

# **JESMOND DENE CONSERVATION AREA MANAGEMENT PLAN CONTENTS**

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# **JESMOND DENE CONSERVATION AREA MANAGEMENT PLAN**

## **1.0 Introduction**

Jesmond Dene Conservation Area was designated in 1991 and extended in December 2001. A Conservation Area are defined by the Planning [Listed Buildings and Conservation Areas] Act 1990 s.69 as being an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

The management plan is the next step after the designation process and preparation of the character statement. The plan provides guidance through policy statements to enable the effective management of change and secure the preservation and enhancement of the character and appearance of the Conservation Area. This is in accordance with the Planning [Listed Buildings and Conservation Areas] Act 1990 s.71 and 72; s.71 specifically requires the local planning authority to formulate and publish proposals for the preservation and enhancement of their Conservation Areas and to submit these proposals for public consideration.

The character statement provides a comprehensive assessment of the physical character and appearance of the Conservation Area and defines what elements are of merit, what the key issues are, what opportunities exist for preservation/enhancement exist and which elements detract from the Conservation Area. Its purpose is to provide a benchmark for assessing the impact of development proposals on the character and/or appearance of the Conservation Area. The statement was adopted as supplementary planning guidance [SPG] under the Unitary Development Plan on 30 May 2003 by Development Control Committee. Under the new Local Development Framework [LDF] this statement will be carried forward as existing SPG.

The management plan is based on advice from English Heritage [Guidance on the Management of Conservation Areas, August 2005] and is in accordance with national best value indicators.

### **1.1 Aims of Management Plan**

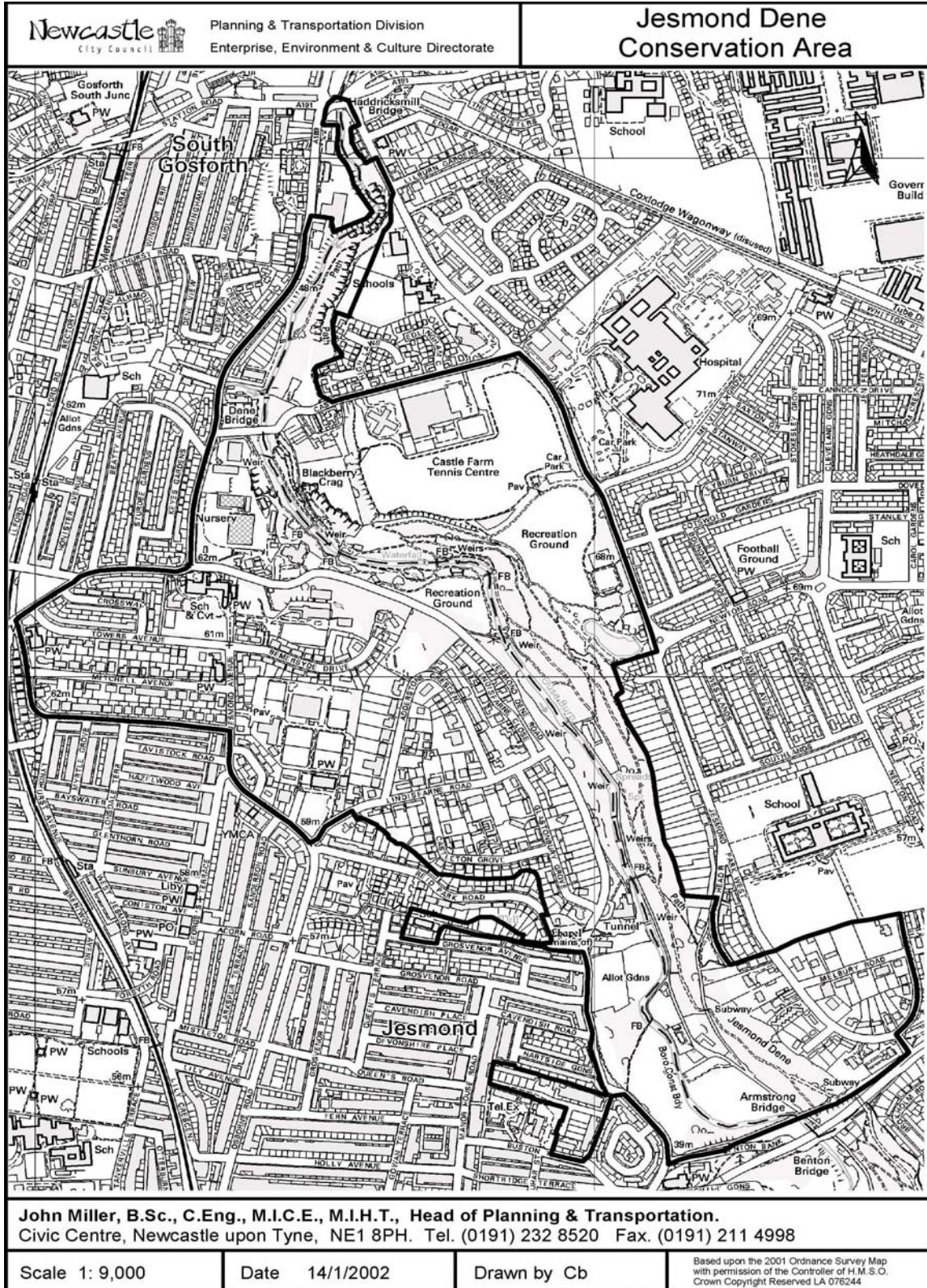
The management plan is based on the Jesmond Dene Conservation Area Character Statement [published 30 May 2003]. It has four objectives,

1. To establish and define the significance of the Conservation Area as a whole and of the individual elements which contribute to that significance, building on the character appraisal.
2. To assess and define the threats and opportunities within the area and how these impact on the significance of the individual elements and of the Conservation Area as a whole.

3. To provide a benchmark for assessing and managing change.
4. To provide policy guidance to ensure that the character and appearance of the Conservation Area will be maintained through the effective management of change and that those opportunities to enhance the character and appearance are maximised.

Best value performance indicators [BVPI], introduced by ODPM, came into effect in April 2005. The BVPI for Conservation Areas, titled "Preserving the Special Character of Conservation Areas" is BV219 parts a, b and c. Part c relates to the percentage of Conservation Areas with a published management plan.

## 1.2 Conservation Area Boundary



## **2.0 Context of Management Plan**

### **2.1 Planning Policy Context**

The management plan will form a supplementary planning document [SPD] to the Local Development Framework [LDF]. In accordance with the Town and Country Planning [Local Development] [England] Regulations 2004, a draft sustainability appraisal and draft statement of community involvement have been produced concurrently with this guidance.

### **2.2 Regional Spatial Strategy [RSS]**

The management plan complies with policies 9 – protecting and enhancing the environment; 16 – culture and tourism; 33 – landscape character and 34 – historic environment of the emerging RSS.

### **2.3 Regional Planning Guidance of the North East till 2016, issued November 2002 [RPG1]**

The management plan complies with policies ENV 14, 17, 18, 19, 20 and 22 of the regional planning guidance.

### **2.4 Local Development Framework [LDF]**

The management plan complies with key issues PH4, LE2, TLC1, D1 and D2 of the LDF Key Issues report [April 2004] and EN4 – Character and Local Distinctiveness of the Core Strategy Preferred Options report, draft for consultation May 2006.

### **2.5 Unitary Development Plan [UDP]**

The management plan supplements the following policies within the UDP [approved January 1998]

#### **2.5.1 Housing**

- H2 Protection of Residential Amenity
- H3 Protection of mature housing stock/large traditional dwellings
- H4 High quality design and landscaping in new housing development

#### **2.5.2 Sustainable Development**

- SD2 Protection of natural assets and built heritage to contribute to sustainable development



- SD2.1 Regular review of protection of natural assets and built heritage
- SD2.2 Management of natural assets and built heritage to conserve and enhance their value
- SD2.3 Public awareness of the value of the natural assets and built heritage

### **2.5.3 Built Form and Landscape**

- EN1.1 New development to meet high standards of design
- EN2 Appearance of the City
  - EN2.1 Protection of views into and out of the City
- EN3 The quality of the City's landscape
  - EN3.1 Protection of areas of exceptional landscape value
  - EN3.2 Retaining and protecting woodland, trees, hedgerows and shrubs, replacement planting where losses are unavoidable.
- EN4 Development next to rivers

### **2.5.4 Open Space and Recreation**

- OS1.4 Protection of open space

### **2.5.5 Nature Conservation**

- NC1 Protection of nature conservation resources/habitats/features
  - NC1.1 Protection of Sites of Nature Conservation Importance [SNCI] and Sites of Local Conservation Interest [SLCI]
  - NC1.2 Lists Jesmond Dene as being a site of nature conservation importance [SNCI] for the purposes of NC1.1
  - NC1.5 Protection of wildlife corridors

### **2.5.6 Conservation of Historic Environment**

- C1 Preservation and protection of built heritage

- C2 Listed Buildings
- C3 Conservation Areas
- C3.3 Historic Parks and Gardens
- C4 Archaeology

### **2.5.7 Traffic Management**

- T2 Traffic management
- T2.2 Introduction of traffic calming in residential areas
- T5.4 Development of cycle routes

## **2.6 Wider Planning Policy Framework**

The following is a list of existing policy documents which are supported by the management plan.

- PPS1 – Planning Policy Statement 1 – Delivering Sustainable Development
- PPG15 – Planning and the Historic Environment
- PPG16 – Planning and Archaeology
- PPG17 – Open Space, Sport and Recreation
- Jesmond Dene Conservation Area Character Statement, approved May 2003 as supplementary planning guidance
- ORIS - Ouseburn River Improvement Strategy was finalised in August 2001 and subsequently approved by Cabinet for developer contributions in 2003.
- Your Wildlife – the Newcastle Biodiversity Action Plan (NBAP) was launched in 2001 and approved by Cabinet as Corporate Council Policy and supplementary planning guidance (SPG) in 2003. The NBAP aims to increase wildlife resources throughout the City.
- “Trees Newcastle” A Tree Strategy for Newcastle upon Tyne
- “Green spaces...your spaces” Newcastle’s Green Space Strategy
- Newcastle Character Assessment (Still draft at time of writing)
- Ouseburn Parks Conservation and Management Plan

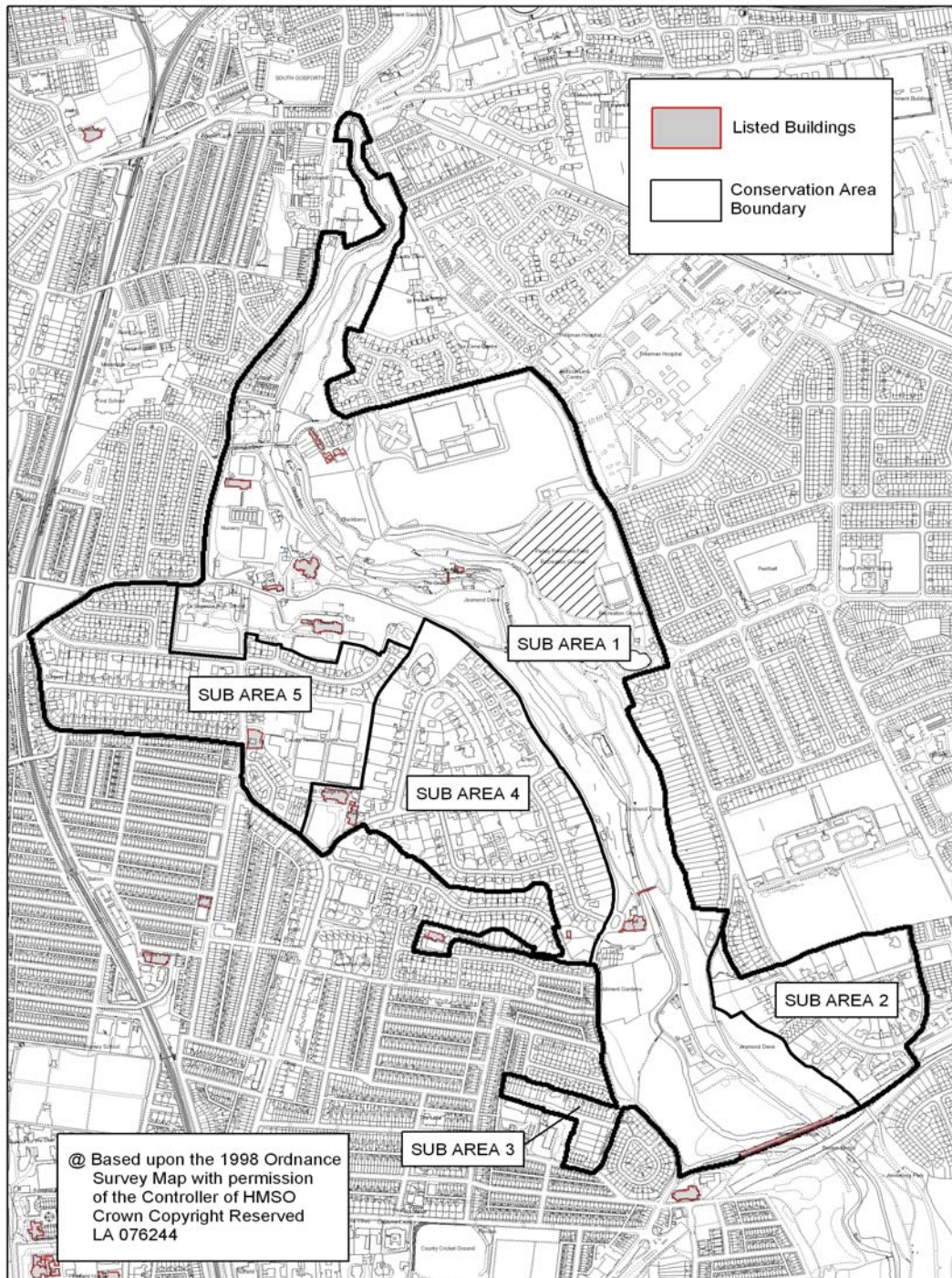
## **2.7 Ward Boundaries**

The conservation area falls within five different wards within the City – Dene, East Gosforth, North Heaton, North Jesmond and South Jesmond.



**3.0 Assessment of Significance and Key Issues within the Conservation Area**

**3.1 Map showing sub-areas of the Conservation Area as defined by the character statement**



### 3.2 Summary of Character and Appearance of the Conservation Area

The Conservation Area is located 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 use and differing landscape designs.

The character and appearance of the Conservation Area is defined by the Dene and, to a lesser extent the smaller pockets of open space found throughout, including Paddy Freeman's Field and St George's Church. The extent, and quality, of the open space becomes increasingly significant when you consider the proximity of the Conservation Area to the City Centre, and that it is part of one of the densest residential areas within the City.

The second, key characteristic are the remnants of the C19th development of Jesmond. The street pattern, grand Victorian houses, entrance lodges and general grandness of their setting are still evident and have survived through finding new uses. Jesmond Towers is now a school and Jesmond Dene House a hotel. Limited development within their grounds has meant that they retain their mature settings.

The C20th residential development of the area and street pattern has, to an extent been dictated by the C19th developments and the topography of the area. Housing styles have continued the C19th theme of grandness albeit on a smaller scale with large detached or semi-detached dwellings set within large plots and mature gardens, maintaining the sense of openness and setting. There are few terraces within the area, the exception being Fenwick Terrace and Dene Terrace.

The area is valued by its residents, evidenced through numerous active residents groups who take interest in planning matters and through those who use the Dene as a local and accessible resource.

### **3.3 Statutory/Formally Recognised Designations**

The Conservation Area is protected in part and/or whole by a number of other statutory designations or other formally recognised types of designation, each of which has different implications for stakeholders.

#### **3.3.1 Scheduled Ancient Monuments and Archaeology**

Scheduled Ancient Monuments have statutory protection through the 1979 Ancient Monuments and Archaeological Areas Act. Under this Act, any works to monuments must have Scheduled Monument Consent granted by DCMS (Dept. Culture, Media and Sport) with advice from English Heritage.

There are two scheduled ancient monuments within the Conservation Area:

- St Mary's Chapel (SAM 32045)

This was a place of pilgrimage during the Middle Ages. To the end of the eighteenth century a part of the ruins was known as “the Hospital”, through having been the hospice of the pilgrims. The chapel was dissolved in 1548 and dismantled before 1562. The ruined remains had various owners until Lord Armstrong gave it to the City in 1883. The ruin, constructed of coarse grained sandstone, consists of a fragment of the east end of the nave, incomplete chancel arch, substantial remains of the chancel, and a building of uncertain use on the north side of the chancel. Human remains have been found in the surrounding graveyard. There are buried boundary stones in the grounds of the chapel. It is also listed grade 2\*.

- St Mary’s Well (SAM 32046)

Also grade II listed, the remains include a well, flagstone paved area enclosed by walls, and steps leading down to the well. The capstone to the well lining had an inscription saying "Ave Maria Gratia Plena" (Hail Mary full of grace) but only the "Gratia" remains. The well was subject to partial archaeological excavation prior to restoration in 1982, which identified four phases of construction. The lower three courses of the well lining and the large flags in front of the well are seventeenth century in date. A bath structure was added to the north west of the well by William Coulson in the early eighteenth century. This is not visible but will be preserved beneath the surface. In the nineteenth century the well was enclosed with the upper courses of well lining, capstone and door and the east and west walls added and the cobbled area extended. The present structure of St Mary’s Well is thought to date from the seventeenth century but it may have origins in the medieval period. It used to be a warm spring, with a cloud of vapour issuing from it in cold weather. Its reputation for miraculous cures still remains as people still fill small bottles with water today.

### **3.3.2 Listed Buildings**

Listed buildings are described as being buildings of special architectural or historic interest and have statutory protection under the 1990 Planning [Listed Buildings and Conservation Areas] Act. This Act requires that listed building consent is obtained for all works of alteration, extension or demolition. Repairs undertaken on a like for like basis do not require formal listed building consent.

There are 24 listed buildings in the Conservation Area, the grade is shown in brackets:

- St George’s Church, Osborne Road [I]
- La Sagesse School [formerly Jesmond Towers], Bemersyde Drive [II\*]
- St Mary’s Chapel [II\*]
- Jesmond Dene House, Jesmond Dene Road [II]
- Castle Farmhouse, Castle Farm Road [II]
- Farm building west of castle farmhouse, Castle Farm Road [II]
- Castle Farm Cottages no’s 1-4, Castle Farm Road [II]

- Castle Farm Cottage no. 5 and farm building attached, Castle Farm Road [II]
- St Mary's Well [II]
- Akhurst School and gas lamp at door [II]
- Racquet Court, Real Tennis Club, Matthew Bank [II]
- Police Stables [formerly Lodge and Stables to Jesmond Dene House] [III]
- Jesmond Dene Mill [II]
- Bridge to west of Jesmond Dene Mill [II]
- Banqueting Hall [II]
- Gatehouse to Banqueting Hall [II]
- Footbridge to north-east of Banqueting Hall [II]
- Footbridge to south of Red Walk [II]
- Boundary stone within wall to no.7 Lindisfarne Road [south side] [III]
- Lodge, North Jesmond Avenue [II]
- Hall and School of St George's Church, Osborne Road [II]

### **3.3.3 Locally Listed Buildings**

The City Council is, at the time of writing undertaking statutory consultation on the proposed draft Local List. Included on the draft list and located within the Conservation Area are

- Lodges within Jesmond Dene
- Model Boat pavilion, Paddy Freeman's Field
- Paddy Freeman's Field Park [includes Castle Farm]
- Unlisted bridges within Jesmond Dene
- Ashbourne, Glastonbury Grove
- Tunnels, Jesmond Dene Road

Inclusion on the draft list carries no statutory or policy protection.

### **3.3.4 Conservation Area**

The Conservation Area was designated in 1991 and extended in 2001. In accordance with PPG15 a character statement setting out the character and appearance of the Conservation Area was prepared and approved by Development Control Committee as supplementary planning guidance in 2003.

Conservation Areas have statutory protection under the 1990 Planning [Listed Buildings and Conservation Areas] Act. 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 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
- requirement that 6 weeks notice is given to the local planning authority of any works to trees.

### **3.3.5 Historic Park and Garden**

Jesmond Dene, incorporating Armstrong Park and Heaton Park was placed on the English Heritage Register of Historic Parks and Gardens (Grade II) in 1998. In the Register, The Dene is described as “mid C19 pleasure grounds along the valley of the Ouse Burn, including the adjoining grounds of Heaton Hall which were laid out in the late C18. The areas were used as public parks from the late C19. “

It should be noted that the two parks named (Heaton and Armstrong Parks) lie near to but outside the current Conservation Area boundary. The main purpose of the Register is to help ensure that the features and qualities which make these landscapes of national importance can be safeguarded during ongoing management or if any change is being considered which could affect them. The Register does not in itself give any extra protection. The designation is however recognised by the Newcastle Unitary development Plan with an appropriate protective policy C3.3.

Inclusion on the Register does not confer additional statutory controls over development. However, the effect of proposed development on a registered park or garden is a material consideration in the determination of the planning application. The grading of sites included on the register is independent to the grading of any listed building which falls within the area covered by the Park or Garden.

### **3.3.6 Landscape**

The Conservation Area landscape and open spaces are protected by designations and policies in the Newcastle upon Tyne Unitary development Plan 1998.

- Area of exceptional landscape value  
In an assessment of Newcastle’s countryside and landscape (1989, reviewed 1994) the Dene was recognised as being a landscape of well above average landscape value, compared with others within the city. The value was then recognised by way of a local designation as an Area of Exceptional Landscape Value. UDP Policy EN 3.1 lists all the AELV and

accords them protection from development that might harm them. The assessment work and designations are currently being reviewed as part of the Newcastle Character Assessment.

- **Area of countryside character**  
The Unitary Development Plan classifies all open spaces over 0.4 hectare and the Dene is placed in the category Areas of Countryside Character. All Open Spaces have protection under UDP policies. (OS1, OS 1.1, OS 1.2, OS 1.3; OS1.4, OS1.5, OS1.6, OS2, OS 2.1, OS 2.3 and OS3)
- **Neighbourhood Park**  
Paddy Freeman's Park is classified in the category Neighbourhood Park and has the same protection under UDP policy as noted above.
- **Allotments**  
Stotes Hall Allotments are classified in this category and have the same protection under UDP policy as noted above.
- **Open Space for Outdoor Sport**  
Castle Farm Sports Field is classified in the category for outdoor sport and has the same protection under UDP policy as noted above.
- **Education Establishment with attached open space.**  
Castle Dene School, the former Jesmond Dene House special school and La Sagesse High School are all classed in this category and have the same protection under UDP policy as noted above. Jesmond Dene House has recently been converted to a hotel.
- **Tree Preservation**  
Trees are given a degree of protection through the designation as a Conservation Area. There are also a very large number of Tree Preservation Orders within the Conservation Area. More orders will be made if necessary, where trees that meet the criteria for protection face a definite threat.
- **Recreational Route**  
The main route along the Dene, some 2.5 kilometres in distance, is designated in the Unitary Development Plan as an existing recreational route in the south and as a proposed recreational route and cycle route in the northern part of the Dene. The Dene forms a key part of the city's recreational routes network. The routes are safeguarded by UDP policies OS 2, OS 2.1, OS2.2, T5, T5.2, T5.3, T5.4.

### **3.3.7 Wildlife/Ecology**

Jesmond Dene is designated as:



- The Dene is of regional importance for wildlife and is designated a Site of Nature Conservation Importance [SNCI] for the purposes of UDP policy NC1.2.
- Listed as Ancient Semi-natural woodland in English Nature's Inventory for Tyne and Wear
- Forms part of the Ouseburn Wildlife Corridor, as identified under UDP policy NC1 and NC1.6. This offers protection to habitats and landscape features that inter-connect larger designated sites of wildlife value and all the movement of wildlife species.
- Jesmond Dene and the River Ouseburn are both habitats targeted in the Newcastle Biodiversity Action Plan (BAP) – 'Your Wildlife'. The following priority Newcastle BAP species are also to be found within Jesmond Dene: Song thrush, otter, red squirrel. The BAP sets out objectives and targets to improve the ecological value of these habitats for wildlife (particularly BAP and protected species) and has been adopted as supplementary planning guidance (SPG).
- The UK Biodiversity Action Plan targets a large number of habitats and species. Of particular significance for the dene are the woodland species red squirrel and bullfinch and parkland as a habitat. A particular priority is to protect ancient woodland and trees from further loss or damage. A new habitat action plan is in preparation for lowland mixed deciduous woodland. Towns and Cities are also targeted, with parkland, song thrush, Great Crested Newt, and bats all examples found in Jesmond Dene.

### **3.4 Appraisal of Significance**

#### **3.4.1 Archaeological Appraisal**

A number of sites in the Conservation Area are identified as being of archaeological interest, including Jesmond Dene Mill, mill races and quarries and Jesmond medieval village core. The Historic Environment Record [HER] highlights the following as being of significance:

- In 1844, while leveling the ground in the garden of Crag Hall, the tenant's gardener found two Bronze Age cists, beneath stone lids, set 8ft 3" apart. In the cists were 4 food vessels "containing bones and fine earth". The two complete vessels were presented to the British Museum by Sir Walter Trevelyan Bt. of Wallington.
- The earliest reference to Jesmond village is as a member of the barony of Ellingham in the late twelfth century. It is assumed that the site of the

original village was south of the ruined chapel, and aligned along the Grove, the path by the well. No nucleated shape survives on any map, and today the only traces of anything early are the two stretches of stone wall on the south side of the Grove.

- Jesmond was exploited for coal from an early period. Eighteenth century plans show a complex of coal pits in the vicinity of the present Armstrong Bridge. The sites of Eng Pit, Corn Pit, Meadow Pit, Wheat Pit, Whin Pit, Haderwick's Mill Pit and Cragg Hall Pit lie within the Conservation Area.
- The Ouseburn runs through the Dene, and its water has powered various industrial installations from the medieval period onwards.
- In 1272 the widow and heirs of Adam of Jesmond recovered from his two illegitimate sons the water mills at Heaton and Jesmond. It is assumed that the mills used the Ouseburn for a water supply, and that the Heaton mill was situated on the east bank, and the Jesmond mill on the west, because the burn was the boundary between the two townships. The precise location of the medieval mill at Jesmond is not known but it could have been on the same site as the nineteenth century Mabel's Mill.
- In 1539 Humphrey Lisle granted the water mill of South Gosforth to William Hetherwick". Later known as Harrick's Mill, it seems to have continued in use into the C19, and to have become part of a hamlet which, in 1813, was the subject of a conveyance and described as "a Water Corn Mill, Public House, Cottages and Closes of land...". The Ordnance Survey first edition of 1850 shows the mill on the west bank of the Ouseburn, east of Haddrick's Mill Road, and south of the present road junction. A mill race came off the burn north of the junction, and ran alongside the road to the mill. Haddrick's Mill was said to be the abode of outlaws. Tomlinson records that the name may have come from a "notorious Danish freebooter named Hendrick or Hadderick, who made the Dene beside the mill his home, and set the authorities at defiance".
- The present Pet's Corner is the former site of an ironworks, first recorded in Whitehead's Directory of 1790 as Thomas Menham, Iron and Brass Foundry, Busy Cottage. The complex was reported to include a good dwelling house, brew house, cold bath, several houses for workmen and a garden well planted with fruit tree. Mitchell's Directory of 1801 mentions the Sorsbie family at Busy Cottage who were from Sheffield and had a background of working with iron. The works were described by Baillie in his 'Impartial History of Newcastle' as "a large manufactory of cast and hammered iron, the property of Mr. Malin Sorsbie". Between 1824 and 1842 it was run by Robert Rayne and David Burn. The partners lived on the site, one in what was probably part of Millfield House, the other in Heaton Dene House, now demolished. In 1842 the lease was

surrendered back to Sir Matthew White Ridley who owned the land and by 1855 the ironwork buildings were converted to a corn mill. In 1858 two workers' cottages were built, which are probably the Busy Cottages we see today.

- Busy Cottage Corn Mill was on the site now occupied by Millfield House. This was a corn mill with a forge, converted from the former ironworks buildings by 1855. There is a Directory entry in 1855 for "R. Davidson, corn miller, Busy Cottage" and he was followed by J. Davidson in 1858 and J. James in 1861 after which entries cease. The mill was shown as a flint mill on OS maps up to 1878. When Lord Armstrong made Jesmond Dene into a park, the mill ceased to work. It is not named as a corn mill on the second edition Ordnance Survey mapping, so was probably out of use by 1895.
- Sluice gate and decorative stone walls survive to the north of Millfield House. This was the site of the mill pond associated with Busy Cottage Corn Mill. The sluice gate allows the mill race to run under Millfield House through a well-constructed stone tunnel. It is presumably contemporary with the mill (eighteenth century).
- There was a flint mill, in Jesmond Dene, known as Deep Dene or Eliot's High Flint Mill. Little remains of the original mill or its tailrace which discharged to the burn. The site is now occupied by Deep Dene House (Fisherman's Lodge restaurant).
- The only surviving mill in the Dene is a water corn mill. A mill which belonged to the Ridley's and existed here by 1739, was known as Mabel's or Maboll's Mill. It is shown as "Heaton corn mill" on the first edition Ordnance Survey, and is now called Jesmond Old Mill. The mill was worked by several generations of the Freeman family as a flour mill. It was subsequently used by a Mr Pigg to grind pig meal, then by a Mr Charlton for grinding flint for the Ouseburn pottery industry. Lord Armstrong bought the mill in 1860 from Dr Headlam and from then until the 1920s it was used only as a dwelling. The mill is illustrated on Plate II in *British Watermills* by Leslie Syson and in the painting by T.M. Richardson in "Windmills and Watermills in Watercolour" by Charles Skilton - the Old Water Colour Society volume 1965. The last waterwheel was removed in 1978 for rebuilding and replacement. The tail race ran directly into the head race of Deep Dene Mill. The existing ruins, which are listed grade 2, date to the early nineteenth century, possibly incorporating part of an earlier mill. It is built of coursed squared sandstone and has no roof. There are fragments of machinery inside. A new waterwheel was fitted in 1994.
- The millrace which fed Mabel's Mill, Deep Dene House Flint Mill and Busy Cottage Corn Mill, where it ran into a mill pond, survives as an impressive

earthwork. It would have been clay lined originally. It is best viewed from the modern wooden footbridge which crosses it. A modern sewer runs through it.

- Other industries within the Dene were later used constructively by Lord Armstrong as picturesque garden features. Blackberry Crag is a former sandstone quarry which Armstrong turned into a Chinese garden - some bamboo plants still survive. An arch has been built into the quarry edge and then packed with stones, to bridge a gap in the rock.
- The grotto was created by quarrying. The lower rocks are in-situ but the upper rocks have been deliberately placed on top and cleverly sprayed with a thin layer of concrete to make it look like one big slab of stone. There are also many loose large rocks stacked up on one side. The grotto is entered by a flight of steps to the south and a path from the north. Fiona Green explains that the grotto, with its almost subterranean depths and delicate fern-type planting was intended to be in stark contrast with the surrounding evergreen planting. It was an area to stimulate the imagination and a place for quiet contemplation. The sound of the nearby waterfall would have added to the atmosphere. Stone from this small quarry might have been used to build the waterfall.
- During the nineteenth century Jesmond was an area of large villas in impressive grounds, owned by wealthy industrialists. Many of these grand residences, some of which were of some antiquity by the 1800s, have gone such as Jesmond Manor House which lay south of the well – rebuilt in the eighteenth century and demolished in 1929 and Stote's Hall was rebuilt in the early seventeenth century and demolished in the 1950s. Many of the houses shown on the Ordnance Survey first edition are no longer present such as Lord Armstrong's own house Jesmond Dean, Jesmond Grove, North Jesmond, Crag Hall, St. Mary's Mount, Heaton High Laws Farm, Linwood and Dene Brow. Of those which survive, La Sagesse [Jesmond Towers] and Jesmond Dene House are the most notable.
- Jesmond Dene was originally associated with the nineteenth century house and grounds of Sir William George Armstrong. The park was given to Newcastle Corporation in 1883, and opened as Public Park 1884. It is a wooded valley or Dene, sloping steeply on both sides down to the Ouse Burn, which runs roughly north-south for 2km, turning to south-east and then again south, through park. Shrubbery includes mature trees, some exotics. Castle Farm Bridge lies at northern end, Armstrong Bridge (1879) towards southern end of park.
- Many original park features survive within the Dene. These include sections of Armstrong's original stone edged path (for example at

Blackberry Crag). A cobbled footpath, shown on first edition Ordnance Survey map, leads from Jesmond Dene Road to a ford. There are several water features including the impressive waterfall built by Armstrong and stone lined ponds. Bridges (two of which are listed); weirs, retaining walls and stone edged seating enclosures can be found throughout the Dene. There is a stone tunnel leading into Blackberry Crag and two more tunnels under Jesmond Dene Road, which gave pedestrian access to the Banqueting Hall from Armstrong's house, Jesmond Dean. One was said to be for Armstrong's personal use, the other for the public. There is also a substantial retaining wall with an arch in it on the banqueting hall side of the tunnel.

- Jesmond Dene played a significant role during World War Two. It was the HQ of No. 5 Platoon, Number 2 Company, part of the 12th Battalion Northumberland Home Guard. In 1940 it was used for the training of the squads in the care of arms, musketry and squad drill. The house however soon proved unsuitable for training and new headquarters were established at Heaton Secondary School. There is a subterranean network of tunnels built presumably for cold storage under the house, and later utilised by the Home Guard as air raid shelters, being reinforced with concrete arched ceilings. Three entrances into the tunnels exist in the Dene and are marked by attractive stone posts with cross decoration, which look like they are of compatible date with the house (early nineteenth century). A brick built pillbox lies adjacent to the tunnel entrances along with a buried concrete structure. There is also a subterranean air raid shelter in a private garden adjacent to St. Mary's Well.

### **3.4.2 Built Environment Appraisal**

The built environment of the Conservation Area falls within one of two categories – the C19th or the c20th. As a generalization, those dating from the c19 are of greater significance individually and make a significantly greater contribution to the character and appearance of the Conservation Area.

The C20th developments are representative of various housing styles found throughout the City. On the whole most are of interest collectively but are not significant in themselves. It is the collective interest which helps define the character and appearance of the Conservation Area.

Of particular note, with individual merit and of significance to the character and appearance of the Conservation Area, are

- St George's Church and Close
- Jesmond Towers
- South Lodge to Jesmond Towers [North Jesmond Avenue]

- Housing on Bemersyde Drive featuring Critall windows
- Ashbourne, Glastonbury Grove – 1930's influenced house
- Fenwick Terrace and Collingwood Terrace
- Akhurst School
- Banqueting Hall and Gatehouse, Jesmond Dene Road
- Jesmond Dene Terrace
- Jesmond Dene House and associated structures
- Various Lodges throughout the Conservation Area
- Jesmond Towers [now part of La Sagesse School]
- Jesmond Real tennis club
- Boundary along Matthew Bank to junction with Jesmond Dene Road – stone coping and railings
- Dene Terrace- unusual and distinctive in its built form and response to the topography rather than architectural or historic merit
- Castle Farm and associated cottages
- Bridges throughout the Dene
- Millfield House
- Deep Dene house, Jesmond Dene
- Jesmond Dene Mill

[Please note that this list is not inclusive but representative of key built environment features in the Conservation Area]

There are also a number of good streets, taking on board their width, layout, street tree planting and general public realm. Towers Avenue is a particularly good example of this and one of the finer street lined trees in the City.

### **3.4.3 Landscape and Ecology Appraisal**

A fully comprehensive account for Jesmond Dene can be found in the Ouseburn Parks Conservation and Management Plan prepared to support the Heritage Lottery Bid 2006

#### Landscape

Jesmond Dene is the most popular public park in Newcastle and attracts people from a much wider area. It is not just a park: it is a highly attractive landscape and also a historic landscape. "Dene" is the local description for a steep sided, wooded stream valley, where the watercourse has cut deeply through the surface glacial clay and boulders exposing the sandstones, shales and other layers that make up the local coal measures solid geology below. Jesmond Dene is a fine example and there are steep crags and rock exposures that add to the drama and variety of the scenery in large industrial city. The Dene landscape and the vegetation and wildlife it supports, gives us a little taste of wilderness in the middle of the city.

The River Ouseburn is a major attraction in its own right, providing a diversity of riverside scenery including the memorable waterfalls, weirs, rills, varied faster rocky stretches and slower stretches with deep pools. The water is always interesting with movement, light and shade patterns changing with the weather. But the river scene also has many bridges, all different, stepping stones and paths beside or high above the stream and always framed by the mature woodland.

There are a number of small ponds in Jesmond Dene fed by natural springs emerging from the valley sides. There are also areas of wet vegetation associated with the natural drainage. There is a large man-made boating lake at Paddy Freeman's Park popular with model boating enthusiasts and for feeding the ducks.

The Dene woodlands have their origin as ancient woodland though with human intervention over the centuries the tree cover has been managed and added to by enthusiastic gardeners. The mix is rich and diverse. The ancient semi-natural woodland is predominantly native durmast oak, ash and cherry with woodland flowers: bluebell, wild garlic, red campion and dog's mercury. By the C18 English Oak, beech and sycamore had been introduced for their timber value. During the Victorian era the dene was owned by Lord Armstrong and managed as a "wild garden" retaining the existing woodland, but adding exotic and unusual species such as sweet chestnut, silver lime, Indian bean, red oak, black walnut and a wide range of conifers. The dene contains many trees that would be classed as "veteran". Shrub species like rhododendron, ornamental hollies, laurel, yew and viburnum were also popular from Victorian times and are widespread in the Dene now.

The Dene is not completely tree covered. It contains a number of areas of informal ornamental shrubbery, Coleman's Field adjacent to Pets' Corner and at Paddy Freeman's park for example. There are also mown grass areas at Coleman's field, the Picnic Field, an area near the waterfalls and some grassier glades within the woodland, often where an old mature tree has been removed.

The Dene is also rich in wildlife. The river is home to duck, swan, moorhen fish and aquatic species and lucky visitors will see kingfisher and otter. The woodland and the mosaic of grassy, shrubby and tall herb habitats supports yet more wildlife with an abundance of woodland songbirds, woodpecker, sparrowhawk, roe deer and fox.

The diversity and wildlife value of the parkland sections of the Dene have an influence on the adjoining areas, and the gardens, grounds and built environments all help protect the quality of the Dene and its wildlife. The mature tree cover extends out from the woodland core along tree belts, street trees like Towers Avenue and some spectacular garden trees in Jesmond. There are



several small tributary streams which feed the Ouseburn and some large gardens , playing fields and other unbuilt areas close to the lip of the Dene at Castle Farm, La Sagesse School, the tennis clubs and Jesmond Dene Nursery that retain and reinforce the quality of openness and offer extra diversity of wildlife habitat.

### Ecology

Jesmond Dene is typically a remnant of ancient, semi-natural woodland supporting many species typical of this kind of habitat. However in Victorian times when the woodland garden was established in the Dene, some areas of native woodland were felled and numerous non-native trees and shrubs were planted. As a result of this felling and thinning Sycamore (*Acer pseudoplatanus*) extensively invaded the woodland, where it has aggressively competed with the native woodland species and become dominant. Beech a species not native to the north-east, has been introduced and successfully regenerates. The dense canopy of both sycamore and beech shades out the native flowers and under-scrub, reducing the wildlife value of some areas.

There is an extensive network of footpaths and the Dene is popular with local residents, therefore the shy creatures are restricted to the less frequented parts of the Dene and some areas are devoid of ground vegetation due to trampling pressures.

### *Protected Species*

Ecological reports identify that there are protected animal species within the Dene; these being bats, otters, red squirrel and the possibility of water voles. There are no records of badgers being in the Ouseburn Parks since 1946. Protected species are a material consideration within the planning process and measures must be taken to prevent damage and disturbance to these species and their habitats.

### *Bats*

Several species of bat are present within the area. Potential roost sites have been identified at the old ruined water mill; several large Sweet Chestnut trees by the Picnic Field pavilion; a stand of tall, mature beech trees by the Fisherman's Lodge; two tall, mature Horse Chestnut trees to the north of Busy Cottages; and a solitary tall, mature Ash just north-west of the Armstrong Bridge. In addition any over-mature trees, found within the main bodies of woodland, with deadwood, splits and cavities should be treated as potentially containing bat roosts and retained wherever possible.

A checking survey for the presence of roosting bats should be undertaken before any works are undertaken on trees and buildings within the Dene to minimise the risk of harming bats.

### *Otter*

Otter activity along the river has recently increased and it is likely that this species is using the river not only as a corridor to the River Tyne, but sheltering in culverts and outfalls along the lower reaches. The steep wooded banks of the Dene provide quiet sheltered resting up sites for this species.

#### *Red Squirrel*

There are occasional sightings of red squirrels which are thought to have strayed from their main population at Gosforth Park. Grey squirrel has also been reported; this species is a major threat to the reds and so far have been removed from the Dene before they can become established.

#### *Water vole*

Water voles were traditionally found along the Ouseburn and may still be present. However there is little evidence for their existence in the Dene today, with the habitat available appearing to be of poor quality. The vast majority of the bank-sides are heavily shaded by woodland, as it grows right down to the waters edge. In addition there is a lack of emergent vegetation and little bank-side vegetation along the course of the river.

#### *Birds*

The most important bird habitats are the Ouseburn itself, and the semi-natural broad-leaved woodland, which holds a wide range of breeding birds, including several Red and Amber list species. Over 120 species of bird have been recorded, of which 37 species are regular breeders and a further 26 species are regularly recorded or on passage. Some of the most notable species are kingfisher, song thrush, great spotted woodpecker, tawny owl, dipper, nuthatch, treecreeper and spotted flycatcher.

#### *Mammals*

It is likely that the usual range of common mammals is present within Jesmond Dene. In addition to the above mentioned protected species the following twelve species of mammal have been recorded within the Dene: House Mouse, Field Mouse, Field Vole, Bank Vole, Brown Rat, Common Shrew, Hedgehog, Rabbit, Weasel, Stoat, Fox and Roe Deer. Mink has also been identified within the Dene and steps have been taken to eradicate them.

#### *Butterflies and Moths*

Records of six butterflies and 20 moths have been reported from Jesmond Dene. However the moth records are now very dated.

#### *Aquatic fauna*

Records for the Ouseburn in Jesmond Dene have shown a macro-invertebrate fauna characteristic of polluted streams; the commonest species was the water louse (*Asellus aquaticus*). Two fish species were found; stone loach and stickleback.

### 3.5 SWOT Analysis

#### Strengths

- The Dene, its landscape, woodland and the river
- Setting of the Dene
- Wildlife corridor [refer to map showing where it is]
- Historic Buildings associated with the development of the Dene, pre-1900 including Jesmond Towers and Jesmond Dene House
- St Mary's Well and Chapel
- Structures located within the Dene including Jesmond Mill, Millfield House and associated cottages and Pets Corner
- The designed landscape and planned layout for the Dene
- Archaeological interest within the Conservation Area
- Use of the Dene from development till present time including Pets Corner
- Views into, out of and across the Dene
- Number of, and architectural detailing of the various bridges crossing the River Ouseburn
- Paddy Freeman's Field and boating lake
- Conversion of historic, listed buildings to new uses to ensure their survival i.e. Castle Farm and Jesmond Dene House
- Mature residential suburb comprising low density housing with mature gardens fronting streets and spacious settings
- Traditional detailing and use of materials
- Tree lined streets
- Variation in housing designs and periods
- Early detailing such as stone piers and boundary wall to rear of Fenwick Terrace / quality detailing such as Crittall windows on Bemersyde Drive
- Good quality modern design – flats on Lindisfarne Close / St George's Close
- Spaces between properties
- St George's Church and its setting
- Reference to historic street patterns
- Diversity of mature and veteran trees
- Semi-natural Woodland
- Natural regeneration within the woodland
- Natural landform and scenery
- River Ouseburn
- Tributary streams of the Ouseburn
- Diversity of wildlife
- North-south recreational route
- Range of recreational opportunities
- Ranger Service management and presence
- Strong set of designations and protective policies

- Recreational and sports opportunities

### Weaknesses

- Poor water quality of the River Ouseburn
- Quality and type of surface treatments throughout the Dene
- Street furniture and street lighting
- Access issues to the Dene
- Parking
- Drainage problems within the Dene
- Vandalism and graffiti
- Poor street lighting – personal security
- Poor quality boundary treatments and floorscape treatments
- Lack of cohesion within the residential areas
- Loss of setting
- Limited views due to poorly managed shrubbery and tree growth
- Poor condition of Banqueting House
- Redundant or excessive signage
- Limited funding for park management and patrols
- Lack of planned management particularly for the trees
- Highway repairs and traffic improvements
- Insensitive repairs and refurbishment to fabric and features
- Visual intrusions. (Eg signage, builder's materials, houses)
- Slippery, steep paths
- Field layer is poor over much of site due to heavy shade and trampling
- Increasing Isolation from other habitats
- Presence of large diameter interceptor sewer which runs alongside the Dene will impact on any proposed development or traffic calming proposals

### Opportunities

- Links between Paddy Freeman's. the Dene and Armstrong and Heaton Park through to the Lower Ouseburn Valley
- Retention of quality open spaces on the banks of the Dene
- Improved management of the Dene - Ouseburn Parks Conservation and Management Plan
- Retention of those buildings directly connected with the Dene including Banqueting House
- Promotion of the Dene
- Reinstatement of original detailing i.e. boundary treatments
- Limited development opportunities
- Heritage Lottery bid for restoration of Dene
- Nature Conservation and education

- Increasing use by walkers, joggers, cyclists
- Linkage to residential areas, Lower Ouseburn Valley and high Gosforth Park
- Increase linkage with other wildlife sites
- Close proximity to bus routes and metro stations
- Close proximity of schools
- Close proximity of Freeman Hospital
- Interpretation
- Better signage
- Events
- Better use of site as an educational resource
- Promotion of sustainable development and use of renewable energy sources
- Promotion of the Carbon Neutral campaign

### Threats

- Quality of new development within the Conservation Area
- Modern or “pastiche” developments such as boundary treatments and extensions
- Limited development opportunities including Jesmond Nursery
- Piecemeal erosion of character/incremental development leading to loss of spacing between buildings and impact on setting
- Changing uses leading to development opportunities i.e. nursery site
- Increase in access for cars, motorcycles and other vehicles
- Highway modifications
- Health and Safety issues
- Risk averse management
- Use of standard and/or inappropriate materials and workmanship
- Low quality design in fences, barriers, gates, bridges, signage and other features
- Invasive alien plants: Japanese Knotweed and Himalayan Balsam
- Non native animals: Grey squirrel and mink
- Habitat loss and disturbance
- Climate change
- Air pollution
- Water pollution and flooding
- Erosion of stream sides, steep slopes and exposed sandstone crags
- Development and redevelopment upstream
- People pressure
- Anti-social activity and crime/fear of crime
- Wear and tear
- Loss of garden plants and trees to driveways, extensions and parking
- Loss of mature tree lines

- Loss of open sports pitches to hard surfaces and indoor facilities
- Wildlife crime and poaching
- Further isolation from existing habitats
- Reduction in existing Rangers Service

### **3.6 Development Issues**

#### **3.6.1 Buildings at Risk**

The condition of the built environment is good. The noticeable exception is the former Banqueting House and Gatehouse which is classed as being At Risk based on the criteria established by English Heritage for the national register of Grade I and II\* Buildings At Risk.

The building is owned by the City Council and leased to a charitable trust, the Armstrong Trust, who has occupied the building for some 20 years. Despite the building being occupied it has continued to deteriorate and is in a poor condition.

At Heritage Lottery Fund's request the building was excluded from the application to refurbish and restore the Dene. It was considered that, due to its condition and the extent of works required, it was more suited to an individual application although no indication of support was provided.

#### **3.6.2 Jesmond Dene**

Jesmond Dene, and to a lesser extent Paddy Freeman's Field suffer from neglect and mis-use, with vandalism and graffiti found throughout. In addition, the Dene is becoming increasingly isolated from other habitats and suffering from the invasion of alien plants and loss of its natural habitat. This, combined with the poor quality of the river, pollution, flooding and river erosion are diminishing the value of the Dene as a quality open space and recreational facility.

Modern needs such as vehicular access to the Dene, and associated car parking have a negative impact on the designed landscape, a key element of the Dene's significance. Poorly designed boundaries and floorscapes compact this impact throughout the Dene.

#### **3.6.3 River Ouseburn**

The poor water quality of the River Ouseburn has a detrimental impact on the use of the Dene. The river quality has deteriorated over the course of the last century and is now of concern for a number of reasons, namely the quality of the water and its resulting appearance and odour.

Water quality has a significant negative impact on river ecology and its function

as a habitat for freshwater and inter-tidal plants and animals. The importance of the river for wildlife is demonstrated in the Habitat Action Plans for the *River Tyne and Tidal Streams* and *Rivers and Streams*, both found in the Newcastle Biodiversity Action Plan – Your Wildlife.

The City Council is addressing water quality in the Ouseburn through participation in the Ouseburn Catchment Management Plan, a non statutory plan involving a number of partners. The City Council will also be preparing a statutory Supplementary Planning Document on Water Management.

### **3.6.4 Development Sites**

There are limited development sites within the Conservation Area. These are illustrated on the map at para 6.2.

Not all are viable development opportunities and those which are, such as sites C and D are likely to have a considerable impact on the character and appearance of the Conservation Area. Likewise site B will have a significant impact on the setting of the Conservation Area.

In addition, the presence of a large diameter interceptor sewer which runs through the Dene would need to be accommodated by any development proposals including traffic management.

### **3.6.5 New Development**

There are two ways in which new development can significantly impact on the character and appearance of the Conservation Area, through the redevelopment of the sites highlighted on the above map and through the demolition of existing dwellings to build much larger dwellings.

The latter is becoming more frequent, particularly in sub-area 4 of the Conservation Area, as a solution to house owners who desire more space but who have already extended their property as far as is reasonably possible. Whilst it is recognised that not all residential houses, in any of the sub-areas, significantly contribute to the character or appearance of the Conservation Area some do and their demolition would be contrary to policy C3 of the UDP. In addition, such development, to increase house size will have a significant impact on key characteristics of the Conservation Area, namely the mature setting of houses within large plots and gardens set apart from neighbouring properties.

### **3.6.6 Household Extensions and Alterations**

Household extensions such as loft conversions with dormers or first floor extensions over attached garages and rear extensions and/or conservatories; or



other works such as alterations to the front boundary treatments are gradually eroding the character and appearance of the Conservation Area.

Loft conversions tend to dominate the house, particularly where dormers are introduced whilst side extensions are creating visual links between houses, almost a terracing effect. Rear extensions are contributing to the overall loss of spaciousness, the mature setting of the houses.

Alterations to boundary treatments include solid brick walls to a height which reduces views through the Conservation Area, or in a finish out of character for that locality, or the introduction of pastiche or “heritage” railings and gates are prolific, particularly within sub-area 4. In some instances such works involve the loss of the original boundary treatment for that house.

### **3.7 Transport Issues**

The Conservation Area is bounded by Matthew Bank and Haddricks Mill Road, both major movement corridors in the City. Whilst it is unlikely that this will alter in the future, improvements are proposed in the medium to long term with specific reference to Haddricks Mill Junction which is found at the northern most point of the Conservation Area.

Conservation Area trees are often vulnerable to repairs, remodeling and vehicle movement where they are growing within or adjacent to the highway or highway verge. Street trees frequently sustain damage to bark limbs and branches because of increasing levels of traffic, the increasing size of vehicles and careless driving and parking. Tree roots below ground are frequently severed and damaged by excavations. National guidance about hand excavation loss to trees and avoiding cutting roots over 25mm diameter is almost universally ignored. These injuries can weaken trees reducing their capacity to obtain water and nutrient and allowing infection by fungal pathogens with older and veteran trees particularly at risk. Trees do not usually die immediately as a result of the damage but go into a long term decline. Much of the damage can be avoided. Trees can be protected from vehicles. Highway work needs careful specification and supervision to ensure that trees are protected from harm. Trees that die or become unsafe should be removed and replaced. Unauthorised work to trees may be an offence. (See Para 4.5 for protection status of trees in Conservation Areas)

#### **3.7.1 Street Furniture including Signs**

There is a wide range of street furniture and visual clutter within the Conservation Area. The area is subject to the Council PFI Lighting scheme for the replacement of existing street lights.

New signage is installed with due care and regard to traffic and pedestrians but with little regard to existing signage or furniture in the area and can lead to clutter. Redundant signs are often left in situ, adding to the visual clutter. Where advisory signage [not mandatory] is required, i.e. for cycle lanes, it is often installed excessively.

### **3.7.2 Traffic Calming**

The Council has a policy to implement 20 miles per hour zones throughout the city. Practice dictates that signage is implemented first and that physical traffic calming is a last resort. This is a rolling programme over the next 5 years.

Traffic calming can take several forms, using road humps, road narrowing and bollards. Traffic calming is implemented in response to established priorities. Requests for traffic calming are considered against established criteria within the wider programme. Approximately 15 schemes may be implemented in a 12 month period. Requests have been received for Towers Avenue, Bemersyde Drive and North Jesmond Road.

Such schemes are often at odds with the character and appearance of the Conservation Area due to their design and implementation, specifically materials and the mandatory requirements for signage. Maintenance is also an on-going issue.

### **3.7.3 Residents Parking Schemes**

Residents parking schemes involve less physical works than traffic calming but do have a mandatory requirement for signage.

## **4.0 Planning Procedures**

The Council has a duty to only allow developments in a Conservation Area that preserve or enhance its character or appearance. Demolitions, alterations, extensions and other works affecting the character or appearance of properties in a Conservation Area will probably require planning permission and/or listed building consent or Conservation Area consent.

The Council generally requires more detail than usual with applications submitted for listed building consent and for planning permission and Conservation Area consent for buildings within a Conservation Area. Written guidelines as to the extent and kind of detailed information required when submitting an application are available from the Council's Planning Division. It is always advisable to discuss any proposals within Jesmond Dene Conservation Area with the Council's Planning Division at the earliest opportunity.

Under the Planning Acts there is a statutory duty to advertise applications made for planning permission, listed building consent and conservation area consent. This is an open and transparent process and comments may be made during a 21 day period as specified in the advert.

### **4.1 Unlisted Buildings - Householder Development within Jesmond Dene Conservation Area**

The Council produced an information guide for residents living within a Conservation Area in 2003. The advice leaflet, "Living in a Conservation Area" was approved by Development Control Committee as guidance and was subsequently sent to all residential occupants in each of the 11 Conservation Areas in the City. The guide is specifically targeted towards un-listed buildings.

Copies are available from the Historic Environment Section. Detailed guidance can also be found in section 6.0.

### **4.2 Listed Buildings - Owners Responsibilities**

Buildings are listed to protect them from demolition or unsympathetic alterations. The protection afforded by this legislation applies to the whole of a listed building i.e. both exterior and interior, regardless of its grade and to any object or structure fixed to it or forming part of the land comprised within its curtilage unless it is a free-standing building, object or structure that has been erected since 1 July 1948.

The main effect of 'listing' is that before any work affecting the character of a listed building can be carried out it is necessary to apply to the local planning authority for Listed Building Consent. This is required in addition to any planning or building regulation approvals, which may also be needed. There are

circumstances when it is necessary to alter a listed building to suit a new use for example, but it cannot be demolished completely or in part, extended or altered in any way, which would change its character without the written agreement of the Council in the form of Listed Building Consent.

It is a criminal offence to carry out work to a listed building, other than straightforward repairs, without first obtaining consent and it could lead upon conviction to a period of imprisonment and/or a very heavy fine. The Council's Planning Division may also serve a listed building enforcement notice requiring the building to be restored to its former state. For advice on whether Listed Building Consent is required or likely to be obtained for proposed work, contact should be made with the Council's Planning Division. For considered advice it is helpful to provide scaled plans.

### **4.3 Works and Alterations to Listed Buildings requiring Consent**

Listed Building Consent is required for any alteration, which affects the character of a listed building. For example, consent would normally be needed for any of the following alterations.

#### External

- Adding an extension
- Changing the roof pitch or roof covering materials
- Inserting roof lights
- Removing, altering or adding dormer windows
- Altering or removing chimney stacks or pots
- Rebuilding walls
- Covering the existing wall surface in any way, e.g. with render, cladding, paint etc
- Changing the size of door, window or other opening
- Forming new openings, for any reason, including for balanced flues or ventilators
- Altering window frames or doors or replacing them with a different type
- Removing any features (e.g. door cases, balustrades)
- Changing the material of rainwater goods
- Adding any feature (porches, signs etc.)
- Adding a satellite antenna
- Adding security alarm box or close circuit TV cameras
- Adding external floodlights

#### Internal

- Altering the plan by removing or adding walks or forming new openings

- Taking out or altering staircases, fireplaces, decorative plasterwork, panelling shutters, doors, architraves, skirting etc.
- Installing new ceilings, partitions, secondary glazing etc.
- Filling in cellars
- Removing or replacing floors or floor finishes
- The obliteration of wall painting, decorative tiles, mosaics etc.

#### **4.4 Repairs to Listed Buildings requiring Consent**

Repairs involving replacement with identical features do not require Listed Building Consent if they are for a small area or the work is carried out in situ. Great care should be taken to match the material, construction, molding and colour of the original feature. In undertaking works of alteration or repair to historic buildings it is advisable to seek the advice of an architect or surveyor who is particularly knowledgeable about restoration techniques and the legislation relating to listed buildings. Prior to carrying out repairs please seek clarification from the Historic Environment team that the work does not need listed building consent.

#### **4.5 Works to Trees**

All trees in Conservation Areas with a stem diameter over 75mm have a degree of protection. Anyone wishing to carry out pruning or cutting down trees must give six weeks notice to the Local Planning Authority. This period allows the authority to decide whether or not the tree should be protected more strongly with a Tree Preservation Order. There are a number of exemptions for Conservation Area trees but in general the presumption is that trees are a valued part of the setting of the historic and architectural features and worthy of protection in their own right.

In giving notice it is necessary to specify precisely what works need to be carried out. Residents should contact the Planning Division for more information. Carrying out work to trees without notification may be an offence, however Local Authorities are not required to notify in respect of trees they own and manage.

#### **4.6 Advertisements**

Additional planning procedures apply to the display of advertisements within a Conservation Area. In particular prohibiting the use of advertising hoardings around building sites and the use of captive balloons for advertising. Residents should contact the Planning Division for more information.

#### **4.7 Enforcement**

The failure to comply with any of the special planning procedures listed above could lead to prosecution by the Council. It is therefore advisable to consult the Council's Planning Division before proceeding with any works, which might affect the character and appearance of a Conservation Area.

## 5.0 Enhancement Opportunities

The following table sets out potential opportunities to enhance the character or appearance of the Conservation Area,

	Site/Location	Opportunity for Enhancement	How could this be achieved
5.1	Jesmond Dene/Paddy Freeman's Field	Improve links through improvement of existing footpaths and signage	Through improving existing footpaths including surface treatments and boundaries in association with improved signage throughout the Dene. As part of the proposed restoration of Ouseburn parks which includes Jesmond Dene and is currently with HLF as stage 1 bid for decision.
5.2	Jesmond Dene	<ul style="list-style-type: none"> <li>• Restoration of the Park</li> <li>• Improved footpaths and boundaries</li> <li>• Improved public realm</li> <li>• Promotion of the Park</li> <li>• Removal of unplanned/overgrown shrubbery</li> </ul>	<p>As part of the proposed restoration of Ouseburn parks which includes Jesmond Dene and is currently with HLF as stage 1 bid for decision. It is recommended that, as part of the restoration scheme the management plan for the parks is adopted as SPD.</p> <p>Woodland management and an agreed 5 year management plan which is regularly reviewed and updated is considered best practice.</p>
5.3	River Ouseburn	Water quality, appearance and odour	The river is currently part of the PURE project which is funded through the EU with a view to preparing a catchment document which can then form part of the Water Framework Directive. A Key Issues paper is due to be published early 2006 and will inform subsequent Water Management SPD.
5.4	Banqueting House and gatehouse, Jesmond Dene	Grade II building at risk and part controlled ruin which occupy prime location overlooking Jesmond Dene. Repair and	To be included as part of the Council's citywide Buildings at Risk register which is currently being prepared. As part of the list priorities and actions will be established to address the problems identified in the list. Initial priorities are based on grade [listing] and condition.

	Road	restoration would enhance the listed buildings and the wider Dene.	
5.5	Blackberry Crag	Tidying up unsightly land currently used for dumping waste soil and other landscape waste, detrimental impact on the setting of the Dene	Use of a s.215 notice to be investigated to achieve the removal of the waste and tidy the appearance of the land. Land has approval for use as paddock associated with attached house.
5.6	Whole Conservation Area	Removal of redundant signage and associated posts etc / visual clutter within the streetscene	<ul style="list-style-type: none"> <li>• Through agreement with Highways that redundant signage and associated posts are removed on becoming redundant</li> <li>• Through implementing new signage to the minimum requirements to meet Dept. of Transport Regulations and making use of existing posts etc to reduce visual clutter. Examples of good practice can be found in EH/DoT publication "Streets for All". Copies have been made available for Highways.</li> <li>• Control over selection of materials and design of Highway works.</li> <li>• Design code including palette of materials for whole conservation area</li> <li>• Improved knowledge and education of the Utility companies and residents/businesses/developers with an interest of the conservation status and of the SPD</li> </ul>



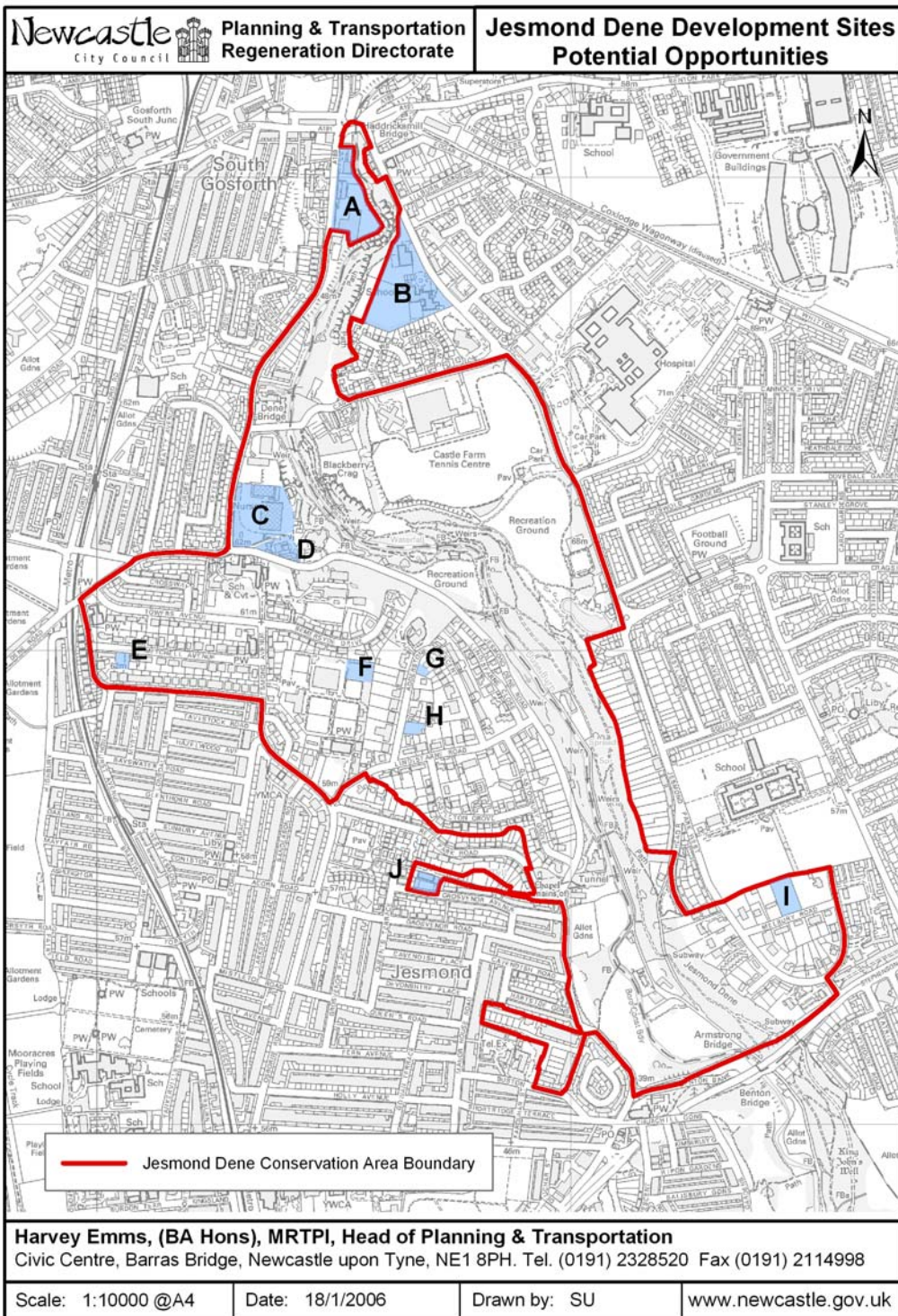
## **6.0 Future Management – Guidelines**

### **6.1 Archaeology**

- 6.1.1 As detailed in UDP Policy C4.2, where a proposal may affect a site or area of archaeological interest, the developer will be required to submit an archaeological desk based assessment, in advance of a planning decision. This is essentially a research document, undertaken by a professional archaeologist on behalf of the applicant, in order to determine the potential impact upon the archaeological remains. Where necessary, this will be followed by archaeological evaluation trenching.
- 6.1.2 Where assessment and evaluation have established that proposed developments will adversely affect archaeological remains, developers will either be required to preserve the remains in-situ or to implement a full archaeological excavation to allow the preservation by record of the archaeological deposits (UDP Policy C4.3).
- 6.1.3 The programme of archaeological work will follow procedures set out in PPG16. Advice and specifications are available from the County Archaeologist.
- 6.1.4 Where historic buildings or structures (listed or unlisted) are proposed for alteration, restoration or demolition, the developer may be required to appoint an archaeologist or buildings historian to undertake a programme of building recording, in accordance with a specification provided by the County Archaeologist.

### **6.2 Potential Development Sites within the Conservation Area**

- 6.2.1 There is limited opportunity for new development beyond the sites indicated on the map below. The detailed review of sites and land allocation will be dealt with by the Local Development Framework [LDF] process. The previous method of preparing development briefs for each site is not compatible with the LDF.



**A. North end of Haddricks Mill**

This is an area of commercial buildings which has in recent years been the subject of enquiries for redevelopment for various purposes. The site adjoins the Dene and also fronts onto Haddricks Mill Road. Any development which did take place would need to reflect the importance of the site and prominence to public views, the impact development would have on the appearance and character of the conservation area

particularly bearing in mind the narrowness of this section of the dene, and the fact that the surrounding area is substantially residential.

#### B. Castle Dene School Site

Education Services are currently considering options for this site with a view to redevelopment. This will be informed by an informal planning guidance note.

#### C. Nursery Site, Matthew Bank/Jesmond Dene Road

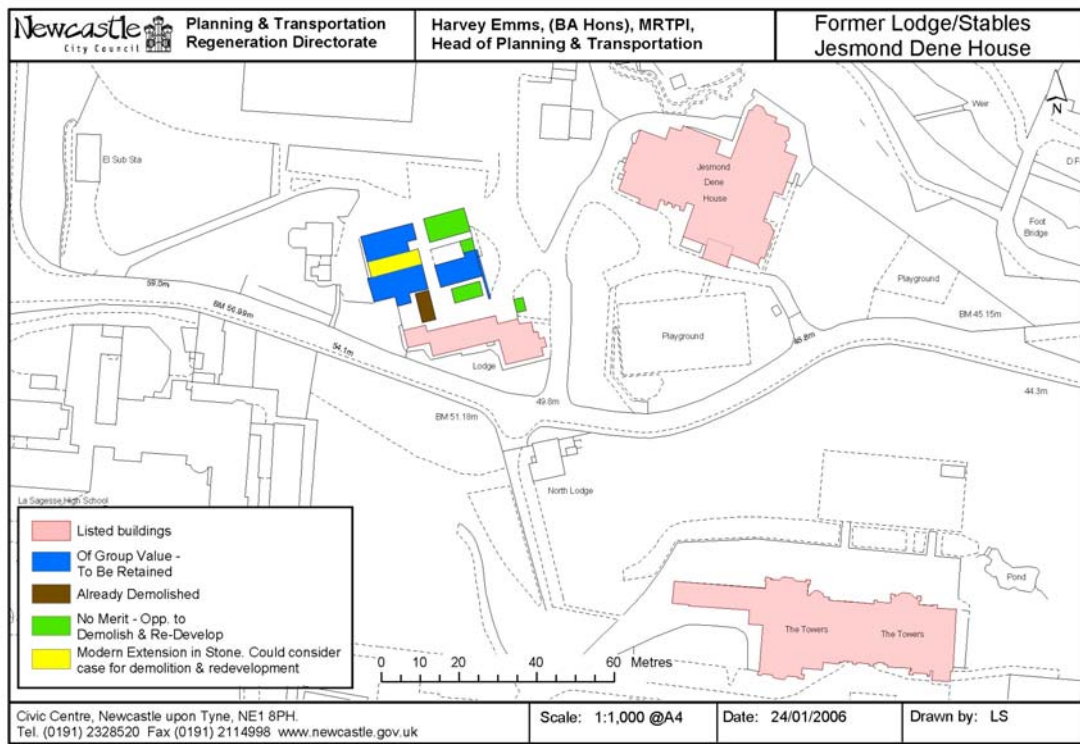
This site is currently occupied by the Council Nursery. Access is from Jesmond Dene Road via a shared access with Jesmond Dene House Hotel. The long term future of this site is uncertain.

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.

#### D. Jesmond Dene House Lodge and Stables, Jesmond Dene Road

This site, located at the entrance to Jesmond Dene House Hotel and Council Nursery comprises the former Lodge [listed grade II] to Jesmond Dene House, and later developments. The site is semi-occupied and there is developer interest. Limited demolition is considered acceptable and this is illustrated on the map below,



At the time of writing informal planning guidance for the site is being prepared.

#### E. Mitchell Avenue

This site, fronting Mitchell Avenue is part of the rear gardens to property fronting Osborne Road. Vehicular access to these properties is via the rear garden. Development of this site is not considered appropriate due to the loss of vehicular access to the existing dwellings and loss of a visually important garden area.

#### F. Rear of Bemersyde Drive

This site lies to the rear of Bemersyde Drive and historically formed part of the Tennis Club site. The site is allocated as private open space for outdoor sport in the UDP. This site is currently the subject of a change of use application to form part of a private garden to no. 36 Bemersyde Drive. It is not considered appropriate for development which would result in the loss of the open nature of the site and affect mature trees.

#### G. Corner of Adderstone Crescent

This site has previously had applications for a single dwellinghouse dismissed on appeal due to loss of trees and character of the conservation area. The site is not considered appropriate for development due to impact on trees, amenity, neighbours and the

character of the area.

#### H. Adderstone Crescent

This is a gap site on Adderstone Crescent with significant tree cover. The principle of any development on this site would need to be considered in light of the character of the area and impact on existing residents' amenity.

#### I. Melbury Road

This is a gap site which would be appropriate for development subject to the detail of the proposed development. Scale and massing, and the protection of trees are of particular significance in the interests of preserving key characteristics of the Conservation Area.

#### J Akhurst School

The grade II listed building, which was a former school, is now vacant and subject to sale on the open market. Planning permission has been granted to convert the main school building into one single dwelling, convert and extend the 'coach house' into one single dwelling, and convert the modern block to the east of the school into one flat and two maisonettes. The development approved preserves the listed building on the site, retains significant trees, does not impact upon residents amenity and retains the historic right of way to Saint Mary's Well, which crosses the site.

### **6.3 Demolition of Existing Buildings**

- 6.3.1 The demolition of unlisted buildings which contribute to the character and/or appearance of the Conservation Area will not be considered acceptable unless they fall within policy C3.2 of the UDP.
- 6.3.2 Given the variety of the housing styles and quality on either side of the Dene it is impossible to list those specific buildings considered to make a contribution. It is the overall streetscene, spacing and massing of individual buildings within the mature landscape rather than the design merits of the individual buildings which are significant.
- 6.3.3 Buildings which can be clearly stated to be of significance are those connected to the historical development of the area and specifically the Dene.
- 6.3.4 The demolition of houses on either side of the Dene, to facilitate the development of a new house will not be considered appropriate unless the following is satisfied –
  - 1) The building is of no architectural or historic merit in its own right.

- 2) The replacement building respects the footprint of the existing building and maintains the setting and character of the area through the provision of gardens to front and rear and spacing between neighbouring properties and retaining significant landscape features.
- 3) That the scale and massing of the replacement building is in keeping with that found in the immediate surrounding area.
- 4) The replacement building is of architectural merit and reflects local tradition or detail in a contemporary rather than pastiche manner.

6.3.5 In each instance written justification should be submitted as part of the Conservation Area Consent application, in accordance with PPG15.

6.3.6 Development of the replacement building, where demolition is agreed, should be informed by the principles set out in Para 6.4.

#### **6.4 Guidance to inform the design of New Buildings within the Conservation Area**

6.4.1 The following sets out generic guidance for new development within the Conservation Area and covers matters such as scale, mass, footprint, setting and materials.

6.4.2 Development which is sustainable will be encouraged. Measures to improve energy efficient should be considered, with reference to ECO Homes assessment rating criteria. The use of sustainably sourced materials is in keeping with the Local Agenda 21 programme, which seeks to promote environmentally sustainable forms of development.

##### 6.4.3 Urban Grain

- The historic grain of the area falls into three character periods – the C19 built environment, the Dene and the C20 residential development to the east and west. The existing street pattern is largely C20 in origin.
- The key characteristic is the relationship between the footprint of the building and the land or plot in which it is set. Typically developments do not occupy the whole plot. Historically the footprint would be less or equal to half the plot size. More recently this has diminished.
- Sub-division of plots should be resisted to preserve the setting of the Conservation Area and its appearance.
- New development should look to develop a footprint which is materially smaller than the site to ensure that the spaciousness, setting and appearance of the Conservation Area is maintained and enhanced.



- Where the demolition of existing buildings to redevelop is considered acceptable [see Para 6.3] development should respect the footprint of the existing building.
- Development should look to maintain clear visual separation from adjacent buildings to preserve the appearance of the area and avoid a terracing effect in houses not designed to be terraced.
- Buildings should avoid turning their back on the park but rather overlook it.

#### 6.4.4 Scale and Mass

- Typically, existing buildings are between 2 and 3 storeys in height with the exception of remaining C19 houses [La Sagesse and Jesmond Dene House] which are much grander in scale despite still being 2-3 storeys.
- Development within an existing street should respect the scale and massing of the neighbouring properties.
- The development of key sites identified in Para 6.2 should consider the topography of the site and key views into the Dene or through the Conservation Area when considering potential scale and massing. Large plot sizes should be avoided to encourage variation in scale and massing.

#### 6.4.5 Design

- Given the diversity of building design within the Conservation Area, from the development in the C19 to that of the C20, new development should naturally be of the C21 and should not look to copy existing designs.
- Design solutions should be of the highest quality. Contemporary design solutions which reflect the context of their setting and the wider Conservation Area should be welcomed.
- Pastiche or pattern book designs are not considered appropriate and would neither enhance the appearance of the Conservation Area or maintain the existing diversity of design, a key characteristic of the Conservation Area.

#### 6.4.6 Materials

- Structurally, stone is typically found in the earlier, C19 developments whilst brick is typical of the C20 developments.

Stone is occasionally found in detailing in later developments.

- New development should look to use brick in a structural manner, reflecting the appearance of the Conservation Area. There is much variety in the types of brick used previously. As such the choice of brick in terms of colour and finish should be informed by the immediate locality.
- It is recognised that other materials, such as timber, glass and steel, can contribute to the character and appearance of the Conservation Area. The manner in which such materials are used is particularly important and should add detail to the building.
- Materials should be of a high quality and should have a long life span. The use of sustainable materials will be encouraged.
- Poor detailing and workmanship can diminish the appearance of materials and their contribution to the overall design of a building. Materials and building methods should be as high in quality as those used in existing buildings.
- A diversity of materials will be encouraged although not to the detriment of simplicity in elevational treatments. Finer grain detailing will be considered acceptable if it contributes to the appearance of the streetscape.
- The tone and colour of materials is important and will help contribute towards the integration of new development within the existing landscape. For example, the use of a local material to add detail to a modern building can often help give the new building context in its location.

#### 6.4.7 Setting and Views

- Development should look to maintain the spaciousness of the existing built form. Whole sites should not be considered purely for buildings but should include for the setting of the building on all sides.
- Front gardens, in keeping with the depth found on that street should be included. Back of pavement development is not considered appropriate to the character or appearance of the Conservation Area.
- Space between developments should be allowed for to maintain visual separation of buildings within the streetscene and encourage new views into or out of the Conservation Area. Garages should be considered part of the development to avoid the loss of such spacing.



- Where possible rear gardens should reflect those found adjacent in sizing.
- Key views into and out of the Conservation Area should be maintained by new development.
- Where possible new development should enhance existing views. Development which obscures or has a detrimental impact on such views will not be considered appropriate to the enhancement of the appearance of the Conservation Area.
- Key views are centred around St George's Church spire and views across, into or out of the Dene from the east, west and the various bridges which bisect the Dene.

#### 6.4.8 Boundary treatments

- Boundary treatments are mixed throughout the area with few remnants of original detailing [Fenwick Terrace/Collingwood Terrace] and some remnants of earlier boundary treatments [Towers Avenue/North Jesmond Avenue area].
- Where original detailing survives it should be repaired and reinstated where missing, replicating original detail and materials.
- Where remnants of earlier details, relating to historical developments survive, such as gate piers, these should be incorporated into the boundary scheme and should influence the choice of materials and design.
- Typical boundary details are brick walls of varying height. Shorter walls may have railings or hedge above to add height. In each instance care should be taken that the brick used is in keeping with the surrounding environment.
- The use of engineering bricks or other modern bricks with smooth non-textured surfaces and a solid colour finish is not considered appropriate. Bricks should be textured with colour variation to add interest and depth.
- All boundary treatments should use high quality materials and appropriate colour finishes. Pressure treated timber must have a colour stain finish appropriate to the setting. Corrugated steel pale security fences will not be considered acceptable within the Conservation Area. Likewise, timber boarded fencing is not considered an appropriate treatment. It visually detracts from views of streets and the wider Conservation Area

- Railings, if considered appropriate, should be modern in design where there is no historical reference. Pastiche or ‘heritage’ designs should be avoided as they lack context in terms of relating to the architecture of the building they front and the Conservation Area as a whole.
- Gates, where considered appropriate, should be subservient to the boundary treatment, and should not stand taller or proud of any part of the boundary scheme. They should be designed as part of the scheme and should be simple rather than decorated. Heritage influenced gates should be avoided where there is no historical reference.

#### 6.4.9 Landscape setting

- New planting shall follow design guidance on species, will be undertaken to a high quality design and standard of workmanship and any replacement planting shall match existing.
- Measures will be implemented via a management plan to control the invasive Japanese Knotweed, Himalayan Balsam and other pernicious weeds, without damaging the Ouseburn and other watercourses where these species are becoming established.

### 6.5 Household Extensions

- 6.5.1 The most common form of development within this area is household extensions to the side or rear with alterations to roofs to include dormers and rooflights to facilitate loft conversions.
- 6.5.2 There is existing supplementary planning guidance “Extending your House – A Design Guide series” for householder development available on the City Council website [[www.newcastle.gov.uk/planning services](http://www.newcastle.gov.uk/planning-services)] which covers rear, front, side and roof extensions. This should be referred to when making an application. Additional guidance on appropriate works can be found in “Living in a Conservation Area”.
- 6.5.3 In addition to this guidance schemes should look to avoid running into the adjoining property to maintain visual separation when designing side extensions and prevent a terracing effect which results in a material loss of spaciousness and setting within the Conservation Area.
- 6.5.4 In addition to the above guidance, amenity issues such as distance between houses, outlook, over-bearing influence of proposed extensions, overlooking, loss of light and visual amenity will be considered as part of the planning process and will have a direct bearing on the scale and mass of proposed extensions.

### 6.6 Opportunities for Article 4 Directions

- 6.6.1 Article 4 [2] Directions can be used to withdraw certain permitted development rights under the 1995 Town and Country Planning [General Permitted Development] Order. In order to implement such a direction it is necessary to prove that works carried out under the Order have a direct and detrimental impact on the character and/or appearance of the Conservation Area.
- 6.6.2 Due to the diversity of housing types and design within any street there are few streets which could be considered for such a direction, good examples include Fenwick Terrace and Collingwood Terrace. Their formal and uniform design means that any incremental change, by way of permitted development, will have a direct impact on their appearance and contribution to the appearance of the Conservation Area.
- 6.6.3 It is recommended that an assessment is undertaken to identify and quantify the extent of alteration which has already taken place. This should take the form of a photographic record of each building and written appraisal. The appraisal should confirm which works have been carried out as a result of the Order.
- 6.6.4 Should it be concluded that an article 4 [2] direction would have clear and tangible benefits to enhancement and preservation of the Conservation Area actions should be taken to implement the direction.
- 6.6.5 It is recommended that a full photographic record of the area is taken at the time of designation to facilitate the effective monitoring and enforcement of the direction.
- 6.6.6 If it is recommended that an article 4 [2] direction should not be designated a review cycle to measure future change should be established to identify patterns/cause of change/impact on the Conservation Area.

## **6.7 Traffic Management**

- 6.7.1 The key implications of traffic management for the Conservation Area 1] the introduction of traffic calming measures and 2] the introduction of residents parking schemes. Transport issues are currently being reviewed.
- 6.7.2 Traffic calming measures usually include road humps or road narrowing through building out the pavement. Bollards are usually associated with the latter as is signage to indicate priority of right of way. Traffic calming schemes are carried out in response to residents requests where they meet priority criteria. On average 15 schemes are undertaken per year.
- 6.7.3 Where traffic calming measures are proposed it is recommended that

the impacts of such measures are mitigated through the choice of design, materials and signage.

- 6.7.4 When considering traffic calming measures consideration must be given the existing sewer system.
- 6.7.5 Signage relating to residents parking schemes is mandatory and is the principle concern in terms of impact on the appearance of the Conservation Area.
- 6.7.6 Joint working between departments on such matters is recommended and measures to encourage consultation have been established.

## **6.8 Signage**

- 6.8.1 Signage which relates to the Highway and use of the Highway falls into two categories – mandatory and advisory. For example, that relating to the cycle route on Jesmond Park West/Freeman Road is advisory whilst that relating to traffic speed is mandatory.
- 6.8.2 There are no minimum requirements for advisory signage. As such it is proposed that such signage is kept to a minimum and incorporated with other signage as much as possible to reduce clutter.
- 6.8.3 Mandatory signage must meet minimum standards in order that it can be enforced. At present the City Council implements the minimum requirements for such signage in the Conservation Area.
- 6.8.4 It is recommended that redundant signage is removed as it becomes redundant or is replaced to reduce visual clutter.
- 6.8.5 It is recommended that consideration is given to the siting of new signage. Where possible existing poles should be used. Where supplementary poles are required these should be dark in colour. Signs should be grouped to avoid visual clutter.
- 6.8.6 Street signs or finger posts used in and around the Dene should be carefully planned in a comprehensive manner and should consider a simple but bespoke design unique to the Dene to create distinctiveness. Where historic signs exist these should be retained to reinforce the local character.

## **6.9 Opportunities for Urban Design / Public Realm**

- 6.9.1 New development within the Conservation Area, including public realm works should ideally be subject to site specific guidance which builds on the generic principles set out above and provides contextual guidance to influence design and layout.
- 6.9.2 Development briefs or informal planning guidance should include input

from Urban Design.

## **6.10 Enforcement**

- 6.10.1 Local planning authorities have a duty to consider taking enforcement action where they believe there to have been a breach of planning control. The City Council's practice relating to planning enforcement is to follow Government advice in Planning Policy Guidance [PPG] note 18 – Enforcing Planning Control.
- 6.10.2 Key aspects of the enforcement service are to investigate alleged breaches of planning control, listed building control and advertisement control. PPG18 advises that, wherever possible breaches should be resolved without the need to take formal action.
- 6.10.3 Should formal action be deemed necessary the legal system can be slow and offers the right to appeal at most stages in the process.
- 6.10.4 Further information on the enforcement service can be found in the Planning Services sub-section of the City Council website – [www.newcastle.gov.uk](http://www.newcastle.gov.uk)

## **6.11 Landscape and Ecology**

- 6.11.1 The Tree Strategy contains policies and action for trees and tree management guidance for the City's own tree management .
- 6.11.2 The Biodiversity Action Plan contains policies and action for wildlife species and habitats which must guide management
- 6.11.3 Green spaces...your spaces, Newcastle's Green Spaces Strategy contains an action plan with detailed recommendations for all the city's parks and green spaces. Particular recommendations to be implemented over the next few years include detailed management plans for green spaces, tackling anti-social behaviour, and a design code for green spaces.
- 6.11.4 Emerging documents which provide for the future management of aspects of the Conservation Area include –
- Ouseburn Parks Conservation and Management Plan [part of the HLF bid]
  - Highway Design Guide
  - Newcastle Character Assessment

## **6.12 Disability Discrimination Act 2004**

- 6.12.1 Any new development within the Conservation Area will be required to comply with the 2004 Act and provide disabled access accordingly.

## **7.0 Review**

- 7.1 The management plan will be subject to a 5 year review, subject to staff resources, commencing from the date of adoption. As part of any such review sections 4 and 5 will be amended as necessary to reflect the changing issues and identify new opportunities for enhancement and protection.
- 7.2 Any such review will be undertaken through consultation with the local community.

## **8.0 Resources**

The management plan will be maintained by the Historic Environment Section. Contacts are as follows:-

- General queries  
Sue Degnan, Conservation Officer  
e. [susan.degnan@newcastle.gov.uk](mailto:susan.degnan@newcastle.gov.uk)  
p. 0191 277 7198
- Queries relating to grade I or II\* buildings  
Peter Derham, Historic Buildings Officer  
e. [peter.derham@newcastle.gov.uk](mailto:peter.derham@newcastle.gov.uk)  
p. 0191 211 5626
- Archaeology queries  
Jennifer Morrison, Assistant Archaeology Officer  
e. [Jennifer.morrison@newcastle.gov.uk](mailto:Jennifer.morrison@newcastle.gov.uk)  
p. 0191 277 7193 or 0191 281 6117
- Trees and landscape queries  
Tin Batchelor, Landscape Officer  
e. [tin.batchelor@newcastle.gov.uk](mailto:tin.batchelor@newcastle.gov.uk)  
p. 0191 277 8950
- Wildlife and ecology queries  
Derek Hilton-Brown, Ecology Officer  
e. [Derek.hilton-brown@newcastle.gov.uk](mailto:Derek.hilton-brown@newcastle.gov.uk)  
p. 0191 277 7195