



Glanton

Conservation Area Character Appraisal



Alnwick District Council
Allerburn House
Alnwick
Northumberland
NE66 1YY
Telephone: 01665 510505

Contents

	Preface	1
1	Introduction	2
2	Historical Character	3
3	Architectural and Townscape Character	6
4	Management Recommendations	10
	Boundary Changes 2006	12
	Bibliography	14

Appendices:

1. Conservation Area Boundary
and Listed Buildings.
2. Glossary

Preface

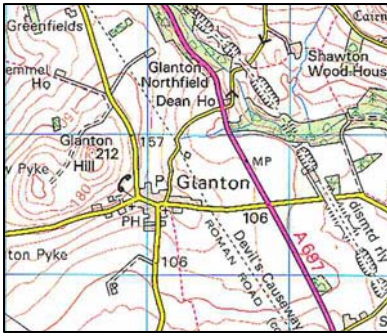
Section 71 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that 'It shall be the duty of a Local Planning Authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.' In fulfilment of this statutory obligation Alnwick District Council commissioned Robin Kent Architecture & Conservation, on 27 October 2004, to undertake conservation area character appraisals focusing on 8 of the Council's 10 conservation areas: Alnwick, Alnmouth, Eglington, Felton, Glanton, Lesbury, Newton on the Moor and Whittingham.

Conservation areas are built-up areas with special architectural or historic character, which it is desirable to preserve or enhance. When conservation areas were first introduced in 1967, designation carried no special restrictions. In 1974, the control of certain kinds of demolition and the protection of trees was introduced. In certain cases, Article 4 Directives may be made, restricting permitted development.

The main aim of conservation areas is the preservation of buildings and the spaces between them, to suggest stability and continuity in a rapidly changing world. By preserving distinctive local character, conservation areas can improve the local economy, encourage tourism, attract grants and investment, raise property values, prevent un-neighbourly alterations and encourage traditional building trades.

These character appraisals closely follow the framework set out in the Council's brief and the consultant's proposal dated September 2004, including guidance published by English Heritage, Heritage Lottery Fund, English Historic Towns Forum and other authorities. They include information supplied by the Council, supplemented by archival research and townscape analysis; nevertheless they are necessarily 'snapshots' of each area at a particular time and exclusion of any aspects should not be taken as implying they are of no importance. The commission included reviewing the boundaries of the conservation area, outlining other issues relating to management and making recommendations for changes.

1 Introduction



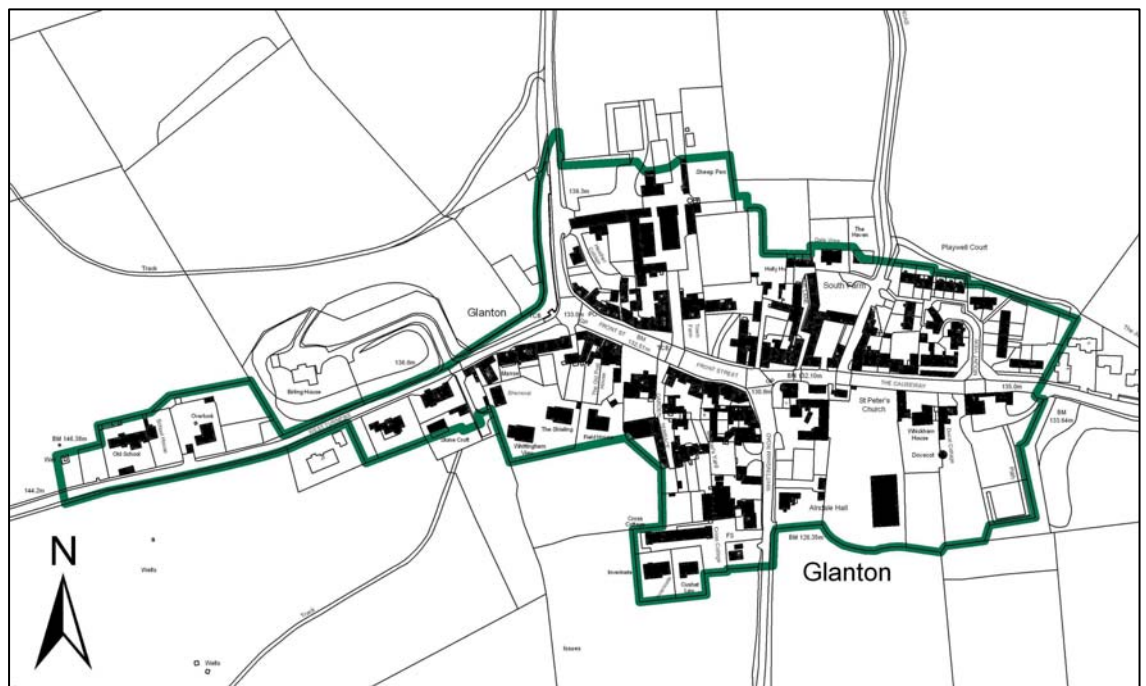
Reproduced from O S map. Crown copyright reserved.

Glanton is sited on the south-facing slope of a spur of the conical Glanton Hill, on the ridge between the Beamish valley to the north and the AIn to the south, within an Area of High Landscape Value. The area is characterised by the Countryside Commission as part of the 'Cheviot Fringe', the geology of which consists of limestone and sandstone underlying glacial till. Stone was quarried on Glanton Hill until 1939, and some of the stone rubble from the till has been used for building.

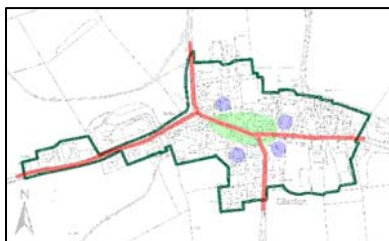
Just west of the A697, midway between Cornhill and Morpeth and about 12 miles west of Alnwick, the OS map shows Glanton's local importance for transport routes. National Cycle Route 68 (the 'Pennine') enters the village from the north and exits along West Turnpike.

The 2001 census gives the population of Glanton parish as 222, in 106 households. The village has a pub and general store/post office. Most residents commute to work, and the town has a small proportion of retired people and second/holiday homes.

The conservation area was designated in 1972, and includes almost all of the settlement.



Original Conservation Area boundary



Schematic layout, showing assumed position of village green, and farms (with old conservation boundary)



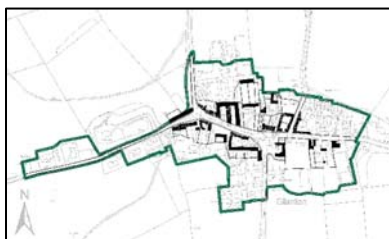
Farm steading converted to housing - Garden Terrace



Two successive building lines - Town Farm and Rose Cottage behind 28 Front Street



Glanton House - Causeway



Glanton in the 1840's - from a tithe map (with old conservation boundary line)

2 Historical Character

Glanton's name either derives from 'look-out hill' or 'hawk's hill', both connected with Glanton Hill on the shoulder of which the village sits. The Roman road 'the Devil's Causeway' passes just to the east of the village.

Remains of two Iron Age/Roman enclosures have been traced on Glanton Hill, but the first record of a settlement named 'Glanton' dates from the 13th century. The village most likely developed around a green, where the stock could be enclosed at night. At least four farm steadings or crofts existed until recently; Town Farm is still a working farm, the foldyard of South Farm has been converted to housing, buildings in Garden Terrace were known as Dovecot Farm, and the Red Lion was also a farm, making agriculture of special importance to the historic character of the village.

The extent of the village green is recorded by the frontages of buildings such as Town Farm and Primrose and Rose cottages, which are set well back to the north of Front Street, giving this building line special historic importance. South View may possibly represent a similar layout to the south of the green.

The road between Whittingham and Powburn was on the key route between London and Edinburgh via Coldstream, and was upgraded to a turnpike early in the 1750's. This meant that the village grew in importance as a stopping place on the coach road. The good local road links meant that it also served as a distribution centre for goods brought from Newcastle. Two large inns, The Red Lion, (now a house), and The Queen's Head remain from this period. The smithy complex beside the pant was demolished early in the 20th century. However in 1842 the A697 was constructed bypassing the village to the east, and the railway line of 1887 with a station at Powburn led to a decline in importance which left much of the historic significance of the village intact.

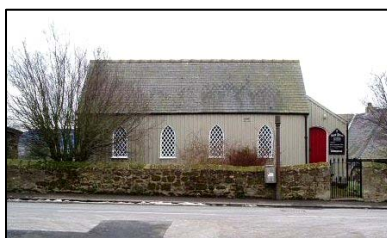
Land ownership in the village was not dominated by one estate or individual, and several larger houses were built during the period. Glanton House was described as 'new-built' in 1763-4, although the dovecot in the grounds may date from the C17 and the house next door includes a lintel dated 1692. Town Farmhouse is mid 18th century, and was built to front the green. By 1796, when no 14 Front Street was built, the central green had been enclosed as front gardens or the site of new buildings; leading to the present layout where buildings are layered relative to the road.



House with separate workshop entrance and large window - 34-36 Front Street



Presbyterian Church - West Turnpike



St Peter's Church - Causeway



Trough and flagpole - West Turnpike



Alndale Hall - Whittingham Road

In the early 19th century many of the smaller village houses were rebuilt. One of the landowners, George Hughes, was particularly influential in the design of the houses. In 1815 he wrote to a prospective tenant 'We intend the houses that are made along the street to be equal height with two storeys high. It would not look well to build a lower one [on Front Street]'. (quoted in Dixon - *Glanton Village - a Study in Village Settlement*) He also ensured that houses had relatively high ceilings and wide doors and stairs, besides including a shop or workroom with separate entrance, to widen the employment base locally. A typical example of this is no 34 Front Street, built c.1820. This resulted in the large number of shop and workshop windows along Front Street, as well as the uniform scale of the buildings, which are special features of the conservation area.

In the 1840's a wide area remained at the Whittingham Road junction, which reduced in size during the century, becoming the site of the post office (designed by Reavell of Alnwick) and no 2 Front Street. This may have been the location of the market cross which is said to have existed at one time.

There is a strong tradition of ecclesiastical dissent in the neighbourhood, and the Presbyterian church building was constructed in 1783 (extended 1912) at the edge of the settlement, serving a number of villages. The wooden 'Mission Room' (now St Peter's Church) appears on maps between 1866 and 1897; before this, the nearest Anglican Church was at Whittingham.

The water supply, originally from springs on Glanton Hill, was improved in 1868 with the formation of a pant 'by public subscription'. The trough with its inscription is significant as the only public monument in the village.

20th century development has included the narrowing of The Causeway, with land being taken as front gardens for the houses to the north. A Red Cross camp was set up to the south of Garden Terrace, the site of which has since been used for housing; Alndale Hall further extended the settlement boundary to the south. No 2 South View was built between 1897 and 1923; apparently the builder ran out of money and had to use brick for the upper floor, leaving the rather unsightly flat-roofed building. (Glanton Women's Institute - *Glanton*). New housing has also been built along West Turnpike and The Causeway.

Summary of historical features:

- Mediaeval plan form of settlement, with wide street and historic building lines
- Farms and inns, with their associated building complexes spreading back from the street
- Plain 2-storey stone houses with original shops / workshops, windows and boarded doors



Front Street c.1910



Similar view today- buildings are almost unchanged



Glanton in its setting - from the south



Wide road, containment – junction of Front Street and Causeway



Sense of expectation - The Lane



Shop fronts - opposite Whittingham Road



Presbyterian church - West Turnpike

3 Architectural and Townscape Character

Setting

Perched on the south-facing slope of a spur of Glanton Hill, the landscape setting of the conservation area is very important to its character, giving views out to the hills to the east and west, and panoramic vistas over the Vale of Whittingham to the south. It also means that the village can be viewed outside from some distance away, particularly from the south, making it an important landscape feature.

Townscape

The spacious curved Front Street, sloping across its width, has a high sense of enclosure due to the terraces built up to the pavements, relieved by gaps and occasional buildings set back from the street, allowing physical access between and within building groups and maintaining visual links with the surrounding countryside.

Physical and visual movement through the area is often interrupted, creating expectation and interest at the ends of Front Street. The 2-storey bay of the old Post Office/Red Lion complex to the east and the slope of Glanton Hill to the west enhance the sense of visual closure and containment and emphasise the bends at the ends of the street. On a smaller scale, curved routes such as The Lane and Garden Terrace encourage exploration by the successively unfolding views they present.

Causeway continues the line of Front Street with stone garden walls and varied building lines, becoming less enclosed and merging with the countryside at the east end. The entrance to West Turnpike is open to Glanton Hill to the north, but more enclosed by buildings to the south.

Key buildings

The range of buildings opposite the entrance to Whittingham Road, with its shop fronts and distinctive chimneys, is important both for its individuality and its position, being one of two remaining building groups with an 'urban' character, and the first seen on entering from the south, giving an important reminder of the village's past status.



Open view of wooded hillside - Front Street



Tree on the skyline - Playwell Road



Frontages curve round corner, variety of height and alignment, distant view through buildings - west end of Front Street



Typical houses - north side of Front Street



Converted farm buildings and houses - Front Street

The other is the Presbyterian Church, sited just off the main route on West Turnpike, its bell tower being visible from Front Street. The combination of the pant, red telephone box and church forms a communal focal point at the west end of Front Street, balanced by the shops at the other end.

St Peter's church and Alndale Hall are constructed of timber and corrugated iron; materials more often associated with outlying, frontier communities, and are important for their contrast with the stone buildings in the remainder of the conservation area.

Green spaces, trees etc

The wooded hillside behind the water trough is important in views from Front Street and West Turnpike, a physical reminder of historic links with Glanton Hill. However, apart from front gardens in The Causeway, there are few trees within the conservation area, creating a slight urban character.

The grass verges at each end of Front Street are important for marking and emphasising the slope and changes in direction at the road junctions.

A solitary tree forms a significant focal point in views up Playwell Road; trees also provide important connections with the surrounding countryside at the end of Whittingham Road as it winds down into the valley.

Built form

Buildings tend to be terraced rather than detached, either grouped round a courtyard or semi-enclosed space such as South Farm or the old Red Lion, or curved along the street frontage as at the corner of Front Street/Whittingham Road or by the church on West Turnpike. Varying ridge heights and slight variations in alignment add subtlety and interest to the (basically) plain facades. Most buildings are aligned parallel to the street, with a few exceptions such as the old Red Lion and some of the farm buildings.

Houses are one- or two-storey, and simple in plan form. Window openings are vertical in format, lacking ornamentation, and with a fairly high proportion of wall to opening. Roofs are gabled, with stone gable copes and clipped eaves; a few roofs are hipped. All have chimneys apart from the converted farm buildings, an important pointer to their origins.



Iron gate and bootscraper -St Peters Church



Royal Insurance fire mark - Front Street



Cobbled surface - South Farm

Most houses are built tightly up to the pavement, but those with front gardens have stone boundary walls.

Materials, colours

The predominant walling material is buff sandstone, generally laid as coursed rubble, generally plain and unornamented but occasionally with differently tooled edges to quoins at window reveals. Roofs are mainly Welsh slate with stone ridges, with red clay pantiles on a few buildings. The Red Lion barn has stone slates. Chimneys are stone or buff brick, with clay pots.

Gutters and rainwater goods are black or dark green painted cast iron. Vertical sliding sash timber windows are painted white.

Ground surfaces are generally tarmac or gravel, and the cobbles in the South Farm steading are important.

Details

Shop fronts provide variety of detail and colour to the street. Some buildings have original panelled or boarded doors surviving.

Architectural details are generally very simple, making items such as the cornice on Town Farm, kneelers, gutter brackets or decorative chimneys such as on 2 Playwell Road and 4-12 Front Street, particularly important.

The troughs and roller by Town Farm, ironwork details on the Red Lion and fire marks on some houses provide interesting links to the past.



Shop front - still in retail use



Workshop window - used as local notice board



Shop front - converted to office

Summary of townscape and building features:

- Buildings terraced, built up to pavement, or in tight groups back from the road but aligned parallel with the street
- Views and access between and within building groups
- Simple plan form, 2-storey, pitched roof, clipped eaves, chimneys
- Plain front walls in coursed sandstone rubble, with high proportion of wall to openings, windows vertical format timber sliding sash or Yorkshire sashes in 12 or 4 panes.
- Roofs, natural slate predominantly sourced from Welsh or Scottish sources or red clay pantile
- Variety of shop fronts / large front windows
- Hipped roofs with reversed-stepped coping on gables.



Detached house, shallow roof pitch, lack of chimneys, large window openings



Entrance to Mount View



Birling House (right) sits in a prominent position above the village - West Turnpike



Render and flat roof – no 2 South View



Timber garages - Causeway

4 Management Recommendations

In general the conservation area retains much of the character and interest for which it was originally designated. However, some neutral and negative factors can be distinguished.

Neutral areas

Considerable development has taken place in the conservation area since designation. New detached houses behind Front Street and Whittingham Road do not generally share the character of the conservation area; they can however be regarded as neutral as they do not impinge on the remainder of the area.

Housing estates at Mount View and Playwell Court are at the edge of the conservation area and only impinge on the Causeway frontage. They relate to the remainder of the area in scale, and the layout of Playwell Court makes reference to parts of the conservation area, although in detail they have little in common with it.

Negative factors

'Birling House', recently built above West Turnpike and the highest house in the village, is outside the conservation area but obvious in views from within it. With its large plot and prominent position, it gives the appearance of a 'manor house', rather out of character with the history and character of the village. It should not be taken as a precedent for further developments on the edge of the conservation area.

Houses along West Turnpike, between the church hall and school, tend to detract from the quality of the conservation area as they are detached and bear little relation to its character.

No 2 South View, with its flat roof and rendered walls, has an adverse effect on this important central part of the area. The whole corner would be greatly enhanced if it could be given a pitched roof, and painted a more suitable colour (ie one which matches the surrounding stone).

The range of timber fronted garages in Causeway do not share the character of the conservation area, and improvement should be encouraged, possibly following the good example set by those at South Farm.



Poles and overhead wires - Front Street



Primrose and Rose Cottages - Front Street



Old Red Lion barn - Whittingham Road



Inappropriate modern replacement window

Smaller alterations and incremental changes to existing buildings are beginning to affect the character of the conservation area. Some individual buildings have external treatments which are unsuitable to their character and insensitive to their surroundings. Unsuitable replacement windows have appeared in many places.

Overhead wires carried on very large green poles; modern street furniture and surface treatments are unsympathetic in places. Street lighting could be improved, for example by replacing modern lamp standards with suitable fittings attached to the buildings, or more imaginative fittings in keeping with the historic character of the conservation area. A public realm audit should be carried out to guide this.

Buildings at Risk, Listed Buildings

Primrose and Rose cottages, both listed Grade II, are empty and in poor condition. Their site in the village is important, as they mark the extent of the original village green; thus the open space in front of them should also be preserved.

The outhouses to the old post office / Red Lion are important as surviving examples of agricultural buildings, and contain the only remaining stone slated roofs in the conservation area, as well as old pantiles. However the complex is in poor condition. Sensitive conversion could be encouraged, and the buildings considered for listing for the townscape value of the post office and the possible historic interest of the farm buildings.

Management

Sympathetic development within the conservation area should not be ruled out, as long as it enhances the existing character of small scale, dense building groups.

Shop fronts / workshop windows and doors are important to the conservation area, and should be preserved even though their previous uses may have gone.

It may be worth considering the introduction of Article 4 directions in the conservation area, to prevent further erosion of the area's character by the accumulation of small alterations. A photographic survey of all building frontages in the conservation area is also suggested, to act as a baseline for future management.

Boundaries Changes 2006

The rationale behind the original boundaries of the conservation area was not recorded, but in 2006 a reappraisal of the boundary took place and it was decided by the community and council that the following amendments be made.

The areas south of West Turnpike behind the hall and west of the Whittingham road around the former Red Cross camp are modern developments in some cases developed within an already designated conservation area boundary. None of the properties has either architectural or historic interest that it is desirable to preserve or enhance. These areas are outside the historic settlement boundaries and consist of detached houses which in character have little relationship with the conservation area and in most cases are not of comparable quality. It could be difficult to enforce conservation area controls on them.

The buildings of the Old School, School House and Overlook have some merit in themselves both architecturally and historically. However, they are separated from the conservation area by very indifferent modern housing that is of no architectural or historic interest. Their position; away from the core of the village and approached from the later housing along West Turnpike, does not easily allow them to form part of the Conservation Area but the importance of their position should be protected in LDF policies for the village, and the Old School should be put forward for listing by English Heritage. This would give stronger protection to this important building than conservation area status.

The land north of Daleview and the Haven in Playwell road will now be included in the conservation area. The original conservation area boundary was defined before these properties were developed and ran through their curtilage. While one solution might have been to exclude them entirely they do serve a purpose in townscape terms in closing off the vista up Playwell Road, therefore, it makes sense for the whole plots to be included.

Summary of management recommendations:

- Encouragement of improvements to neutral and negative areas
- Preserve shop/workshop fronts
- Encourage refurbishment and use of empty/poor condition buildings
- Public realm audit to inform streetscape improvements, including street furniture and surfaces
- Consider buildings for listing
- Article 4 directions to protect important details and finishes and prevent erosion of character
- Photographic survey of all building frontages

Bibliography

ADS - <http://ads.ahds.ac.uk>, accessed November 2004

Alnwick District Council - *Alnwick District Wide Local Plan*, April 1977

Countryside Commission - *Countryside Character Vol I: North East*, 1998

Dixon, D D - *Whittingham Vale*, Newcastle Upon Tyne 1895

Dixon, W - *Glanton Village - a Study in Village Settlement*, 1978

Dodds, MH - *History of Northumberland, Vol XIV* Newcastle, 1935

Glanton Women's Institute - *Glanton*, Berwick-upon-Tweed 1976

MacDonald, WKH – *Glanton Meetin'*, Manchester 1932

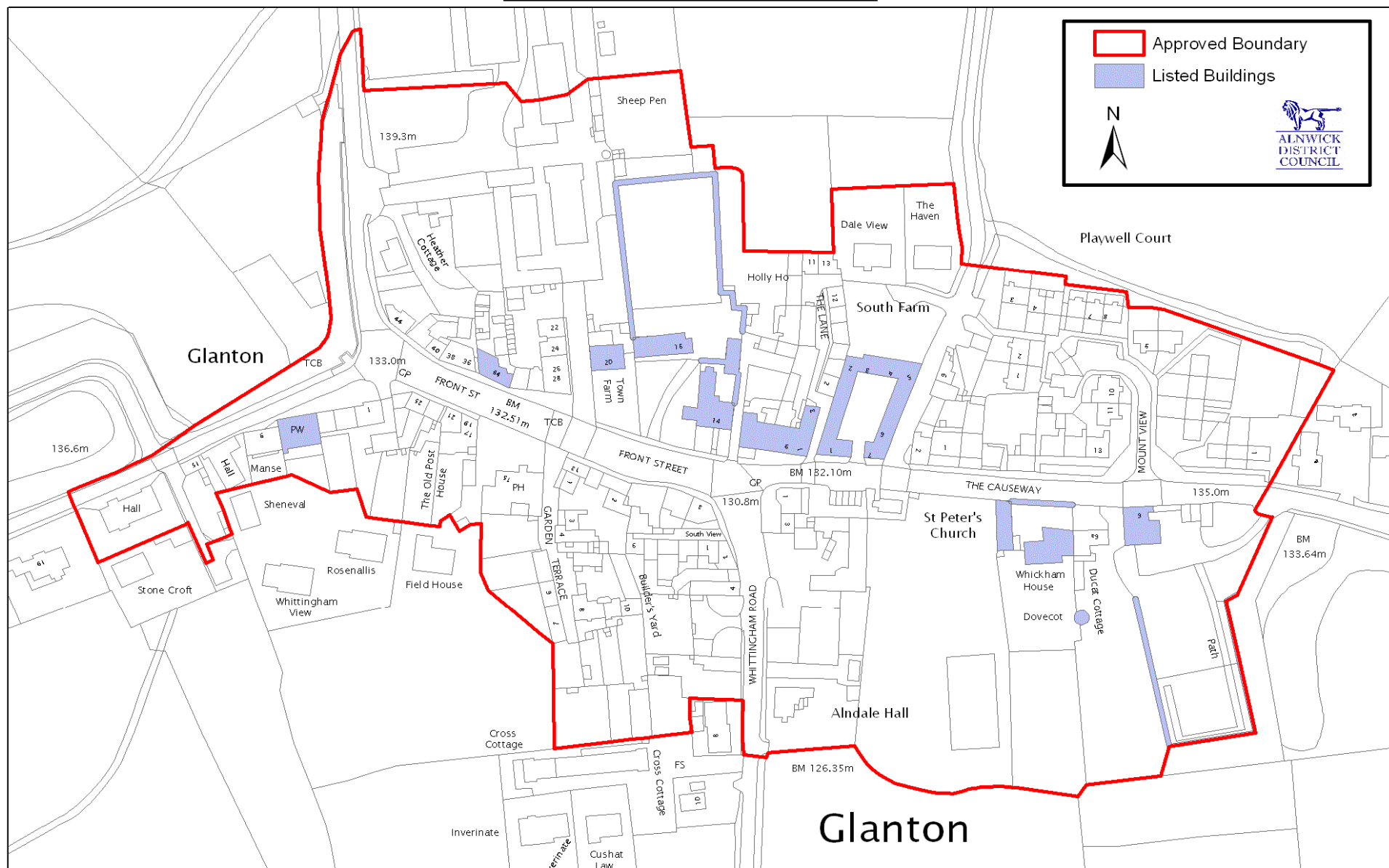
Northumberland and Durham County Councils - www.keystothepast.info, accessed November 2004

Pevsner, N - *The Buildings of England, Northumberland*, Penguin, 1992 edition

Robinson, I, *From Abberwick to Yetlington, The Place-Names of North-East England*, GP Electronic Services, Durham, 1999

Wells, J A - *The Railways of Northumberland*, Newcastle, 1998

Glanton Conservation Area



Glossary

Public Realm Audit Streetscape Surveys

A focal point of conservation area designation is the careful maintenance and use of public space. This incorporates assessment of signage use, surface materials, street furniture, parking and traffic management issues. A public realm audit/streetscape survey considers the suitability of these elements against the character of the area and the practicality of their position and location and provides an opportunity to define and enhance the conservation area environment.

Article 4 Directions

The aim of an Article 4(2) Direction is to encourage the retention of high quality architectural features on buildings and to preserve and enhance the conservation area of which they are part. 'Like for like' repairs and reinstatement of architectural features will be encouraged, along with the removal of previously unsympathetic changes to buildings.

In order to keep control over development in Conservation Areas and very occasionally outside Conservation Areas, the Council is able to make an 'Article 4 Direction', the effect of which is to take away 'permitted development' rights, meaning that Planning Permission will be required.

Where there is not a Direction, owners of houses within a conservation area have rights to undertake considerable alterations to their property without the need for planning permission (Permitted Development Rights). Where these rights are unchecked they can undermine and erode the 'special interest' of a conservation area, allowing changes to the windows and doors, additions such as porches and general lack of attention to detail.

Design information and guidelines

Alnwick District Council has undertaken a study of the district to identify the principal characteristics of the built environment. This has provided the basis of three documents that aim to provide recommendations for new

development and design guidelines for alterations to existing buildings.

The following publications are available from the Alnwick District Council -

- **Guide to historic windows**
- **Colour Schemes**
- **Conversion of Rural Buildings**

A.O.N.B – Design Guide

Northumberland County Council together with Alnwick and Berwick District Council's, have a responsibility to protect and enhance the natural beauty and cultural heritage of the Northumberland Coast Area of Outstanding Natural Beauty. To achieve this aim, a series of 'Northumberland Coast AONB Design Guides' have been produced. These guides focus not only on the character of traditional local buildings and their repair and maintenance but incorporate a strategy for quality housing design that benefits both the rural community and environment.

Alnwick District Council - Historic Buildings Grant scheme.

The main purpose of Historic Buildings Grants scheme is to ensure the continued survival of important historic fabric, and to enhance and preserve the appearance of listed buildings or buildings of architectural importance