

Humshaugh

Design Guidance and Codes

December 2023

Quality information

Prepared by	Checked by	Approved by
Cindy Zheng Landscape Architect	Karen Clifford Director	Karen Clifford Director
Jade Lambert Landscape Architect		
Kat Haycock Graduate Urban Designer	Becky Mather Regional Design Director	Becky Mather Regional Design Director

Revision History

Issue no.	Issue date	Details	Issued by	Position
1	28.07.2023	Draft Issue	Karen Clifford	Director
2	25.10.2023	Final Issue	Ben Castell	Director
3	01.12.2023	Reissue	Becky Mather	Regional Design Director
4	06.12.2023	Reissue	Becky Mather	Regional Design Director

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

Contents

1	1. Introduction and Analysis	4
	1.1. Introduction	5
	1.2 About this document	5
	1.3 Humshaugh Neighbourhood Plan Visions and Objectives	6
	1.4 Summary of Humshaugh Community Consultations	6
	1.5 How to use this document	7
	1.6 Overview of Humshaugh Parish	8
	1.7 Designations and Cultural Heritage	10
	1.8 Landscape Character of Humshaugh Parish	12
	1.8.1 Northumberland Landscape Character Assessment, August 2010	12
	1.8.2 Northumberland National Park	12
	1.9 UNESCO Designations - Hadrian's Wall	14
	1.10 Chesters Estate	14
	1.11 Landscape	15
	1.12 Preservation of local views	15
	1.13 Layout	18
	1.14 Signpost to other documents	20
2	2. Character study	22
	2.1 Introduction	23
	2.2 Central Humshaugh Village including Humshaugh Conservation Area	24
	2.3 Post War Development	26
	2.3.1 20th Century	28
	2.3.2 21st Century	30
	2.4 Rural Fringe and Farmstead	35
3	3. Codes to promote good design in Humshaugh	39
	3.1 Rural Character	40
	3.2 Distinctive Local Materials	42
	3.3 Sitting within the Unique Humshaugh Landscape	43
	3.4 Infill Development	44
	3.5 Sympathetic Conversions	45
4	4. Checklist	47



Introduction

01

HUMSHAUGH

1. Introduction and Analysis

1.1 Introduction

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Humshaugh Parish Council. This design guidance and codes document forms part of the evidence base of the Humshaugh Neighbourhood Plan and will be used to guide future development.

1.2 About this document

This document sets out design guidance and codes informed by the existing features of Humshaugh. This rural community forms part of the setting of a nationally designated landscape and requires a sensitive approach to development which acknowledges its context. The Neighbourhood Area (NA) covered by this document aligns with the Humshaugh Parish boundary.

This document has informed the design policies within the Humshaugh Neighbourhood Plan, providing an appreciation of the character of the Parish and creating a set of design codes which will apply to future development. Together this will help to ensure that new development responds to and enhances the existing local character. As the codes will be used by Northumberland County Council and Northumberland National Park Authority when assessing development proposals, applicants should consider them when preparing development proposals.



Figure 01: Steps undertaken to produce this document

1.3 Humshaugh Neighbourhood Plan Visions and Objectives

Vision

"In 2036 Humshaugh will continue to be a great place to live, be thriving and full of character. We will provide for the diverse needs of residents. The community will be sustainable, with good access to services and facilities.

We will have contributed to addressing the threat of climate change by achieving net zero greenhouse gas emissions and adapting the Parish to cope with extreme weather events. We will have contributed to addressing the ecological emergency by reversing biodiversity loss within the Parish.

Our unique natural, built and historic environment will be maintained and enhanced for future generations. Our valued important spaces will have been protected."

Objectives

Objective 1 – Sustainable development and climate change

Ensuring new development makes a positive and sustainable contribution to social,

environmental and/or economic needs, and takes a proactive approach to reducing the Parish's contribution to climate change and to adapting the Parish to cope with the impact of climate change.

Objective 2 – Distinctive environment

Planning positively to protect and enhance the distinctive natural, built and historic character of the Parish. This includes our landscape, important spaces, biodiversity and heritage assets.

Objective 3 – Communities and the economy

Ensuring new development meets the needs of residents, visitors and the local economy. This includes supporting the right type of housing and economic development which reflects the distinct character of the area and local needs, as well as protecting and supporting the development of community services and facilities.

Objective 4 – Transport and accessibility

Promoting access to sustainable modes of transport, especially public transport, which connect people to a wider range of services, facilities, employment and educational opportunities. Meeting the transport needs of all residents and enhancing opportunities for cyclists, horse riders and pedestrians,

including those using wheelchairs or mobility scooters.

1.4 Summary of Humshaugh Community Consultations

To inform the preparation of the Neighbourhood Plan the following engagement activities have taken place or are planned:

- Following the decision of the Parish Council to produce a Neighbourhood Plan a public drop-in session was held in Humshaugh Village Hall in October 2022. Residents were asked to identify key issues and areas that they would like to see covered in a Neighbourhood Plan.
- Based on the feedback from the drop-in session draft Aims and Objectives were prepared for consultation which were posted on the dedicated Humshaugh Neighbourhood Plan website (<https://humshaugh.info/>) with a paper copy delivered to every household in the Parish.
- A resident's survey was conducted in December 2022 which generated a very high level of interest and response – 145 responses were received, and a summary of the responses was posted on the above website. Residents were able to respond

either online or by paper copy. The results of the survey are being used to develop the draft Plan.

- Regular updates are provided at public bimonthly Parish Council meetings, and to each household in the bimonthly Humshaugh News which is delivered to all houses in the Parish. Updates are also posted on the Humshaugh Neighbourhood Plan website (<https://humshaugh.info/>).
- The pre-submission draft of the Plan will be submitted to the Humshaugh Parish Council meeting on the 9th November after which the Plan and all supporting documents will be made available for public consultation, which will involve a further drop-in session in the Village Hall.
- The target date for the public referendum on the final Plan is Summer 2024.

1.5 How to use this document

The Design Guidelines and Codes will be a valuable tool in securing context-driven, high quality development within Humshaugh. They will be used in different ways by different stakeholders in the planning and development process, as summarised in the adjacent table.

Stakeholders	How they will use the design guidelines
Applicants	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Northumberland County Council and Northumberland National Park Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Humshaugh Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Local organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.
Local residents	As a reference point when exploring local planning applications or when preparing their own proposals.

1.6 Overview of Humshaugh Neighbourhood Area

Humshaugh is a Parish near Hexham located in Northumberland, England. and sits approximately 20 miles west of Newcastle upon Tyne. The population of the Parish was 711 as of 2021.

The Village of Humshaugh lies just off the military road running from Newcastle to Carlisle which was constructed 1751-58. It also sits just north of Chollerford and is located near Chesters Fort (Cilurnum) on Hadrian's Wall. Other nearby Villages include Wark, Fourstones, Newbrough, Chollerton and Gunnerton. The River North Tyne defines the Parish boundary to the east.

Humshaugh has a strong social and community atmosphere. At the heart of the Village lies the Crown Inn pub, Humshaugh Village Hall, St Peter's Church, Humshaugh Surgery, Humshaugh CoE First School and Humshaugh Village Shop. The shop is a community run asset.



Figure 02: The River North Tyne



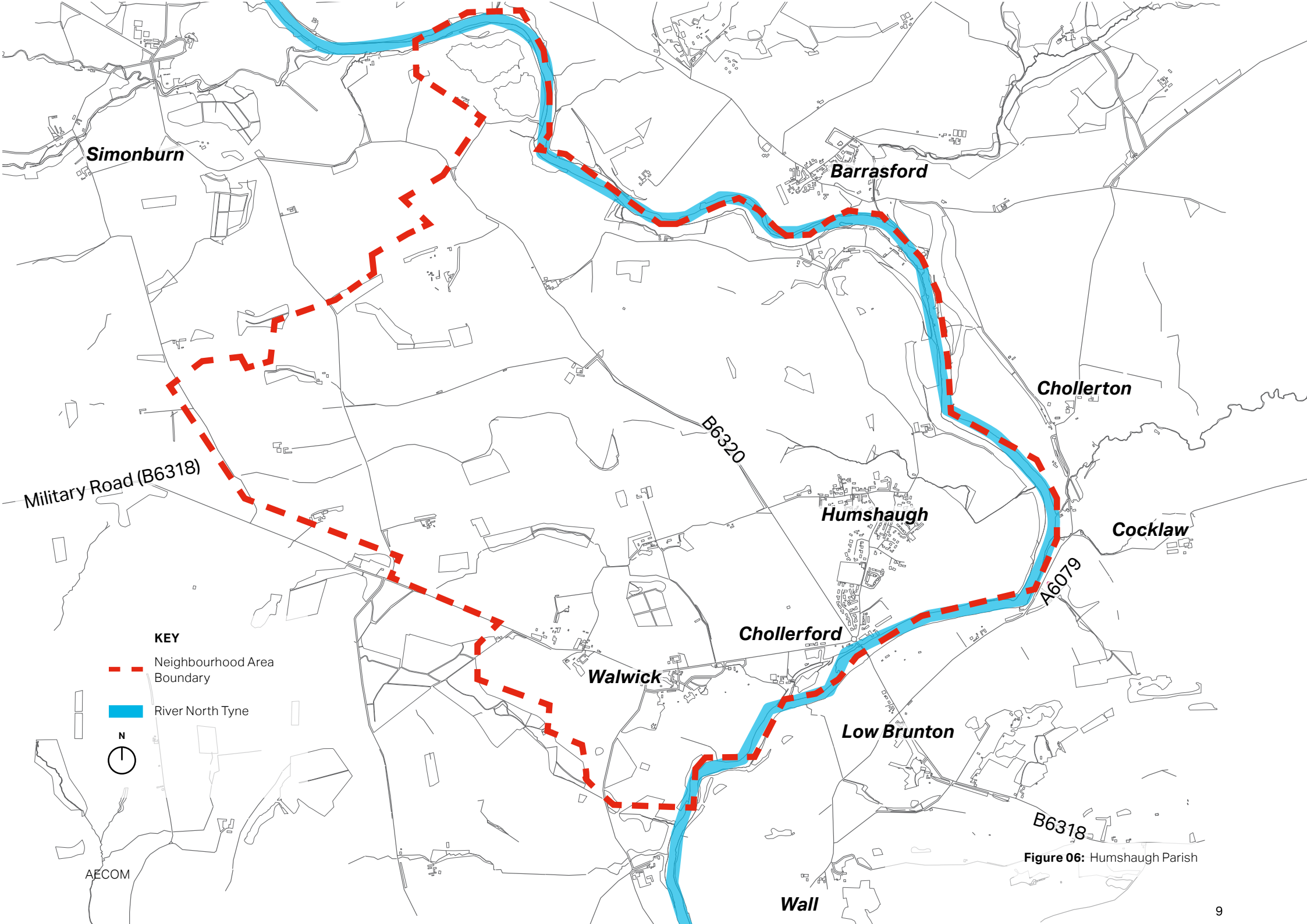
Figure 04: Humshaugh Village Hall



Figure 03: The Crown Inn



Figure 05: Humshaugh Village Shop



Simonburn

Barrasford

Chollerton

Military Road (B6318)


B6320

Humshaugh

Cocklaw

A6079

KEY

 Neighbourhood Area Boundary

 River North Tyne



Chollerford

Walwick

Low Brunton

B6318

Figure 06: Humshaugh Parish

AECOM

Wall

1.7 Designations and Cultural Heritage

There are 73 nationally protected buildings, structures and sites on the National Heritage List for England within the Parish. Notably, part of the Hadrian's Wall World Heritage Site falls within the Parish boundary, and most of the Parish forms part of the World Heritage Site Buffer Zone.

There are five scheduled monuments, all located towards the southern end of the Parish. They mostly relate to the remains of Hadrian's Walls and Chesters Fort; however, they are also focused on the former bridging points of the River North Tyne. They cover the Roman bridging point at Chesters, the medieval bridging point to the north-east of it, and the present 18th century Chollerford bridge and the remains of a previous bridge below it. The latter is a key entry point into the Parish, and is also a Grade II listed building.

There are 67 listed buildings/structures in the Parish (see appendix 1). Haughton Castle, is the only Grade I listed building. There are three Grade II* listed buildings, all associated with Chesters House and its estate. The remaining listed buildings

are all Grade II, with a major grouping of these located within Humshaugh Village and its Conservation Area. Humshaugh Conservation Area was designated in November 1975 in response to its historic and architectural significance, traced back to medieval times.

Reflecting the village location, the listed assets here include houses, garden walls and features, the church, school, and the war memorial. Throughout the remainder of the Parish, the listings cover houses and farmhouses, formal garden features such as walls, sundials and gate piers. The George Inn next to Chollerford Bridge is listed and there are also listed features such as a dovecot, lime kiln, pants, a milepost and a boundary marker.

Northumberland National Park

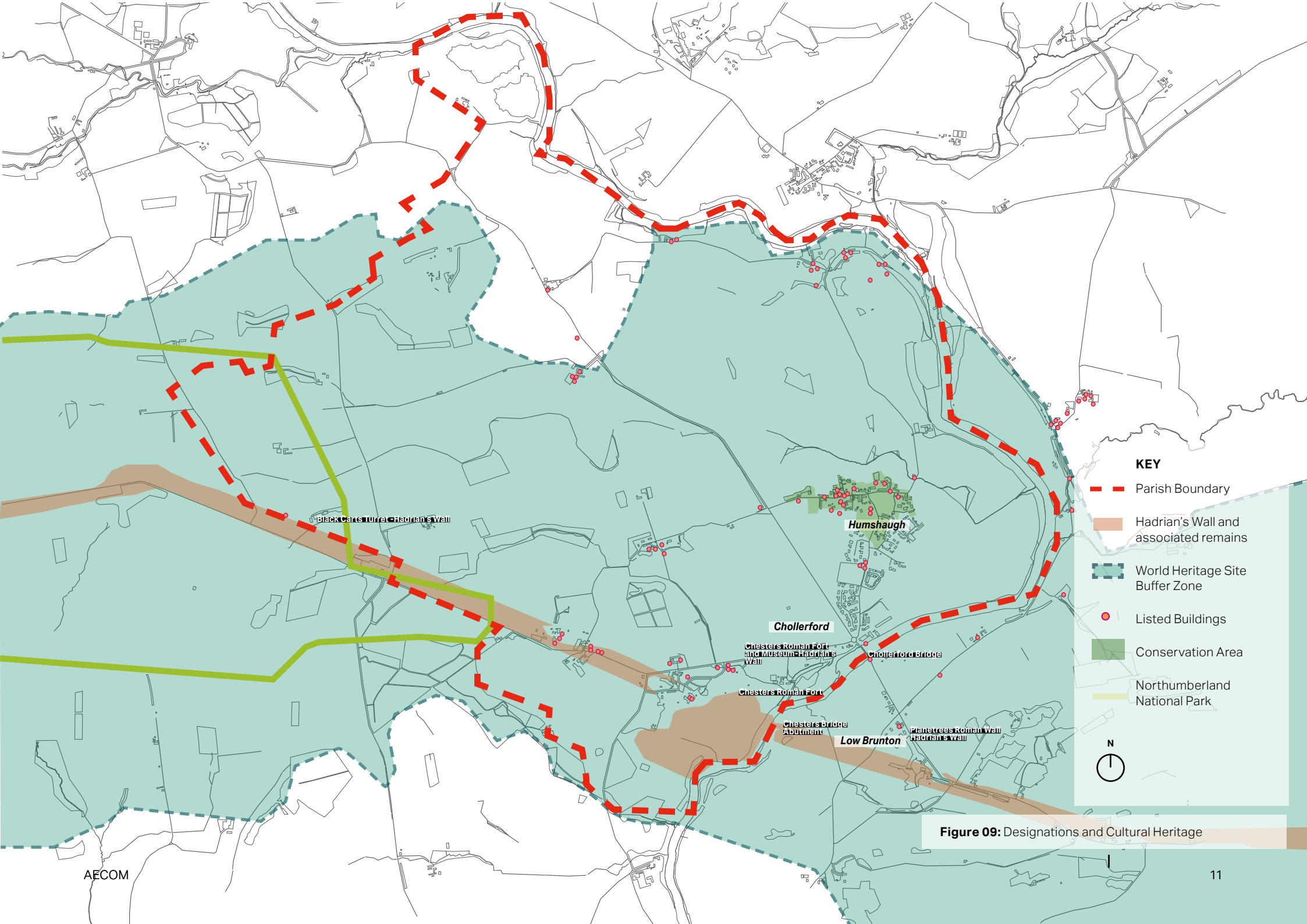
Northumberland National Park extends into the western edge of the Parish (see Figure 09). The park covers an area of more than 1,050 square kilometres between the Scottish border in the north to just south of Hadrian's Wall.



Figure 07: St Peter's Church (Grade II)



Figure 08: Property within Conservation Area (Grade II)



- KEY**
- - - Parish Boundary
 - Hadrian's Wall and associated remains
 - World Heritage Site Buffer Zone
 - Listed Buildings
 - Conservation Area
 - Northumberland National Park



Figure 09: Designations and Cultural Heritage

1.8 Landscape Character of Humshaugh Parish

1.8.1 Northumberland Landscape Character Assessment, August 2010

The following information is provided in the Northumberland Landscape Character Assessment (LCA), August 2010.

An overwhelming majority of the Humshaugh neighbourhood area sits within Landscape Character Type 29: Broad Wooded Valley. Key characteristics of this Landscape Character Type include:

- Broad valley with central meandering river and floodplain of varying width;
- Gently sloping and undulating valley sides dissected by a repeating pattern of tributary streams;
- High concentration of woodland – including native copses, mixed and coniferous woodlands, and hedgerow, avenue and parkland trees;
- Semi-natural woodland (including hazel, wych elm and ash) along river edges and in tributary valleys;

- Mixture of arable, pasture and valley floor; meadows.
- Field pattern of medium scale defined by hawthorn hedges
- Small stone bridges across tributary streams and disused railway; stone walls surrounding parkland estates;
- Villages located on lower valley sides, lending a settled character; and
- Managed landscape with large country houses and associated parklands.

Landscape Character Type 34: Upland Commons and Farmland sits on the western boundary. Key characteristics of this Landscape Character Type include:

- Broad open ridges and plateau areas;
- Intermediate, transitional area between open moorland and forests and adjoining valley landscapes;
- Dissected by series of burns often flowing through incised cleughs;
- Strong medium- to large-scale geometric pattern created by stone wall and hedgerow enclosures;
- Some improved pastures on lower slopes, giving way to unimproved rougher pastures

on higher land; pastures are mainly wet and rushy;

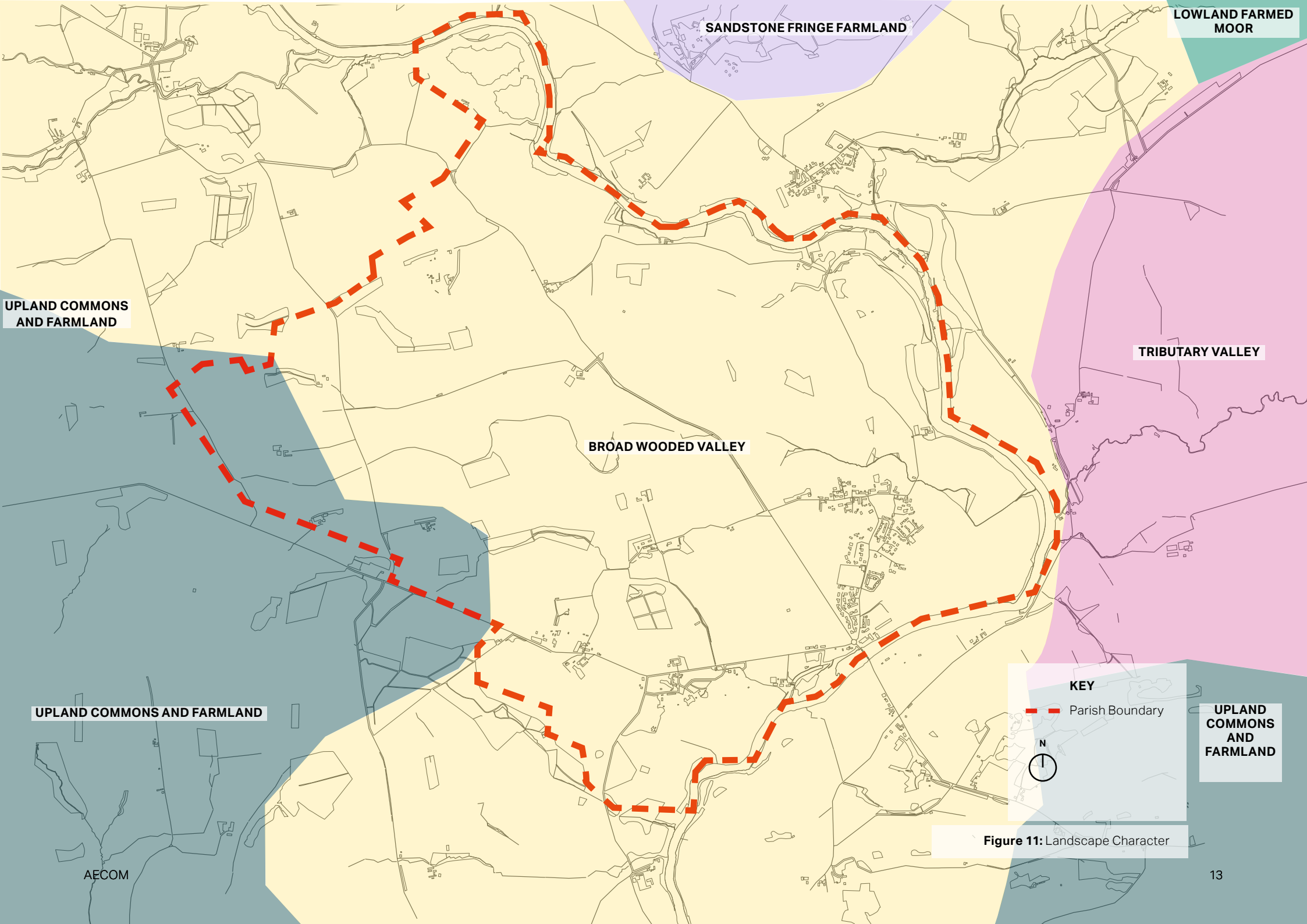
- Broadleaved trees on lower slopes and in ravines;
- Small- to medium-sized coniferous plantations creating 'blocky' character in places; and
- Sparsely settled, with isolated farms marked by shelter woodland and connected by straight roads.

1.8.2 Update of Landscape Character Assessment for Northumberland National Park Assessment, June 2019

This report provides extra detail relating to Northumberland National Park, whilst remaining consistent with the LCA described above. Please see page 21 for more details.



Figure 10: Arable land within Humshaugh



SANDSTONE FRINGE FARMLAND

LOWLAND FARMED MOOR

UPLAND COMMONS AND FARMLAND

TRIBUTARY VALLEY

BROAD WOODED VALLEY

UPLAND COMMONS AND FARMLAND

KEY

— Parish Boundary

UPLAND COMMONS AND FARMLAND



Figure 11: Landscape Character

1.9 UNESCO Designations - Hadrian's Wall

The following information is from the Hadrian's Wall Management Plan, UNESCO,

A portion of the UNESCO World Heritage Site (WHS): Frontiers of the Roman Empire (Hadrian's Wall) lies within the southern portion of Humshaugh Parish, and the WHS Buffer Zone extends across most of the Parish. Hadrian's Wall is one part of a transnational WHS that includes sites in Scotland and Germany. The significance of a WHS is expressed in terms of Attributes of Outstanding Universal Value (OUV). The Attributes help to articulate the OUV and should assist in the assessment of the impact of any proposed change to the site or its setting. The Hadrian's Wall Management Plan, 2015-2019 outlines the following Attributes of OUV for The Wall:

- Hadrian's Wall is a frontier which was designed and constructed to protect the Roman Empire. It is a symbol of a common heritage.
- In its engineering and construction it illustrates the technological and organisational ability of the Roman Empire, and is a reflection of the way that resources were deployed by the Roman army.

- Hadrian's Wall displays the complexity and variety of the elements of the frontier system, their inter-relationships, and the relative completeness of the system as a whole.
- The frontier was occupied by the Romans for three centuries; its remains therefore display considerable evidence of repair, rebuilding, re-use, re-planning, and decay.
- The retrievable archaeological information that survives - in the form of buried structures, artefacts, ecofacts, and data about the palaeo-environment - is still extensive and is a significant attribute of the OUV.
- The setting of the WHS offers the opportunity to understand and appreciate Roman military planning and operations.
- The settlements associated with the frontier illustrate the impact and attraction of the Roman economy.
- The course and extent of the frontier zone, its massive size, and its infrastructure, all influenced the subsequent development of the landscape, both in open country and in urban areas.

1.10 Chesters Estate

Chesters Estate was owned and developed by John Clayton who is widely regarded as the saviour of Hadrian's Wall. Clayton's father purchased Chesters House when he was boy, and it had the remains of Chesters Roman Fort in the garden. Once an adult, Clayton indulged his lifelong passion for The wall and used his wealth to purchase Hadrian's Wall sites to bring them under his protection. He stopped quarrying near the Wall, forbade the use of Roman stone for new buildings, and moved buildings away from the archaeology. Clayton developed his estate at Chesters and excavated the parts of the fort that are on display today.



Figure 12: Chesters Fort

The Clayton Museum at Chesters was developed by his nephew and displays some of Clayton's vast collection of Roman artefacts. His house, estate wall, lodges, stables and designed grounds form a key part of the character of the section of the wall that runs through the Parish. The story of Hadrian's Wall and its survival is told through the Chesters Estate and through John Clayton. By the time of his death he owned five forts and most of the wall between them. The relationship with Clayton and the wealth displayed in the Chesters Estate buildings has importance to the whole of The Wall corridor, beyond the bounds of the Parish.

1.11 Landscape

Humshaugh Parish is a well-settled landscape sitting within an elevated rural countryside. The undulating topography associated with the river provides a variety of long views to adjacent valleys and wooded hills which contrast with internal views of historic settlements and Roman Archaeology. There are a variety of enclosure patterns across the landscape with land use comprising a mixture of pasture and arable land. Parcels of land are enclosed by established hedgerows and trees in the lowlands, or walled enclosures

on higher ground-all of which creates a natural but managed character. Parkland and estate landscapes on the lower valley sides, such as Chesters and Haughton Castle include mixed woodland plantations and copses which make a positive contribution to the historical interest as well as a tranquil character.



Figure 13: A view of the landscape in Humshaugh

1.12 Preservation of local views

Humshaugh is partly defined by its relationship to the surrounding landscape. Undulating topography allows a variety of views onto open rolling countryside balanced with internal views focused within the Village.

The landscape generally slopes to the south east, meaning Humshaugh Village is largely hidden from view from B6320. This creates a constant feeling of change and discovery as you enter the Village; you cannot see all of Humshaugh at once. Stone wall boundaries also contribute to a sense of enclosure and make the Village feel settled in its location.

The route of the B6318 follows the line of The Wall and vallum from The Corner House (found just off the B6319 to the north) to Black Carts Turret. Prominent earthworks of the route of the wall are visible to the north side of the road entering and leaving Walwick and continuing to Black Carts turret, where a well-preserved section of The Wall is located. The topography here allows for wide sweeping views south-eastward from the top of the hill featuring the length of stone wall attribute and earthworks visible in the distance. This view

is a key feature of the character of the wall corridor through the Parish and is one of the areas of Hadrian's Wall where the wall and vallum are most readily visible.

The wall is located within pastureland through most of this section, this use being generally consistent with the preservation of the earthwork remains and buried archaeology (as opposed to arable or other uses).



Figure 16: View from B6320 looking east



Figure 19: View from Black Carts Turret



Figure 14: View from Chollerford Bridge



Figure 17: View from the B6318



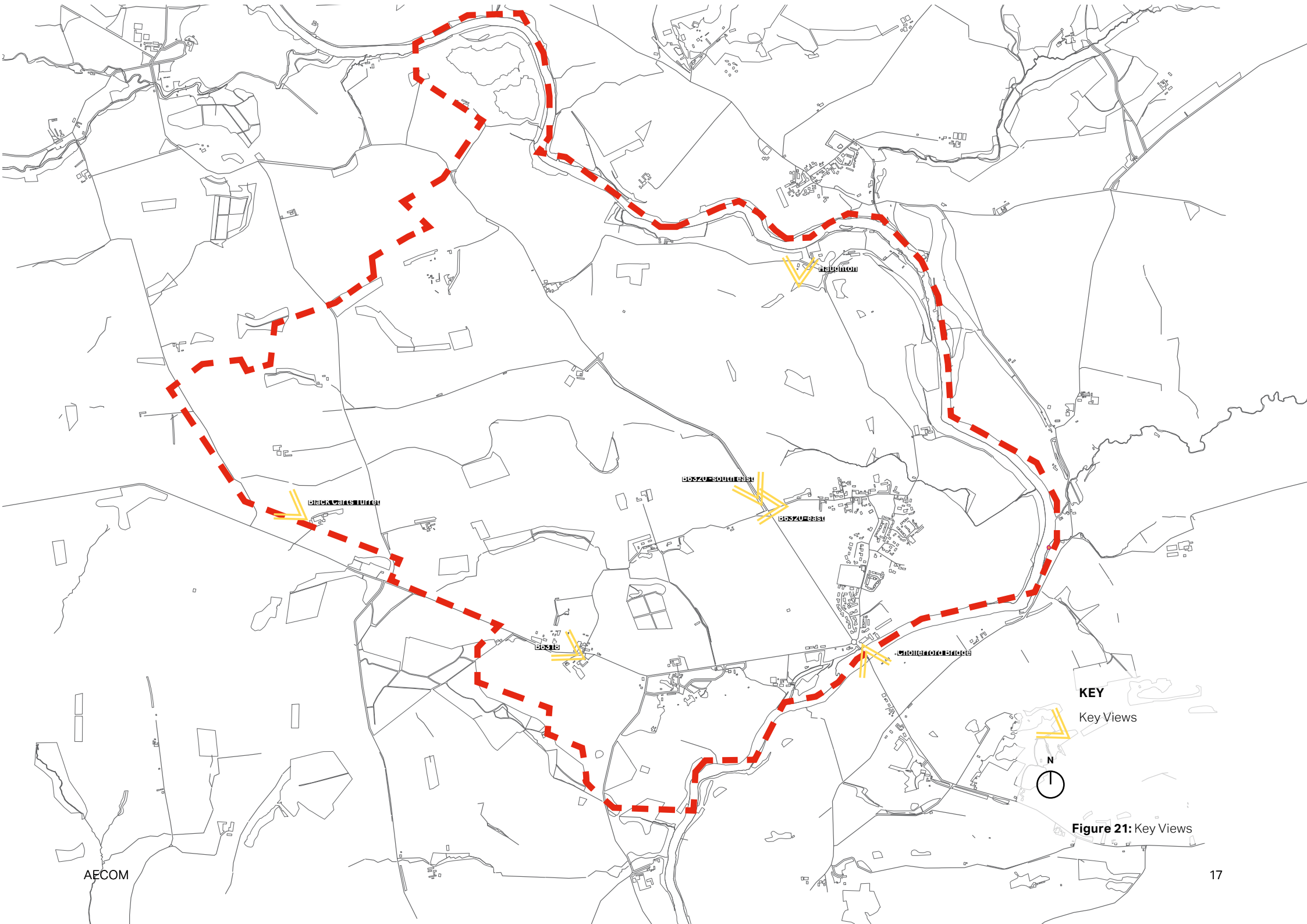
Figure 15: View from B6320 looking south east



Figure 18: View from Haughton



Figure 20: View from Orchard View Road



KEY
Key Views



Figure 21: Key Views

1.13 Layout

The Humshaugh Parish layout is partly defined by its agricultural heritage evidenced by farmhouses scattered throughout. The B6320 and B6318 pass through the area, with minor roads connecting between B roads and local settlements.

Several small scale settlements are dispersed throughout the Humshaugh area including Chollerford, Haughton, Walwick and Lincoln Hill. These rural villages and hamlets are still closely linked to agriculture, and the organic manner in which they have developed in the landscape makes a positive contribution to their setting.

Humshaugh Village is the largest settlement within the Parish and includes Humshaugh Conservation Area at its historic centre. Dwellings within these settlements vary from terraces to detached properties.

Chollerford is a scenic village on the banks of the River North Tyne and southern gateway to the Humshaugh Parish. The main landmark is the Grade II listed Chollerford Bridge, which replaced an earlier mediaeval crossing. Chesters Roman Fort is located to the south west. The George Hotel fronts directly on to the river.

Haughton is located on the River North Tyne approximately one mile north of Humshaugh. Dating back to medieval times, the Village of Haughton was removed by the development of the grounds of Haughton Castle which dates to the 14th Century. The historically significant Ford and River crossing point to the north of the castle is marked now by a Public Right of Way. Wester Hall was built near the castle in 1732.

Walwick is located near Hadrian's Wall and comprises converted farm buildings adjacent to the stately homes of Walwick Hall and Chesters Estate.

Lincoln Hill is a rural hamlet, comprising of Georgian houses, cottages, farm building and adjacent cluster of houses at Cowper Hill.

Individual farms reinforce the ancient relationship with the landscape. The farm buildings, their field patterns and boundaries make a positive contribution and form a distinct character of the Parish.



Figure 22: Terrace properties within Humshaugh Village



Figure 23: Residential properties in Chollerford, set back from the B6318



Figure 24: Ford and River crossing in Haughton



Figure 26: Properties in Lincoln Hill



Figure 25: From B6318 of Walwick

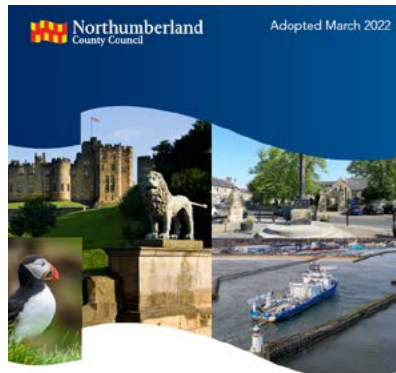


Figure 27: Traditional farm building

1.14 Signpost to Other Documents

National and local policy documents can provide valuable guidance on bringing about good design and the benefits accompanying it. Some are there to ensure adequate planning regulations are in place to ensure development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform design codes and masterplanning activities.

Applicants should refer to these key documents when planning future development in the Humshaugh Neighbourhood Area. The following documents have informed the design guidance within this report.



Northumberland
Local Plan 2016 - 2036

NATIONAL LEVEL

National Planning Policy Framework (Revised September 2023)

DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving Well-Designed Places stresses the creation of high-quality buildings and places.

2021-National Design Guide

DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2020-Building for a Healthy Life Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

2010-Manual for Streets 2

CIHT

Manual for Streets 2 builds on the guidance contained in Streets, 2007, exploring in greater detail how and where its key principles can be applied to busier streets and non-trunk roads, thus helping fill the perceived gap in design guidance between

2007-Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that place the needs of pedestrians and cyclists first.

2023 - National Heritage List for England

Historic England

There are 67 listed buildings/structures within Humshaugh (see appendix 1). All listed properties and their setting will be subject to additional historic environment legislation.

2022-Northumberland Local Plan, Northumberland County Council

The Local Plan contains new policies aimed at tackling challenges facing different parts of the county. It supersedes all previous plans prepared by the former District, Borough and County Councils. This new Local Plan provides a modern, up-to-date basis for making decisions on the thousands of applications submitted to the Council each year. It excludes land inside Northumberland National Park, which has its own Local Plan.

2020-Northumberland National Park Local Plan,

Northumberland National Park
Authority

The Local Plan contains policies and proposals that guide development within Northumberland National Park. It sets out a vision and a strategy to achieve this over a specific time period. Adopted in 2020, this replaces the former Core Strategy and Development Policies Document.

2019-Update of Landscape Character Assessment for Northumberland National Park, Alison Farmer Associates

The 2019 assessment is an update of an earlier landscape character assessment undertaken in 2007 by Julie Martin Associates, with Alison

Farmer Associates and Countryside. The Character Assessment intends to provide an understanding of the area's landscape, through characterisation, together with advice on landscape change, through the preparation of strategy and guidelines material.

2015-2019-Hadrian's Wall Management Plan ,

Hadrian's Wall Country

This is an online plan that includes policies that have been adopted as a central part of the Management Plan for 2015-19 and relate to the fulfillment of the long term vision for the World Heritage Site.

2015-Good practice guide for outstanding lighting in Northumberland International Dark Sky Park

Northumberland National Park

Guidance for residents and those seeking permission to develop within the Northumberland International Dark Sky Park. It is also relevant to those living beyond the boundary of the Dark Sky Park, who want to play their part in reducing light pollution in their respective areas.

2010-Northumberland Landscape Character Assessment

Land Use Consultants

This assessment was commissioned to provide part of the evidence base that will be used by Northumberland County Council to inform landscape-related decisions.

2008-Draft Humshaugh Conservation Area Character Appraisal (CACA)*

Tynedale District Council

Prior to local government reorganisation in 2009, the former Tynedale District Council had prepared a draft CACA which defined the special significance of the Conservation Area. This was not adopted by NCC at the time. A heritage background paper has since been prepared which has been informed by the draft CACA. Conservation Area designation remains the principal means by which local authorities can apply conservation policies to a particular area. Any new build, alteration, demolition, or tree felling in Humshaugh Conservation Area would be subject to historic environment legislation.

*2008 Humshaugh Conservation Area Character Appraisal is not currently in the public domain

A rural landscape featuring a stream flowing through a grassy field. The stream is bordered by tall, dry grasses and reeds. In the background, there are several large, leafless trees and a stone house with a dark roof. The sky is overcast. A large, semi-transparent dark green circle is overlaid on the center of the image, containing the text 'Character Study' and the number '02'.

Character Study

02

2. Character Study

It is crucial that any future development in Humshaugh responds to the existing character of the settlement and results in a positive contribution to the area.

2.1 Introduction

The following section will provide an appreciation of Humshaugh's sense of place and define the physical characteristics that make Humshaugh a special and unique place. These key features will be highlighted using the photographs taken on the site visit conducted on the 5th April 2023. Development within the Parish of Humshaugh can broadly be grouped into the following three areas:

Central Humshaugh Village (including Humshaugh Conservation Area) which is the main settlement within the Parish.

Post-war development including 20th and 21st Century development to the southern edge of Humshaugh Conservation Area. This includes the main bulk of dwellings.

Rural Fringe and Farmstead scattered throughout the Parish.

2.2 Central Humshaugh Village (including Humshaugh Conservation Area)

Humshaugh Village is located within the east of the Parish. The village itself is made up of two main linear thoroughfares, one running north/south and one east/west, both connecting with the B6320. The east/west thoroughfare is lined with most historic buildings in the town, which typically date from the 19th Century, although there are some earlier.

Humshaugh is designated a 'service village' in the Adopted Northumberland Local Plan (2016-2036), described as "generally have a school or a shop, and population of a size considered likely to maintain the viability of such services into the future."

Much of the historic village is contained within a Conservation Area, meaning that any new build, alteration, demolition or tree felling is subject to historic environment legislation.

The adjacent table summarises the character of Central Humshaugh Village, broken down by topic.



Figure 28: Houses within Central Humshaugh Village. Properties use locally distinctive materials and stone boundary walls.

<p>Urban form</p>	<p>Most buildings in the historic core of Humshaugh are arranged along a key east-west thoroughfare (C219), and typically date from the 19th Century, although there are some earlier. Variation in plot size and building placement help to create a relatively informal layout, with regular changes in the sense of enclosure. Although many buildings have a main facade which faces the street, it should also be noted that dwellings can be rotated such that the longest edge of the property is along the street or at 90 degrees to the street. Therefore, the dwelling facades vary greatly in length.</p>
<p>Movement networks</p>	<p>Humshaugh is accessed from the B6320, with the C219 running through the village and providing access from both the south and west. The primary east/west axis through the conservation area is tight with narrow or non-existent pavements. Although marked as a two-way road, on-street parking along one side of the road limits the road to a single-track in many areas. Humshaugh Village core is connected to the surrounding countryside by two key public footpaths, one running north, to the right of The Crown and one running south from Farm Lane. The 680-bus service provides a public transport link from Humshaugh to Hexham and Bellingham.</p>
<p>Landmarks</p>	<p>There are several listed buildings within the Humshaugh Conservation Area, including the Grade II listed St. Peters Church, a regency gothic style building, originally consecrated in 1818. All listed properties and their setting will be subject to historic environment legislation. The local pub, 'The Crown' sits at the heart of the settlement. The Humshaugh Village Shop is the only remaining store in the village, ran by volunteers.</p>
<p>Public realm/ open space</p>	<p>Given the rural location of Humshaugh, access to the countryside on foot, by horse and by cycle is important for recreation. Agricultural land extends right up to settlement boundary in many places, creating a key sense of connection with the surrounding countryside. There is a network of publicly accessible green spaces in and around the village, including the Orchard, playing field, Leggit field and bog fields.</p>
<p>Subdivision of land</p>	<p>The Village is generally residential in nature, with a shop and a pub located along the historic east/west axis. A largely ribbon development with a mix of plot sizes which add variety to the streetscape. The plot sizes largely relate the width of the dwelling. Though not all terraced, the gaps between dwelling in the historic village core are typically narrow.</p>

<p>Boundary treatments and setbacks</p>	<p>There are varying setbacks within the Conservation Area, with some buildings accessed directly from the street, some small areas of defensible space (as in front of the Village Store) and large front gardens. Front gardens are mostly separated from the pavement by low stone walls, which indicate a clear boundary but still allow a visual connection between public and private. These are largely intact and well maintained, providing a distinct character in the village. Mature trees and planting are interspersed throughout the area and help to create a sense of enclosure when buildings are set back from the street (most contained within front gardens). Variation in building line, well-maintained front gardens and projecting porches help to retain a sense of activity and provide a feeling of 'eyes on the street' along the set-back frontages, enhancing the pedestrian experience.</p>
<p>Building size, scale, and type</p>	<p>Most buildings within the Conservation Area are 1-2 storeys and detached or semi-detached. The area contains a variety of building types including villas, terraces, clusters of (often converted) farm buildings and churches. This results in many buildings which are individual in their design, creating a visually interesting variety of shapes and forms.</p>
<p>Materiality</p>	<p>Most buildings use a similar material palette, with facades and boundary walls constructed from local sandstone, and slate (Welsh or Lakeland) tiles generally used on roofs. Red brick and render have also been used sparingly across some buildings in the conservation area.</p>
<p>Architectural detailing</p>	<p>A variety of stone detailing is used across the conservation area, from the stone rubble used in the construction of many homes to the finely carved ashlar stonework used in St. Peter's Church and the Almshouses. Many of the historical buildings feature lightly recessed, chamfered, mullion windows and predominantly Victorian style sash windows. Coped gable roofs are common, with many 19th Century buildings also featuring moulded kneelers. Many setback buildings have projecting porches (traditionally stone or timber) which help to animate the facades.</p>



Figure 29: Houses within Central Humshaugh Village are set back from the main C219/ U8142 road throughout. The property boasts a well maintained front garden along with stone boundary walls. The property also uses locally distinctive materials.



Figure 30: On street car parking within Central Humshaugh Village. Stone walls and locally distinctive building materials can also be seen here.



Figure 31: Main road that runs through Central Humshaugh Village. The Tynedale Links 680 bus stop at Humshaugh Village Hall can also be seen here. St Peter's Church and grounds, with stone boundary wall, form an attractive focal point.



Figure 32: Public Right of Way that connect Central Humshaugh Village core to the local landscape. Stone boundary walls and saddle back cope stones are a distinctive feature of the Parish.

2.3 Post-war Development

Outside of the Conservation Area, the majority of Humshaugh Village is situated along a key north/south thoroughfare, where the C219 runs from The Crown Inn to Chollerford. The remainder of the village consists of predominantly post-war, 20th and 21st Century developments.

The landscape setting plays a large part in the overarching character of the Parish. There are several different relationships between the landform and the built form, with the 20th Century and later developments either settled down into the topography, or conversely outward facing, presenting a clear development edge.

Dwellings in this area are typically arranged within self-contained, cul-de-sac developments (often built by a single developer), giving homes a uniformity with their neighbours. From bungalows to semi-detached 2 storey houses, each development is generally 10-25 homes in size, each with its own distinct character.

The main 20th and 21st Century developments have been briefly summarised below:

2.3.1 20th Century

Wayn Riggs Terrace (12 homes)

Built during the 1930s and 40s, this is a series of 2 storey semi-detached homes in a formal arrangement. Homes are set back from the main street, with boundary walls and front gardens providing a buffer. The architectural style is a departure from historic buildings within the Conservation Area; the homes featuring hipped roofs and pebbledash rendered facades.

Valley Court (14 homes) and Hadrian Court (18 homes)

Both Valley Court and Hadrian Court are low-density residential developments of detached bungalows. Constructed between the 1970s and 1990s, the developments are very much of their time, centred around curvilinear, cul-de-sac streets. The dwellings have an informal arrangement, located within large, open plots.

Development appears to have taken place in a somewhat piecemeal fashion, with individual dwellings being slightly different in style – although there is uniformity in terms of building height (predominantly one storey). Generous areas of green space and the presence of mature planting helps to give the sense that buildings are well

integrated within their setting; with rooflines also responding to the sloping topography. Wide grass verges and plentiful planting screen dwellings from the street. The use of landform and building height creates a good degree of visual mitigation towards development, but also contributes to a lack of traditional street frontage.

Though there is some positive design responses in terms of landscape integration, this type of development doesn't respond well to the requirements of modern developments in terms of connectivity and sustainable densities.

East Lea (18 homes)

An early 1990s housing association development of 2-storey terraced homes. Built in a buff brick, the style of these dwellings is a departure from the historic character of the village. Hardstanding parking is located at the front of the properties, with mature trees planted regularly along the street.

Solar panels and heat pumps have since been implemented to some 20th Century properties within East Lea. Several other properties across the Village have also had these upgrades which is encouraged by Humshaugh Net Zero.

Beechcroft (24 homes)

Built in the 1990s, this is a mid-density development of detached and semi-detached 1-2 storey homes, within relatively small plots. Arranged around a cul-de-sac street layout, the 24 dwellings vary in their size, form, and detailing, helping to give each home an individual character.

Careful choice of materials has ensured visual unity within the development however, with high-quality reclaimed stone being used in the construction of houses and boundary walls. Most homes have hardstanding parking and grassed verges separating them from the street, giving the development a suburban feel. Several mature beech trees have been retained along the main road, helping to screen this new development by providing a visual buffer.



Figure 33: Solar panels installed on some properties within East Lea.



Figure 34: The old factory, previously located between Hadrian Court and the Humshaugh Children's Playing Field was demolished, and the Beechcroft Estate built. Reclaimed stone was used for the houses and boundary walls, which can be seen here, adding to the charm of this development. This development also displays a variety in design and the layout of the estate.

2.3.2 21st Century

There was an absence of development in Humshaugh Village between the 1990s and 2015, when Simmonds Court was constructed. Generally, 21st century developments feature more formal building arrangements and better consideration of boundaries, resulting in a more defined relationship with the street. Smaller plots and the presence of conjoined buildings contribute to slightly higher density developments, more typical of the historical character in the village. More materials and architectural detailing which reflect the historic character of the town have also been used, including stone lintels and projecting porches.

There are many positive design responses in terms of streetscape within 21st Century developments, an acknowledgement of the positive attributes in the village core. However, where these developments are outside the core (or form an extension of the core) and occur in relationship to the countryside (rural fringe), there may be an opportunity to look towards a more 'agricultural/farmstead' typology which sits more naturally in a rural setting.



Figure 35: A stone wall being used as a property boundary within Simmonds Court which reflects the local vernacular of the Parish.

Simmonds Court (14 affordable homes)

Winner of the Best Affordable Housing Scheme (Small) award at the 2016 Housing Excellence Awards. Simmonds Court consists of 2–3-bedroom homes within a cul-de-sac style development. The scheme has taken inspiration from Humshaugh Conservation Area in its use of low, stone boundary walls, and stone facades.

Chesters Meadow (21 homes)

Unlike most other residential developments within Humshaugh Village, this orbital development of 21 homes is outward facing, with the homes making the most of surrounding countryside views. Although there is a mix of integral garages, detached garages and parking bays within the development, hardstanding parking provision dominates the streetscape in many areas, giving the development a suburban feel.

A mix of 1-2 storey homes, this mid-density development could be described as being formally arranged and making use of a rural architectural typology. Taking inspiration from the historic character found in Humshaugh Conservation Area, homes feature gabled roofs, stone lintels, and projecting porches (in places).



Figure 36: Chesters Meadow showing the general layout of 21st Century properties consisting of cul-de-sacs. Some properties have integral garages, some with detached garages and bungalows with hard standing for parking facilities. There are also visitor parking bays.



Figure 37: Residential property within Chesters Meadow showing sandstone and composite slate roofing.



Figure 38: Stone wall running the front boundary of Chesters Meadow. Planting has also been used to soften wall edge.

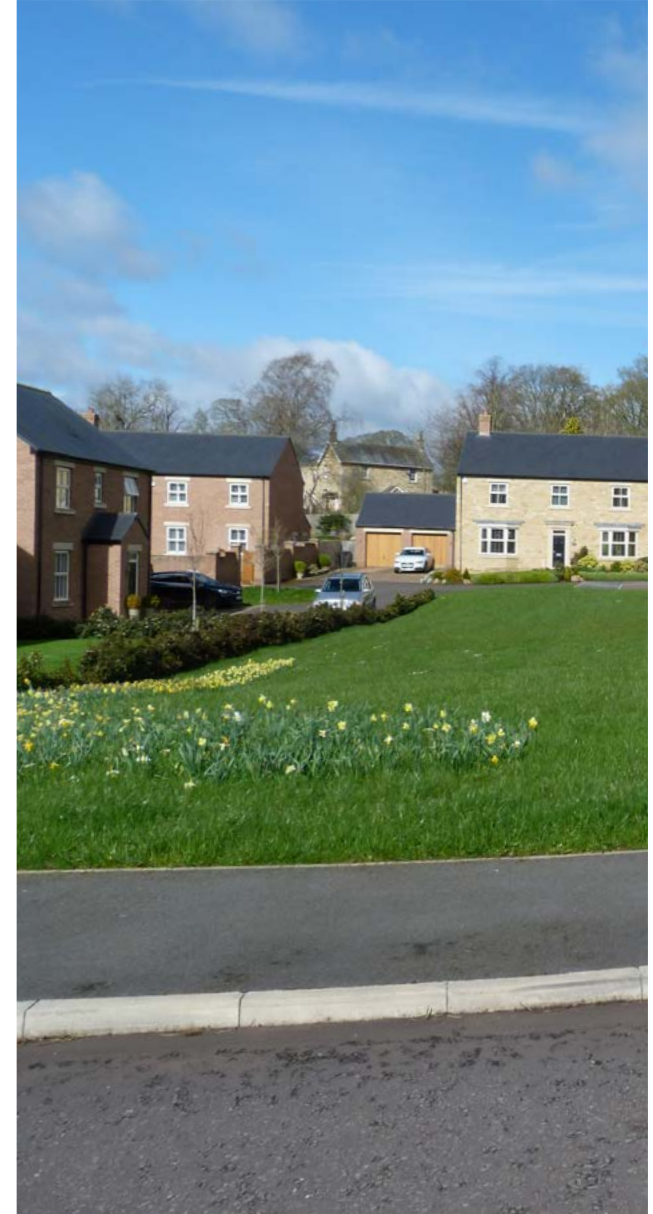


Figure 39: Areas of open green space at Houghton Square. The amenity space provides little recreational or biodiversity value. A mix of planting and bulbs have been used in this space.

Grassed areas surround the outskirts of the development, but there is little formal landscaping.

St. Peter's Way/Haughton Place (20 homes)

This is another low-density, suburban-style development of 1-2 storey homes. With homes facing inwards along a curvilinear street, a more formal arrangement helps to create a defined sense of street frontage in places, although hardstanding parking still dominates the street in many areas.

Low hedges and metal fencing have been used to enhance boundaries and a grove of mature trees have been retained to the south-east of the site, helping to enhance the connection with the surrounding landscape. An area of green space sits at the heart of the development for public use, but there is little formal landscaping.

Similarly to Chesters Meadow, the scheme takes inspiration from the historic character found in Humshaugh Conservation Area in its material palette and architectural detailing.



Figure 40: Frontages of single story residential properties within East Lea. The bungalows material finishes differ from the local vernacular. Frontages include grass verges and trees with lay-by parking.



Figure 41: Grass verges and access road to 21st Century properties within East Lea. Distant views of the landscape can be seen towards the east. There is limited access to the local and wider landscape due to the lack of linkages.



Figure 42: Residential properties in Chollerford, set back from the B6318. These properties have a more contemporary aesthetic to them. Materials and architectural detailing can be found through use of timber cladding and projecting bays powder coated aluminium. Small garden frontages with hedgerow boundary reflect the rural character.

<p>Urban form</p>	<p>20th Century homes in this area are predominantly arranged within self-contained, inward looking, cul-de-sac developments. Development is generally low density, containing informally arranged dwellings within large, open plots.</p> <p>21st Century homes in this area are again predominantly arranged within self-contained, cul-de-sac developments. Development is still generally low density (although higher than 20th Century developments) containing more formally arranged buildings within a variety of plot sizes. Some smaller plots and conjoined buildings are more typical of the historical character in the village.</p> <p>The local topography (sloping to the south-east) screens many parts of the settlement from general view, leading to a constant feeling of discovery. This enhances the unique character of each area in the village.</p>
<p>Movement networks</p>	<p>The north/south axis of the C219 has a very different character to in the village core, with wide grass verges and expansive views to the surrounding countryside in many places. Several self-contained cul-de-sac developments are accessed from the C219, with limited (if any) through routes to the wider landscape. There is an emphasis on vehicular movement, with few public footpaths connecting developments with the wider landscape. For example, Simmonds Court and Haughton Square have only one access point (for both road and pavement) via the main road. Chesters Meadow also only has one access point for road but does however provide additional footpath access to the main road.</p> <p>The 680-bus service again provides a public transport link from Humshaugh to Hexham and Bellingham.</p>
<p>Landmarks</p>	<p>The Humshaugh CofE First School are accessed along the north/south axis of the C219. The Grade II bridge crossing the River North Tyne at Chollerford also provides a key access point for Humshaugh</p>
<p>Public realm/ open space</p>	<p>Agricultural land extends right up to settlement boundary in many places, creating a key sense of connection with the surrounding countryside. Much of the open space in this area consists of private gardens, low value amenity space or grass verges however, which is not always publicly accessible. Within Haughton Place and Chesters Meadow, publicly accessible green space has been provided as part of the development, however, this is predominantly grass, with little recreational value. A small group of mature trees have been retained near Haughton Place which helps the development to feel integrated within its rural setting, but these have been fenced off.</p>

<p>Boundary treatments and setbacks</p>	<p>Most homes have expansive areas of hardstanding parking and grassed verges separating them from the street, contributing to a suburban feel. In bungalow developments, frontages are generally set back from the road and screened by planting, contributing to a lack of traditional street frontage. The presence of mature trees and planting does however helps homes to feel integrated within their countryside setting.</p> <p>In 21st Century developments, homes have a more defined relationship with the street thanks to more formal building arrangements and consideration of boundaries (low hedges, metal fencing and stone walls are all used in places). This gives a better sense of 'eyes on the street', enhancing feelings of safety for pedestrians.</p>
<p>Building size, scale, and type</p>	<p>20th and 21st Century dwellings in Humshaugh Village are generally 1-2 storeys in height, with some developments containing an abundance of bungalows. Larger homes dominate in the Chesters Meadow development, whereas Simmonds Court provides a range of affordable housing.</p>
<p>Materiality</p>	<p>Across each of the 20th century post-war developments, use of materials varies greatly, but in general departs from the historic character of the village core. For example, buff brickwork is the primary façade material in East Lea, blonde stonework at Hadrian Court and reclaimed stone is used at Beechcroft.</p> <p>In contrast, 21st Century developments seem to have taken inspiration from the conservation area in their material use, with sandstone facades and slate/composite slate roofs being utilised. Some red brick has been employed in homes along St. Peter's Way, using a stretcher bond as seen elsewhere in the village.</p>
<p>Architectural detailing</p>	<p>Each of the 20th century developments differs slightly from its neighbour and is a departure from the vernacular architectural style of the historic village. 21st Century developments seem to have taken inspiration from the conservation area in their architectural detailing, with developments generally featuring gabled roofs and sandstone window lintels/surrounds, although façade proportions differ from historic buildings in the village core. Projecting porches have also been used.</p>

2.4 Rural Fringe and Farmstead

Thanks to its location within the fertile North Tyne Valley, a large proportion of the Parish comprises of land which could be described as rural in character. Managed farmland, country estates and associated parkland dominate the landscape, although there are also several small settlements scattered throughout. These include:

Chollerford - Located adjacent to the Chollerford bridge, a key crossing point over the River North Tyne, this village forms the southern gateway to both the Parish and Humshaugh Village. Although only comprising of a few buildings, Chollerford contains key amenities such as a petrol station, The Riverside Kitchen and The George Hotel. A large roundabout provides easy vehicular access, but makes pedestrian routes less accessible.

Haughton - Adjacent to the River North Tyne in a low-lying setting, Haughton comprises of a group of buildings surrounding the privately owned Haughton Castle, a Grade I Listed building. Accessed by single track country lanes lined by low stone walls and mature trees.

Walwick - Adjacent to Walwick Hall and



Figure 43: Former Haughton ferry crossing over the River North Tyne, adding to the tranquillity and historic importance of the area. Mature parkland trees are also apparent here.



Figure 44: Haughton Castle in the northeast of the Parish contributing to the historic landscape.

Hadrian's Wall, as well as being situated close to the Chesters Estate, Walwick consists of informally arranged groups of converted, 1-3 storey farm buildings, constructed primarily from stone rubble. The hillside location of this settlement provides expansive views across the valley and is accessed directly from one of the main thoroughfares through the Parish, the B6318.

Lincoln Hill - A rural hamlet, comprising of predominantly 2 storey houses, cottages, farm buildings and an adjacent cluster of houses at Cowper Hill. Stone rubble construction generally seen in buildings, with cut stone detailing around windows and doorways. Accessed via single track country lanes, lined by stone walls of varying heights.

Individual farms - Comprising of both residential and industrial buildings, individual farms reflect the traditional agricultural use of land across the Parish.



Figure 49: Key view of the landscape from part of the Roman wall corridor.



Figure 50: Road into Humshaugh running east from the B6320. The gateway to Humshaugh Village is framed by random rubble stone walls, grass verges and established trees, which are distinct landscape elements of the area.



Figure 51: Signpost for the Hadrian's Wall long distance footpath that allows access to the local and wider landscape, and wide elevated views to the adjacent valley slopes.

<p>Urban form</p>	<p>Located within the fertile North Tyne valley, the Rural Fringe encompasses significant amount of agricultural land and large country estates. Several small rural hamlets (including Chollerford, Haughton, Lincoln Hill and Walwick) and individual farmsteads are scattered throughout the area. Each of these settlements is unique in its form, from the informal arrangements of generally 1-2 storey cottages and converted farm buildings in Lincoln Hill, to the grand, Georgian style stately home of Walwick Hall.</p> <p>The surrounding landscape and topography have a distinct impact on the character of settlements within the Rural Fringe. Settlements such as Haughton (located lower in the valley) feel sheltered, whereas Walwick has a more elevated setting which provides expansive views across the valley</p>
<p>Movement networks</p>	<p>The B6320 and B6318 are the main thoroughfares in the wider Parish, connecting the area with Bellingham to the north and Hexham to the south. The route of the B6318 follows the line of Hadrian's Wall. Smaller country lanes which connect with these main routes, are often narrow and typically lined by hawthorn hedgerows or low stone walls.</p> <p>Although the River North Tyne makes up a significant part of the Parish boundary, access to the river is restricted by car and foot, with few public roads or footpaths giving access, apart from the notable crossing at Chollerford Bridge. There was once a ferry crossing at Haughton, although this is no longer in use. Several bridleways and footpaths (including the Hadrians Wall footpath) connect to the local and wider landscape of Humshaugh Parish.</p>
<p>Landmarks</p>	<p>A part of Hadrian's Wall and Chesters Roman Fort fall within the southern extents of the Parish area. These archaeological landmarks are contained within the 'Frontiers of the Roman Empire World Heritage Site' (FREWHS), which represents the greatest extent of the Roman empire in the 2nd century AD. Chesters is also under the care of English Heritage and is notable for its well-preserved Roman Baths.</p> <p>The Grade I listed Haughton Castle is also a significant landmark within the NA, with the earliest parts of the structure dating to the 13th Century. The Grade II bridge crossing the River Tyne at Chollerford was built in 1775. It is a single-track stone bridge which replaced an earlier medieval crossing. Northumberland National Park also extends into the western boundary of the Parish.</p>

<p>Boundary treatments and setbacks</p>	<p>A variety of enclosure patterns define the rural area, with medium sized fields generally providing a mixture of pasture and arable land. A strong pattern of hawthorn hedgerows and stone walls run along the boundaries of most estate parkland, farmstead, and roads.</p> <p>Many of the buildings scattered throughout the rural fringe are setback from the road, screened by mature planting or stone walls, with private driveways providing access. Walwick provides an exception to this, with a 3-storey stone building fronting onto the B6318, making the most of the expansive views over the valley.</p>
<p>Building size, scale, and type</p>	<p>Buildings within the rural fringe are typically 1-3 storeys, ranging from detached to terraced. The Parish area contains a variety of building types including stately homes, converted farm buildings, working farm buildings and even Haughton Castle. This results in many buildings which are individual in their design, creating a visually interesting variety of shapes and forms, although architectural detailing and material use create a uniformity in character across settlements.</p>
<p>Materiality</p>	<p>Many buildings within rural hamlets make use of stone rubble wall construction with roughly shaped quoins, although there is some finely cut ashlar, and cut stone dressings are common, both on the corners of buildings and in window surrounds. Roofs are typically slate (Welsh or Lakeland).</p>
<p>Architectural detailing</p>	<p>Many historical buildings in the rural fringe are Georgian in design, featuring symmetrical stone facades with well-proportioned sash windows. As in Humshaugh Conservation Area, roofs are commonly coped gables (although some hipped roofs are also present), and many have moulded kneelers.</p>



**Codes to promote good
design in Humshaugh**

03

3. Codes to promote quality design in Humshaugh

This section outlines the positive physical, historic and contextual characteristics of Humshaugh and how these features should be factored into new development or retrofit of existing buildings.

3.1 Rural Character

Humshaugh's rural character is one of its most distinctive and valuable features. The open and undulating nature of the landscape affords views outward to the surrounding countryside from within the Village and surrounding settlements.

The broad wooded valley landscape is sensitive to change and should be protected wherever possible. Key characteristics of the landscape which make a positive contribution to the identity of the Parish include stone bridges, crossing tributary streams, stone boundary walls, parkland landscapes, castles, forts, medium sized arable fields, mature trees and hedgerows.

This is a well-settled landscape with small historic settlements on the valley sides including Lincoln Hill, Walwick, Humshaugh, Haughton and Chollerford. The latter located at key crossing points of the River North Tyne. The settlement pattern in the wider area is characterised by dispersed farmsteads and large estate houses.

Despite being a relatively high-density landscape, the sheltered and tranquil rural character is contained by the incised topography, rolling hills, landcover and arable fields.

The absence of overspill development within the landscape preserves the coherent and unified rural character.

This balance of the landscape pattern between settlements within the Humshaugh Parish should be preserved to maintain the integrity of the area. Any development that is proposed in the Parish should fit comfortably into this settled character, should clearly form part of the existing settlement that it will be associated with and if in outlying areas, complement existing rural farmstead dwellings and hamlets.

Large gaps between the historic settlements and a proposed development should typically be resisted to avoid resulting in a development that is visually divorced from a main settlement area.

Development should not result in the loss or degradation of important views. Views out to the wider landscape should be protected.

Future developments should seek to reflect this character by adhering to the following codes.

Code	Implementation
RC.01 Informal layout	New developments should be well setback from the road to limit the visual impact on the rural setting and to make a positive contribution to the landscape character.
RC.02 Boundary treatments	New development should respect the historical character of Humshaugh through the use of low stone boundary walls and natural screening such as hedgerows and trees. Existing mature hedgerows and trees must be retained where possible.
RC.03 Relating to Rural Character	New development should protect and enhance the rural setting, in form, character and location. Existing views to the rural landscape should be retained.
RC.04 Density and scale	Dwellings should be low density and modest in scale to prevent the urbanising of a rural environment. Dwellings should be low rise, not exceeding two storeys.

RC.05 Rural grain	<p>New build infill development shall respond to the immediate setting of the proposal and provide:</p> <ul style="list-style-type: none"> • A mixture of set backs; • Varied aspects, with some houses frontages towards the main street; • Generous front and rear gardens; prioritised pedestrian links to the existing community, and, connections to the wider landscape.
RC.06 Introducing Green Space within Development	New development should allow for pockets of green space in and amongst dwellings to create a balanced response between open space (including gardens) and development, such that formal open spaces are fully integrated in the urban layout.

3.2 Distinctive Local Materials

The Humshaugh Parish area contains a variety of primarily sandstone buildings with slate roofing.

Early buildings are constructed in random rubble with stone course becoming more refined in late 18th C/early 19th C buildings. More recent housing includes the use of red brick, rendered finishes and reconstituted stone as well as the more traditional sandstone.

Humshaugh Village includes the Conservation Area with well-maintained listed buildings built in pale yellow sandstone and distinctive architectural details including decorative masonry, doorways, roofs, chimneys and windows.

Stone field and garden boundary walls are a distinct historical element which along with farmhouses scattered throughout the landscape exemplify the settled agricultural identity.

Code	Implementation
MA.01 Facade materials	New developments should adopt a materials palette which reflects locally distinctive materials such as sandstone. Where manmade materials such as reconstituted stone, render and brick are selected, the colour, tone, quality and finish should be considered to make a positive contribution to the existing character.
MA.02 Roofing and materials	Roofing materials should consist of high quality Welsh slate where possible, or a sympathetic alternative which will match the tonality and texture of the local vernacular style. Solar panels should be incorporated where possible, integrated sensitively into the roof pattern to minimise visual disruption. Heritage buildings must sensitively balance energy performance whilst maintaining heritage value. (Please refer to local policy).

MA.03 Vernacular style	Opportunities should be taken to reflect the local architectural vernacular (when appropriate) by incorporating features such as stone mullions, sash windows, rectangular windows and doorways, covered porches, and pitched roofs.
MA.04 Solar panels	Solar panels should be incorporated where possible, integrated sensitively into the roof pattern to minimise visual disruption. Heritage buildings must sensitively balance energy performance whilst maintaining heritage value (please refer to local policy).



Figure 52: One example of sand stone coursing.

3.3 Sitting within the Unique Humshaugh Landscape

Humshaugh Village is partly defined by its relationship to the surrounding landscape. Undulating topography allows a variety of views onto open rolling countryside, balanced with internal views focused within the Village.

Development should respect and maintain local views and retain outward views to the wider landscape of Humshaugh Parish and beyond, with a particular focus on retaining the key views. Stone wall boundaries contribute to a sense of enclosure and make the Village feel settled in its location.

Within the wider Humshaugh landscape, development should also be in keeping with the UNESCO designation and the objectives outlined in the Hadrian’s Wall Management Plan.

Code	Implementation
LA.01 Height	New development should generally not be higher than two storeys.
LA.02 Trees and hedgerows	New developments must retain mature trees and hedgerows wherever possible and provide new planting where appropriate.
LA.03 Planting	New development should integrate into its surrounding landscape through the use of planting and soft landscaping. Hedges and flower beds may be used at the property edge to mark the private domain.
LA.04 Gardens	New development should include provision for front and back gardens that respect existing local set backs. Open green space should be considered for public use.
LA.05 Views	New development must consider key views; both the unique, ‘hidden’ quality of many areas in the Village, alongside outward views to the wider countryside.

LA.06 World Heritage Site	All development should respect its relationship to the Hadrian’s Wall UNESCO World Heritage Site, maintaining and enhancing an integrated range of appropriate and sustainable connections to this key Site, prioritising ease of access for both the local community and wider special-interest groups. New development should also not negatively impact existing key views or create a negative environmental impact.
--	---

3.4 Infill Development

Due to the generally open nature of the settlement, parcels of land between developments in the Humshaugh Parish could be seen as presenting opportunities for infill. This patch work of built form and open space is part of the character of the village and therefore Local Green Spaces should be protected.

However, where development is deemed appropriate the following should be considered.

Future infill development should be controlled by the following codes:

Code	Implementation
IN.01 Tandem development	Tandem development should reflect the density of the dwellings it is adjacent to.
IN.02 Backland development	Large scale backland development behind existing dwellings should be avoided to prevent disruption to the settlement pattern and prevent inappropriate levels of density.
IN.03 Setback and street edge	Plot infill should respect the existing setback if there is a standard street edge or variety of setbacks.
IN.04 Scale	Infill development should not overwhelm neighbouring dwellings and should be of a similar scale and height to adjoining properties.
IN.05 Connectivity	New development should link to the existing footpath network and provide access to the local countryside either directly where in close proximity to a network or make any adjustments to layout that will allow for better connectivity to the well overlooked local paths. Current footpaths should be retained and improved.

Backland development or plot infill is development on land of an existing dwelling or in a gap between existing dwellings. There is a risk that this sort of development could avoid respecting its context, adversely impacting the historic features of the Central Village.

Tandem development is a form of infill development where a new dwelling is placed immediately behind an existing dwelling and is serviced by the same vehicular access.

3.5 Sympathetic conversions

Humshaugh’s historic and agricultural legacy is evident through local farmstead buildings spread across the Parish area and listed buildings found particularly within the Humshaugh Village. Many of these structures may have potential for sympathetic conversion opportunities for modification and reuse.

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale and be secondary to the original building. The pitch and form of a building’s roof forms part of its character; therefore, extensions should respond by enhancing the existing character.

The design integrity of original structures must be retained in the event of conversion or extension. The previous use of the building must also remain evident in its form and composition.

Future conversions will be managed by the following codes:

Code	Implementation
SC.01 External additions	External additions should be subordinate in scale to the original or primary form of the building.
SC.02 Materials	Extensions should be designed to match or compliment the existing facade material of the structure.
SC.03 Sympathetic modification and appearance	Modifications must retain evidence of a structure’s previous use where possible and enhance the appearance of the original building and the wider scene.
SC.04 Appearance	Modifications must respect or enhance the appearance of the original building and the wider setting.
SC.05 On-plot parking	Encourage new development to incorporate on plot and off street parking. To respect the appearance of local developments.



Figure 54: Sympathetically converted windows on a property within Humshaugh Village



THE OLD JOINERY
DYDD GWYL DEWI 2013 ST DAVID'S DAY

A rural landscape featuring a large, leafless tree on the right, a stone wall in the foreground, and several houses in the background under a cloudy sky. A large dark green circle is overlaid in the center of the image.

Checklist

04

1

4.1 Checklist

Because the design guidelines and codes in this report cannot cover all design eventualities, this section provides a number of questions based on established good practice against which design proposals in Humshaugh should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development.

The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution. As a first step, there are a number of ideas or principles that should be present in all proposals.

These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

General design guidelines for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of streets, greens, and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Have important existing features been retained and incorporated into the development?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Does new development provide a good range of large and small houses?
- Does the proposal adopt contextually appropriate materials and details?
- Provide adequate open space for the development in terms of both quantity and quality;
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?
- Has consideration been given to the sensitive siting of wire lines and poles to avoid visual intrusion?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?

1 (continued)

General design guidelines for new development:

- Are energy efficient technologies (for example ground or air source heat pumps, rainwater harvesting, biomass and solar energy) positively integrated where appropriate?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape or the amenities of neighbours?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?
- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?

2

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?
- Is there an opportunity to increase the local area biodiversity?
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated into the design?
- Has consideration been given to the UNESCO World Heritage Site and its setting?

3

Building line, access and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?
- What is the arrival point and how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

4

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern? If these are positive, are these reflected in the proposal? If these are negative, are they improved?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of street layout and existing patterns of movement? Are they mindful of traffic flow and congestion?
- Do the points of access conform to the statutory technical requirements?

5

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what is the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

6

Building materials & surface treatment:

- What are the most distinctive and best quality materials in the wider settlement area?
- Do the proposed material harmonise with the local materials?
- Do the proposals use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

6 (continued)

Building materials & surface treatment:

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and alternatives to concrete.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

7

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?
- What are the typical groupings of existing buildings?
- How have the existing groupings been reflected in the proposal? Are they being repeated or adjusted and improved?
- Is the location of new ancillary development (for example, housing for the elderly) located close to existing development of its type to ensure it is well integrated with existing services and transport links?
- Are proposed groups of buildings offering variety and texture to the townscape and rural landscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing?
- Is the roof form (including the pitch) of the extension appropriate to the original dwelling.
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at individual building level or through a central facility, where appropriate?
- If covered car ports or cycle storage are included, can they incorporate roof mounted photovoltaic panels or a biodiverse roof in their design?

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a Fortune 500 firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at [aecom.com](https://www.aecom.com) and [@AECOM](https://twitter.com/AECOM).



Appendix 1: Listed Buildings

There are 67 listed buildings within the neighbourhood area, including the Grade 1 Listed Haughton Castle. The following table summarises these listed buildings, first by listing and then in alphabetical order.

All listed properties and their setting will be subject to additional historic environment legislation.

Grade:	Listing name:
Grade I Listed	Haughton Castle
Grade II* Listed	Chesters Chesters Museum Stable Block 200 Metres North of Chesters
Grade II Listed	Chollerford Bridge over River North Tyne Church of St. Peter Coldwell Farmhouse with Attached Outbuildings Dale House and Dale Cottage Dovecote 20 meters South-East of Linden House, and Attached Garden Walls Dovecote and attached Garden Walls to East of House East Farmhouse and Attached Cottage Entrance screen and Gates to Chesters Evans Almshouses with Attached Wall and Outbuilding to East Farmbuilding Range 30 Metres South-West of Coldwell Farmhouse Forge Cottage Front Garden Walls to Little Walwick with Attached Drinking Troughs Garden Wall and Attached Outbuildings to West of Wester Hall Garden wall to West End Terrace and Evans Almshouse, with attached pant. Garden Wall with Bee-Boles to West of House, and Shelter Shed Behind

Grade:	Listing name:
Grade II Listed	Garden Wall with Gate and Railings on East of Garden to South of House
	Garden Walls South-West of Linden House
	Garden Walls to West of Humshaugh House
	Garden Walls with Rails, Gate and Attached Cottage, to West of Haughton Strother Farmhouse
	Gate Piers and Attached Walls 40 Metres North of House
	Gate Piers and Attached Walls to Walwick Hall
	Gateway 60 Metres West of Haughton Castle with Attached Walls and Outbuildings
	Ha-Ha Wall 40 Metres South of Linden House
	Haughton House
	Haughton Mill House, Haughton Mill Cottage and Storage Building Between
	Haughton Strother Farmhouse and Attached Outbuilding to East
	Heatheridge House
	Hopewell House
	Humshaugh Church of England Primary School
	Humshaugh House
Humshaugh War Memorial	

Grade:	Listing name:
Grade II Listed	Limekiln 30 Metres North of Junction with Road to Lincoln Hill
	Lincoln Hill House and East House
	Linden House
	Little Walwick
	Lodge at Main Gate with Attached Yard Wall and Gatepiers
	Marker or Boundary Stone 100 Metres North of Chesters
	Milepost on North Side of Road Junction at Keepersshield
	Nixon Headstone 2 Metres South of South-West Corner of Church of St Peter
	Old Lodge 50 Metres West of Chesters Main Entrance
	Old Mill 30 Metres North of Haughton Mill House and Attached Kennels
	Outbuilding Range to North-West of Haughton Castle
	Outbuildings Adjacent to West End of Lincoln Hill House with Attached Wall
	Pant Beside Road 200 Metres North of Junction by Heatheridge
	Piers and Quadrant Walls at Entrance to Humshaugh

Grade:	Listing name:
Grade II Listed	<p>Roadside Wall and Gate Piers to East and South of Lincoln Hill House</p> <p>Rose Cottage and Attached Outbuilding</p> <p>Ruins of Chapel 150 Metres South-East of Houghton Castle</p> <p>Stable 5 Metres East of Forge Cottage</p> <p>Summer House/Dovecote 75 Metres South of Wester Hall</p> <p>Sundial in Paved Forecourt 15 Metres South of Porch of Walwick Hall</p> <p>Sundial on Lawn 30 Metres West of Humshaugh House</p> <p>Teesdale House East and Teesdale House West</p> <p>Terrace Walls to South of Chesters</p> <p>The Butlers Cottage West of Chesters Stables with Attached Yard Wall and Outbuilding to Rear</p> <p>The George Inn</p> <p>The Lodge with Attached Gatepiers and Railings, at Entrance to Wester Hall</p> <p>The Round House 30 Metres West of Humshaugh Church of England Primary School</p> <p>Walwick Hall</p> <p>West End Terrace Nos 1 and 2 with Attached Outbuildings</p>

Grade:	Listing name:
Grade II Listed	<p>Wester Hall</p> <p>Westfield and Eastfield</p> <p>White Lodge</p>