22 Glastonbury Grove,
Jesmond,
Newcastle upon Tyne NE2 2HB

7th January, 1992

Chief Planning Officer,
Civic Centre,
Newcastle

Dear Sir,

Proposed Jesmond Dene Conservation Area

At a meeting of the Committee of the above Association on January 6th it was decided that we should put forward our views on the proposed Jesmond Dene Conservation Area so that they could be considered, and, if accepable, included in the draft plan before this is progressed any further. Our comments are as below:-

(a)Overall area. We agree very much with the Friends of Jesmond Dene that the area should include both Jesmond Dene a nd Jesmond Vale. While the management plan for the Vale area may not yet be ready, Dene and Vale are one entity and both parts should have the protection afforded by the conservation strategy. (On the attached map this area is outlined in green).

(b)Western boundary. Our concern is mainly with the boundary on the western side from South Gosforth down to and including the Minories estate which is part of Jesmond and of the area which our Association comprises.

(c)North-west part. We wish to see included the Millstone P.H. which is of historic interest as it is situated directly above the original Haddricks Mill. The pub car park is regarded as part of the Dene.

(d)Western boundary. We are agreeable to following the boundary line of your suggestion(red on map) although we feel that rather than split the sites of Nos. 35 and 37 Bemersyde Drive, both house and garden on each site should be included in the conservation area.

(e)The Grove. It is most important that the Grove path is included in the conservation area. The woodland along this part is an original part of the Dene and needs protection. The Grove is a historic Right of Way certainly dating back to the 12th Century as the Pilgrim Way to the Chapel. It also contains the so-called Holy WellThe boundary line need not be difficult. The line of the Moor Crook Letch(burn) though dry forms the boundary of most of the property in Reid Park Road. On the south side, the wall along The Grove is the original boundary line of the Manor House and Jesmond Cottage: Jesmond Cottage(Akhurst School) as a listed building should also be included. Recent dispute about the Right of Way is another good reason for including this in the conservation area.

Conservation Area cont.

(f)Jesmond Gardens, Fenwick Terrace, Collingwood Terrace. This area should certainly be included and residents have already made their desire for this known to you. Jesmond Gardens is property dating from the 1820s, and the other two terraces from the 1860s. Situated on what was the famous Dewar's Garden where strawberry teas were a speciality in the 19th Century(!), this is one of the oldest parts of Jesmond where the property merits protection. The erection of the unsightly telephone exchange in this Garden is an example of what can happen to spoil a residential gem.

(g)Minories. This estate built in the early 1900s does not contain many buildings of great architectural value although it is a good example of an Edwardian suburb all built to the same style and period. While not necessarily worthy of including, the Vale land on the east side adds greatly to this estate: this is yet another reason why the conservation area should extend below the arbitrary line taken across Armstrong Bridge.

(h)Adderstone Crescent. We would not like to feel that this conservation area proposal is being rushed through because of certain possible developments in Adderstone Crescent. We feel it is more important to get the proposal right before it goes out to a policy decision and susequent public presentation when the points made above are likely to be put even more strongly than we have done in this letter.

Yours sincerely,

D. F. McGuire
Vice Chairman

Copy:
Ward Councillors
Friends of Jesmond Dene

Jesmond Residents' Association

The only organisation of its kind serving the whole of Jesmond & District, Newcastle upon Tyne

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Newcastle upon Tyne NE2 2HB

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Yours sincerely,

D. F. McGuire
Vice Chairman

Copy:
Ward Councillors
Friends of Jesmond Dene

City of Newcastle upon Tyne

DEVELOPMENT DEPARTMENT

Roy Ashton Dip. T.P., M.R.T.P.I.
Director of Development

Civic Centre
Newcastle upon Tyne
NE1 8PH
Fax (091) 261 7867
Telephone Tyneside (091) 232 8520

Your Ref:

Our Ref: TQ/C/10/

Extension: 6117 Mr Quigley

13th January 1992

Dear Resident

PROPOSED JESMOND DENE CONSERVATION AREA

At its meeting on 2nd December 1991 the City Council's Development Committee agreed in principle to designate a Conservation Area based on Jesmond Dene. The draft boundary of the proposed Conservation Area is shown on the attached plan.

The Committee also agreed that before a final decision on whether or not to designate a Conservation Area is taken, views of residents, amenity societies, Local Councillors and other interested groups will be sought to gauge local support for the proposal.

I am therefore writing to you to give you some general background information to Jesmond Dene and to the concept of a Conservation Area, what it would mean for residents, property owners etc and to invite you to express your views on the proposal.

JESMOND DENE - AN AREA WORTH CONSERVING

There are essentially three main parts to the proposed Jesmond Dene Conservation Area. These are:

Jesmond Dene which is a mature wooded, Victorian Park of high environmental quality already recognised in its status as an Historic Park or Garden.

Melbury Grove/Jesmond Park West a small group of large residential properties dating from the late 1800's/early 1990's. Large, substantially unaltered, houses are set in large gardens with many mature trees adding a particular attractive quality to this area.

Adderstone Crescent/Lindisfarne Road, Castleton Grove which is a larger residential area than Melbury Grove. Most of the buildings date from the early 1900's. The houses in the northern section of this area (Adderstone Crescent) are large and set in large gardens. To the south of Lindisfarne Road later housing development of the inter-war period is smaller in scale and of a higher density, but the quality of design and the relationship of property to open gardens and landscape contributes to the overall high quality of the environment.

Continued/...

13th January 1991

WHAT IS A CONSERVATION AREA?

A Conservation Area is simply "an area of architectural or historic interest, the character of which it is desirable to preserve or enhance".

WHAT WOULD DESIGNATION MEAN

The designation of a Conservation Area is the first step in recognising that an area has special quality and, that any proposals for change should be carried out with particular regard to the character of that area. In considering planning applications for development within Conservation Areas attention will be paid to the design of the proposal, its scale, shape and form, the materials used and the proposed landscaping. New buildings must be sympathetic to the character of the area, but they must also make a positive contribution to the environment of the Conservation Area. Conservation Areas status does not mean that all development proposals will be refused. Clearly all areas must adapt to changing circumstances and cannot be frozen in time. Powers to control development and other operations in Conservation Areas are not significantly increased by designation but additional controls are available covering the following:

1. **Demolition:** with certain exceptions the demolition of buildings and other structures will require a special consent.

2. **TREES:** Trees within Conservation Areas will be given special protection and the City Council will need to be given six weeks notice of proposals to lop, thin or fell a tree within a Conservation Area.

In addition there will be a duty on the City Council as Local Planning Authority to pay special attention to the preservation enhancement and improvement of the Conservation Area in the exercise of its development control powers.

GREATER PUBLICITY FOR PROPOSALS

Control is only part of the planning approach to Conservation Areas. Greater public involvement in development proposals is also an important element in the process of preservation and enhancement. In addition to normal consultation procedures on planning applications, most planning applications for development within Conservation Areas will be publicised by a site notice. In some cases a press notice will also be published inviting comments on particular proposals. Many proposals are also referred to amenity and conservation societies for specific views.

Continued/....

13th January 1992

YOUR ROLE IN CONSERVING THE JESMOND DENE AREA

To ensure that the character of the proposed Jesmond Dene Conservation Area is retained the City Council recognises the importance of working together with residents, land owners and amenity societies. The City Council have indicated their commitment by proposing the designation of the Conservation Area, but your help and support is also needed. Commenting on development proposals is one way in which you can become involved. Residents, landowners and the public however, have a more direct responsibility to carry out maintenance work to buildings, structures and landscape to an appropriate standard. This is crucial to the overall appearance and quality of the area. Officers of the City Planning Department can help however, by giving advice on a range of aspects from building design to the maintenance of trees and shrubs.

WHAT ARE YOUR VIEWS

The attached plan shows the proposed boundary of the Conservation Area. What do you think about the proposal? Do you require further information? A copy of the report to the City Council's Development Committee is available for inspection at the Civic Centre and for a small charge copies can be made available to the public if required. Alternatively if you have any specific questions you could contact Tom Quigley in the Development Department 2328520 extension 6117 who would be happy to discuss the proposal with you.

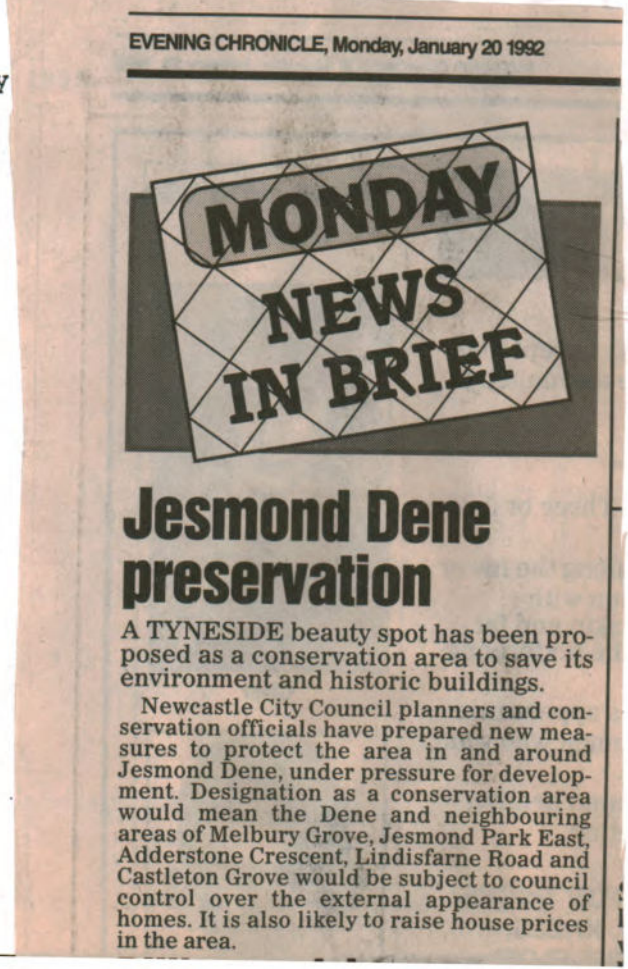
Whatever your views are now is your opportunity to express them. A summary of all views will be reported back to the Council's Development Committee and will be considered prior to reaching a decision on whe[illegible] not the Conservation Area will be designated.

Please let me have your views before 24th January

Yours sincerely

DIRECTOR OF DEVELOPMENT

ms



EVENING CHRONICLE, Monday, January 20 1992

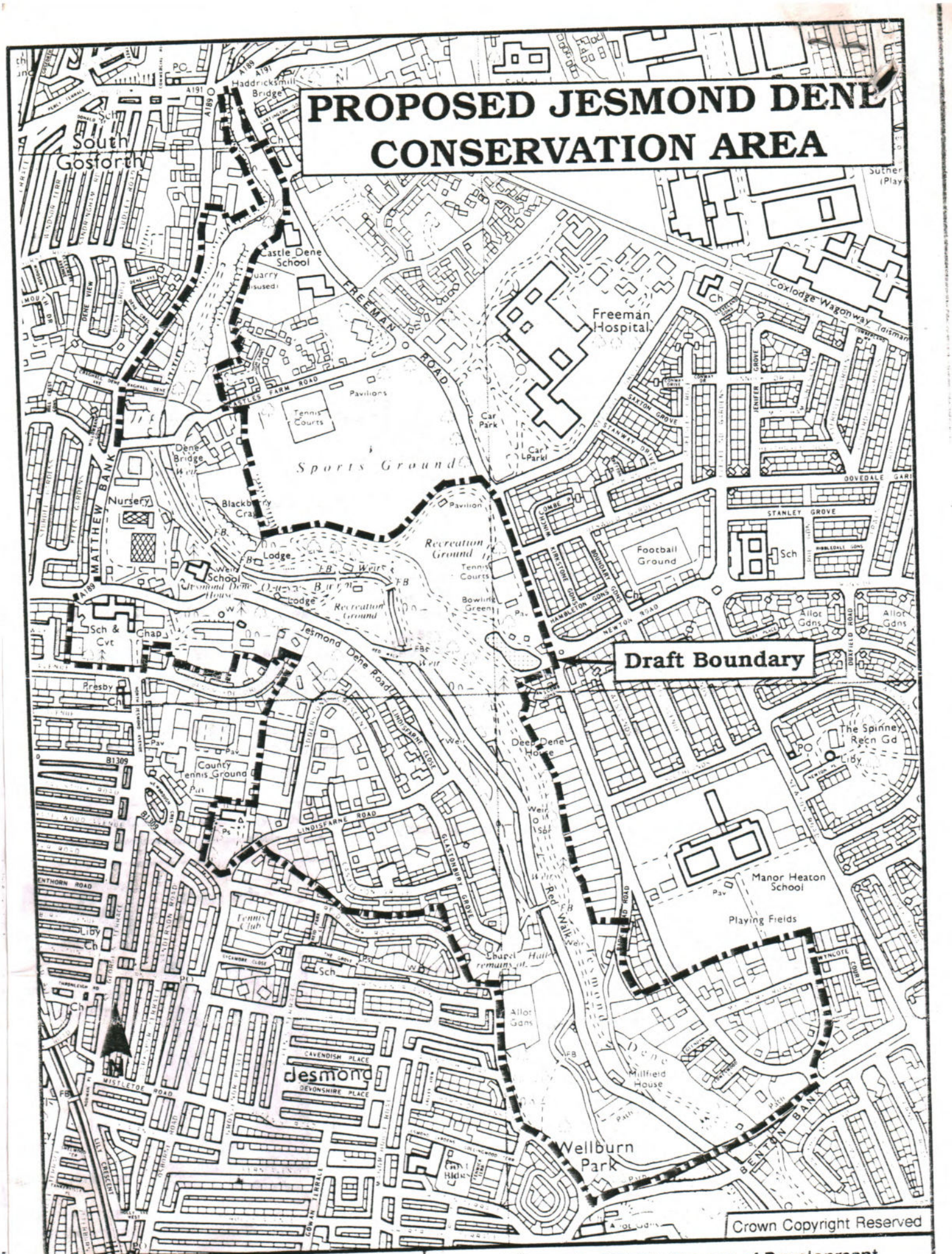
MONDAY NEWS IN BRIEF

Jesmond Dene preservation

A TYNESIDE beauty spot has been proposed as a conservation area to save its environment and historic buildings.

Newcastle City Council planners and conservation officials have prepared new measures to protect the area in and around Jesmond Dene, under pressure for development. Designation as a conservation area would mean the Dene and neighbouring areas of Melbury Grove, Jesmond Park East, Adderstone Crescent, Lindisfarne Road and Castleton Grove would be subject to council control over the external appearance of homes. It is also likely to raise house prices in the area.

PROPOSED JESMOND DENE CONSERVATION AREA



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City of Newcastle upon Tyne
Development Department

R.Ashton, Dip. TP., MRTPI, Director of Development
J.K.Rand, BA, MCD,MRTPI, Chief Planning Officer.
Civic Centre, Newcastle upon Tyne, NE1 8PH. Tel. (091) 232 8520

THE FRIENDS OF JESMOND DENE

34 Jesmond Park West,
High Heaton,
Newcastle upon Tyne NE7 7BY
16th January, 1992

R. Ashton, Esq.,
Director of Development,
Civic Centre,
Newcastle upon Tyne NE1 8PH

Dear Mr. Ashton,

Proposed Jesmond Dene Conservation Area

On 6th February, 1988 we wrote to the Chief Planning Officer suggesting that a new conservation area be designated to be called the Ouseburn Conservation Area to cover both Jesmond Dene and Jesmond Vale. We are delighted to learn from your letter of 13th January, 1992 that this is now very near to becoming a fact. Many of the points set out in our previous letter are still valid, and we would ask you to look at them again in conjunction with this letter.

We are most concerned that in setting up the conservation area now the whole concept of the Dene and Vale are looked at as an entity and the matter is not rushed through on a smaller scale simply as a matter of expediency. To get it right now will save the inevitable requirement to extend the area later with all the extra administration that will entail much work.

If you examine the Vale extension on the attached map you will see that there is virtually only one building involved, the Symphonia Centre: consideration of the Stratford Grove area, which must be marginal, can be looked at later as it does not have the same need for urgent protection as is the case with the Vale.

We feel that there are certain additions to your scheme as set out which should be added, and these are as follows:-

1. Haddricks Mill Road. The area should take in the Millstone Public House and car park (which stand on the site of the original Haddricks Mill), but not the industrial buildings on the north side of the pub.

2. Bemersyde Drive. The two houses and gardens, Nos. 35 and 37, should be included as there has been recent discussion over ownership of the land and gardens (see planning application and Appeal re Thornton, 35 Bemersyde Drive).

3. It is very important to include the historic Right of Way known as The Grove from Jesmond Dene Road westwards as far as and including Jesmond Cottage (Akhurst School). This land includes the Holy Well and an area of old woodland which ecologically and geographically has always been considered part of Jesmond Dene.

Proposed Jesmond Dene Conservation Area(cont)

4. The small residential enclave known as 'Jesmond Gardens' should be included as residents have already asked your Conservation Officer in the past to be included in a conservation area. Jesmond Gardens dates back to the 1820s, Fenwick and Collingwood Terraces to the 1860s, and again this is an historic area despite the fact that it contains an unsightly 1949 Telephone Exchange building (see Dendy, "An Account of Jesmond", 1904).

5. The Vale has been referred to above but needs the protection afforded by a Conservation Area. The fact that a management plan for this part does not yet exist should not preclude it from being designated, nor the fact that the Dene is classed as an 'Historic Garden' have any effect on the boundary of the area.

6. Jesmond Park area. Your boundary fails to take in Heaton Manor School and grounds, which ought to be part of the scheme. The school building is a good example of a 1930s school construction, and the grounds need protection against possible future unsuitable development.

7. It is our wish that the eastern boundary of the area should run along Freeman Road from Melville Grove to Haddricks Mill bridge. We are very unhappy that you have excluded Paddy Freemans Sportsfield and the playing fields of St.Peter's and Castle Dene Schools. While we appreciate that these are educational or recreational areas, we know only too well that they can be at risk. If necessary, the housing estate along Castle Farm could be excluded. We have helped St.Peter's School set up a small nature reserve on their playing field: the Dene valley at this point is very narrow, and over time tree and bush cover should be widened into these playing fields to giver better cover and nesting areas for birds and wildlife.

Our members feel very strongly about this matter and some have asked for a public meeting now before the Council's Development Committee makes its final decision. Please keep us informed of developments.

Yours sincerely,

A.Niven
Chairman

Copy to Ward Councillors of
Dene, Heaton, Sandyford, Jesmond
(Your support in this matter
will be much appreciated)

N. of N. Society

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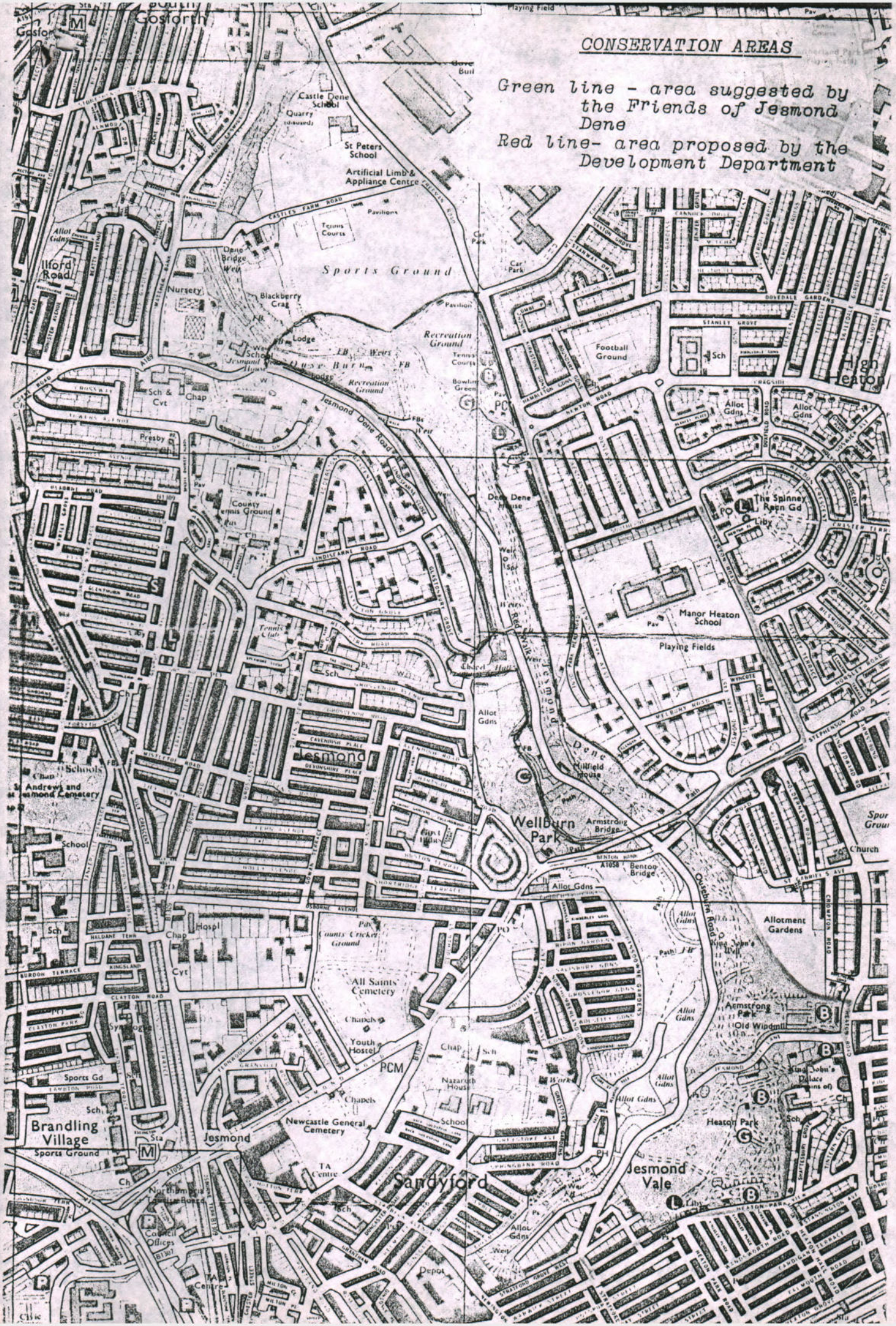
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Green line - area suggested by the Friends of Jesmond Dene
Red line- area proposed by the Development Department
South Gosforth
Castle Dene School
St Peters School
Artificial Limb & Appliance Centre
Castles Farm Road
Tennis Courts
Pavilions
Sports Ground
Dene Bridge Weir
Nursery
Blackberry Crag
Pavilion
Recreation Ground
Lodge
Jesmond House
Dene Burn
Bowling Green
Ilford Road
Sch & Cvt
Chap
Jesmond Dene Road
Presby Ch
County Tennis Ground
Dene House
Weir
Red Walk
Manor Heaton School
Playing Fields
Football Ground
The Spinney
Allot Gdns
Tennis Club
Liberal Hall
Jesmond
Schools
St Andrews and Jesmond Cemetery
School
Millfield House
Wellburn Park
Armstrong Bridge
Benton Bridge
A1058
Ouseburn Road
Allotment Gardens
Hospl
Counts Cricket Ground
All Saints Cemetery
Chapel
Youth Hostel
Chap
Sch
PCM
Nazareth House
Chapels
Newcastle General Cemetery
School
Brandling Village
Sports Ground
Jesmond
Sandyford
TA Centre
Northumbria Police Station
Council Offices
Depot
Armstrong Park
Old Windmill
King John's Palace
Heaton Park
Jesmond Vale
Quarry
Church


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School
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Sch & Cvt
Chap
Presby
Car Park
Football Ground
Stanley Grove
Sch
Manor Heaton
Allot Gdns
The Spinney
Rest Gd
Libry
Dene House
Manor Heaton School
Playing Fields
Tennis Club
Chapel
Hall
Jesmond
Schools
Andrews and Jesmond Cemetery
Hillfield House
Wellburn Park
Armstrong Bridge
Church
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Bentop Bridge
A1058
Allot Gdns
Hospl
Chap
Cvt
Allotment Gardens
Ouseburn Road
King John's Well
Allot Gdns
Sch
Haldane Terr
Burdon Terrace
Clayton Road
Clayton Park
Synagogue
All Saints' Cemetery
Chapels
Youth Hostel
Armstrong Park
Old Windmill
Sports Gd
Chap
Sch
PCM
Nazareth House
Works
Allot Gdns
Brandling Village
Sports Ground
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Jesmond
Newcastle General Cemetery
Chapels
School
Heaton Park
Sch
TA Centre
Sandyford
Jesmond Vale
Northumbria Police Boxes
Council Offices
Allot Gdns
Depot
TA Centre
Castle Street
Milton Street