

Newburn Haugh Industrial Estate, Lemington, Newcastle (NGR: NZ 18396 64354)

Heritage Statement for proposed Gas Power Generation Facility

South West Archaeology Ltd. 10.10.2019

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Project Background

South West Archaeology Ltd. Was commissioned to undertake an Heritage Statement on behalf of Aardvark EM Ltd (the Client) on land at Newburn Haugh Industrial Estate, Lemington, Newcastle, prior to the proposed installation of a Gas Power Generation Facility.

Site Location

The site lies at the northern end of the Lemington Gut, north of the River Tyne at a height of c.5m AOD. The site lies to the south of the village of Lemington, which is at the western edge of the Newcastle-Upon-Tyne. The soils here are the deep permeable fine loamy river alluviums of the Wharfe Formation (SSEW 1983), which overlies the mudstone, siltstone and sandstone of the Pennine Lower Coal Measures Formation (BGS 2019).

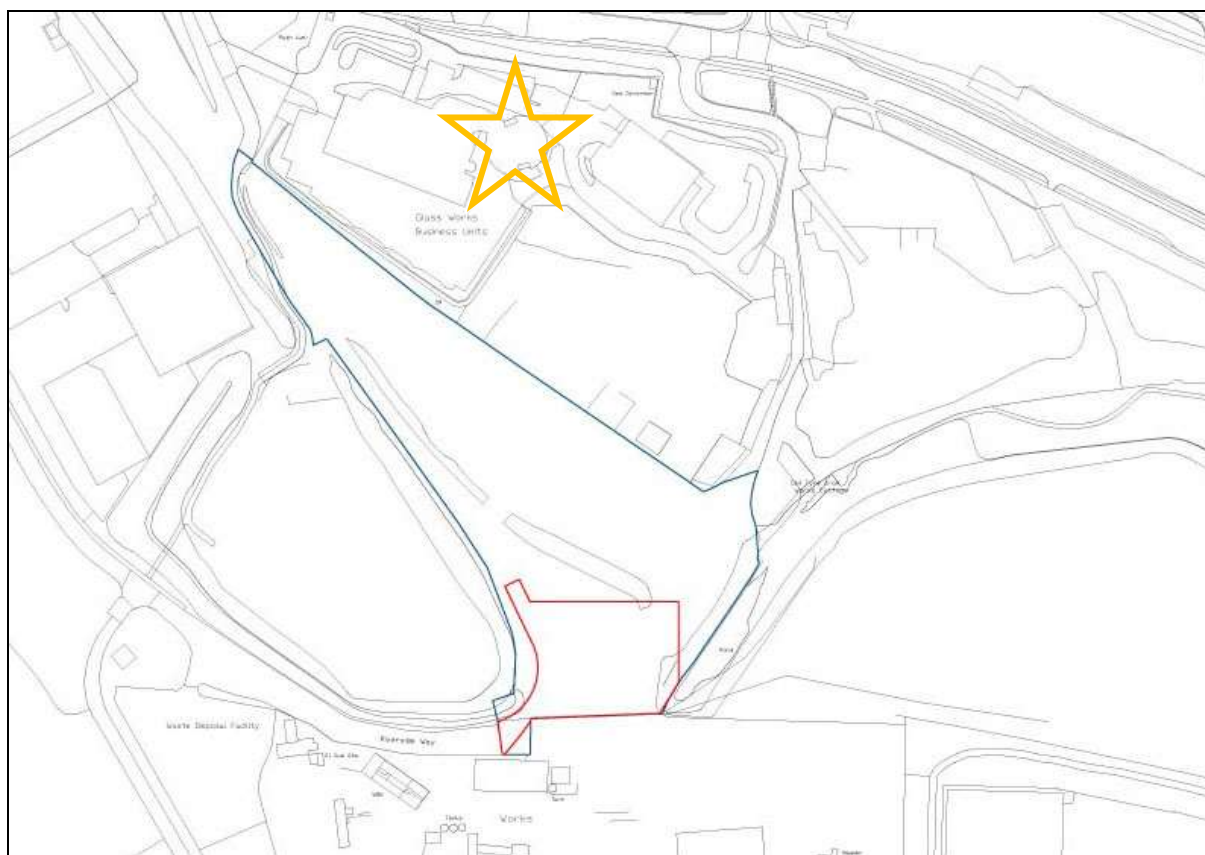


FIGURE 1: THE PROPOSED SITE LOCATION IN RED, THE GII* LEMINGTON CONE IS STARRED (COURTESY OF THE CLIENT).

Site History

The village of Lemington once lay chiefly in the township of Sugley and partly in the township of Newburn-Hall, in the parish of Newburn and the union and west division of Castle ward in the south division of Northumberland (Lewis 1848). In the mid-19th century it is noted as 'populous'. The area at this time was home to the extensive Tyne Iron Company manufacturing works, the glass works and three staiths for shipping coal to Newcastle and Shields via the Tyne, which runs to the south of Lemington.

The Lemington Glass Works were opened by the Northumberland Glass Company in 1787 on land leased to them by the Duke of Northumberland (Lemington centre 2019). There were originally four large cones and the only production was flat glass. The position of the glass works relative to the Tyne meant that shipping materials such as sand, alkali and clay was easy, and with the North Wylam to Lemington Point Waggonway running close by the factory, a steady supply of local coal was also easily achieved.

In 1837, the Northumberland Glass Company gave up ownership of the works and three of the cones were demolished. Joseph Lamb & Co. took over the ownership of the works in 1838 and held them until 1845. A subsequent decline in the glass industry saw a further reduction in the operations at the glass works, but between 1898 and 1906, under the ownership of Sowerby & Co., full production returned to the Lemington glass works. The General Electric Company took over in 1906 and the works were expanded and adapted for the production of light bulbs and glass tubes. New furnaces and machinery were brought in during the 1950s, but another decline in the glass industry followed and machine production ceased. In 1976 the cone was awarded a Grade II* Listing as the only surviving glasshouse on the Tyne. A film called 'Glassworks' (Amber Films) was produced in 1977, which showed various aspects of the commercial glass manufacturing process that took place in Lemington. In 1997 all glass production on the site was ceased. Lemington Glass Works was the last working glass works of its type and with its closure, all buildings but the final remaining cone were demolished.

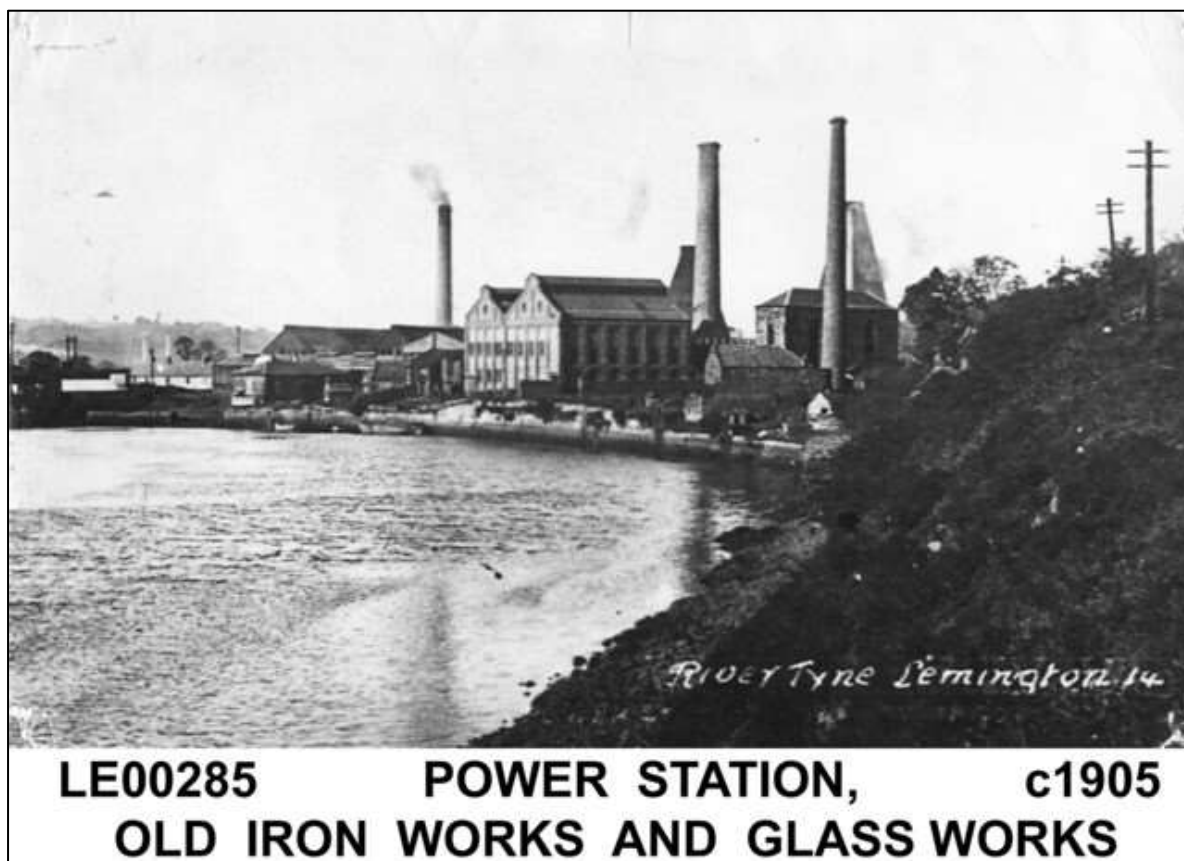


FIGURE 2: LEMINGTON POWER STATION WITH GLASSWORKS BEHIND, c.1905; WEST NEWCASTLE PICTURE HISTORY COLLECTION.

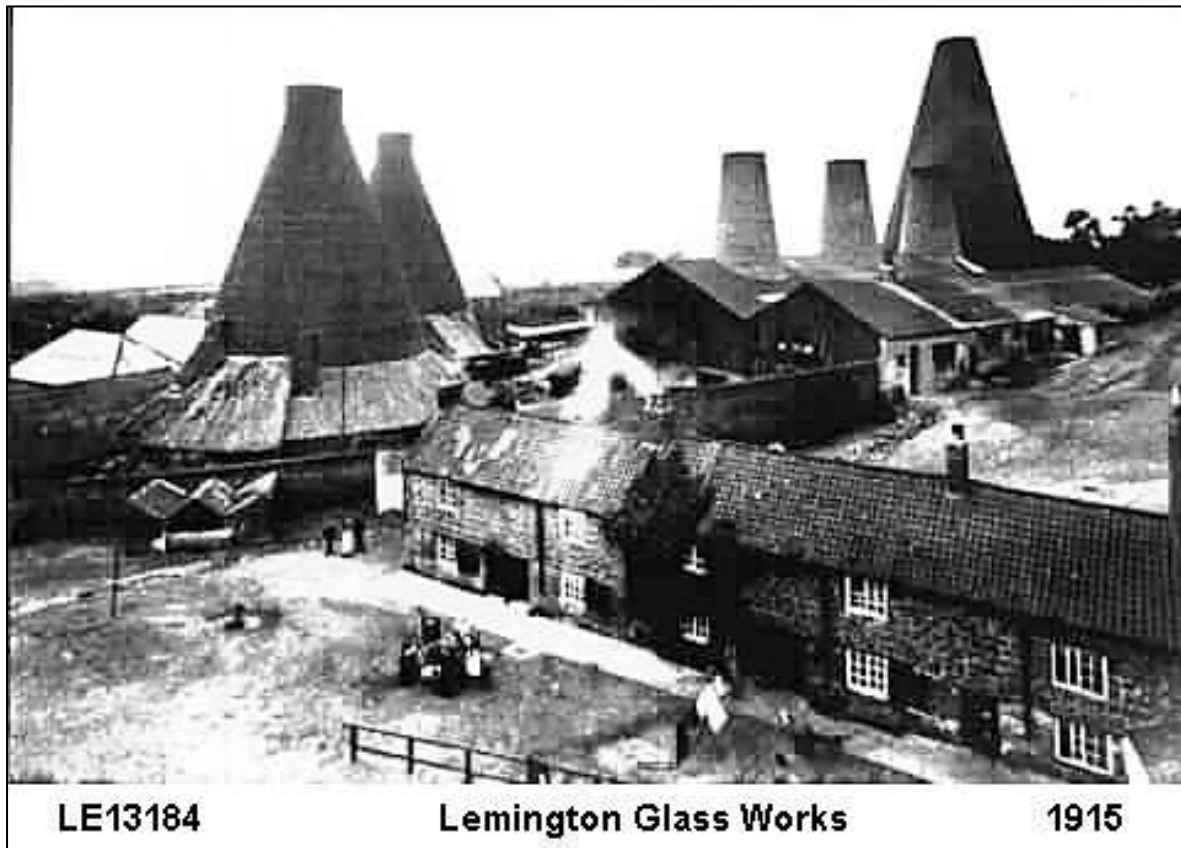


FIGURE 3: PHOTOGRAPH SHOWING THE CONES OF THE GLASSWORKS BEHIND THE COTTAGES ON CROSS ROW IN 1915; CO.CURATE.NCL.AC.UK.

Historic England List Entry

NZ 16 SE NEWBURN A6085 (south side, off) Lemington

Lemington Cone

4 June 1976

G.V. II*

List entry number 1299389

Listing NGR: NZ1836164572

Glassworks, now factory. Circa 1787 for the Northumberland Glass Company. English bond brick; renewed uppermost courses. Tall cone with 5 large segmental arches visible on west and south sides, 2 smaller on north, bricked up and with inserted door in north-west. Source: E. Mackenzie View of the County of Northumberland vol. II, Newcastle 1825, p. 382. Historical note: the only surviving glasshouse on the Tyne, famous since the early C17 for the manufacture of glass.

The cone, along with the remains of the former Tyne Iron Company Ironworks (coke ovens) and the remains of the largely demolished early 20th century power station, forms one of the few reminders of the strong industrial history of the area. The area now is mostly given over to modern commercial and light industrial units and the area seems to be slightly run. The glassworks cone has been incorporated into a Land Rover and Stanegate Stoves showroom, with a door inserted to make it fit for purpose, although the ownership lies with GB Glass Bulbs Ltd. The cone is one of only four surviving in the UK, with Wordsley in the West Midlands, Catcliffe in South Yorkshire and Alloa in Scotland.



FIGURE 4: SHOT SHOWING THE PROXIMITY OF MODERN COMMERCIAL AND INDUSTRIAL UNITS TO THE REMAINING GLASSWORKS CONE, c.2010; ANDREW CURTIS.



FIGURE 5: LEMINGTON GLASSWORKS CONE AND FORMER POWER STATION ACROSS LEMINGTON GUT, 2013; TAKEN BY ANDREW CURTIS.

Impact Assessment

For the purposes of this assessment, the *indirect effect* of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets like Listed buildings or Scheduled Monuments. Depending on the nature of the heritage asset concerned, and the size, character and design of a development, its effect – and principally its visual effect – can impact on designated assets over great distances. In this instance the proposed is only likely to have any measurable level of impact over a very short distance (c.250m), and as such only the GII* Lemington Cone has been assessed.

Sensitivity of Industrial Buildings and Infrastructure

A whole range of structures relating to a whole range of industries falls under this broad category, and include ruined, standing and functioning buildings. This might include bridges, canals, mills, factories, railways, warehouses and so forth. However, in most instances industrial buildings were not built with aesthetics in mind, despite the elements of formal planning that would often be present. The sensitivity of these structures to the visual intrusion of a wind turbine depends on type, age and location.

It is usually the abandoned and ruined structures, now overgrown and ‘wild’, that are most sensitive to intrusive new visual elements; wind turbines in the immediate vicinity could compete for attention.

What is important and why for Industrial Buildings and Infrastructure

This is a very heterogeneous group, though all buildings and associated structures retain some evidential value, which ranges with the degree of preservation. Some structures are iconic (e.g. the Iron Bridge, Shropshire) and quite often others are, due to the rapid intensification of industry in the 18th and 19th centuries, innovative in both design and application (historical/illustrative). Some may survive as working examples – in which case the associational value is maintained – but many are ruinous or

converted (historical/associational). All were designed, and many conform to a template (e.g. engine houses) although incremental development through use-life and subsequent decrepitude may conceal this. Fortuitous development may then lead to ruinous or deserted structures or building complexes taking on the air of a romantic ruin (e.g. Chilworth Gunpowder Mills), imagery quite at odds with the bustle and industry of their former function. Some of the more spectacular or well-preserved structures may become symbolic (e.g. Ashington Colliery), but communal value tends to be low, unless public access is possible.

Sensitivity and likely on Lemington Cone

The proposed development is for a Gas Power Generation Facility c.200m to the south of the Grade II* Glass Works Cone. The Cone stands over 35m tall and is dominant in views from the surrounding landscape. The proposed development lies downslope and has flues which would only stand c.6.5m tall and, while these will likely be visible, they will not stand tall enough to compete or distract from the Cone. The flues will likely blend in with the other vertical modern features in the immediate area, industrial/commercial buildings, telegraph poles, pylons and chimneys. The glass works formed a part of a bustling industrial site from the late 18th century onwards and the proposed development is in keeping with the historic industrial character of this area and its continuing, developing narrative.

Conclusion

The proposed development is unlikely to have any significant detrimental impact on the setting of the Grade II* Listed Glass Works Cone. The proposed development is in keeping with the industrial character of the immediate area and setting and will not compete in views of the Cone.

On that basis the proposed development is not considered to constitute significant harm in relation to the character, appearance or setting of the Cone and the development complies with national and local heritage policies and guidance. In addition, the Newcastle Upon Tyne Unitary Development Plan encourages industrial developments of this type at Newburn Haugh.

References:

BGS geology viewer 2019: <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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