



# **Beadnell Conservation Area Character Appraisal**

February 2020

*The designation 'Conservation Area' aims to preserve and enhance a place with special architectural or historic interest to ensure its character and appearance is not degraded but protected and actively managed in a positive and sustainable way. Local planning authorities are responsible for designating Conservation Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990.*

*The Berwick Local Plan (1999) proposed a conservation area for Beadnell. This was never taken forward, and the North Northumberland Coast Neighbourhood Development Plan (2018) aimed to address this with Policy 12 recognising the need to conserve and enhance the historic core of the village and its setting, and in Community Action 3 'To liaise with Northumberland County Council to define a Conservation Area boundary for Beadnell'.*

*The Beadnell Conservation Area Character Appraisal was carried out by the North of England Civic Trust (now the Cultura Trust) in 2017-18, assisted by the Northumberland Coast Area of Outstanding Natural Beauty Partnership, Beadnell Parish Council and the Conservation Team of Northumberland County Council. It was funded by Northumberland County Council's Councillor Small Grant Scheme. Four options for the boundary of the Conservation Area were presented in the appraisal process. The preferred option was agreed by a majority vote at the Parish Council meeting of the 25<sup>th</sup> July 2018 and amended slightly in late 2019. Throughout the appraisal and designation process, Beadnell Parish Council kept the local community informed and invited comment. The Cabinet of Northumberland County Council designated the Conservation Area on the 11th February 2020.*

*Designation of the Beadnell Conservation Area will assist in the protection and enhancement of its special architectural and historic interest. Conservation Areas tend to be valued by those living and working in them as special places worthy of preservation and enhancement, and they are afforded a higher level of protection in the planning system as the defined area becomes a 'designated heritage asset', the significance of which is given more weight by national and local planning policies. Designation also introduces controls over the demolition of unlisted buildings and works to trees. It can support the use of Article 4 Directions to remove permitted development rights where the special interest of the Conservation Area is being damaged.*



*Image credits: Front cover image of the Harbour © Northumberland Coast AONB; all other images © North of England Civic Trust*



# Beadnell



*Village green near The Haven, Beadnell*

## 1. Summary of Special Interest

**1.1** Part-bound by the dramatic North Northumberland coastline, with a historic core and links to agriculture, Beadnell's conservation area has a rich development history. Architectural and historic interest is primarily above-ground, with some heritage assets individually recognised through statutory listing, however, Beadnell's conservation area also includes areas with archaeological potential. Anchored in the local geology, topography and history, the spatial pattern, architectural and landscape character is enhanced by the clarity of its relationship with its setting.

## 2. Location

**2.1** Beadnell is situated on the North East coast 25 miles south east of Berwick and 46 miles north of Newcastle. Beadnell is within the Northumberland Coast Area of Outstanding Natural Beauty (AONB) which

stretches from the River Coquet in the south to Berwick-upon-Tweed in the north. The AONB was designated in 1958. The nearest railway station is Chathill. Topographically, Beadnell includes coastal and coastal plain land (Northumberland County Council, 2015, p6). The main historical approach to Beadnell is from the west on what is now the B1340, which runs along a shallow ridge between the Long Nanny Burn to the south and the Swinhoe and Annstead Burns to the north. From the west, the ridge presents Beadnell as a distinct headland settlement surrounded by fields. The later, flatter coast road approaches from the north, similarly defining a distinct settlement amongst open fields and links. Approaching from the south by foot through fields or along Beadnell Bay beach also shows a distinct settlement, though less strongly visible in the landscape; the edges here are blurred by caravan parks.

### 3. Historical Development

**3.1** The history of the settlement is strongly descriptive of that of the wider Northumberland coastal area. The following is compiled from Historic Environment Record entries [reference numbers for these are shown in square brackets in the text below]:

**3.2** There is Bronze Age evidence at the coast [5781, 5784]. Beadnell was a member of the royal demesne of Bamburgh, with records from the late 13th century [5795]. Although no standing fabric from the medieval period remains, the remains of St Ebba's chapel [5786], the village core's settlement pattern, the ridge and furrow field patterns to the south [5794] and some archaeological remains e.g. at the Haven [24138]) are all medieval.

The earliest standing building in the village, The Craster Arms PH, incorporates defensible tower fabric referred to in the mid-16th century [5782]. The landscape around the village has built, landscape and (above and below-ground) archaeological evidence of extensive geological, agricultural and maritime exploitation, including lime kilns, harbours, windmills, quarries and bark pots, notably from the 17th and 18th centuries [5790, 5794, 5797, 5798, 5804, 5813, 5828, 24030, 24079, 24080, 24081, 24082, 24140, 24238, 24535, 24536]. The village comprised two rows and a green by 1707 [5795].

Georgian expansion is key to the village's history under major landowners the Woods, with good built evidence of the period including Beadnell Hall, the parish church of St Ebba and a growth of larger houses [5816, 5817, 5818, 5823]. Some evidence from this period has gone, such as fishermen's housing at Beadnell Square [24137].

Growth continued into the Victorian period when the area became more aggrandised and exploitation of its coastal appeal for visitors developed in earnest [5815, 5817, 5822]. This was amplified from 1920 when Beadnell House, grounds and large tracts of its land were sold off, starting the suburbanisation of Beadnell and its expansion with holiday houses.

20th century military defences are seen in the landscape including pillboxes [5794, 5803, 19979], back-filled WWI training trenches [5794, 5812] and other weapons pits [24216, 25070]. There are a number of civilian wrecks [5806, 5807, 25624].



*Ridge and furrow field patterns*





*The Craster Arms*



*Pillbox and kiln*

**3.3** This accords very well with the broad county settlement history, and represents an excellent and relatively pure example of parts of the county's historical narrative as set out in Northumberland Historic Landscape Characterisation (Northumberland County Council, 2015, p8-13) that describes how the county's historical development has characteristics seen in key periods of Beadnell's history, including:

- **Bronze Age (c.2500-700bc):** numerous burial cists.
- **Early Medieval (AD410-1066):** the primary significance of near-by Bamburgh to the kingdom of Northumbria from the 7th to the 10th centuries; the importance of Northumberland to the spread of Christianity from the 6th century, with isolated coastal monastic settlements developing as a typical feature.
- **Medieval (1066-1540):** the establishment of a nucleated settlement pattern typified by larger trading towns (including Berwick) with, in their lee, smaller agricultural villages with strip fields ploughed to a ridge and furrow pattern; the establishment of mineral industries; the development of defendable tower houses during a long period of war with Scotland.
- **Post-Medieval (1540-1899):** development of the bastle as a further defensible dwelling type; significant growth of mineral industries; field enclosure, agricultural improvement (including fishing), plantations and new farmsteads, notably on the coastal plains; 18th century development by wealthy landowners (many using fortunes gained from having worked the land) of more luxurious homes with designed landscapes; population growth and settlement renewal, particularly in the 19th century.

**3.4** Beadnell's development history is very descriptive of how *"The county's solid and drift geology have directly influenced its history. From the industrial exploitation of coal, stone, sand and gravels, to the development of soils and vegetation which determine its farming regime. The geology is also visible through the raw materials used to build the county's towns, villages and farms"* (Northumberland County Council, 2015, p5).

Limekilns in the landscape attest to the need to enrich the county's relatively poor lowland soils.

It also accords well the notion that the Northumberland Coast AONB is a landscape which *"reflects the impact of human activity over several thousand years ... [and is a] ... complex response to landform and geology, landscape features, the habitat of animals and plants and above all to the rich history of human settlement over time: a reflection of cultural and social structures from the past carried forward and modified as they are today..."* (Northumberland County Council, undated, p17).



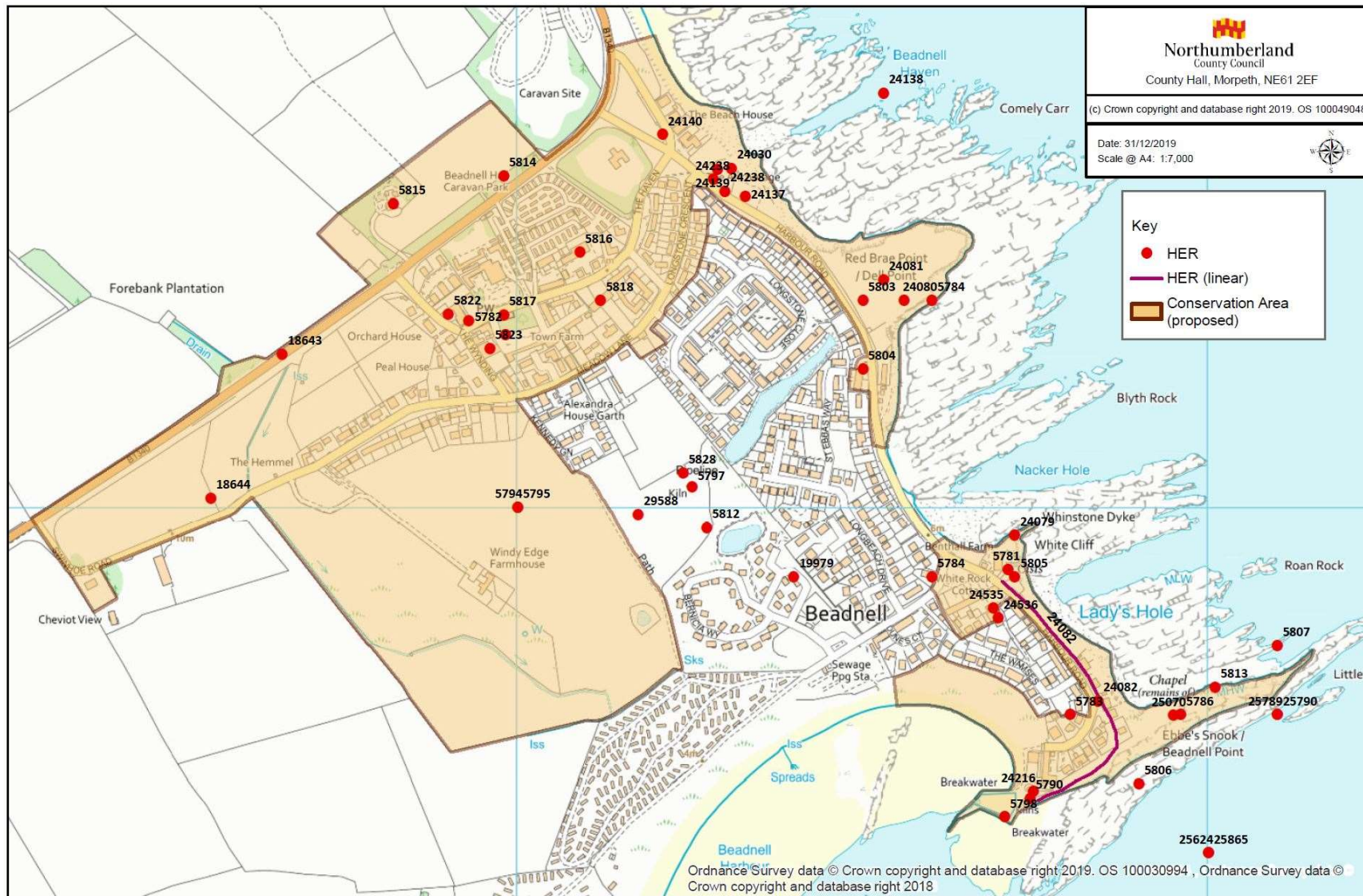
Harbour lime kilns







Map illustrating the conservation area boundary plus historic environment record (HER) points in and around Beadnell conservation area





## 4. Spatial Characteristics

**4.1** The recent Landscape Sensitivity & Capacity Study (Northumberland AONB Partnership, 2013) speaks to a study area with a dynamic seascape environment on an exposed coastal location, with dramatic views along the coast and out to sea towards prominent natural and cultural coastal features including Dunstanburgh Castle.

It is based on the traditional core of a village with an extensively accessible landscape, much of it tourist-oriented. It says of Beadnell: *“The village itself benefits from a strong landscape setting due to its immediate coastal location at the northern end of the sheltered and sandy Beadnell Bay, with rocky shoreline defining the northern fringe of the village and dune system backing the bay. The village sits within a wider area of low lying and relatively level terrain, characterised by mostly arable farmland with very limited treescape. The dune systems south and north of the village are locally distinctive landscape features. This is more important to the south around the bay where it frequently obscures views out to sea due to their height”*.

**4.2** The core of Beadnell is laid out on a traditional two row medieval village aligned south-west to north-east. Traditional in Northumberland, this type of layout gives protection from the elements and attackers by arranging dwellings and farms around a central village green.

The green would be used for communal services (eg. smithy, stocks, pond) and for village life (eg. grazing, markets, meetings). The sub-rectangular core of the village is reached by a feeder road (Swinhoe Road) and has a central spine road (the Haven) with two parallel back lanes (B1340 and Meadow Lane) which wrap around the sides (the Wynding and the Lonnen) to meet the spine. The layout is wider at the inland west end (with north-south development along the Wynding) and narrower at the coast end to protect it from onshore winds.

Plot development sees burgage divisions perpendicular to the spine road with the built pattern forming a broadly common line parallel to the road and set back from it behind open space, the latter a remnant village green which probably once included what are now private grounds in 18th and 19th century development on the north side of the road. The green is still strongly apparent at the church and Town Farm.



The Green at Church / Town Farm

The rectangular spatial pattern is very intact to the north and west (as identified in the Landscape Sensitivity & Capacity Study) and in parts of the south and east sides despite some alteration and extension:

- To the north-west and north-east, Victorian and 20th century additions (cemetery, vicarage) have not harmed the spatial distinction of the medieval core, largely because the additions are based on landscapes with only a handful of buildings. Laying out the B1340 has slightly confused the road pattern, upgrading a former back lane as a village bypass, slightly obscuring the original primary role of Swinhoe Lane. However, doing so has protected the spatial character of the Haven, the Wynding, and the Lonnen from being modernised.
- To the south-west, early 20th century ribbon development along Swinhoe Road has extended the spatial pattern along the medieval main road. This, too, has not harmed the road's spatial pattern; indeed, laying out development behind a linear green echoing that in the village core could be seen as an enhancement.
- To the south, post-WWII development south of Meadow Lane has blurred the medieval edge to the core and modernised Meadow Lane – apart from at No.9-11 which still describes the narrowness of what was once a rear lane.
- Post-WWII suburban development has overwritten this pattern in the south-east corner, although not

always unthinkingly: spatially, Longstone Crescent is a neat, considered response to the footpath it replaced towards Beadnell Square, and the pattern of Meadow Lane and the Haven. It created a natural extension to the medieval pattern not achieved in the later, rectilinear Longstone Close or Longstone Park.

- In the south-east of the village, open cultivated plots have become developed and there is less spatial distinction between what was once inside and outside the rectangle formed by the medieval rear lanes. Although the once open field in the north-west of the village has also been developed, the settlement edges here have not been blurred. The village green east of the church has also been colonised.



Meadow Lane narrowing at 9-11



Longstone Crescent



**4.3** Beadnell grew to the south to incorporate the once separate settlement of Benthall. The pattern at Benthall is less clear and less intact. As at Beadnell, the route in is also south-west to north-east across Beadnell Links (now the caravan parks) above the bay. Benthall Cottages align with this, yet the hall known as Benthall itself did not, instead facing north-east towards Nacker Hole; the hall is gone and its spatial pattern lost under later housing.

20th century road and caravan park layouts have paid virtually no attention to these as precedents, apart from perhaps at the Wamses.

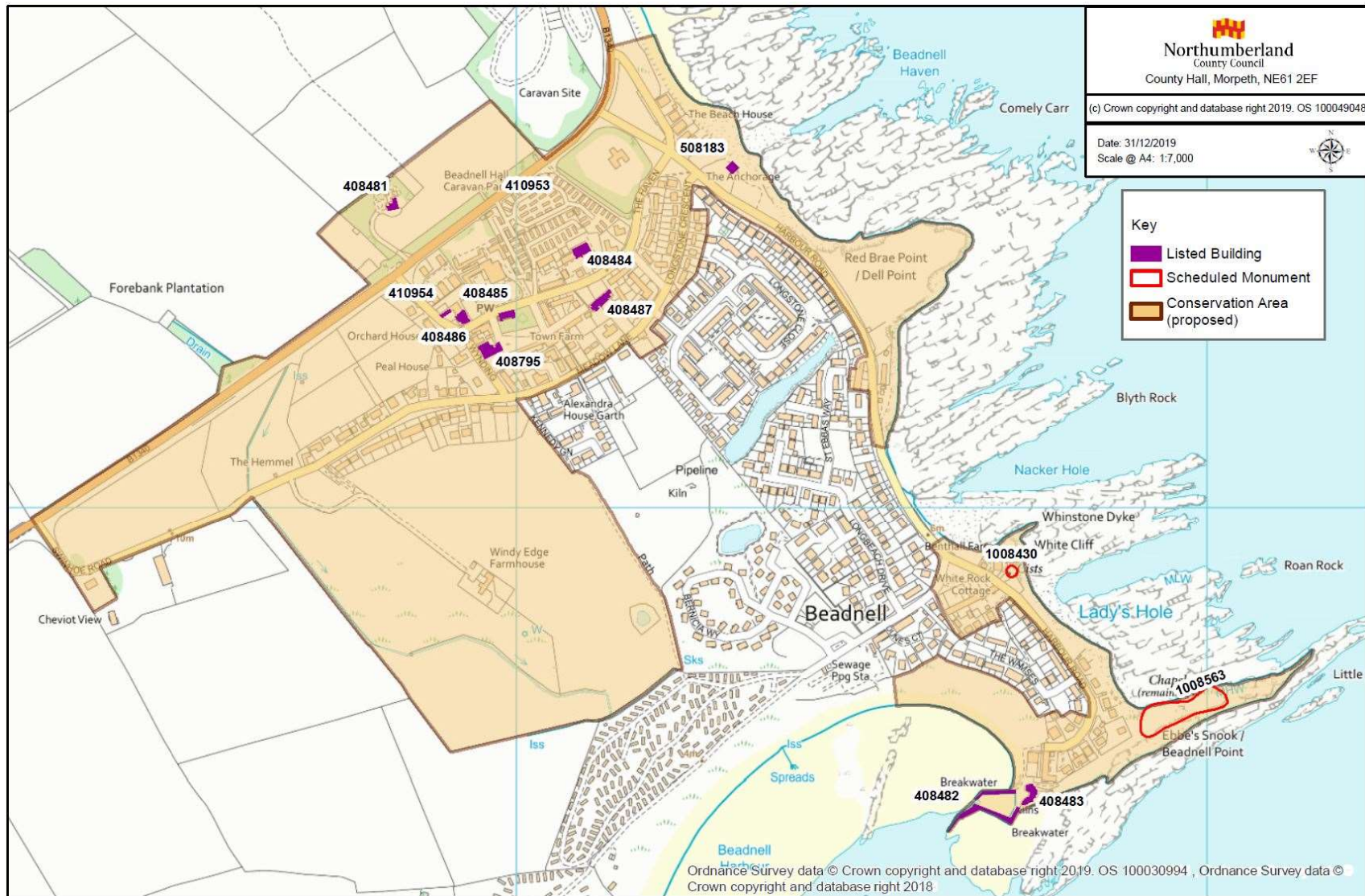
Other than this, footpaths defined the spatial pattern here; historic footpath patterns through the open fields and the caravan parks are largely intact. Their routes illustrate the great draw that the harbour would have had with many routes feeding along the links towards the top end of Beadnell Bay.

A noticeable crossing point of (historically) up to seven footpaths meeting like the spokes of a wheel is still seen on the north edge of Beadnell Links Caravan Park.



Benthall Cottages

Map illustrating the conservation area boundary plus listed buildings and scheduled monuments in and around Beadnell conservation area.





## 5. Land Uses

**5.1** The history of Beadnell and Benthall up to the early 20th century was defined by early Christian faith, farming, fishing, quarrying and exporting by boat what was won from those industries. There is a wealth of historical resource in the landscape to describe this, including spatial, built and archaeological:

- The remains of the chapel at Ebbe's Snook tie firmly to the early Christian heritage of the Northumberland coast and have historical links with designated sites at the Farne, Coquet and Holy Islands as well as onshore sites. Although increasingly eroded, the purity of the landform remains in the seaward promontory landscape is an evocative mainland echo of those found offshore.
- Field patterns describe 18th century enclosure; this is not rare in the county context but as a setting to a defined rural settlement it is very descriptive of historical land uses pattern. There is a strong collection of former farm buildings in yards within Beadnell village including at Town Farm on the south side of the settlement and at Beadnell Green / Windy Edge; all are now in residential use. The large area of medieval ridge and furrow south of Swinhoe Road is particularly evocative of agricultural land use.
- The small harbour is a definitive symbol of the importance of fishing to the settlement's history. Its location at

the north end of a sandy bay, where it was possible to lay it out to be west-facing, describes the importance of protecting fleets which had previously used the rocky havens to the north, nearer the village centre. Salt stores used in the herring industry survive. Although herring yards and houses are gone, the spirit of that closest to the lime kilns is intact in the cottages and house built there and said to have reused some of its fabric.



Beadnell Harbour

- Several remnant lime kilns and quarry remains illustrate exploitation of local geology. The lime kilns at the harbour are a weighty marker of industrial enterprise on a scale similar to those at nearby Seahouses. Historically, the harbour is as important to illustrating this industry as it is to fishing. Close to the kilns, the route of the waggonway which reached them is traceable, but further away it is overwritten by Harbour Road housing.

**5.2** This combination of land uses is very important to understanding the development history of Northumberland coastal villages. In some locations it is quite pure in its survival where several features combine to create a critical mass of interest, leaving a special illustration of past activity, e.g. in the open fields and at the harbour where there is little to dilute the surviving story and evidence.

In other locations, however, this evidence has been diluted by later, less special land uses such as 20th century housing, which has over-written farmland patterns, for example along Harbour Road or altered the setting of standing remains, for example at Windmill Steads.

**5.3** Later 20th century land uses – most housing, including holiday homes – are very strong in the landscape, sometimes to the detriment of the earlier land uses (as discussed above). Most is post-WWII expansion by public and speculative housing providers; it is nothing more than has been experienced in very many settlements in the county and so is not a distinctive land use.

The holiday housing theme has the potential to be very distinctive of this settlement as it illustrates that period of its growth when it became a holiday destination of choice. This is true of both the bespoke holiday homes and the caravan parks. However, much of today's holiday housing has little to distinguish it architecturally from the permanent housing; this is what much of it began as.

Also indicative of the visitor focus of the settlement are Beadnell Hall, Beadnell House and Beadnell Tower, together with the Craster Arms, all have been hotels in their time; indeed Beadnell Tower still is.

**5.4** A small contribution is made by 20th century military history, mainly in the survival of infrastructure in the landscape, including a prefabricated pillbox south-east of Longstone Park and the concrete footing to a gun emplacement at Ebbe's Snook.



Beadnell House

## 6. Buildings and Details

**6.1** The 2013 Landscape Sensitivity & Capacity Study's conclusion that *"A small harbour and the historically important limekilns on the bay's northern point remain the only significant heritage features of the village apart from St Ebba's Church to the west."* is unfair to Beadnell's richer built qualities.

It represents the higher level scope of that study, to look at the effect of housing on the wider landscape character of the AONB, rather than a closer, more detailed assessment of Beadnell's inherent built character.



**6.2** There is little of earlier vernacular character to the settlement due to of an intensity of redevelopment from the Georgian period onwards in Beadnell's development history. Although almost all building is planned from the 18th century, much of the earliest is modest and straightforward, reflecting the honest simplicity of that which would have been seen in the village before the long term investment sparked by the Woods (see Section 3 Historical Development). This is particularly the case along the full linear strip of the village core's south side, at No.9-11 Meadow Lane, at Benthall cottages and at the cottages (listed Grade II) around the Craster Arms. The latter has the stout, blank presence expected of a Northumbrian tower or bastle house.



Cottages rear of Craster Arms

**6.3** The earliest of the style-led buildings is Beadnell Hall (17th or early 18th century with later alterations; listed Grade II\*) which has a robust character and distinctive castellated gables and delicate Gothic windows which illustrate great wealth and patronage in the village from the start of a formative period. The Georgian buildings that followed are high

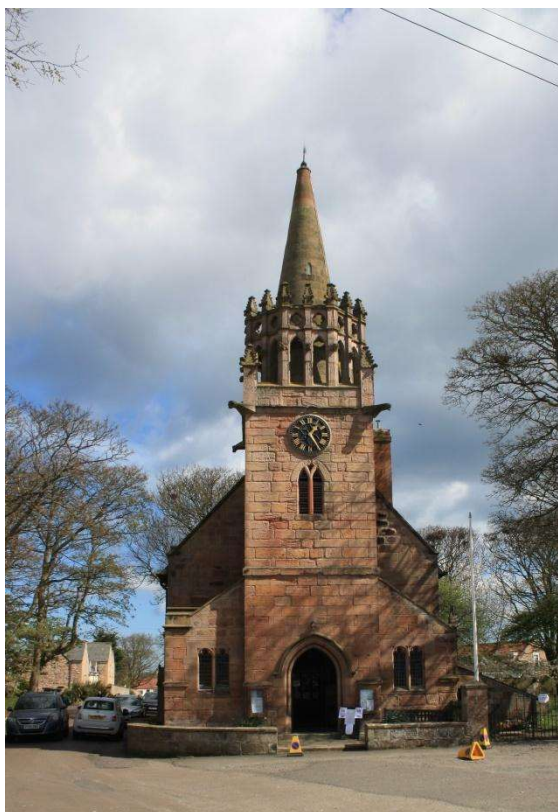
quality, distinctive and quite intact, including St Ebba's church, Beadnell Tower, St Ebba's House, the main form of the Craster Arms (all listed Grade II), Beadnell House and the (rebuilt) outlying farm groups. These have the strong, high quality elegance typical of the county's substantial Georgian endowment of town, village and country buildings. The church tower is particularly distinctive.

Victorian hotel conversions and their new additions (e.g. the Vicarage and adjacent cemetery) are also high quality, in traditional and local materials, and are designed with their setting in mind.

There has been alteration of Georgian and Victorian buildings, but without substantial harm to the overall impact or, indeed, much of the detail. For example, conversion of Town Farm buildings is largely neat and considerate, particularly in its north-facing presence. Additions in the grounds of Beadnell Hall and Beadnell House have satisfactory architectural character. Other alterations have been much more invasive; the Victorian former school, for example, is unrecognisably adapted.



Beadnell Hall



Church of St Ebba, Tower

**6.4** Infrastructure is as important to the character of Beadnell as buildings. The substantial 18th century features of the harbour and the lime kilns have a powerful built presence typical of the period, whilst the more modest fishing remains including bark pots (some listed Grade II), pitch-coated timber fishing sheds (at least three along the shoreline) and other more ruinous structural remains add intricacy and descriptive historical character to the scene. Such features mark the place as one of past industry as well as more recent holiday-making; the AA telephone kiosk (listed Grade II) on the B1340 is a rare reminder of the benefit which Beadnell drew from a growth in leisure motoring in the early 20th century. Built infrastructure remains a major part of the draw for visitors and is definitive of its image.



AA telephone kiosk

**6.5** Much early 20th century built development is also high quality and responsive. It evidently feeds off a desire to sustain the romantic holiday-making theme established by Victorian hotel conversions, introducing picturesque, embellished and eye-catching housing with strong architectural pedigrees in Arts & Crafts, Cottage Revival and British Modern / Art Deco traditions. This includes much of the early public and estate housing as well as speculative and bespoke houses. Collections on Swinhoe Road, The Wynding, early Windmill Steads, and the eastern stretches of The Haven and Longstone Crescent are particularly interesting, as are several one-off additions along the south end of Harbour Road, and the quixotic, almost fairy-tale additions of



Beach Court at the harbour and No.1 The Wynding.

Alteration of some has been unkind to the architectural intent, with some style lost to mundane make-overs, but this is by no means true of all and much retains great character.



Swinhoe Road



Beach Court



North The Wynding

**6.6** The vast majority of post-WWII housing is much less significant. Estate work at Longstone Close, Longstone Park, later Windmill Steads, Longbeach Drive, St Ebba's Way, Dunes Court, Kennedy Green, and the great wealth of later one-off, bespoke and speculative additions along Harbour Road, Meadow Lane and The Wamses have no special interest architecturally.

They have a largely bland, ordinary suburban character apart from a small number which are of some note (e.g. the thoughtful bungalow forms of the Haven). The flimsy, cluttered, imported 'built' character of the caravan parks, in the village and at the bay, is hopelessly weak compared to even the least interesting housing in Beadnell. Their design and built presence is strongly intrusive.

**6.7** A small number of early 21st century additions have been more responsive to the place – including north of the Craster Arms and on The Wynding– successfully re-introducing the characterful, bespoke architectural response to Beadnell's picturesque qualities seen a century earlier.

## 7. Open Spaces and Details

**7.1** In Beadnell, a critical mass of streets, other open spaces, trees and planting adds considerable weight to the character of the settlement: The Haven and the Wynding are very characterful along almost their entire length due to their varied spatial dimensions, winding routes and

- contributing strongly to their status as medieval village centre paths.

- The churchyard and the small area of undeveloped village green to the south are a small but very characterful centre to the settlement, enhanced by the focus around the Craster Arms and St Ebba's Church which is particularly evocative of an informal historic village core.
- Beadnell Hall's grounds are substantially harmed by the caravan park inserted into them, removing planting, layout and trees, even if historic brick walls survive. Grounds to the front are more characterful and provide an appropriate setting, yet are reduced in scale due to new housing added in to the site.
- Beadnell House's grounds are more intact and rich with trees and some layout, although somewhat sanitised (particularly at the rear) through changes of use away from residential to commercial.
- Many established trees at the church, Beadnell Hall and Beadnell House, as well as other locations in the village, add to the area's landscape presence and mark the historic core of the settlement in views.
- The north and east back lanes are straightened and modernised – i.e. the B1340 and the Lonnen – but both have generous, rich green character from trees and verges appropriate to the location.
- The Craster Arms' open spaces are still quite historic in character despite modern pub uses. Boundary walls help considerably here.
- The east-west length of Meadow Lane still has strong hints of an older route, particularly where it narrows at No. 9-11, and where tall trees and plot boundary walls survive. The east return of Meadow Lane has lost its historic character altogether; it has the generous early 20th century suburban feel of Longstone Crescent.
- At either end of the village, suburbanisation of Swinhoe Road and The Haven has been generous, with green verges essentially becoming linear greens echoing the village core. Here (and on the Wynding and Meadow Lane), collections of domestic gardens add considerable character to the street scene, including rear gardens on Swinhoe Road which are prominent in views from the south and north of the village.
- The cemetery and the vicarage's grounds are strong Victorian landscape additions on glebe land, open, large-scale, well-planted with trees, and with decorative walls and gates typical of the Victorians' attention to quality, permanence and status.
- North of the Craster Arms, a field open until the post-WWII period has seen large areas of hard landscaping. Verge geometry at the junction of the Wynding and the B1340 suggests a road widening scheme was planned in



the 1970s. This would have harmed spatial and landscape character but, even as it is, the lack of enclosure feels too barren for the tight historic layout of the Wynding as it enters the village.

- The area marked the Common on older maps is open but modernised. Municipal grass and visitor features (planters, benches, name boards, commemorative anchor and fishing boat, etc.) collectively struggle to provide historic character. A visual connection with the coast or the village core would help, but it has neither of these due to later development blocking the view. However, at the site of Beadnell Square, dotted with small historic fishing sheds, the grassland is open to the rocky coastline creating a richly characterful space.

**7.2** In Benthall, open spaces in the settlement itself are much less significant; those in its setting are more important (see S9.Setting).

- Where Harbour Road is open to the coast, the same striking spaces as at Beadnell Square are achieved (e.g. Ebbe's Snook). As at the Common, where development blocks the visual relationship, Harbour Road's space is much less significant, e.g. the curved stretch at the south end.
- The generous, informal green verges of the Wamses give it something of a coastal links footpath character, enhanced by the scale and prominence of domestic gardens here;

however they are not as rich as the prominent gardens at Swinhoe Road. The array of small boats parked up on trailers here and at Beadnell Sailing Club add positive maritime character to these spaces.



The Wamses

- Longstone Park, Longstone Close, Longbeach Drive and Dunes Court offer nothing out of the ordinary as spaces. Beadnell Point, the new 'New England' style development is likely to be the same.
- At Beadnell Bay and the rocky foreshore, the car park is a necessary hard intrusion amongst rich coastal grassland links and dunes. The dunes, intertidal zone and foreshore are a typically strong part of the coastal landscape seen along the north Northumberland coast, with post-medieval remains such as sea defences and fishing infrastructure. The two caravan parks offer no special landscape character.

## 8. Views

**8.1** The Landscape Sensitivity & Capacity Study (Northumberland AONB Partnership, 2013) identifies important views north and south from Beadnell harbour and St Ebb's Point, and important views of the bay, harbour and its features from south of the caravan parks. It also identifies how fields to the north and west of the village enhance the presence of the intact spatial pattern in the landscape.

## 9. Setting

**9.1** Open land makes a strong contribution to the interest that Beadnell holds, particularly where it allows the definition of the medieval village layout to be appreciated as a distinct unit in the landscape. There is also an existential link with the coastline which, when left open, has little modernity to interrupt a clear understanding of the place's coastal history and character.

- North and east of the B1340, arable and pasture fields to an 18th century enclosure pattern have hedgerow boundaries and some tree lines including Forebank plantation. Not rare or particularly special but typical of the county character area, this provides an important backdrop to the village as well as clear separation from other settlements nearby. Land rises north and east, enclosing views out from Beadnell to a low ridge, with longer horizon views to the Northumberland hills in the distance.
- Fields between Swinhoe Road and the B1340 were sliced off artificially in the mid-20th century by the bypass, but

still have a more organic layout than the rectilinear enclosures to the north. This, together with the kink in Swinhoe Lane where it meets the B1340 and nearby former wells, may be evidence of irregular medieval fields and land use patterns, as represented by the 'deserted medieval village' entry in the HER. This adds to their value beyond being an open setting to the village in the landscape. The sort of harm that would be caused by developing such fields is evident at the east end of the village where the Longstone estate has blurred a clear understanding of the historic settlement's extent and pattern.

- Curvilinear enclosure patterns continue to the south-west of the village with Beadnell Green / Windy Edge in the middle. These fields also still provide a clear definition of the historic settlement in the landscape. They have the added value of prominent medieval ridge and furrow patterns across their full extent, adding character and evidence of farming practices important to the settlement's history. Farm buildings at Beadnell Green / Windy Edge and a nearby pond also add to this. These fields also have evidence of quarrying, coal mining and a lime kiln, important to understanding Beadnell's historical development. As in some other parts, the purity of these features in open land is important to appreciating their historical significance; this is being eroded by development in their setting to the east.





Beadnell Green / Windy Edge

- The caravan parks are descriptive of the historical growth of Beadnell as a tourist destination, yet spatially they exploit rather than fit into the landscape (just like some of the 20th century housing on Harbour Road). Being positioned between the settlement and the coast, they harm the village's relationship with its headland, harbour, beach and shoreline which are so important to understanding its fishing and exporting history. They are visually dominant and a distraction from the natural features which contribute to the AONB designation. Dunes go some way to obscuring caravans from view when on the beach.
- Beadnell Bay and its beach are sweeping natural features enhanced by their scale, big enough to provide a dramatic contrast to the tightness of the village's development pattern, yet small enough to make Dunstanburgh Castle at the far end of Embleton Bay a striking horizon feature. This arrangement places Beadnell in its natural geography and

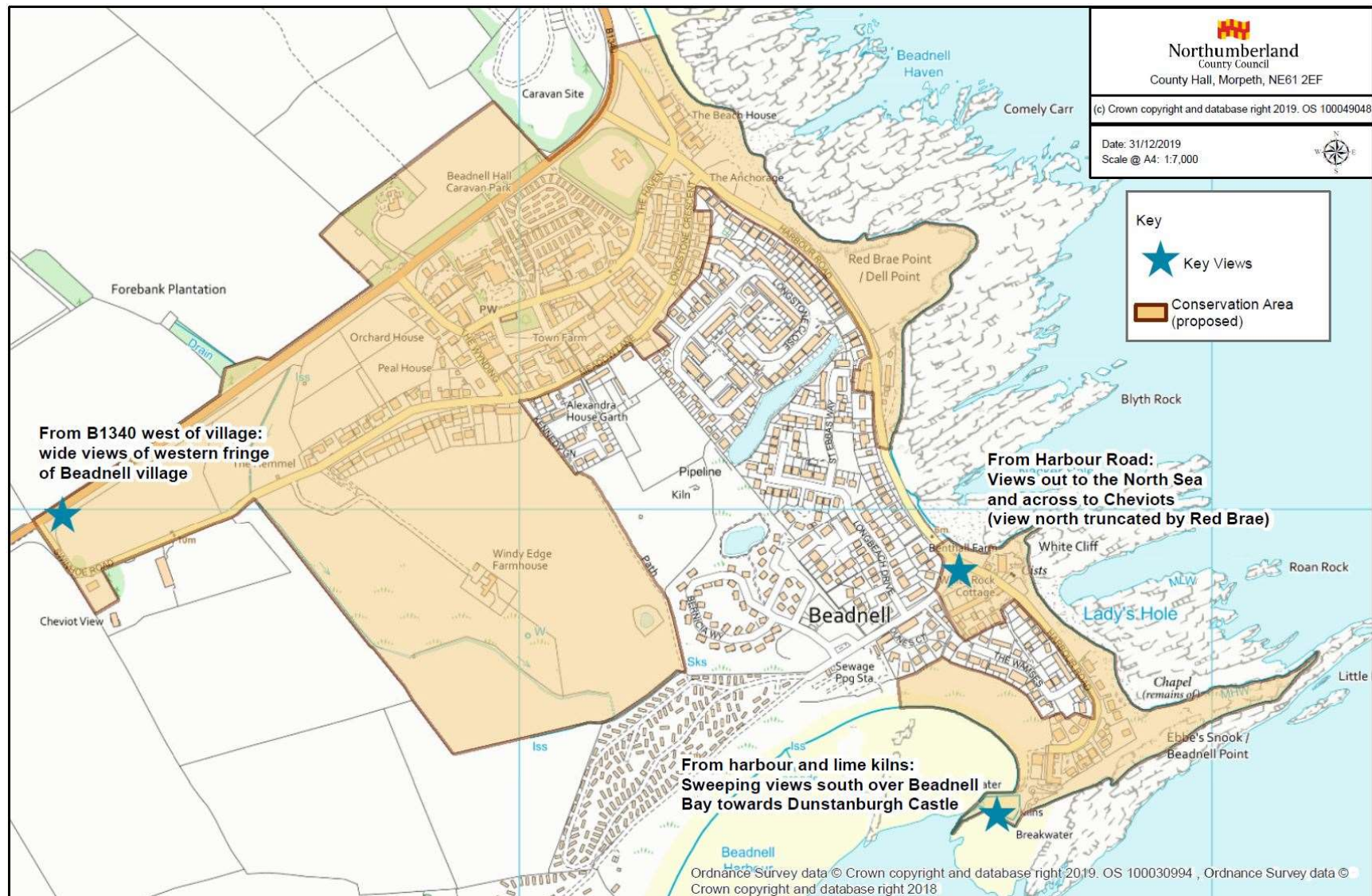
historical context in a powerful, beautiful way typical of Northumberland Coast AONB.

- The rocky shoreline north of Ebbe's Snook is also a dramatic addition to the settlement's setting, providing a rich visual and textural experience as well as a wealth of archaeological remains to illustrate the land uses which defined the settlement and its relationship with local geology and the sea. This is diminished where 20th century development obscures contact with the shoreline, primarily at the far north and far south ends of Harbour Road, and at White Point.



Rocky shore line north of Ebb's Sneuk

Map illustrating the conservation area boundary plus some key views in and around Beadnell conservation area





## 10. Management Issues

**10.1 Permitted development rights** In general, many permitted development rights continue to operate in conservation areas just as they would outside them; they can have a profoundly negative impact on the character or appearance of a conservation area. The local planning authority may introduce an Article 4 Direction to control such rights so that a planning application will be required. Typical permitted development rights include changes to windows, roof coverings and painting. An Article 4 Direction does not mean such changes will not be permitted, but rather it allows control over development to preserve or enhance the conservation area. Article 4 can cover the use of land as a caravan site. An Article 4 Direction may be introduced for an initial period of six months after which the planning authority will consider representations before a decision whether to confirm it.

**10.2 Heritage at risk** There are 2 entries on the 2018 Heritage at Risk register within Beadnell Conservation Area; St Ebba's chapel and monastic site and Benthall round cairn, both are Scheduled Monuments. Indicative of the region's strategic religious importance, action should be taken to manage and maintain these heritage assets. Property in Beadnell is in high demand and is generally well cared for, however, there are pockets of buildings in poor condition. To this end it may be prudent to proactively consider the needs of heritage that is potentially at risk from its poor condition or lack of use. Discussions to encourage

suitable maintenance and re-use would support long-term protection of the conservation area's heritage.



Outbuilding - Beadnell Hall

**10.3 Non-designated heritage assets** Although some buildings in the conservation area are listed, there are other locally significant buildings not on the national list. There is also likely to be non-designated below-ground archaeology in the area. It may be prudent to draw up a list of non-designated heritage assets which could be added to a 'local list' in the future, should one be produced, giving them recognition and setting out guidelines to help manage the impact of any development affecting them. An example within the conservation area boundary would be Black Huts on Harbour Road. These huts are associated with the Northumbrian fishing industry and were used by fishermen for shelter and to store, repair and dry all types of fishing equipment. Whilst perhaps architecturally uninspiring, these huts evidence a key part of Beadnell's story. A full list of non-designated assets suitable for Local Listing in the Beadnell area is available in the North Northumberland Coast Neighbourhood Plan 2017 – 2032 (Northumberland County Council, 2018).

## 11. Enhancement Opportunities

**11.1** Beadnell's character and appearance is generally positive, however there are some opportunities for enhancement.

conservation area is important, and, as such, should be considered as a material consideration within the planning process. Where possible, new views which add variety and texture to Beadnell's setting should be created.

- Surviving historic architectural detailing should be maintained and sympathetically repaired as the incremental loss of historic features will negatively affect the conservation area.
- Sub-division of Beadnell's existing, generous, residential plots will harm the vernacular settlement pattern. Sub-division should be resisted.
- New development should respond to the intrinsic character of Beadnell rather than importing external styles, for example, "New England" style.
- Management of Beadnell's streetscape, which includes traffic signage, road markings and visitor features (planters, benches etc.) must be sensitive to the character of the conservation area. Unimpeded visual connections to the coast and / or historic core should be sought and maintained.
- Temporary banner signage displayed on commercial premises should be discouraged.
- Whilst the conservation area boundary is tightly drawn to ensure the designation is not devalued, the setting of the



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