brick built, all with a slate roof. There are smaller, single storey stone outbuildings to the rear of the pub. The car park to the south of the pub is functional and would benefit from an improved boundary treatment scheme. At present the boundary consists of galvanised mesh fixed between upright concrete posts.

The land to the south of the pub is open grassland separated from the pavement by a timber knee rail, the same as that found in the Dene. The land appears to be well maintained and permits views into the Dene from the road and housing opposite.

Dene Terrace is unusual. When viewed from the road this a single storey, brick built terrace not dissimilar to Sunderland Cottages (as found through Wearside and on Oakfield Terrace in Gosforth). The terrace has been altered considerably through the addition of rooflights, alteration of window patterns and materials, the alteration of roof from slate to tiled and use of render. When viewed from the rear, this is a three storey terrace with a variety of balcony/terrace details at first floor. Again, there have been considerable alterations. Long gardens slope away from beneath the first floor balconies to garages on the river terrace.

Whilst this terrace has little architectural merit, and has been considerably altered, it is of interest given its deceptive appearance when viewed from the front and the rear. The design makes maximum use of the slope of the land towards the Dene and provides residents with views into and across the Dene. Any further structural alterations...
such as extensions out or up would be to the detriment of the simplicity of the basic design and spoil the cohesion of the terrace’s form.

There are four large semi-detached houses built in the late 1930s between Dene Terrace and Crag Hall Dene Terrace, which runs east from the main road towards the Dene. Whilst these are set back into the slope of the land they do not reflect the steepness of the bank in the way that Dene Terrace does. The houses are large, double fronted semi-detached houses with 1930’s style curved bay windows. At the rear the houses have been considerably altered and extended to maximise their position overlooking the Dene.

Crag Hall Dene Terrace is a series of Tyneside-style flats (ground floor and first floor) which read as houses from the street. The terrace steps down the bank, from Matthew Bank, towards the Dene and is characterised by two storey, curved bay windows, some with stained glass typical of the 1930s. The rear of the terrace is remarkably unaltered with a series of two storey off-shots.

Crag Hall Dene is the location of Little Dene, a tributary to the river Ouseburn which is set within a deep channel.

Matthew Bank

Matthew Bank is the southern extension of Haddricks Mill Road and is very similar in character. The east side of the street is dominated by strong boundary treatments. A tall sandstone rubble wall runs south from Castle Farm Road and is replaced by tall metal railings set in a sandstone coping at pavement level between the Real Jesmond Tennis Club and Jesmond Dene Road. The railings are then replaced with stone walling on the return to Jesmond Dene Road. Views through the railings over the Dene are permitted as a result of the drop in ground levels inside the railings and low level development. There are two buildings of note on this side of the road

- **Crag Hall**

– Crag Hall and Jesmond Real Tennis Club. The remainder of the land is occupied by a large Council nursery and depot (Jesmond Dene Nursery and Arbour Centre).

**Crag Hall** was built c. 1788 and has been considerably altered since. It was built as a short row of cottages on the bank of Crag Hall Burn for local miners. It was converted to a single dwelling in 1814 and remained as such until 1970 when, following the threat of demolition it became offices, later as Local Government offices. In 1981 it was converted to an old peoples residential care home. Since then, a number of extensions have been added to the rear and east end of the existing building.

Crag Hall is stone built with a slate roof. The later extension to the east end has been carried out sympathetically and is stepped back so as not to detract from the form of the original building. The
original window pattern has been retained to a large extent with 1/1 sashes at first floor and multi-paned, heavier sashes at ground floor. A glazed porch type extension has been added to the front of the building, which does detract from the simplicity of the overall design. The setting of the hall has been sanitised with the creation of a large, soft-scaped car park and a grassed garden towards the Dene. This has been handled relatively sensitively although is somewhat featureless and does not detract from the character of the building or Dene. The building and its setting is well screened from the main road by a tall sandstone wall interrupted by very simple gate piers at the main entrance.

Jesmond Real Tennis Club (grade II listed) is now accessed from the top of Castles Farm Road, historically access was from Jesmond Dene Road. The building was designed by F W Rich (also built Ouseburn School) for Sir Andrew Noble as a real tennis court and house c.1900, as part of the Jesmond Dene House estate. It is now a real tennis club, one of only a few in the country. Real tennis, also known as Royal Tennis is the predecessor of modern racquet games such as lawn tennis, badminton and squash. The game was revived in the late C19th.

The building is red brick with ashlar and terracotta dressings and a plain tile roof. It is single storey but is of a similar height to that of a two/three storey building. The building is decorated with tall octagonal corner turrets and brick buttresses along the principle elevations. Windows are located in the upper part of the building, immediately below the eaves, on the north elevation these are arched multi-pane windows and on the south elevation, large round multi-pane windows with pivoted central section and metal, not timber, glazing bars. The entrance lodge at the west end of the building is shorter than the height of the main hall, and, in contrast to the rest of
the building has a domestic character, decorated with arts and crafts Gothic style ornament.

The tennis club is surrounded by part of the Cityworks depot. North of the tennis club, fronting onto Castles Farm Road are a number of industrial type units screened from public view by boundary treatments to the tennis club and Castles Farm Road but visible from Matthew Bank due to the changes in land levels. To the south of the tennis club the depot is more in keeping with the overall character and appearance of the conservation area. Development is typically low rise greenhouses, resembling a nursery/market garden establishment. The topography and existing land uses of this area create and protect spectacular views from Matthew Bank across the low-lying depot towards the Jesmond Valley and Jesmond Towers.

The site of the nursery/depot is a potential development site and it is important that the following is considered in order to prevent development having a detrimental impact on the character and appearance of the conservation area.

- Intensification of the use of this site and increased/more substantial development would not necessarily affect these views provided that height, scale and mass are related to the topography of the site and the adjacent buildings. These views are an important part of the character of the Dene and its links with the surrounding residential developments.

- This particular area, is characterised by a number of large buildings set in open plots, not close knit residential/business developments. Development should reflect this “openness” and the value of the setting both in terms of existing buildings, new buildings and the Dene.
There are few developments along the northern section of Jesmond Dene Road and largely these pre-date the development of the Dene as a park, or were designed as part of the park and are located on the south side of the road. The south side of the road is dominated by Jesmond Towers and the tall stone boundary walls. Jesmond Towers forms part of La Sagesse School. The school occupies a large site between Bemersyde Drive and Jesmond Dene Road and comprises two substantial stone buildings and smaller, modern outbuildings. Jesmond Towers is grade II* listed and occupies the eastern part of the site, looking directly over Jesmond Dene House and the Dene itself. This was built in the early C19 as West Jesmond House. It remained a house until 1920 when it was converted to a school. The house was considerably altered during the C19 by John Dobson, Thomas Oliver Junior, T R Spence, and Walter Scott and is generally of a Gothic style. The setting of the house has largely been retained despite its use as a school, comprising as open gardens with planned tree planting and shrubbery. Views of the building from the Dene have been restricted following the construction of a sports hall in 1977 which occupies the site between the house and Jesmond Dene Road. This building is brick built with a mansard roof and few openings and stands on stilts to accommodate the changes in ground level. It is generally screened by the woodland tree growth along Jesmond Dene Road. The second part of the school is also of interest and complements Jesmond Towers by way of its scale and mass, and position within the landscape. This is a large stone-faced property with traditional detailing. The surrounding low-rise structures do not affect the setting of these buildings. This blends well with the overall setting of overlooking the Dene. Development proposals within this site should respect this setting and the dominance of the two principle buildings.

Immediately below Jesmond Towers, to the north west, is the North Lodge, built as part of the Towers as a secondary access. The Lodge fronts directly onto Jesmond Dene Road, though the entrance is now blocked, and is a good building in terms of design and detailing, similar to other Lodge type structures in the conservation area and possibly worthy of consideration for listing.

Jesmond Dene House is adjacent to the Cityworks depot and overlooks the Dene. The house was built in 1822 by John Dobson for TE Headlam. The house was later altered and extended by Richard Norman Shaw for Sir Andrew Noble, who acquired the house in 1871. Further alterations and extensions were carried out in 1897 by R W Rich. The house passed into the ownership of the City Council in 1933. The house has since been used for a variety of purposes included a civil defence establishment during the second World War and later, a care home for children. The building is now empty and the subject of a marketing exercise to achieve its re-use.

The house is listed grade II. Much of the Dobson building has been obscured by the later additions. The building is sandstone with a plain tiled roof and of an irregular shape. As a result of Shaw’s extensions the building has a Tudor style, in keeping with Shaw’s earlier work. The setting of the house has also
been altered to accommodate the various uses. The front of the house has been adapted to provide parking and is a combination of grass and gravel. The land to the south of the house has been retained as a garden area, preserving the views from the principle rooms of the house over the Dene. In addition the house has an important interior, with a number of details of considerable interest. Plans for the re-use of this building must be sensitive to the external and internal fabric to ensure that the building’s significance is retained.

A small house has been built immediately north of the house, separated by a hedge. The house is of little interest visually but, as a result of its scale and mass, and screening, does not detract from the overall setting of the house or the appearance of the conservation area.

The former Lodge and stables stand west of the entrance to Jesmond Dene House, with the Lodge fronting directly onto Jesmond Dene Road. These are plainer in design but not without interest as small-scale stone buildings with slate roofs. The buildings are relatively unaltered although they were used as Police Stables for some time. A number of the units now house small businesses. The changes in use have resulted in a slight loss of character but had no real impact on their overall appearance.

A complex of tunnels survives beneath Jesmond Dene House, leading from the
house out into the Dene. The three tunnel entrances in the Dene are marked by attractive stone posts with cross decoration. These structures seem to suggest that the tunnels might be contemporary with the house and date from around the 19th century. Internal inspection of the tunnels demonstrates that they have been reinforced with concrete and have the appearance of air raid shelters. A brick built pillbox immediately outside the entrance to the tunnels in the Dene reinforces the belief that the tunnels were adapted for defence purposes.

Overall, this particular complex of buildings and their associated setting contribute positively to the character and appearance of the conservation area for many reasons. Development of these buildings should be particularly sympathetic to their significance.

There is little development on the east side of the road between Jesmond Dene House and the Armstrong Bridge. Towards the southern end of the Dene is the Banqueting House and Jesmond Dene Terrace. A small house stands between Jesmond Dene House and the Banqueting House which is of little interest. The Banqueting Hall (grade II listed) was purpose built in 1860-62 by John Dobson, for Lord Armstrong, to entertain guests. The gatehouse (grade II listed) was built by Norman Shaw in 1869-70. The Hall occupies a prominent position on the west bank of the Dene and is of significant interest as part of the planned Dene by Armstrong. The Banqueting Hall is stone built and had, originally, a slate roof. The roof is now missing and the remainder of the structure is maintained as a controlled ruin. The gatehouse is reasonably complete, also stone built with a slate roof. The complex of buildings are now in the ownership of the City Council and are leased to an arts organisation for use as artists workshops. The buildings are in a poor condition and in need of a comprehensive repair/refurbishment scheme to ensure they do not deteriorate further.

South of the Banqueting Hall is Jesmond Dene Terrace. The terrace of four houses is built down the slope of the west bank of the Dene and was built over a period of time. The middle two cottages were built first and adapted from earlier structures and the end
cottages were built c.1850. The terrace backs onto Moor Crook Letch, a tributary of the Ouseburn. The terrace is stone built with slate roof and bay windows at ground floor. The window detailing has been considerably altered which, along with the numerous rooflights, is to the detriment of the overall appearance of the terrace. Likewise, there have been numerous alterations at the rear to enlarge the houses. One cottage received a North East Civic Trust “House, Cottage and Garden” Award in 1991 for well designed and sympathetic improvements and restoration works. This terrace is significant because of its relationship with the Dene rather than the surrounding housing developments.

West of Jesmond Dene Terrace is The Grove, a narrow path running from Jesmond Dene Road to Osborne Road which widens considerably towards the east end. The path is narrow and bounded on both sides by tall sandstone rubble walls at the entrance. The entrance itself is marked by two stout stone piers. The C13 St Mary’s Chapel stands to the north of the entrance, a medieval place of pilgrimage. The chapel is a scheduled ancient monument and is now ruinous, standing in an enclosed open space. Much of the remains are screened from view by the surrounding planting. Some 90m to the west of the chapel is St Mary’s Well, also a scheduled ancient monument. This was an eighteenth century well rebuilt in the nineteenth century with retaining walls on either side of steps down to the covered well. The site was archaeologically investigated in 1982 then restored. The boundary on the north side of the path changes west of the well to a timber fence.

Akhurst School (formerly Jesmond Cottage) is towards the west end of The Grove. Its principle entrance is from Grosvenor Avenue. The school was built in 1831 as a private residence and is listed grade II. It is reminiscent of
Dobson’s work at that time and is of the Tudor style favoured by many of the buildings of this period in the conservation area. The building has been altered as a result of its change of use to a school.

Sub-area 1: Summary
Special Characteristics
- The Dene landscape and woodland
- Wildlife corridor
- Buildings pre – 1900 such as Jesmond Dene House and its setting, Jesmond Towers and its setting, Banqueting House, Tennis Club,
- Jesmond Mill and waterfall and cascades
- Millfield House, associated cottages and Fisherman’s Lodge
- Planned layout of the Dene
- Archaeological features – variety of
- Use of the Dene and its various parts
- Views into and across the Dene
- Bridges over the River Ouseburn
- Pets Corner
- Paddy Freeman’s Field and boating lake
- Retention of Castle farm

Key Issues
- Improving links between the Dene and its setting, and Armstrong Park and the Lower Ouseburn Valley
- Retention of existing, quality open spaces on either side of the banks of the Dene
- Appropriate management of the Dene
- Quality of new development within the sub-area and its context in relation to the conservation area as a whole, particularly with regard to identified development opportunities
- Retention and maintenance of those buildings pre-1900 or directly connected to the planning of the Dene to prevent further erosion of character and special interest
- Security within the Dene – vandalism of buildings, street lighting

Enhancement Opportunities
- Boundary and floor treatments throughout the Dene
- Enhancement of boundary treatments throughout the Dene
- Improvement of street furniture and lighting
- Rescue/repair and re-use of historic buildings
- Promotion of Dene and improved accessibility and use

Against the Grain
- Poor quality of river as part of wildlife corridor
- Surface treatments within the Dene
- Street furniture and street lighting
- Access issues
- Parking
- Drainage problems within the Dene
3.2 Sub Area 2

Jesmond Park East

The street is characterised by large houses set back from the pavement. Generally, these are a mix of architectural styles from the 1930’s onwards but with some good examples of earlier Edwardian housing. The variety of styles adds to the interest. Views of the houses are limited by a variety of boundary treatments and front gardens. Front boundary treatments are either brick walls or timber close boarded fences and vary in height. Gardens are heavily planted with trees, all contributing to the leafy character.
Street trees are planted at irregular intervals in a grass verge between the pavement and road. Both the pavement and road are laid in modern materials – tarmac and concrete paving.

**Melbury Road**

The north side of the street is dominated by a tall brick wall, which runs almost the entire length of the street and prevents views north towards Heaton Manor School. The end sections of the wall match with brick panelling to the front face whilst middle sections are plain. A variety of coping details and materials are present. The central section of the wall is has been replaced by close boarded timber fencing and fronts a gap site.

This is the only vacant site in this sub-area and therefore presents a development opportunity. Housing development on this site would be unlikely to affect the character or appearance of the site given the variety of housing styles in this sub-area. The principal concerns would be the scale and mass of the development, and the materials. With the exception of windows, materials are generally traditional, brick in either red or red/brown is common with slate or tiled roofs.

The south side of the street consists of a variety of large detached houses. Whilst the houses are of the same scale and mass, design wise there is little unity.

Front boundary treatments consist largely of brick walls with brick decoration.

**Jesmond Park West**

Like Jesmond Park East the street is tree lined, although these are planted in the pavement not a grass verge, and occur at regular intervals. These combine with the heavily planted gardens to create a considerable impression of leafiness. Front boundary treatments to the pavement consist of a variety of brick walls and overhanging gardens. Railings have been reintroduced although these are of a typical “heritage” design with gold detailing and do not contribute positively to the character or appearance of the conservation area. Views of the housing are generally restricted to openings within boundary treatments.

Views across the Dene are limited due to the scale of housing and the maturity of the gardens. These are generally restricted to glimpses of the west bank of
the Dene between houses. A natural view point has been created at the end of Loweswood Close where views into the Dene as well as across the Dene are available. During the summer, these views will be limited due to the dense woodland tree cover along the east bank of the Dene.

The housing on Jesmond Park West is mixed with common themes being scale and mass, detached rather than semi-detached, mature gardens and traditional building materials.

The west side of the street varies from the overall character of the area with three plots developed as short streets or cul-de-sacs leading towards the Dene, rather than as single dwellings with a street frontage. Jesmond Park Mews, Glendyn Close and Loweswood Close are very different in design from the rest of this sub-area. Jesmond Park Mews is a courtyard style development. The three buildings are brick-built with slate pitch roofs. The front two buildings have a slight mansard detail. The courtyard layout of grassed areas and paving lacks visual interest and is detrimental to the overall appearance of this development. Glendyn Close is a series of houses staggered one behind each other toward the Dene. These are constructed from brown brick with a brown tiled roof and stained brown windows. The overall result is dark and the scale of the individual houses is smaller than that generally found in this sub-area. Whilst Jesmond Park Mews and Glendyn Close are unique to the conservation area as a whole they do not contribute positively to the overall character and appearance but rather stand out by way of their design. Loweswood Close is a cul-de-sac of six detached houses of very little architectural or visual interest. The layout, scale, mass and general lack of design has ensured that they are an alien feature within the whole conservation area. Their merit is in providing views over and into the Dene.

Set between Jesmond Park Mews and Glendyn Close is Falling Water, a modern infill development. This is built on part of the former site of Glendyn Close.
House, demolished in the 1930’s. The house is the most modern infill development in this sub-area and is obscured from views by a tall boundary wall and dense trees/shrubbery to the front of the property. The design of the house bears no relation to the surrounding environment in terms of detail and materials although is of an appropriate scale and mass.

The east side of the street has a greater degree of unity in terms of scale, mass and design. Sandycroft, a large detached house stands out from the remainder of street by way of its substantial scale and architectural detail including stone mullioned windows. The overall appearance of the east side of the street is characterised by the boundary treatments, mainly consisting of a dwarf brick wall and short timber plank fence.

Sub-area 2: Summary

Special Characteristics
- Mature residential suburb
- Mature gardens fronting streets
- Traditional detailing and use of materials
- Tree lined streets
- Views over the Dene
- Low density housing with spacious setting

Against the Grain
- Lack of cohesion within street – mix match of design, scale and mass
- Modern boundary treatments or faux traditional treatments
- Floorscape – quality of paving and detailing around street trees

Key Issues
- Development opportunity on Melbury Road – quality of new development within the overall context of the conservation area
- Preservation of leafiness resulting from tree planting in gardens and streets

Enhancement Opportunities
- Improvement of floorscape and street lighting

- Falling Waters

- Typical scale of houses on Jesmond Road West
3.3 Sub-Area 3

Fenwick Terrace was formerly Jesmond Place, a short terrace with large, public garden set out to the west. The garden has now been partially subsumed by individual, private gardens attached to Fenwick Terrace, and by later infill development on Orchard Place, off Buston Terrace.

The terraces have a very different character and appearance to the rest of the conservation area. They are not integrated with the surrounding residential developments and have an inward looking nature. The entrance to the three terraces is from Jesmond Dene Road and comprises a tall sandstone wall to the east side and two tall, rusticated sandstone piers. The sandstone wall runs the length of Fenwick Terrace creating a barrier between the Terrace and Buston Terrace to the south. The wall is punctured by
solid timber doors set in the sandstone.

The floorscape through this area comprises of traditional granite setts, rough laid gravel and unkempt tarmac areas.

Boundary treatments vary along Collingwood Terrace and Jesmond Gardens from timber close boarded fences to dwarf brick and stone walls (remnant of the original boundary treatments) and hedges. The terraces are partially obscured from views from the road by short front gardens with shrub and tree planting. Fenwick Terrace differs, as it fronts onto long, private gardens with tall timber close boarded style fencing preventing views in and out.

Collingwood Terrace is a two storey terrace with dormers, constructed from red brick with slate roof and ashlar dressings to the windows and doors and string course at first floor. The front elevation is broken up by stone polygonal bay windows at ground floor. Typical window details consist of 1/1 timber sashes whilst doors are solid 4 panelled with a fanlight above. There are a number of different dormer types from the original to modern replacements. Rooflights have also been introduced on both pitches. The end terrace house differs from the basic unity of the terrace with a hipped roof and two storey bay window.

Fenwick Terrace is two storey with dormers and constructed from red brick with a slate, hipped roof. Stone dressings to windows and the doors have been painted. Like Collingwood Terrace windows are typically 1/1 timber sashes. The dormers are mixed from traditional to modern box dormers which have a negative impact on the character of the terrace.

Generally, Collingwood Terrace and Fenwick Terrace have retained their appearance and character. However, piecemeal modern alterations to dormers and windows, and the introduction of rooflights will gradually diminish their intrinsic qualities, design and appearance. Particularly, this incremental erosion will affect the unity and cohesion of the terraces. The rear of both terraces is a mix of later extensions and lean-tos. Some are in keeping whilst the majority are modern and constructed from a variety of modern building materials.

Jesmond Gardens differs from Collingwood Terrace and Fenwick Terrace. It comprises two detached houses and a short terrace of pairs of houses. One of the detached houses is converted garage and bears little relation to its surrounding environment in terms of design or scale and mass. The second detached house has clearly been developed in two phases and from two different types of brick. It has a slate roof and Queen Anne style sash windows, which are uncommon in this conservation area.
There are six houses at the western end which were built in the 1930’s are paired houses. The housing to the eastern end of the terrace is older and are individual houses. Various bricks are used in the construction, suggesting that the terrace grew organically over time. The roof is a mix of slate and clay tiles with some dormer developments. Also, unlike the other terraces in this sub-area there is no unity in the details and various fenestration patterns are found. Due to the lack of uniformity in the terrace’s appearance it can withstand a greater degree of incremental change compared to the other two terraces in this sub-area.

Sub-area 3: Summary
Special Characteristics
- Terraced houses
- Some of the earliest planned housing – pre-dates sub-areas 2, 4 and 5
- Design unity
- Original detailing and boundary treatments
  Entrance detail – stone piers and boundary wall to rear of Fenwick Terrace
- Setting

Against The Grain
- Modern alterations and extensions
- Poor quality modern boundary treatments
- floorscape

Key Issues
- Maintenance of floorscape
- Retention of open space to front of terraces – setting
- Sympathetic house improvements

Enhancement Opportunities
- Improvement of floorscape
- Reinstatement of original boundary treatments
- Guidance/education regarding appropriate alterations to prevent continued piecemeal erosion of character
3.4 Sub-Area 4

Lindisfarne Road

Lindisfarne Road was laid out as a street on previously undeveloped land between 1858 and 1898, and was named Cadogan Road. The name had been changed by 1907 and larger villa type houses had been built. The street has changed considerably and was largely developed from the 1930’s onwards.

This is through route for traffic and as such is a wider road with little street tree planting. The lower part of the street provides views over the Dene whilst the upper part provides views of St George’s
Church on Osborne Road. The housing to either side of the street is mixed with new development predominantly at both ends - towards Osborne Road and Lindisfarne Close.

**Lindisfarne Close**

Lindisfarne Close is built into the slope of the land overlooking the Dene and sits well in the topography. In comparison to the other streets in this sub-area it is characterised by the planned development of 3 and 4 storey flats and a series of detached houses. As each development was planned and constructed as a single scheme there is cohesion in the design, scale and mass of the buildings and in their wider setting. The character and appearance of this street and its contribution to the overall character and appearance of the conservation area could be easily harmed by incremental development between the flats and/or the alteration of the existing buildings.

The flats are constructed in brown/buff brick with flat roofs, an unusual feature in this conservation area. The elevations are characterised by large openings and simple casement style windows, and full height bays add depth to the otherwise flat frontages. Garages are incorporated into the design of the flats at ground floor level and as such are seen as an integral part of the overall design. The flats are of interest for a number of reasons; in particular the use of the topography of the land with planned space between each block, designed to permit views through and across the Dene, and a
setting that complements the design of the blocks.

The housing scheme was built some 30 years after the flats and comprises detached, two-storey houses at the north end of the street in a red-brown brick with hipped, double roman tiled roofs. The single storey garages are built to the same design and are attached to the houses. The houses are of a reasonable scale and mass but are set in small, cramped plots to maximise numbers of dwellings rather than the quality of their setting. Due to their position within the landscape views in and out of this housing development are limited. However, good landscape details and planting has created a different character to that of the openness of the flats.

Adderstone Crescent

Adderstone Crescent was laid out as a street between 1858 and 1898, and was named Burlington Crescent. The name was changed by 1907 and large villa-type houses were built. The street has changed considerably and was largely developed from the 1930’s onwards.

Generally, the street has developed in a piecemeal fashion and as a result there is a mix of housing styles, scale and mass. However, the upper side of Adderstone Crescent is more uniform in character and appearance than the lower section. Houses are typically detached or large scale semi-detached, and two or three storeys high with mature front gardens. There are common themes found in the materials used – brick with stone dressings and detailing, plain tiles or slate roof, brick boundary treatments with hedge or railings added. There are a number of examples of “heritage” railings with gold painted detail which have no historical or architectural precedence and go against the grain of the conservation area.

The lower section of Adderstone Crescent is characterised on the lower side by the flats development on Lindisfarne Close. The west side of the street is a mixture of residential developments, dominated by Adderstone House, which is one of the oldest houses within this sub-area and of a considerable scale and mass, set in a mature plot. The house is constructed from red brick with a slate roof. The elevations are characterised by stone dressings and decoration. The house is bounded by a formally designed brick wall and hedge.

There are a number of new flat developments at odds with the overall character of the street which is large scale detached housing. However, the flat development by Miller Homes on the bend of the street has been well designed to sit within the landscape as it steeply slopes towards the Dene. The red brick building stands no higher than any surrounding development and has a curved frontage overlooking the Dene.

It is well screened by mature trees. In contrast, the 1980s flat development on
the western part of the street does not sit well within the surrounding development and detracts from the streetscene. The building is constructed from a red/brown brick with red and black cladding, neither of these details are common to the this sub-area.

Opposite this flat development is a gap site. At present this does not detract from the character or appearance of the area and instead contributes as an open space. Over-development on this site may adversely affect the character and appearance of the conservation area. Development should reflect the surrounding street in terms of scale, mass and materials.

**Glastonbury Grove**

The southern corner of Glastonbury Grove and Jesmond Dene Road is dominated by Ashbourne, a detached house built in 1934 by local architect, J Pascal-Steinlet. The building is unique to the conservation area and to Newcastle as a whole. It is of considerable interest due to its architectural design and 1930’s influences. It has recently been refurbished and extended in a manner which does not entirely complement the original design.

The remainder of Glastonbury Grove is relatively plain and bland in comparison to Ashbourne. The streetscene lacks cohesion and consists of a mix of housing types, all post 1930’s onwards and all of which have been considerably altered through later extensions. These extensions have detracted from the overall setting of the street by reducing or removing the spaces between the houses, in front of the houses or even behind.
the east (part of the Dene) and mature garden planting. The large oak at no. 24 was planted by the Armstrongs on their wedding day.

Castleton Grove is on a par with Glastonbury Grove. The housing is largely built from red-brown brick with plain tiled roofs and multi-paned windows. There is a greater degree of unity compared to Glastonbury Grove due to the similar design themes used throughout.

Sub-area 4: Summary

Special Characteristics
- Mature residential suburb
- Modern flat development on Lindisfarne Close
- Views over the Dene
- Scale and mass, plot size and mature gardens
- Spaces between properties
- Extensive mature planting creating leafy suburb

Against the Grain
- Incremental development such as extensions resulting in the loss of setting and spaces between each property
- Lack of design quality

Key Issues
- Retention of long gardens to south of Glastonbury Grove to preserve setting of Dene and views.
- Development opportunity on Adderstone Crescent – quality of new development within the overall context of the conservation area

Enhancement Opportunities
- Guidance/education regarding appropriate alterations to prevent continued piecemeal erosion of character
3.5 Sub-Area 5

Much of this sub-area was built on previously undeveloped fields. The buildings are largely Edwardian, post-Edwardian or 1930’s and favours the vernacular revival period of architecture. The layout of the streets and houses is generally spacious with much tree planting.

The houses are detached or semi-detached, but most in the compact form which had become known as villas. Some have dormers added to make three storeys. In the last phase of development are some bungalows – the spreading single-storey house type which became very popular in the thirties and remained so after WWII. Most houses have canted bay or square projecting bay windows. In Bemersyde Drive there are several houses which are in a version of the ‘moderne’ style and have Crittall metal windows in the ‘sunshine’ shape, with curved ends to the projecting bays. Some of these have lost their original frames and glazing but some survive and enhance the character of the street. Many original garages have battlemented parapets, a popular treatment in the 1930s.

The materials were mostly smooth brick of a rich red colour, with some render, some pebble-dash, and some use of timber-framing but generally only in upper floors or gables. Some of the brick is a very bright red. Roofs are covered in traditional tiles or slate. Some roofs are covered in the style of tiles known as French tiles, which are moulded in a ridged pattern, and are the same bright red as plain roof tiles.
Decoration is seldom applied but more often is part of the structure, as in stained glass (especially of the very high quality stair windows in Mitchell Avenue and Towers Avenue) and in decorative use of brick. There is some use of terracotta with moulded patterns. Structural dressings such as lintels, door jambs, window surrounds, and quoins are often of good ashlar using apparently local sandstone.

Ancillary structures include garages and garden and boundary walls. Of the garages, many retain their original wide double timber doors with glazed upper panels. Some garages have had their doors replaced with pivoting single-leaf metal doors, some have been entirely replaced with new structures.

In the east-west streets, garden boundary walls and the gate piers set in them, especially on Mitchell and Towers Avenues, are a very important part of the streetscape. They are generally well-built, and high enough to enclose the small front gardens but not so high as to obscure the houses from the view of passers by, nor the view of passers by from the houses. On North Jesmond Avenue the walls on the east side are older in character, part beside the County Tennis Club being of rubble, resembling field wall construction, while the walls in front of The Lodge are of high-quality snecked masonry, typical of the later nineteenth century, with ashlar piers which have carved decoration and emphasise the importance of the former entrance to the Towers.

The rear boundaries of the plots seem to be wooden fences, in keeping with the nature of the suburb.

**Osborne Road**

Only a small part of Osborne Road is included in the conservation area. Osborne Road is the principal approach to St George’s Church, one of the most dominant buildings in the conservation area and surrounding area by way of its height.

St George’s Church is grade I listed and was built in 1888 by T R Spence and is considerably well preserved. The original setting of the church is unaltered to the south of the church but the Lawn Tennis courts have been developed to the rear. The church is the Parish Church for this area.

**St. Georges Church & setting**

**North Jesmond Avenue**

This is an important approach to Jesmond Towers (sub-area 1) and continues the link between that house and St George’s Church. The few houses that it has on the west side are of high quality.

The oldest building on this avenue is the Lodge, formerly the South Lodge to Jesmond Towers and listed grade II. The building occupies the corner site with views towards Jesmond Towers and along Osborne Road. It was built in 1883 in the then fashionable vernacular revival style in red brick with terracotta dressings and a plain tiled roof with decorative bargeboard detailing. The
setting of the Lodge complements the building and reflects the historic connections to Jesmond Towers. However, planning permission for a detached house within the grounds of the Lodge has been granted in 2002.

On the east side is the County Tennis Club, which has an interesting high stone wall as its boundary with the road. It has one highly-praised modern building and two good minor buildings of the early decades of the 20th century. The buildings of the club are of several dates, the earliest being two pavilions, one just inside the entrance and one further into the site, which seem to date from the 1930s. The second one is in full use and forms an attractive counterbalance to its larger neighbour, the very interesting indoor court which was built in the 1990s. These pavilions could be a considerable asset to the atmosphere of the ground if they were both restored and functioning. An interesting land form is the formation of a mound behind the indoor court, between it and the houses on the south side of Bemersyde Drive.

The concrete car park and single, shed like structure are of little merit and do not enhance views into the Tennis Club. The poor entrance spoils North Jesmond Avenue and could be improved – its mild steel railings do not sit comfortably with the high standard of the surrounding streetscape.

Of especial note is Holy Name RC Church. Its foundation stone is dated 1928. It was designed by the well-known practice of Dunn, Hansom and Fenwicke (information from Mr Robin Gard, archivist to the Roman Catholic Diocese of Hexham and Newcastle). It is a good building in the basilican style executed with delicacy and in good materials, using a warm brick. With its presbytery, it forms an important group as part of a dignified approach to Jesmond Towers. The eastern side is bounded by a wide belt of mature trees which were planted as avenues alongside the original drive to the Towers.

Mitchell Avenue
Mitchell Avenue has some well designed and planned houses, with a very interesting group at the east end which have clearly been part of a single scheme (either by the same builder or with the benefit of an architect) and date from the early C20. The rainwater heads are dated 1908 to 1912. The street was largely completed by the time the 1913 OS map was produced. This is considered to be the best example of
Edwardian housing in the conservation area.

**Towers Avenue**

Towers Avenue is very similar to Mitchell Avenue. The street has historical significance as the former drive to Jesmond Towers. The street is lined with limes set at regular intervals. The layout of the trees in this planned manner is uncommon and this is perhaps one of the finer examples in the city, if not the only tree-lined drive to have become a street of houses and to have retained its trees.

The housing on this street dates from the 1930s and its development progressed beyond the Avenue to Bemersyde Drive. The housing is of high quality and of a reasonable scale and mass, set in mature plots. On the south side of the street are a number of later infill developments.

At the junction of Jesmond Dene Road and the south side of Towers Avenue is a former Christian Scientist Church. It is now a medical centre. It has had modern extensions which do not sit well in their context, and it has lost the low boundary wall it once had, to be replaced with a taller plain brick wall.

**Crossway**

Crossway is less significant than Mitchell and Towers Avenue and was built in the 1930s. The houses include some which are identical to others in the area, but the street is less impressive being more narrow and without generous verges. The plot sizes and the scale of houses have resulted in minimal open spaces and gardens to the front of the houses.

**Bemersyde Drive**

This occupies part of the grounds of Jesmond Towers and was built as a continuation of Towers Avenue. There are glimpses of the Towers between houses. The pattern of development on this street is varied, particularly towards the lower end of the street. The characteristics are similar to those found throughout the conservation area – large plots, reasonable scale and mass of development, front gardens, brick built etc. The street stands out as a result of the finer detailing with many of the 1930’s houses having Critall ‘sunshine’ windows; a very valuable period detail. Some have been insensitively replaced. In addition, the street includes the only example of a green-pantile roof in the area, a quirky detail typical of the period.

**Newbrough Crescent**

This is very similar to Crossway. The street enhances the approach to St George’s Church but is on little significance in terms of the housing. An interesting point to note is that only one side of this street is developed for houses. The opposite side forms the rear of Osborne Road.

**St George’s Close**

This group of modern houses is a very skilful insertion into the older streets.
The boundary wall to Osborne Road is very attractive, resembling an old stone field wall and with staggered entrances to the houses so that all doors set in the wall are at right angles to the obliquely-set wall, and from in front all that is seen is the stone. From the north the timber gates can be seen and blend well with the surroundings. The scale of the houses is different to the rest of this sub-area, as well as the layout.

The front of the building facing Osborne Road has respected the traditional character of the area, with a hipped roof and conventional symmetry. The inner face towards the Close has subtle asymmetries both to plan and to buildings.

Sub-area 5: Summary

Special Characteristics

- St George’s Church and setting
- Towers Avenue and historical street pattern leading to Jesmond Towers
- Lawn Tennis Club
- St George’s Close – modern infill development of quality
- Towers Avenue – tree lined avenue

- Critall windows on Bemersyde Drive

Against The Grain

- Loss of setting to the Lodge, North Jesmond Avenue
- Boundaries and entrance to Jesmond Tennis Club
- Incremental alterations to properties

Key Issues

- Guidance/education regarding appropriate alterations to prevent continued piecemeal erosion of character
- Importance of the setting to Jesmond Towers – views between houses.
- Development threat to part of the Tennis Club due to land being in private ownership, separate to the rest of the Tennis Club

Enhancement Opportunities

- Improvement of boundaries and entrance to tennis club
- Re-use of pavilions at Tennis club
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