

MODERN DEVELOPMENTS.

In the course of the nineteenth century (between 1801, when the total population was 275, and 1901, when that population had increased to 15,364) the township of Jesmond became entirely changed from a tract of country fields to a many-streeted suburb of Newcastle.⁸ The land, which prior to 1800 had been held in intermixed rigs, was by that year almost entirely partitioned into separate parcels formed by fences into fields or closes. It was then in very few hands. John Blenkinsop Coulson held the Agnes Emeldon lands, acquired by his ancestors from the loyalist Andersons, with accretions arising from subsequent purchases from the Brandling, Hodshon, Sheppardson and Portland families. The then Duke of Portland held his undisposed-of residue of the Jane Emeldon lands; Robert Warwick held the undisposed-of residue of the Hodshon surface lands, representing the Matilda Emeldon and Carlol-Thirkeld holdings; Bewick and Craster held the bulk of the Gibson lands by descent from Sir Richard Stote; the hospitals of St. Mary the Virgin and St. Mary Magdalene held intermixed strips which, as has been related, were afterwards replaced by 'several' lands awarded to them; the Naters family held the property at Sandyford acquired from Sir James Clavering out of the Hodshon holding; the corporation of Newcastle held lands in the neighbourhood of Jesmond Road,—and these were practically the only land-owners in the township.

Early in the first half of the nineteenth century the Coulson, Warwick, and Bewick and Craster estates were broken up and sold piecemeal, and this paved the way for the building developments which took place in the second half of the same century.

⁸ The census returns for Jesmond are as follows:—

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|------|-------|-------|------|-------|-------|------|-------|--------|
| 1801 | | 275 | 1841 | | 1,725 | 1881 | | 6,109 |
| 1811 | | 317 | 1851 | | 2,089 | 1891 | | 8,442 |
| 1821 | | 467 | 1861 | | 2,230 | 1901 | | 15,364 |
| 1831 | | 1,393 | 1871 | | 3,068 | | | |

John Blenkinsop Coulson, the largest landowner, was the first to part with his possessions. Between 1805 and 1809 he sold all his Jesmond lands to the following purchasers, namely: Sir Thomas Burdon, John Anderson, Thomas Atkinson, James Dewar, and Armorer Donkin.

The devolution of the central and main part, purchased by Sir Thomas Burdon, has already been detailed. The land sold to John Anderson included Jesmond Manor House and the land extending southward from it down to and including the County Cricket Ground.⁹ Thomas Atkinson's purchase included Crag Hall, a windmill, a cottage and four closes of land north of Jesmond Dene Road. He died in 1814, having by will devised 'Matthew Bank House' to his son James Atkinson. This Atkinson property was afterwards acquired by Thomas Emerson Headlam, who sold Crag Hall to Charles Murray Adamson, the father of its present owner and occupier, Lieutenant-Colonel Adamson.

The conveyance to James Dewar was of the West Windmill Close. At that time the footpath ran along the west side of the close and was continued northward past the end of the manor-house to the village of Jesmond. Mr. Dewar made a road from that footpath on the west, to Jesmond Dene Road on the east, diverted the footpath to pass through the road, and sold off sites to the north

⁹ This John Anderson was not descended from the earlier Andersons who held Jesmond, but was of a North Shields family and came from that place. He died on the 6th May, 1829, leaving a widow, Hannah, and four sons, Thomas Anderson, Matthew Anderson, James Crosby Anderson and John Anderson II. Of these four sons Thomas Anderson died 28th May, 1872, leaving three sons, Robert Gerard Anderson, Thomas Goldsborough Anderson and Charles King Anderson. Matthew Anderson died on the 14th Jan., 1881, a bachelor and intestate. James Crosby Anderson died 1st April, 1837, leaving five children, John Anderson III., Alice Anderson, Eleanor Adelaide Saul, James Crosby Anderson II. and William Losh Anderson. John Anderson II. died 15th April, 1857, leaving five daughters, Hannah Emily Hanbury, Marianne Watson McCrea, Dorothy Elizabeth Hyne, Eleanor Charlton and Anne Florence Roberts.

of the road for the houses, formerly called Jesmond Place, and now called Jesmond Gardens. The easternmost sites were sold to Frances Anne Hussey Huthwaite, who on the 29th April, 1828, married Henry West, a widower,¹ and his son, Captain James West, R.N., long lived at the easternmost house and built Collingwood Terrace. The land to the south of the road was for many years



BUILDINGS TO THE NORTH OF JESMOND DENE ROAD NOW CALLED
MATTHEW BANK FARM.

(Block lent by Proprietor of 'Newcastle Weekly Chronicle'.)

used as a nursery garden, and was a favourite resort of visitors from Newcastle until, in 1864, James Robert Dewar sold it to the late Collingwood Forster Jackson, who erected Orchard House and Fenwick Terrace upon part of it. There are still many fruit trees in the grounds of those houses which have survived from the time when the place was a nursery garden. The northernmost house in

¹ Mr. Rich's Deeds.

Fenwick Terrace, now occupied by Mr. Amyot, covers part of the site on which the Grapes Inn formerly stood.

To Armorer Donkin, John Blenkinsop, Coulson sold the site of Jesmond Park, between the extreme east of Jesmond Road and the Ouseburn. This property was afterwards acquired by John Morrison, whose successors recently sold it to Messrs. Davidson and others, who have laid it out for building sites. At the time of the sale to them Jesmond Park was occupied by Robert Gurney Hoare, who died suddenly whilst taking horse exercise on the Newcastle Moor in 1899.

In 1811, Sir Thomas Burdon sold parts of the field formerly called Godthorn Hill, but then called Thorneyfield, to James Coxon and others as the beginning of a building estate, but only three houses (now known as Burdon Place) were built upon the land so sold. The end house next Osborne Road has recently been converted into shops.

The Warwick property was the next to come into the market. Prior to 1815, Robert Warwick had conveyed to James Losh the Chance Field, on which Lord Armstrong's house called Jesmond Dean now stands, and Little Close, upon which Jesmond Grove and the ruins of the ancient chapel of St. Mary stand. About March, 1821, he conveyed to John Brown, the younger, of Newcastle, builder, Thomas Mackford, Benjamin Trotter, Roger Dove, and John Forster, parts of Sick Man's Close, on which the purchasers erected Warwick Place and Brandling Village. In the same year, the assignees under his bankruptcy conveyed the newly-built mansion-house, now known as North Jesmond House and occupied by Colonel Swan, with the fields known as Scott's Leazes, and a farmhouse then in the occupation of Robert Anderson, to Sir Thomas Burdon, and about the same time the same assignees conveyed to James Archbold the bulk of the Warwick property in the central part of the township.

The Bewick and Craster lands lay along the south-east and south borders of the township. Stote's Hall and its grounds passed,

as we have seen, to the Shield family, and the remaining lands were disposed of, between 1820 and 1845, in parcels to William Armstrong (father of the first Lord Armstrong), Armorer Donkin, Russell Blackbird, James Archbold and others. Russell Blackbird lived at Villa Reale, now Sandyford Park, belonging to Dr. Gibb. The house was originally built in 1817, by Captain John Dutton, from designs by John Dobson, on land called Blindwells purchased from Robert Warwick. In 1826 John Dutton sold it to Sir Thomas Burdon, whose son Richard Burdon Sanderson re-sold it the next year to Russell Blackbird. Russell Blackbird added to it some further land, including part of 'Stony Heaps,' which he purchased from the Duke of Portland, and from the Craster and Bewick owners, and he died on the 18th November, 1849. His wife died on the 22nd November, 1852, and the property then passed through the Wright family to Robert Harrison, who sold it to Dr. Gibb.

When Parson and White wrote their *Directory of Durham and Northumberland* in 1828 James Losh was living at Jesmond Grove,² John Anderson at Jesmond House, Miss Jane Deer at Jesmond Cottage, the Rev. Edward Moises at St. Mary's Mount, Armorer Donkin at Jesmond Park, Thomas Emerson Headlam, M.D., at Jesmond Dene House, formerly known as Black Dene House, built by him in 1822 from designs by John Dobson. Robert Clayton lived then at Goldspink Hall, Russell Blackbird at Villa Reale and Ralph Naters at Sandyford House. Near to Sandyford bridge were a few old houses which were called the Minories.³ Richard Burdon Sanderson I. was then living at West Jesmond House, now called Jesmond Towers. Under the superintendence of Mr. John

² James Losh, Recorder of Newcastle, died 23rd Sept., 1833. His eldest surviving son, James Losh, Chairman of the Newcastle and Carlisle Railway and Judge of the County Court of Northumberland in succession to George Hutton Wilkinson, died 1st October, 1858. For biographies see Welford's *Men of Mark*, vol. iii. pp. 82 and 89.

³ Parson and White's *Directory of Northumberland and Durham*, vol. ii. pp. 434 and 435.

Dobson, large additions were made to this house by Sir Thomas Burdon in 1817 and again from 1823 to 1827. It was subsequently further enlarged by Richard Burdon Sanderson II. and was also greatly added to by its next owner, the late Dr. Charles Mitchell and by his successor the late Mr. Charles William Mitchell.

The apportionment of the tithe rent-charge under the Tithe Commutation Act was made in the year 1840. The bishop of Carlisle was the impropiator of one half of the great tithes and the dean and chapter of Carlisle of the other half, and both moieties were then under lease to Sir Matthew White Ridley. The Rev. John Dodd, as the vicar of Newcastle, was the owner of the small tithes. It was directed that the annual sum of £92 9s. 4d. (subject to the provisions of the Act for varying the amount according to the price of corn) should be paid instead of the great tithes, and that a like annual and variable sum of £92 1s. 7d. should be paid in lieu of the small tithes, and that the arrangement should take effect from the 1st January, 1841. Most of the tithe rent-charge has since been redeemed by payments made to the Ecclesiastical Commissioners.

The principal landowners whose property was comprised in the apportionment, taking them in alphabetical order, were as follows:— William Armstrong owned and occupied the Minories, afterwards known as South Jesmond House, which has been recently sold by Mr. Collingwood Forster Jackson to Mr. Deuchar, who has pulled down the house and laid out the ground for building sites. William George Armstrong, afterwards the first Lord Armstrong, owned and occupied the house and grounds called Jesmond Dean; Thomas Anderson and Matthew Anderson owned Jesmond Grove; Thomas Anderson and his three brothers before mentioned owned Jesmond Hall, Jesmond Cottage and 37 acres of land; James Archbold owned 61 acres of land; Russell Blackbird owned and occupied Villa Reale; Cuthbert Burnup was the leasehold owner of houses in St. Mary's Terrace built on the Magdalene Hospital estate; Miss Jane Cleugh owned 21 acres of land; Armorer Donkin owned and

occupied Jesmond Park; Thomas Dove owned land near Brandling Place; Thomas Emerson Headlam owned Crag Hall and 56 acres of land; the Hospital of St. Mary Magdalene owned land near the Moor edge and the Minories; the Hospital of St. Mary the Virgin owned land near Ouseburn House; the Jesmond Cemetery Company owned their burial ground; Ralph Naters owned and occupied Sandyford, and his tenant Thomas Winship occupied his land at Willow Balks; the Corporation of Newcastle owned land between Jesmond Road and the Town Moor; the Duke of Portland owned 78 acres of land near the Town Moor; William Ramshaw owned 16 acres of land north of Jesmond Grove occupied by William George Armstrong; Stephen Renoldson owned Jesmond Mill and land in Jesmond Vale; Richard Burdon Sanderson occupied West Jesmond House (now Jesmond Towers) and owned 113 acres of land; John Shield owned and occupied Stote's Hall and land; John Strachan owned seven acres of land near the Minories; and Henry West owned four acres of land and two houses at Jesmond Place, now Jesmond Gardens.

The tithe map shewing the above description is too large for reproduction, but the ownership had not materially changed by 1847 and is shewn by Mr. Bell's plan of that date, which is here inserted. It will be seen from it that, except for the buildings at Brandling Place and the terraces at the west of Jesmond Road the township was then unbuilt upon, and it is also shewn in that state on a plan of Newcastle, including Jesmond, published by Oliver in 1858.

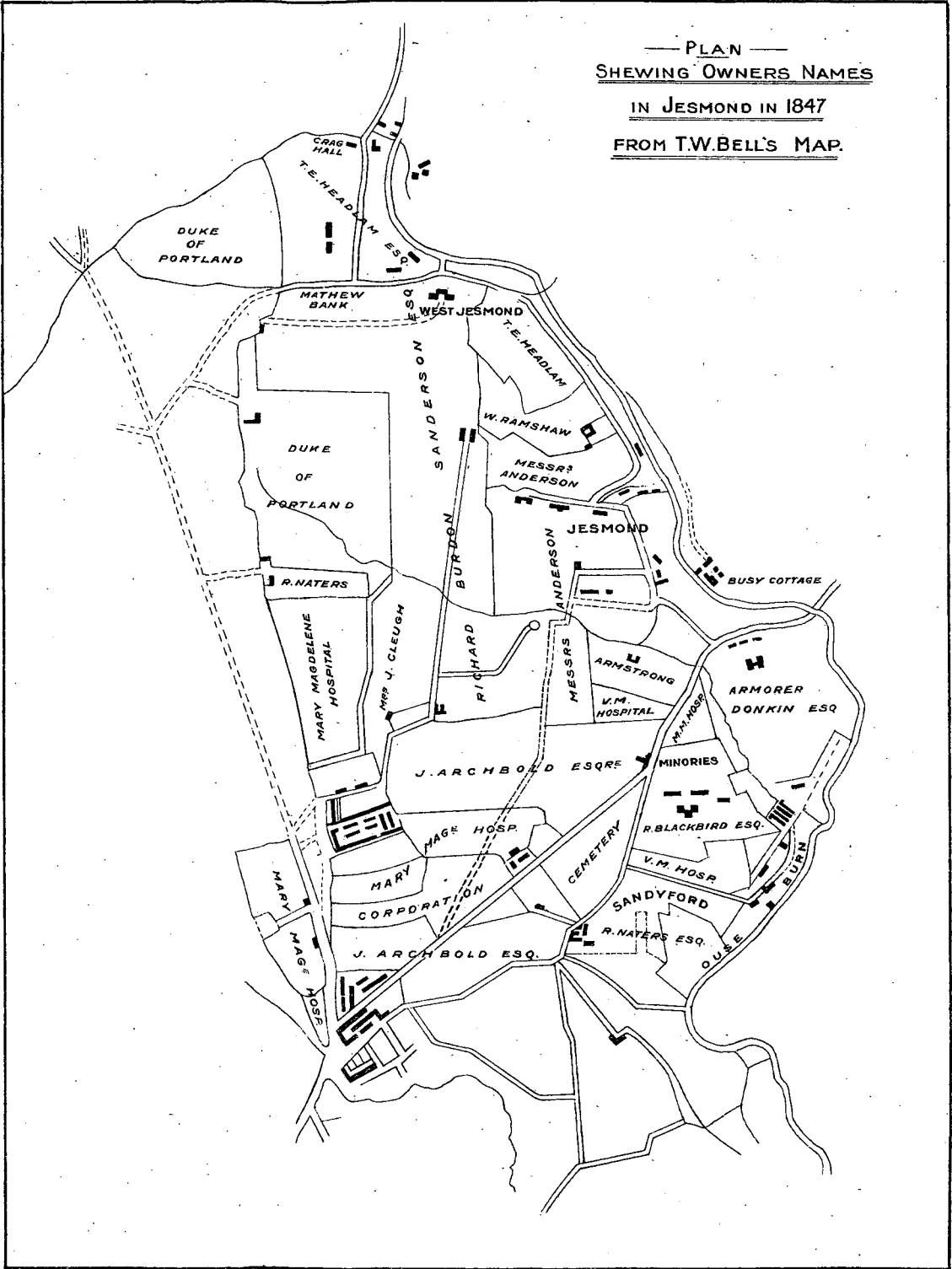
The above-named James Archbold, who had purchased the bulk of the Warwick land and a large part of the Bewick and Craster land in the south-east of the township, died in 1849. His will, which was in his own handwriting, was unattested and ineffectual to pass his real estate, which descended to his heiress, his only surviving sister, Jane Archbold.⁴ Miss Jane Archbold died

⁴ There is a biography of James Archbold, who was a mayor and magistrate of Newcastle, in Welford's *Men of Mark*, vol. i. p. 97.

shortly afterwards, in 1852, having by her will settled her real estate, including the Jesmond lands, on James Archbold Pears, son of William Pears, for life, with remainders in tail to the issue of the former. James Archbold Pears attained his majority in 1869, and in 1870 he assumed by royal licence the name of Archbold in addition to and after his then name of Pears. The trustees of James Archbold Pears-Archbold during his minority, and he himself after he became of age, disposed of his Jesmond land for building sites, and on that land there were built between 1863 and 1875 the following amongst other terraces and blocks of houses, viz:—Windsor Terrace, Windsor Crescent, Fenham Terrace, Windsor Place, Portland Terrace, Hutton Terrace, Percy Terrace, Osborne Terrace, Clayton Road houses, Victoria Square and Akenside Terrace.

About the year 1870 Richard Burdon Sanderson II. sold the mansion-house, now called Jesmond Towers, to Dr. Charles Mitchell, who subsequently acquired, partly from the same vendor and partly from the trustees of his will, the adjoining lands to the north of Osborne Road. Early in the same decade Richard Burdon Sanderson II., who had purchased Miss Cleugh's land near what was formerly Friday Farm, re-sold it and a parcel of his own land for the building sites on which Haldane Terrace, Burdon Terrace and Tankerville Terrace were built, and in 1875 he sold to Alderman William Temple 52 acres of land in the centre of the township. This Temple estate was intersected by Osborne Road and extended from Osborne Avenue and the Baptist Chapel on the south to Grosvenor Road and Acorn Road on the north, and upon it were laid out and erected all the streets, avenues and houses within those limits, including Osborne Avenue, Holly Avenue, Fern Avenue, Lily Avenue, Lily Crescent, Mistletoe Road, Larkspur Terrace, Moor View (now part of St. George's Terrace), Grosvenor Place, Gowan Terrace and other roads and terraces. Further land, to the north of Alderman Temple's purchase, was laid out in 1883 by the present Mr. Richard Burdon Sanderson III., and the villas on the east side of Osborne Road from Eldon House

— PLAN —
SHEWING OWNERS NAMES
IN JESMOND IN 1847
FROM T.W.BELL'S MAP.



DUKE OF PORTLAND

CRAIG HALL
T.E. HEADLAM ESQ

MATHEW BANK
WEST JESMOND

DUKE OF PORTLAND

BURTON SANDERSON

W. RAMSHAW
MESSRS ANDERSON

JESMOND

BUSY COTTAGE

R. NATERS

MARY MAGDELENE HOSPITAL

MRS J. CLEUGH

RICHARD

MESSRS ARMSTRONG
V.M. HOSPITAL

ARMORER DONKIN ESQ

J. ARCHBOLD ESQRE

MINORIES

MARY MAGD HOSP.

R. BLACKBIRD ESQ

MARY CORPORATION

CEMETERY

V.M. HOSP

J. ARCHBOLD ESQ.

SANDYFORD

R. NATERS ESQ.

BURN
OUSE



to Granshaw and the terrace houses on the west side of Osborne Road, including Sanderson Road and St. George's Terrace North, were erected upon it.

In 1887 the then representatives of John Anderson, who had previously parted with the manor-house to Colonel Coulson and with Jesmond Cottage to Henry Clapham, sold to William Temple, James Kirsopp and John William Watson the residue of the Anderson land, on which Cavendish Place, Devonshire Place, Queen's Road, Manor House Road and other roads have been laid out and houses have been erected upon them.

The disposition of the Sandyford estate for building purposes by the Naters family has already been detailed. In 1894 they sold to Mr. Thomas Hills Forsyth the field called North Willow Balks, immediately to the north of St. Andrew's cemetery. Mr. Forsyth shortly afterwards purchased from the Duke of Portland the land next immediately to the northward, as far as Osborne Road and Jesmond Dene Road next the moor, and an extensive district of streets and houses known as the West Jesmond estate have been erected on the land so purchased.

These developments have transformed Jesmond from a rural to an urban district, but there is still a fringe of detached houses standing in their own residential grounds on the north-east edge of the township. The principal are:—Crag Hall, owned and occupied by Lieutenant-Colonel Adamson; Jesmond Dene House, owned and occupied by Sir Andrew Noble, baronet, K.C.B.; Jesmond Towers, owned and occupied by Mrs. Charles William Mitchell; the house called Jesmond Dean, owned and occupied by the present Lord Armstrong; Jesmond Grove, owned by Mr. William Bruce Reid and occupied by Mr. Armstrong; Jesmond Manor House and Jesmond Cottage, both owned by Mr. James Laing and occupied respectively by Mr. John Noble and Colonel Leveson; St. Mary's Mount, owned by Lord Armstrong and occupied by Mr. Herbert Coxon; Wellburn, owned and occupied by Mr. William Henry Holmes, who built the house on the close called Wind Mill Hill, purchased by

him of the late Lord Armstrong; and Sandyford Park, owned and occupied by Dr. Gibb. There is also a number of large villas in Lindisfarne Road and Adderstone Crescent, built on land laid out for the purpose by the late Lord Armstrong, between Jesmond Towers and the house called Jesmond Dean.

The modern nomenclature of Jesmond houses and streets shews much poverty of invention. Sir Andrew Noble's house, formerly Black Dene House, is now Jesmond Dene House; whilst Lord Armstrong's House is Jesmond Dean and the park adjoining is Jesmond Dene also. What is now called Jesmond Manor House was more accurately termed Jesmond House by the early Coulsons. The name Jesmond Cottage has been transferred from Miss Deer's house of 1829 to the present house owned by Mr. James Laing. The original West Jesmond House of Mr. Burdon Sanderson is now Jesmond Towers, owned by Mrs. Mitchell, and the present West Jesmond House is that of Mr. T. W. Lovibond at the corner of Osborne Avenue and Osborne Road. This last house is built on the God Thorn Hill of 1631 and the Thorneyfield of 1810. It is doubtless on or near the site of the Thorn Tree mentioned in the deed of about the year 1200, before set out, and it is a pity that this long-standing name should not have been handed on to the present time as the name of some street or building in that district. Eldon House was so named in disregard of the fact that there was already an Eldon House in Eldon Street, Newcastle. Chester Field is lost in Adderstone Crescent. The names of Osborne Road, Grosvenor Road and Highbury have no connection with the locality, and the equally well-sounding names of the ancient lords of the soil, Ellington, Emeldon, Stryvelyn, Clifford, Mordaunt, Carnaby, Holles, Harley and others, have not been remembered.

In 1895 an assessment of £11,000 for drainage purposes was made on property, principally in Jesmond, but also partly in Heaton and Byker, which created consternation and resulted in legal proceedings under the following circumstances. It was one of the conditions of Lord Armstrong's gift of Jesmond Dene

Park, in 1883, that the Corporation of Newcastle should take steps to prevent the sewage of the townships of Gosforth and Cowlodge from flowing into the Ouseburn, and the fulfilment of this condition was pressed for in a letter from Lord Armstrong to the mayor in 1885. Later in that year, the city engineer laid before the Town Improvement Committee a proposal for providing a main outfall sewer for the valley of the Ouseburn with two branches, one from Heaton Haughs up to Lambert's Leap in the valley of the Sandyford Burn, and one up Jesmond Vale, as far as Jesmond Gardens, in the valley of the Mill Burn. In pursuance of that report the corporation in the next year (1886) formed a drainage district under the powers contained in their local Act of 1870, comprising in it parts of Jesmond, Heaton and Byker, and proceeded to make the sewer and its branches. The work was completed in 1891 at a cost of £15,600, and the corporation apportioned that cost as follows:—To Gosforth £2,000, to Longbenton £1,000, to Newcastle city £1,600 and to the drainage district £11,000.

In 1892 the corporation obtained an Act whereby houses within the district, most of which had already paid for their drainage into authorized sewers, were to be assessed to a drainage rate on their full annual value, agricultural land on one-fourth of its value, and building land, if unoccupied and therefore not rated, was not to be assessed at all; and in 1895 they made a rate on property-owners in the district which practically amounted to eighteen shillings in the pound on house property erected prior to 1891, whilst house property erected after that date escaped entirely. The assessment was a great hardship in many cases and a combined effort was made to resist its payment. The corporation, in 1896, took upon the whole city the payment of a further £2,000 of the assessment and, in 1897, commenced proceedings in the Chancery Division of the High Court to recover the balance from the persons assessed. The four test actions brought by the corporation were tried before Mr. Justice Byrne in 1898. The hearing lasted seven days and ultimately the judge held that the corporation were within

their rights in forming the district, but that there were irregularities in the assessment which rendered it invalid, and he condemned the corporation in the costs of the action. Notices of appeal from that decision were given on both sides, but these were ultimately withdrawn on the corporation undertaking to make no further assessment on the property-owners for the cost of the sewer, but to bear it out of the general funds of the city.

MODERN ECCLESIOLOGY.

From the time of the Reformation, when St. Mary's Chapel was disendowed, down to 1861, no church existed in Jesmond. The inhabitants were baptized and married at the church of St. Andrew, Newcastle, of which parish Jesmond formed part, and many of the leading inhabitants chose their burial place in the yard of the adjoining country church at Gosforth. After the erection of St. Thomas's church at the Barras bridge, in 1830, that church became the nearest and the most convenient place of worship. On the death of the Rev. Richard Clayton, M.A., master of the Mary Magdalene Hospital and 'chaplain to the chapel of St. Thomas the Martyr,' on the 8th October, 1856, the corporation filled up the vacancy by the appointment of the Rev. Clement Moody, vicar of Newcastle. This appointment was displeasing to many of the congregation of St. Thomas's Church and on the 20th November, 1856, a meeting was held at which it was resolved that a church should be erected in Jesmond as a lasting memorial to Mr. Richard Clayton, the late chaplain, and that the patronage should be vested in trustees nominated by subscribers of £50 and upwards. The sum of £1,250 was subscribed in the room for the contemplated building, and by August, 1857, the subscriptions had increased to nearly £5,000. It was subsequently resolved that the district of the church should be all Jesmond township and the south side of Sandyford Lane to Pandon Dene. A site on Jesmond Road was purchased from the corporation of Newcastle, the church was erected on it from designs by Mr. John Dobson and was consecrated