



Tynedale
COUNCIL

BROOMLEY Conservation Area Character Appraisal



Adopted March 2009

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1 INTRODUCTION

1.1 Broomley Conservation Area

Broomley is located on the gently rising southern slope of the Tyne valley to the south of Riding Mill and Stocksfield where it overlooks the northern flank as it rises towards Newton and beyond. It is positioned on the C255 some twelve kilometres east of Hexham and six kilometres to the west of Prudhoe (Map 1). The village is located in Stocksfield with Mickley Ward. Its centre is at National Grid reference NZ 038601.

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.

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

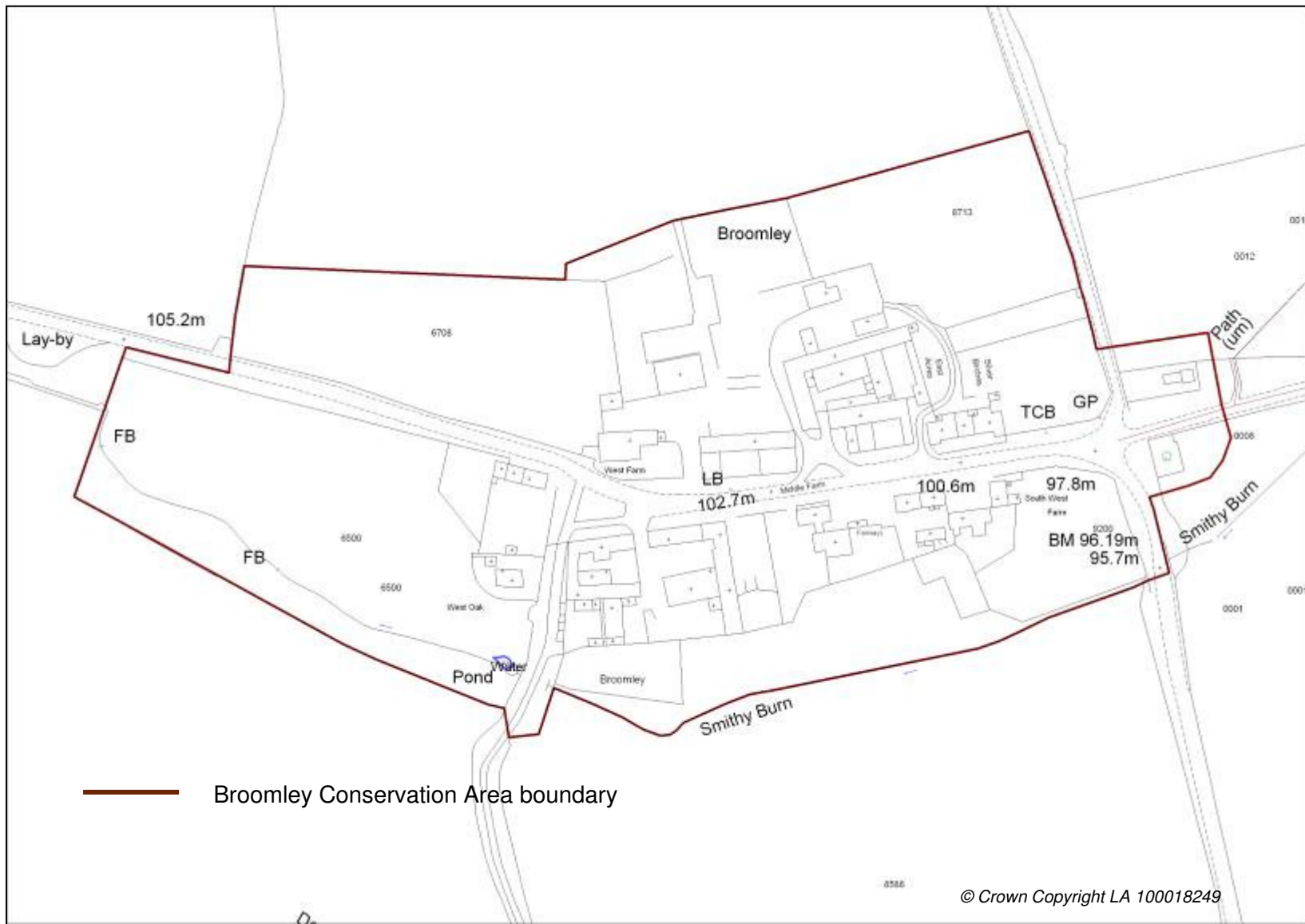
¹ Planning (Listed Buildings and Conservation Areas) Act 1990, s69

combine to create a distinctive sense of place worthy of protection.



Map 1: Location of Broomley

Broomley Conservation Area was designated in April 2002 in response to the clear historic and architectural significance of the village (Map 2).



Map 2 : Broomlee Conservation Area

There is a collection of four listed buildings (all grade II) in the conservation area (Appendix 2).

1.2 Planning Context

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.

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 policy is set out in PPG 15.²

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 the conservation area. Furthermore, part of the conservation area is located in the Green Belt.

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

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

preservation and enhancement of these – has become more urgent.

1.3 Broomley Conservation Area Character Appraisal

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 providing a baseline for decisions about the area's future, and outlines the ways in which this special interest can be safeguarded and improved.

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 the process will be to prepare a detailed Management Plan for the conservation area. This will be undertaken once the Character Appraisal has been through the consultation exercise and approved by the Council.

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. The

character appraisal will be updated about every five years in order that it can take account of changes in the area.

Further information

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This document can be downloaded from:

<http://www.tynedale.gov.uk/residents/docushow.asp?serviceid=73>

2 STATEMENT OF SPECIAL SIGNIFICANCE

The whole of Broomley village is located within the conservation area. It is a small rural settlement which is dominated by the layout legacy of large farms and associated dwellings. Some properties have been converted to houses, but the historic pattern of development and the settlement's essentially nineteenth and early twentieth century appearance survives. A number of buildings continue to display agricultural activities to convey a clear visual and economic reminder of the village's farming roots.

The village sits on a relatively level platform where the valley side gently slopes towards the river Tyne. The substantial knoll to the east looming over Stocksfield Burn decorated by Painshawfield and Broomley Fell to the south create an attractive setting.

Spread alongside the main road, the village includes a number of fine buff sandstone buildings, mostly dating from the early nineteenth century but with some older fabric surviving in houses and several boundary walls. The traditional architecture of the settlement tends to be quite simple but robust with buildings constructed to a high standard. Traditional features such as chimney stacks and pots add interest, modelling and visual depth. The building lines stagger with gardens and soft edges of varying

depth fronting onto the road. Clumps of trees and individual specimens together with shrubs and hedges decorate the village. Some of the landscape has an unkempt and natural appearance adding to the rural charm of the village.



3 HISTORIC DEVELOPMENT

3.1 Prehistory, Roman and Saxon occupation

The upper slopes of the Tyne valley would have been inhabited in prehistory. They would have provided rich hunting grounds, agricultural fertility, defensive topography and supplies of fresh water which would have attracted nomads and settlers. The lower slopes and base of the valley would have been densely forested and visited and crossed rather than settled. There is no evidence of prehistoric settlement in and around Broomley other than a few random and scattered worked Neolithic flints in the wider area.

Hadrian's Wall was built between 120AD and 130AD to defend the northern frontier of the Roman Empire. There is no direct evidence of Roman occupation in the vicinity of Broomley in spite of its being located within the protected zone to the south of the Wall and its close proximity to Dere Street, also known as Watling Street, the major Roman route linking York with the Firth of Forth. The nearest sign of activity is the Roman site at Apperley Dene about 2 kilometres to the south east of the village. Excavated in 1951 and interpreted as a Roman fortlet, it has a double ditch enclosing a rectangular area. Fragments of pottery show that the site had been occupied throughout the fourth century AD. The site was re-

excavated in the 1970s where a second century Roman farmstead with a timber round house was revealed. It seems to have been abandoned for 100 years until a stone-built farmstead was developed. The site has had no further excavation but was reinterpreted in the 1980s as a possible villa site, or at least a highly Romanised farmstead. It is tempting to believe that similar sites with extensive field systems would have spread over the area servicing the military and associated civilian populations ranged along the north side of the Tyne.

The fifth and sixth centuries saw a period of immigration into England from Northern Germany and Southern Scandinavia. These newcomers became known as Anglo-Saxons. The Tyne valley was occupied during this period with large Saxon estates being established which generated sufficient wealth to finance the construction of lasting structures, specifically the churches at Bywell and Ovingham where the late Saxon towers still dominate skylines. There is no evidence of settlement in Broomley during this period. Had one been established, it would almost certainly have been destroyed during the post-Norman Conquest 'Harrying of the North' where widespread massacre and destruction led to most of the land being laid waste and depopulated, a consequence recognised in the Domesday Book written in 1085 which did not include land to

the north of the Tees, probably because there was nothing left to survey and record.

3.2 Medieval Period to the mid-nineteenth century

A number of medieval villages and hamlets became established in the area following the destructive rampages of the Norman invasion including Broomley, but only the remains of East Apperley with earthworks marking its roads, crofts and house sites, survive. The clue to the village's lost medieval existence lies in its Old English name, 'brom-leah' meaning a broom grove³ and the presence of ridge and furrow plough marks behind West Oak Farm.

During the Middle Ages ploughs turned the soil over to the right only. This meant that the plough could not return along the same furrow. Consequently, the ploughing was done in a clockwise direction around a long rectangular strip. On reaching the end of the furrow, the plough was removed from the ground, moved across the end of the strip and put back in the ground to work back down the other long side of the strip. Each strip was managed by one small family within large common fields where the location of the

ploughing was the same every year. The movement of soil year after year gradually built the centre up of the strip into a ridge leaving a dip, or furrow, between each ridge. Although they varied, a strip would normally represent a day's ploughing. The medieval field pattern along the southern edge of the village is a rare survivor of this practice in area.



Medieval ridge and furrow plough marks behind West Oak Farm

The first record of Broomley emerge in the thirteenth century when 'Bromley' was include in the list of possessions of the barony of Balliol and Adam the forester of Broomley was one of the

³ Northumberland Place-Names : Stan Beckinsall 1975

defendants in a suit brought by John de Thornbrough over landholdings. He was also granted a toft in 'Bromleye'. This is interesting because a toft was a medieval landholding with a house, suggesting the presence of a settlement.

In 1268 Broomley was occupied by four free tenants, including Walter de Bromley, ten bond tenants, seven cottage tenants and a brewery. On a point of human interest, in 1279 William Fairware was killed in the village by Thomas Moppe who fled but in doing so had all of his possessions taken by the sheriff.⁴ Moving through to the fifteenth century, the examination of the Earl of Westmorland's, Ralph Neville, estate in 1426 shows that 'Brumle' was in a poor condition with two cottages worth only 12d a year, arable land worth 1d and eight messuages, or tofts, moor and woodland worth nothing. Although it is not known why the village had fallen into such economic decline, a strong possibility is the disruption and damage caused by raiders. The thirteenth to mid-seventeenth centuries saw a prolonged period of border wars and reiving, attacks made by bands of farmer-raiders who destroyed property and crops and stole livestock. Evidence that Broomley came into

reiving range can be seen in the structure of West Farm located at the west end of the village. It was substantially built in the mid-eighteenth century. However, it incorporates an earlier structure with very thick walls which are possibly the remnants of a bastle. Bastles are found in the counties that are close to the Scottish Border. They are defended stone-built farmhouses usually dating from the sixteenth and seventeenth centuries. They are two storied with thick walls, small windows and had internal access to upper living quarters. This was usually through a trapdoor and ladder through the barrel vault roof of the ground floor. The lower door could be barred. The ground floor was used to house animals where they could be protected from theft by the reivers. The upper floor was for the family. Most were subsequently modified when living conditions became more peaceful following the Union of the Nations in 1603.

The cessation of violence would have marked a gradual change to the economy of the area as confidence grew and demand for agricultural products increased. Farming was still the main activity although small industrial processes had developed over earlier centuries. The most impressive relic from this area of activity is Wheelbirks furnace, a scheduled ancient monument, to the south of the village. The furnace was first discovered in the 1840s when it

⁴ History of Northumberland : John Crawford Hodgson 1902

was partially excavated. At that time heaps of iron ore and slag, charcoal and limestone were found around the furnace, and lumps of smelted iron were seen inside. The structure was re-examined in the 1980's when dating of the surrounding slag produced a time for the last firing of between 1550 and 1590. This date ties in with documentary references which first appear in 1566. It has been suggested that this is the earliest blast furnace north of the River Tees and is of great significance in the study of the spread of technology from south east England. Old disused stone quarries are also found in the area. However, there is no evidence of any activity other than farming in the village. The first recorded enclosure of land took place in 1812 when an Act of Parliament was passed for 'inclosing land in the parishes of Ovingham, Bywell St Peter, and Bywell St George, in the County of Northumberland'.⁵ This included the enclosure and division of the 571 hectare Broomley Common which incorporated quarries, sandpits and pastures. The enclosure changed and intensified agricultural practices with the development of larger farm complexes which enabled the introduction of industrial methods to mechanise the

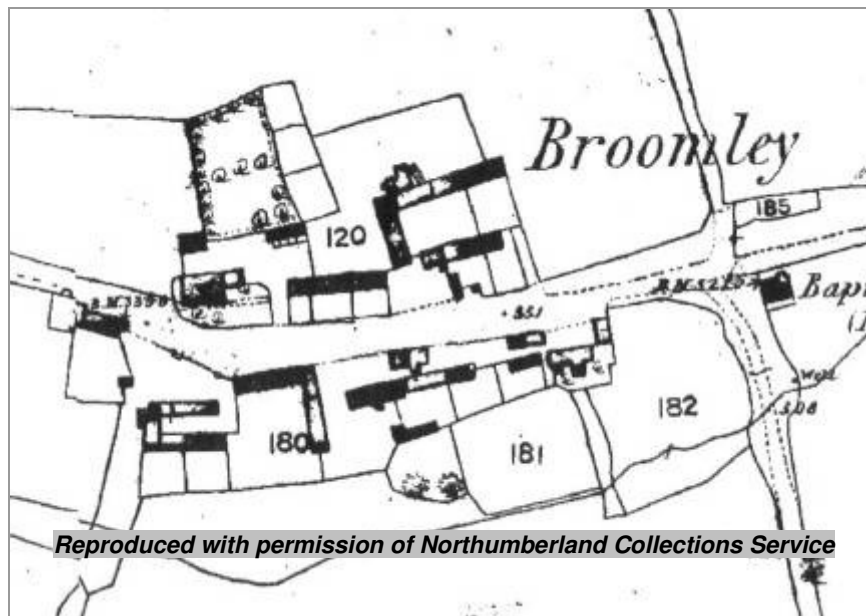
⁵ ibid

processing of cereal crops. It also changed the landscape of the area with the introduction of more field boundaries.

3.3 Mid-nineteenth century onwards

The 1856 First Edition Ordnance Survey is the first plan of Broomley drawn with accuracy. It shows the precise position and shape of buildings which helps to illustrate their function. The plan shows a pattern of ribbon development stretched along both sides of the road with no built depth behind the properties other than associated farm and outbuildings. There is no village green or other focus. The only building given identification is the Particular Baptist Church at the east end of the settlement. Founded by John Smythe in the early seventeenth century, an English refugee from Amsterdam, the Baptist sect advocated that only adult believers should be baptised. The General Baptists believed that the individual was responsible for the salvation of his soul, but the Particular Baptists, who were formed in 1633, followed Calvin and believed in predestination and redemption only for particular believers. Until the 'Toleration Act' of 1689, all non-conformist sects were persecuted for holding such beliefs. Closer co-operation between the various sects was promoted by the Act of Union of 1813, and in 1891 the Particular Baptists and the New Connection,

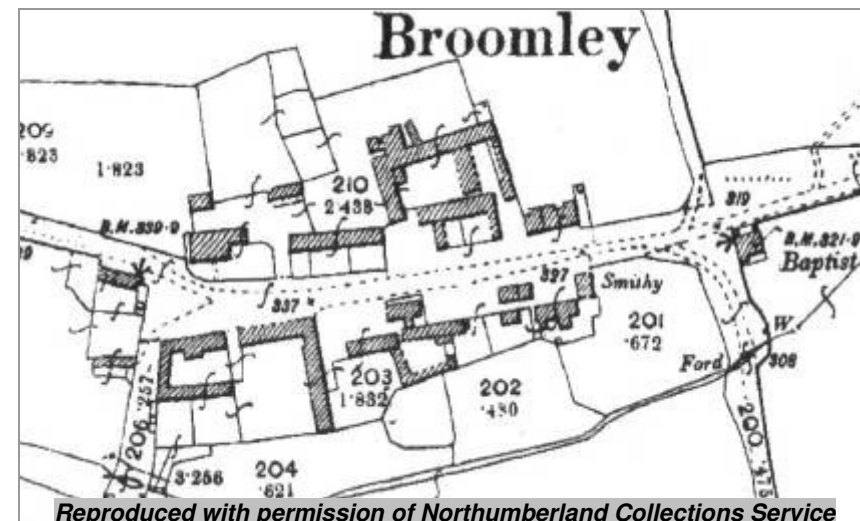
which flourished in industrial areas, merged to form the Baptist Union of Great Britain and Ireland. Accordingly, by 1896 and the 2nd Edition Ordnance Survey, the chapel had lost its 'Particular' description. Non-conformism had a strong hold in Tynedale in the eighteenth and nineteenth centuries, particularly amongst farming communities, and consequently it is not surprising to see such a chapel in Broomley.



Map 3: First Edition Ordnance Survey 1856

The arrangement of buildings in the remainder of the village suggests the presence of up to five farms of varying sizes, two on the north side and three on the south side of the road, together with farmer and workers housing. A garden with a perimeter walk is shown to the north of West Farm suggesting that it was a property of some substance.

The 1896 Second Edition Ordnance Survey shows the addition of the terrace of three fine houses at the east end of the village and a smithy located at South West Farm. A stream running along the southern edge of the village was called Smithy Burn.



Map 4: Second Edition Ordnance Survey 1897

The map also shows some minor changes to the shape of buildings and the addition of farm outbuildings.

The first quarter of the twentieth century saw the construction of West Oak and probably the demolition of the Baptist Chapel. Some buildings fell into decay and were abandoned over the twentieth century, particularly along the southern side of the road where their remains are still visible. Other buildings were constructed and demolished with no traces surviving.

Generally, the development pattern of the settlement remained unchanged throughout the twentieth century with West Oak Farm continuing to bring a working agricultural presence to the village. However, the beginning of the twenty-first century has heralded a new layer of activity into Broomley with the conversion and development of Middle Farm, the extensive group of farm buildings ranged along the north side of the village. This will introduce nine new dwellings and garages into the settlement in addition to extending the three existing terraced houses.



West Oak Farm



Middle Farm

4 CONTEXT

4.1 Geology and building materials

4.1.1 *Geology*

Broomley is situated over carboniferous limestone that is penetrated by thin coal seams. It sits on the edge of the Great North Coalfield. The carboniferous limestone is overlain by shales and sandstones, siltstones and mudstones. These rocks were deposited in the late Carboniferous (approximately 300 million years ago) in a coastal environment where large river deltas were building out into the shallow marine waters. The rock is covered by a mantle of boulder clay deposited during the last ice age giving rise to heavily textured clay which is overlain by fertile alluvial soils.

4.1.2 *Building Materials*

Clay

It is almost certain that most of the buildings in Broomley would have been roofed in pantiles or thatch until the advent of slate in the early nineteenth century when it became the material of choice following its delivery to north east ports as ballast. No pantiled roofs survive. Some chimney stacks are made out of bricks. The

most common use of clay is in the manufacture of chimney pots and ridge tiles.

Stone

Local pale yellow and buff carboniferous sandstone, occasionally tinted grey with age, is the predominant building material used in the conservation area. As mentioned above, Welsh slate is used on roofs. Some of the recent extensions to buildings are brighter with newly cut yellow and buff facing stone. Generally, the new stonework sits comfortably besides its older counterparts. Rough, squared and rubble stones are used throughout the village. A peculiar dolphin shaped carving is set into the west elevation of West Farm. Decorative features and tooled stone are used to provide window and door surrounds and quoins.

Stone is laid in a variety of ways including square coursed, rubble coursed or as random rubble.

Some paths and lanes incorporate traces of crushed stone, probably reflecting the look of the earliest metalled surfaces in the village.

Timber

Timber is used in the manufacture of window frames, doors, gates, and fascias. It is invariably painted. Generally, the original joinery that survives appears to be well maintained. There is a remarkable paucity of uPVC, a material that would diminish the historic character of the village. Timber fascias supporting rainwater goods have been added to some historic buildings detracting from their appearance. Although common features on modern buildings, they introduce a detail that is alien to the historic character of the conservation area and should be avoided.

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

Metal

The most common use of metal is through the fabrication of rainwater goods. They are invariably cast iron and tend to be plain and utilitarian. Metal is used for other functional purposes such as gates and as a building material on newer farm buildings. One of the most attractive uses of metal can be seen in the cast iron columns supporting the open elevation of the hay barn that forms the northern edge of West Oak Farm.

Paint

Virtually all timber and metalwork is painted. Paint protects and decorates. Although metalwork was painted a variety of colours, including green, dark blue, red and chocolate brown during the nineteenth century, black is now regarded as the appropriate colour for historic cast iron. This approach applies throughout Broomley. Nineteenth century timber tended to be painted a green colour – one of the Bronze Greens or Brunswick Greens – to blend in with foliage and in the case of the Bronze Greens to resemble weathered bronze. Purple Brown was also used for exterior woodwork. The modern convention is to paint woodwork brilliant white, a colour that was not introduced until the 1930s. The use of cream in the Middle Farm conversions is more sympathetic to the historic character of the area.

4.2 Topography and Setting

Broomley sits on a gentle depression that lies between knolls formed by ancient tributaries of the Tyne. The land is relatively flat, sinking to the north and east towards the River Tyne and Stocksfield Burn respectively and rising to the south and west towards Broomley Fell. The highest point of the conservation area

is about 103 metres (west end) and the lowest 95 metres (east end) above mean sea level.

The wider setting of the conservation area is dominated by the rural landscapes of the Tyne valley which are patterned by fields, hedgerows and woodlands. Newton to the north and Painshawfield to the east are the only visible settlements.

4.3 Views out of the Area

Views to the north from the village roll over the gentle southern slope of the Tyne valley to be contained by its northern scarp some seven kilometres away. The landscape of the north facing slope is dominated by fields and woodlands which change colour with the seasons and the cycle of ploughing, growing and cropping. Newton and Newton Hall provide landmarks.

Views to the south and west rise towards Broomlee Fell which is the flattened knoll sandwiched between the valleys formed by Stocksfield Burn and March Burn. The topography is relatively flat with large open grazing fields with low lines of woodland to create a semi-moorland appearance receding into the distance.

Views to the east twist out of the village as the road bends towards the B6309 taking in the rising flank of the Stocksfield Burn valley

which is dominated by woodland, the spread of Painshawfield and a cap of green fields, culminating in the visual bookend of New Ridley sitting astride a hill. The ancient track which heads east from Broomley to Old Ridley channels views which open out over the sprawling but extensively landscaped southern edge of Stocksfield.



View to the north over the Tyne Valley towards Newton and Newton Hall



Views to the south and west dominated by Broomlee Fell



View to the east along the old track towards Painshawfield



View to the south east and New Ridley

5 SPATIAL ANALYSIS

5.1 Development pattern and layout

Little is known about the shape of Broomley in the Middle Ages. It was almost certainly a 'street village' which straggled alongside the road without a village green to provide a focal point. The village would have been a collection of farmsteads and cottages with one or two trades such as the brewery mentioned in 1268.⁶

The village evolved with the gradual replacement of earlier buildings by more robust properties. This included the development of West Farm with its probable late medieval core. The Agricultural Revolution in the eighteenth and nineteenth centuries brought prosperity and changes in technology which combined to produce different types of buildings. Middle Farm is inclined towards the layout of model farms that emerged from 'L' to 'U' to 'E' shapes during this period.

The remains of old buildings suggests that the current layout is the natural evolution of the historic development arrangement which will

⁶ Ibid

have seen some minor changes occurring over earlier centuries but essentially retaining the medieval street pattern.

5.2 Land use

Broomley Conservation Area is predominantly residential (Use Classification C3). Business is limited to farming. Tynedale District Local Plan has not allocated sites for economic development in Broomley, recognising that the village is well placed to benefit from employment opportunities provided in Prudhoe and Hexham. There are no community buildings in the village.

5.3 Views within the area

Views within the conservation area are funnelled along the main road. The slight bend combined with the gentle rise and fall of the carriageway add interest and foreshorten sight lines. Views to the west are contained by the hedges and walls which form the boundary of West Oak. This encloses the settlement. Views to the east from the western approach to Broomley are dominated by the collection of buildings in the garden of West Farmhouse and, in the middle distance, the west wing of Middle Farm. Staggered building lines and strong building returns create attractive modelling along the street frontage which produces a series of changing views.

Glimpses of the surrounding countryside can be seen between the groups of buildings. Views at the east end of the village open out over the surrounding countryside through groups of trees.



View to the west contained by hedges around West Oak Farm



View to the east dominated by West Farmhouse, Middle Farm and West Oak Farm



Staggered building lines create interesting and intimate views



The surrounding countryside glimpsed between buildings



Views at the east end of the village are partially contained by groups of trees before spreading towards Stocksfield Burn

6 CHARACTER ANALYSIS

6.1 Townscape and building form

The developed envelope of the village is ranged along a 120 metre length of the C255 at the old cross roads where old tracks leading to Hindley, Old Ridley and Riding Mill converged. The built form is dominated by two large farms, Middle Farm on the north side and West Oak Farm on the south side. The other structures are more loosely arranged and lack the visual impact of the linked groups of substantial farm buildings which underpin the historic and rural character of the village.

The east end

The east end of the village is stretched by the presence of the half-hidden remains of the Baptist Chapel which now form part of a field boundary. Copings have been added, but the squared and mortared masonry contrasts with the dry stone rubble of the linking boundary wall. Tree growth is beginning to damage and cause the partial collapse of the wall.

The firm eastern edge of the village is shaped by the former smithy on the south side and Silver Birches, the end of the terrace of late nineteenth century houses, on the north side. The smithy sits on a

platform which is elevated above the adjacent road adding substance to its visual impact.



Remains of the Baptist Chapel



The former smithy and Silver Birches at the eastern entrance into the village

The south side

The smithy is unoccupied and forms the third side of a small open grassed square which was developed in the second quarter of the nineteenth century. The buildings, including the single storey South Cottage, are attractive and robust retaining good architectural details. The arrangement of houses along the south side of the C255 is relatively loose with large gaps between the buildings as far as West Oak Farm. This open pattern is relatively recent. Earlier buildings that formed a small farmstead, which can be seen on the 1856 Ordnance Survey (Map3) and the 1897 Ordnance Survey (Map 4), would have created a more substantial built mass along

this frontage. They were substantially demolished by the end of WWI with only remnants of the northern range surviving from the earlier period. Two large early/mid-nineteenth century hipped roofed buildings, South Farm Cottage/Middle Cottage and Fairview, spread along the street frontage, the latter being converted from a terrace of three dwellings into a single house.



The former smithy



South Cottage



South Farm Cottage/Middle Cottage and Fairview



The remains of the north wing of the former farmstead

West Oak Farm is a substantial group of buildings arranged around a courtyard with a central entrance off the road. Steel buildings have been added, but the core nineteenth century layout of stone barns, stables/byres and stores survive. Changes in the mid to late nineteenth century saw some partial redevelopment and new, large, buildings were added after WWII. The external appearance of the complex, however, retains its essential nineteenth century character. The open fronted early to mid-nineteenth century hay barn with its cast iron columns is particularly attractive, its uncontained aspect facing the road making a particularly striking contribution to the street scene. Some details, such as the surviving six pane sliding sash window over a timber slot vent adds to the architectural significance of the farm.



The eastern range of West Oak Farm



The Hay barn with its distinctive cast iron supports

The track leading towards Dere Street between the farm and the West Oak, probably built as the farmhouse, is unmade and reflects the historic and informal appearance of lanes in rural villages.

West Oak was built in the early twentieth century. A terrace of buildings constructed along the road frontage has fallen into ruin and is colonised by undergrowth. The northern elevations now act as a boundary wall and define the western edge of the village.



West Oak



*The remains of earlier buildings
now used as a boundary wall*

The north side

The northern side of the village is dominated by Middle Farm and West Farm. The east end is terminated by the collection of three fine houses built in the late nineteenth century. They were built as a group with projecting end gables anchoring the terrace and chimney

stacks and pots creating an attractive silhouette. Recently extended and repaired, they introduced a different house type into the village.

Middle Farm comprises an extensive collection of nineteenth century agricultural buildings arranged around a courtyard. The late nineteenth century saw the addition of the central wing. The complex is currently being converted to residential use which involves a combination of modification and development works. This will retain the core massing and shape of the buildings and the contribution that they make to the historic layout pattern of the village.



The eastern late C19th terrace



The conversion of Middle Farm

West Farm is probably the oldest building in the village, the mid-eighteenth century exterior possibly enclosing a late medieval core. It is an impressive three bay structure which sits at the west end of the settlement.

6.2 Key buildings

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

Virtually all of the buildings in the conservation area combine to create the historic assembly that gives Broomley its special character. However, some buildings bring additional quality because of age and design. **West Farm** is probably the oldest building in Broomley with its eighteenth century shell containing earlier fabric, probably the remnants of a late medieval bastle. **West Oak Farm** retains its agricultural character. Its importance is derived through a combination of traditional design, its material content, especially the cast iron columns, and its prime location against the edge of the main road. The **former smithy** at the east end of the village is unoccupied. It is a simple building, probably dating from the early nineteenth century that has charm and is a reminder of the trades that were an essential part of life in past centuries. The remains of the former **Baptist Chapel** can be seen amid the undergrowth as the road turns towards Hindley. Although ruinous, it marks an important aspect of the community's history.

6.3 Green elements

Green spaces make a vital contribution to the character of the village. This includes space within and surrounding the built form of the settlement.

There are no formal green spaces in the village. Green areas meander around and between buildings and alongside the roads. They link the rural hinterland with the built settlement to create a relaxed environment where the two comfortably blend together. The presence of substantial areas of unenclosed green space almost certainly reflects the historic appearance of the village and is of great value.

Specimen trees decorate verges. They introduce scale and colourful mass into the road scene. Hedges, gardens and domestic shrubs and trees all add to the village's attractive landscape. The presence of tangled undergrowth brings another pleasant ingredient into the green mix with the added benefit of introducing wildlife habitats into the built environment.



Green areas flow between buildings



Informal undergrowth colonises structures and spaces



Trees add height, mass and colour into the streetscene

6.4 Details

Details make decisive contributions to the distinctive character and sense of place of the conservation area. They include masonry, doorways, roofs, windows and rainwater goods.

Masonry

The buildings in the conservation area are built in buff coloured local carboniferous sandstone. The stonework is usually laid in courses ranging from rubble in set in rough lines with patches of random patterns such as the former smithy's to more refined and recognisably uniform patterns as displayed on the principal elevation of West Farm. Large tooled stones are used as lintels, door and widow surrounds and quoins. They give visual strength to the buildings.

Stone field and garden boundary walls are dominant and crucial elements in the built form of the conservation area. They are of historic and visual importance threading their way through and around the village alongside roads and lanes. Some of the boundary walls incorporate the remnants of older, demolished, buildings such as the fragments of the Baptist Church in the field wall at the east end of the village.



Coursed and random rubble, the former smithy



More regular shaped stone in regular courses, West Farm



Tooled stones in quoins, window and door surrounds, West Oak Farm



Sinuous stone boundary walls

Doorways

Original door openings largely survive. Some have been blocked, such as on Fairways, but their outlines survive to show how the buildings were originally used. The doors would have been plain timber boarded units ranging from simple utilitarian types found on farm buildings to slightly better designs and finishes with overlights

on houses. Good examples of both types can be found in the village.



A simple, plain planked door West Oak Farm



A more finely finished door with five pane overlight, South Cottage

Windows

Windows make a vital contribution to the visual character of buildings. Window openings can change over time, both in terms of position and size. The presence of redundant stone lintels and cills set into walls illustrates a depth of history that spans centuries. A number of original windows survive including the late eighteenth/early-nineteenth century sixteen-pane windows in West

Farm and nineteenth century four- and two-pane sliding sash windows which proliferate throughout the area.



Early C19th style sixteen pane window South Cottage



Mid C19th style four pane window, Fairways

Roofs and roof furniture

Most roofs in Broomley are either dual pitched or hipped with flat gables. All of the buildings in the village are now covered by slated roofs. Those built before the nineteenth century and the arrival of Welsh slate in the region would have been thatched or covered in thin stone flags or pantiles.

The overwhelming impression is one where rooflines are largely uncluttered and uninterrupted by dormers. This adds to the quality of the area. Some rooflights have been introduced with minimal visual impact.

Chimney stacks and pots help to create interesting and attractive silhouettes. They are intrinsic components of buildings and part of the special character of the area.



Uncluttered roofline decorated by chimney stacks and pots

Rainwater goods

Traditional rainwater goods, including gutters and downpipes, would have been simple and originally made out of wood or lead. These were gradually replaced in half round cast iron with the gutters supported on spikes driven into the wall. Examples of this type can be found throughout the village.



A spiked cast iron gutter, West Farmhouse

6.5 Neutral and negative features

Neutral features are those which have a balance of positive and negative characteristics. Neutral features in the conservation area include the farm conversions which bring more residents into the village and prevent important buildings from being lost but which introduces a suburban feel into the former farm complexes through the introduction of gardens, garages and modern, engineered, access roads.

Negative features

Negative features are those which detract from the overall character and appearance of the place. The only negative features are the overhead wires and their columns.

7 PUBLIC REALM

Public realm is the space between and within buildings that are publicly accessible, including streets, paths and open spaces.

The quality of the public realm throughout the conservation area is generally satisfactory. Roads are mostly covered in asphalt. Wide grass verges which spread to create substantial areas of green space together with the absence of footpaths reduce the dominance of the asphalt. Some drives and lanes are less formal being earthen or made-up in crushed stone with green edges reflecting a clearly rural character.

A mixture of timber and metal telephone and cable columns together with overhead cables add to the cluttered appearance.



Earth tracks with traces of stone metalling



Wide grass verges reduce the visual impact of asphalt roads

8 MANAGEMENT RECOMMENDATIONS

8.1 Boundary review

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.

This means the boundary does not have to be changed to protect it from inappropriate changes to its setting. The boundary effectively contains the whole village and therefore it is recommended that it remains unchanged.

8.2 Buildings at risk

There are no buildings in the conservation area included on the English Heritage Building at Risk Register. There are no other significant buildings that can be described as being at obvious risk. However, the remains of the buildings to the north of West Oak are

ruinous and, although without function other than being part of the boundary with stubby returns leading into the garden, are important relics marking the historic development of the village and should be retained.

8.3 Listed buildings

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 of Culture, Media and Sport. Additions to the list can only be suggested.

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 are worthy of consideration for inclusion on the list. They include:

- The nineteenth century West Oak farm buildings including the open fronted barn supported by the cast iron columns.
- Fairview (group value with the neighbouring house, South Farm Cottage/Middle Cottage, which is a grade II listed building).

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

8.4 Future protection and enhancement opportunities

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

- An audit of traditional materials used throughout the conservation area should be undertaken in order to devise a palette that ensures that the village's distinctive historic character can be reinforced.
- The use of modern artificial materials that are designed to mimic the appearance of natural materials should be avoided.
- Ensure that all future highway work, including maintenance works, will preserve and enhance the character of the area.
- Preserve and protect the green spaces, including highway verges
- Promote the undergrounding of overhead cables and gradual introduction of a uniform design street lighting.
- Encourage through the planning process the reinstatement of missing architectural features and the replacement of unsuitable materials and details with historically appropriate alternatives.

- Ensure that traditional architectural features that define the historic character of the village are always included in the design of new buildings and the adaption of existing buildings such as the provision of chimney stacks and pots together with the exclusion of features such as fascia boards which are alien to the historic character of the village.

8.5 Future Management

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.

English Heritage recommends that the following topics should be considered in the preparation of the Management Plan:⁷

- 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 Character 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.

⁷ Guidance on the Management of Conservation Areas, English Heritage 2006

9 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 (Map)

The existing boundaries of the Northumberland Greenbelt will be maintained. It is designed, in part, to protect the character and setting of historic settlements. The whole of the village is washed over by the Green Belt.

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.

Appendix 2: Listed buildings

The following listed buildings are located within the conservation area.

Property	Grade
South Cottage	II
Stable 10 metres north-east of South Cottage (the former smithy)	II
South Farm Cottage and Middle Cottage	II
West Farmhouse	II

Appendix 3: References

- Ordnance Survey Maps (various years)
- Northumberland Place Names : Stan Beckinsall 1975
- History of Northumberland : John Crawford Hodgson 1902
- 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