

# Anderson Place, Newcastle upon Tyne

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## SUMMARY

*Anderson Place, Newcastle, a substantial mansion and 11 acres of grounds, was considered to be the largest private estate within a walled town in England. It was formed from two former monastic estates, a Benedictine nunnery and a Franciscan friary, which, with other monastic establishments had affected the development of the town. Their demise, and the subsequent building of the mansion and enclosed grounds, illustrates the seizure of power by merchants whose dominance was symbolised by Anderson Place. Their replacement by a new system of local government in the 1830s was in parallel with the replacement of the private estate by Richard Grainger's new classical townscape. In a new appraisal of the documentary sources this paper questions the received story of the ownership and construction of Anderson Place, and utilises newly identified illustrations that reveal the development of the 'princely mansion' at the heart of Newcastle.*

## INTRODUCTION

THE ARCHITECTURE OF NEWCASTLE UPON TYNE has been investigated in many different ways: in general surveys, including McCombie (2009) and Faulkner, Beacock, and Jones (2006); in the assessment of historical periods, by Graves (2009), Newton and Pollard (2009), and Graves and Heslop (2013); in the biographies of architects, including John Dobson (Faulkner and Greg, 2001), and Richard Grainger (Ayriss, 1997); and in the analysis of individual buildings, including Blackfriars (Harbottle 1968), and merchant houses such as The Cooperage (Heslop and Truman, 1993), Bessie Surtees House (Heslop, McCombie and Thomson 1995), and Alderman Fenwick's House (Heslop, Jobling and McCombie 2001).

One building links these themes of monastic property, mercantile status-symbols, urban development, and stylistic evolution: Anderson Place, once the largest estate within a walled town in England, encompassing approximately 11 acres at its final extent in the eighteenth century. At various times the building was referred to as the Newe House, Greyfriars, the house in Pilgrim Street, the Newcastle house and, during the late seventeenth century and from 1783 as Anderson Place, the name used in this article. It was illustrated by Leonard Knyff and Jan Kip in 1707 (fig. 1). Although the house was demolished in 1835 and the land built upon to create Grainger's new townscape, there were several illustrations of the house during the two centuries of its existence. The importance of the house for understanding the development of Newcastle and the influence of elite families is attested by contemporary descriptions and by recent research, including the most detailed previous assessment by Roberts (2006). This paper will present new evidence which enables a fuller analysis of the former monastic estates and of the development of Anderson Place from 1540 to 1835. The new visual material is from the eighteenth century: an internal plan of the house before 1749 (fig. 7), a view of the western elevation of the house before 1743 (fig. 8), and surveys of the estate after 1749 (fig. 16) and in 1783 (figs 3 and 15). These sources are compared to previously published illustrations, particularly John Speed's map of Newcastle in 1610 (fig. 6), Leonard

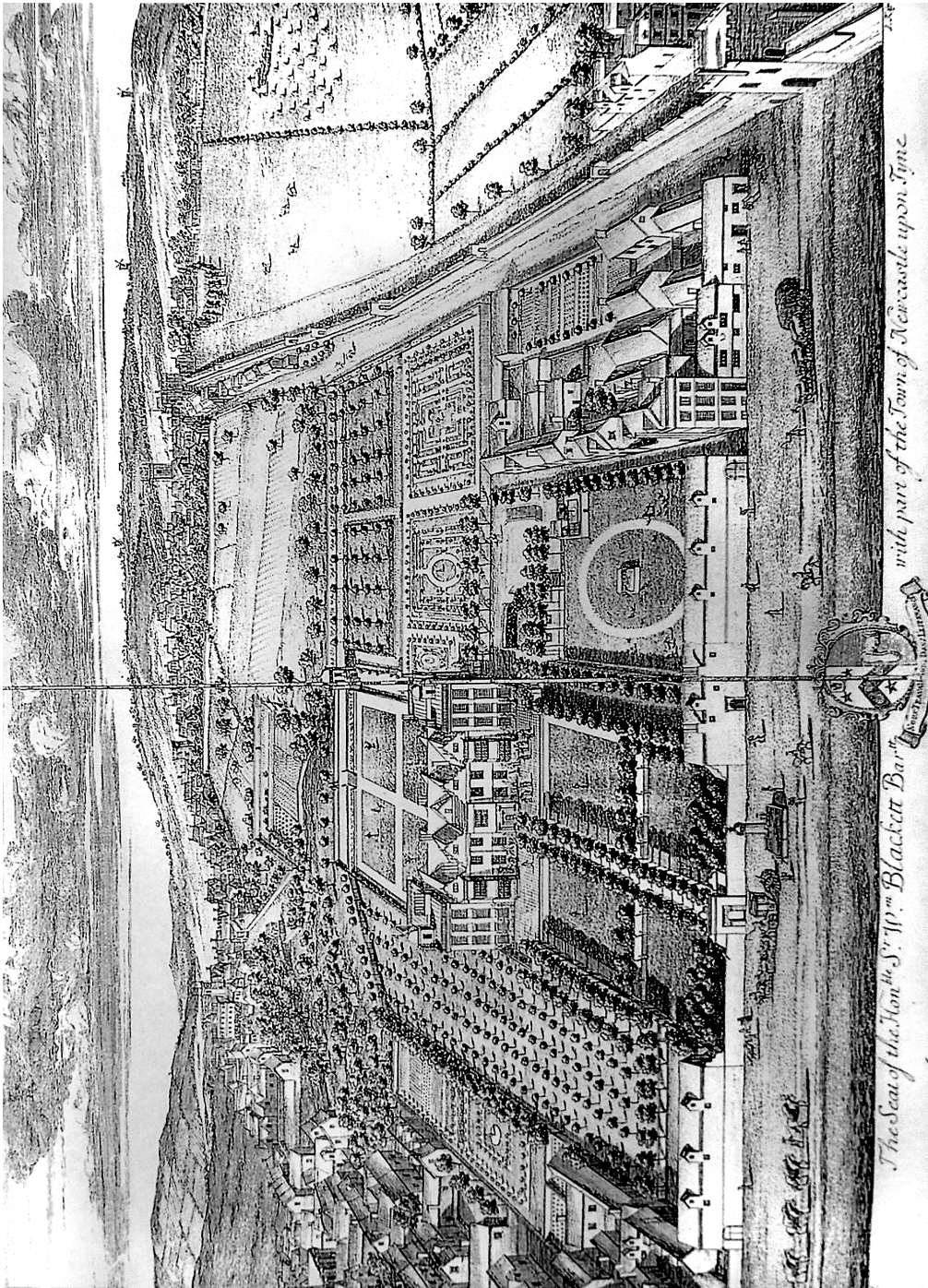


Fig. 1 'The Seat of the Hon<sup>ble</sup> Sir William Blackett Bar<sup>t</sup>, with part of the Town of Newcastle upon Tyne'. (From Knyff, L. and Kip, J. 1707 *Britannia Illustrata*. Reproduced by permission of Mr and Mrs Anderson, Little Harle Tower, Northumberland.) Looking west, with Pilgrim Street in the foreground; Sir William Blackett's house and gardens (Anderson Place) on the site of the Franciscan friary; open fields on the site of the Benedictine nunnery; St Nicholas's Church to the south.

Knyff and Jan Kip's *View of Sir William Blackett's House* in 1707 (fig. 1) and an illustration of the house in 1812 (fig. 12). Although two monastic properties had occupied the site before 1544, since the early nineteenth century authors have conflated their development into one narrative of ownership. This paper analyses the documented history of the religious houses and their lands before and after their dissolution in 1539, to clarify the ownership of the two sites. Conclusions are drawn, from this history of ownership and from the illustrations, about the development of the house from 1610 until its demolition in 1835. This was a period in which the owners adapted the property to display their social and political prestige, and during which they were influenced by architectural developments elsewhere in the region and nationally. The final sections of the paper examines the use of the land around the mansion as gardens and fields, and outline the significance of Anderson Place for the merchant dynasties that owned it and for the development of elite architecture in north-east England.

### ANDERSON PLACE: A HISTORY OF OWNERSHIP

Lying within the walled town but a world away from the cramped and squalid conditions of most inhabitants, the Anderson Place estate would eventually encompass 11 acres. However, in 1834 Richard Grainger persuaded the Corporation of Newcastle upon Tyne to buy Anderson Place for the sum of £50,000.<sup>1</sup> The house was demolished and the extensive site built upon as a 'city of palaces' constructed in the fashionable, and monumental, classical architecture that bears Grainger's name today (Ayris 1997). The opportunity given to Grainger by the purchase of Anderson Place arose from the unique position of the estate within the town, and from the influence that religious orders and merchant leaders had had upon the urban fabric of Newcastle from its earliest years.

The estate occupied the lands of the Benedictine nunnery of St Bartholomew and the Franciscan friary (fig. 2). These adjacent religious establishments were separated by the Lort Burn that ran from north-west to south-east through this upper area of Newcastle. Both had the town wall (now approximately followed by Blackett Street) as their northern boundary; Newgate Street (formerly called Nolt Market) marks the western boundary of the nunnery precinct, and Pilgrim Street the eastern boundary of the friary site. These boundaries influenced the layout of the growing medieval town of Newcastle and have left their mark on the modern city.

#### *The influence of the religious houses on the urban morphology of Newcastle*

Medieval Newcastle contained within its formidable walls a nunnery, five friaries, and the four parish churches of St Nicholas, St Andrew, St John, and All Hallows. The Benedictine nunnery of St Bartholomew was founded before 1135 and stood to the east of Newgate Street, one of the main routes through the town. The friaries belonged to the Augustinians (founded in 1291 on the site of the present Holy Jesus Hospital); the Carmelites, or Whitefriars, founded in 1262 (on the site of Hanover Square); the Dominicans, or Blackfriars, who arrived in 1262 (in the north-west part of the town); and the Franciscans, or Greyfriars, who arrived around 1239 (on a site bounded by the town wall to the north and Pilgrim Street). In 1307 an order called the Friars of the Sack was abolished, and their property (in the south-west of the town, now Hanover Square) was acquired by the Carmelites. The latter moved there from Pandon



Fig. 2 The adjacent sites of the Benedictine nunnery and the Franciscan friary in Newcastle (top centre, just south of the town walls). (From Bourne, H. 1736 *The History of Newcastle upon Tyne*. Reproduced by permission of the Society of Antiquaries of Newcastle upon Tyne).

when their original property was removed to make way for the construction of the town wall. There was also a house of Trinitarians Canons in Pandon, founded in 1360 (Graves and Heslop 2013, 156).

The presence of the nunnery and the Franciscan friary, by the mid-thirteenth century, distorted the development of the town's road system and the subsequent layout of burgage plots (Graves and Heslop 2013, 151). The road from St Nicholas's church, leading away from the river, could not head directly northwards because of the line of the Lort Burn and its western tributary, the Lam Burn. Instead of running parallel with the Lort Burn and with Pilgrim Street, beyond the High Bridge (over the Lort Burn) the road swung west-north-west to respect the precinct of the nunnery; it then curved north to pass the east end of St Andrew's Church. The distortion of burgage plots around the nunnery was shown in a survey of the lands bought by George Anderson from the Blacketts in 1783 (fig. 3). It is notable that the plots to the north of the nunnery site were perpendicular to the course of the Nolt Market but those to the south curved eastwards, perhaps an indication that the plots were set out to respect the existing boundaries of the nunnery.

The construction of the town wall, from 1265, created a northern boundary to the lands of the nunnery and to that of the Franciscan friary. Barbara Harbottle believed that the friary church lay to the north of the site of the Anderson Place, with the west end and north side of the church accessible from High Friar Chare, a road that ran from the Newgate and St Andrew's Church to meet Pilgrim Street behind the Pilgrim Street gatehouse; she also suggested that the eastern end of the church was close to, or fronted onto, Pilgrim Street (Graves and Heslop 2013, 152). High Friar Chare and Pilgrim Street remained the northern and eastern boundaries of Anderson Place until the 1830s. The Franciscans did not own all of the land up to Pilgrim Street, for an almshouse stood at the north-east corner of their precinct; High Friar Chare turned south and then east between the friary and the almshouse (Bourne 1736, 83).

#### *The Dissolution of the Monasteries in Newcastle and the re-use of sites*

The monasteries in Newcastle were dissolved by King Henry VIII in 1539–40. The economic purpose of the dissolutions is made clear in the reports, such as 'The houses of friars lately given up which have any substance of lead' (Gairdner 1893, 190). However, little seems to have been done to these properties for several years. Indeed the situation in Newcastle conforms with the view (Airs 1995, 27–30) that across England the uncertainty about the permanence of the Protestant religious settlement, feelings of sacrilege at living in former ecclesiastical buildings, and the purchasers' consolidation of their funds after purchasing these buildings, all combined to delay their conversion to residential and institutional use. A report of February 1539 ('Suppressed Monasteries in the North': Gairdner and Brodie 1894, 150) listed the keepers of the former monasteries in Newcastle: Austin friars, Richard Benson; Black friars, Henry Anderson; Grey friars, Robert Brandling, merchant; White friars, Sir George Lawson; the priory on the Walknolle, James Rokesby. The nunnery was not included in the early dissolution of monastic property, but was dissolved in January 1540.

The sale of some of these lands began four years later when the mayor and burgesses of Newcastle bought the Blackfriars monastery on 7 July 1543 for £53 7s 6d, though the King reserved the stone, timber, lead, iron and the bells of the church for himself. The church was demolished but the three ranges around the cloister were adapted for use by Newcastle's trade guilds in 1552 (Knowles 1920, 323). The Augustinian friary was used as a government

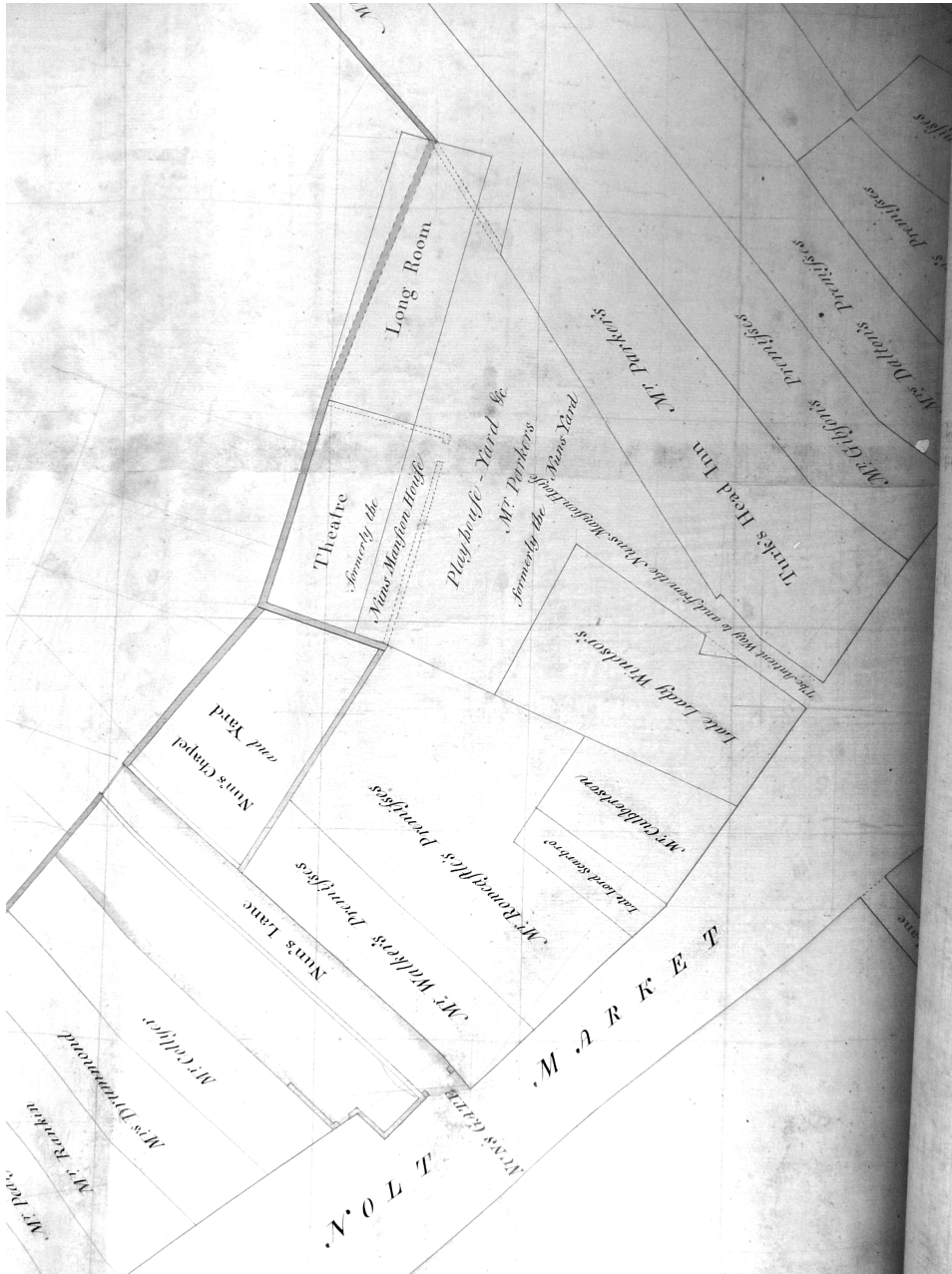


Fig. 3 'A Plan of the Estate in Newcastle upon Tyne late belonging to Sir Tho.<sup>s</sup> Blackett Bar.<sup>t</sup> and Purchased by Mr George Anderson Sept.<sup>r</sup> 10<sup>th</sup> 1783.' Extract showing the site of the Benedictine nunnery and church (Reproduced by permission of Mr and Mrs Anderson, Little Harle Tower, Northumberland). The theatre and long room may have been built from the remains of the nunnery church (Brand 1789, 234, note e). The demolished cloister lay in the open ground beyond the theatre. Note the thick dark line that indicated the boundary of the Blackett property in 1783 (top of the image), and that this did not include the church and nunnery yard.

storehouse for some time but was demolished in the reign of King James I (except for some fragments of the church wall which were incorporated in the King's Manor, later replaced by the Holy Jesus Hospital of c. 1700: Wallis 1769, II, 209). The other monastic properties changed hands several times in the century after the Dissolution. The buildings of the Carmelite friary were in the keeping of Sir George Lawson in 1539, but were granted in 1546 to Sir Richard Gresham, an alderman of London, and Richard Billingford (Gairdner and Brodie 1905, 517). Barbara Harbottle (1968, 174) characterised the late sixteenth- and seventeenth-century history of the Carmelites site as 'one of stagnation, if not decay.' A feoffment of 1617 between the Delavals and a family called Neelson (or Nelson) listed the site of five messuages at the Whitefriars, three of which were decayed.<sup>2</sup> This document obliged the Neelson heiress to transfer the ownership of these properties to the Delavals when she came of age. Dr Robert Jennison, vicar of Newcastle, bought the property from Ralph Delaval the elder, of London, and Ralph Delaval the younger of Seaton Delaval, on 27 January 1647 (Harbottle 1968, 173). They were purchased by Dr Adam Askew, 'who in 1740 built a handsome house upon it, in the kitchen of which some vestiges of the windows, &c. of the Priory still remain' (Mackenzie 1827, 131–2). Significant remains of the friary, including part of a building thought to be the prior's parlour, were reported in 1934 (Hall 1934, 315). After the Dissolution, the site of the Priory of St Michael on the Wall Knoll was sold to the Newcastle alderman William Dent, whose son William who conveyed it in 1582 to the Mayor, William Jennison, and Richard Hodgson. They held the site in trust for the Corporation, which still possessed it in 1827 (Mackenzie 1827, 136). Vestiges of the priory survived into the nineteenth century.

The survival of substantial parts of other medieval religious buildings in Newcastle raises questions about how much of the nunnery of St Bartholomew and of the Franciscan friary remained after their sale to private owners. If the example of Blackfriars was repeated elsewhere, the churches may have been dismantled for their materials and these sold to boost the royal coffers (as well as to prevent any restoration of monasticism by later monarchs), but other buildings would have been valuable properties that could be re-used after some remodelling (Graves and Heslop 2013, 221).

Before looking at the ownership and development of the land that was to be occupied by the estate called Anderson Place, it is important to emphasise that the Benedictine nunnery and the Franciscan friary were quite separate entities. As Mackenzie (1827, 178) noted, the date at which the lands of the former friary and nunnery became a single estate with one large house is uncertain. However, it has been said that Robert Anderson acquired the property that was to become Anderson Place around 1580 from Lady Gaveere, that he built a house there and that his successor, Sir Francis Anderson (1649–79), sold the house to the Blacketts in 1676 (Middlebrook 1950, 46; Faulkner and Lowery 1996, 8; Roberts 2006, 47; Purdue 2011, 94). Tracing the early ownership of the two sites is complicated by the absence of documentary sources about their sale or inheritance, and by the practice of many Newcastle families to name sons after their fathers through several generations; even when second sons were born they were frequently named after their uncles. Thus there were several Henry, Bertram, Francis, and Robert Andersons, and at least three Thomas Liddells and two Robert Lewens, who may or may not have been connected with the sites of the nunnery and friary; and there were at least two branches of the Anderson family, one originally from Alnwick, and then Newcastle, and the other from Newcastle but with significant land-holdings in County Durham and the hinterland of Newcastle (Mackenzie 1827, 193). The post-Dissolution his-

tories of the nunnery and friary will be examined before outlining the ownership after 1676 when it passed to the Blacketts.

*The Benedictine nunnery of St Bartholomew*

On 3 January 1540, Agnes Lawson, the last Prioress, surrendered the nunnery to Henry VIII. Its property was valued at £49 11s 10d (Welford 1885, 200–01) and included three areas in or near Newcastle:

The farm and site, late the priory or house of the nuns ... with all the houses, buildings, orchards, lands and soil within the precincts of the said late priory, and 30 acres of pasture lying and being in ... the vill of Jesmond ... and also a grange called Owston in the parish of Chester [le-Street] £8 0s per annum

Rent and farm of all messuages, lands, etc with the Nun's Moor ... within the town and fields of Newcastle £6 11s 6d.

Henry Bourne (1736, 50), citing a manuscript sent to him by John Milbank, gave the first statement of the ownership of the former nunnery after its dissolution:

It was after this in the Hands of the Lady Gaveere, who sold it to Mr. Robert Anderson, who pulled down all the Houses therein; it being a Recepticle for Scots and Unfreemen, and he bought it on Purpose to dislodge them. He also bought the Garden, and after having raised the Dean that went thro' it, he made it a very pleasant Place; it was from Corner to Corner Eleven Score Yards. It is now the Property of Walter Blackett, Esq and is a very delightful Meadow.

John Milbank may have been John Milbanke, who died in 1713, the brother of Sir Mark Milbanke, 2nd baronet (c. 1660–98) (Elwin 1967, 13). The so-called Milbank manuscript, which is now lost, includes interesting information and omissions. The description of the demolition of the nunnery appears to conflict with the apparent survival of some buildings recorded in the annotations on the survey of 1783 (fig. 3). There seem to have been significant remains of the nunnery and its precinct at that time, as the survey named the 'Nun's Gate' at the head of a lane called 'Nun's Lane' (Grundy *et al.* 1992, 464) leading off the Nolt Market (now Newgate Street). Brand (1789, 234) wrote that 'Here very lately remained part of a great arch, that once formed a gateway'. The lane led to the 'Nun's Chapel and Yard' and to the east of this a 'Theatre formerly the Nuns Mansion House'. To the south of this was an area 'formerly the Nuns Yard' and 'The Antient Way to and from the Nuns Man<sup>s</sup>ion House'. However, the theatre and the Nun's Yard were not part of the property sold to the George Anderson in 1783, denoted by the thick dark line running around the west and north side of the theatre (fig. 3) On John Speed's map of Newcastle in 1610 (fig. 6) there was an area (labelled D) called 'the manner' which was entered from Newgate Street through the Nun's Gate. Next to it was a double-gabled building called the 'Kings Lodgings' (B), probably the lodgings where King James VI and I stayed for three days from 9 April 1603 on his progress from Edinburgh to London. Brand (1789, 450) thought that King James stayed in the house of Sir George Selby, which may have been here. Brand (1789, 234, note e) also wrote that the long room or play-house of 1748, belonging to the Turk's Head Inn, 'seems supported by part of the north wall of St Bartholomew's church, in which the door-way, built up with stone, is still observable'. He published a crude illustration of the remains of the nunnery in the eighteenth century. The long room shared the orientation of the medieval churches in Newcastle, and it is possible



that demolition was limited to making the former nunnery buildings uninhabitable and removing the cloister that is thought to have stood to the north of the church (Graves and Heslop, 2013, 151). Bourne (1736, 49) stated that a house owned by Mr Green 'seem'd to have been built out of the Ruins of this Nunnery' and that there was also an area known as the Nun's Garden, which he described as 'a low Square Vale, at the South West Corner of which Tradition says, there is a Vault, which leads to the Black-fryers.' This 'square vale' may have been the cloister of the nunnery, to the north of the church. The vault may have been the remains of a cistern similar to that which formerly stood in the cloister of Durham Cathedral, or it may have been associated with a laver used by the nuns, similar to the recess remaining in the south-west wall at Blackfriars, and that embedded in the south-west corner of the wall forming part of the manor house at Brinkburn Priory (Grundy *et al.* 1992, 202 and 432).

Although the Milbank manuscript mentioned Lady Gaveere and Robert Anderson, Bourne omitted the documented sale of the nunnery by the Crown after its valuation by Henry VIII's officers, a fact that is critical to understanding the ownership of the site. The King granted it to James Lawson, merchant of Newcastle upon Tyne, on 12 June 1541, along with lands in Jesmond, Northumberland and Ouston in County Durham (Gairdner and Brodie, 1898, 713). James Lawson was the Mayor of Newcastle in 1540–1 and the brother of Agnes Lawson, the last Prioress (Surtees Society, 1905, 130). They may have been related to Sir George Lawson, who was recorded as holding the site of the Whitefriars (the Carmelites) in February 1539. James Lawson held the Whitefriars in June 1545 when that site was granted to Sir Richard Gresham and Richard Billingsford. However, the property of the Benedictine nuns did not pass directly from the Crown to Lady Gaveere and thence to Robert Anderson. The nuns' lands were divided: John Broxholme of London, a member of the Inner Temple, acquired the Nun's Moor, in the tenure of the mayor and commonalty of Newcastle, whilst the nunnery site in Newcastle was granted to Sir William Barantyne, Kenelme Throgmorton, and Henry Annetson on 4 August 1545. This was only one property in an extensive portfolio of monastic lands that they acquired across the country (Bindoff 1982, 1, 322). Sir William Barantyne [Barrington] (1481–1549) was an Oxfordshire lawyer and one of the commissioners for church goods; Kenelm Throckmorton (1514–87) was an Essex lawyer and servant of Henry VIII's minister Thomas Cromwell. Broxholme, Barantyne and Throgmorton represent those for whom asset-stripping of distant monasteries was a lucrative occupation in Tudor England. They had little to do with Newcastle and sold on the properties. Broxholme sold the Nun's Moor to Sir Robert Brandling (Welford, 1885, 221) whose descendants sold it to the Corporation of Newcastle. As for the nunnery, the three purchasers may have divided the large number of properties they purchased between themselves, with Annetson receiving those in or near Newcastle, including the nunnery.

It has been suggested (Bindoff 1982, 1, 322) that Henry Annetson (or Avetson) was Henry Anderson (1484–1559), an important political and commercial figure in the town and a critical figure in tracing the ownership of Anderson Place (fig. 4). As there were three Henry Andersons who may have been involved in the ownership of monastic lands they are numbered I, II and III to distinguish them in this paper. Henry Anderson I was Sheriff of Newcastle in 1520–1 and Mayor of Newcastle in 1532–3, 1539–40, 1542–3, and 1546–7. He was appointed Keeper of the Dominican friary (the Blackfriars) in 1539 and was the first Governor of the Newcastle Merchant Adventurers in 1547. He built up great wealth and property in Newcastle, Northumberland and Durham, which on his death was valued at £2,786. The inventory of his property (Surtees Society 1835, 166) listed houses, goods and lands in

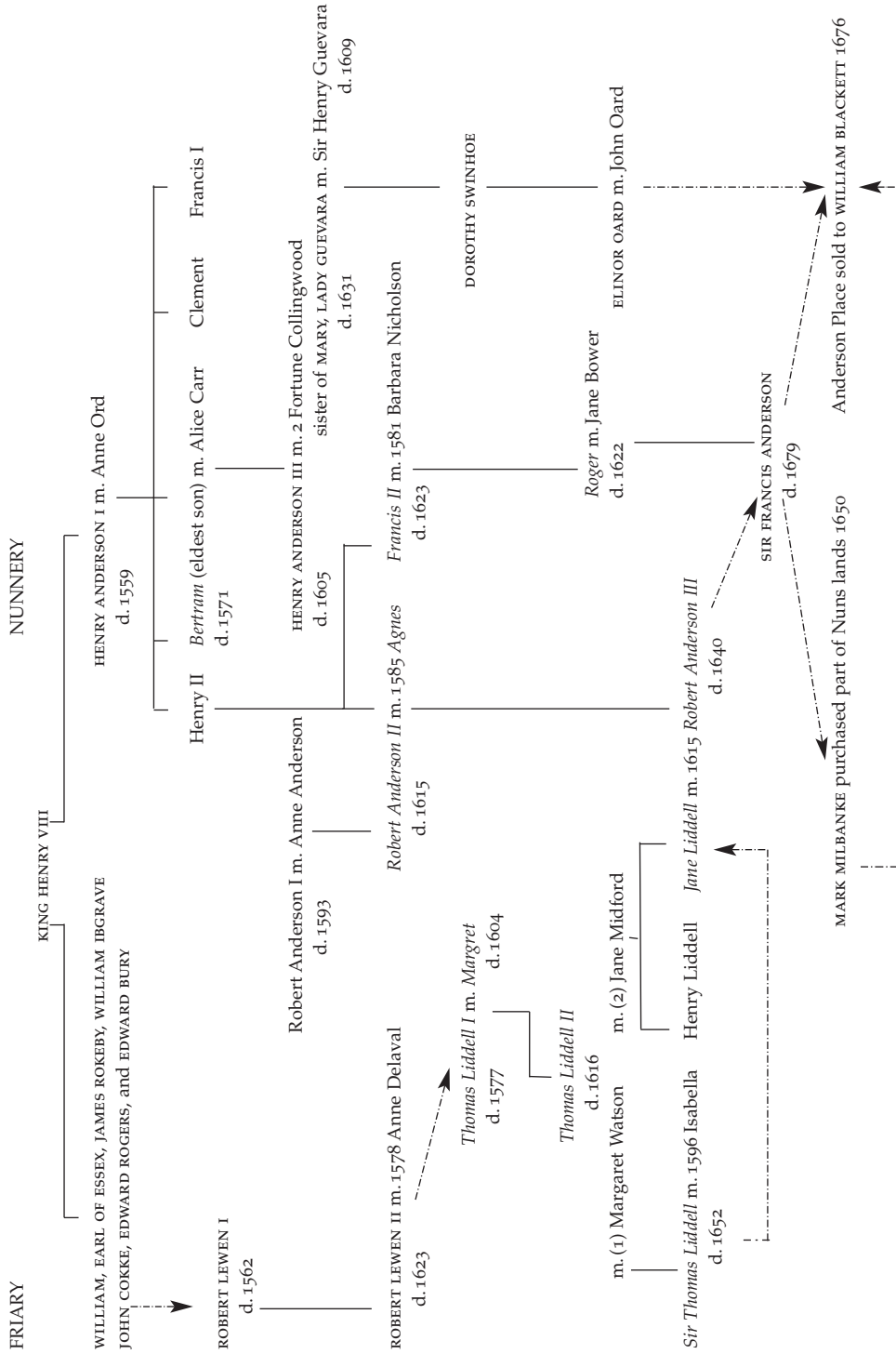


Fig. 4 Ownership of the Greyfriars and Benedictine Nunnery 1540–1676. This diagram shows only those descendants mentioned in the article. Many other descendants at each level have been omitted for clarity, including the children of Henry Anderson III who did not inherit the nunnery in 1605. NAME indicates a documented owner of the nunnery or the friary property; NAME indicates a possible owner of the nunnery or friary sites; ----- indicates possible sale or transfer.

Newcastle and there was a mention of 'the New House', although only timber was listed for it. There was a single list of all of the luxurious items that he owned, so it is difficult to establish if this 'New House' was the site of the Franciscan friary, the nunnery or another house that he had built.

Henry Anderson I had four surviving sons: Bertram, Henry II, Francis I, and Clement (fig. 4). Henry I left his sons Henry II (died 1603) and Francis I (died 1609) two pieces of land that showed their father's involvement in the purchase of former church lands: one of these was 'half the Tenement before my dore' and the other was 'the other half of my Tenement before my dore wch I had of the Kinge lying upon the stare' (Surtees Society, 1835, 165–8). The reference to 'the stare' is important for locating this property, which was probably in the area of the Close near the Tuthill stairs. (The property 'from the King' was part of the Carmelite friary, not that of the Franciscans.) Leland stated in his *Itinerary* of 1535–43 that 'From West Gate to Tyneside I saw the White Freres whose garth came almost to Tyneside' descending the slope to the riverbank, parallel to the Tuthill Stairs (Smith 1910, v, 126). Bourne (1736, 33) located one of the Andersons' houses in this area, close to the site of the Carmelite friary, and in 1539 Henry Anderson I mustered '290 men from his wards in the western part of the town, West Spital Town, Denton or Neville Town, White Friar Town and Close Gate' (Bindoff 1982, I, 321). Henry Anderson I owned other properties, however, for he gave his son Francis (died 1609) 'to paye the oute rent of his own house the house that Henrye Graye dwelte in at the Whyte Crosse' His son Henry II also received 'the house at the Whyte Crosse that Alexander Robson dwelt in' and a house in 'Sandgate that Robert Tomson dwelt in', whilst another son, Clement, acquired 'my house that Thomas Swanne dwelt in' (Surtees Society 1835, 165–8). The mention of houses around the White Cross — the market cross close to the junction of High Friar Chare and Newgate Street where a medieval market was held (McCombie 2009, 172) — showed that Henry Anderson I had property close to the site of the nunnery, and probably the nunnery too, as everything else went to his eldest son and heir Bertram I (1504–71).

Bertram Anderson I was Sheriff of Newcastle in 1543–4, Mayor in 1551–2, 1557–8, and 1563–4, and MP in the Parliaments of 1553–4, 1558 and 1568. He established strong trading contacts with the Netherlands, as well as buying considerable shares in the north-east coal trade. He bought lands at Jesmond, Elswick, and Cocken in County Durham (Hasler 1981, I, 343–4). Bertram's son (Bertram II) inherited his father's 'great house in the Close' that he had purchased from Anthony Bird (Surtees Society 1835, 166), and his brother, Henry Anderson III (1545–1605) inherited the site of the nunnery. In 1583, with William Selby, Henry III negotiated the Grand Lease of collieries in Durham from the Crown (Hasler 1981, 343–4). When Henry III died in 1605 he ordered his executors 'Within three yeares next after my death make sale of my house, land and orchards with the appurtenances, called the Nuns of St Bartholomew in Newcastle.'<sup>3</sup> This is the first reference to a house on the site of the nunnery (not the friary), although it is not entirely clear whether this was the 'manner' shown in Speed's Map of 1610 (fig. 6), or the house inhabited by Mr Green in the 1730s (Bourne 1736, 49), or possibly the 'New House' mentioned in Henry Anderson I's will of 1558. The other relevant line from Henry Anderson I was his son Henry II, who was the father of Francis II, and of Agnes who married Robert Anderson in 1585.<sup>4</sup>

There were at least three Robert Andersons of this branch who were merchants and political figures in Newcastle. For clarity, they are numbered in fig. 4 as Robert I (Sheriff of Newcastle in 1559 and Mayor in 1567), Robert II (died 1615) and Robert III (died 1640). The son of Robert II and Agnes was Robert III (Sheriff in 1619 and Mayor in 1630) who in 1615

married Jane, daughter of Thomas Liddell (he died 1619). Robert III was the cousin of Sir Francis Anderson and left his property to Sir Francis on his death (Surtees Society, 1905, 102).

It is clear from the will of Henry Anderson III that the nunnery could not have been sold by Lady Gaveere to Robert Anderson II in 1580 as Mackenzie (1827, 143) suggested. (It is worth restating that, contrary to the claims of subsequent authors, Bourne (1736, 50) did not associate either Lady Gaveere or Robert Anderson with the site of the Franciscan friary in Newcastle, only with the nunnery.) Lady Gaveere, whose name was also spelt Gavecre and Gaverne in the published histories, is perhaps the most intriguing and elusive figure in the history of Anderson Place. An attempt to obtain additional information on Lady Gaveere was published by Askew (1937, 53). Her identity has been a puzzle since 1789 when John Brand (1789, I, v, note c) complained that he was unable to view the 'Milbank manuscript' (that Bourne had quoted) in which her involvement in the sale of former monastic property was first stated. However, investigation of the transition in Newcastle from medieval monasticism to Tudor merchant oligarchy has revealed a possible identity for Lady Gaveere, whose name bore little relation to the established families of the region, but which signified the new and foreign influences sweeping Newcastle in the second half of the sixteenth century. The Mayor and aldermen of Newcastle were obliged to support royal policies in the region, and this included the use of their merchant ships and the finding of supplies for English military operations in Scotland. This conflict brought large numbers of European mercenaries to the Border counties, with Spanish, Italian and German soldiers fighting for the English Crown (Bateson 1895, 126). One of these was 'Charles de Guevara, Capitain Spanyard', leader of 96 soldiers serving with the Duke of Somerset in Scotland on 31 January 1548 (Dasent 1890, 212). He may have been a relation of 'my cousin, Henry Guevara,' recommended by Peregrine, Lord Willoughby, Governor of Berwick upon Tweed and Warden of the East March, on 19 June 1600 (Roberts, 1904, 189) and who — as the earl of Essex was informed in November 1598 — had served five years as a lieutenant in Ireland (Roberts 1899, 470). He was Sir Henry Guevara of Berwick, knight, third son of the Francis Veles de Guevara (who was born in Segusa, Spain, and settled in Stenigot, Lincolnshire, where he died in 1593; Maddison 1902, 433).

'Lady Gaveere' may have been Sir Henry's wife, Mary, daughter of Cuthbert Collingwood of Eslington, Northumberland, and their marriage may have been the result of the Collingwoods' role alongside the mercenaries in defence of the Border (Bateson 1895, 126). Sir Henry died in 1609 and Dame Mary died in 1631. She had children (including her son Sir John Clavering) from her previous marriage to Robert Clavering of Callaly, who had also served on the Border.<sup>5</sup> Sir Henry's inventory listed goods in his house at Callaly and Hesleden Rigge, and Lady Mary's will and inventory bequeathed goods to her children and grandchildren from her house at Duddo, but none of these documents mentioned property in Newcastle. However, on 22 July 1651, Dorothy Swinhoe of Chatton, widow, and her daughter Elinor Oard, petitioned Parliament for the payment of 'arrears of annuities of £7 10s each on lands called the Nuns in Newcastle, value £15 a year, left to Dorothy and Elinor by Dame Mary Guavarra of Duddo [their mother and grandmother] and confirmed by Sir John Clavering'; they were granted their annuities from the Nuns lands in August 1654, to be paid by Sir John [Lady Mary's son from her first marriage] (Surtees Society 1905, 156–7). Mary, Lady Guevara, is perhaps the closest match for Lady Gaveere mentioned by Bourne (1736, 50); she was the sister-in-law of Henry Anderson III, the owner of the nunnery in 1605, for her sister Fortune Collingwood (died 1597), was Henry's second wife (Dodds 1935, Collingwood pedigree,

facing p. 524). If the executors of Henry Anderson III did sell his lands including the nunnery after 1605, it is possible that Sir Henry and Lady Mary Guevara purchased part or all of them.

These transactions omit any mention of Robert Anderson, whose involvement with the nunnery was stated by Bourne (1736, 50) on the evidence of the vanished Milbank manuscript. Despite later historians' statements, Bourne did not give the date of 1580 for the transfer of property from Lady Gaveere to Robert Anderson. The first inclusion of this date appeared to be Mackenzie (1827, 178). Bourne's description of the purchase and demolition of the nunnery and the landscaping around the dene by Robert Anderson is detailed, but he did not state which Robert Anderson was responsible. Whilst Lady Guevara acquired part of the nunnery property Robert Anderson II may also have bought part of the nunnery lands directly from the executors of Henry Anderson III before his death in 1615. Alternatively, his son Robert III may have bought some of the land, including the nunnery buildings, from Lady Mary Guevara, if she divided her property and retained part for her daughter and granddaughter. The possession of the Nuns by Lady Mary, and by her daughter and granddaughter, up to 1654 meant that Sir Francis Anderson could not have held all of the friary and nunnery estates before this date, and his principal Newcastle property must therefore have been the site of the Greyfriars and the house he renamed Anderson Place. Mackenzie (1827, 178) noted that 'there seems to have been £400 mortgage on the Nuns when sold [to William Blackett] in 1676'. There was also '£400 for which the lands at Jesmond stand mortgaged to Mark Milbanke, gent.', recorded in Sir Francis's petition to Parliament on 29 November 1645 (Surtees Society 1905, 101). Hodgson (1832, 127) cited deeds belonging to Major Anderson (the owner of Anderson Place in 1832) in stating that Sir Francis Anderson sold to Mark Milbanke, in October 1650, 'a messuage at the Nunsgate in Newcastle, late in the tenure of Thomas Lawson, and then of Robert Bertram, together with the Nuns and the Low Orchard and garden thereunto belonging.' If so, Sir Francis may have owned a separate part of the former nunnery lands from those held by Lady Mary Guevara, but he sold his part while the Guevara property remained in the hands of her daughter and granddaughter. The Guevara lands, valued at £15 per year in 1654, were possibly the six acres of the Nun's fields lying between the nunnery site and the Lort Burn. They may have been separated from the site of the nunnery buildings and the lands adjacent to the Nun's Gate on Newgate Street, as shown by the thick dark line defining the boundary of the former Blackett property in 1783 (fig. 3). Once separated from the other nunnery property, houses were built adjacent to Newgate Street and the church was adapted as the theatre, as shown in fig. 3. It is unclear how the Guevara property came to be part of Anderson Place, and it may have been bought in a separate transaction by the Blacketts after the purchase of the Greyfriars in 1676, as suggested the reference to the separate mortgage for the Nuns (Mackenzie 1827, 178).

Bourne's account of ownership may be substantially correct, notwithstanding the survival of buildings he believed to have been demolished and his omission of three documented periods of ownership of nunnery lands. (The initial sale by the Crown in 1545, the 1652 and 1654 claims by Lady Guevara's family, and the sale by Sir Francis Anderson to Mark Milbanke in 1650.) It is remarkable that the Milbank manuscript, used as Bourne's source for the involvement of Robert Anderson and Lady Gaveere, did not inform him that the Milbankes had owned a significant part of the former nunnery lands only eighty years before. The date of 1580 given by Mackenzie (1827, 143) must be an error, but it was one that was repeated by subsequent authors.

To summarise what we know of the ownership of the nunnery, it was bought by Henry Anderson I and others in 1545, and was probably inherited by his eldest son Bertram Anderson who, on his death in 1571, passed it to his son, Henry Anderson III. After Henry's death in 1605 it may have been sold in parts, and possible buyers were Sir Henry and Lady Mary Guevara; the latter passed their part to her daughter and granddaughter and they were still in possession in 1654. Another part may have been purchased from Henry Anderson III by Agnes and Robert Anderson II, who left it to their son, Robert Anderson III. Alternatively, Francis Anderson II, the father of Roger Anderson (or Roger himself), may have bought it from the executors of Henry Anderson III. Sir Francis Anderson may have obtained his part of the nunnery lands from his father, Roger, or from Robert Anderson III when the latter died in 1640 and left his property to Sir Francis (Surtees Society, 1905, 111).

### *The Franciscan friary*

The documented history of the friary suggests that it remained in separate hands from the nunnery for some time. The ownership of the friary after the Dissolution is even more difficult to chart than that of the nunnery. Historians have assumed that the site of the friary passed with the site of the nunnery to Robert Anderson III, but there are several problems with this. Most of the local historians — including Brand (1789, 233), Straker (1819, iii–iv), and Mackenzie (1827, 178) seem to have blindly misinterpreted Bourne (1736, 50) by bracketing the two estates together. Welford (1885, 221) deviated from the attribution to Robert Anderson, stating that the 'site of the priory [nunnery] was conveyed . . . to Bartram Anderson and, being added to the grounds of the Grey Friars, formed part of the extensive property known as Anderson Place'. However, Welford (1889, 376) did not state when or by whom the friary and nunnery lands were combined.

To return to the documentary sources, it is known that the friars surrendered their house to the King's commissioners, including James Rokesby, on 9 January 1539 (Welford 1885, 168). Rokesby was one of the 'Commissioners for the dissolution of monasteries in Northumberland', and also a commissioner for the monasteries throughout Yorkshire, Lancashire, Cumberland, Westmorland, Lancashire, Cheshire, Nottinghamshire and Durham (Gairdner 1888, 203). He was named as Keeper of the Franciscan and Trinitarian friaries in Newcastle after their dissolution. In 1545 he held, with Richard Hochoson, the 'Auditorship of the Court of Augmentations in the Counties of Northumberland, Westmorland, Richmondshire, and the Bishopric of Duresme', having been appointed to this royal office in 1537 (Gairdner and Brodie 1905, 306). The friary was occupied by 'John Crayforth, warden; John Heselden, priest; William Mawr, priest and sub-warden; Thomas Pentland, priest; William Greathead, priest; William Kyrche, priest; Robert Harte, priest; Robert Carter, priest; Thomas Watson, priest; John Phyerston, John Byellye, novices.' The property surrendered to Rokesby was a 'farm, the site of the said late house of the brethren, situate in Pilgrim Street, within the town of Newcastle, with the buildings, three small orchards, three little gardens, and a small meadow near the walls of the said town, and a little bauk near the dene, containing by estimation 3½ acres'. (The 'little bauk near the dene' was probably a strip-field that was left fallow.)

The friary's immediate post-dissolution history is comparatively well documented. In February 1539 it was held by Sir Robert Brandling (1498–1568), an eminent merchant, who was Sheriff of Newcastle in 1524–5, Mayor in 1531–2 or 3, 1536–7, 1543–4, 1547–8, and 1564–5, alderman by 1539, and governor of the Newcastle Merchant Adventurers in 1536, 1547, and

1564. He was 'a strong supporter of the central government in Newcastle', securing the town for the King in 1536 during the Pilgrimage of Grace that opposed the dissolution of the monasteries; he was also one of the Commissioners for the seizure of chantries in Northumberland, the bishopric of Durham, and Newcastle in 1548, and for the goods of churches and fraternities in 1553 (Bindoff 1982, I, 486–7). He was elected as MP for Newcastle in 1545, serving also in the Parliaments of 1547, 1553, 1555 and 1563. In 1547 he entertained the Protector Somerset at his house in the Bigg Market called the Great Inn and was knighted. However, Brandling did not retain the Greyfriars lands for long. On 30 June 1544 'the house, &c., of the late Grey Friars in Pilgrymestrete in Newcastle upon Tyne' were granted by Henry VIII to William, earl of Essex, James Rokeby, William Ibgrave, John Cokke, Edward Rogers and Edward Bury (Brand 1789, 336).

Subsequently there is little firm evidence for the history of the Franciscan friary site until 1562, when another merchant, Robert Lewen (I), left to his youngest son Robert Lewen (II) 'all my lands, rents, and hereditaments in Newcastle in Pillgram streit, parcel of the lait Gray Frears, which amounteth yerelye 8l. 13s. 4d.' and '3l. of the yerelye rent goyng oute of the leat White Frears in the tenor of Henrye Whyclif, gentleman' (Surtees Society 1906, 24–7). The elder Robert Lewen was a member of the Merchants Company from 1525, Sheriff of Newcastle in 1541, Mayor in 1544 and 1552, and MP for Newcastle in 1553, 1558 and 1559; in short, he was another of the leaders of Newcastle society well placed to acquire former monastic lands from the Crown. Lewen may have acquired this area of the 'Gray Frears' (the Franciscan friary) and part of the White Friars (the Carmelites) when Rokesby and his associates sold the lands. The £8 yearly income from the 'Gray Frears' was a substantial sum, and Lewen may have held all of the friary site, although there is no specific mention in the will that a house existed there. Christopher Lewen, another of the sons of Robert Lewen I, received a house called York Place in Newcastle when his mother died in 1569 (Surtees Society 1835, 306). This house may have been in Pilgrim Street, suggesting a concentration of Lewen properties acquired from the former monastic lands. Robert Lewen II, who inherited the Greyfriars, married in 1578, Anne, daughter of Sir John Delaval of Seaton Delaval. He died in 1623 (Watson 1919, 27–30).

Other property transactions that may be relevant were mentioned in the will of another Newcastle merchant, Ralph Cole, who died in 1584 (Surtees Society 1906, 110). Cole's brother Richard received 'the great house' on the Quayside in the occupation of Clement Anderson, 'which I late bought of John Ruksbie of Newcastle, merchant, and the houses I latelie bought of Henrie Anderson the younger [whose father had bought the nunnery], now mayor of Newcastle . . . To my brother Nicholas Cole, my house in Pilgryme Streate, in the occupation of Marcus Antonio, Italian, which I purchased of John Ruksbie'. It is unclear if this John Ruksbie was a relative of James Rokesby who bought the friary from Henry VIII, but he had property to sell. Cole did not state the whereabouts in Pilgrim Street of the property he left to his brother, so it is unclear if it included any of the former friary estate, but three documents of the Liddell family, another prominent name in the government and trade of Newcastle, may refer to their possession of a house on this site. An inventory for Thomas Liddell (I), who died in 1577, listed the rooms in his house as a hall, buttery, kitchen, brew house, parlour, great chamber, little chamber next to it, mens chamber, cellar under the house, iron cellar, cellar next the shop, the shop, and also 'in the frears two chimneys, one bedstead of wainscot, pulke of mazer [chest of maple wood], a wainscot chest, a presser of fir, one milk cow, a bay mare' (Surtees Society, 1835, 415). His widow, Margaret Liddell left in her will of 1604 to her

son Thomas 'my place called the freires with the appurtenances, wherein he now dwelleth' (Surtees Society 1929, 1), and in 1616 Thomas (II) willed 'my house in Newcastle, called the ffryars, with the grounds and appurtenances thereto' to his son Thomas (III), who had also gained Ravensworth Castle (Surtees Society 1929, 101). Perhaps significantly, when Sir Thomas (as he had become in 1642) made his will in 1652 there was no mention of a property called the ffryars, suggesting that it was no longer in his possession.<sup>6</sup> By process of elimination, the Liddells' property called the Ffryars was not the Blackfriars (owned by the Corporation and the guilds), nor the Priory of St Michael on the Wall Knoll (also held by the Corporation), nor the Austin Friars (held by the Crown as an ordnance store and demolished after 1600). The Liddells' house may have been on or near the Whitefriars, the Carmelite friary, but no documents have been found to place them in this area of the town, which seemed to have been owned by the Neelson family before 1617, by the Delavals of Seaton Delaval from 1617 to 1647, and then by the Jennisons.<sup>7</sup>

So it seems likely that the Liddells acquired part of the Franciscan friary site in the fifteen years after it was listed in Robert Lewen's will, or purchased another part of the site if it was divided up by Rokeby and his associates. If the Liddells owned the Franciscan friary site, they, rather than the Andersons, may have built the first house there. Sir Thomas's half-sister, Jane Liddell, married Robert Anderson III in 1615. As Sir Thomas inherited Ravensworth Castle, and his brother Henry gained the Farnacres estate, after their father's death in 1616, they may have given or sold the Ffryars to their sister after her marriage to Robert Anderson III. As noted in connection with the nunnery, on his death in 1640 Robert Anderson III left his property to Sir Francis Anderson. If this latter scenario occurred, Sir Francis Anderson may not have acquired the large house called Greyfriars — the former *Newe House* which he renamed Anderson Place — before the death of Robert Anderson III on 11 May 1640. This possibility is supported by documents that refer to Francis Anderson as 'of Jesmond' (the manor inherited from his father Roger in 1622) rather than 'of Newcastle'; by a covenant between Robert Anderson and Francis Anderson of Jesmond for the transfer of messuages in Newcastle;<sup>8</sup> and by the sale on 27 June 1640 of four closes in Barnard Castle by Francis Anderson, gentleman, of Jesmond.<sup>9</sup> Another possibility is that Francis may have obtained the mansion house from his father, Roger: an inventory of his manor of Jesmond after his death in 1622 mentioned 'the *Newe House*'.<sup>10</sup> However, this reference to the *Newe House* may not refer to the house in Newcastle, as the inventory listed the contents of his hall at Jesmond, and in properties elsewhere, and had little but timber listed 'in the *Newe House*'.

In summary, the site of the friary was acquired by James Rokesby from the Crown in 1544 and by 1562 was probably part of the friary lands bequeathed by Robert Lewen I to his son, Robert Lewen II. The friary may then have passed to the Liddell family, if it was the Fryars mentioned in wills of 1577, 1604 and 1616. A substantial house on the site of the friary was in existence by 1610 and was marked and named by John Speed on his town plan. After 1616 the friary site may have been acquired by either Roger Anderson before his death in 1622, when a *Newe House* was mentioned in his will (to which Robert Anderson was a witness), or by Jane Liddell and her husband Robert Anderson III. Either Roger Anderson or Robert Anderson III may have already held the part of the nunnery lands and so the purchase of the friary lands would have been a logical step in extending their property and demonstrating their position among the foremost inhabitants of the town. Either Roger or Robert may have bequeathed the lands of the nunnery and the friary to the first person known to have owned both, Sir Francis Anderson (1649–79).



*The friary and nunnery in single ownership*

Sir Francis Anderson inherited great wealth and property from his grandfather and mother, and from his cousin Robert Anderson III. However, he had little opportunity to enjoy his wealth, as he was a royalist supporter in the English Civil War and his fortunes suffered accordingly. He was Sheriff of Newcastle in 1641 and raised a cavalry regiment to support King Charles I. Sir Francis was definitely the owner of Anderson Place by January 1645, though not in possession, for the Newcastle Corporation paid Jane Barwicke 'for keeping the grate at Sir Henry Anderson's house' and again in April 1646.<sup>11</sup> The Corporation may have seized his property following the Parliamentary capture of Newcastle after the siege from 15 August to 21 October 1644. He was captured at the battle of Sherburn-in-Elmet (North Yorkshire) on 15 October 1645 and imprisoned in London. By 1646 his losses in the Civil War left him with debts totalling £4,700. Significantly, Gray (1649, 71), writing during the worst stage of Sir Francis's troubles, did not name the owner of the 'princely house' on Pilgrim Street, perhaps because it was uncertain if Sir Francis would regain it. Sir Francis compounded his estates (Surtees Society, 1905, 101) in 1645 and was described as 'Extraordinarily in debt'. He was obliged to sell his property in Jesmond in 1658 (Henning 1983, 1, 532–3). If Sir Francis was compelled to sell the Nuns, the low orchard and the garden, to Milbanke in 1650 (Hodgson 1832, 127), to whom he had already mortgaged his lands in Jesmond by 1645 (Surtees Society 1905, 101), it may not have been part of the property that was sold to William Blackett in 1676, and either William, or his son or his grandson, may have had to buy this in a separate transaction. Although Sir Francis served as MP for Newcastle 1660–79, and as Mayor for the town in 1662–3 and 1675–6, his debts continued to mount. He made an unsuccessful application for a grant of lands from King Charles II in April 1673 (Henning 1983, 533). These financial difficulties were no doubt the reason for the sale of Anderson Place to William Blackett (1621–1680) in 1676. Like the Liddells, Sir Francis Anderson abandoned living in the centre of the town to reside at his country estate, Bradley Hall, Ryton, County Durham.

For the next 108 years Anderson Place was the home of the Blacketts. For William Blackett (1621–1680) the acquisition of Anderson Place may have marked the culmination of an active and lucrative career. He was a member of the Common Council of Newcastle, Governor of the Hostmen's Company from 1662–4 and 1667–9, sheriff of Newcastle 1660–61, an alderman from 1661 until his death, mayor 1666–7, and elected as an MP in 1673 and 1679 (Henning 1983, 1, 662–3). He was able to establish both of his surviving sons, Edward and William, as wealthy merchants and landowners, and within a few years of their inheritance both had acquired country houses and baronetcies. Sir Edward constructed Newby Hall, near Ripon in North Yorkshire, and his brother Sir William was in Anderson Place. In 1688 he bought the estate of the disgraced Sir John Fenwick at Wallington in Northumberland (Purdue 2004, 40).

With the wealth and estates he inherited from his father, Sir William Blackett, 1st baronet (1657–1705), was ranked as 'the region's second largest coal producer by the end of the 17th century' and with the purchase of the Fenwick estates in Northumberland, including Wallington Hall for £4,000, he acquired 'as much lead on the estate as paid the purchase and more'; by his death had an annual income of over £10,000 (Cruickshanks, Handley and Hayton 2002, III, 222–4). He commissioned Knyff and Kip to illustrate his Newcastle house in *Britannia Illustrata* (fig. 1) to show off the new blocks he added to the north and south of the earlier mansion. In doing so, Blackett was advertising his status as the principal inhabitant of

Newcastle not only locally but nationally and by paying for Knyff and Kip to engrave his house he sought comparison with his peers across Britain.

On his death the house passed to his son, Sir William Blackett, 2nd baronet (1690–1728), who was ‘rather better at spending money than making it’ (Purdue 2004, 44). He married well: his bride was Lady Barbara Villiers, but the marriage was childless, though Blackett had already produced a daughter, Elizabeth, with his mistress Elizabeth Ord. When he died, aged only 38, his estates passed to his nephew, Walter Calverley, on condition that Calverley took the name of Blackett and married Sir William’s daughter Elizabeth. Sir Walter (as he later became) gained extensive estates in Northumberland, including Wallington and Hexham and the lucrative lead mines, as well as the house in Newcastle, but also acquired debts of £77,000 from Sir William (Purdue 2004, 52). It was not until 1750 that Sir Walter cleared these debts. This was significant for the development of the Newcastle house for, like the Liddells and the Andersons, Sir Walter chose to develop his country house as his principal residence. Thus, from 1735 Wallington was rebuilt to the designs of the Palladian architect Daniel Garrett, with subsequent work by James Paine and the Newcastle architect William Newton (Grundy *et al.* 1992, 602). Inside, new reception rooms were created: much of the plasterwork and the cornices in the saloon and staircase was by Elias Robson, with finer detailing (probably the phoenixes, sphinxes and garlands) by ‘Mr Lafranchini’ who was paid £59 for ‘finishing two rooms’ on 23 December 1740; carving by John Burgess (paid £55 for carving at Wallington new dining room on 19 November 1740) and painting by Francis Courtenay among the many craftsmen employed.<sup>12</sup> These native craftsmen have been written out of the history of Wallington (Trevelyan 1994) in favour of the myth of a whole colony of Italian craftsmen at Cambo (Cornforth 1970, 634). It was probably Pietro-Natale Lafranchini who worked at Wallington, and also at Lumley Castle, Hylton Castle, and Fenham Hall; he and his brothers did work elsewhere in Britain and Ireland (Breffney 1988, 215–6).

The fashionable and costly enhancements to Wallington contrasted with the interior of the Newcastle house, which retained until the last the ‘ceilings composed of antique plasterwork of great beauty’ and an ‘oil painting which covered the ceiling over the stairs’ (*Newcastle Journal*, 7 February 1835). Whilst the landscape around Wallington was remodelled in the style of ‘Capability’ Brown, the Newcastle house was still surrounded by the formal gardens and terraces of the seventeenth century. The Newcastle house also retained throughout Sir Walter’s time the distinctly antiquated porch and bay windows with their mullion and transom windows and curved gables. This may have been deliberate antiquarianism by Sir Walter, to remind viewers of the great age of the house and the timeless authority exercised by its owners. Sir Walter spent freely in Newcastle and Northumberland, supporting improvements including the turnpike from Hexham to Alnmouth, and the Newcastle to Carlisle road; philanthropic ventures included the Thomlinson Library added to St Nicholas’s Church in Newcastle by the architect James Gibbs, and the Newcastle Infirmary (1751–53) by Daniel Garrett. Purdue (2004, 55–8) suggested that Sir Walter retained the Newcastle house as a ‘base for promoting his political and business interests in Newcastle’. He was elected an Alderman of Newcastle in 1729, and served as its Mayor in 1735, 1748, 1756, 1764, and 1771; he was also Sheriff of Northumberland in 1731–2. He spent considerable amounts on his political career, including £6,319 in 1741 to win one of the parliamentary seats for Newcastle, which he held from 1734 until his death in 1777. Following the exorbitant costs of the 1741 election, Blackett, a Tory, and Matthew Ridley, a Whig, reached an accommodation through which they shared the two seats for Newcastle (Sedgwick 1970, I, 464). Blackett’s remodelling

of Wallington from 1737 may have been one aspect of his political and economic rivalry with the Riddleys, who had acquired a country house in the then-rural village of Heaton to the north-east of Newcastle. In 1763 they gained the estate and mansion of Blagdon, Northumberland — architecture being the continuation of politics through other means.

With the death of Sir Walter Blackett in 1777, the Blackett estates were divided: the Trevelyans of Nettlecombe inherited Wallington Hall and Sir Walter's entailed estates went to the Beaumonts of Wentworth (Purdue 2004, 65–8). The Newcastle house was not part of the Trevelyan property and in 1777 was in the possession of Sir Thomas Wentworth Blackett (1726–92), son of Sir Walter's aunt Diana Blackett, who had married William Wentworth of Bretton Hall, near Wakefield (Brand 1789, 233). Sir Thomas was unmarried and aged 51 by the time he inherited the Newcastle house in 1777, so he may have had little reason to own a house in Newcastle — hence his attempts to sell it to the Corporation, who declined as they were committed to rebuilding the Tyne Bridge washed away in the flood of 1771.

The Land Tax assessments for St Andrew's Parish had recorded Sir Walter Blackett as being in sole possession of his house in Pilgrim Street until his death in 1777, for which he paid £6 12s in 1776. In 1777, when the house had passed to Sir Thomas Blackett, the same amount was paid. In 1778–81, however, Sir Thomas was listed for 'Nunn's gardens, offices, etc £2 10s' and he had two tenants: Mr Herron paying £1 6s, and Thomas Mills paying 6s 6d.<sup>13</sup> The house had been divided into three residences, and this was perhaps an attempt by Sir Thomas to make the building more attractive to buyers after the Corporation's refusal. It was sold in 1783 by Sir Thomas to George Anderson, a successful builder in Newcastle, and he commissioned John Bell to produce the survey of the house and grounds (fig. 15). Anderson was listed with a tenant, Dr Stephen Pemberton, from 1784–5, paying £4 7s 6d in land tax. Pemberton was Anderson's son-in-law, having married his daughter Isabella in 1782.<sup>14</sup> From 1786 to 1833 'George Anderson and tenants' were recorded in the land tax for the property. It was once again known as Anderson Place (though it is unclear if there was any link between the late eighteenth-century Andersons and the earlier Andersons). George Anderson obtained more than the mansion house, for in his will he directed that he should be buried in one of the burial places 'late the property of Sir Thomas Blackett in St Nicholas's Church, Newcastle'.<sup>15</sup> Anderson may have had eyes upon Anderson Place for some time, for he had been paid for 'bricklayer work at ye house last year' in February 1774.<sup>16</sup>

Following George Anderson's death in 1798, the estate passed to his son, Major George Anderson (1775–1831), a great benefactor to Newcastle and, according to Mackenzie (1827, 199), a supporter of improvements in the infrastructure and layout of the town. The Land Tax continued to record 'George Anderson and tenants' so the Major may have lived in only part of the house. The agreement between his heir and Richard Grainger, acting on behalf of the Corporation, showed the house divided into three, as in 1783. On his death in 1831, the Major bequeathed Anderson Place to Thomas, his cousin's son. Thomas Anderson purchased the estates of Little Harle Tower and Kirkharle in 1833. Like the earlier Andersons and the Blacketts before him, Thomas Anderson preferred to live in his country house rather than his house in the centre of a bustling industrial town. He sold the house and lands to Richard Grainger (listed as the owner in the 1834 and 1835 land tax) who had demolished it early in 1835 and erected the fine classical streets of 'Graingertown'.

This analysis of the possible ownership of the 'princely house' has revealed inconsistencies in the oft-quoted statement that Anderson Place was acquired and built by Robert Anderson. It remains unclear exactly when the former friary and nunnery lands, sold to different owners

by the Crown in the 1540s, were united in single ownership and when the house was built; there is no mention of these things in the earliest accounts and local historians lumped the two properties together in the early nineteenth century. Documentary references to properties in the possession of the Lewens, Liddells and Henry Anderson and his direct descendants also contradicted the received story of the sale by Lady Gaveere to Robert Anderson in 1580. Although Lady Gaveere may have been Mary, Lady Guevara, her ownership of part of the nunnery lands must have been after the death of Henry Anderson III in 1605, and her descendants were still in possession in 1654 when other parts of the nunnery property had been sold by Sir Francis Anderson. Further, there were several Robert Andersons, two of whom may have come into possession of the house through marriage. The ownership of the two properties, though frequently elided, was separate. Ownership of the house on the site of the friary is unclear until the reference to Sir Francis Anderson's hearths being tended by the Parliamentary Corporation of Newcastle in 1645. From that point, until the demolition of the house, its ownership is more securely documented. The transfers of ownership suggested here have implications for the development of the house, which was almost equally complex.

### THE ARCHITECTURAL DEVELOPMENT OF ANDERSON PLACE c.1600 TO 1835

The inconsistencies in the published accounts of Anderson Place, and the difficulty of reconciling archival references with actual buildings, particularly over several generations, make secure dating of the phases of the house problematic. However, the comparison of some of the architectural features of Anderson Place, shown in illustrations, with those of buildings elsewhere, provides some evidence to connect with changes of ownership and shifts of architectural style. There may have been at least five phases in the development of the house (fig. 5) and two in its decline:

- Phase 1 The conversion of remains of the friary into a house;
- Phase 2 The addition of the wings, porch and bay windows;
- Phase 3 The infilling of vacancies between the porch and north and south wings;
- Phase 4 The addition of new north and south blocks, and refenestration with sash windows;
- Phase 5 The replacement of the roofs on the north and south blocks;
- Phase 6 The division into three residences;
- Phase 7 Demolition and the surviving fragments of Anderson Place.

#### *Phase 1. The conversion of the remains of the friary to residential use*

With no surviving documentary evidence it is difficult to identify work done to convert what remained of the friary and what alterations were made before Sir William Blackett's house was illustrated in 1707 (fig. 1). The earliest illustration of the house (fig. 6) was on John Speed's Map of Northumberland, dated 1610. 'Newe House', on the site of the Franciscan friary, was one of the most prominent buildings shown. Speed's illustration confirmed the position of the house within Newcastle and that the principal access to the house was from Pilgrim Street, as shown in Knyff and Kip's later image (fig. 1). However, the view of the grounds was distorted, particularly the relative sizes of the former nunnery lands to the west of the Lort Burn, which is shown cutting through the grounds of Anderson Place, and the

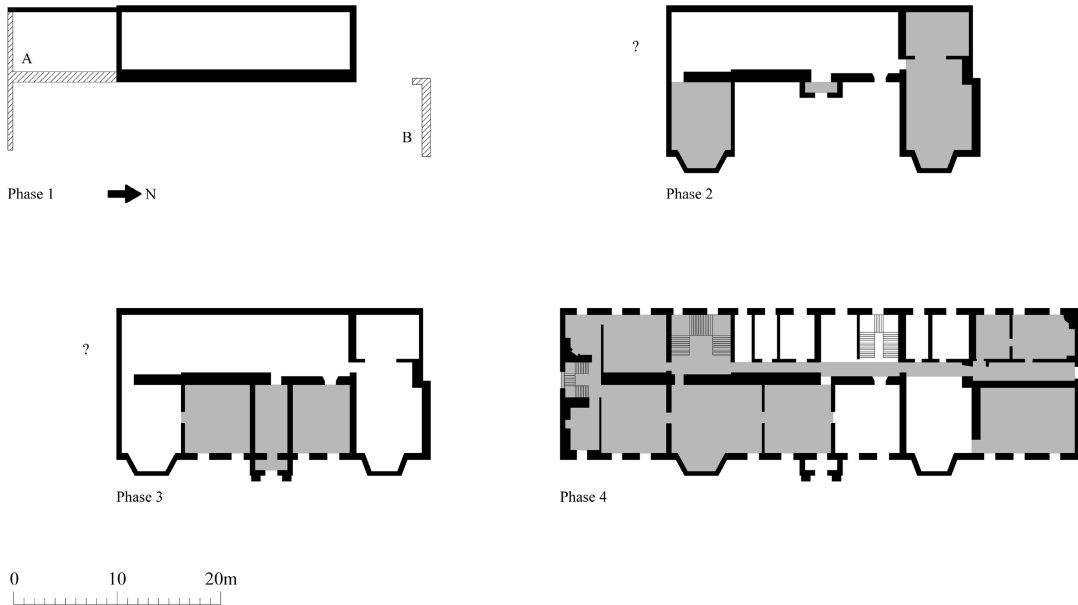


Fig. 5 Conjectural Phases 1 to 4 for the building of Anderson Place. Shaded areas show parts that were altered in each phase.

Phase 1: re-use of a particularly thick wall or one range of cloister to create a residence. A – Thick walls and fireplaces to south, possible site of kitchen. B – Thick wall to north, possible remains of monastery.

Phase 2: addition of north and south wings and central porch on east side.

Phase 3: infilling of vacancies, relocation of porch, and the addition of curved gables.

Phase 4: addition of three-storey north and south blocks, new staircase and service rooms in area of former hall, and refenestration with sash windows linked by decorative panels.

lands of the friary to the east of it. Speed showed two structures in the area between the Lort Burn and the houses lining Pilgrim Street. One was the house itself, which — in a cartographic convention of the time — was re-orientated to show its principal façade; this was depicted with a central entrance and a single pitched roof running along its length, and with at least two gables on this entrance side. The other building shown was a long range, running north-south and parallel to Pilgrim Street, the function of which is not known.

A newly discovered plan of the interior of the house (fig. 7), drawn during the occupation of Sir Walter Blackett (1728–77), shows features that may indeed confirm that it ‘was built out of the ruins of the . . . Fryers’ (Gray 1649, 71). The ‘Plan of Mr Blackett’s House’ provides the most important information about the possible origins of Anderson Place and how earlier structures affected the later development of the house. It was unsigned and undated, but the mention of ‘Mr Blackett’ signified that it was produced after the death of Sir William Blackett in 1728 and before Walter Calverley Blackett inherited his uncle’s baronetcy in 1749.<sup>17</sup> At this time Blackett was employing Daniel Garrett to remodel Wallington Hall, and the preparation of this plan may signify an intention to remodel the Newcastle house too.<sup>18</sup> It is unclear if this plan recorded the layout of the house (‘as existing’) at this date or if it was part of proposals

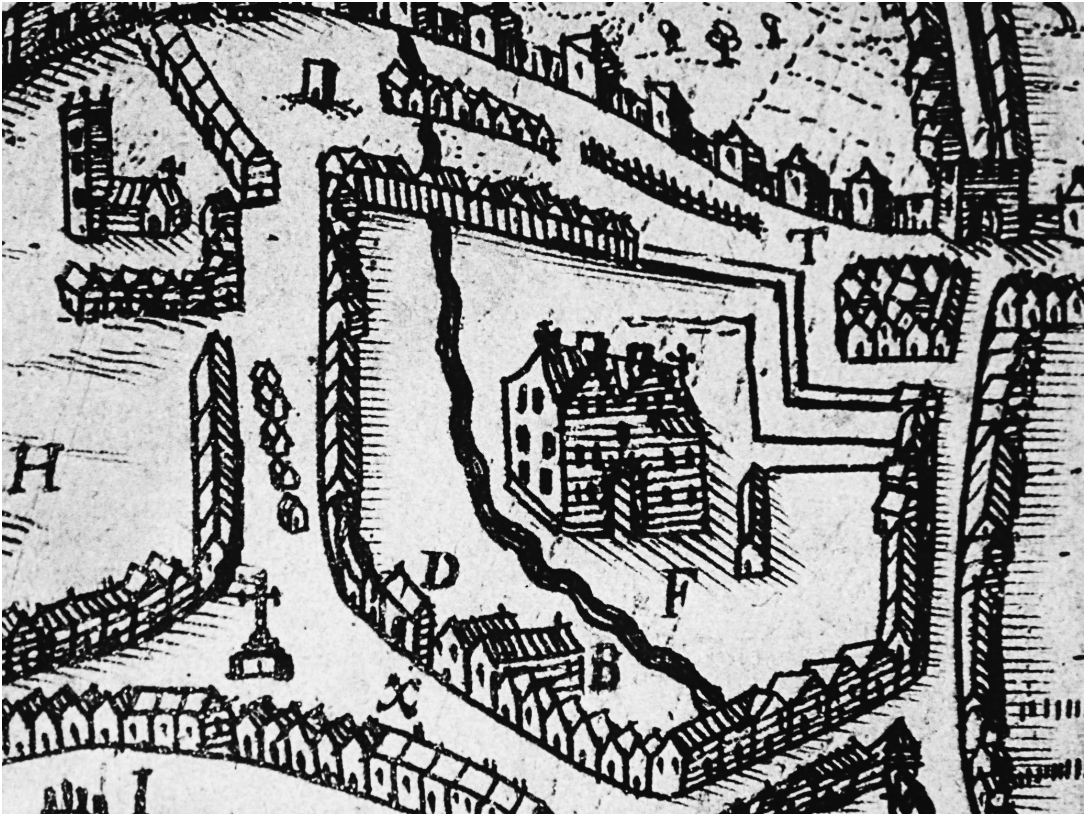


Fig. 6 An extract from John Speed's map of Northumberland (1610) showing part of the town plan of Newcastle. B: the King's Lodgings. D: 'the manner.' F: The Newe House. (Northumberland Archives, Woodhorn, SANT/BEQ/28/2/7/251. Reproduced by permission of the Society of Antiquaries of Newcastle upon Tyne).

for remodelling the interior. As there were no differences in the ink colours, which may have been used to denote changes (as, for example, those by John Carr in his plans for remodelling Newby Hall (Smith, 2008)), the Anderson Place plan may have been a record of the house as it was. The plan was well-drawn, to scale, and showed differences in the thickness of walls and the forms of doorways, as well as recording room names. It seems safe to assume that the plan accurately recorded the size and layout of the house in the period 1728–49.

The plan depicts Anderson Place at its greatest extent in the eighteenth century. The scale, in links (0.666 feet or 0.203 m), at the bottom right, indicates that the length of the house was 33.3 m (164 feet) from north to south and a depth (without the bay windows and porch) of 14.2 m (47 feet). The most remarkable feature shown on the plan was a thick north-south wall that ran through the house from the northern wall of the breakfast room to the staircase that rose against the south wall of the southern wing. This internal wall was about 26.2 m (86 feet) long and about seven links (1.4 m; nearly five foot) thick. It was deep enough to contain fireplaces in the Serjeant's Hall and the Parlour, and fireplaces on both sides where the Drawing Room backed onto the ground-floor bedchamber. Within this bedchamber the north-south

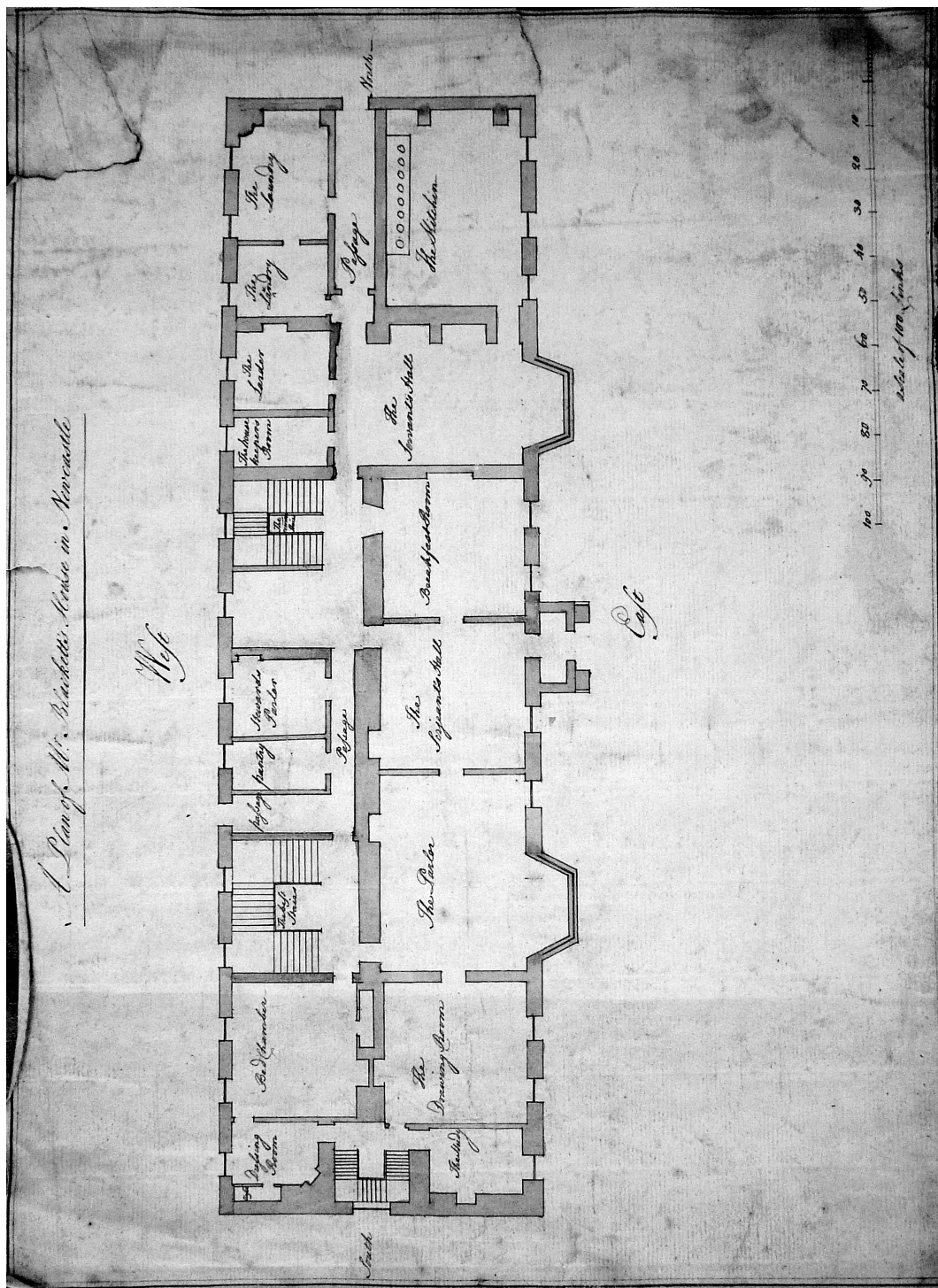


Fig. 7 'A Plan of Mr Blackett's House in Newcastle,' dating to between 1728 and 1749. (Reproduced by permission of Mr and Mrs Anderson, Little Harle Tower, Northumberland).

wall had a substantial recess some 1.2 m (four feet) deep and 3.6 m (twelve feet) wide. This may have been a fireplace in the earliest phase of the house (conjectured in Phase 1 diagram, fig. 5), before being replaced by the fireplace to its south. The flues from the fireplaces in the Drawing Room and the bedchamber (and possibly flues from other fireplaces on the first and second floors) were shown emerging through the flat roof of the southern block of c. 1676–1705 (fig. 1). The continuation of this thick north-south wall within the south block, and the indication from this plan that the southern wall itself was also thicker than the corresponding north wall of the northern block, suggest that the south block was raised around an earlier structure. The southern wall of the northern block, which joined onto the earlier house, was also thick and incorporated two large fireplaces in a room named the Servants' Hall on the plan. However, the thick north-south wall was absent at the rear of this room, a distance of approximately 5 m (16.5 feet), though a large block of masonry which formed a corner of the northern fireplaces and the jamb of a door into a service passage may have connected to the north-south wall in an earlier phase. Although thick lateral walls appear in many northern houses of the early seventeenth century — including the east range of 1621 at Chipchase Castle, Northumberland, and the early seventeenth-century Moulton Hall, North Yorkshire — the length and location of the wall within 'Mr Blackett's House' may be evidence that a substantial part of the east or west range of the friary cloister was included in Anderson Place, confirming Grey's description that it was 'built out of the ruins of the . . . Fryers' (Grey 1649, 71). As the width of the western range of 'Mr Blackett's House' was 8 m (26.5 feet) deep, evidence from comparable sites may suggest that the outer walls on the west side of the house may have re-used the foundations of other walls from the cloister of the friary. For comparison, the western range of the cloister at Blackfriars was 7.9 m (26 feet) wide and the eastern range was 9 m (29.5 feet) wide (Knowles 1920, 325). If the references in the Liddell wills were to a house on the site of the Franciscan friary — the inventory of 1577 listed two chimneys — the form of the house at this early stage may have been a simple re-use of one range of the former cloister, comprising a hall (or reception room) and a second room with a bed. The recesses in the continuation of the thick internal wall (fig. 7) and the thick south wall may indicate a kitchen to at the southern end of this range. Knyff and Kip (fig. 1) showed a long north-south roof over the western part of the building which covered the space between the western wall and the thick internal wall; this may have been the limit of the initial conversion of the friary range to residential use. The conversion of a single range of a monastic cloister into a house occurred at Monkwearmouth Abbey, whilst Robert Strelley converted the north and east ranges of the cloister of Egglestone Abbey (North Yorkshire) into a residence, and at Brinkburn Priory (Northumberland) the south range and part of the west range became a manor house after the Dissolution. The builder of Anderson Place followed contemporary practice in re-using what remained of valuable masonry, after the depredations of the Royal Commissioners and other asset-strippers.

*Phase 2. The addition of north and south wings and a central porch*

There were two forms of gable shown in 1707 (fig. 1), four with curved sides and a set-back central gable with straight sides. There was a flat roof over the central porch which, it has been suggested, derived from two phases of the house: the first with an entrance directly beneath the recessed central gable, and a later extension of the porch with a flat roof (Roberts, 2006, 48). A view of its western elevation (fig. 8) provides further information about the



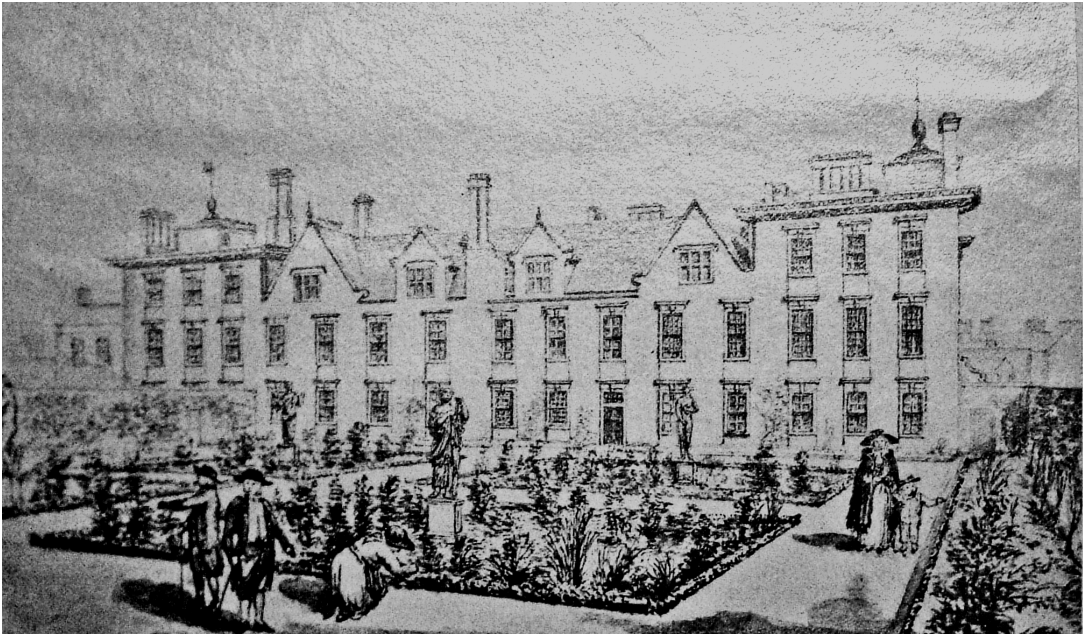


Fig. 8 The west elevation of Anderson Place, before 1743. (Reproduced by permission of Dr Tom Yellowley).

development of the house,<sup>19</sup> showing only one form of gable (though of different sizes), that with straight sides, projections where the sloping edges met the vertical wall of the gable, and mullion and transom windows. Two of the four had apex finials and their asymmetry suggest that originally all four gables had finials. Straight gables and finials were a common feature of houses c. 1600 and can be seen at Montacute House, Somerset, constructed from c. 1598 to 1610 (Girouard 2009, 393). The four gables on the west elevation can just be identified on Knyff and Kip's illustration, and appear to be continuations of the roofs of the gables on the eastern elevation. The eastern elevation showed curving edges on four of the gables, though the outer pair were wider than the inner pair that flanked the flat-roofed porch. There was a recessed gable on the axis of the porch and this may have been earlier than the curved gables. The five roofs over the eastern side of the house, shown in fig. 1, between the flat-roofed block to north and south, probably represented two, or even three, phases of construction. The wings projecting eastwards from the thick internal wall may have been part of the first house, or were perhaps from a slightly later stage; these may have been the two gables on the eastern elevation shown on Speed's illustration (fig. 6). If the friary site was in the ownership of the Liddells, this may be the house in which Thomas Liddell II lived, as described in his mother's will of 1604 (Surtees Society 1929, 1) The building of the wings may have led Speed to call this the 'New House'. These wings had roofs running east-west with straight-sided gables on the eastern and western elevations. The central recessed gable in the eastern elevation (fig. 1) may indicate the position of a central porch between the wings of an E-plan house — as that at Chipchase Castle, Northumberland, completed in 1621. This early conversion of the monastic range may have been made by either Robert Lewen, or by Thomas Liddell I, if the 'frears' mentioned in Liddell's will of 1577 was the friary. This was not his main house, but it had two

chimneys, a bed and presses, so may have been little more than the north-south range of the friary used as additional living space.

Knyff and Kip's view of the house in 1707 showed a large central porch and two-storey bay windows to either side. It is unclear if these were part of the first house, or if they were added soon afterwards, as these features were fashionable from the last quarter of the sixteenth century into the first quarter of the seventeenth century. At Walworth Castle (Durham), built *c.* 1600 for Ralph Jennison, a royal officer as Comptroller of Works and Keeper of Stores at Berwick, (and a relative of the Andersons and Liddells) there were two-storey canted bay windows on the ends of the east and west ranges and five-sided two-storey windows midway along these ranges (Jackson, 1989). A very similar five-sided two-storey bay window was added *c.* 1614 to an earlier hall at Welton Hall, Northumberland (Grundy *et al.* 1992, 343), and Marske Hall, Cleveland, built in 1625 for William Pennyman, one of the Clerks of Chancery, also had five-sided two-storey bay windows (Pevsner 1966, 238). Gibside Hall, Durham, built 1603–20 (Pevsner and Williamson 1982, 292), had three-sided bay windows of two storeys (possibly three storeys before an 1805 remodelling), and an early seventeenth-century gabled canted bay window of two storeys survives at East Oakley House, West Auckland, County Durham (Green, 2003, 69). Nationally, bay windows were a feature of Elizabethan and Jacobean houses, as the decreasing cost of glass in the late sixteenth century encouraged house-owners to demonstrate their wealth by installing large areas of windows (Girouard 2009, 266–7). The most famous example of this was Hardwick Hall (Derbyshire) built 1590–7 and described as 'Hardwick Hall, more window than wall' (Pevsner 1976, 324). The new accommodation block added to Kenilworth Castle in 1571 by Robert Dudley, Earl of Leicester, to entertain Queen Elizabeth I, included four-storey bay windows (Girouard 2009, 263). Corsham Court (Wiltshire, constructed 1575–82) and Montacute House (Somerset, *c.* 1596–1601) had projecting wings and a central porch creating an E-plan house with bay windows on the ends of the wings (Girouard 2009, 199 and 392), whilst St Fagan's Castle, near Cardiff, *c.* 1580, was an austere version of this E-plan house with straight-sided gables, perhaps closer in scale to Anderson Place though lacking bay windows (Airs 1982, 61).

The central porch of Anderson Place was one of its most distinctive features, in its form and its position. Gainford Hall (Durham) completed around 1603 for the Reverend John Cradock, had an entrance porch with rich classical detail. Classical details were incorporated in the porch of Chipchase Castle which was an elaborate three-storey structure, transforming from a square ground floor into semi-octagonal first and second floors. The round-headed entrance arch had decorated voussoirs, and the single fluted columns either side of the entrance had Ionic capitals and supported a decorative frieze and cornice surmounted by a heraldic panel. The porch tower at Gibside Hall was less elaborate than that at Chipchase as it was rectangular in plan, but it had classical details including single unfluted columns either side of the entrance that supported a frieze and cornice with a heraldic panel above. The porch of Anderson Place (fig. 9) more closely resembled those of the 1614 manor house at Belsay Castle (fig. 10) and the porch of Horden Hall, Durham (fig. 11; probably built for Sir John Conyers, died 1664). The Anderson Place, Belsay and Horden porches were of rectangular plan through both storeys and had paired columns on high plinths, with Doric capitals on either side of the entrance and a plain cornice above: a much more robust composition. The Anderson Place porch retained the globes above the cornice, absent from the porches at Belsay and Horden, but the three are so similar that a common design source or a single builder may have been responsible. However, if the porch and the wings at Anderson Place were originally separated



Fig. 9 Anderson Place, Newcastle: The eastern porch. (From Mackenzie, E. 1827 *History of Newcastle upon Tyne*. Reproduced by permission of the Society of Antiquaries of Newcastle upon Tyne).

by vacancies, the porch would have been disproportionately deep, unlike the porches at Gibside, Chipchase and Horden, or even contemporary structures of greater scale such as Montacute House. It may be that the porch of Anderson Place was originally below the straight-sided central gable (see Phase 2 of fig. 5), and when the centre between the wings was infilled a single straight wall was built, as shown in fig. 7, and the porch moved to this new front. Alternatively, the porch may have projected as far as the north and south wings, so that the infilling in Phase 3 was done by building two shorter walls from the wings to the edges of the porch. If the porch was as deep as the wings it would have provided a substantial waiting area for visitors.

One of the most significant features of Anderson Place, once the wings were added, was its symmetrical elevation, with the central entrance (whether it was directly below the straight-sided gable in the centre of the eastern elevation, or if it projected as far as the wings) and its equidistant bay windows. This showed the growing influence of symmetry, derived from classical architectural theories, in the design of English buildings. A similar concern for

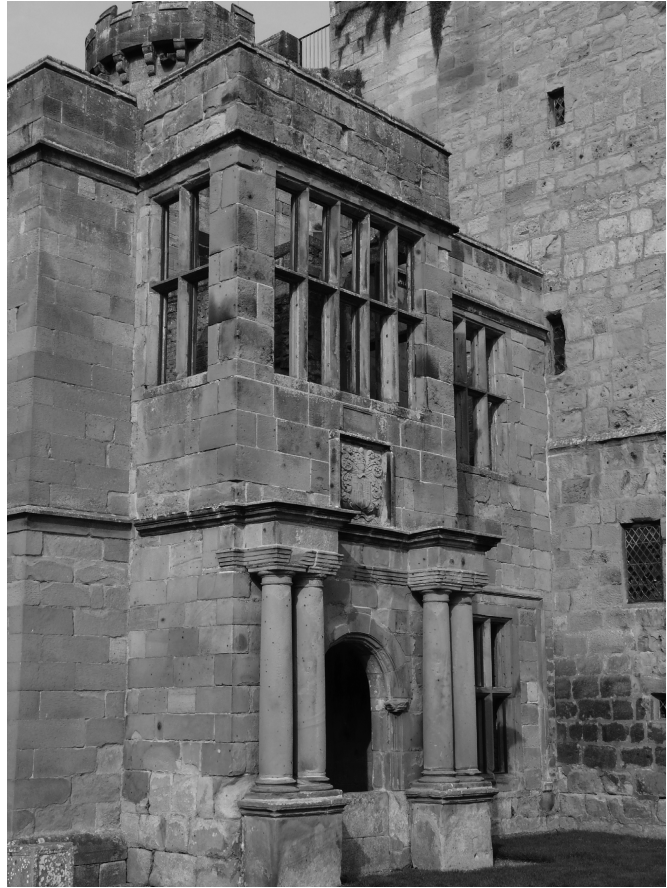


Fig. 10 The manor house at Belsay Castle, Northumberland: the porch of 1614.

symmetry can be seen in other early seventeenth-century houses in the region, including Washington Old Hall, Horden Hall and Gainford Hall (c. 1605). A more traditional location of the entrance and of the hall can be seen at East Denton Hall, constructed in 1622. The external appearance of this house was nearly symmetrical, but the entrance porch was offset in the corner between the west-facing entrance front and the southern range, indicating that internally a large central ground-floor hall was reached from the screens passage behind the porch. To achieve external symmetry required internal changes. The initial response was for the hall to be displaced to one side and the screens passage utilised as an entrance vestibule, as at Montacute House, Somerset, and The Hall, Bradford-on-Avon (Gomme 2007, 54–5). By the mid-seventeenth century the hall remained in the centre but was entered at its midpoint, part of its transition into a reception room leading to more important rooms, rather than being the principal space. The first house at Anderson Place was more likely to have been of the former form, as contemporary inventories make it clear that the hall remained an important space in Newcastle houses for the first half of the seventeenth century. If the elevation of Anderson Place was symmetrical, as shown in the illustrations by Speed and by Knyff and Kip, it may have been a pioneering example in the region of national developments. As at

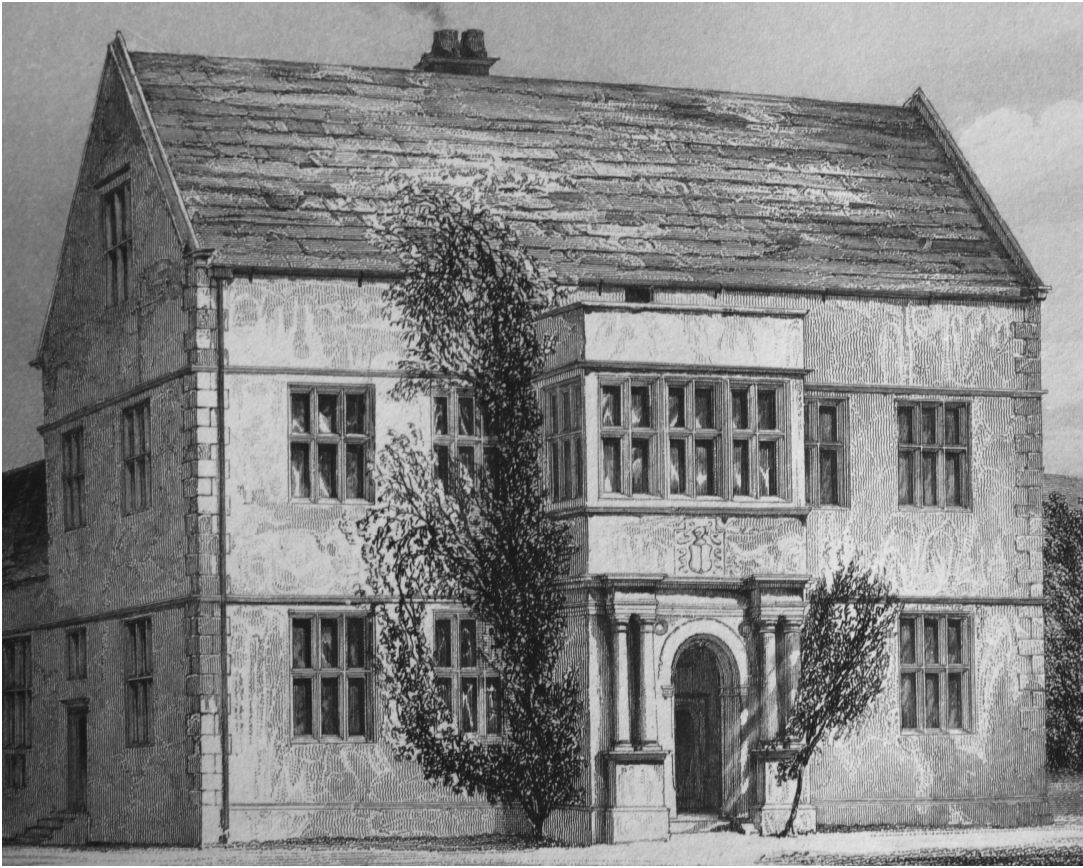


Fig. 11 Horden Hall, County Durham; the early seventeenth-century porch. (From Billings, R. W. 1845 *The Architectural Antiquities of the County of Durham*, London. Reproduced by permission of the Society of Antiquaries of Newcastle upon Tyne).

Horden, Gibside, and Chipchase, the symmetrical elevation of Anderson Place demonstrated an awareness of classical architectural theories and of decorative details that first appeared in the northern counties of England in the last quarter of the sixteenth century (Pears 2012). It was very different from the gradually created forms of Northumbrian houses such as Aydon Hall (usually known as Aydon Castle today), or the tower and hall combinations seen at Little Harle Tower and Welton Hall.

Another significant feature was that Anderson Place was built of stone, thus differing from the timber-framed urban houses of Newcastle and Durham, a construction method that continued into the eighteenth century. Like the Cooperage in the Close, Newcastle, Anderson Place was built on the ruins of a medieval stone building, but there the similarity ended (Heslop and Truman 1993). Anderson Place was also older than the great timber-framed mercantile houses on the Sandhill, exemplified by Bessie Surtees House, constructed in the 1650s (Graves 2009; Heslop, McCombie and Thomson 1995). The proportions of Anderson Place, a long, two-storey block, not constrained by the limits of a burgage plot, were the opposite of

the narrow frontages and piled up jettied storeys of contemporary merchant houses in the Close, the Sandhill, and along Pilgrim Street.

The Phase 1 house was constructed at a time when middling and elite houses were evolving from medieval forms — based upon the hall, services and chambers — into more compact designs incorporating greater room specialisation and privacy (Girouard 2009, 67). By comparison with inventories from other Newcastle merchants, something of the internal layout of the house c. 1600 can be established. On the ground floor would be service rooms, including a kitchen, buttery and pantry, and a hall on the ground floor reached from the entrance (Surtees Society 1835, 335–8). Although the great hall of medieval houses had declined in importance by the Tudor period, it was retained as a reception space where visitors could be impressed by decorative panelling, fireplaces and screens, often incorporating heraldic symbols of the owner's lineage and status. More favoured visitors and family would be admitted to the adjacent great parlour, where meals were served rather than in the hall. The parlour had developed from the medieval solar as more private room for family life, 'meals, games, music, gossip and recreation' (Girouard 2009, 68). The great chamber, often on the first floor, was a space for more formal dining and often had the most elaborate decoration in the form of tapestries, plasterwork and panelling. This arrangement continued throughout the seventeenth century, as seen at Alderman Fenwick's House, lower down on Pilgrim Street (Heslop, Jobling, and McCombie 2001, 13), and at Capheaton Hall, Northumberland where the building contract of 1667 stipulated a dining chamber on the first floor overlooking the entrance (Pears 2012, 97). Beds were sometimes present in the parlour, but in a house of the size of Anderson Place it was possible to provide specialised sleeping arrangements in the chambers upstairs. Several inventories of Newcastle houses in the period 1570 to 1670 mention chambers over the kitchen and over the parlour, and some also mention closets attached to chambers for additional privacy (Surtees Society 1835, 337). The inventory of the possessions of Robert Atkinson (mayor of Newcastle in 1580) on his death in October 1596 referred to 'the newe chamber above the hall' and to 'the gallere', which contained an iron chimney, a round table, a green carpet, and 'stone pottes and a standyshe for writing.' This shows that the gallery, the archetypal Elizabethan architectural feature, was known in Newcastle by this date, and that the additional daylight it provided was being used by a literate owner (Surtees Society 1860, 259). As may be expected of merchants, some houses contained counting houses (Surtees Society 1835, 435). Some inventories also gave evidence of decoration, including blue and red chambers, perhaps indicating painted walls, other rooms had wainscot panelling, and several inventories mentioned tapestries and carpets, both of which would have been luxury items to be displayed on walls or on tables (as they were too valuable to put on the floor). The extensive references to plate in reception rooms showed that Newcastle houses would have demonstrated the great wealth of their merchant owners. Examples include the silver 'great standing piece with one cover double gilt with iiii<sup>xxv</sup> ounces' and the 'maser with one cover double gilt with xxix ounces' owned by Bertram Anderson (Surtees Society 1835, 339).

The early seventeenth century was also the period in which the staircase became a prominent symbol of the owner's status, not only in the expense of the elaborate carving but also in the allocation of internal space to what had previously been a simple circulation function achieved by compact spiral staircases. The location of the staircase in the early phases of Anderson Place cannot be ascertained as there is no surviving evidence of internal arrangements when the western section of the house was occupied by the hall. The large recess in the

wall of the room later used as the ground floor bedchamber may indicate the position of a large fireplace, perhaps for a kitchen, if this section of the north-south internal wall was part of the early mansion.

It is probable, given its prominent position and the wealth of the families who may have owned Anderson Place, that the first house was richly decorated, possibly with features seen in surviving seventeenth-century merchant houses in Newcastle. Behind the later brick façade of 28–30 The Close is a well-preserved timber-framed house of four storeys. This has elaborate plaster ceilings incorporating designs derived from illustrations by the Nuremberg engraver, Theodore Bang, published in 1601 (Tyne and Wear Specialist Conservation Team 2005, 4). Several merchant houses in Newcastle had elaborate fireplace overmantels dating from c. 1605–35, including examples formerly in the Mansion House of 1690, the Beehive Inn, and one still *in situ* in the Merchant Adventurers' Court in the Guildhall. These have been attributed to an 'exceptionally talented carver' based in the town, who reproduced illustrations from Continental prints of classical mythology in the panels and surrounds of the fireplaces (Wells-Cole 1997, 185). The same carver was probably responsible for the overmantel now at Chipchase Castle, dated to c. 1630. It would be surprising if plasterwork and wood carving of these forms and quality were not installed in Anderson Place during this period. Many of the sources used by the Newcastle carver were Dutch and German and reflected the close trading links between Newcastle and northern Europe. Bertram Anderson, son of Henry Anderson I who acquired the nunnery, established trading contacts in the Netherlands before his death in 1571 (Hasler 1981, 1, 343–4), and another Newcastle merchant, Thomas Riddell, died near Danzig, Prussia, in 1597 (Newton 2009, 265). Designs for carved work in contemporary country houses, including Capheaton Hall (1666), Netherwitton Hall (1685), and the Guildhall in Newcastle (1655), were derived from Continental architectural texts including those of Sebastiano Serlio, Hans Vrederman de Vries, and Peter Paul Rubens (Pears 2012). Classical cultural motifs had a direct route into the town and country houses of north-east England through these trading links, and similar overmantels and panelling were installed in houses in the East Riding of Yorkshire (including Burton Agnes Hall), benefitting from direct links between Hull and northern European ports.

The principal features of Anderson Place in the first quarter of the seventeenth century were the prominent central porch, the wings with bay windows and the straight gables. Regional and national examples with this combination of features cover a generous date range from the 1560s to the 1620s. As such, they may have been added to Anderson Place by the Lewens, or by the Liddells up to 1619, or as a first addition by Robert and Jane Anderson, if they obtained the property after their marriage in 1615 and the death of her father in 1616.

*Phase 3: The infilling of vacancies between the porch and north and south wings*

This phase introduced new stylistic features in the form of the distinctive curved gables (fig. 9). These are not unique: Montacute House, Somerset, had straight and curving gables from its construction around 1600. The vacancies on the eastern elevation between the porch and the projecting wings were filled in and given roofs running parallel with those of the earlier wings. Knyff and Kip's illustration of 1707 showed that instead of straight-sided gables these additions had more ornate curved-sided gables, complete with finials at their apexes. These can be seen more clearly in a view of the east front of the house from 1812 (fig. 12). Corbridge's map of Newcastle in 1723 showed several buildings with curving gables,



Fig. 12 Anderson Place c. 1812 (From Hodgson, J. and Laird, F. C. 1813, *The Beauties of England and Wales*, vol. 12, part 1, *Northumberland*, London. Reproduced by permission of Mr and Mrs Anderson, Little Harle Tower, Northumberland).

including Anderson Place, Trinity House, the Assembly House on Westgate Road, and William Vary's house in the Close, near the Mansion House. Buck's view of the town in 1743 showed many other buildings with shaped gables, indicating that they were a common decorative feature, now seen on surviving buildings including a house in Rosemary Lane, in Newcastle (although only the eastern gable is original), and Abbey House on Palace Green in Durham. Gables similar to those of Anderson Place were added to North Yorkshire houses, including Norton Conyers after 1624, and Knedlington Old Hall in the early seventeenth century (Hey 1981, 55–6). If Robert and Jane Anderson owned Anderson Place in the 1620s and 1630s, the infilling of the vacancies may have been done at their behest to provide additional accommodation.

The straight-sided gables on the eastern elevations of the earlier wings of Anderson Place may have been replaced to conform with the new style, but those on the western elevation were left unaltered, as was the recessed gable behind the porch, perhaps because it was sufficiently hidden from ground level. It is possible that the porch and the bay windows were added to the eastern elevation during this extension, as both the porch and the curved gables had globes, and the windows and gables had finials. This updating was limited to creating the right impression with the minimum alterations, as is also evinced by the decision not to



replace the roof with a single structure covering what was by this point a rectangular block. The resulting combination of roofs must have been very difficult to maintain, but it would have been unwise to roof this new centre with a single roof parallel to that of the north-south western section, as rainwater would have been trapped in the valley between. Roofs parallel to the wings were built and the area over the porch and entrance hall was given a flat roof, so that the owners would have a viewing platform, although this was later superseded by those on the (higher) north and south blocks.

More importantly, the infilling on the east side also had benefits inside the house, since it created a suite of rooms on the principal elevation and overcame one of the key problems with the shallow plan of the original house, one-room deep, that all traffic had to pass through the hall, even if this was being used for important events or meetings. By creating an alternative route through the house for the family and their guests, the rear range could be used for circulation, for service rooms and for stairs, as shown in the later plan of the interior (fig. 7). The hall, once the core of the house, was now relegated to these subsidiary roles. The newly enclosed space between the wings may have been subdivided as shown in fig. 5, or it may have been a large reception room as at Ryton rectory, c. 1709 (Higdon, 1995). This development of the service corridor, and the zoning of rooms into family and servant areas, occurred throughout elite architecture during the seventeenth century. On the upper floor, the benefits of this deeper plan would have even greater, as bedrooms could now be private, accessed from a passage that may have run the length of the first floor, and which would have been essential for circulation once the extensions of Phase 3 were in place.

The form of Anderson Place may have stayed the same through much of the seventeenth century. If, at the beginning of the century, it was owned by the Liddells, their acquisition of country estates at Ravensworth and Farnacres in County Durham diverted attention and funds from the development of Anderson Place. The filling in of the vacancies on either side of the porch and the curving gables may be dated to around 1620, which would fit with the acquisition of the house by Robert Anderson and his wife Jane (née Liddell) or, perhaps less likely, it could have been done for Francis Anderson if he inherited the house after the deaths of his father and grandfather in 1622–3. The updated house would stand comparison with those of the Blakistons of Gibside and the Middletons of Belsay. It is unlikely that Sir Francis Anderson could have afforded any major alterations to Anderson Place after 1641 when the Civil War and financial ruin overtook him; the stylistic features of the house shown in the illustrations suggest that the Anderson alterations were likely to have occurred before this date.

*Phase 4: The new north and south blocks, refenestration with sash windows, and internal remodelling*

When William Blackett bought the house in 1676 it would have been distinctly old-fashioned and in need of updating, which he was able to afford. Soon after acquiring the house he began a major remodelling of the structure and its internal layout. Three-storey blocks, dated to c. 1680–1705, were added to the north and south ends. Using the scale on the plan, they each measured about 14.2 m (47 feet) deep and over 10.2 m (33 feet) wide, and rose above the roof of the earlier house. The north and south blocks had flat lead-covered roofs, reached by internal stairs that emerged on the roof within cupolas. Comparable examples of flat roofs and cupolas include Acklam Hall (North Yorkshire, c. 1680), the Mansion House in The Close,

Newcastle, completed in 1692, and Netherwitton Hall, (Northumberland, c. 1685). Newby Hall (North Yorkshire, c. 1690), the house built for Sir William Blackett's brother, Sir Edward, also had a flat roof, with a central cupola (Roberts, 2006, 52). Celia Fiennes described the arrangements there as 'a flatt Roofe Leaded, w<sup>th</sup> railes and Barristers, and a large Cupilow in y<sup>e</sup> middle — you may see a Greate way round y<sup>e</sup> Country' (Fiennes 1947, 84–5). These comments would apply equally to Sir William's house. From the flat roofs of Anderson Place the Blacketts and their guests had extensive views of the gardens, the buildings of the town, the River Tyne to the south, and northwards over the town wall to the fields beyond. Conversely, the family could also be seen by many people in the town, exercising dominion from positions high above the urban population — a continuation of the viewing doorways and windows noted in many medieval castles (Marshall 2010). The Blacketts, as the new kings of Newcastle, evidently emulated the Norman monarchs who had built the eponymous new castle (Brindle 2013, 111).

Sir William's north and south blocks had sash windows, an innovation in the town. Roberts (2006, 50) noted that sash windows were first installed in north-east buildings from 1704 at Croxdale Hall, Durham, though they may have been fitted at Tullie House, Carlisle, when it was built in 1694. The Rectory at Ryton, County Durham, dating from c. 1600, was remodelled with sash windows c. 1709 (Pevsner and Williamson 1985, 394). In Newcastle, Alderman Fenwick's House, on Pilgrim Street and very near Anderson Place, received sash windows around 1700 (Heslop, Jobling, and McCombie 2001, 27). It also had a fine rooftop cupola. The sash windows provide further evidence of the date of the Anderson Place alterations. The verticality of the end blocks and sash windows contrasted with the long, low centre, a feature emphasised by the most remarkable aspect of the additions, the stone aprons beneath the windows that created the impression of stone and glass columns within the brickwork. The decorative panels beneath the windows of the north and south wings were shown in Knyff and Kip's view, but they did not show these features below the windows on the earlier central section between the bay windows and the porch. However, a view of the entrance porch in 1812 (fig. 12) showed these panels below the earlier windows, now replaced with sashes, though the upper storey of the porch and the bay windows retained their mullions and transoms. The view of the west elevation of the house (fig. 8) showed that all of the windows on that side, except those of the attic gables, were sashed and connected vertically by the stone aprons, creating a remarkably balanced composition; the regular placing of the windows in the view from the west is corroborated by the later floor plan.

Many seventeenth-century buildings had raised panels beneath their windows, including Raynham Hall (Norfolk, 1622–32), Wisbech Castle (Cambridgeshire, begun 1653), and in the new east front added to Hutton-in-the-Forest (Cumberland, c. 1675 by Edward Addison) (Hill and Cornforth 1966, 23, 57, 235). More relevant to this study, raised panels also featured at the Blackett's Newby Hall — which has been attributed to Sir Christopher Wren (Smith 2008) — and at Lady Clavering's House at 53 Westgate Road, Newcastle.

Julia Blackett, sister of Sir Edward and Sir William, married Walter Calverley (1670–1749) of Calverley, West Yorkshire, in 1707. They rebuilt Esholt Hall, the Calverley's house, from 1707 to 1709, and it had vertical panels linking the windows, possibly inspired by Anderson Place in Newcastle, Julia's childhood home. The construction of Esholt Hall was attributed to the mason Joseph Pope of Fennley (1673–1717) (Leach and Pevsner 2009, 246). Perhaps even more significantly, Wallington Hall, built by Sir William on the site of a medieval tower and hall, had raised panels linking the windows on its south elevation (Grundy *et al.* 1992, 601),

though these may have been added by Walter Calverley Blackett when he remodelled Wallington from 1727. The introduction of raised panels beneath windows, and the vertical emphasis they created, was not an English innovation however, for many of the houses illustrated in the architectural books of the Italian architect Sebastiano Serlio had this feature (Hart and Hicks 2001). Serlio was one of the most influential architectural theorists in sixteenth- and seventeenth-century Europe, due in part to the scale drawings of his buildings that he included in his books. This ensured that even if clients and craftsmen could not understand his text they could use the illustrations as inspiration for buildings. His influence has been noted elsewhere (Girouard 2009, 141), and Anderson Place was a further example of how classical features and a concern for symmetry were assimilated into provincial architecture during the seventeenth century (Pears 2012). It has been claimed that the north and south blocks were built of brick (Grundy *et al.* 1992, 71; Faulkner and Lowery 1996, 4) but this is not clear from the illustrations (figs 1, 9 and 12), and Bourne (1736, 85), Brand (1789, 341) and Mackenzie (1827) did not state the material used. Although Lady Clavering's house on Westgate Road was built of brick with stone aprons, the adjacent 55–57 Westgate Road was entirely of stone, as was the south front of Wallington Hall and Esholt Hall (Yorkshire), though these also had aprons beneath the windows.

The view of the western elevation of Anderson Place (fig. 8), with the windows arranged in vertical columns and linked by raised panels, suggests that the whole western wall of the house was not rebuilt at the same time as the north and south wings were added, c. 1680–1705, but the survival of the four attic gables, with straight sides and mullion and transom windows, along with the retention of the earlier porch and gables on the eastern elevation, suggest that new windows and raised panels were inserted in the earlier walls, thus avoiding major rebuilding of walls and the difficulties of modifying an existing roof structure. It is notable that Sir William Blackett retained the north-south orientation of the house, increasing its eastern frontage to Pilgrim Street and the western elevation to the gardens. This long, narrow plan contrasted with fashionable compact house plans of his day including Wisbech Castle (Cambridgeshire, built 1656, demolished 1815), Coleshill House (Berkshire, completed 1662, demolished 1952) and Capheaton Hall (Northumberland, constructed from 1666) (Mowl 1995). Had he followed these examples and added additional rooms to the west side of the house a more private suite of rooms along the west side would have taken full advantage of the view of the gardens. However, the long, narrow form of the earlier house and its thick internal wall may have precluded this as the increased depth of such a house would have limited natural lighting to the interior.

It is also notable that the Blacketts retained the earlier porch, gables and bay windows of the east front, despite the insertion of sash windows and raised panels between them, and the construction of the new north and south wings. The earlier features could have been removed at the same time as the refenestration of the rest of the house to create an updated elevation; their survival must have been a deliberate decision to retain reminders of the great age of the house on the main public elevation to Pilgrim Street.<sup>20</sup> By contrast, once visitors were passed this public façade and into the gardens, they saw up-to-date features including the cool regularity of columned windows and the higher end blocks with their cupolas and flat roofs. Sir William Blackett's additions to Anderson Place lacked the exuberant classical detailing seen in the Northumbrian buildings of Robert Trollap (*fl.* 1655–86) at the Newcastle Guildhall (1655–7), Bockenfield Hall (c. 1660), Callaly Castle (c. 1663), Capheaton Hall (1667), and Eshott Hall, and were more restrained than Trollap's design for Netherwitton Hall (c. 1685) which

had prominent pediments over all windows (Pears 2012).<sup>21</sup> Blackett also eschewed the self-conscious revivalism of Bishop John Cosin of Durham's works at Durham Castle and at Auckland Castle between 1660 and 1672, but he did pair classical features with older motifs as Trollap and Cosin had done, reflecting a regional lack of concern at stylistic duality (Pears 2012). The alterations to the Anderson Place also predated the lively Baroque features of early eighteenth-century houses such as Seaton Delaval Hall, Blagdon Hall and Newton Hall (Durham). The new blocks, the west elevation and the internal re-planning of Anderson Place had more in common with contemporary houses elsewhere in England — including Chatsworth (Derbyshire, rebuilt 1687–9) and Petworth House (Sussex, a medieval residence of the Percy family rebuilt from 1692–1715) — than with regional contemporaries and this may reflect Sir William Blackett's knowledge of these houses from contact with their owners as fellow MPs (Lees-Milne 1970).

Sir William Blackett's external alterations of c. 1680 to 1705 reflected a re-planning of the interior of the house (fig. 7). Martin Roberts (2006, 57, 60) dated the staircase from Anderson Place to this period. The internal plan of the house showed this staircase was not located directly behind the entrance porch and hall, but further south. Indeed, it is possible to identify a zoning of the ground floor of Anderson Place between service, public and family areas. To the north, the ground floor of the new north block contained a large kitchen, two rooms for laundry, and a passage leading to a door in the north wall that opened into the service yard and stables to the north of the house. A larder and a house-keeper's room occupied the rest of the rear of the northern wing and the front part was given over to a large servants' hall. It seems unlikely that a room of this size and with a bay window would have been a servants' hall in the Andersons' house, but its sacrifice to service requirements may have been required for the Blacketts to remodel the rooms to the south of this for family and visitors. The thick internal wall provided a further separation between service and family areas: the passage from the north door continued along the western side of this wall past the second stairs, the steward's parlour and the pantry, ending at a passage leading to the door to the western gardens. The servants could go about their business out of sight of the family and guests, and doors within the passage would seal off the smells and noise of the kitchen and laundry from the reception rooms at the southern end of the house.

If the additions to the friary buildings did establish an E-plan house with a hall behind the porch and between two wings, the location of service rooms in this area during Sir William Blackett's alterations was evidence of the reduced importance of the hall as the principal public, social and business area of the house in favour of greater room specialisation and increasing privacy; at Anderson Place this was created by remodelling the ground floor rooms on the east side of the spine wall and in the upper floors of the north and south blocks. Family and visitors would enter the house through the older porch on the east side facing Pilgrim Street, into a reception space. This may have occupied the whole of the area between the Phase 2 wings or may have been subdivided as in Phase 4 of fig. 5. The creation of a single large space would have entailed the removal of the walls of the lobby behind the porch, but there would have been structural implications as these walls supported the roofs of the inner gables. The internal plan of c. 1728–49 (fig. 7) showed that at some point, either in the tenure of Sir William Blackett or Sir Walter Blackett, the southern wall of the entrance lobby was removed to create the Serjeant's Hall (a reception area) and, more worryingly, the former external wall of the southern wing was removed and the parlour extended into what had

been the southern vacancy. It is unclear what structural remedies were in place to support the upper walls of the parlour wing and the numerous fireplaces in the walls above that are shown emerging at the roofline in fig. 1. Both the Serjeant's Hall and the parlour had fireplaces in the thick internal wall and doors into the service passage and the 'common stairs' to the south of the housekeeper's room. To the north of the Serjeants' Hall was the breakfast room, which had its own door to the service passage and which was located close to the kitchen and to the servants' hall. The Serjeant's Hall was the first of a suite of reception rooms extending southwards from the entrance: the Parlour, which incorporated the southern bay window of the Phase 2 mansion; the Drawing Room, to its south; a lobby which gave access to the Study at the south-east corner of the house; and the southern staircase and a dressing room at the south-west corner adjoining the bedroom. The bedroom could be entered through the dressing room or from a door at the foot of the best stairs. The doors between the suite of rooms, from the breakfast room to the drawing room, were in line, forming an enfilade so that a visitor could appreciate in one view the number of reception rooms and move effortlessly between them.

The ground-floor reception rooms may have been created by removing earlier walls, as the wall between the Serjeant's Hall and the Parlour did not line up with the wall required to carry the gabled roof over the presumed southern wing of the Phase 2 mansion. The fireplaces in the thick internal wall were also positioned well away from the centres of the rooms, contrary to the requirements of symmetry, and these must have appeared rather unbalanced rooms to visitors familiar with more rigorously planned Palladian mansions in the eighteenth century.

The southern staircase, in the lobby between the drawing room, the study and the south-west bedroom, was located axially at the end of the thick internal wall. Staircases in similar positions can be seen in the early seventeenth-century Gainford Hall, County Durham, and Kiplin Hall, North Yorkshire (Gomme and Maguire 2008, 46–7, and plans 17 and 18). However, this staircase in Anderson Place was probably built by second Sir William Blackett when he added the north and south wings between 1680 and 1705 as a means for family and guests to move from the drawing room up to first and second floors, emerging eventually from the cupola onto the flat roof. There was no provision in this plan for a similar staircase to ascend from the ground floor to reach the roof of the northern wing, so presumably it began on the first floor. The dining room may have been on the first floor on the entrance front, reflecting practice elsewhere, including Capheaton Hall (Northumberland) and Coleshill House (Berkshire). If so, the best stairs, as illustrated by Roberts (2006, 55–9), would have formed a prestigious route between the ground floor reception rooms and the dining room. Servants would have used the common stairs, close to the kitchen, to bring food to the Blacketts' dining table. The family and their guests may have passed from the dining room through the room with the bay window above the servants' hall to reach bedrooms in the northern wing and a staircase providing access to the flat roof of this wing.

Anderson Place faced Pilgrim Street, and the decision to retain this orientation meant that service rooms occupied much of the ground floor facing onto the gardens to the west. This, and the re-use of the earlier northern bay window room, may have been an acceptable sacrifice to establish the service/family zoning within the house. There was no central entrance on the west elevation (fig. 8); the door that gave access to the gardens, between the best stairs and the pantry, was relatively narrow to conform to the sash window and raised panel above it, and it was positioned to open onto the central path through the garden (which was on the

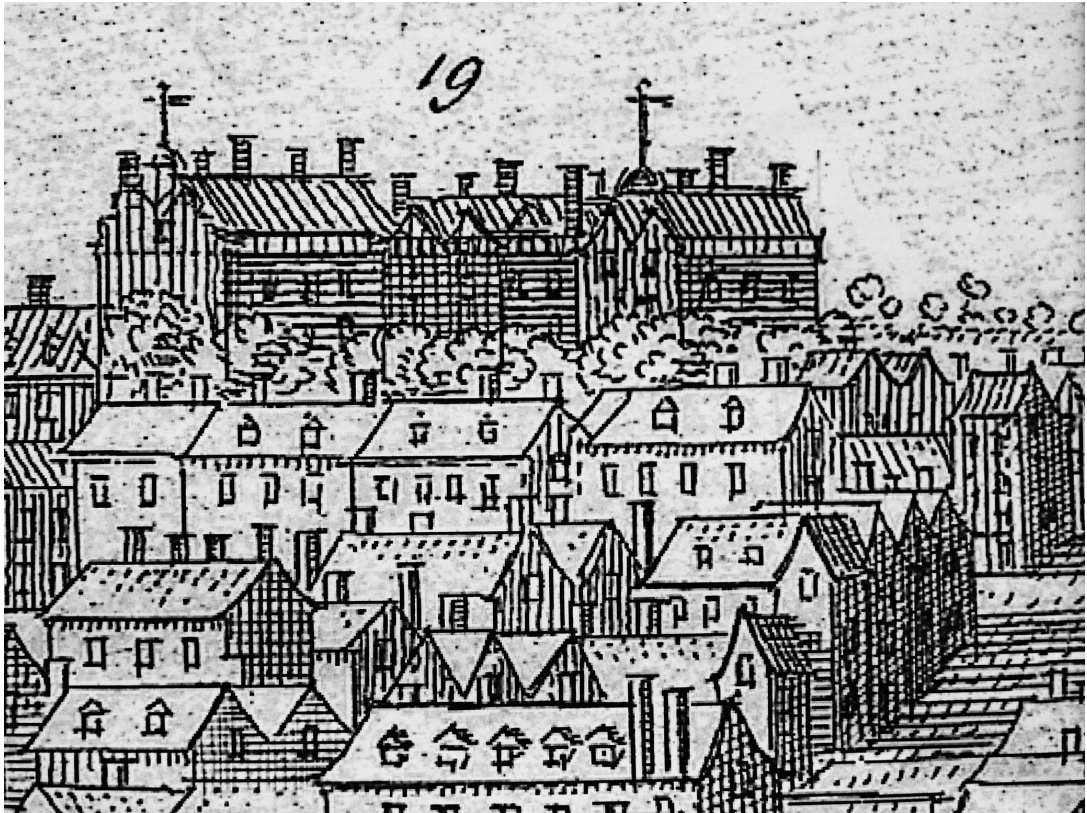


Fig. 13 A detail from Samuel and Nathaniel Buck's 'The Prospect of the South-east View of Newcastle upon Tyne' of 1745, showing Anderson Place, immediately below the figure '19', with Pilgrim Street at bottom right. (Northumberland Archives, Woodhorn, SANT/DRA/4/1/26. Reproduced by permission of the Society of Antiquaries of Newcastle upon Tyne).

presumed site of the cloister of the friary). This strengthens the point noted about the sash windows and raised panels being inserted into an existing wall, as a complete rebuilding of the west elevation would have established a more symmetrical relationship between the house and gardens. The gardens may have been best appreciated from the rooms on the first floor of the main block and from the upper floors and roofs of the north and south wings, and from the raised terrace and belvedere to the west.

*Phase 5: The replacement of the flat roofs on the north and south blocks*

The most significant alteration made to Anderson Place, possibly by Walter Calverley Blckett after 1728, was the replacement of the flat lead-covered roofs and the cupolas on the north and south blocks (that had been added by the first Sir William Blckett, c. 1700) with double-gabled roofs covered with slates. This reconstruction occurred before 1743, when Anderson Place was drawn in some detail by Samuel and Nathaniel Buck in their view of Newcastle from the south (fig. 13). (Curiously, the Bucks also seem to have drawn the cupolas and wind



Fig. 14 'The Mansion of the Late Sir Walter Blackett Bart.' (From John Straker, *Memoirs of the Public Life of Sir Walter Blackett, of Wallington, Baronet, Newcastle*, 1819. Reproduced by permission of the Society of Antiquaries of Newcastle upon Tyne).

vanes on the north and south ends of the house, although it is difficult to see how these could have been fitted in with the double-gabled roofs.) It is unclear in the Blackett archives when this alteration took place; there were very substantial payments recorded for the rebuilding of Wallington Hall, and for work at Kenton Hall, but also for other buildings owned by Sir Walter and it is difficult to disentangle which building was being referred to. There were, however, payments made that may relate to the replacement of the roofs at the Newcastle house: £6 to George Scafe in September 1732 for 'slaters work done at ye house in Pilgrim St;' of £2 to John Dixon in 1735 for plumbers' work 'about ye Newcastle House;' £5 to John Scafe for slaters' work 'abt ye House in Pilgrim St;' and £6 and £3 to 'Matt Wheatly joyner abt ye House.'<sup>22</sup> This replacement of the flat roofs was symbolic as well as practical for, as he had the exclusive ambience of Wallington in which to impress his peers, Sir Walter had no need to look down on Newcastle from the roof of his house.

Although Sir Walter's priority was clearly the remodelling of Wallington Hall and the estate, he did maintain the house in Newcastle. It is very difficult to identify, in the Blackett accounts, the work done on the Newcastle house unless the steward was specific but there were very substantial payments for work at the Newcastle house in 1753. These included £179 paid to Thomas Gunn 'for mason work at ye Newcastle House;' £48 to the plumber Jno Dixon; £76 to William Blenkinsopp 'for carpenter work at Newcastle;' £50 to William Hall for joiner's work; £24 to Thomas Hilcoat for smithwork; and £46 to Thomas Johnson for brickwork. William Curry was paid £9 for nails for work at Newcastle and Joseph Whitby received £38

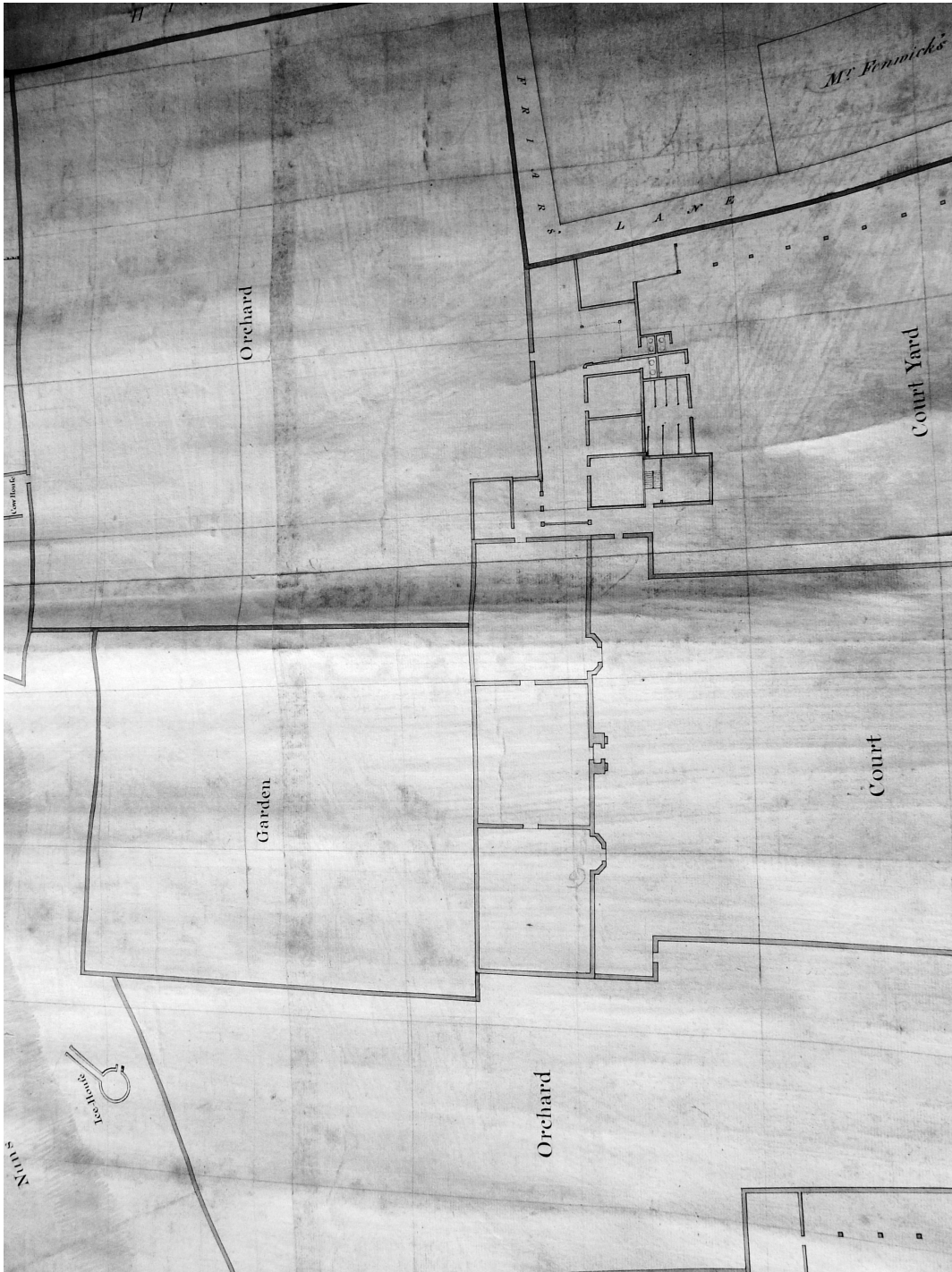


Fig. 15 Anderson Place in 1783, showing the three entrance doors on the east elevation. (Reproduced by permission of Mr and Mrs Anderson, Little Harle Tower, Northumberland).



for painting and glazing at Newcastle. There was also a payment of £2 12s to Richard Lockley for a carved chimney, and Edward Marr was paid £6 12s for plastering. (Marr had worked at Dunston Hill House in 1750–51, at Newcastle Infirmary in 1752–3, and at Blagdon Hall c. 1752 to 1757, whilst his brother, Stewart Marr, was paid for ‘plaistering the Octagon’ at Seaton Delaval Hall on 6 October 1759.<sup>23</sup> In December 1762 George West was paid £5 15s for upholstery work at the Newcastle house and William Henzell received £63 4s for joiners’ work at Newcastle, and Isaac Wilson was paid £18 9s for plumbers’ work in the following month.<sup>24</sup>

*Phase 6: The division of the house into three*

After Sir Walter’s death, Sir Thomas Blackett divided the house into three. This change was marked on the east front, where the ground-floor window of each projecting bay was replaced by a new doorcase. These were shown in a plan of 1783 (fig. 15), in the views of the house in 1812 (fig. 12), in 1819 (fig. 14), and in Mackenzie’s view of the porch (fig. 9). The doorcases were deliberately antiquated, replicating the form of the central door of the early seventeenth-century porch, and had flat hood-mouldings over the arched doorway. This antiquarianism would have continued the artifice of an ancient house in the centre of the town. The division of the house into the three properties, shown in the plan of 1783, would have required new internal walls to be constructed and a new staircase to be inserted in the northern house. The southern house would have had the best stairs (those that ended up at Brinkburn Priory) as well as the stairs that had led upwards to the southern cupola.

Several views of the house show single-storey Gothick arches on the north and south ends of the house, and Gothic quatrefoils in the gables of the earlier curved gables (fig. 14). The arches were not shown on the internal plan (fig. 7), nor on the survey of 1783 (fig. 15). They may have been added by George Anderson after 1783, as similar Gothick motifs appeared in the White Cross, designed by David Stephenson in 1783, and the Gothick screen designed by William Newton for St Nicholas’s Church in the refurbishment of 1783 (Mackenzie, 1827, plate opposite page 242). The structures at Anderson Place may have provided entrances to the gardens if these were divided when the three separate properties were formed.

*Phase 7: Demolition, and the surviving fragments of Anderson Place*

After Grainger purchased the Anderson Place estate he wasted little time in selling off the contents and then demolishing the house. The largest surviving fragment of Anderson Place is the best staircase, of c. 1700, which was sold off during the demolition of the building in 1835 to the owner of another former monastic property, the manor house at Brinkburn. It was never installed as it had been designed for a floor-to-ceiling height of 11 feet (3.35 m), not the 14 feet (4.25 m) of the ground floor at Brinkburn (Roberts 2006). A fireplace, doorcase pediments and another staircase survive at Little Harle Tower, Northumberland. On the site of Anderson Place itself, there is no evidence of the house, although the eastern end of High Friar Chare can be seen, separating buildings to the north (on the site of Brigham’s almshouses) from the grounds of the friary and the later mansion house to the south. At 22 Newgate Street there is one reminder of the Andersons’ occupation, the ‘house in an antique fashion ... called the Nuns-gate’ which was erected by Major Anderson in the early nine-

teenth century (Mackenzie 1827, 174); it bears the family arms on a shield, and stands close to the site of the archway into the monastic precinct (fig. 3)

### THE GARDENS OF ANDERSON PLACE

Anderson Place was remarkable not only for the great size and form of the mansion but also for the extent of the secluded grounds within its high walls. Mackenzie (1827, 179) noted that for many years the house was hidden from view on Pilgrim Street, with access being a privilege extended only to the guests of the Andersons and the Blacketts. The entry to the estate was through an elaborate gate on Pilgrim Street (fig. 1) which Roberts (2006, 52) attributed to the architect William Etty who supervised construction of Vanbrugh's designs for Castle Howard (North Yorkshire) and Seaton Delaval Hall. To either side of this gateway were stable blocks, possibly the high and low stables mentioned in eighteenth-century Blackett cash books.<sup>25</sup> Although not shown in Knyff and Kip's illustration (fig. 1), the house stood on a slope, as can be seen today between Grey's Monument and the Theatre Royal. To create the level appearance shown in illustrations of Anderson Place would have required building up the southern end of the house, perhaps over a cellar. This may have been disguised by landscaping (and by artistic licence), and there were no steps shown on the internal plan to indicate changes of level within the house. The cash book references to high and low stables may have indicated that behind the lines of trees immediately to the left of the mansion house (fig. 1) there was a change in level, perhaps with a retaining wall for the flat land between the house and gate to Pilgrim Street.

Among the most striking features in the images of Anderson Place, particularly in the view by Knyff and Kip (fig. 1), were the extensive gardens around the house. Similar Northumbrian gardens, composed of rectangular parterres and gravel walks, were shown in paintings of Capheaton Hall in 1674 and Blagdon Hall, c. 1730 (Pears 2010; 2012). Little remodelling of the gardens occurred after the seventeenth century, though there were many payments throughout the period of Sir Walter's ownership to maintain the gardens. In the 1720s John Fletcher was employed as a gardener at the Newcastle house.<sup>26</sup> Like the house, the gardens at Anderson Place received piecemeal funding, and there was nothing on the scale of the payments made by the Blacketts to remodel the landscape around Wallington Hall. There, park walls were built, lakes established, and garden buildings and eye-catchers erected.<sup>27</sup> The formal terraces, paths and small square plots shown in Knyff and Kip's view were still in evidence in another illustration entitled 'Plan of Sir Walter Blackett's House and Gardens at Newcastle' (fig. 16). This was undated, but must date from after his inheritance of the title from his uncle in 1749. It showed the house only as a greatly simplified rectangle, running north to south, for the plan was intended as a survey, not of the house but of the lands within the estate, which were given in acres, roods and perches in a key on the left. Drawing only the basic outline of the house may have been a surveyors' convention, as Beilby's plan of Newcastle of 1788 also showed the outline of the house as a rectangle, without the porch and bay windows. When it was surrendered in 1539, the friary had 'three small orchards, three little gardens, and a small meadow' totalling around 3½ acres (Welford 1885, 168); the post-1749 survey (fig. 16) gave an area of just over an acre for the garden to the north-west of the house and 3½ acres for the gardens round the house; the increase in land may have been created by the demolition of the priory church and most of the cloister buildings. Measuring techniques were certainly also more accurate by the eighteenth century. Despite the lands noted above

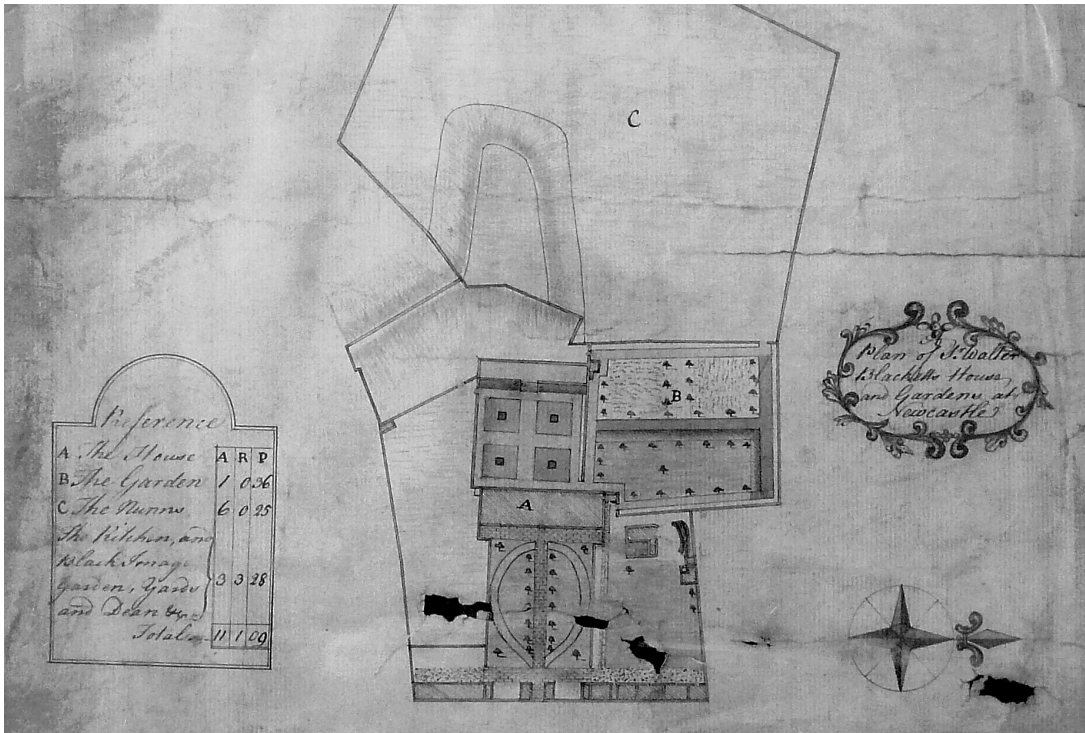


Fig. 16 'Plan of Sir Walter Blackett's Houses and Gardens at Newcastle' (after 1749). (Reproduced by permission of Mr and Mrs Anderson, Little Harle Tower, Northumberland). The house is marked 'A'

belonging to the Lewens in 1562 (which may have been much of the friary grounds) it seems that the boundaries had changed little through the two centuries since the friary's dissolution.

The plan (fig. 16) showed the layout of the buildings fronting onto Pilgrim Street and some, but not all, of the details of the garden. At the north-east edge of the site the garden wall cut back along the line of High Friar Chare, which dog-legged to the south at this point. In fig. 1 the area on the other side of the Chare was occupied by a rectangle of buildings at the corner where the road within the town wall met Pilgrim Street, immediately inside the Pilgrim Street gate. These properties, on the site of the medieval Brigham's almshouses noted by Brand, overlooked the gardens to the east of Anderson Place and were not part of the estate.

This survey (fig. 16) and the various illustrations provide further evidence for the location of the demolished friary church: conventionally, if the thick wall within the house was originally built as the east or west wall of the cloister, the nave of the church would have lain to the north of the house, occupying what later became the northern edge of the western garden, whilst the choir may have extended beyond the eastern face of the house towards Pilgrim Street, into what Kynff and Kip showed as the grassed area to the north-east of the house. The dog-leg in High Friar Chare may have been due to the existence of these almshouses before the Dissolution. Kynff and Kip illustrated an exercise yard for horses to the north-east of the house: a circular track with a raised feature in the middle, possibly a drinking-trough. There were stables for the (undivided) house on the frontage to Pilgrim

Street (fig. 1) and the 1783 plan (fig. 15) showed that the later building to the north of the house included some stables.

Before the east front of the house a formal tree-lined path led from the Pilgrim Street entry to the main door of the house (fig. 16), but the trees lining the northern and southern walks that had been depicted in Knyff and Kip's view of 1707 were not apparent. Instead, there were two curving paths bowing out from the eastern gate and returning to the central path where it met the broad terrace in front of the house. These curved paths showed the beginning of new ideas of garden layout that replaced the rigid straight lines of the French and Dutch gardens that were popular after the Restoration of the monarchy from the 1660s until the 1720s, though it must be noted that rigidity of plan remained elsewhere in the grounds of Anderson Place. To the south of the house, the plan showed the wide, irregularly-shaped outline that Knyff and Kip had illustrated as an orchard, with long lines of fruit trees running along its length. Behind the house was a walled garden with four square parterres, bounded by paths cutting through the area and around the walls, a design offset from the symmetry of the house that was apparently little changed from the view in 1707. The garden may have been laid out at the same time as the internal reordering of the house, or it may have been an earlier garden design that was retained to minimise costs. Without documentary support the relationship between the garden and the phases of the development of the house may remain elusive. Knyff and Kip's view showed statues in the centre of these squares, and this was confirmed by the picture of the western elevation of the house (fig. 8), though the squares contained shrubs and the statues were mounted on plinths. On 30 June 1727 Joseph Forster was paid for painting the drawing room and withdrawing room and for painting 13 'images' — possibly the statues in the garden (which were later transferred to Wallington) — thrice over at 2s apiece, amid other payments for work at the Newcastle house.<sup>28</sup> On 9 June 1736 Nicholson Laidler was paid for 'painting the images and seats in the gardens', but it is unclear if these were at Wallington or Newcastle.<sup>29</sup> At the western side of this garden was a raised platform, reached by steps from the central path. From this broad walk the Blacketts and their visitors could look back at the house, westwards towards the Lort Burn and to the fields of the Nuns beyond, southwards towards St Nicholas's Church, or northwards to further gardens. There was a belvedere at the northern end of the raised platform and this may have been used for refreshments. Between the belvedere and the northern boundary of the estate were two gardens, one set out as an orchard, as shown in Knyff and Kip's illustration, and another one to the east of this, closer to the house, which was possibly a lawn, though Knyff and Kip had showed this area divided into two square gardens, delineated by paths and containing some intricate planting. The sale document between Richard Grainger and Thomas Anderson showed that when the house was divided into three the gardens had been divided by new walls also.<sup>30</sup>

To the west, the Nuns was not converted into gardens; it remained as fields throughout the eighteenth century and there were payments each year for seeds, gardening equipment such as scythes, and for mowing the grass. This produced a small income through the sale of the hay, although some may have been kept for the Blacketts' own horses.<sup>31</sup> In 1746 a new ice house was constructed to the south-west of the house, on the edge of the Lort Burn. It was shown in the map of 1783 (fig. 15), as a circular chamber accessed from a short entrance passage close to the wall of the western garden and a longer passage, possibly from just above the Lort Burn, if this was the source of the ice. The builders were listed in the Blackett accounts: Robert Scott was paid for labour; William Turnbull for sinking the ice house;

Michael Dawson and John Cook supplied bricks and lime; Thomas Johnson was paid for bricklaying; widow Turnbull supplied oak planks for the ice house; Thomas Shottrigg did the carpentry; and John Straughan and John Blackett thatched the roof with heather pulled by Edward Forster and led to the site by Jonathan Lawson.<sup>32</sup>

### THE SIGNIFICANCE OF ANDERSON PLACE

The plan of the interior of Anderson Place (fig. 7) showing the thick internal wall of Anderson Place, may guide future investigation of the size and location of the friary buildings in the area to the south of Grey's Monument and the remaining section of High Friar Chare. No investigation of the friary church has been recorded, yet it may have held relics of St Francis of Assisi that drew pilgrims to Newcastle, hence the name of Pilgrim Street (McCombie 2005); such a church may have been rather more elaborate than other friaries and may have been a rival to the Cult of St Cuthbert at Durham.

This article has questioned the received narrative of a single ownership for the former nunnery and friary in the period 1540–1645, although the absence of documentary sources prevents definitive conclusions and invites further research. Further documents may emerge to clarify the conjectures here about the sequence of ownership of the nunnery between Henry Anderson III and Sir Francis Anderson, and resolve the uncertainty about ownership of the site of the friary. Should the Milbank manuscript, cited by Bourne, reappear, it might clarify the story of Newcastle after the Dissolution. Of Anderson Place itself, it is clear that a house existed on the site of the Franciscan friary from 1610 when it was called the Newe House on John Speed's map. It is difficult, however, to disentangle the early history of this house — given the documents that survive today — and the development outlined in this article can only be conjectural.

Anderson Place re-used religious houses and their lands — estates that remained reasonably coherent despite the growing economic and social pressures on space within Newcastle. Until the Grainger estate was developed in 1835, the demand for additional building land had to be accommodated outside the town walls. Examples of this were the ribbon developments along Sidgate (outside the Newgate; now Percy Street) and beyond the Pilgrim Street gate along Northumberland Street, and streets such as Saville Row and Vine Street which were created in the late eighteenth century. The house itself had innovative features including a fine porch comparable to contemporary examples in the region; above all, it appears to have had a symmetrical principal elevation, an early development in north-east England and a feature shared with a small number of houses of *c.* 1600 constructed by families with Newcastle trading connections. The installation of sash windows on all but the earlier bay windows demonstrated an awareness by the new owners *c.* 1700 of technological innovations nationally, whilst the decorative panels linking these sashes into columns showed familiarity with classical architectural styles.

Buildings in north-east England rarely feature in the general discourse of English architecture, yet the work of the 'Newcastle Master' carver and the direct contacts established by Newcastle merchants with Continental ideas show that London was not the only source of influence to a wealthy, educated and ambitious elite. This article extends the findings of previous analyses of the region's architecture and raises further questions about how buildings were perceived and used. All commentators agreed that Anderson Place was an impressive house, but it was perhaps only so in relation to others in Newcastle. The house received

piecemeal updating, but never a full rebuilding. It retained antiquated features such as the mullion and transom bay windows and porch until its demolition. Although the house was a prominent display of mercantile wealth, it may be that it was not considered as beneficial as the ownership of a country estate. Several families associated with Anderson Place in the documentary record sold or transferred it when they were wealthy and socially advanced enough to become the owners of a country house. Although they had usually made some changes to Anderson Place before they sold it, the owners went on to invest much greater funds in acquiring or building their country house: the Liddells at Ravensworth and Farnacres, Sir Francis Anderson at Bradley, the Blacketts at Newby and Wallington, and the Andersons at Little Harle Tower.

Ultimately, the house ceased to be an asset to the town and became a hindrance to its development. Two years before the destruction of Anderson Place the passing of the Great Reform Act 1832 irrevocably damaged and diminished the oligarchy whose dominion the house had asserted, and the following year the Municipal Corporations Act 1835 replaced the old order with a new Town Council elected by ratepayers, many of whom lived and worked in the new streets that replaced Anderson Place. Anderson Place remains in illustrations and a few fragments, and these — particularly with the new sources published here — show how the owners adapted the house through two centuries when it was, in the words of Baillie (1801, 129) the ‘glory of Pilgrim street and indeed of Newcastle’.

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#### NOTES

<sup>1</sup> Northumberland Archives, Woodhorn, 0660/1/8, Articles of agreement between Thomas Anderson and Richard Grainger for the sale and purchase of property in Anderson Place, Bigg Market, Pilgrim Street, High Bridge, Nunsgate, Nuns Lane, High Friar Street, High Friar Lane and Newgate Street.

<sup>2</sup> Tyne and Wear Archives and Museums, Discovery Museum, Newcastle (hereafter TWAM), 201/3/52, Deed of covenant between Patrick Neelson and Sir Ralph Delaval, 10 March 1615; TWAM, 29/1/52, Feoffment between Sir Ralph Delaval of London and Ralph Delaval of Seaton Delaval, and Robert Jennison DD, 8 December 1647.

<sup>3</sup> Durham University Library Archives and Special Collections (hereafter DULASC) DPRI/1/1605/1–4, Will of Henry Anderson of Haswell, 1605. I am grateful to Mr Francis Giotto of DULASC for assistance in transcribing this will. Brand (1789, 233, note b) had noted this, but neglected to mention which of the many Henry Andersons it applied to.

<sup>4</sup> Brand (1789, 233, note b) assumed that Henry Anderson III was a son of Robert Anderson, but this was not so. Surtees (1820, II, 268) stated that Robert Anderson of Alnwick was the father of Robert Anderson I of Newcastle (Sheriff of Newcastle in 1559 and Mayor in 1567), the father of Robert II, and grandfather of Robert III.

<sup>5</sup> DULASC, DPRI/1/1609/G7/1–2, Will and inventory of Sir Henry Guevara; DPRI/1/1630/G8/1–10, Will and inventory of Dame Mary Guevara.

<sup>6</sup> The National Archives, PROB 11/222/298, Will of Sir Thomas Lyddell, 2 June 1652.

<sup>7</sup> TWAM, 201/3/52.

- <sup>8</sup> DRO, D/CG 19/21, 23 March 1639/40.
- <sup>9</sup> DULASC, GB-0033-GRN, Co. Durham/Barnard Castle/18 27 June 16 Charles I [1640].
- <sup>10</sup> DULASC, DPRI/1/1622/A1/1-7, Will and inventory of Roger Anderson, 22 August 1622.
- <sup>11</sup> TWAM, Newcastle Chamberlain's Account Books 1642-50. Records of Expenditure Transcribed by Barry Redfern 2008-10, p. 72 and p. 86.
- <sup>12</sup> Northumberland Archives, Woodhorn, 0672/E/1A/3 cash book 1731-46.
- <sup>13</sup> TWAM, MF 376, G/TAX2, Land Tax St Andrew's Parish Newcastle 1769-1837. 'William Heron, mason, Pilgrim Street' was listed in *Whitehead's Newcastle and Gateshead Directory for 1790*, p. 25.
- <sup>14</sup> Northumberland Archives, Woodhorn, 0660/1/2, Marriage settlement of Dr Stephen Pemberton, physician, of Newcastle upon Tyne, and Isabella Anderson, daughter of George Anderson of Anderson Place, 30 April 1782.
- <sup>15</sup> Northumberland Archives, Woodhorn, 0660/6/5, Will of George Anderson 23 February 1796.
- <sup>16</sup> Northumberland Archives, Woodhorn, 0672/E/1A/6, cash book 1774-7, entry for February 1774.
- <sup>17</sup> Roger Fern, pers comm, 1/1/2015.
- <sup>18</sup> Sir Walter Blackett obtained designs from many architects for the works undertaken at Wallington, including Daniel Garrett, James Paine, Thomas Wright, Lancelot 'Capability' Brown and William Newton (Northumberland Archives, Woodhorn, ZWN/I/74, Designs for estate buildings at Wallington). Blackett had also paid for designs by James Gibbs (died 1754) for the new Palladian-style library and vestry added to St Nicholas's Church, Newcastle, in 1736 to house the library of Revd. Robert Thomlinson (Friedman 1998). If Roberts (2006, 52) is correct in suggesting that the gate between Anderson Place and Pilgrim Street was by William Etty (died 1734), he may have produced the plan of the house too. As the plan is unsigned and undated, other than the period of 'Mr Blackett' 1728-49, the authorship is unlikely to be established. Perhaps the most significant detail is that the scale is in links (a land surveying measurement) rather than the more usual feet and inches.
- <sup>19</sup> This illustration is pasted into the copy of Eneas Mackenzie's *History of Newcastle* owned by Dr Tom Yellowley, formerly owned by the author and publisher Frank Graham.
- <sup>20</sup> A similar desire to emphasise antiquity may explain the retention of medieval towers alongside new classical-style houses in eighteenth-century Northumberland, as at Little Harle Tower, Craster Tower and Bitchfield Tower.
- <sup>21</sup> Trollap has been spelt Trollope and Trollop, but his surveyors' rule, in the National Museum of Scotland, Edinburgh (ref: T.1978.92) was inscribed '1655 Robert Trollap of Yorke free mason' and this spelling is used henceforth.
- <sup>22</sup> Northumberland Archives, Woodhorn, 0672/E/1A/3, cash book 1731-46.
- <sup>23</sup> Northumberland Archives, Woodhorn, 0672/E/1A/4, cash book 1747-61, entries for 14 August to 25 August 1753. For the Marr brothers, Northumberland Archives, Woodhorn, 650/E/1, 6 October 1759, for Stewart Marr at Seaton Delaval Hall; Edward Marr at Dunston Hill 1750 to 1751 (Northumberland Archives, Woodhorn, Carr-Ellison (Hedgeley) Collection, ZCE/12/5, cash book 1749-53), the Newcastle Infirmary 1752 to 1753 (TWAM, HO/RVI/2/1 Newcastle Infirmary collection, House committee minutes 1751-3) and Blagdon Hall c. 1752 to 1757 (Northumberland Archives, Woodhorn, Ridley (Blagdon) Collection, ZRI 47/3, Cash book 1753-61).
- <sup>24</sup> Northumberland Archives, Woodhorn, 0672/E/1A/5, cash book 1762-73.
- <sup>25</sup> Northumberland Archives, Woodhorn, 0672/E/1A/4, cash book 1747-61.
- <sup>26</sup> For example, Northumberland Archives, Woodhorn, 0672/E/1A/1 cash book 1722-27. Payments to Fletcher on 14 August 1725, 29 January 1726, 12 August 1727.
- <sup>27</sup> E.g. the tower at Rothley lakes, built by George Brown in 1747, or the hothouses built in the gardens in 1747-51, for which William Joyce of Gateshead supplied 'pine apple plants' for £8 15s 9d, paid on 8 December 1747. Northumberland Archives, Woodhorn, 0672/E/1A/4, cash book 1747-61.
- <sup>28</sup> Northumberland Archives, Woodhorn, 0672/E/1A/1, cash book 1722-27.
- <sup>29</sup> Northumberland Archives, Woodhorn, 0672/E/1A/3 cash book 1731-46.
- <sup>30</sup> Northumberland Archives, Woodhorn, 0660/1/8, Articles of agreement between Thomas Anderson and Richard Grainger for the sale and purchase of property in Anderson Place, Bigg Market, Pilgrim Street, High Bridge, Nuns gate, Nuns Lane, High Friar Street, High Friar Lane and Newgate Street.

<sup>31</sup> For example, Northumberland Archives, Woodhorn, 0672/E/1A/3, cash book 1731–46, payments on 27 April 1745 to Robert Rankin for ‘20 bushells of hay seeds for ye Nuns’ and on 11 June 1745 to William Curry for ‘nails, scythes, etc for Newcastle House and gardens’.

<sup>32</sup> Northumberland Archives, Woodhorn, 0672/E/1A/3, cash book 1731–46, payments made 21 June to 23 December 1745.

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