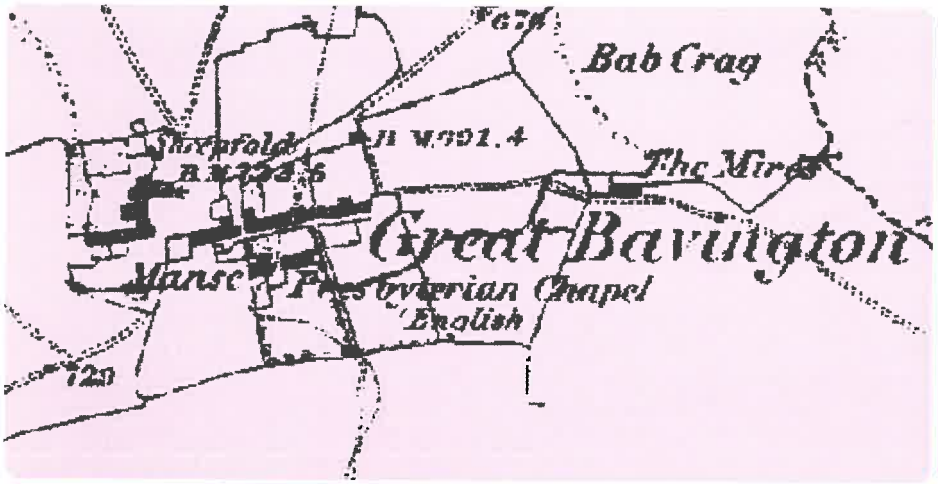
Great Bavington

Conservation Area Appraisal



April 08

Tynedale
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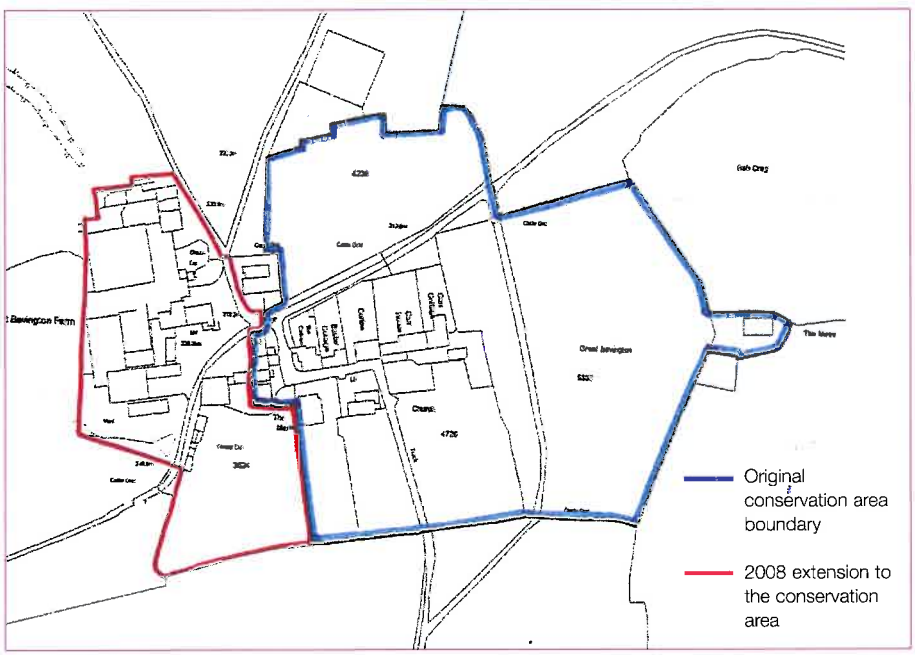
Introduction

1.0

1.1 The Planning (Listed Buildings and Conservation Areas) Act, 1990, places a duty on every local planning authority to determine which parts of their district are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. The Act also requires that local authorities should, from time to time, write and publish proposals for the preservation and enhancement of their conservation areas. The purpose of this document is to assist in this process by providing an appraisal of the Great Bavington Conservation Area that describes the general character of the area, and defines what is of special historic importance. It gives guidance to the form of possible future change, the scope for enhancement and protection of the historic environment, and includes a review of the boundaries of the conservation area. A glossary of conservation terms and techniques is included at the end of the appraisal.

Plan 1 Great Bavington Conservation Area



The Current Planning Policy Framework

2.0

2.1 Great Bavington Conservation Area was designated on 7 March 1995 and contains two Grade II listed buildings: Easter House and Cottage, and the United Reform Church. The area contains no scheduled ancient monuments.

2.2 The following planning policies apply to the settlement of Great Bavington:

- Tynedale Local Development Framework Core Strategy Policy NE1
- Tynedale Local Development Framework Core Strategy Policy BE1
- Saved Tynedale District Local Plan Policies BE17 and BE18
- Draft Regional Spatial Strategy Policy 33
- Adopted Regional Spatial Strategy ENV 6 and ENV 8

Nationally, guidance introduced through PPG 15: Planning and the Historic Environment directs the development and implementation of conservation area policies.

Definition of Special Interest

3.0

3.1 Great Bavington Conservation Area comprises a group of buildings that sits on the rising edge of an undulating landscape. It is isolated and dominated by a topography that is marked by crags of igneous rock which make up the Great Whin Sill. The village sits in the lee of crags that provide shelter and a sense of enclosure, giving the impression that this would have been a place to live and work throughout history. The discovery of a Neolithic polished stone axe in the village reinforces the sense of history that lies within the settlement. Great Bavington is certainly the culmination of a continuous time-line of settlement that is evident from medieval times. Its mystery is enriched by the relics of a lost village, that extended along both sides of the road, and the adjacent ridge and furrow patterns. The surviving earthworks are a testimony to the many generations of inhabitants who lived in Great Bavington.

3.2 The buildings are robust stone constructions that combine to form a man-made stone and slate extrusion that complements the massing of the rock sills. This effect is underpinned by the retention of bedrock as the road material to the south and east of the houses. The appearance of the properties has changed, with extensions and maintenance works affecting historic plan forms, elevations and architectural details. However, the changes that have been wrought do not diminish the value of the sum of the parts, which is still substantial and worthy of conservation.

3.3 The conservation area includes Great Bavington Farm, the sole surviving group of working agricultural buildings in the village. Although changed with the development of modern barns and outbuildings, the historic core of the farm survives.

Assessment of Special Interest

4.0

4.1 Location and setting

4.1.1 Great Bavington Conservation Area is located in mid-Northumberland, some 21 kilometres to the north of Hexham. It is a relatively isolated village, perched on exposed rising moorland between the North Tyne Valley and the east Northumberland coastal plain. Great Bavington is one of a pattern of dispersed settlements that relate to a number of historic houses in the area, for example, Bavington Hall, Hallington Hall and Capheaton Hall. These buildings were developed in the seventeenth and eighteenth centuries, and themselves form part of a development line that is recorded to medieval times.

4.1.2 Historically, the local economy has been agriculturally based, with some stone quarrying. The appearance of the articulated landscape reflects this use arrangement, with traditional field patterns separated by stone walls. It is clear from land profiles that the type of agriculture has changed, with cropping gradually giving way to grazing.

4.1.3 Plan 1 illustrates the extent of the conservation area. Its southern boundary runs along the garden boundaries of The Manse and the United Reform Church, and follows the southern and western boundaries of the paddock to the south of Carr House and Carr Cottage. The eastern boundary follows the margin of the field to the west of Bab Crag, with an extension to include The Mires. The northern boundary runs along the northern edge of the field enclosure that contains the cottages. The western boundary includes Great Bavington Farm and the field immediately to the west of The Manse.

4.2 General character and plan form

4.2.1 Great Bavington is a village that is now linear in form, and ranged along the southern side of the local road that runs from the B6342 to Kirkwelpington. Historically, the village probably focussed on a village green, but the loss of a number of cottages has changed the form of the pre-nineteenth century layout that contained a central space. The remains of the settlement comprise a range of substantial stone built houses with a church on the southern side of the road, and a farm with its agricultural buildings providing a built end point at its western extremity, creating a linear pattern to the village.

4.3 Geology and topography

4.3.1 The geology of the area determines its topography, which in turn plays a critical role in shaping the character of the conservation area. The settlement sits on the Great Whin Sill, a feature that is little evident in mid-Northumberland other than in this area, where its crags ripple across the countryside. The Great Whin Sill is a level of igneous rock that was forced through carboniferous limestone to create distinctive outcrops of hard blue-grey stone. The softer limestones have eroded to expose an impressive series of cliffs that dominate the landscape of Great Bavington. The village sits in a slight depression, where rising ground to the north and west forms some shelter from the weather. Great Bavington Farm, at the western end of the conservation area, sits on the southern end of Babington Crags. The eastern edge of the conservation area is dominated by Bab Crag, a bulging igneous outcrop. The soils in the area are relatively well drained and sufficient to support agriculture.

4.4 Landscape setting

4.4.1 The general landscape of the area is determined by its geology, with a scraped, grassy surface punctuated by isolated stands of trees. The village is well planted with trees, particularly along its southern boundary, with gardens providing low level ground cover. Tree cover is an important element in the character of the conservation area, and predominantly comprises native hardwoods, most of which are ash. Ornamental trees have been planted in gardens, but they tend to make a subordinate contribution to the general tree cover. The eastern boundary of the conservation area is contained by Bab Crag. A bluff immediately to the east of Bab Crag is cloaked with maturing conifers. Due to its elevation, the bluff provides a dominant vegetated visual edge to the conservation area. The approach to the village from the B6342 is via a road that is lined by an avenue of ash trees, which runs to the conifer-covered bluff.

4.4.2 It is difficult to identify earlier field patterns, but the dry stone wall field boundaries appear to be of considerable age. The surviving ridge and furrow markings run parallel to these margins, indicating a settled configuration. The lichen clad stone field boundary walls run into the village envelope to create a clear structural link between the open countryside and the built-up area.

4.5 Significant landmarks

4.5.1 There are no distinctive landmarks in the hamlet that interrupt or focus views, creating the impression of a tightly knit settlement with a uniform massing.

4.6 Key views and vistas

4.6.1 Views to Great Bavington are substantially controlled by the topography of the area, where the basin contained by the linear sill outcrop provides a dramatic setting for the village. Long range views towards the eastern side of the village from the B6342 (Figure 1) show the tightly built form of the settlement with the Whin Sill as its backdrop. Views from the south are attractive, with the village sinking to the level of roofscapes towards its southern end. Views from the north and west are limited to glimpses through nicks and undulations in the Whin Sill. More immediate views develop on the approach from the former road to Thockrington, where Bavington Crags diminish as they turn to the west. Views of the village from this direction are dominated by the modern farm buildings that enclose the historic core of Great Bavington Farm (Figure 4).

4.6.2 Views from the settlement from the north and west are stopped by rising land leading to outcrops. Distant views to the east are contained by Bab Crag, with glimpsed views to the south east crossing a dished plain towards Bavington Hall, which is cloaked by its landscaped setting.

4.6.3 As a rural settlement, the open landscaped hinterland provides a distinctive setting to the village. Views to and from Great Bavington and its surroundings are critical to creating and maintaining its distinctive character, and must be protected.

Figure 1 View of Great Bavington from the B6342

Figure 2 View of Great Bavington from the east showing its relationship to the Great Whin Sill

Figure 3 View of Great Bavington from the east with Bab Crag in the foreground

Figure 4 View of Great Bavington from the west

Historic Development and Archaeology

5.0

5.1 The origins and historic development of the area

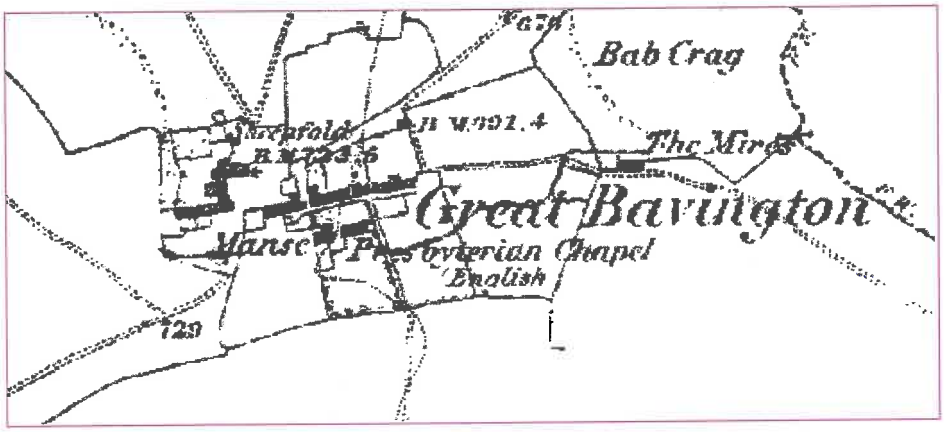
5.1.1 There is little evidence regarding the origins of Great Bavington. It is almost certainly based on the reduced footprint of a deserted medieval village. The surviving stone buildings date from at least the early seventeenth century, with the construction of Easter House in 1625, and they are probably positioned on a row of earlier tenements running east-west. The earthworks of house sites and crofts indicate that this row extended eastward from the present settlement to incorporate the site of The Mires. It is probable that established agriculture in the area, as evidenced by the ridge and furrow earthworks, had supported an agricultural settlement within the village boundaries from medieval times. This is supported by an account, written in 1590, describing a reiving raid where the Armstrongs and the Elliotts stole oxen, cows and a horse from the village.

5.1.2 The village had developed around a village green, with the stone houses defining the southern flank, and the lost cottages or crofts forming a northern side. The green was bisected by the road which then went to Thockrington. Mapping evidence shows that the northern cottages were cleared between 1769 and 1866. This is probably the consequence of changes in agricultural practices, whereby the local economy could no longer support a large population. The industrialisation of Tyneside resulted in the migration of rural populations to the burgeoning urban areas to service the rapidly growing factories. It is probable that the lost cottages predated the stone houses, which themselves could have been built on the sites of earlier dwellings. Great Bavington Farm shows construction details which suggest that its earliest surviving phase dates to the eighteenth century.

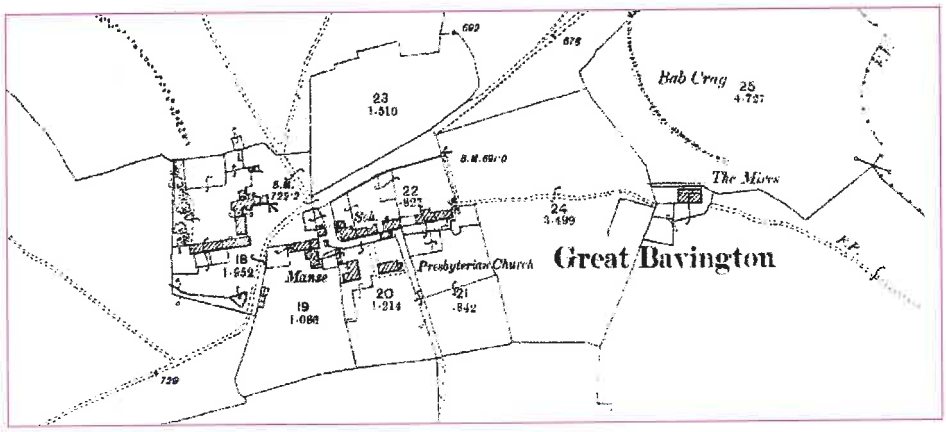
5.1.3 Great Bavington achieved notoriety and possibly pressure for development with the establishment of a strong non-conformist religious community. This is the consequence of the dispersal of Covenanters in the seventeenth century. William Veitch moved to Northumberland and established a congregation which grew to some 300 in the Bavington area. This led to the construction of a dissenters' meeting house in 1693, to be replaced in 1725 by only the second Non-Conformist Chapel in Northumberland, now the United Reform Church.

5.1.4 It is clear that, in the eighteenth century, Great Bavington had a sufficiently large population to support a pub (the Harvest Home, now Easter House), a church and a school (now Easter Cottage). This population has now reduced to approximately 25 inhabitants.

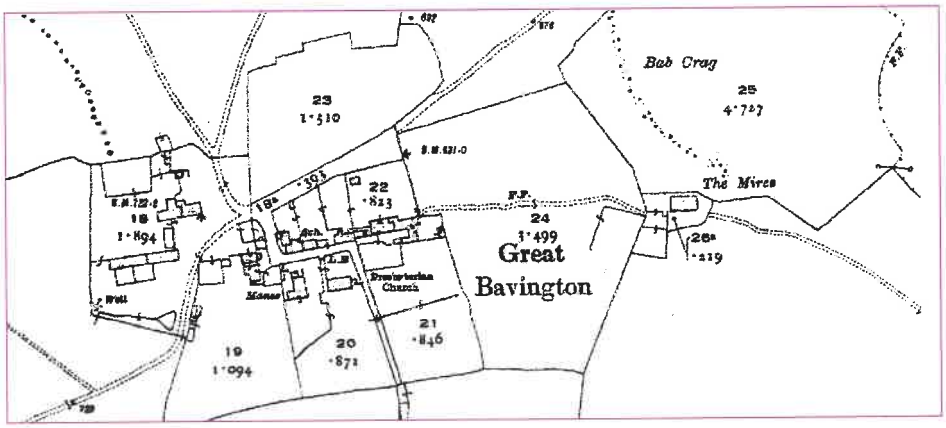
5.1.5 All of the surviving buildings in the village have been extended, and most have been altered through maintenance and repairs where new materials and styles have been introduced. The changes from 1866 onwards can be identified through an appraisal of Ordnance Survey plans. Plan 2, Plan 3, and Plan 4 show how the shape of the village changed, and Plan 5 summarises the extent of change over the last 140 years.



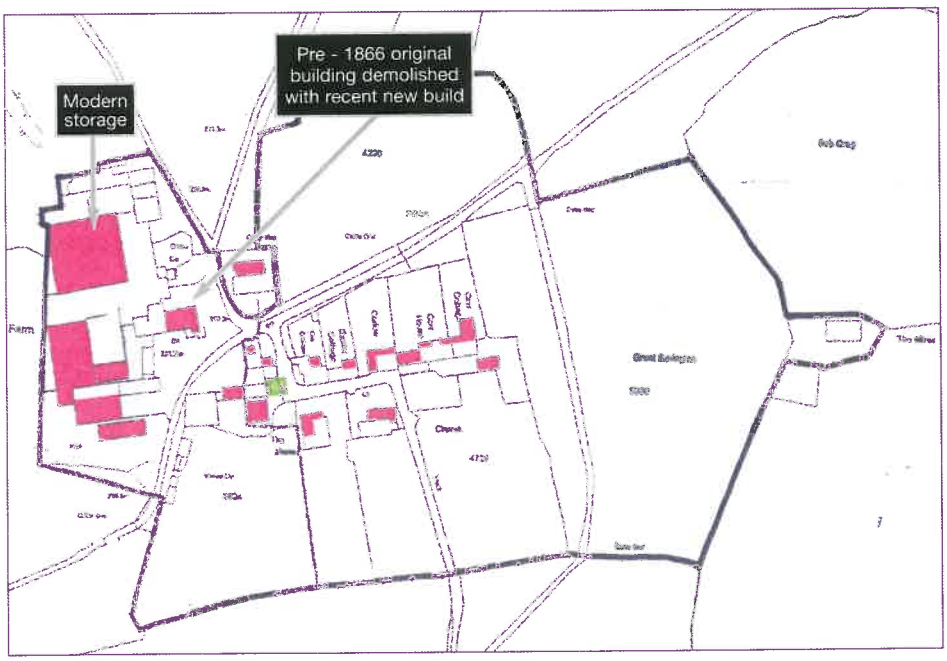
Plan 2 Great Bavington
1866 Ordnance Survey



Plan 3 Great Bavington
1896 Ordnance Survey



Plan 4 Great Bavington
1922 Ordnance Survey



Plan 5 The morphology of
Great Bavington 1866 to 2006

Spatial Analysis

6.0

6.1 Character and interrelationship of spaces within the area

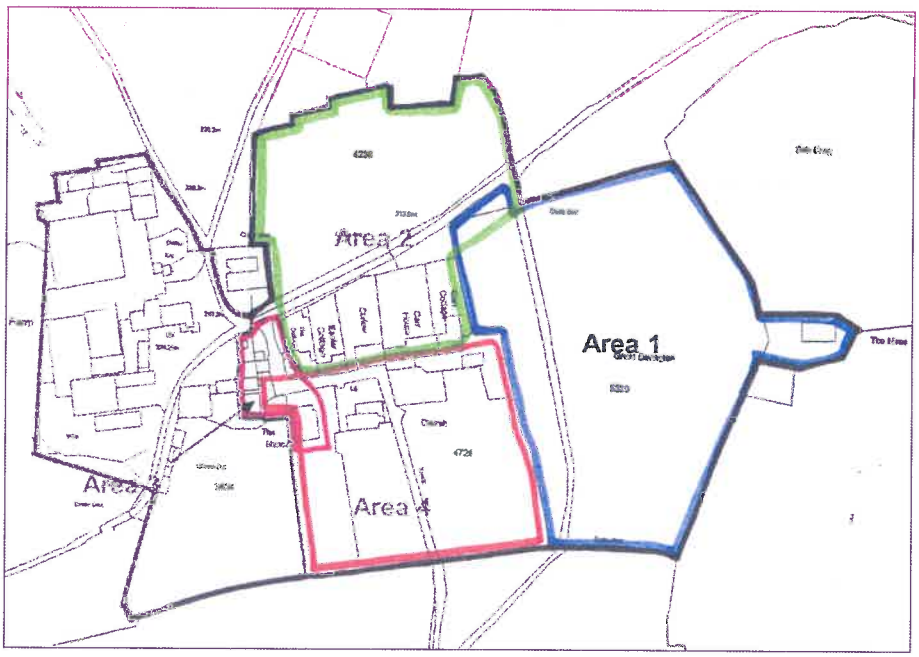
6.1.1 Great Bavington can be broken down into a number of spaces that connect and overlap to create a blend of open aspects and built form. This is the framework that determines the spatial character of the area. Plan 6 describes the location of the spaces.

6.2 Area 1

6.2.1 Area 1 is located to the eastern side of the conservation area, and establishes the open, rural setting of the village. It is contained by Bab Crag and includes a sub-rill outcrop that frames glimpses of the eastern gables of Carr Cottage and the church. Both are partially obscured by tree cover. The approach to the settlement through this area twists past the outcrop, with views being eventually channelled towards Great Bavington Farm. The area is free of development other than the remains of foundations of wartime defence structures, the remains of dry stone field boundary walls, and The Mires, which is tucked behind the tail of Bab Crag. The Mires, a single storey stone cottage, is located on the edge of the woodland that cloaks Bab Crag, and is partially obscured by tree cover. The open aspect of the area, its containment by the wooded Bab Crag, and the way in which its topography creates and frames views of the built core of the settlement, are important, as is the visual description of the geology of the area.

6.2.2 The floorscape is arable grassland with tarmac roads and paths.

6.2.3 The only street furniture in this area is cattle grid signs.



Plan 6 Character areas

6.3 Area 2

6.3.1 Area 2 is the most complicated character area. It is the historic heart of the old settlement, focussing on the probable site of the village green. However, this has been replaced by a villagescape that is dominated by back gardens and rear elevations. It includes a combination of open spaces and built forms, bisected by the road. The area to the north of the road is open, and contains the earth mounds that define the outline of the lost cottages. It is uncultivated and overgrown, and has an aura of abandonment that captures the spirit of this particular site. It also provides an area of potential ecological interest. The land rises to the northern boundary, which is visually contained by a modern barn and some mature trees, which are located outside the conservation area.

6.3.2 The road rises from east to west as it climbs towards Great Bavington Farm. It is bounded on both sides by dry stone walls and grass verges.

6.3.3 The area to the south of the road is fragmented by its subdivision into gardens. Some are separated by fences, and some include outbuildings. This adds a modern layer that is an inevitable conclusion of property ownership and contemporary residential use. The north elevations of the buildings have changed, some radically. However, the historic integrity of the roofscape substantially survives above eaves height, providing an attractive containment of the wider space.

6.3.4 The floorscape in the public realm is dominated by the tarmac road with its grass verges.

6.3.5 There is street furniture in this area, including an attractive early to mid-twentieth century finger post directional sign pointing towards Bellingham, some cattle grid signs, and a memorial timber bench and interpretative map, both of which are located on a wide area of grass verge. The bench and map combine to form a group that makes an attractive and useful contribution to the street scene.

6.4 Area 3

6.4.1 Area 3 contains a small but critical link between the northern and southern halves of the conservation area. The 1866 Ordnance Survey indicates that a building extended across the gap to force a much narrower link. This building had been truncated by 1896 to create the opening that forms the current space (Figure 6). It is small, intimate, and contains some fine and robust architectural detailing, albeit compromised by recent extensions. It creates a pleasant introduction to the southern frontage of the terrace.

6.4.2 The floorscape in the public realm is of particular importance. The lane that leads through the area to the terrace is exposed whinstone (Figure 5). It provides an attractive and immediate expression of the geology of the area, and a robust and natural base to the adjacent properties. It is probable that the lane has retained this appearance for centuries, and as such is of considerable historic importance.

6.4.3 There is no street furniture in this area.

Figure 5 Whinstone bedrock surface

Figure 6 View into Area 3 from the north

Figure 7 The south elevation of the terrace

Figure 8 Historic window detail

6.5 Area 4

6.5.1 Area 4 contains the finest architectural grouping in the conservation area. This comprises the southern elevation of the terrace (Figure 7), The Manse and the United Reform Church. The lane fronting the buildings is a narrow route that retains much of its historic character, particularly the roofscape. The buildings front directly onto the lane, and consequently there has not been the opportunity to alter the running vertical plane of the terrace along this elevation. The mapping evidence indicates some limited infill, but this does not damage the overall appearance of the street.

6.5.2 The buildings have been altered over time, with door and window openings being blocked up and new apertures being formed. However, there is sufficient evidence of these changes through the retention of redundant lintels and quoins to show the development time line of the properties in an attractive and interesting manner (Figure 8). Unfortunately, some maintenance and improvement works have diminished the architectural quality of the terrace, principally the insertion of inappropriate multi-pane windows and cement pointing. The gate that leads to the frontages of Carr House and Carr Cottages strikes an incongruous note in terms of its contemporary design and brilliant white colour, creating a visual block.

6.5.3 The southern side of the lane comprises The Manse and the church, both of which are set back from the lane, and both of which have been extended to the detriment of their historic character. The lane returns past the east elevation of the church to provide a tree-lined path out of the conservation area.

6.5.4 The floorscape in the public realm is a continuation of the exposed whinstone as it returns along the front of Easter House, Easter Cottage and Curlew. It makes a significant contribution to the character of the area. As in Area 3, it is probable that the lane has retained this appearance for centuries, and as such is of considerable historic importance. The lane converts to a mud track as it passes the east end of the church towards open countryside. This acts as an appropriate link between the built core of the village and its rural hinterland.

6.5.5 There is no street furniture in this area other than a Victorian letterbox installed in the wall of Easter Cottage, dating from circa 1880.

6.5.6 Generally, the internal spaces and their links reflect the historic development pattern of the village from at least the mid-nineteenth century. They should be protected, and not reconfigured or manipulated in a way that compromises their current arrangement. Future changes should be controlled in a way that reinforces the historic spatial pattern, and enhances its appearance through the eventual removal of inappropriate features and the introduction of suitable details. The further fragmentation of spaces through subdivision should be resisted, as should the removal of stone boundary walls that link spaces and provide the historic sinews that bind the area together.

Architectural Analysis

7.0

7.1 Great Bavington Conservation Area is tightly defined, with the terrace of stone built dwellings providing a central spine that dominates its built form. The Manse and the church, both free-standing buildings, are located immediately to the south of the terrace that links together the built masses that form the core of the conservation area. All of the buildings, other than the church and a small workshop/store, are in residential use. The building materials used throughout the conservation area are sandstone with non-graduated Welsh slate roofs and stone ridge tiles. The only exception is a barn at the western end of the area that has a roof constructed in stone slate. Some relatively recent outbuildings are assembled in timber or corrugated steel.

7.2 The earliest surviving building is the altered seventeenth century Easter House and Cottage (Figure 9), originally built as a single dwelling, and subsequently sub-divided to accommodate the Harvest Home pub, the original Manse, and the village school. Latterly, it has been divided into two dwellings. Both functionally and architecturally, it has been at the hub of the village for centuries. This property is the western stop to the central terrace, and provides a robust and attractive climax to the built spine of the village. It embraces a number of interesting details, including carved copings to the front door, and a first floor window which may have been salvaged from an earlier building. The elevations are built in random stonework, including boulders, with informal quoins. The roof is Welsh slate with stone water tabling (the stone flags that run along the edge of the roof) springing from rectangular stone corbels. The chimney stack at the western end reinforces the visual termination of the terrace, being of a massive construction, buttressed against the side of the house.

7.3 The original building was extended before 1866 at both its east and west ends. The east extension is a single storey unit (Figure 10), built in similar materials. It has a similar roof pitch. Recently, the extension has itself been enlarged in a northerly direction, with the roof pitch being flattened to accommodate the increased floorspace. This has detracted from the previous harmonious link between the original and earlier addition. The western extension is an attached single storey cottage. It is built using large blocks of faced stone with regular quoins, the northern end being surmounted by a distinctive chimney stack. A porch has been added.

7.4 The bulk of this complex makes a fundamental and significant contribution to the architectural and historic character of the area.

7.5 The remainder of the terrace has been altered, most extensively along its northern elevation, where modifications over the last century have substantially changed the appearance of the buildings. Plan 5 illustrates the extent of the alterations to the footprints of the buildings, which has introduced, in effect, a new elevation along this frontage. This is accentuated by the use of window styles that are inappropriate.

Figure 9 Easter House and Easter Cottage showing its architectural features, roof details and western chimney stack

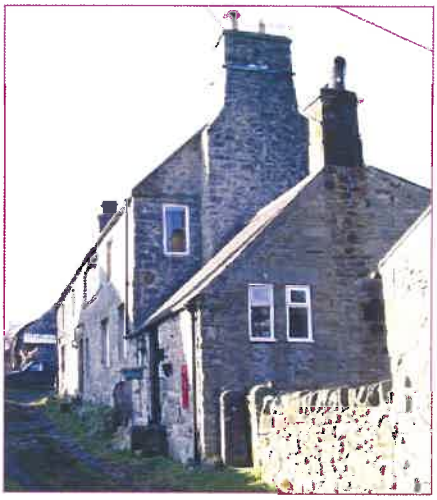


Figure 10 The eastern extension

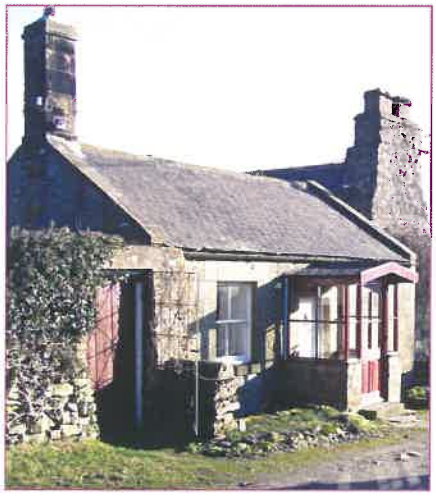


Figure 11 The western extension

Figure 12 Parts of the northern elevation of the terrace –the red line contains unaltered pre-twentieth century roofline

Figure 13 New windows that change the historic character of the south elevation of the terrace

7.6 The roof line (Figure 12) along this elevation is substantially unaltered, with no built insertions or roof lights other than on the northern extension to Carr Cottage. It is important that this historically intact roofscape is left unaltered and not punctuated by openings and dormers.

7.7 The southern elevation of the terrace has not been the subject of extensions beyond the forward building line. It has, however, suffered as a consequence of the replacement of windows and the occasional regularisation of the shape and position of the fenestration (Figure 13). Windows are important because they form an integral part of the overall fabric of old buildings and add to their special character. A change to their style or appearance disrupts the overall harmony of the buildings and their historic setting. The style and colour of the new windows are not sympathetic to the age of the buildings. Some are fitted without a recess, which is an essential element of eighteenth and nineteenth century buildings.

7.8 The roofscape is largely unaltered other than the addition of a pair of roof lights towards the eastern end. The chimney stacks and water tabling are attractive details that add to the quality of the terrace. As with the north elevation, it is important that this historically intact roofscape is left unaltered and not punctured by any further openings or dormers.

7.9 The United Reform Church and The Manse form the southern built edge of the conservation area. The church was built in 1725 and altered to a Gothic style in 1869 (Figure 14). An extension has been added to the north elevation, adding a domestic character to this façade. However, it remains an attractive building that retains much of its original charm, complementing the construction techniques used elsewhere in the village, including water tabling with stone corbelling and random stone walls with occasional coursing.

7.10 The Manse, located to the west of the church, was built in 1854 to a solid mid-nineteenth century design. Features include irregular coursed stonework, a slate roof, water tabling springing from winged corbels, and regular fenestration. The 'L' shaped plan terminates in three gables facing north, east and west. The Manse has been extended to the west and north to produce a squared-off building. The single storey extension to the north extends across the full elevation, rising with a slate roof to blend into the original roof. The extension accommodates a double garage accessed by a single door. The modern additions diminish the historic character and appearance of The Manse.

7.11 A single storey stone cottage with a porch extension terminates views to the west from the terrace. It was built in the mid to late nineteenth century. A barn located immediately to the north of the cottage has a stone slate roof, and is the last surviving example of this type of traditional covering in the village.

7.12 Although the historic architectural character of the village is still evident, some changes to buildings have eroded its integrity, particularly extensions that dominate and subsume the original built form and appearance.

7.13 In addition to extensions and stylistic changes, some maintenance regimes have eroded the intrinsic historic quality of some of the building stock. This includes the replacement of cast iron rainwater goods with plastic gutters and pipes, and the repointing of stonework using cement in a way that is not only unsightly, but could also potentially damage the stone faces and arises.

7.14 New development should always be subordinate to the original building mass, kept below eaves height with a break between eaves and new roofs, and designed in a way that reflects, in a natural and harmonious manner, original styles and details. Extensions should not project beyond existing front building lines. The further introduction of roof lights and dormers should be resisted. Whenever possible, inappropriate details and features should be removed and replaced by materials and styles that complement the eighteenth and nineteenth century origins of the surviving buildings.

7.15 When undertaking maintenance works, owners of properties should be encouraged to use traditional materials and techniques to secure both the general health and care of the historic buildings and their attractive appearance.

Figure 14 The south elevation of the United Reform Church

Figure 15 The north elevation of The Manse

Figure 16 The west end cottage

Figure 17 The stone slated barn

Changes to the Conservation Area Boundary in 2008

8.0

8.1 In 2008, the conservation area boundary was extended to include Great Bavington Farm (see Plan 7), which had probably been previously excluded because of the accumulation of large modern buildings that have been built in recent times. The farm has been an important built element in the layout of the village since at least 1866, and probably since the eighteenth century if not earlier. It visually contains the village at its western end, which is also its highest point. It is a dominant building mass perched on the tail of the Babbington Crags whinstone outcrop. The elevations that face the village comprise the original stone range of farm buildings, albeit altered by a single storey replacement of part of the farm house. The historic buildings include details, such as surviving original window frames, that have been lost elsewhere in the village. Some of the new storage buildings appear to be built upon the plinths of earlier buildings.

8.2 The former road to Thockrington bends past the front of the farm. The road is bounded on its eastern side by a stone wall that incorporates a sheep enclosure/dip arrangement, and an old cheese press from the farm house. The field between the boundary wall and The Manse, to the east, provides a counter balance to the field on the western edge of the conservation area, both of which protect the open setting to Great Bavington.

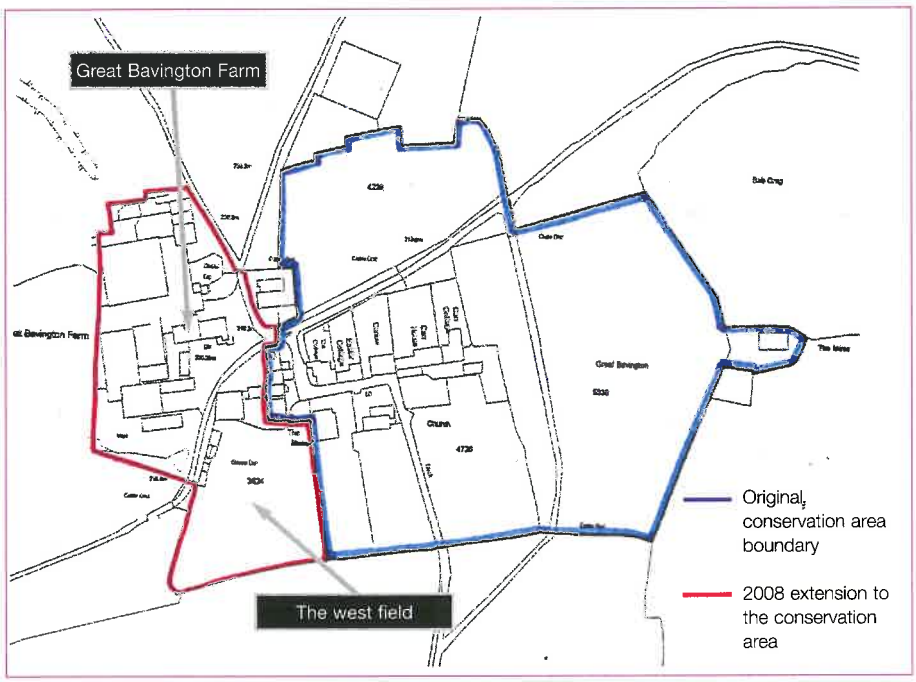
Figure 18 Great Bavington Farm - East elevation

Figure 19 Great Bavington Farm - surviving early/mid nineteenth early/mid nineteenth century twelve and nine pane sliding sash windows

Figure 20 The sheep fold/dip

Figure 21 The west field looking to The Manse from the road

8.3 The boundary amendment ensures that the whole of the historic settlement is included in the conservation area and that future changes to the modern built components of the farm are undertaken in a way that complements the conservation area and the surviving historic fabric of the farm. The inclusion of the field protects the setting of the built core of the conservation area and historic agricultural structures.



Plan 7 Great Bavington Conservation Area

Management and Development Proposals

9.0

9.1 The conservation area has changed and will continue to change over time. Changes should be directed towards respecting and enhancing the character of the area. The following guidelines will assist this process.

9.2 Views to and from Great Bavington and its surroundings are critical to creating and maintaining its distinctive character and must be protected.

9.3 Future changes should be controlled in a way that reinforces the historic spatial pattern, and enhances its appearance through the eventual removal of inappropriate features and the introduction of suitable details. The further fragmentation of spaces, including gardens, through subdivision should be resisted, as should the removal of the stone boundary walls that link spaces, and provide the historic sinews that bind the area together.

9.4 The village is a site of archaeological interest, and the County Archaeologist should be informed of proposed developments, in order that due regard can be given to the possible disturbance of historic remains and artefacts.

9.5 Existing tree cover throughout the village should be kept and well managed, particularly the native hardwoods that provide not only an impressive aesthetic contribution to the appearance of Great Bavington, but also an ecological resource.

9.6 Exposed whinstone bedrock should be kept as a carriageway surface and not covered or replaced with any other material.

9.7 New development should always be subordinate to original building mass, kept below eaves height, with a break between eaves and new roofs, and designed in a way that reflects, in a natural and harmonious manner, original styles and details.

9.8 Extensions should not project beyond existing front building lines.

9.9 The further introduction of roof lights and dormers should be resisted.

9.10 Whenever possible, inappropriate details and features should be removed and replaced by materials and styles that complement the eighteenth and nineteenth century origins of the surviving buildings.

9.11 When undertaking maintenance works, owners of properties should be encouraged to use traditional materials and techniques to secure both the general health and care of the historic buildings, and their attractive appearance.

Glossary of Conservation Terms

10.0

The appraisal contains terms and expressions that are particular to historic buildings and structures. They are used to describe the way that buildings are constructed and the types of materials that have been used. This glossary identifies and explains some of these expressions and historic building techniques. It is aimed to help understand the appraisal and, hopefully, interest the reader in our historic buildings. The glossary is split into the principal components of historic buildings – roofs, walls and windows.

1. Roofs

a. Roof design

Roofs come in a variety of designs:

- Common pitched roofs have two pitched slopes and a flat gable at each end.
- Hipped roofs have four pitched slopes without gables.
- Mansard roofs have a break along the pitched slope of the roof to create a double slope, usually with the upper portion having a steeper pitch.
- Catslide roofs can be found in Northumbrian villages. A catslide roof comprises an extension of the main slope of the roof to cover a single storey extension. It is also used to describe roofs over dormer windows that follow, albeit at a gentler angle, the slope of the main roof.
- Ridges. The ridge is where the pitched slopes of a roof meet. They are normally covered by clay or stone ridge tiles that protect and weatherproof the joint where the slopes meet. The ridge tiles might be decorated.
- Water tabling. Water tabling, or raised gables, are located along the top of gables and cover and protect the edge of the pitched slopes. They are usually formed from cut stone flags and sealed with mortar to stop water and wind from entering or damaging the roof. The flags are normally prevented from slipping off the roof by the bottom one being fixed onto corbels that project out of the wall at eaves height. Stone or brick corbels are built into the wall to provide a firm footing for the water tabling. Corbels can be carved or shaped to provide an ornamental feature.

b. Roofing material

Roofs are normally covered in slates, stone flags or pantiles. Thatch would have been used before the widespread introduction of slate.

- Thatch. Thatched roofs were made by layering organic material to build-up a weather resistant protective coat over timber rafters. Thatched roofs are normally steeper than slate or stone roofs. The most commonly used thatch in Northumberland would have been either reed or heather. Heather thatch is known locally as black thatch. An outstanding example of a restored black thatch roof can be found at Causeway House near Vindolanda.
- Welsh slate is the most common roofing material. It is either blue with a purple hint or blue grey depending upon the location of the quarries. Blue grey Scottish slate was used until the mid-nineteenth century when large quantities of Welsh slate began to be shipped from north Wales to the River Tyne. Slate roofs are sometimes graduated with smaller, lighter, slates being used nearer to the ridge.
- Stone flags are split mica rich sandstone blocks, such as quarried in the Allen Valley that are normally larger than Welsh slates.
- Pantiles are made from clay. They are normally a flat 'S' shape so that they can interlock to prevent wind and water penetration giving the roof an attractive corrugated appearance. Traditionally one or two courses of stone tiles were placed between the pantiles and the eaves of a building to spread the flow of rain water that would otherwise shoot off the roof via the corrugated channels. Occasionally pantiles are semicircular in shape.

2. Walls

The external walls of buildings form spaces and support roofs. Historically, they were built throughout Tynedale using local buff coloured sandstone. Bricks were uncommon until the early nineteenth century when the demand for low cost industrial housing in the urban centres led to the spread of brick laying to the rural areas.

Walls can incorporate a number of features, either to strengthen their structure or provide ornamentation.

a. Structural features include:

- Quoins. Large stones to strengthen the corners of buildings, usually laid in an alternative stretcher (where the longest face is exposed) and header (where the shortest face is exposed) pattern. Quoins can be dressed and laid to project slightly proud of the face of the wall to create a strong visual feature.

- Cills or Sills. Horizontal timber or stone beam that forms the bottom of a window or door opening.

- Lintels or Lintols. Horizontal timber or stone beam that forms the top of a window or door opening. The beam carries the wall over the void created by the opening. Lintels were occasionally decorated or ornamented by a hoodmold that projected beyond the face of the wall to prevent water dripping onto the windows or doors.

b. Ornamental features include:

- String course. A projecting band or moulding running across the face of a wall. A cill course links projecting window cills into a single horizontal feature.

- Rustication. Stonework that is cut with the edges cut deeply into the face of the stone to give an exaggerated appearance of strength.

c. Stone walls

Stone walls come in a variety of forms and appearances.

- Random rubble. Walls constructed of stones that are irregularly shaped and of different sizes laid in random patterns. Large stones are occasionally laid through the thickness of the wall to bond the rubble together.

- Coursed random rubble. The same as above but laid so that the stones form courses of an approximately uniform height. The courses might comprise one or more stones in depth, rising to a uniform upper height.

- Squared coursed rubble. Rubble roughly formed of uniformly sized rectangular blocks laid in courses. The height of the various courses may differ.

- Squared uncoursed rubble. Roughly squared stones of different sizes laid in a random pattern with small stones, known as levellers or snecks to fill the voids between the larger stones.

- Ashlar. A type of stonework that comprises blocks that are accurately dressed, cut and squared with sharp edges, called arrises.

d. Brick walls

Brick walls are built in bond patterns that are formed by arranging the courses of bricks to overlap joints to create a sound structure. There are a huge number of brick bonds. Nineteenth century brick walls in Northumberland are predominantly formed using the basic English Garden Wall bond. This bond comprises one course of headers to every three to five courses of stretchers.

e. Mortar

Bricks and stones in walls are normally bound together by mortar. Before the twentieth century mortar was usually made from crushed burnt limestone mixed with sand and water with additional brick and stone dust, known as lime mortar. The twentieth century saw the widespread introduction of the hard, quick drying, Portland cement. Traditional lime mortar was an integral part of how older buildings 'worked'. Lime mortar, unlike cement mortar, is porous. Water entering walls from the ground or above could escape through the mortar, rather than leaving the wall waterlogged, which would lead to increased dampness inside. Many old buildings have been damaged by being repointed in modern harder cements which are not porous. Lime mortar is also more flexible than Portland cement, so building movement is less likely to crack the mortar and the edges of stones and bricks are less likely to be damaged.

3. Windows

Windows are an important tool in understanding the age of buildings and make a critical contribution to their visual character. They vary in size, shape, pattern and position. The earliest surviving windows in Tynedale are normally sliding sash windows that came into widespread use in the early eighteenth century. A sash is a frame within which one or more panes of glass are fitted, the sash being set in a larger outer frame that fills the whole window opening. The sashes were glazed using handmade cylinder or crown glass which had to be cut into relatively small squares. The sashes were subdivided by glazing bars to hold the small panes of glass resulting in the familiar multi-paned 'Georgian' windows. Over time, subtle changes were made to the design of the glazing bars to enhance the elegance of the windows and reduce their intrusive visual impact to a minimum. Two sashes were normally set vertically into the overall window frame, one overlying the other with a cord sliding mechanism to allow one or both sashes to open and close, known as single sliding sash windows or double sliding sash windows respectively. Occasionally the sashes would move horizontally. This type of window is called a Yorkshire sliding sash window. As time passed, extra glazing was sometimes introduced at the sides of the sashes in narrow strips called margin panes.

In the 1830s and 1840s manufacturing techniques had advanced to the point where larger panels of glass could be made at a reasonable cost. This meant that glazing bars could be removed, resulting in single or double pane sashes that came to characterise the Victorian and Edwardian periods. The number of windows also increased from the mid-nineteenth century with the repeal of the infamous window tax in 1851.

Windows, known as roof lights, were occasionally set into the roofs of buildings. Roof lights are normally one or two small vertical panes of glass set into a cast iron frame with a single glazing bar, the frame being positioned into the roof where it lay flush with or rebated below the slope of the slates, flags or pantiles.

Casement windows are windows with hinged or pivoted openings or sashes hung from a vertical or horizontal element of the window frame.

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