



Tynedale
COUNCIL

ACOMB Conservation Area Character Appraisal



Adopted February 2009

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The village pump on The Green

1 INTRODUCTION

1.1 Acomb Conservation Area

1.1.1 Acomb is located on the eastern side of the North Tyne valley some 3 kilometres to the north of Hexham and 5 kilometres to the west of Corbridge (Map 1). It sits astride the C238 which leads from the A6079. The village is located within St John Lee Parish and Acomb Ward. Its centre is at National Grid reference NY 933665.

1.1.2 Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.¹ They are designated by the local planning authority using local criteria.

1.1.3 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. Character can also draw on more abstract notions such as sounds, local environmental conditions and historical

changes. These things combine to create a distinctive sense of place worthy of protection.



Map 1: Location of Acomb

¹ Planning (Listed Buildings and Conservation Areas) Act 1990, s69

1.1.4 Acomb Conservation Area was designated in April 1991 in response to the clear historic and architectural significance of the village with buildings that can be traced back to at least the sixteenth century (Map 2).



Map 2: Acomb Conservation Area

1.1.5 The nearby Roman Wall with the forts of Chesters (Cilurnum) and Corbridge (Corstopitum) add depth to the settlement's ancient envelope and a ready source of building material in past times. The medieval town of Hexham with its Abbey and civic buildings reinforces its historic context. The collection of fourteen listed buildings (all grade II) in the conservation area is testimony to its heritage importance (Appendix 2).

1.2 Planning Context

1.2.1 Conservation area designation remains the principal means by which local authorities can apply conservation policies to a particular area. The Council has a duty when exercising its planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes when determining planning applications. It also has a duty, from time to time, to draw up and publish proposals for its preservation and enhancement, and consult local people on them.

1.2.2 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. 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. It also imposes on the Council a duty to review past designations from time to time. Conservation area status also means that there are stricter controls on changes that can be made to buildings and land including the need to secure consent to demolish any building, strengthening controls over some minor forms development and the automatic protection of all trees in conservation areas. Government guidance is set out in PPG 15.²

1.2.3 Tynedale Council has adopted a number of policies that are directed towards preserving and enhancing the character of the conservation area. Detailed in Appendix 1, they cover new development, alterations, demolition and protecting the setting of

² Planning Policy Guidance Note 15: Planning and the Historic Environment

the conservation area. Furthermore, part of Acomb is included in the Green Belt and another part is identified as land safeguarded to meet the possible future housing needs of Acomb.

1.2.4 Following the introduction of 'Best Value Performance Indicator (BV219: Preserving the special character of conservation areas, ODPM, 28th February 2005)', the duty to regularly reappraise conservation areas – and formulate and publish proposals for the preservation and enhancement of these – has become more urgent.

1.3 Acomb Conservation Area Character Appraisal

1.3.1 This character appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the conservation area. It defines and records the factors that 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. The appraisal also provides the opportunity to review the boundaries of the conservation area and, where appropriate, propose amendments.

1.3.2 The survey and appraisal were carried out during September 2008 following the methodology suggested by English Heritage. To ensure that a complete picture is built up about the value and character of the area, the Council will consult with people who live, work and visit the area to secure their views, including what they like or dislike about the area, and their ideas about how the area could be preserved or enhanced. The next stage in the process will be to prepare a detailed management plan for the conservation area.

1.3.3 This document is not exhaustive. Omissions should not necessarily be regarded as having no interest or making no positive contribution to the character and appearance of the conservation area. It is recommended that the conservation area appraisal be updated about every five years in order that it can take account of changes in the area.

1.4 Further information

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This document can be downloaded from:

<http://www.tynedale.gov.uk/residents/serviceinfo.asp?type=542>

2 STATEMENT OF SPECIAL SIGNIFICANCE

2.1 Acomb sits on undulating slopes just to the east of the merging North Tyne and South Tyne rivers. The settlement presents a series of scenes which range from compact and intimate groups of houses and old farms lodged in hollows, to long and staggered lines of buildings disappearing around bends in the road. Indented building lines and changes in height of rooflines introduce variety and illustrate the incremental growth of the settlement.

2.2 The main street frames distant views of surrounding countryside to the west, whereas more complicated mixtures of buildings, landscape and sky pattern the eastern end of the conservation area, creating a variety of spaces and visual relationships.

2.3 The historic core of the village comprises a good collection of predominantly late eighteenth and nineteenth century buildings, with some later twentieth century infill housing. The predominant building material is local light buff/cream coloured sandstone and Welsh slate, with splashes of contrasting red bricks and flat applications of render. A traditional skyline of dual pitched roofs topped by chimney stacks and pots created an attractive silhouette which is slightly diminished by the presence of overhead cables and support columns, which clutter and fragment the streetscene.

2.4 The conservation area continues to reflect the historic street layout and spatial grain, with the green at top of the slope decorated by the village pant, forming a natural focal point. Although now dominated by tarmac, mature trees and some grass verges provide a glimpse of the former visual character of the area.

2.5 The combination of some fine houses, notably Acomb House and Acomb High House with their walled gardens and the attractive design, together with the visual variety and quality of construction of much of the remaining building stock, elevates the architectural quality of the conservation area. Good detailing reinforces this quality, although the creeping introduction of inappropriate modern materials is beginning to erode the subtlety of the historic character of some buildings.

2.6 The village is fringed by countryside which dominates some views, and can also be seen as discrete and intriguing glimpses through gaps between buildings. These views reinforce Acomb's rural context and enhance its visual character. Gardens add to the village landscape.

3 HISTORIC DEVELOPMENT

3.1 Prehistory and Roman occupation

3.1.1 The surrounding area was inhabited in prehistory. Rich hunting grounds, agricultural fertility, defensive topography and a supply of fresh water have attracted nomads and settlers for millennia. There is some evidence of prehistoric settlement in the vicinity of Acomb, notably the discovery of a number of Bronze Age cist burials when the Border Counties Railway was being built to the west of the village, and in Howford Sand Quarry immediately to the north of the settlement. A number of circular and rectangular enclosures have been identified through aerial photography in nearby fields, which could date from the Iron Age. Interestingly, a large stone bearing enigmatic Neolithic cup and ring markings was found in the 1970s in a field near St John Lee to the south of Acomb. It is one of the most southerly cup and ring marked stones found in Northumberland and potentially stretches the occupation of the area by millennia.

3.1.2 The most substantial prehistoric presence in the area is the large hillfort of Warden Law, which can be seen from the village crowning the western flank of the valley overlooking the confluence

of the River Tyne and the North Tyne. There is a paucity of random and scattered prehistoric finds, such as worked flints and pottery.

3.1.3 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, which is located to the north of Acomb. There is no evidence of Roman settlement in the village although two stone coffins containing human remains and an iron spearhead dating from this period have been found near Garden House Farm, just outside the conservation area. There are no further remains from this time, or the succeeding Dark Ages, elsewhere in the area. The most significant reference to the latter period is through accounts of the mid-sixth century Battle of Heavenfield. The battle took place some four kilometres to the north of Acomb, where Oswald defeated the Welsh armies of Cadwallon, and following which Bede claimed that Christianity was restored to Northumbria.

3.2 Medieval Period to the mid-nineteenth century

3.2.1 It is probable that the historic core of Acomb emerged as a recognisable settlement during the post-Norman Conquest period, although the focus of population was then probably at St John Lee

where there had been a church since at least the fourteenth century. The south facing slope and sheltered hollows, together with the presence of the Red Burn and numerous spring points, provided a range of attractive advantages that would have encouraged cultivation and settlement in Acomb. The early settlement would have suffered during the post-Conquest 'Harrying of the North' where widespread massacre and destruction led to most of the land being laid waste and depopulated. Consequently, the Domesday Book, written in 1085, did not include land to the north of the Tees, probably because there was nothing left to survey and record. Although nothing survives from this early period, it is possible that some extant properties are either rebuilds of earlier structures which are now hidden from view beneath later masonry, or incorporate fragments of historic fabric from lost buildings.

3.2.2 The post-Conquest village was probably severely damaged and rebuilt in the twelfth, thirteenth and fourteenth centuries as a consequence of border wars and raids, which removed any evidence of a Norman settlement. The border wars and reiving raids would have caused periodic mayhem and the destruction of

buildings. It is noted in the History of Northumberland³ that the village was ravaged in 1315, and in about 1467 it was burnt by a marauding party resulting in the excommunication of the offenders. A petition to Charles I in 1626 shows that the village suffered further damage from raiders in 1546.

3.2.3 The earliest reference to Acomb, the name deriving from Old English 'Acum', or at the oaks,⁴ comes in 1226 with mention of the mill on or near the Birky Burn, then known as the Kirkeburn, midway between the village and St John Lee. References are made to the village in 1295, 1331, 1479, 1536, 1547 and 1608. All of the references concern land ownership and tithes, providing an interesting illustration of Acomb's agricultural tenure and husbandry.

3.2.4 The cessation of periodic violence following the 1707 Act of Union marked a gradual change to the economy of the area. This is marked by an increase in industrial activity. Lead had been mined at nearby Fallowfield from as early as the sixteenth century. This blossomed as political stability brought some tranquillity to the area

³ History of Northumberland : The Northumberland County History Committee 1897

⁴ Northumberland Place Names ; Stan Beckensall 1975

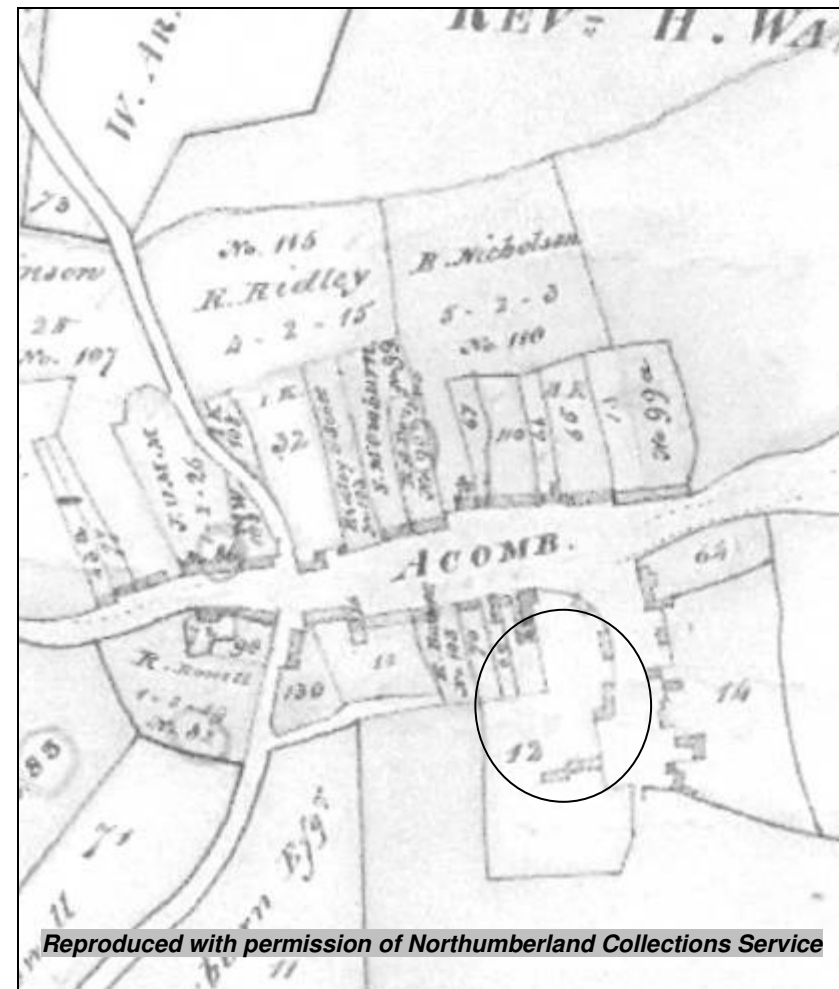
until lead extraction became either too expensive or difficult in the mid-nineteenth century, and the mine converted to the production of witherite and barytes. It closed in 1913 because of flooding. The mine is shown on Armstrong's map of 1769 (Map 3). Acomb colliery, located to the west of the conservation area by the A6079, was producing household coal in the eighteenth century. It is referred to in a report, written in 1777, contained in the Watson Collection, which forms part of the papers of The North of England Institute of Mining and Mechanical Engineers [NEIMME], which have been deposited with the Northumberland Archive Service. The report describes how the colliery was physically linked to local lead mines. The colliery closed in 1952, at which time it employed several hundred workers. Limestone was quarried in the area, and kilns were established near the village to provide burned limestone to improve the quality of local agricultural land, and for possible export to a wider area.

3.2.5 By the mid to late eighteenth century, the core layout of Acomb was becoming established, with Armstrong's map confirming the emerging pattern which incorporated ribbon development straggling along both sides of the C238. A Tithe Award map of 1810 (Map 4) Illustrates in considerable detail the shape of the village. It also describes the field pattern which was

established following an enclosure award made in 1779. It shows that the village was primarily structured around the wide main road, with the branch leading to Acomb House creating a visual, and probably functional, fulcrum point. By the early nineteenth century, the village would have benefited from the advantages brought by both the Agricultural and Industrial Revolutions, which created a strong economy with farms, houses and service trades driving the development pattern.



Map 3: Armstrong's Map 1769



Map 4: Tithe Award 1810

3.2.6 Little is known of the social and economic life of the village during the seventeenth, eighteenth and early nineteenth centuries other than through the references to the mining industry mentioned above, and the surviving remnants of old farmsteads, most of which include eighteenth century fabric.

3.3 Mid-nineteenth century onwards

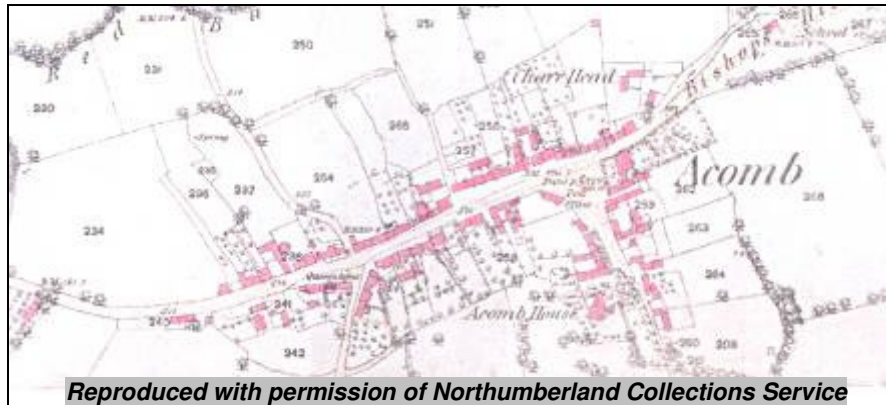
3.3.1 The first half of the nineteenth century saw little change to the shape of the village. More is known about the social and commercial life of Acomb as a consequence of the listings in the Parson and White Trade Directory of 1827. This includes a publican/victualler, a schoolmaster, a shoemaker, a blacksmith, a joiner, a slater, two weavers and a draper, two cartwrights, two tailors, three grocers, three stonemasons and farmers. It is reasonable to assume that the colliery had artisans based on site who would provide service support.

3.3.2 The First Edition Ordnance Survey c1863 (Map 5) confirms the arrangement and shape of properties in mid-nineteenth century Acomb, and identifies a post office, a school and the Queen's Arms, which were core components of nineteenth century village life. The map also shows at least two farms, which are marked by the presence of gin gans. A new National School was built in 1868/70

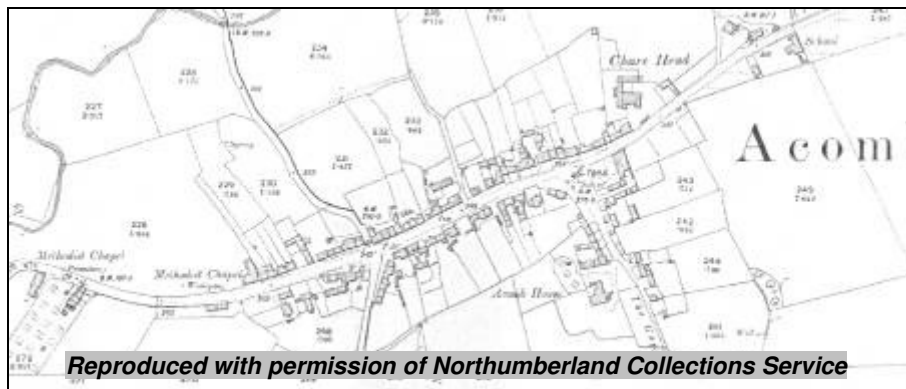
at the east end of Acomb on Bishops Hill. This replaced the earlier educational establishment. The mines generated employment, and their workers joined the village, either as full time residents or lodging itinerant miners, reinforcing its economic and commercial base. It is thought that The Barracks on Main Street derives its name from a history of housing colliers and lead miners. Two rows of colliery housing were built in the village opposite the pit in the latter half of the nineteenth century. The Third Edition Ordnance Survey c.1897 (Map 7) shows the new school and some modifications to the size of houses and farms.

3.3.3 The first half of the twentieth century saw little change to the established economic base of the village. Kelly's Trade Directory of 1910 confirms that Acomb still had shoe makers, carters, grocers, blacksmiths, joiners, publicans and farmers. By then it also boasted a milliner and brick-maker. However, the closure of Acomb Colliery in 1952 radically changed the traditional industrial character of the village, which had been dominated by mining for generations. A new industrial estate was developed to the west of the village during the latter half of the twentieth century, which has provided a more diverse range of jobs. Large housing estates were also built from 1950 onwards, primarily to the north and west of the historic core, most of which do not impact upon the conservation area. This

has helped Acomb to become, in large part, a commuter village serving Hexham and the Tyneside conurbation.



Map 5: First Edition Ordnance Survey c1860



Map 6: Second Edition Ordnance Survey c1897

4 CONTEXT

4.1 Geology

4.1.1 Acomb is situated over carboniferous limestone which is penetrated by coal seams and deposits of galena, witherite, lead and barytes. The rock is covered by a thick mantle of boulder clay deposited during the last ice age, giving rise to heavily textured soils and gravels topped by rich loam.

4.2 Building Materials

4.2.1 Clay

Brick is the most common material using clay. There is limited use of brick, with the Queen's Arms, South View and modern properties in Queens Close being the most conspicuous examples, all using red or red/brindle mixes. Clay is also used in the manufacture of ridge tiles, roof pantiles and chimney pots, all of which make a vital contribution to the character of the conservation area.

4.2.2 Stone

Stone is the predominant building material used in the conservation area. It tends to be local light buff/cream carboniferous sandstone, occasionally tinted grey with age, where used as a building material

and Welsh slate when used on roofs. There are a few good examples of sandstone flagged roofs, particularly the carefully restored barn behind Fold Cottage, and the late seventeenth century part of Acomb High House. Some of the more recent buildings, such as the houses in Queen's Close which front onto Main Street, shine with newly cut pale yellow facing stone. Rough, squared, and tooled stone are used throughout the village with ashlar and carved masonry providing decorative features such as window and door surrounds and quoins. Stone is laid in a variety of ways, including square coursed, rubble and rubble coursed. This reflects the style, function and age of buildings. There is no obvious evidence of re-used Roman stone. Stone is also used in the construction of boundary walls and gateposts. There is evidence of stone rubble underneath delaminating asphalt on The Green, but it is difficult to decide if this is a consequence of repairs, or if it is the remains of an historic hard surface.

4.2.3 Timber

Timber is used for the manufacture of window frames, doors and barging. It is invariably painted. Generally, the original joinery that survives appears to be generally well maintained. However, there are many replacements in uPVC.

The survival of historic timberwork is vital for the heritage wellbeing of the conservation area.

4.2.4 Metal

The most common use of metal is for rainwater goods. They are invariably cast iron and tend to be plain and utilitarian. Metal is used for other functional purposes such as the pumps on The Green. Two good, if limited, examples of historic metal railings can be found on the return boundary wall of Hillcrest, on the south side of Main Street, and to the front of Gardner's Cottage on The Green. The modern use of metal includes garage doors and profiled roofs.

4.2.5 Render and paint

Virtually all timberwork is painted. Some stone and bricks are also painted to provide decoration and weather protection. A number of twentieth century properties have been rendered, making a bland and dull contribution to the village when contrasted against textured and colourful stonework.

4.2.6 Other materials

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. Artificial and reconstituted stone can be seen, and these materials which appear weak and bland when compared with their natural counterparts. Roads and footpaths are generally surfaced in asphalt with some lanes and paths remaining unmetalled.

4.3 Topography and Setting

4.3.1 The village lies on the western flank of Acomb Fell which commands the eastern side of the confluence of the rivers Tyne and North Tyne. The settlement is spread along the undulating slopes of the Red Burn valley which cuts into the flank of the fell before discharging into the Tyne. The east end of the village rises and falls over dips and crests before rolling down the slope to spread across the more level terrace overlooking the two rivers. The highest point of the conservation area is approximately 98 metres and the lowest approximately 70 metres above sea level.

4.3.2 The wider setting of the conservation area is largely determined by topography and is characterised by rural landscapes.

The landscape to the east and south of the conservation area is dominated by compact fields and controlled by dense tree lines. To the south, the setting opens out over the southern flank of the North Tyne valley where Warden Hill dominates both the horizon and the confluence of the rivers Tyne and North Tyne. The southern and eastern edge of the conservation area retains its historic rural setting, whereas the western perimeter is surrounded by post WWII housing estates. They do not adversely impact upon the conservation area as they tend to fall away down the slope leading to the Red Burn.

4.3.3 Other historic settlements are ranged along this section of the North Tyne Valley, with the village of Wall to the north and the hamlet of St John Lee to the south being the closest neighbours.

4.4 Views out of the conservation area

4.4.1 The elevated position of the village offers panoramic views to the west of the southern flank of the North Tyne valley. They are expansive, and dominated by fields, woods hedges and mature trees.

4.4.2 To the east, views twist out of the village as the road moves up the slope of Acomb Fell towards Salmonswell Farm. They are

substantially contained by high hedges alongside the road edge and foreshortened by the tops of hollows which bring forward horizons.

4.4.3 Views to the south vary. From the eastern edge of the conservation area they are quite intimate as they flow across fields, to be terminated by the wooded base of Birkey Burn. Further west they change, with views moving from the containment of the slopes of the fell, including glimpses of St John Lee, to sweep across the base and the western flank of the Tyne valley. They provide a stunning pastoral visual setting.

4.4.4 To the north, views from the conservation area dip over the elevations and rooflines of the surrounding housing estates. Mature trees and glimpses of distant countryside soften the impact of the built setting.



View to the south over the south side of the Tyne valley



View to the east up Acomb Fell



Views to the west over the south side of the North Tyne valley



Views north trapped by built development



Glimpses of nearby St John Lee from the southern edge of the conservation area

5 SPATIAL ANALYSIS

5.1 Medieval development pattern

5.1.1 Little is known about the size and composition of Acomb in the Middle Ages other than late medieval references to tenancy incomes which were of low value. It is probable that the village was strung out alongside the road in medieval times, with St John Lee, and its medieval church, being the dominant local settlement. It is assumed that 'street villages' are mostly medieval in origin but there are rare references to Saxon villages of this type.⁵ The peasants living in Acomb in medieval times would have paid their rents to the Archbishop of York through a bailiff. Henry VIII took over the Regality of Hexhamshire from the Archbishop as a consequence of the Reformation. As the Crown collected information on the village, it is possible to learn more of Acomb in the Tudor period. It was recorded that rents in the village were low, but the tenants were expected to turn out for military service whenever they were required. In 1694, the tenants of Acomb made an agreement to enclose the township's common arable fields. This ended the

⁵ The Making of the English Landscape : W.G.Hoskins 1955

agricultural system which had been in place since the medieval period. A further enclosure was made in 1779.⁶

5.1.2 Development took place in the sixteenth, seventeenth and eighteenth centuries, probably focussing on the knoll where The Green branches off Main Street. This would have commanded views and is probably the site of a well, now capped by the pant. The earliest dated building, Chare Head, built in 1667, forms part of this group. The space at this junction could have served as an area of common land to be used for grazing and trading.

5.2 Post Medieval development pattern

5.2.1 The Armstrong Map of 1769 (Map 3) shows a simple layout ranged along both sides of Main Street with a mansion, presumably the seventeenth century Acomb House. The 1810 Tithe Map (Map 4) is far more detailed, showing the ragged arrangement of buildings fronting onto Main Street with their burgage plots and the clusters of properties edging The Green. The map indicates that the land facing The Green was substantially owned by S. Mewburn whose forebears remodelled Acomb House in 1737, suggesting that

the properties fronting the open space formed part of a straggling farm complex with workers housing. The map also shows the varying width of Main Street, typical of a late medieval 'street village'.

5.2.2 The First Edition Ordnance Survey c1860 (map 5) provides a definitive illustration of the village layout. This was at a time when Acomb supported both mining and agriculture industries and contained fine country houses. A description in the Newcastle Weekly Chronicle dated 1873, written as part of a series on colliery villages, adds an observation of Acomb which complements the cartographic accuracy of the Ordnance Survey.⁷ The observation includes the following insight '.....Acomb is a very fair specimen of an old-fashioned country village. It has but one street and that is long and straggling; nearly every house in it has been erected at a different period.....and built after a plan peculiarly its own. The place is a strange mixture of farm yard, farm house, and country labourer's cottage'. It goes on to describe how the street also contained stock and fold yards, two storey houses, a few small shops, two or three licensed pubs and a couple of semi-deserted

⁶ Sense of Place North East website

⁷ Acomb village records : Hexham Reference Library

beer houses. The article says that, 'strictly speaking', Acomb is not a colliery village, but that many miners live in it and that many of its institutions were common to both the general inhabitants and the coal and lead miners. The article provides a fascinating glimpse into the appearance and social/economic life of mid to late 19th century Acomb.

5.2.3 The Second and Third Editions Ordnance Survey, c1897 and c1920 respectively, show little alteration to the layout of the village. There is limited infill to seal some gaps and a little backland development. Some properties may have been rebuilt as older buildings fell into disrepair or outlived their purpose. However, it appears that the shape of the village remained remarkably unchanged for up to 150 years until the second half of the twentieth century, when the Millersfield and Chapel Close local authority housing estate of semi-detached and terraced houses was built immediately to the north of the conservation area. By 1970, the built pattern of the village had changed with the historic core becoming, in effect, the southern edge of the enlarged settlement. This shift in balance was consolidated in the 1990s with the development of the Bishops Hill housing estate comprising large detached houses.

5.2.4 A new courtyard development, Queen's Close, has been slotted behind Main Street.

5.3 Layout, grain and density

5.3.1 The layout of the conservation area is characterised by groups of properties of varying size and massing, dating from the seventeenth to nineteenth centuries, fronting onto Main Street and The Green. The alignment of the properties tends to be irregular, resulting in staggered building lines. This is accentuated by the slope of the hill and some dips in the land which produce undulating roof lines. Gaps channel views past houses and gardens. Some former back gardens and yards have been cleared and developed as infill sites, increasing the density of the settlement.

5.4 Land use

5.4.1 The conservation area is predominantly residential (Use Classification C3). There are three public houses (Use Classification A4), but no shops. Tynedale District Local Plan has allocated additional land for economic development adjacent to Acomb Industrial Estate.

5.5 Views within the area

5.5.1 The main views within the area follow the dips and rises of Main Street as it follows the slope of Acomb Fell. Views are channelled between the disjointed and informal building lines,

where variety of scale and design creates visual interest, and reveals a long and informal development process.

5.5.2 Views spread out over the North Tyne valley, which provides an outstanding rural backdrop. More intimate views are formed at the east end of Main Street, where dips in the road create tighter spaces which are decorated by mature trees and hedges. The Green gently falls down the slope, leading the eye to the walled garden of Acomb House and the narrow footpath which leads over Birkey Burn to St John Lee.

5.5.3 Glimpses along Garden House Bank, at right angles to Main Street, are foreshortened by twists in the slope.



Main Street looking west



The broad junction of Main Street and The Green



View down the dip to Bishops Hill from Main Street



View along Garden House Lane emphasising the villane's rural context

6.0 CHARACTER ANALYSIS

6.1 Townscape and building form

6.1.1 The conservation area comprises the surviving remnants of the late medieval street village, with its roots in agriculture, and its later history affected by the social and economic impact of mining. It rolls over the slope of Acomb Fell to create a single, linked, settlement marked by slightly different characteristics determined by age, topography and function.

6.1.2 The eastern end straggles down the slope and into a dip before rising onto a crest dominated by Acomb High House. The c.1868 school, with its early twentieth century extension, and School House mark the eastern limit of the built envelope. It is a tightly designed complex of buildings which, when viewed from the east, is visually almost detached from the village because of the twists and turns in the road, and the presence of mature trees in the garden of Acomb High House. Hill Cottage and Oak Tree Cottage, opposite the school, are two late nineteenth century hip-roofed, detached houses. The former was possibly built as a single storey stone cottage, and was later increased in height with the addition of an unfortunately rendered first floor.

6.1.3 The late twentieth century Bishops Hill housing estate is accessed from the bottom of the dip. The estate is well landscaped and views off the main road are limited, and consequently do not adversely impact upon the conservation area. The rise up the slope is dramatic, with the high stone garden wall along the northern edge of Acomb High House, which looms over the road, and Chare Head creating a narrow gap, squeezing views as the road twists up the incline. The eastern gable of Chare Head and the garden wall show signs of earlier openings and structures, which indicate long and interesting histories.



The 1868/70 National School



The impressive stone garden wall on the north side of Acomb Hill House

6.1.4 The road opens out at the top of the rise to form the small square at the junction of Main Street and The Green. The eighteenth century pant and pump provide a focus to the square,

which is marked on Ordnance Survey bases as the site of a cross. The socketed base of a medieval cross at Acomb House might be the remains of the structure. The irregularly shaped square lacks aesthetic quality, and its historic character is substantially diminished by the extensive use of tarmac which floods over the space. Its containment is interesting, particularly along its eastern edge where Acomb High House and the adjoining converted farm buildings combine to form an impressive group. This is enhanced by sensitive restoration works, and the use of stone flags and pantiles on roofs, demonstrating the use of materials once common in the village. Two pumps are located on The Green and the remains of a third is embedded in vegetation in front of Acomb High House.



The restored barn



Pump and probable base of a hand pump on The Green



6.1.5 The terrace of buildings on opposite side of the square is more regular. The late seventeenth century house, remodelled in the eighteenth century to form a stable block beside Acomb House, anchors the terrace at its eastern end. Access to the first floor by an external staircase adds modelling on an otherwise flat elevation overlooking The Green. Some new windows were introduced in the 1980s which diminish the appearance of the building.



Acomb House stables



Properties on the west side of The Green

6.1.6 Acomb House is substantially hidden from view by trees. The garden is contained by a high stone wall, which makes a robust contribution to the street scene. This part of the conservation area displays a strong rural character in the context of appearance, layout and survival of farm buildings, albeit converted to residential use. This differs from the remainder of Main Street which is more

intensively developed with buildings which tend to reflect a more urban character.



The high garden wall around Acomb House with glimpses of countryside

6.1.7 The buildings on Main Street which form the northern edge of the square are interesting. They include the remnants of a courtyard farmstead based on an eighteenth century house, Townhead, which includes the single storey building, formerly a smithy. The curious

and charming projecting door was formed amongst large, and probably salvaged, stone and topped by an impressively tapered lintel. The eighteenth century White House, with its reverse stepped gable coping, and an adjoining terrace of four neighbouring stone houses complete the enclosure of the square.



1796 Townhead



The former smithy and White House

6.1.8 The remainder of the north side of Main Street within the conservation area falls into two groups. The first runs as far as Glebe House, following a jagged building line. It comprises some fine eighteenth and nineteenth century properties, including Tynevale House and High Acomb. The building line was brought forward in the latter half of the nineteenth century when buildings to the west of High Acomb were demolished and replaced by new stone houses closer to the roadside. Glebe Cottage and Glebe House, at the end of this group, have been part rendered and part

clad in artificial stone, to the visual detriment of the street. A lane leads between Glebe House and the mid-nineteenth century Middle Farm, linking Main Street with Millersfield. There is some limited backland development. A pair of fine brick Edwardian houses (4 Northumberland Court and Holmlea) built behind Northumberland Court can be glimpsed from the lane.



Late nineteenth century houses step in front of earlier properties



Nineteenth century houses rendered and clad in artificial stone



Dilapidated lane going to Millersfield



Backland development

6.1.9 The building line from Middle Farm to Chapel Cottage on the boundary of the conservation area is relatively straight. The buildings are an interesting mix of stone houses, including Townfoot at the western end, with its 1747 datestone, together with the single storey Chapel Cottage, and some later brick infill, such as South View, built in 1926. Queen's Court, the most recent addition, introduces both stone and brick buildings. The lack of chimney stacks and pots on the new buildings which front onto Main Street interrupts and diminishes the established historic silhouette.



Eighteenth century Townfoot and Chapel Cottage



Queen's Close fronting Main Street

6.1.10 The south side of Main Street is more fractured than its northern counterpart. Gaps have been infilled, one of the most conspicuous being the early twentieth century construction of Rutter Terrace, perched on high ground beside the Miners Arms. A wide

lane at right angles to Main Street leads to West View. This part of the historic layout of the village has been added to through the construction of a pair of pre-Second World War brick semi-detached houses. The roof line rises and falls as a consequence of the intermingling of single storey cottages with two and three storey houses.



Rutter Terrace overlooking Main Street



Lane leading to West Terrace



Two storey eighteenth century Miners Arms and the single storey Eskdale Cottage



Three storey eighteenth century 'The Barracks', formerly a pair of houses

6.1.11 The return of buildings at the junction of Main Street with Garden House Bank is relatively congested with extensions and outbuildings squeezed into backlands, part of which is aptly named The Warren. Garden House Bank runs from Main Street to the A6079. It cuts through mature landscaping as it leaves the conservation area, reinforcing the rural character of the southern edge of the historic core. Land to the west of the lane is allocated for housing development in Tynedale Local Plan (Map 8). Future development and design briefs should take into account the need to protect the landscape setting of the conservation area along its southern boundary.



*The junction of Main Street with
Garden House Bank*



The Queen's Arms



Townfoot Farm – converted farm buildings and new development

6.1.12 The western side of the junction is dominated by the Queen's Arms. It sits alongside a short terrace of stone buildings which pre-date the pub, which itself replaced an earlier hostelry. Townfoot Farm, to the west of the terrace, has been converted to residential use with the addition of a couple of large, detached houses.

6.1.13 A footpath runs along the southern edge of the south side of Main Street from Garden House Bank to The Green. It passes through copses of trees and takes in extremely attractive views over fields and woods to St John Lee.

6.2 Key buildings

6.2.1 Key buildings provide historic anchor points, visual focus, aesthetic quality and influential examples of local building type.

6.2.2 The two large country houses are of significant architectural and historic significance. Acomb House has its roots going back to the seventeenth century and possibly earlier. It was the home of the Mewburn's, who were influential landowners in the area. The seventeenth century Acomb High House is tucked behind a high stone boundary wall, with its blocked-up openings describing an interesting history. It commands an important position on the brow of the hill, providing a visual focus at the east end of the village. Chare Head, its adjoining outbuilding, Town Head and the adjacent former smithy are a collection of seventeenth and eighteenth and

century farm buildings which are of historic importance, architectural interest and townscape value. They are probably amongst the oldest buildings in Acomb and form an impressive group with the nearby Acomb High House and its walled garden. The Fold Cottage and its associated buildings, overlooking The Green, are of similar importance. This is reinforced by their obvious agricultural roots which remind us of the importance of farming to the origins of the village.



Acomb Hill House



Chare Head

6.2.3 The Barracks on the south side of Main Street is a good mid eighteenth century building. Anecdotal stories which claim that its name derived from its use as a lodging house for miners adds to its interest. The mid-eighteenth century Miners Arms, The Sun and the Queen's Arms have social, community and commercial interest. The Queen's Arms is a late nineteenth century/early twentieth

century rebuild of an earlier inn and brings a restrained but attractive piece of late Victorian architecture into the village. The National School at the extreme east end of the village replaced an earlier school in c.1868 and is of social interest.

6.3 Green elements

6.3.1 Landscape makes an important contribution to the character of the village. The surrounding countryside impacts upon the appearance of the historic core of the settlement and draws a huge swathe of green space up to its southern edge. There are no formal green spaces within the conservation area. The Green, being a widened junction, is dominated by tarmac. Grass verges around the edge, particularly towards its southern end, add quality and a reminder of its original appearance. Similarly, grass verges along the sides of Bishops Hill, leading towards the school, introduce visual quality and a pleasant interface between the village and the surrounding open countryside. Mature trees in the garden of Acomb High House crown the crest of the slope and can be seen from most of the conservation area. They provide grace, shape and maturity which enrich the historic character of the area. Lower profile planting in the front gardens of properties along Main Street softens the boundary between buildings and the road. Back

gardens also provide green space. They are particularly important along the backs of properties on the north side of Main Street, where they reflect the historic plot patterns and introduce a buffer between the historic core and post WWII housing estates. The gardens on the south side are of similar historic significance.



Wide grass verges on The Green



Gardens provide valuable green space

Gardens provide green space between buildings and buildings and roads. Hedges reinforce the contribution that gardens make to the visual environment.

6.4 Details

6.4.1 Details are woven throughout the conservation area, making decisive contributions to its distinctive character and sense of place. They include masonry, doorways, roofs, windows and rainwater goods.

6.5 Masonry

6.5.1 Most of the buildings in the conservation area are built in local light buff/cream coloured carboniferous sandstone. Some early buildings, such as Chare Head, are constructed in roughly coursed rubble, where walls are constructed in stones that are irregularly shaped and of different sizes, laid in a combination of random and coursed patterns.

6.5.2 Later houses adopted a more formal approach, using roughly squared stone in courses, such as Middle Farm on Main Street. As time progressed, buildings in Acomb incorporated more elaborately tooled squared stone, including Hillcrest on Front Street. Dressed stone quoins, sills and lintels are frequently used to provide style and elegance.

6.6 Doorways

6.6.1 Original door openings largely survive. However, most of the doors which would have been either planked or panelled have been replaced by a mixture of modern units, most of which do not reflect the earlier types. Planked and panelled doors which survive are of high value and considerable importance.



Roughly coursed rubble stone wall, Chare Head



Roughly squared coursed stone wall, Middle Farm



Traditional timber plank door, Chare Head



Panelled door, Woodbine Cottage

6.7 Windows

6.7.1 Windows are an important tool in understanding the age of buildings and make a vital contribution to their visual character.

Window openings can change over time, both in terms of position and size. The presence of redundant stone lintels and cills set into walls illustrates a depth of history that spans centuries.



Early nineteenth century twelve pane sash window, The Green



Later mid-C19th sliding timber sash window, Middle Farm

6.7.2 A limited variety of original windows survive, including early nineteenth century twelve pane and mid to late nineteenth century four and two pane sliding sash windows. As with the doors, 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. Unfortunately, uPVC introduces the uniform presence of polar in place of traditional colour ranges.

6.8 Roofs and roof furniture

6.8.1 Most roofs in Acomb are dual pitched with flat gables. There are some minor variations including hipped gables, such as Oak Tree Cottage. Virtually all the buildings in Acomb are covered by slated roofs. However, this is a post mid nineteenth century characteristic. The Newcastle Weekly Chronicle article of 1873 describes a 'remarkable variety of roof. Some are covered with substantial slices of grey stone; others shine out in the scarlet glory of baked grey tiles; the more modern are swellishly finished off with coverings of slate; the ancients look sombre and slovenly in well smoked and weather beaten thatch...'⁸

6.8.2 Some dormers have been added to properties. However, the overwhelming impression is one where rooflines are substantially uncluttered and uninterrupted. Plain rooflines add to the quality of the area and should be protected.

6.8.3 Chimney stacks and pots help to create interesting and attractive silhouettes, and contribute to an attractive skyline. They include elaborate and decorative stone stacks as well as lighter brick structures. The clay pots tend to conform to a limited palette of

styles which includes the mass produced cannon, spike and plain round varieties.



Sandstone slate roof, Acomb Hill House and Fold House recovered in pantiles to reflect its original design

6.9 Rainwater goods.

6.9.1 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 in Acomb. Cast iron is, in turn, being replaced with plastic, sometimes mounted on timber fascias, to the detriment of the character of the area.

⁸ Acomb village records : Hexham Reference Library

6.10 Boundary walls

6.10.1 Boundary walls are dominant and crucial elements in the built form of the conservation area. They are of historic and visual importance, containing spaces and views. They include field and garden boundaries. The substantial walls which surround the gardens of Acomb House and Acomb High House are particularly dramatic and are of considerable architectural and historic significance.



Traditional spiked iron gutter



*Boundary wall around the
beside Acomb House*

6.11 Neutral and negative features

6.11.1 Neutral features are those which have a balance of positive and negative characteristics. Neutral features in the conservation area include the Queen's Close development. It provides new

housing to enrich dwelling mix and choice. However, it introduces styles and details which do not reflect the historic character of the conservation area.

6.12 Negative features

6.12.1 Negative features are those which detract from the overall character and appearance of the place. There are several negative aspects.

- As mentioned in section 4.2.3 above, original timber joinery is occasionally being replaced by modern 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 cannot 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 character area.
- Overhead cables and their support columns.
- Extensive areas of tarmac.

- There have been incremental changes which have gradually damaged the historic integrity and attractiveness of buildings. They include the loss and replacement of original architectural details, together with inappropriate designs, materials and methods for repairs, alterations and new works.

7.0 PUBLIC REALM

7.1 Public realm is the space between and around buildings which are publicly accessible, including streets, forecourts, entrances and open spaces. The quality of the public realm throughout the conservation area is modern and bland, but generally satisfactory. Very little historic fabric survives.

7.2 Asphalt has been applied as a road and footpath surface across much of the conservation area, resulting in a generally dull floorscape. This surfacing has been occasionally patch repaired and cut and filled to accommodate service and utility upgrades. The patchy effect is unattractive. Other materials have been introduced, such as the concrete blocks used to construct speed bumps and parking bays in Queen's Close. Some paths and lanes are either unmetalled or roughly graveled with loose bindings, for example, the lane between Middle Farm and Glebe House, and the path running towards Birkey Burn from The Green. They create a less formal and more attractive appearance. Some asphalt has delaminated on The Green, exposing sandstone rubble which is probably evidence of earlier surfaces.

7.3 Street lighting tends to be strapped to columns carrying cables and is therefore relatively inconspicuous. The exception is Queen's

Close, where modern standards have delivered lighting columns. One historic lighting column survives on Millersfield, on the edge of the conservation area. The overhead cables and the mix-match of support columns are visually invasive and extremely unattractive.



Extensive swathes of tarmac creates a dull floorscape



Possible remnants of sandstone rubble surface, The Green



Overhead cables and columns are unsightly



Surviving historic lighting column

8.0 MANAGEMENT RECOMMENDATIONS

8.1 Boundary review

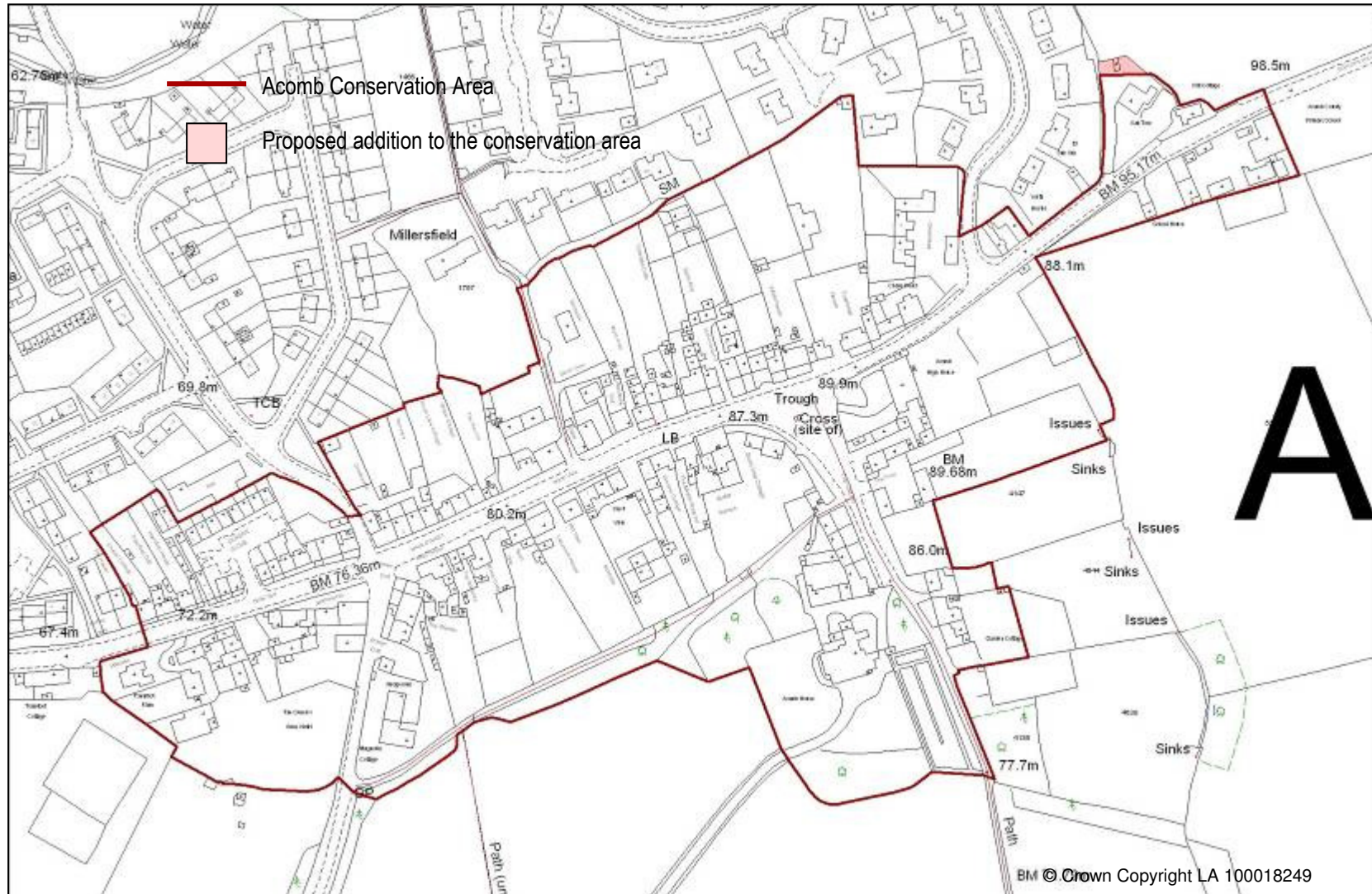
8.1.1 The Council has a duty to review the boundaries of conservation areas from time to time and to determine whether or not they should be amended. Tynedale District Local Plan addresses issues relating to proposals affecting the setting of a conservation area. Policy BE18 states:

‘Outside a conservation area, development will be permitted if it would not harm the character, setting or views into or out of the conservation area.’

8.1.2 This means the boundary does not have to be changed to protect it from inappropriate changes to its setting. The boundary contains the historic core of the village and excludes the post Second World War developments which have been added along the northern edge.

8.1.3 The review offers the opportunity to rationalise the boundary to take account of changes that have taken place since the conservation area’s designation and follow, if relevant, property boundaries. Consequently it is proposed that the boundary is amended as follows:

- to include land to the north of Oak Tree to reflect contemporary boundaries (Map 7).



Map 7: Proposed changes to the conservation area boundary

8.2 Buildings at risk

8.2.1 There are no buildings in the conservation area included on the English Heritage 'Building at Risk Register'. There are no other buildings that can be described as being at risk.

8.3 Listed buildings

8.3.1 There are a number of listed buildings in the conservation area (Appendix 2). The listing of buildings of architectural or historic interest is carried out by English Heritage on behalf of the Department for Culture, Media and Sport. Additions to the list can be suggested.

8.3.2 The listed buildings include good examples of period architecture and buildings of historic interest. There are other buildings that encapsulate the heritage distinctiveness of the village that could be worthy of consideration for inclusion on the list. They are:

- Chare Head, its adjoining outbuilding, Town Head and the adjacent former smithy. This group of seventeenth and eighteenth century farm buildings are of historic importance, architectural interest and townscape value.

8.3.3 It is recommended that they should be researched to discover whether they are worthy of listing.

8.4 Future protection and enhancement opportunities

8.4.1 A number of opportunities exist to protect, enhance the appearance and reinforce the heritage significance of the conservation area. They include:

- Gradually improve the quality of the footpath, roads and street furniture through the introduction of a co-ordinated design approach and the use of traditional materials wherever possible. This should include an audit of traditional materials used throughout the conservation area, both visible and covered by modern finishes, in order to devise a palette that ensures that the village's historic character can be reinforced.
- Review the form of The Green to achieve a more appropriate appearance, including the possibility of creating a grassed edge through the removal of inappropriate planting and boundaries, and the formation of a traditional setting to the pant using sandstone cobbles.
- Ensure that all future highway work, including maintenance works, will preserve and enhance the character of the area.

- Promote the undergrounding of overhead cables.
- 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, doors and chimneys.
- Ensure that traditional architectural features that define the historic character of the village are 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 such as barging.
- Resist the painting and rendering of stone and brickwork.

8.5 Future Management

8.5.1 Conservation status does not mean that the area should remain preserved as a museum piece but that it should be managed in a way that responds to its heritage significance, ensuring that changes enhance its special character. Good design, careful maintenance and sensitive handling of public space will allow the area to live and develop but in a way that responds to the conservation of its special character. A Conservation Area

Management Plan will be prepared following the adoption of this Character Appraisal. The Management Plan will seek to achieve the following objectives:

- To establish and define the significance of the conservation area as a whole and of the individual elements found within it such as architectural, historical, residential, commercial, ecclesiastic, landscape and social components.
- To assess and define the threats and opportunities within the area and how these impact on the significance of individual elements and of the conservation area as a whole.
- To provide policy guidance to ensure that the significance of the conservation area will be maintained whilst changes occur rather than being lost or damaged and that opportunities for enhancement are maximised.

8.5.2 English Heritage recommends that the following topics should be considered in the preparation of the Management Plan:⁹

- Article 4(2) directions
- Enforcement and monitoring change
- Buildings at risk
- Site specific design guidance or development briefs and thematic policy guidance
- Specific enhancement opportunities
- Trees and green spaces
- Urban design and public realm
- Regeneration issues
- Decision making and community consultation
- Available resources

The overall purpose of this appraisal is to provide a benchmark for assessing the impact of development proposals on the character

and appearance of the conservation area. The management plan will be based on the characteristics identified in the character assessment and provides policy guidance for their preservation and enhancement.

⁹ Guidance on the Management of Conservation Areas, English Heritage 2006

9.0 APPENDIX 1

Relevant Council Policies

Tynedale Council has a raft of policies that are designed to protect and enhance the historic environment. The Council is moving towards the completion of its Local Development Framework (LDF). This is the folder of local development documents that outlines how planning will be managed in the future. It will gradually replace the adopted Tynedale District Local Plan. The LDF consists of several documents and plans that form a framework for planning future development in Tynedale, including where new housing, employment and community facilities will be located and for safeguarding the environment of the District. Three important documents have already been adopted including the Core Strategy. The Local Plan is slowly being superseded by the LDF documents but elements of it will remain as "saved" while further new documents are produced.

The key relevant parts of the LDF Core Strategy and saved Local Plan policies that impact upon the conservation area are as follows:

a. The LDF Core Strategy:

Core Strategy BE1 includes:

To conserve and, where appropriate, enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology giving particular protection to listed buildings, scheduled monuments and conservation areas.

Core Strategy GD3

The existing boundaries of the Northumberland Greenbelt will be maintained. It is designed, in part, to protect the character and setting of historic settlements. Part of the conservation area is included in the green belt (Map 8).

b. Saved policies from Tynedale District Local Plan

BE19 - Demolition of Listed Buildings

The total or substantial demolition of a listed building will not be permitted.

BE18 - Development affecting the character and setting of a Conservation Area

Outside a conservation area, development will be permitted if it would not harm the character setting or views into or out of the conservation area.

BE20 - Demolition of structures in the curtilage of a listed building

Listed building consent for the demolition of structures within the curtilage of a listed building will be permitted where:

- the structure to be demolished does not make a significant contribution to the character of the Listed Building or its setting,
- any redevelopment proposals meet the requirement of Policy BE22; and
- the structure is not listed in its own right or mentioned in the list description

BE21 - Alteration and extension to listed buildings

Proposals for the alteration or extension of listed buildings will be granted consent where:

- the essential character of the building is retained and its features of special interest remain intact and unimpaired,
- the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the Listed Building,
- the architectural details (e.g. doors, gutters, windows) match or are in keeping with the Listed Building; and
- the proposal meets the requirement of General Development Policy GD2.

All applications for such development must be accompanied by detailed drawings of both the existing structure and the proposed development.

BE22 - The setting of listed buildings

Proposals for development which would adversely affect the essential character or setting of a Listed Building will not be permitted.

Proposals for development within the setting of a listed building will only be appropriate where the following criteria are met:

- the detailed design is in keeping with the listed building in terms of scale, height, massing and alignment; and
- the works proposed make use of traditional or sympathetic building materials and techniques which are in keeping with those found on the listed building

BE23 - Change of use of listed buildings

The change of use of a listed building in order to restore or maintain its viable use will be permitted provided the proposal accords with Policy BE21

BE27 - Regional and locally important archaeological sites and settings

Development which would be detrimental to regionally or locally important archaeological sites or their settings will not be permitted unless the proposed development is considered to be of overriding regional importance and no alternative site is available.

BE28 - Archaeological Assessment

Where it is not clear how important an archaeological site is, or where the impact of a development proposal on an existing archaeological site is uncertain, the developer will be required to provide further information in the form of an archaeological assessment and, where such an assessment indicates that important archaeological remains may be affected, a full archaeological evaluation.

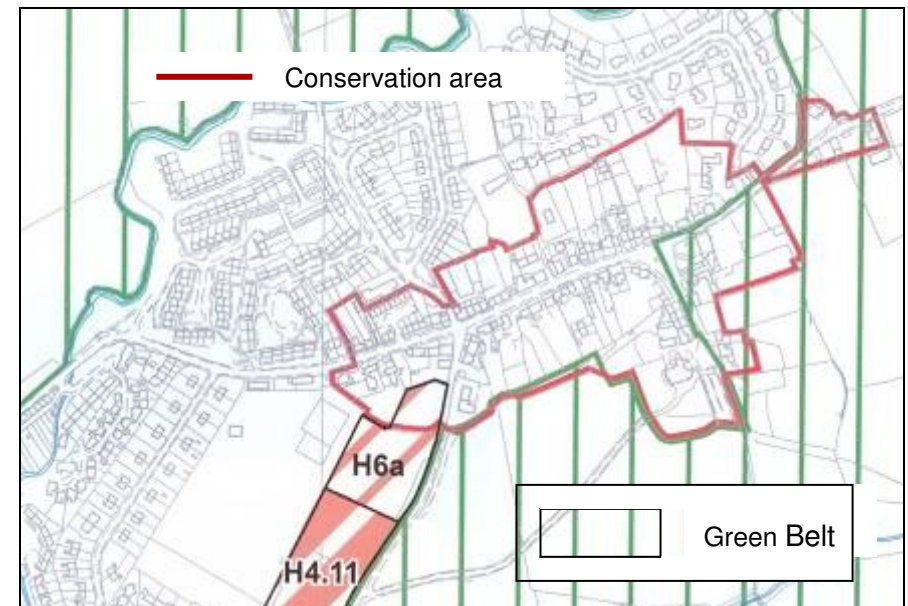
BE29 - Development and preservation

Where sites or monuments of archaeological importance would be affected by development, their preservation in situ is preferred. Where the site is not considered to be of sufficient importance to merit preservation in situ and development is subsequently permitted, planning permission will be subject to an archaeological condition, or a Planning Obligation will be sought, which will require the excavation and recording of the remains prior to or during the development. In such instances, publication of the findings will also be required.

H6a - Land safeguarded to meet possible future housing needs of Acomb

A site on Garden House Lane, Acomb, will be safeguarded to meet the possible longer term housing needs of Acomb beyond 2006. No permanent development will be allowed on these sites during the Plan period and no development which would

prejudice the potential development of these sites for residential use will be permitted (Map).



Map 8: Tynedale Local Plan Proposals Map (Acomb)

10.0 APPENDIX 2 : LISTED BUILDINGS

The following listed buildings are located within the conservation area.

Property	Grade
Acomb House	II
Gate piers and garden walls to east of Acomb House	II
Stable block 20 metres north of Acomb House	II
Middle Farmhouse, Acomb village, north side	II
Tynevale House, Acomb village, north side	II
Barn 40 metres north of Chare Head Farmhouse, Acomb village, north side	II
Acomb High House, Acomb village, south side	II
Fold Cottage with adjacent outbuildings, Acomb village, south side	II
Barn 30 metres south-east of Fold Cottage, Acomb village, south side	II
Cartshed 20 metres south of Fold Cottage and attached wall to the east, Acomb village, south side	II

Hydrant 5 metres south west of cartshed south of Fold Cottage, Acomb village, south side	II
Pant with adjacent hydrant (previously listed as fountain in village square) Acomb village, south side	II
North View, Acomb village, south side	II
The Barracks, Acomb village, south side	II

11.0 APPENDIX 3: REFERENCES

- Ordnance Survey Maps (various years)
- A History of Northumberland : The Northumberland County History Committee 1897
- Keys to the Past website : <http://www.keystothepast.info>
- Images of England website : <http://www.imagesofengland.org.uk>
- The Buildings of England, Northumberland : Nikolaus Pevsner & Ian Richmond : 2001 edition