

HUMSHAUGH CONSERVATION AREA HERITAGE PAPER

Reg. 14 Neighbourhood Plan Consultation

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Introduction

Consultation Document

- 1.1 This document is a consultation version in tandem with the Humshaugh Neighbourhood Plan (Reg. 14 consultation version). Comments are welcomed on this Heritage Paper using the Neighbourhood Plan consultation process.

Humshaugh

- 1.2 Humshaugh is a village, in the parish of the same name, located on a raised river terrace on the west side of the River North Tyne. Its centre is at National Grid reference NY 920715.
- 1.3 Humshaugh has now coalesced with the adjacent village of Chollerford to the south. Chollerford has a crossing over the River Tyne with a road (A6079) south towards Hexham c. 6 miles to the south.
- 1.4 Hadrian's Wall and Chester's Fort form part of the internationally important UNESCO World Heritage Site. Chester's is less than a mile SW of Humshaugh village centre.

Conservation Areas

- 1.5 Conservation Areas are '*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*' (Planning [Listed Buildings and Conservation Areas] Act 1990). They are designated by the local planning authority using local criteria.
- 1.6 Conservation Areas are about character and appearance, which can derive from many factors including individual buildings, building groups and their relationship with open spaces, architectural detailing, materials, views, colours, landscaping and street furniture. These things combine to create a distinctive sense of place worthy of protection.

Planning Context

- 1.8 The protection and preservation of historic environments are now extensively recognised for the contribution that they make to the country's cultural and historic heritage, its economic well-being and quality of life. Public support for conservation - both in the built and natural environments - is also well established. National and regional government guidance reflects this.
- 1.9 It is not the purpose of Conservation Areas to prevent change but to manage change in such a way as to maintain and, if possible, strengthen the area's special qualities. Current legislation is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on the Council to declare as Conservation Areas those parts of their area that they consider to be of special architectural or historic interest.

Local Plan

- 1.10 The Northumberland Local Plan 2016-2036 was adopted by Northumberland County Council in March 2022. This contains specific policies which are used in the development management process to determine applications. The relevant policies are:

ENV 7 – Historic environment and heritage assets

ENV 8 – Frontiers of the Roman Empire – Hadrian's Wall World Heritage Site

ENV 9 – Conservation Areas

- 1.11 A commitment is made under Para 10.60 (a) to prepare, update and act on Conservation Character Appraisals and Conservation Area Management Plans.

Neighbourhood Plan (Pre-Submission Draft 2023)

- 1.12 Humshaugh Parish Council are preparing a Neighbourhood Plan. Once adopted, the policies in the Neighbourhood Plan will, alongside those contained within the Northumberland Local Plan and Northumberland National Park Local Plan, will be used to assess planning applications against. The pre-submission draft Neighbourhood Plan includes a policy for the Humshaugh Conservation Area which seeks to ensure that new development preserves or enhances its significance.

Conservation Area Character Appraisal (CACA)

- 1.13 Humshaugh **does not** have an adopted CACA. A draft was prepared in July 2008 by the former Tynedale District Council prior to local government reorganization. The draft CACA formed the baseline starting point in the preparation of this document.
- 1.14 This background paper has been informed by the draft CACA and provides the evidence base for the Conservation Area policy within the Neighbourhood Plan. The Neighbourhood Planning Team at Northumberland County Council has advised that this background paper, following consultation and the making of the Neighbourhood Plan, would provide the same weight in the determination of planning applications as a standalone CACA.
- 1.15 Conservation Area designation remains the principal means by which local authorities can apply conservation policies to a particular area. The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Area.
- 1.16 In considering these factors, the main sources of information will be Conservation Area character appraisals and any design guidance relevant to the conservation of the local historic environment. The Council also has a duty, from time to time, to draw up and publish proposals for the preservation and enhancement of Conservation Areas, and consult local people on them.
- 1.17 The Council will, as appropriate, work in partnership with Historic England, other stakeholders and communities to direct resources towards: a. Preparing, updating and acting on Conservation Area Character Appraisals and Conservation Area Management Plans.
- 1.18 This Heritage Paper does not prejudice those aims and any adopted Conservation Area Character Appraisal would supersede this Heritage Paper for its use in determining planning applications.

Scope

- 1.19 The scope of this document is much the same as a Conservation Area Character Appraisal, the aim of which is to preserve and enhance the character and appearance of the Conservation Area. It defines and records the factors which make the Conservation Area special, thereby providing a baseline for decisions about the area's future. It also identifies features and problems that detract from the special quality and suggest, by means of outline management and enhancement proposals, the ways in which this special interest can be safeguarded and improved.
- 1.20 Unlike an appraisal, this paper does not provide the opportunity to review the boundaries of the Conservation Area but will set out parts that do not contribute or have a negative impact on the significance of the Conservation Area. Omissions should not necessarily be regarded as having no interest or making no positive contribution to the character and appearance of the Conservation Area.

HISTORIC DEVELOPMENT

Prehistory and Roman occupation

- 2.1 The North Tyne valley would have been inhabited in prehistory. Its rich hunting grounds, agricultural fertility, defensive topography and supplies of fresh water would have attracted nomads and settlers for millennia. However, there is no evidence of prehistoric settlement in and around Humshaugh, the closest substantial presence being the large Iron Age hillfort of Warden Law some 3.5 kilometres to the south situated on the western flank of the valley overlooking the confluence of the South Tyne and the North Tyne. Smaller sites, such as the enclosure on Wall Crag, would have flourished before the Roman conquest but they are scattered and largely lost. There is a remarkable paucity of random and scattered prehistoric finds such as worked flints and pottery in the area with an isolated flint knife found at Keepersfield to the north of the village together with the probable Bronze Age burials by Chollerford Bridge and Beukley being the only other prehistoric trace remains.
- 2.2 Hadrian's Wall was built between 120AD and 130AD to defend the northern frontier of the Roman Empire. The military line initially reinforced and eventually replaced a series of forts that had been built to the south of the Stanegate. Chesters, also known as Cilurnum (which means "the Cauldron Pool"), located 2km south of Humshaugh, was built as a cavalry fort in the C2nd after the construction of the wall which forms its northern edge. It was built to defend both the valley and the crossing point of the River North Tyne, the first major obstacle on the wall's east to west route. A small civilian trading settlement grew between the fort and the bridge to service the occupants of the fort and their visitors. The defended bridge carried both the road and the Wall over the river to the south of the village. It is thought that the fort and its settlement was abandoned in the C5th following the re-ordering of the Empire and the retreat from Britain. There is no evidence for the re-occupation of the fort during the subsequent Saxon period although it is probable that the decaying buildings continued to provide shelter. There are no remains from this time elsewhere in the area. The most significant reference to this period is through accounts of the mid-C6th Battle of Heavenfield that took place some 2.5 kilometres to the east of Humshaugh where Oswald defeated the Welsh armies of Cadwallon following which Bede claimed that Christianity was restored to Northumbria.

Medieval Period to the mid-19th century

- 2.3 The earliest written record of Humshaugh appears in the C13th when the lordship of Tynedale, including Humshaugh, Haughton, Walwick and Wark, was ruled by King Alexander III. A court record shows that Thomas, son of Mervin of Hounsale, was outlawed for robbery, Hounsale being one of a number of names given to Humshaugh in medieval times. Any earlier medieval settlement would almost certainly have been destroyed during the post-Norman Conquest 'Harrying of the North' where widespread massacre and destruction led to most of the land being laid waste and depopulated, a consequence recognised in the Domesday Book published in 1086 which did not include land to the north of the Tees, probably because there was nothing left to survey and record.
- 2.4 The village was probably severely damaged and rebuilt in the C12th, C13th and C14th as a consequence of border wars and raids which removed any evidence of the later putative Norman settlement. Nearby medieval Haughton was larger than Humshaugh with its hall house developing into a castle by the late C14th. There is no evidence of military structures in Humshaugh, but a number of properties were originally built as bastles by farmers. These were rectangular defensible houses built to protect both villagers and their livestock. They invariably had a ground floor byre below first floor living accommodation. Their walls were up to one metre thick and doorways had massive block surrounds. The byre doors were generally set in the gable ends with the upper door usually in the side wall. The dating of bastles is difficult, the Royal Commission on Historic Monuments puts them to the later C16th or early C17th.
- 2.5 Examples of bastles in Humshaugh includes parts of Linden House, Teesdale House, Dale House and Dale Cottage and Humshaugh House. The centuries of outright warfare, border skirmishes and reiving would have taken their toll until the Union of the Nations in 1603 when peace brought its dividends in terms of security and economic stability. The Armstrong Map of 1769 (Map 3) shows the post-conflict village spread alongside the road, stretching from Humshaugh House built in 1760 and the late C17th East Farm in the east to the bastles of Linden Hall and Dale House in the west. There is no evidence of a village green, although it can be conjectured that the area of open land to the south west of the Crown public house could have served in this role. The Armstrong Map shows the historic

core of the village around which, over the past two hundred and fifty years, the settlement has grown.

- 2.6 Haughton Castle had been badly damaged in the C16th and never recovered until 1788 when it was repaired to become a country house. The village around the castle interrupted views and in order to lay out grounds in the then popular 'picturesque' style where unimpeded vistas of arcadian beauty were required, the buildings were demolished and their inhabitants moved to Humshaugh which was then described as having four or five farm holdings, a few labourer's cottages and an alehouse . This coincided with the culmination of the agricultural revolution which was driven by the need to provide food for the nation's rapidly growing population. Food production increased partly because of new farming techniques, such as crop rotation and the introduction of fodder crops which meant that land previously used to graze animals was used to grow food. New ways of improving soil quality were also discovered, such as adding lime to fields, and creating better manure. Lime kilns can be found scattered throughout the area. Many new machines, such as seed drills and threshing machines, were invented to help speed up work and make it more efficient. The increased efficiency in farming meant that many land owners became wealthy allowing them to build improved farm buildings, cottages, barns and byres as can be seen with the conversion of a pair of bastles into a fine property at Linden House. Another consequence of the agricultural revolution was the enclosure of land which resulted in the field patterns that decorate the rural hinterland of the village. The boundary walls that partition the fields run into and through the village binding the settlement and countryside together.

Mid-19th century onwards

- 2.7 The 1860 First Edition Ordnance Survey (Map 4) shows in detail the emerging shape of the village which substantially survived until the late C20th and the development of new housing. The map shows that the village had become a cohesive economic and social unit with:
- a public house, the Crown built in 1703;
 - St Peter's Church and Parsonage designed by H H Seward in 1818, an architect who designed the churches and vicarages created following the breaking up of the huge Simonburn parish;

- the grand residences of Humshaugh House, Linden House and Simonburn Cottage set in large gardens;
- smithies;
- a post office;
- the Reading Room;
- farms, houses and cottages.

2.8 The school and schoolmaster's house to the south of the church was built in 1833 and the village pant installed in 1856. The centre of the village was drawn together with buildings interlocked or separated by narrow gaps. The settlement became more spread out and loosely formed away from the centre with buildings set back from the road and open spaces and gardens becoming more dominant.

2.9 The latter half of the C19th saw changes with the construction of the Wesleyan Chapel and Sunday School together with the development of the Evans Almshouse in 1864 towards the west end of the village. A short terrace of buildings was demolished opposite Humshaugh House and new houses, Park Terrace and Grey Cottage, constructed to the south of East Farm. Waynriggs, a late Victorian villa, was built on the southern approach to the village. The 1897 Second Edition Ordnance Survey shows minor changes and extensions to properties located throughout the settlement.

2.10 The 1920 3rd Edition Ordnance Survey (Map 6) describes how the first quarter of the C20th saw the continued gradual expansion of housing with the construction of Douglas Terrace immediately to the south of the Wesleyan Chapel and two new houses to the south of East Farm consolidating the residential expansion of the village along its eastern edge. The village hall, built in 1928, was dedicated to villagers who had served during WWI and complements the War Memorial located at the western end of Humshaugh. Further services and amenities were recorded in the village during this period including two grocers, a draper, a chemist, a tailor, a shoemaker, a baker, a butcher an undertaker a joiner and two builders . Little changed over the subsequent decades until the 1940s/1950s and the construction of Waynriggs Terrace opposite the village hall. This residential area has expanded with the development of more housing in East Lea and the health centre. Large detached houses

were built in the 1960s to the east of Waynriggs and in the mid 1990s to the east of East Farm to complete a process which had started a century earlier. Senior citizens' bungalows, Orchard View, have been built behind the Reading Room which has itself been converted to residential use. The latter quarter of the C20th has also seen the development of detached homes in the grounds of old houses, such as Linden Cottage and The Beeches in the former large garden of Linden House, and on areas of undeveloped land such as Sunnycroft and West Neuk to the south and west of West End Cottages.

Development Pattern

- 2.11 Little is known about the shape of Humshaugh in the Middle Ages. There are no extant remains other than the bastle houses which probably date from the late C16th. It is probable that they are the successors of earlier buildings which would have been the farmsteads that coalesced to form the medieval settlement. There is no evidence of a focal point, such as a church or chapel, which would have been the built fulcrum point. The spread of the bastles and the lack of a village green suggests that Humshaugh was a 'street village' which was typical of Saxon times. Indeed, the village name derives from the Saxon period, haugh stemming from the Old English 'healh', or low lying meadow in a river valley. The favourable agricultural conditions found on the well-drained river terrace combined with close proximity to good communications suggests that the area would have been settled in antiquity.
- 2.12 There are few references to the shape of the village until the Armstrong Map of 1769. One of the most interesting is Lord Widdrington's agreement in the mid-C17th to divide up the four large common fields which surrounded the village, moving away from a system of farming and landholding that had survived for centuries. This switch would have affected field patterns and assured tenancies almost certainly led to greater levels of investment. The 1769 map (Map 3) shows the broad layout of the 'street village'. Armstrong's maps are not sophisticated, but they do give an indication of the general arrangement of buildings. For example, Barrasford is shown to have buildings returning along both sides of the junction, whereas Humshaugh is a simple linear pattern. Key buildings reinforce this understanding with Humshaugh House and East Farm anchoring the eastern end, the Crown

and Dale House in the middle and Linden House and Teesdale House towards the western end. Small farmsteads, houses, cottages and gardens would have filled the gaps.

C19th onwards development pattern

- 2.13 The linear street pattern remained the dominant layout form during the C19th with only the church, parsonage, reading room, village school and Waynriggs breaking this arrangement by extending the settlement alongside the southern approach road. The school and Waynriggs were considerably detached from the established settlement pattern. Most buildings in the village were set back from the road frontage with gardens providing a substantial green edge. Property boundaries indicate that foldyards, gardens and paddocks ran along the backs of buildings with tracks running at right angles off the main road to the surrounding fields and beyond. Some, such as the path along Burn Lane to Humshaugh Burn, probably have ancient origins. The early to mid-C19th saw the introduction of attractively designed buildings, such as Rose Cottage and the Evans Trust Almshouses to complement the stylish C18th Humshaugh House. This also included the radical refurbishment of earlier buildings such as West End Terrace together with Eastfield and Westfield. As well as improving the architectural quality of the village, they created a more robust layout and stronger building lines.
- 2.14 The Wesleyan Chapel, Douglas Terrace and Rose Cottage stretched the built form of the settlement further westwards and the construction of Park Terrace began the development of a nucleus of housing at the east end.
- 2.15 The layout of the village remained substantially unchanged from the late C19th until after WWII other than the construction of the village hall to the south of the church. Post WWII development has altered the settlement pattern. Infill housing in the grounds and gardens of houses at the western end of the village has blocked-out space and drawn together the former loosely knit building pattern. This trend is reinforced by the development of the bungalows behind the former reading room. The construction of detached houses to the east and south of East Farm complete the development process started in the C19th with the construction of Park Terrace, Grey Cottage, Grey Croft and The Meadows. Waynriggs Terrace, East Lea and Waynriggs Close introduce a substantial block of

housing to the south of the village pulling its shape away from its historic east-west linear street pattern. This mass of C20th building has shifted the built balance of the settlement, drawing The Orchard opposite Humshaugh House into the village rather than forming part of the rural edge.

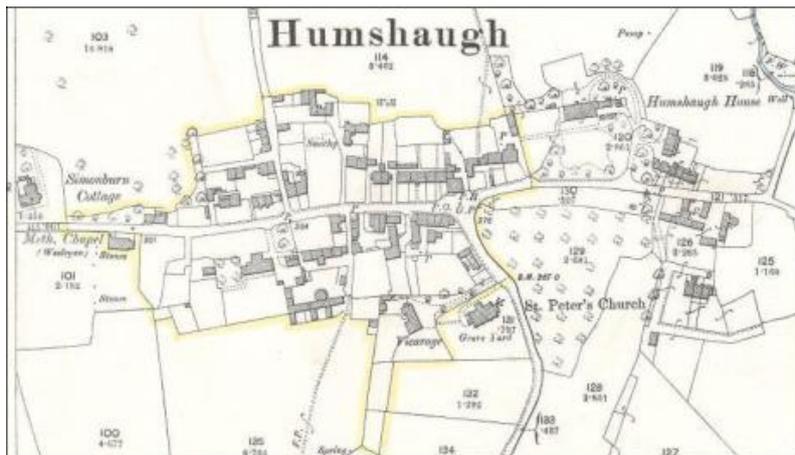
Cartography



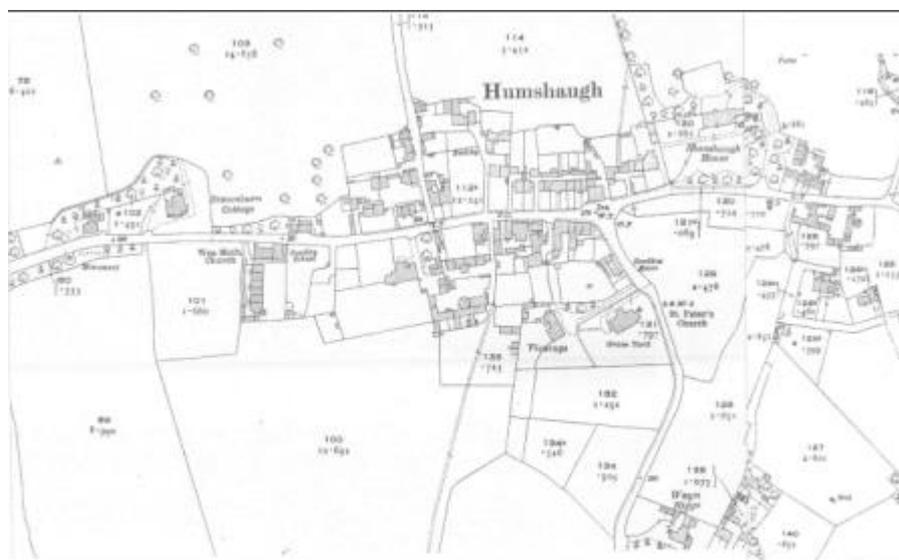
Map 3: Armstrong Map of 1769



Map 4: First Edition Ordnance Survey 1860



Map 5: Second Edition Ordnance Survey 1897



Map 6: Third Edition Ordnance Survey 1920

PLANNING DESIGNATIONS

Listed buildings

- 3.1 The following listed buildings (all Grade II) are located within the Conservation Area:
- Humshaugh House
 - Garden walls to the west of Humshaugh House
 - Sundial on lawn at Humshaugh House
 - Piers and quadrant walls at the entrance to Humshaugh House
 - East Farmhouse and attached cottage
 - Church of St Peter
 - Nixon headstone, 2 metres south of south-west corner of the church
 - Linden House
 - Dovecote, Linden House
 - Garden walls south-west of Linden House
 - Rose Cottage and attached outbuilding
 - West End Terrace: numbers 1 and 2 with attached outbuildings
 - Teesdale House East and Teesdale House West
 - Evans Almshouse with attached wall and outbuilding to the east
 - Garden wall to West End Terrace and Evans Almshouse with attached part
 - Westfield and Eastfield
 - Dale House and Dale Cottage

Buildings Contributing to the Conservation Area

- 3.2 The following buildings are not listed but make a contribution to the Conservation Area:
- Teesdale House
 - Simonburn Cottage
 - Waynriggs
 - The Crown Public House
 - Wesleyan Chapel
 - South View Terrace

Key Buildings

- 3.3 Key buildings (either listed or not) provide historic anchor points, visual focus, aesthetic quality and influential examples of local building type.
- 3.4 Virtually all of the buildings at the historic core of the Conservation Area combine to create the historic assembly that gives Humshaugh its special character. However, some buildings bring additional quality because of age, design and position.
- 3.5 Humshaugh House is of clear historic and architectural importance. The use of brick in the village and the wider rural district over two hundred years ago is unusual.
- 3.6 East Farm retains its agricultural character and was saved from dereliction by careful repair and conversion to residential use. Dale House, Dale Cottage and Teesdale House are good C17th houses incorporating inscribed date stones. They incorporate earlier fabric.
- 3.7 Linden House is a remarkable union of two bastle houses with a C19th wing and of both historic and architectural significance. The importance of the house is enhanced by boundary walls and a ha-ha which introduce some of the classic features of C18th 'English' style garden design into the village envelope.
- 3.8 Although substantially hidden by trees, Simonburn Cottage is of high architectural value and is the western outrider to the main settlement envelope. Waynriggs, a later C19th villa, performs the same role at the southern approach to the village. The Crown public house is a good, if altered, early C18th building and is of social and community value. St Peter's Church designed by Seward is a simple, attractive, Gothic design and sits in an important position at the southern entry into the historic core of the village. The plainer Wesleyan Chapel undertakes the same function at the western end.

Buildings at risk

- 3.9 There are no buildings in the Conservation Area included on the Historic England Heritage at Risk Register. There are no other significant buildings that can be described as being at obvious risk. The remains of a medieval bridge at Chollerford (#1006567) is on the Historic England Heritage At Risk Register (2022) but this is outside of the Conservation Area.

STATEMENT OF SIGNIFICANCE

- 4.1 Humshaugh village Conservation Area is of high significance through its architectural, cultural, evidential and historical value. Heritage assets (including Conservation Areas) are an irreplaceable resource which should be conserved in a manner proportionate to their significance.
- 4.2 The special significance of the Conservation Area comprises:
- The townscape of considerable quality, displaying architectural, historic and landscape interest;
 - The building styles reflect successive waves of economic stability and activity together with social change: bastles from centuries of turmoil of border strife, the adaption of defensive farmsteads to fine houses following the civil war, the construction of late 18th century houses linked to the agricultural revolution, development/ remodelling of houses in the 19th century and the construction of Victorian villas;
 - Cottages, farms, outbuildings and boundary walls linking the built fabric of the village together and the gardens and green spaces provide an important rural setting;
 - The old farmsteads and their related cottages and service buildings, whilst mostly converted, retain their shape and arrangements.

Neutral Features

- 4.3 Neutral features are those which have a balance of positive and negative characteristics. Neutral features in the Conservation Area include most of the new infill housing which has been introduced into the gardens and spaces within the curtilage of older buildings.

Negative Features

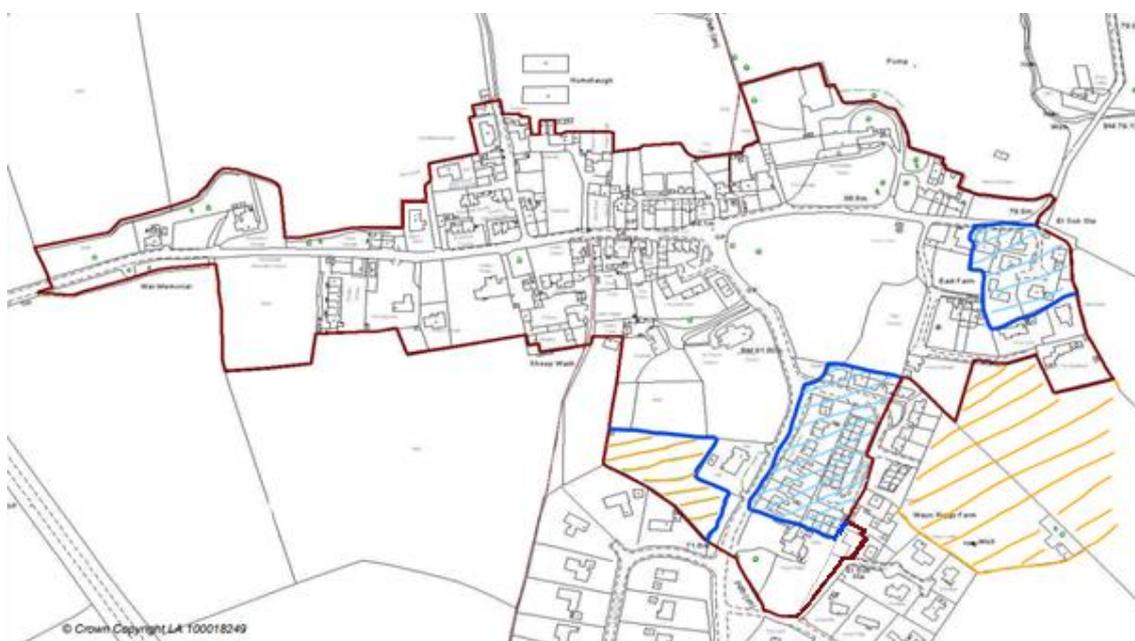
- 4.4 Negative features are those which detract from the overall character and appearance of the place. There are several negative aspects.
- New infill development:
 - Waynriggs Terrace introduces a row of bland mid-C20th semi-detached housing onto the main and highly visible southern approach road into the village. It extends the built edge of the historic settlement in an undistinguished manner.

- East Lea and Health Centre, constructed in the late 20th century, use materials and design in stark contrast to the rest of the Conservation Area.
- East Farm cul-de-sac, constructed in the 1990s, development of detached properties.
- Rear of Humshaugh Village Hall (under construction).
- The remodelling of the back of Widdrington Terrace has led to the construction of a new and highly visible hard surfaced service yard and entrance area which detracts from the appearance of the area.
- Some farm conversions have changed the shape of buildings through the addition of extensions and dormers which alter their agricultural character and diminish their contribution to the special character of the area
- Original timber joinery is occasionally being replaced by synthetic materials. The success of uPVC windows which attempt to copy the design and proportions of traditional windows depends on the width and profile of the frames. uPVC frames are usually thicker and more angular than timber ones and can not accurately incorporate details such as mouldings, horns and beading. uPVC 'glazing bars' are often false strips superimposed onto glazing which have a flat, flimsy appearance. uPVC does not take on the patina of time in the same way as timber. The result almost always harms the appearance of the Conservation Area.
- There have been some incremental changes which have gradually damaged the historic integrity and attractiveness of buildings and thereby diminished the character of the Conservation Area. They include the loss or replacement of original architectural details together with inappropriate designs, materials and methods for repairs, alterations and new works.
- Although limited in extent and number, the rendering of walls has an adverse impact on both individual buildings and the wider area.
- Overhead wires and their columns.

Neutral/ Negative Areas

4.5 There are parts of the Conservation Area mentioned above that are neutral (do not contribute) or have a negative impact on the Conservation Area. These parts are distinct and able to be marked on the map below.

4.6 It may be disproportionate to subject many of the householder development proposals on these housing estates to the same standards of development required in the significant parts of the Conservation Area. However, design must continue to be considerate and sympathetic to the more significant parts/ assets of the Conservation Area.



Map 7: Proposed amendments to Conservation Area boundary*

Blue line: neutral/ negative areas; **Blue hash:** 20th century housing developments; **Orange hash:** new housing developments recently completed or under construction. **This map will be improved following consultation.*

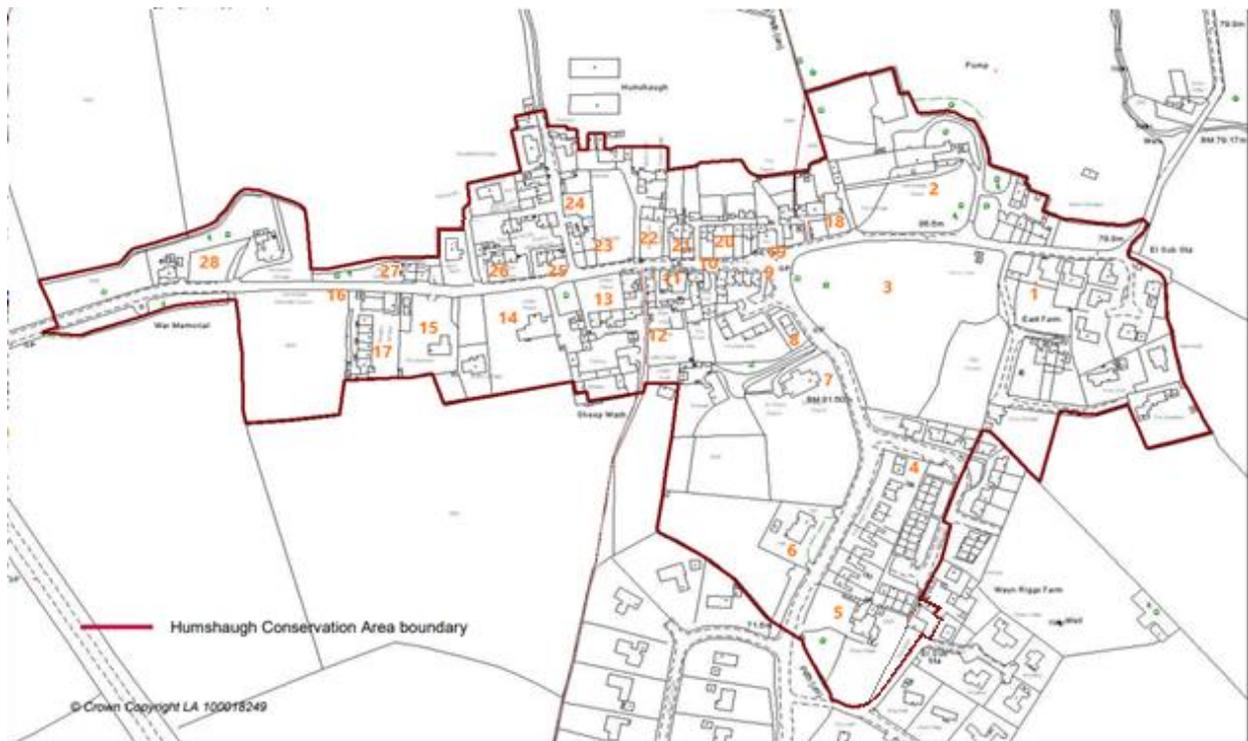
Enhancement Opportunities

4.7 A number of opportunities exist to protect, enhance the appearance and reinforce the heritage significance of the Conservation Area. They include:

- An audit of traditional materials used throughout the Conservation Area should be undertaken in order to devise a palette that ensures that the village's distinctive historic character can be reinforced.
- The use of modern artificial materials that are designed to mimic the appearance of natural materials should be resisted.

- Ensure that all future highway work, including maintenance works, will preserve and enhance the character of the area. This includes retaining the informal character of unmade lanes and paths. Remove inappropriate materials where they adversely affect the setting and appearance of historic buildings.
- Reinstate the cobbled setting around the base of the pant.
- Preserve and protect the green spaces
- Encourage hedge planting along boundaries that interface with the adjacent countryside.
- Promote the undergrounding of overhead cables and gradual introduction of a uniform design street lighting.
- Encourage through the planning process the reinstatement of missing architectural features and the replacement of unsuitable materials and details with historically appropriate alternatives. This includes windows and doors.
- Ensure that traditional architectural features that define the historic character of the village are always included in the design of new buildings and the adaption of existing buildings such as the provision of chimney stacks and pots together with the exclusion of features that are alien to the historic character of the village.
- Resist the painting and rendering of stone and brickwork.

TOWNSCAPE



Map 8 - Humshaugh Conservation Area

- 5.1 The Conservation Area can be mostly be analysed along the main roads starting at the east side of the village moving toward the south of the village, then moving turning north and west towards the War Memorial analysing buildings on the south side of the street and then those on the north side in the same direction.

1. East Farm



East Farm and Cottage with lichen covered boundary walls

- 5.2 For over two centuries the east end of the village was marked by East Farm and Humshaugh House and its associated buildings. East Farm is a late C17th/early C18th building with a

slightly later, and much grander, attached cottage. The farmhouse is built in stone rubble with the back of the roof covered in stone slates and the cottage is formed in squared stone rubble. A long single storey outbuilding, formerly a byer or cart shed, extends from the farm. They combine to produce an attractive and clearly agricultural group. Stone boundary walls that surround the complex are smothered in lichen adding to the patina of age.

- 5.3 The old sheds and gin gan to the east of the farm were cleared in the 1990's to make way for new two-storey detached housing. This has been built as a courtyard development which has the mannerisms of a modern estate including galvanised street lighting columns. The aspect is open and lacks the intimacy of space which characterises the neighbouring earlier Victorian/Edwardian houses which are separated by substantial swathes of landscaping which creates the impression of buildings slotted into landscape rather than low profile landscape decorating the edges of buildings. Time may allow hedges and trees to grow and assume a more dominant mantle.
- 5.4 The Victorian/Edwardian houses are substantially hidden from public view from the village by a magnificent stand of trees that ranges along the edge of the Orchard with only rooflines and parts of gables glimpsed from the wider area. The buildings include Park Terrace, a modest but sturdy group of stone dwellings. Its neighbouring Grey Cottage and Grey Croft are more elaborate with pitched front gables and hipped roofs adding interest. The lane that leads to the houses is visually cramped by hedges and trees which is attractive and adds a sense of informality. The mature gardens add a more organised layer of decoration to the wider landscape of the area.

2. Humshaugh House

- 5.5 Humshaugh House and its associated buildings bring period architecture into the village. Built in 1760, the warm red brick built mansion stands in grounds with a southern aspect that would have extended down the North Tyne valley. The use of brick would have been pioneering and eye-catching, raising the profile of the building and its owner. The estate cottages that range to the east of the house are built in stone, emphasising the elevated status of the brick mansion. The cottages are topped by tall C19th Gothic chimneys which

add gravitas to the dwellings. Glimpses of hipped roof farm buildings can be seen to the north of the cottages. The fine stone boundary wall to the front of Humshaugh House leads to a curved entrance and tall metal gates. The brick wall to the west of the house incorporates earlier fabric as does the north wall which includes the large roughly-shaped quoins of an older building.



Red brick Humshaugh House

3. The Orchard

5.6 The Orchard to the south of Humshaugh House which introduces a striking area of natural open space into the village slopes down from north to south. A substantial group of buildings shown on the 1860 Ordnance Survey (Map 4) had been cleared by the end of the C19th leaving the field free of structures. A land valuation plan dated 1910 shows that the northern strip was included as part of the Humshaugh House property holding, possibly to protect the landscape setting of the building and views from the principle elevation and lawned gardens. Those views are still substantially unchanged. The Orchard is bounded by stone walls and grazed. It is edged by trees with one or two specimens decorating the open space. Once part of the wider countryside, the field is now contained within the built frame of the extended settlement.

4. C20th Housing

5.7 The houses to the south of the Orchard make the most substantial C20th impact on the Conservation Area. They are a combination of local authority semi-detached and housing

association terraced houses and bungalows. The terrace houses and bungalows, East Lea, are tucked behind the semi-detached houses, Waynriggs Terrace, and consequently do not have an adverse impact. Nor do they make a positive contribution to the design qualities of the Conservation Area. Waynriggs Terrace and the doctor's surgery have a high visual impact as they front onto the southern approach to the historic village. The houses do not have a sense of design empathy with the remainder of the Conservation Area. They are typical of their period and origins where little thought was given to 'sense of place'. They are rendered and painted a lacklustre tan. The doctor's surgery to the north of Waynriggs Terrace is a single storey building constructed on land that was shaved away from the bottom of the field. It is unfortunately faced in artificial stone.



Wayn Riggs

East Lea

5. Waynriggs



Wayn Riggs

- 5.8 The late C19th detached villa, Waynriggs, is located at the southern end of the terrace and set back from the road. It is a substantial stone building with its principle southern elevation shielded from view by mature trees. The hipped roof side elevation can be seen over a fine stone boundary wall to the west, complemented by a substantial brick wall along its eastern

boundary. The complex of farm buildings behind Waynriggs was largely demolished in the second half of the C20th to make way for part of East Lea and a small development of detached houses. Some farm buildings were converted to dwellings. They are outside the Conservation Area.

6. Village Hall



The Village Hall

5.9 The village hall opposite Waynriggs Terrace occupies a highly visible site. The solid hipped roof stone building with its distinctive tall chimney stack was built in 1928.

7. St Peter's Church



St Peter's Church

5.10 St Peter's Church to the north is fused into its landscape setting where trees and shrubs wrap around the building. The church is clearly early C19th with its Greek proportions and simple Gothic style. More akin to a chapel, it makes a subtle and constructive contribution to the historic character of the village. The graveyard is extensive and provides an attractive

setting to the church and spatial counterbalance to the opposite open field. A lane crowded by shrubs and trees leads to the vicarage (parsonage) which can barely be glimpsed from the road.

8. Orchard View



The former Reading Room and Orchard View

5.11 The early C19th Reading Room to the north of the church has been converted to a pair of bungalows. The result unfortunately removes virtually all traces of the earlier building other than the tall chimney stacks and stone gables. The structure now looks to be part of Orchard View, the infill development of bungalows slotted into the former enclosed foldyard sandwiched between the mid-C19th Widdrington Terrace and the Reading Room.

9. Widdrington Terrace



Back of Widdrington Terrace



Widdrington Terrace

5.12 The gardens to the back of Widdrington Terrace have been cleared away and the properties extended with the addition of large gabled off-shoots. This creates an asphalted open yard

dominated by tall buildings, radically changing the historic arrangement and appearance of the area which is located at a pivotal point in the village where the road bends onto the east-west axis of the main street. The north elevation of Widdrington Terrace fronts directly onto the back of the pavement, an unusual feature in Humshaugh.

10. Belle Vue Cottage

5.13 To the west of Widdrington Terrace is Belle View Cottage, an extremely attractive and trim early to mid C19th single-storey building with a substantial shouldered gable standing proud of the front elevation.



The late C19th house, now a shop and post office

11. Humshaugh Village Shop

5.14 Buildings to the west of Belle Vue Cottage were demolished in the late C19th to be replaced by a semi-detached house, part of which was converted to the shop and post office. This was added to in the early C20th with the construction of a building at right angles to the road, the flat gable introducing variety of plain and pitch into the street.

12. Farm Lane

5.15 The street line is broken by a track, Farm Lane, which runs south leading to a former farm complex which has been converted to residential use. Some traces of the farm's original appearance survive with one or two window openings and slatted timber panels still in situ.

13. Linden Terrace

5.16 The south side broadens out to the west of Linden Holme, the late C18th/early C19th house adjacent to Belle View, as gardens create a gap between buildings and the road. They are decorated by trees, some of which overhang boundary walls and the street to create a green arcade. Linden Terrace, an attractive range of single-storey cottages probably associated with the farm and neighbouring Linden House, is set back from the road frontage.

14. Linden House



Linden House

5.17 The north elevation of Linden House comprises the two bastle houses and a C19th wing which comes forward towards the wall. It is a substantial block of building which is visually stretched by the detached boundary wall.

15. The Beeches

5.18 To the west is an infill detached property called The Beeches. Although set back from the road, can be seen framed by trees and shrubs.

16. Wesleyan Chapel



The Wesleyan Chapel

5.19 The Wesleyan Chapel is an 1862 stone chapel which sits on a slight twist in the road where it blocks views from the heart of the village. It is designed in Gothic style with the Sunday School added onto its east elevation in 1904. A BT transformer station unfortunately finished in a grey render sits beside the chapel.

17. Douglas Terrace



Douglas Terrace

5.20 Douglas Terrace is an early C20th terrace located to the south of the chapel. It is largely unaltered, particularly the lack of roof openings and dormers along the principle elevation, to provide an important firm edge to the village.

5.21 Generally the north side of the U8142 is slightly elevated above street level as the village spreads up the gentle incline of the river terrace. Properties tend to be set back from the road exaggerating their prominence as the slightly sloping gardens increase their relative height.

18. The Cottage and the Square

- 5.22 The terrace of houses between Humshaugh House and the Crown is set back from the road. Possibly a former farmstead, it comprises two and single storey buildings which create a staggered roofline capped at its highest point by Elizabethan style spiral chimney pots.
- 5.23 Dominant rendered elevations and a shed obscuring the front elevation diminish the visual quality of the group. An opening cut through one of the single storey cottages accommodates a public footpath that eventually leads to Humshaugh Burn.

19. The Crown Inn



The C18th Crown public house

- 5.24 The Crown Inn dominates the meeting point of the U8142 and C219. It can be regarded as a focal point to the village centre. This modified early C18th building also stands proud of the terrace that is linked to the back of its west elevation.

20. Dower House

- 5.25 The Dower House, which sits in the middle of the terrace to the west of the Crown Inn, is higher and probably older than its neighbours which probably replace earlier structures. A collection of porches and sun rooms have been added to the front doors, the C19th ornamental timber entrance attached to South View Cottage and its neighbour being particularly fine.

- 5.26 Later flat roof porches do not add to the quality of the terrace and diminish its historic character. The long and well stocked gardens to the front of the houses are contained by a combination of hedges and stone boundary walls contrasting with the tight forward building line of Widdrington Terrace on the opposite side of the road.

21. Hill House

- 5.27 Hill House East and West, c19th semi-detached houses, are diminished slightly by their different window designs.

22. Dale House and Dale Cottage



Dale House and Dale Cottage

- 5.28 Dale House and Dale Cottage to the west are amongst the oldest properties in Humshaugh. They evolved from one or more bastle houses being remodelled in 1664 during the Commonwealth. The refashioning included moulded doorways and mullioned windows. A lane to the west of Dale House now gives access to North Farm, a group of earlier loosely knit agricultural buildings together with a former forge and cottages which are hidden from public view.

23. Eastfield/ Westfield

- 5.29 To the east side of Burn Lane is a fine c19th century semi-detached house. Eastfield and Westfield incorporate earlier fabric but its C19th rebuild/remodelling has introduced an elegant late Georgian façade into the street scene.



Eastfield and Westfield

24. Burn Lane

5.30 Gables pinch views up the wide, asphalt surfaced Burn Lane from the main street. Burn Lane, like Farm Lane, takes the village beyond a simple linear settlement. Mostly built in the C18th/C19th, houses, cottages and farm buildings expand into the rural edge to create groups of buildings laid out on a north-south axis and around yards. This introduces different types of space and relationships of buildings to space.

25. Evans Almshouse



Evans Almshouse

5.31 To the west of Burn Lane is the 1864 single-storey Evans Almshouses with its attractive and Free Tudor style pitched roof porch assemblages. The 1854 village pant sits, without its spout, by the boundary wall that encircles the Almshouses.

26. West End Terrace



West End Terrace

5.32 West End Terrace to the west of the Almshouse is a simple but charming early to mid-C19th refashioning of an earlier cottage. Teasdale House, built in the late C17th and located behind the Terrace, provides an outstanding backdrop. New houses have been built to the west and north of the older buildings which had extended the built envelope of the settlement but within the garden/foldyard pattern of the C19th village.

27. Rose Cottage

5.33 Rose Cottage, a charming combined cottage, cart shed and stable which has been successfully converted into a house stands at the western end of the street village.

28. Simonburn Cottage

5.34 The road climbs out of Humshaugh past Simonburn Cottage, a large, graceful, early C19th country house with a fine half hipped roof hidden behind a stand of trees. It is detached from the main settlement.



Simonburn Cottage

CHARACTER ANALYSIS

Geology

- 6.1 Humshaugh is situated over carboniferous limestone. This is overlain by shales, sandstones, siltstones and mudstones which were deposited in the late Carboniferous (approximately 300 million years ago) in a coastal environment where large river deltas were building out into the shallow marine waters. The rock is covered by a mantle of boulder clay deposited during the last ice age and giving rise to heavily textured clay soils overlain by lighter soils and river gravel deposits. Basaltic extrusions that formed the Whin Sill 295 million years ago break and wrap around the village.

Topography

- 6.2 Humshaugh sits on a raised gravel terrace overlooking the River North Tyne, the same terrace occupied by Chesters Roman Fort to the south. The village runs along the platform of the terrace rolling, across gentle undulations which add interest to rooflines. The southern approach road rises up towards the Conservation Area from Chollerford and the bridge. It climbs as it moves west to leave the village with the incline becoming more pronounced between the Wesleyan Chapel and the War Memorial. The highest point of the Conservation Area is about 102 metres (War Memorial at the western end) and the lowest 73 metres (Waynriggs at the southern end) above mean sea level. The Crown Inn, at the heart of the historic core, is about 84 metres above mean sea level.
- 6.3 The wider setting of the Conservation Area is dominated by the hugely attractive rural landscapes of the North Tyne valley, which are expansive. They come to the edge of most of the Conservation Area other than along the southern approach road where the built-up area is extended by C20th residential developments between the historic village and Chollerford.

Views

- 6.4 The primary views within the Conservation Area move along the main street. Because of subtle twists and undulations they are partially foreshortened to create a sequence of changing aspects. The eastern end is dominated by The Orchard, the open pasture, together with the magnificent mature trees which surround it and grow behind the garden wall of Humshaugh House. This open landscape ends as the buildings along Widdrington Terrace

create a throttle, channelling views before they open out again past well stocked gardens and the attractive garden wall surrounding Linden House towards the Wesleyan Chapel and the woodlands which surround Simonburn Cottage on the brow of the slope.

- 6.5 Glimpses along tracks and lanes reveal a combination of groups of buildings jutting into and across spaces and open countryside. Views over the Orchard opposite Humshaugh House are extremely attractive, the mixture of rough grass, clumps of seasonal weeds, trees and grazing animals bringing the rural hinterland into the heart of the village. Views to the south would have been similar but are now dominated by Waynriggs Terrace which introduces an unremarkable suburban street into the village.

Public Realm

- 6.6 Public realm is the space between and within buildings that is publicly accessible, including streets and open spaces. The quality of the public realm throughout the Conservation Area is generally satisfactory. Public roads and footways are mostly covered in asphalt. Some paths and lanes are less formal, being made-up in crushed and rolled stone with green edges. One or two glimpses of original surface treatments can be seen, such as the sandstone kerbs to the front of Rose Cottage. Burn Lane has been surfaced in asphalt which 'modernises' its appearance and reduces its appeal when compared to Farm Lane.
- 6.7 A mixture of timber and metal telephone and cable columns and overhead cables clutter the street scene. Street lighting is a combination of modern units in new developments, lanterns attached to telephone and cable columns on main roads and a limited number of new lights attached to old ornate cast iron columns.

Green elements

- 6.8 Green spaces make a vital contribution to the character of the village. This includes space within and space surrounding the built form of the settlement. The most notable green space, The Orchard, is now contained within the built envelope of Humshaugh whereas it was originally the rural hinterland pressing against the built edge of the village. Located to the south of Humshaugh House and contained by stone boundary walls, it is an area of rough pasture decorated by a handful of trees. It brings an area of uncultivated countryside

into the village. This open space flows southwards to incorporate the tidy graveyard and, previously, the field behind the village hall. The mature trees around the church add height and volume to the green space, a feature that is repeated along the eastern edge of the pasture. Both areas make extremely important contributions to the quality of the village.

- 6.9 Grass verges meander throughout parts of the village giving a comfortable green edge to roads and walls. Gardens abound throughout the settlement. They provide green space between and around buildings and although within the curtilage of individual properties, they tend to visually coalesce to form substantial areas of green space which create relaxed and attractive settings to individual and groups of buildings. Hedges reinforce the contribution that gardens make to the visual environment. Trees within the grounds and gardens of the larger houses such as Linden House and Simonburn Cottage add volume and density to the green infrastructure of the village.

Windows

- 6.10 Windows make a vital contribution to the visual character of buildings. Window openings can change over time, both in terms of position and size. The presence of redundant stone lintels and sills set into walls illustrates a depth of history that spans centuries. A number of original windows survive including the early C19th sixteen pane windows in West End Terrace (which are set into the large raised dressings added to the earlier C18th cottage) and four and two pane sliding sash windows which proliferate throughout the village. An unusual and attractive sixteen pane pointed arch window is set into the gable of Eastfield.
- 6.11 The conversion of some farm buildings, particularly byres and granaries, has led to the loss of traditional farm windows including timber slat vented openings with upper lights. Their replacement by domestic windows confuses the building's agricultural origins and historic character. Some examples survive such, as along the south elevation of the range of buildings in Farm Lane.
- 6.12 Many Georgian-era (C18th) properties now have Victorian-era one-over-one or two-over-two sliding sash windows as improved glassmaking techniques produced larger, stronger and

less expensive single panes of glass. These would have replaced original six-over-six double-hung sash windows. Reverting to the original architectural style is preferable in most cases.

- 6.13 Many windows have been replaced with uPVC units which have a negative impact upon the appearance of individual properties and the townscape in terms of dimension, shape, profile and colour. The latter is particularly problematic in that it introduces the uniform presence of polar white, not used until the mid-C20th, in place of traditional colour ranges.

MATERIALS

- 6.14 Details make decisive contributions to the distinctive character and sense of place of the Conservation Area. They include masonry, doorways, roofs, windows and rainwater goods.

Masonry

- 6.15 Most of the buildings in the Conservation Area are built in pale yellow local carboniferous sandstone. Early buildings and less significant parts of later buildings are constructed in random rubble where walls are built in stones which are irregularly shaped and of different sizes laid in random patterns.
- 6.16 Stone is more commonly laid in courses ranging from rubble set in rough lines such as East Farm to more refined and recognisably uniform patterns. The late C18th/early C19th use of finely joined tooled stonework can be seen at Westfield and Eastfield. Rock faced stone, a High Victorian style, was used to face the principle elevation of the post office.
- 6.17 Bricks are used sparingly throughout the Conservation Area, where they add colour and texture. Humshaugh House and the boundary wall around Linden House are prime examples. The use of brick in the repair and replacement of chimney stacks adds interest, as do the outside toilets at the end of Belle View Terrace.

Roofing

- 6.18 Most roofs in Humshaugh are dual pitch with flat gables. There are some minor variations including flat roof extensions and catslide roofs that slope down from principal pitches. Virtually all of the buildings in the village now have roofs covered by Welsh slates. Those

built before the C19th and the arrival of Welsh slate in the region would have been thatched or covered in thin stone flags or pantiles. A good example of a stone roof can be seen on the rear elevation of East Farmhouse.

- 6.19 The overwhelming impression is one where rooflines are largely uncluttered and uninterrupted by dormers, adding to the quality of the area. Chimney stacks and pots help to create interesting and attractive silhouettes. They are intrinsic components of buildings and part of the special character of the area.

Clay

- 6.20 Bricks, ridge tiles and chimney pots are the most common commodities using clay. The most conspicuous and attractive use of bricks can be seen in the construction of Humshaugh House and the northern length of the garden wall surrounding Linden House. It is believed that the C18th Humshaugh House bricks are Flemish in origin, having been brought as ballast from the Low Countries. It is probable that many of the pre-C19th buildings would have been roofed in clay pantiles but the introduction of Welsh slate in the C19th led to their gradual replacement.

Timber

- 6.21 Timber is used in the manufacture of window frames, doors, gates, barging, fascias and fences. It is also used in the construction of porches and some farm buildings. It is invariably painted. Generally, the original joinery that survives appears to be well maintained. Many timber windows have been replaced in uPVC, a material that diminishes the historic character of the village. Some timber fascias supporting rainwater goods have been added to historic buildings, detracting from their appearance. The survival of historic timberwork is vital for the heritage wellbeing of the Conservation Area.

Stone

- 6.22 Local pale yellow carboniferous sandstone, occasionally silvered with age, is the predominant building material used in the Conservation Area. Boundary walls tend to be built in limestone. As mentioned above, Welsh slate is used on roofs. Some buildings, notably East Farm, have sandstone flagged roofs. Rough, squared, rubble and tooled stone

are used throughout the village with carved masonry employed to provide decorative features and ashlar used to provide window and door surrounds and quoins. Roman stone is almost certainly incorporated in the construction of buildings.

6.23 Stone is laid in a variety of ways including square coursed, rubble coursed or as random rubble. Stone is used in the construction of boundary walls, gateposts and the pant. Whinstone kerbs are used along the edges of some roads, many probably predating the introduction of asphalt. Some paths, drives and lanes are surfaced in crushed stone, probably reflecting the look of earlier metalled surfaces in the village.

Metal

6.24 The most common use of metal is through the fabrication of rainwater goods. They are invariably cast iron and tend to be plain and utilitarian. Few examples of historic fencing survive WWII, one being short lengths to the front of Grey Croft which probably date from C19th. Metal gates can be found, most notably at the entrance to Humshaugh House, and decorative motifs such as the ball finial on top of the pant. Corrugated iron is used to roof some farm buildings.

Paint and render

6.25 Virtually all timber and metalwork is painted. Paint protects and decorates. Although metalwork was painted a variety of colours, including green, dark blue, red and chocolate brown during the C19th, black is now regarded as the appropriate colour for historic cast iron.

6.26 Timber window frames are now invariably painted brilliant white, a colour that was not introduced until the mid-C20th. Door colours are varied and range from dark, subtle, hues to bright and striking finishes.

6.27 Waynriggs Terrace is faced in exposed aggregate render. Other than this Terrace, cement renders are used sparingly and consequently do not compromise the overall appearance of the area.

Others (uPVC)

6.28 Modern materials are used sparingly. However, their use can be visually jarring and detract from the appearance of the area in general. Plastic is used to replace rainwater goods. uPVC windows have been extensively introduced throughout the area. These often have clumsy, chunky proportions and are usually placed flush with the face of the building, rather than being set back into an appropriate reveal, thus losing depth and shadow to the building's architecture. A number of modern buildings have been roofed in concrete tiles which lack the subtly and grace of natural materials. Roads and footways are generally surfaced in asphalt although lanes and drives are often surfaced in rolled or pounded rock or gravel.

DETAILS

Doorways

6.29 Original door openings largely survive. The first doors would have been plain timber planked or panelled depending upon age and refinement. Examples of both types can be found throughout the village.

Rainwater goods

6.30 Traditional rainwater goods, including gutters and downpipes, would have been simple and originally made out of wood or lead. These were gradually replaced in cast iron with the gutters supported on spikes driven into the wall. Examples of this type can be found throughout the village. Cast iron is in turn being substituted by plastic, sometimes mounted on timber fascias, to the detriment of the character of the area.

Pant

6.31 The stone village pant is located adjacent the wall which surrounds Evans Almshouse at the end of Burn Lane. Built in 1854, it is non-functional and has lost its spout. A commemorative stone relating to the Almshouse is set into the wall beside the pant.

Boundary Walls

6.32 Stone field and garden boundary walls are dominant and crucial elements in the built form of the Conservation Area. They are of historic and visual importance, threading their way

through and around the village alongside roads and lanes. The frequent occurrence of eroded stone adds to their presence and sense of great age.