



Design Information
for
Beechwood
Jesmond, Newcastle upon Tyne

.Musson.Brown



Introduction

In 2023 Musson Brown were appointed by the vendors to design an exceptional replacement villa; a change in circumstances provides you with a rare opportunity to acquire a construction-ready project in the heart of the coveted South Jesmond Conservation Area.

This document details the approved designs and other options for development.

Musson Brown would be delighted to assist you in realising an exceptional home, alternatively you could appoint your own team - to design a different house or reimagine the existing property.

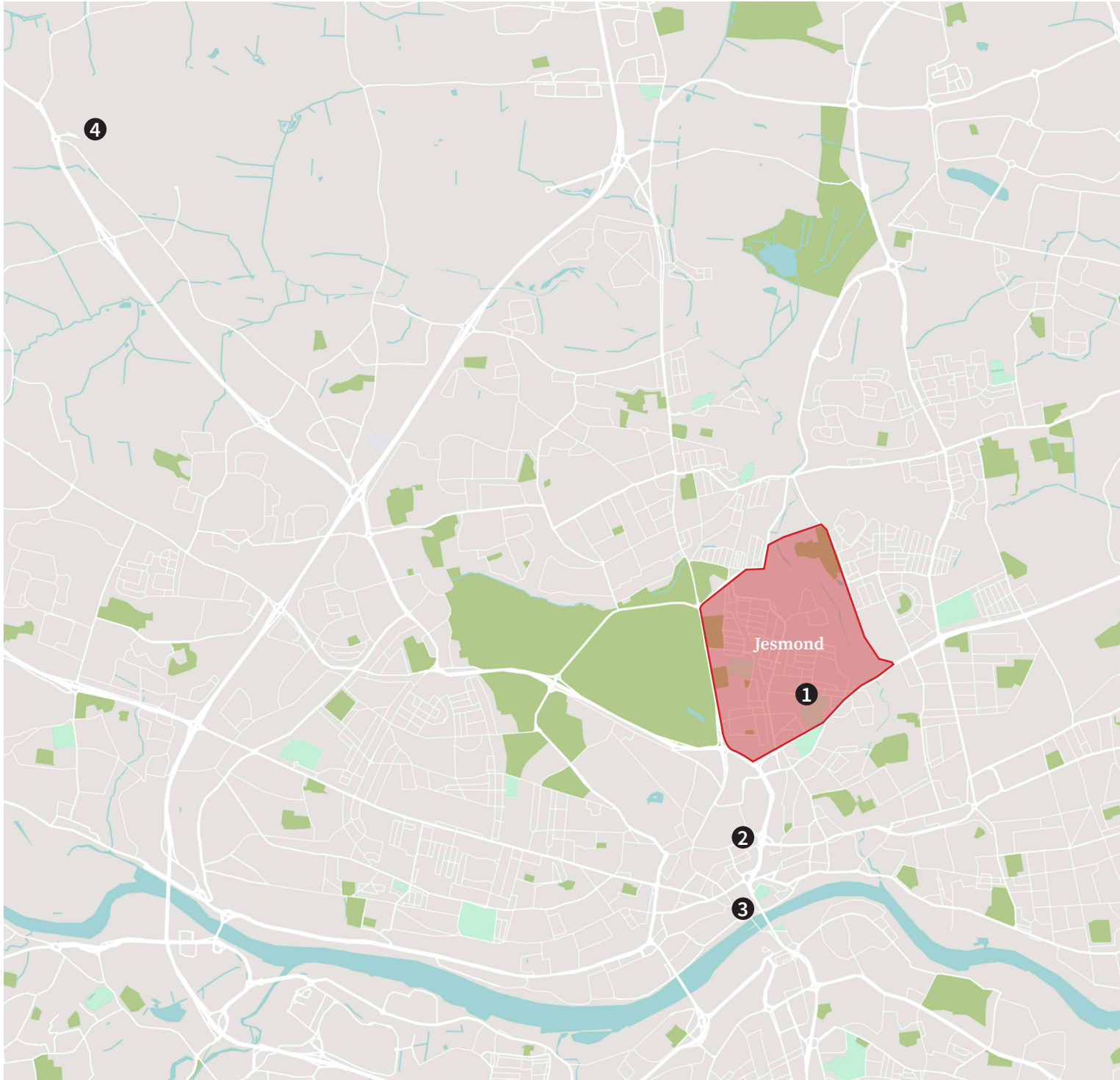
Newcastle upon Tyne; A vibrant, well connected city.

A vibrant city in the North East of England, Newcastle upon Tyne offers its residents the benefit of the hustle and bustle of a major city, with the peace and tranquility of the coast and Northumbrian hills within touching distance.

Newcastle upon Tyne is well connected, with a main line train station connecting it to London within 3 hours and Edinburgh within 1.5 hours.

Newcastle International Airport is just 7.5 miles from the site, providing opportunity to travel to many European destinations as well as further afield through direct links to Dubai International Airport.

Beechwood represents an exceptional opportunity to acquire an unrivalled site to build a modern villa in the heart of the super-prime South Jesmond Conservation Area.



Map of Newcastle upon Tyne

Key Distances	
Beechwood Site	1
Newcastle City Centre	2
Newcastle Central Station	3
Newcastle International Airport	4
London Kings Cross from Newcastle Central - 3 hours	
Edinburgh Waverly from Newcastle Central - 1 hour 30 minutes	

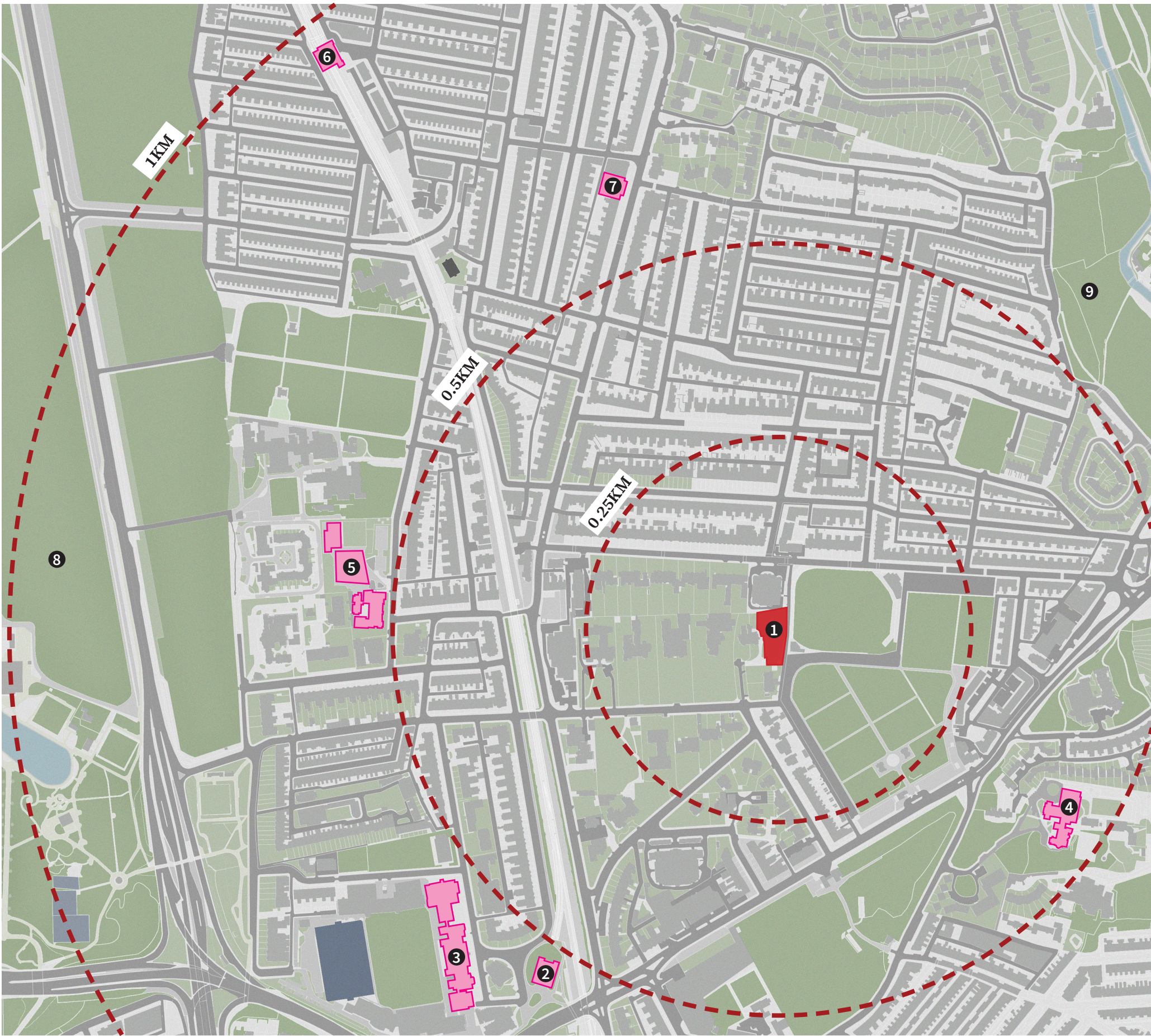
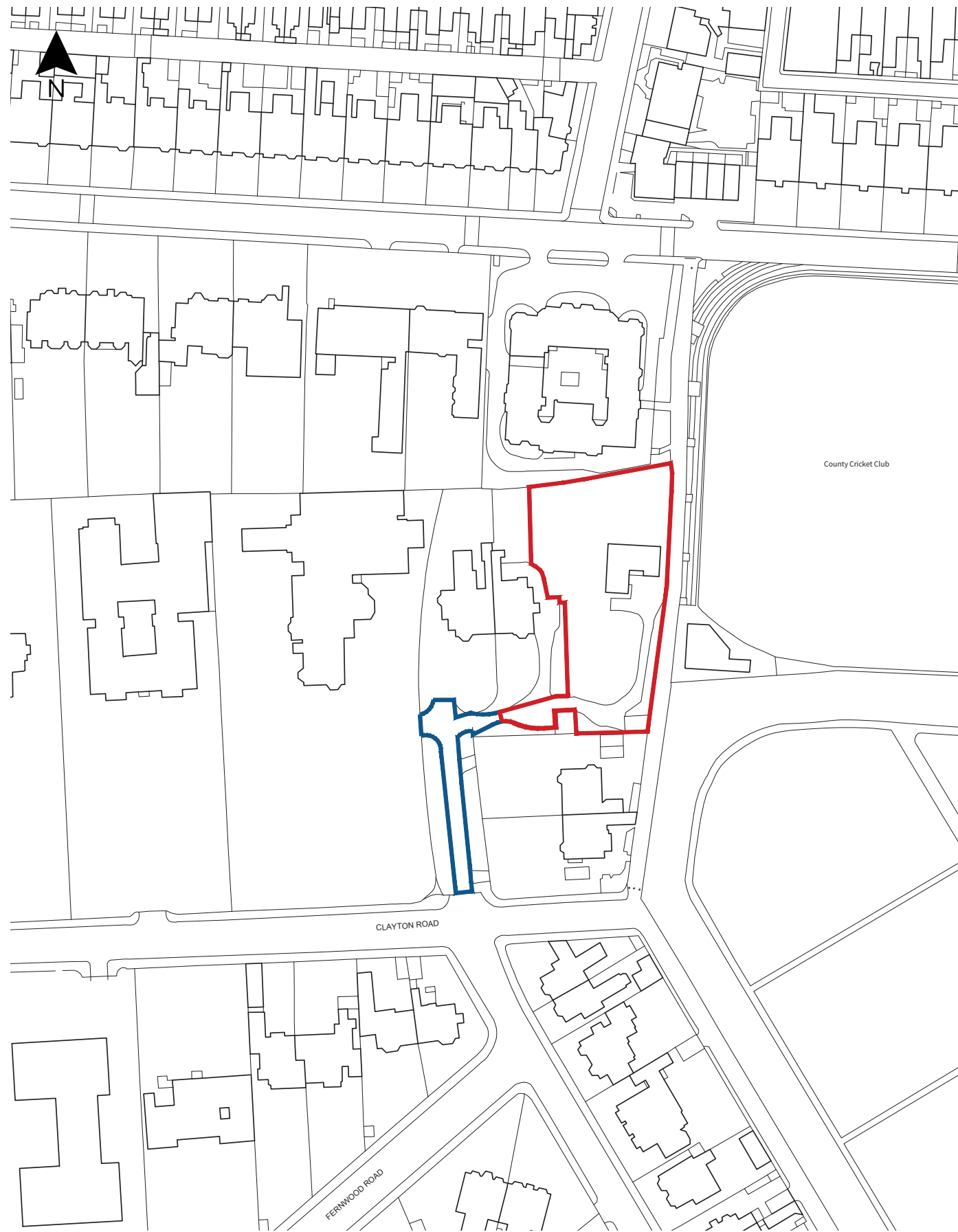


Figure ground of Jesmond showing proximity to key ammenities

Jesmond

Tucked away in a peaceful corner of the city and accessed by a private road, the 0.52-acre garden plot is just a short walk from the region’s finest schools, both universities, Nuffield Hospital, the RVI and two metro stations as well as the parks, amenities, and hustle and bustle Jesmond is known for.

Key Distances	
1	Beechwood
2	Jesmond Metro Station - 0.4 miles / 0.65 km
3	Royal Grammar School - 0.5 miles / 0.80 km
4	Newcastle Highschool for Girls Junior - 0.5 miles / 0.80 km
5	Newcastle Highschool for Girls Senior - 0.3 miles / 0.50 km
6	West Jesmond Metro Station - 0.9 miles / 1.45 km
7	Waitrose - 0.6 miles / 0.95 km
8	Town Moor
9	Jesmond Dene



— Ownership Boundary — Shared Ownership

Existing OS Plan



Aerial view showing site with existing property

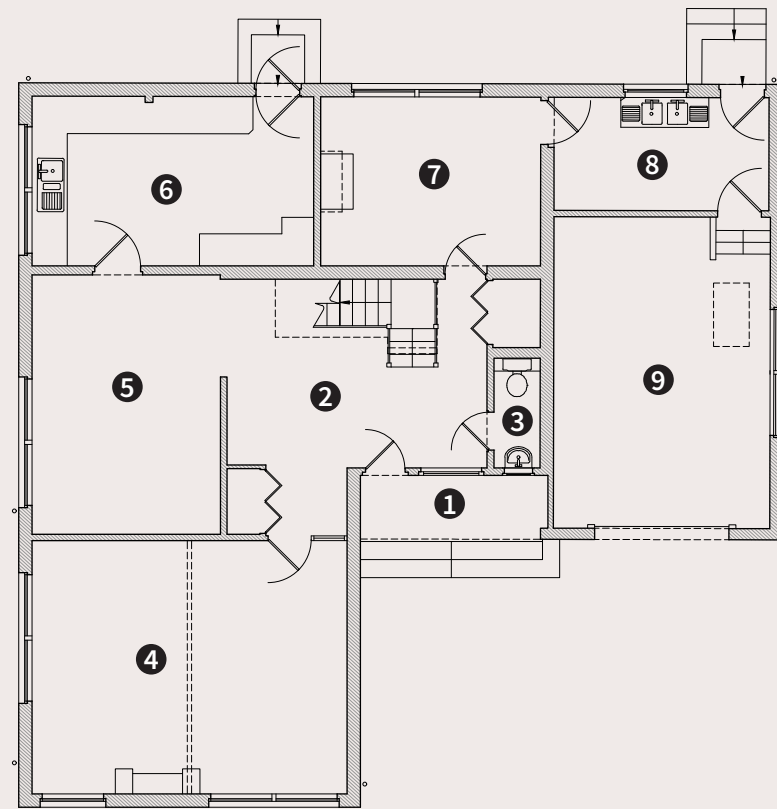
The Plot & House

The plot is unusual within the conservation area, it has no road frontage and cannot be categorised with the front and back garden arrangements typical of the Victorian suburban development of the area. As such, the design demands a creative, truly three-dimensional development process which responds to the immediate and wider context.



Exisiting site photography

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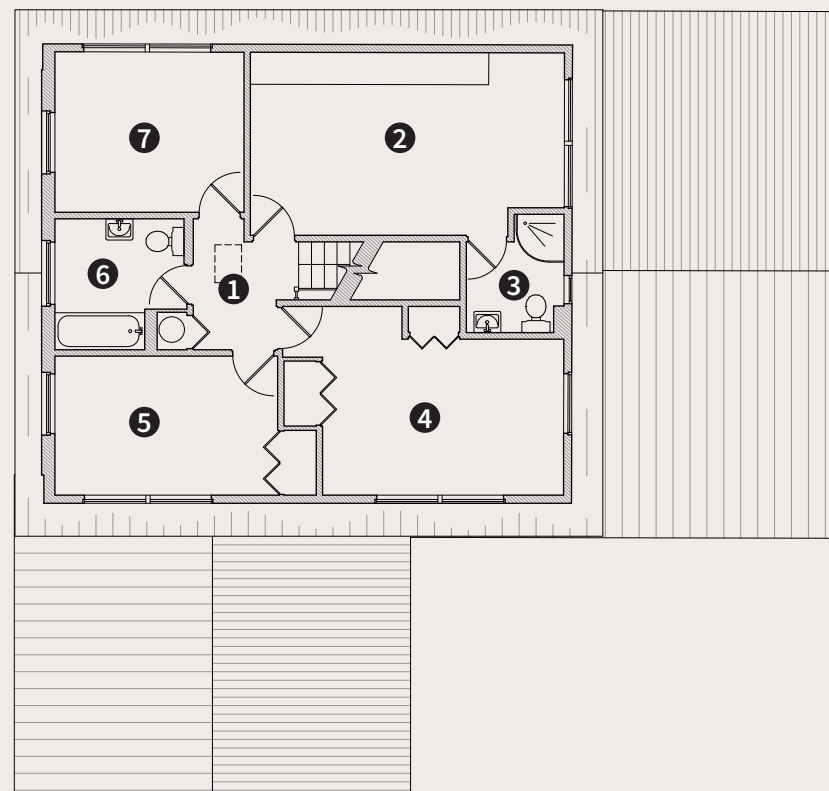


Ground Floor Key

- 1 Entrance Porch
- 2 Entrance Hall
- 3 WC
- 4 Study / Lounge
- 5 Living Room
- 6 Kitchen
- 7 Dining Room
- 8 Utility
- 9 Garage



Existing Property: Living Room



First Floor Key

- 1 Landing
- 2 Bedroom 1
- 3 En-suite
- 4 Bedroom 2
- 5 Bedroom 3
- 6 Family Bathroom
- 7 Bedroom 4



Existing Property: Side Garden





Left: External courtyard with views to stair and lounge

Five Options; Endless Opportunities.

Option 1

Planning Ref:
2024/1108/01/DET

A two-storey c. 410 sqm (4410 sqft) dwelling with up to 5 bedrooms including an impressive principal suite, 4 bathrooms, a home gym, study, living room, music room and wonderful full-width kitchen, dining, family room plus all the requirements of modern living such as boot, utility and laundry rooms. There are two detached single garages proposed along the southern boundary.

A full set of tender information has been prepared by the Architects and their consultants and subject to detailed personalisation, is ready to build. A detailed cost plan, prepared in October 2024, is available by request. Planning Reference: 2024/1108/01/DET

Option 2

Planning Ref:
2023/1973/01/DET

A three-storey c. 420 sqm (4520 sqft) dwelling with up to 5 bedrooms including an impressive principal suite, 4 bathrooms, a home gym, study, living room, music room and wonderful full-width kitchen, dining, family room plus all the requirements of modern living such as boot, utility and laundry rooms. There are two detached single garages proposed along the southern boundary.

Option 3

Subject to planning consent, a combination of option 1 and 2, to create superb three-storey 480 sqm (5,166 sqft) with five-bedroom suites each with ensuite bathroom and dressing area. On the ground floor there is study, living room, music room and wonderful full-width kitchen, dining, family room plus all the requirements of modern living such as boot, utility and laundry rooms. Additionally, a leisure wing houses a home gym with sauna and a cinema room. There could be two detached single garages proposed along the southern boundary.

Option 4

Working with Musson Brown or your own team, create your own designs for a bespoke home (subject to planning).

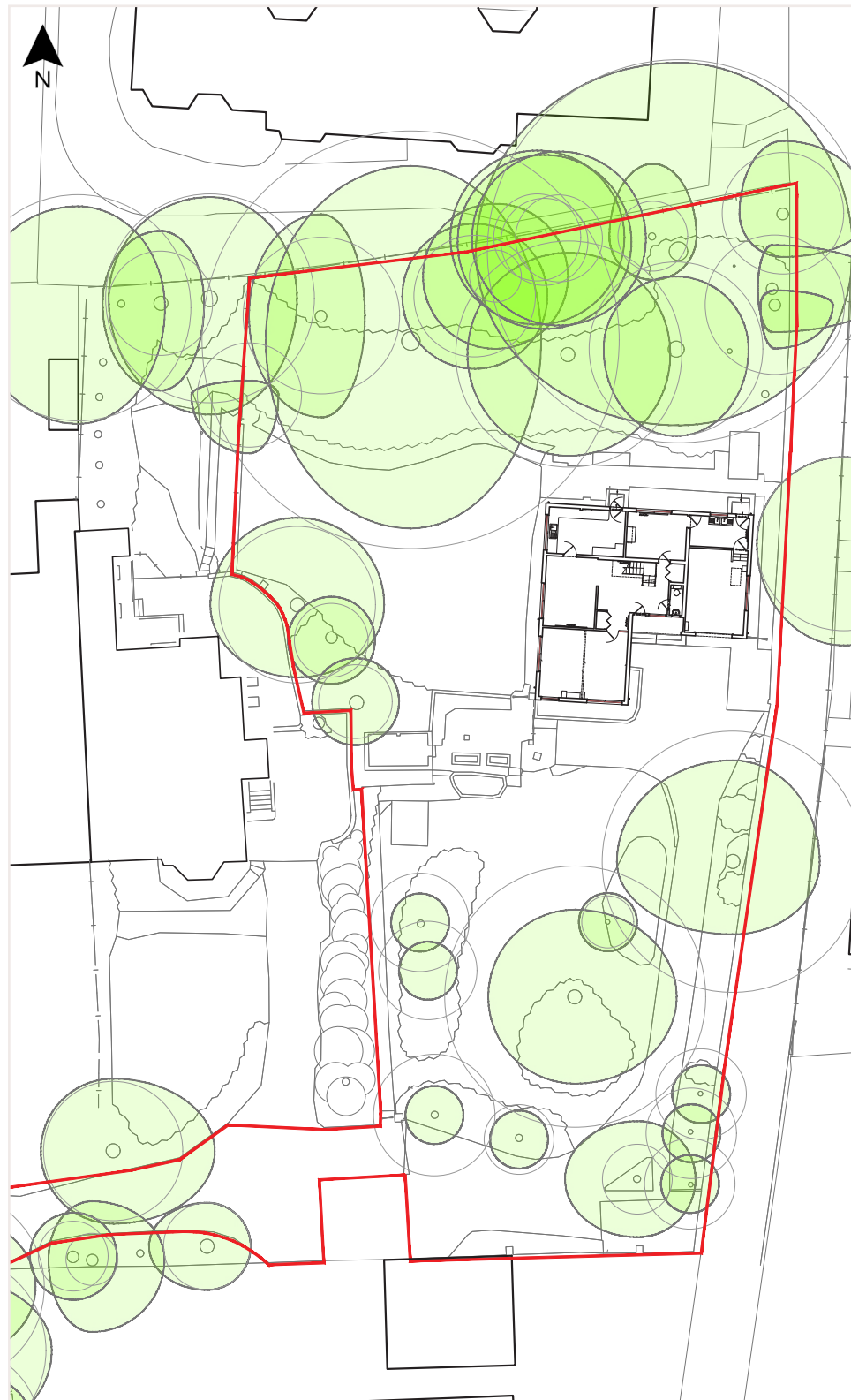
Option 5

Working with Musson Brown or your own team, you could remodel, modernise and potentially extend the existing property.

Note: The property is offered free of restriction, there is no obligation to appoint Musson Brown or the wider design team.

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Site Strategy



Site Plan Existing



Site Plan Option 1 / 3



Site Plan Option 2

Process

Option 1 - the fast-track to an exceptional new-build villa in the heart of the South Jesmond conservation area.

Step One: Detailed Design

As Option 1, the project has been developed to tender stage by Musson Brown. A near-constructon ready pack of information is available to competitively tender subject to detail design with the appointment of Musson Brown.

All of the construction details have been resolved, giving the purchaser the opportunity to put their own stamp on the design and make interior design choices, while reducing outlay and timescales.

Musson Brown can work with you to produce a full interior design scheme, personalising the project to your exacting tastes and needs.

For interested parties, a detailed cost plan was produced by Cost Consultant, Moor McDade Dowse, in October 2024.

The final design process is expected to take just two or three months and will allow you to fast-track the building programme.

Step Two: Tender

A full design team, as below, is poised ready to bring the project to life:

Architect, Project Manager & Interior Designer | Musson Brown

Structural & Civil Engineer | JC Consulting

Mechanical & Electrical Engineer | JCP Consulting Engineers

Cost Consultant | Moor McDade Dowse

Musson Brown can competitively tender your project to a range of quality main building contractors or introduce you to a trusted network of consultants and suppliers to bring the project to life on a cost-plus basis.

The tender process is expected to take two to three months and will allow an early construction start.

Step Three: Build

Once a main building contractor is appointed, the building process is expected to take around 12 months.

Musson Brown can oversee all works, ensuring that programme, cost and quality are closely monitored.

Weekly site visits can be supplemented by formal monthly client progress meetings. Frequent reports can be produced to give you the comfort that your project is in safe hands.

At the end of the construction period, Musson Brown can manage the defects rectification or “snagging” process, ensuring your new home is right from Day One.

Building Control sign-off and associated certification can all be closely managed to ensure that all processes are properly followed and completed, giving you peace of mind.



Entrance hall following arrival from main entrance





Left: View through gym window on wing of Option 1 & Option 3



Ground floor gym in wing of Option 01 & Option 03



Study



Living area looking towards dining and kitchen



TV Room





Left: Double height dining room with views out to the garden



Living area looking towards kitchen and dining room

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Living area





Left: Double height stair and landing with views to Jesmond Cricket Club



Master bedroom suite

Elegant interiors provide calm seclusion within the heart of the city.

The principal suite, with spa-like bathroom, offers over 600 sqft of space to retreat. It benefits from a generous lobby, extensive wardrobing and commanding views of the grounds.

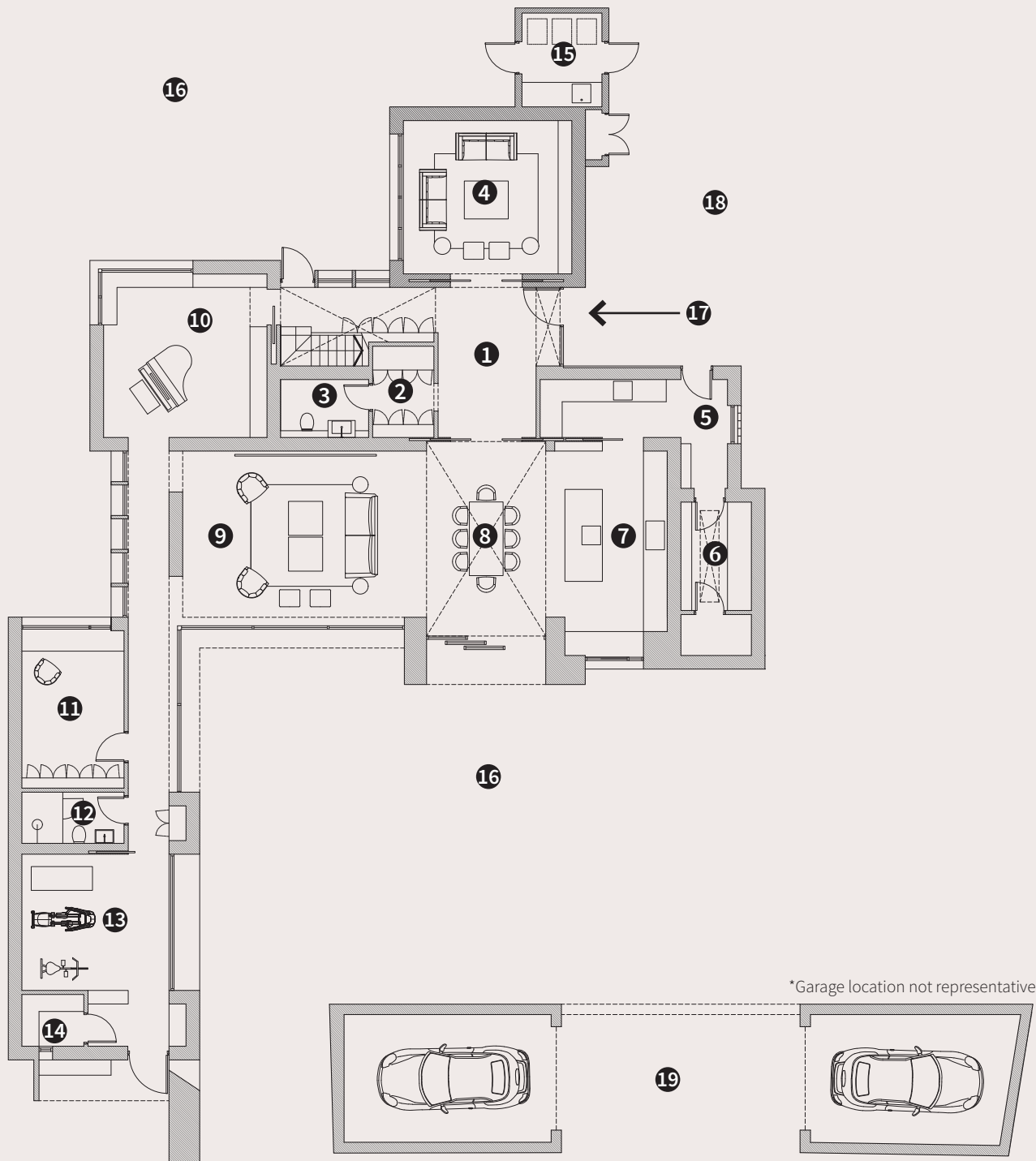
The staircase is crowned by a spectacular roof light, flooding the entire circulation with natural light. The double height entrance frames views to the neighbouring cricket ground.



Master bathroom

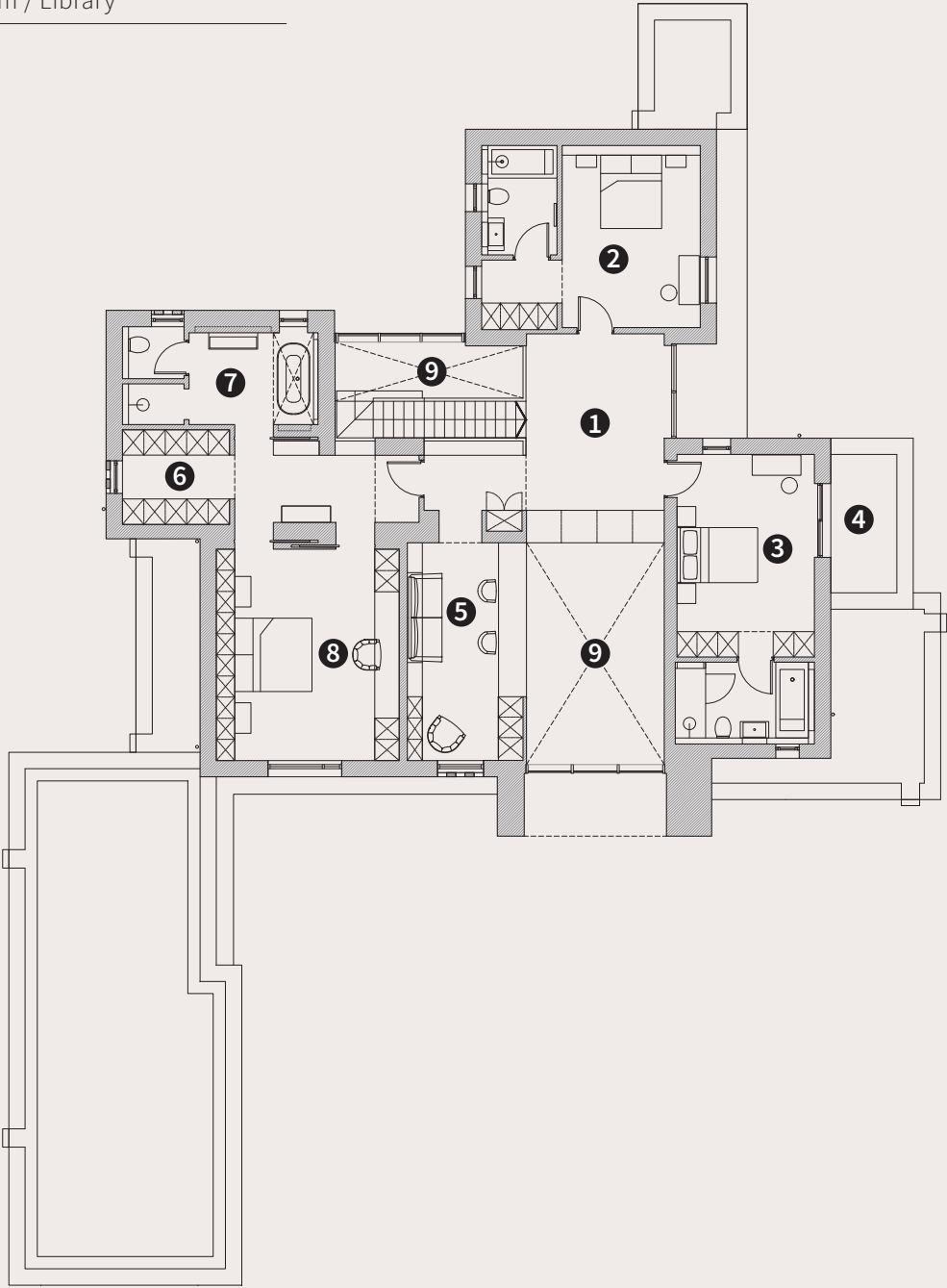
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Option 1



Ground Floor Plan

Ground Floor Key		First Floor Key	
1	Entrance Hall	11	Study / Bedroom 4
2	Guest Cloaks	12	Shower Room
3	WC	13	Gym / Bedroom 5
4	TV Room	14	Optional Sauna
5	Pantry	15	Bin Store
6	Utility and Boot Room	16	Garden
7	Kitchen	17	Entrance
8	Dining Room	18	Parking Court
9	Sitting Room	19	Garage
10	Music Room / Library		



First Floor Plan

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Option 2

Ground Floor Key

- 1 Entrance Hall
- 2 Guest Cloaks
- 3 WC
- 4 TV Room
- 5 Pantry
- 6 Utility / Boot Room
- 7 Kitchen
- 8 Dining Room

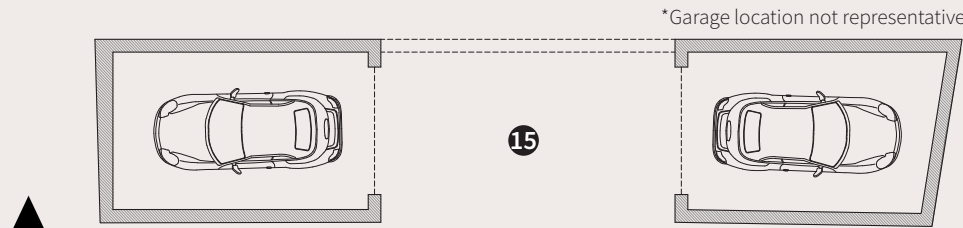
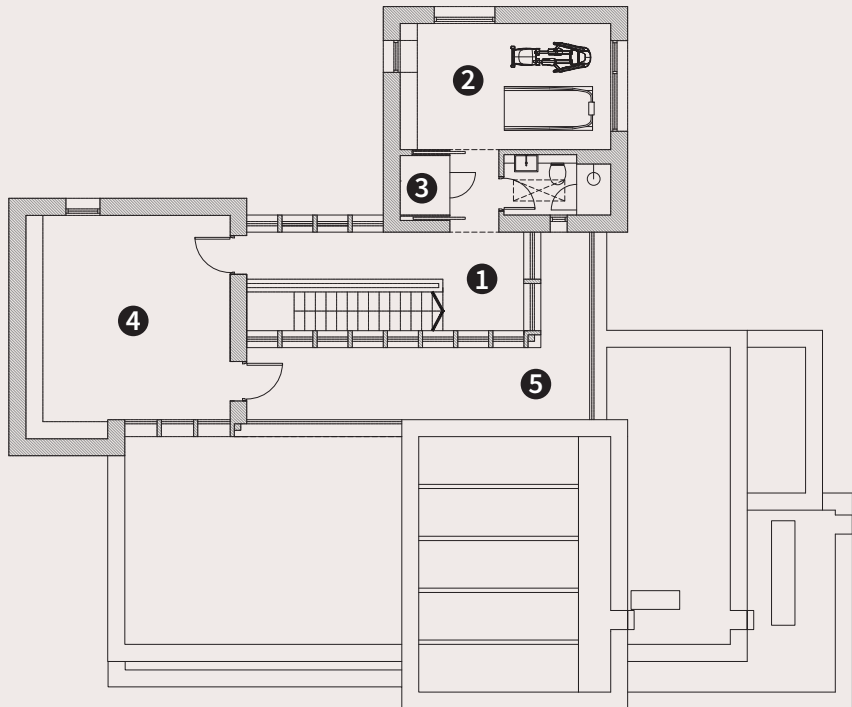
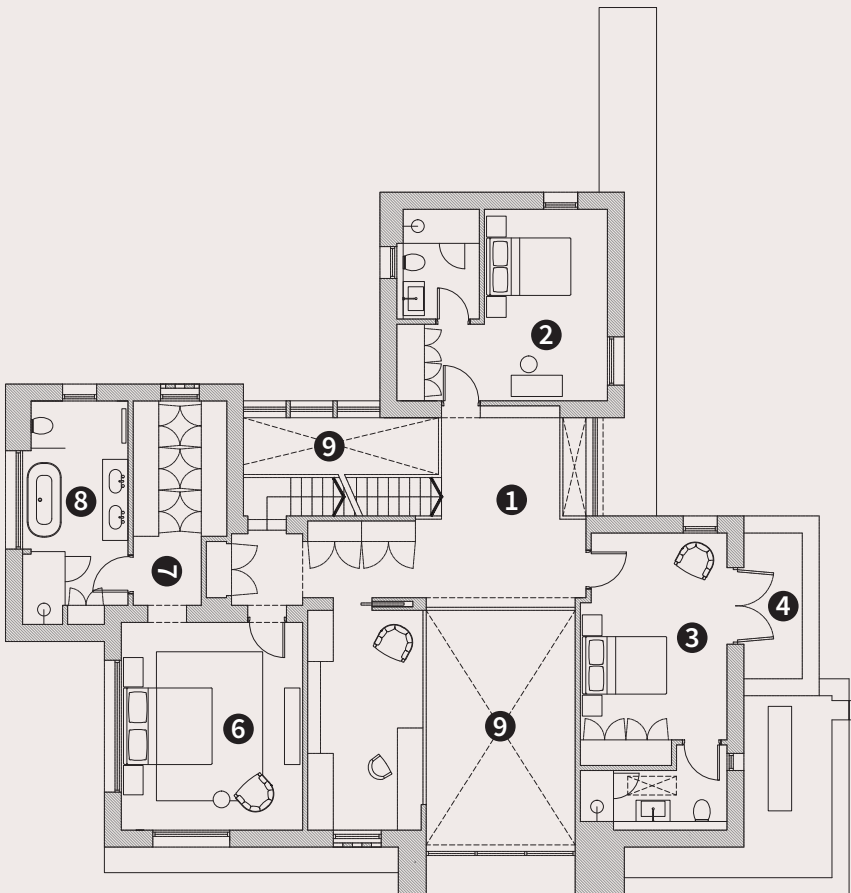
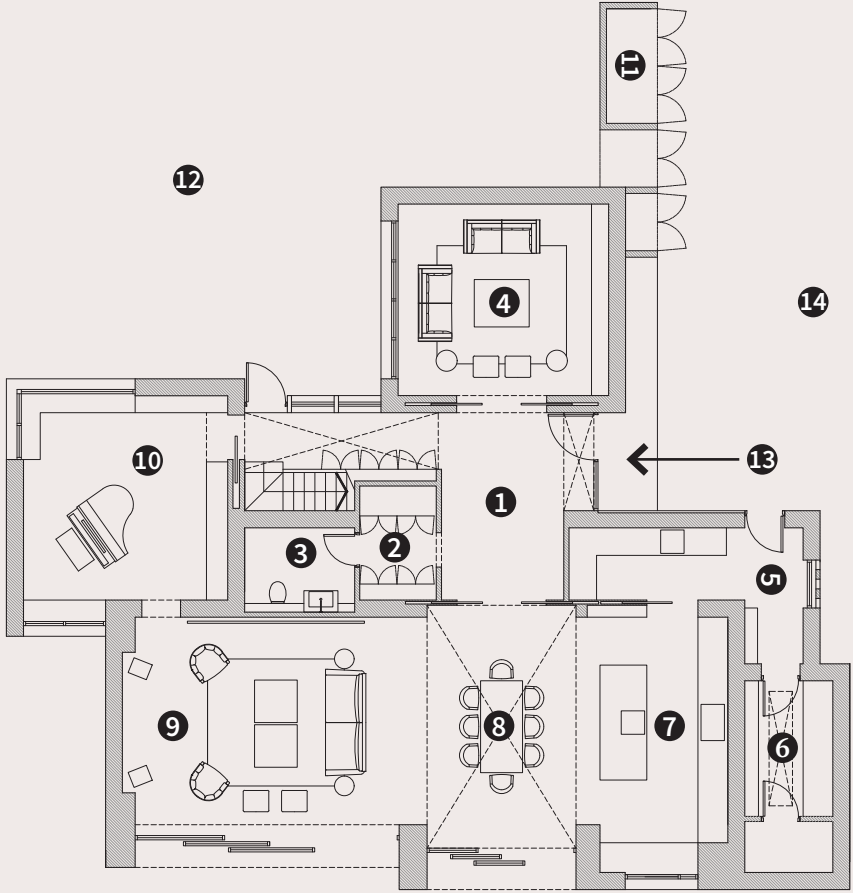
- 9 Sitting Room
- 10 Music Room / Library
- 11 Bin & Bike Store
- 12 Garden
- 13 Entrance
- 14 Parking Court
- 15 Garage

First Floor Key

- 1 Landing
- 2 Bedroom 1 with En-suite
- 3 Bedroom 2 with En-suite
- 4 Roof Terrace
- 5 Library / Study
- 6 Master Bedroom
- 7 Master Dressing Area
- 8 Master En-suite
- 9 Double height void

Second Floor Key

- 1 Landing
- 2 Gym with Shower / Bedroom 4
- 3 Optional Sauna
- 4 Studio / Study / Bedroom 5
- 5 Roof Terrace



*Garage location not representative



Ground Floor Plan

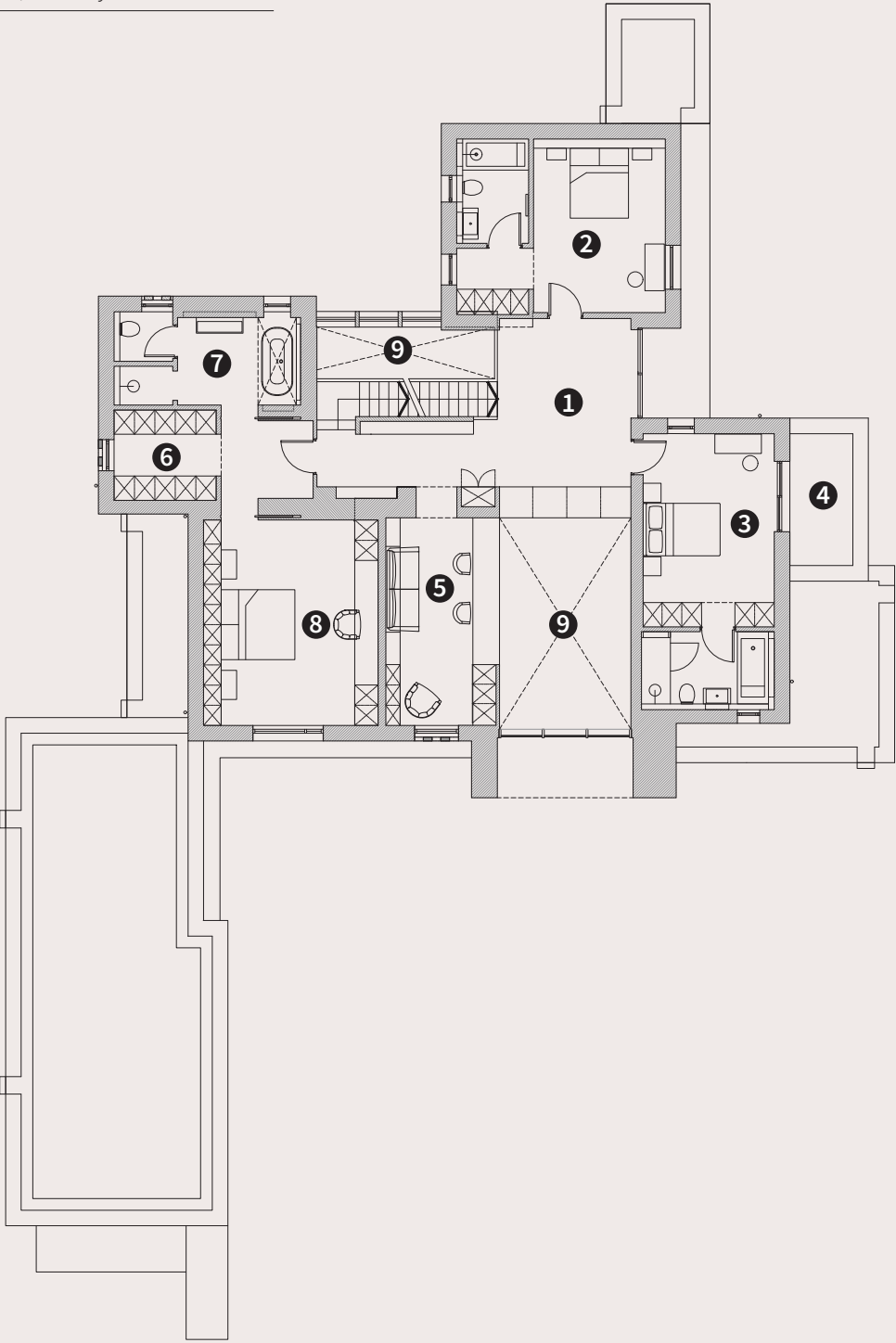
First Floor Plan

Second Floor Plan

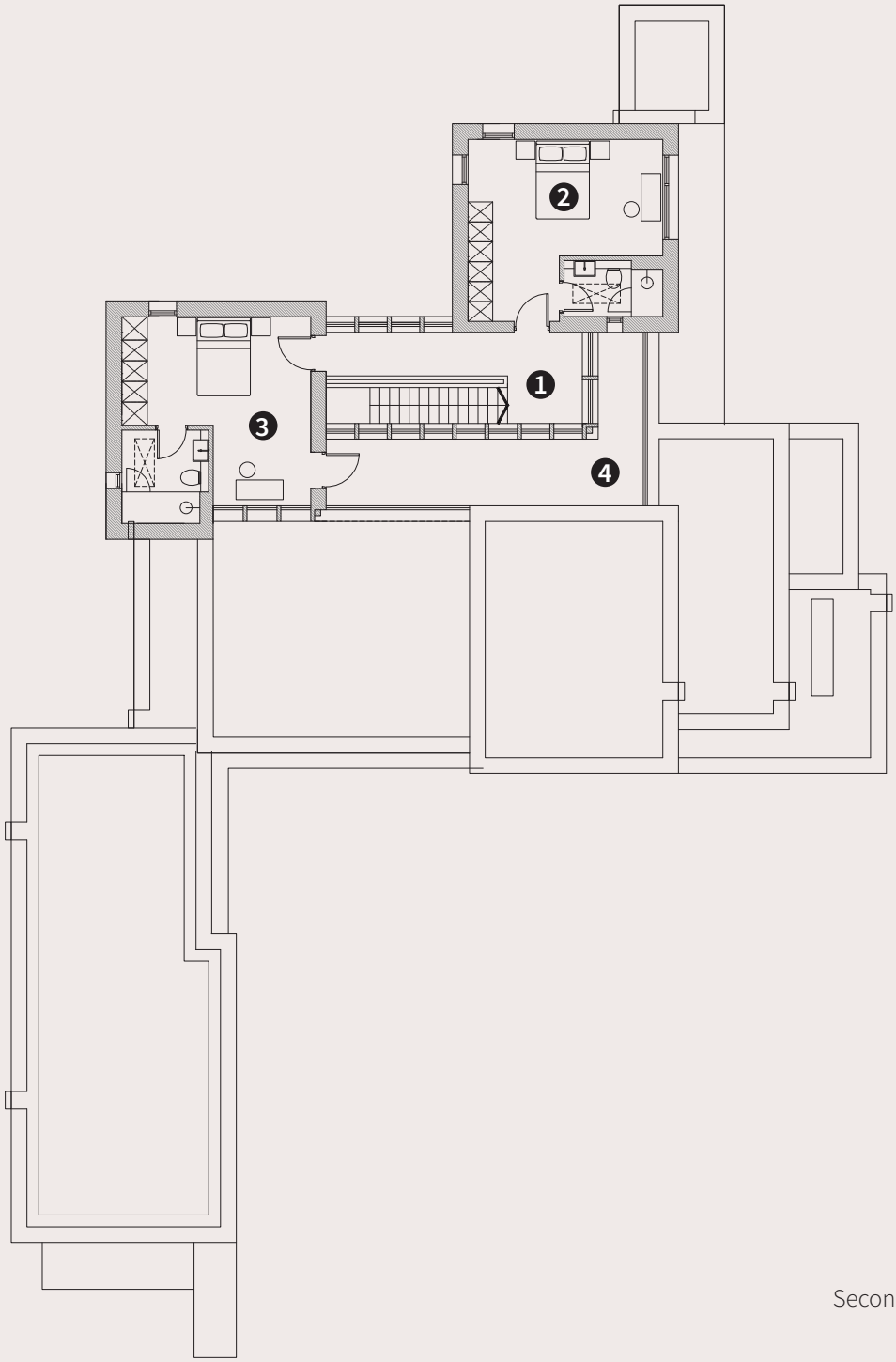
Option 3



Ground Floor Key		First Floor Key	
1	Entrance Hall	11	Study
2	Guest Cloaks	12	Shower Room
3	WC	13	Gym
4	Lounge	14	Optional Sauna
5	Pantry	15	Bin Store
6	Utility and Boot Room	16	Garden
7	Kitchen	17	Entrance
8	Dining Room	18	Parking Court
9	Sitting Room	19	Garage
10	Music Room / Library		



Option 3



Second Floor Key	
1	Landing
2	Bedroom 4 with En-suite
3	Bedroom 5 with En-suite
4	Roof Terrace

Second Floor Plan

Subject to detailed planning consent, Option 1 & 2 could be combined to create Option 3, a substantial and commanding 480 sqm (5,166 sqft) three-storey villa.

Five bedroom suites, an exceptional kitchen family room, cinema, gym, tv den, study and utility spaces plus garaging.



Sketch Visual

Musson Brown Architects is a small practice specialising in the delivery of bespoke domestic projects for private clients.

Based just along the road from Beechwood, they are region’s leader in luxury homes for private clients.

From the first sketch to practical completion, the Directors, George Musson and Victoria Brown are personally involved in each and every commission.

We’d be delighted to work with you to deliver Beechwood.

In recent years the team has won numerous awards for their work, including:

Lord Mayors Special Award for Design
Newcastle Lord Mayors Award (2020 and 2024 New House in Jesmond)

Best Conversion & Special Mention Award
Housing Design Awards

Best Small Development
LABC Building Excellence Awards

Best Conversion
LABC Building Excellence Awards

Best Individual Home (North East)
LABC Building Excellence Awards

Best Extension
LABC Building Excellence Awards



Left: George Musson and Victoria Brown of Musson Brown Architects
Below: Examples of Musson Brown projects



Get in touch:

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