



**Alnwick District Council**

Department of Environment & Regeneration

# Guyzance

## Conservation Area



## *Character Appraisal and Management Matters*

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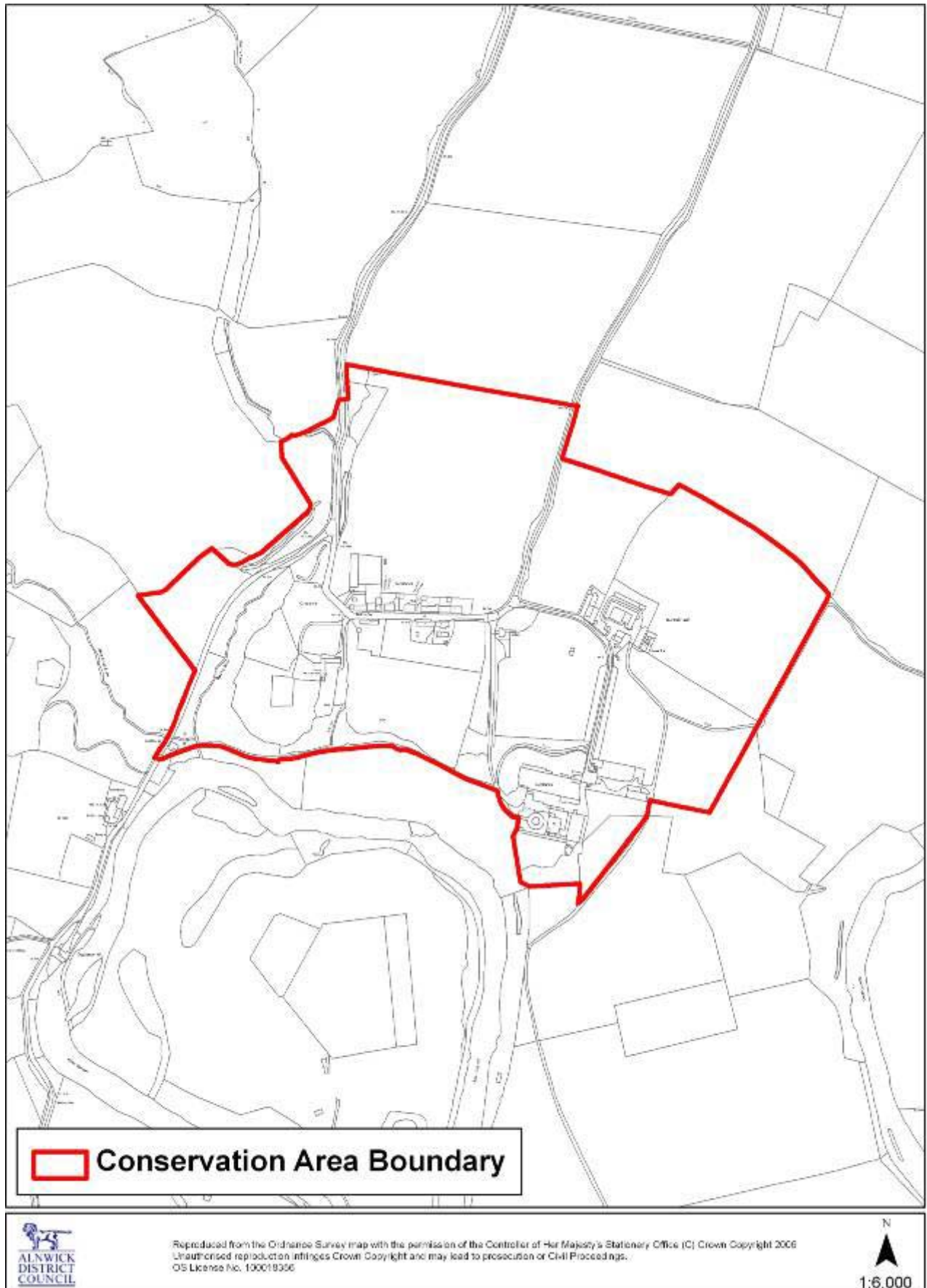


**NORTH of ENGLAND CIVIC TRUST**

**Designation Report  
February 2008**

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**Map 1. Guyzance Conservation Area**



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# 1 *Introduction*

## 1.1 *Conservation Areas*

Conservation areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”<sup>1</sup>. 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, street furniture and so on. Character can also draw on more abstract notions such as sounds, local environmental conditions and historical changes. These things combine to create a locally distinctive sense of place worthy of protection.

Conservation areas do not prevent development from taking place. Rather, they are designed to manage change, controlling the way new development and other investment reflects the character of its surroundings. Being in a conservation area does tend to increase the standards required for aspects such as repairs, alterations or new building, but this is often outweighed by the ‘cachet’ of living or running a business in a conservation area, and the tendency of a well-maintained neighbourhood character to sustain, or even enhance, property values.

The first conservation areas were created in 1967 and now over 9,100 have been designated, varying greatly in character and size. There are currently 15 in Alnwick district, as set out below:

- Alnmouth
- Alnwick
- Amble
- Eglington
- Embleton
- Felton
- Glanton

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<sup>1</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s69.

- Guyzance
- Lesbury
- Newton on the Moor
- Rock
- Rothbury
- Warkworth
- Whittingham
- Whitton

## 1.2 ***Town Planning Context***

Designation remains the principal means by which local authorities can apply conservation policies to a particular area. The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It also has a duty, from time to time, to draw up and publish proposals for preservation and enhancement, and to consult local people on them<sup>2</sup>. The local planning authority also has extra powers in conservation areas over demolition, minor developments, and tree protection (see page 41). Government policy in PPG15<sup>3</sup> stresses the need for local planning authorities to define and record the special interest, character and appearance of all conservation areas in their districts.

The current development plan for the district comprises the Alnwick District Core Strategy (adopted October 2007) and the saved policies of both the Alnwick District Wide Local Plan (September 2007) and the Northumberland County & National Park Joint Structure Plan (February 2008). The emerging Regional Spatial Strategy due to be adopted in 2008 carries significant weight and will, when adopted, supersede the saved policies of the county structure plan.

The Council is working on area development plan documents and topic-specific supplementary planning documents which, with the Core Strategy, will form the district Local Development Framework. Conservation area matters are considered within this framework.

## 1.3 ***This Character Appraisal***

This character appraisal is for Guyzance. Its preparation began during summer 2007 by North of England Civic Trust for Alnwick District Council. Comment and information was invited from local stakeholders during its preparation, and a draft was put out to public consultation. Responses were then be considered and a version presented to the Alnwick Operations Executive Committee on 11 September 2007 for decision. **The committee agreed to the designation of Guyzance Conservation Area but only with a boundary around the village itself (see Map 2 for rejected boundary).**

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<sup>2</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s72 and s71

<sup>3</sup> Planning Policy Guidance Note 15: Planning & The Historic Environment



By its very nature, this document cannot be exhaustive. Omissions should not necessarily be regarded as having no special interest or making no positive contribution to the character and appearance of Guyzance. Following designation of the conservation area, the character appraisal should be updated every five years or so, taking account of changes in the area and further understanding of the place.

#### 1.4 **Further Information**

For further information on the candidate conservation area, this draft character appraisal, or conservation in Alnwick in general, please contact:

- Alnwick District Council  
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## 2 *Location and Context*

### 2.1 *Location*

Guyzance is a small historic hamlet lying on the northern edge of the incised Coquet river valley created by the river's meandering through the coastal plain. The study area covers both the hamlet and the section of valley to the south. Although this part of the river valley feels tranquil and isolated from the busy world around it, it is a far from inaccessible area. It is about 4 miles from the Northumberland coast and just two miles from the A1, giving ready access to Alnwick, the local service centre just 10 miles away. The nearest railway station is only 7 miles by road. Guyzance is also just north of a bridge over the Coquet river, only the second from the river mouth, which gives access to the whole network of minor roads south of the river; including to Acklington, the centre of the parish in which Guyzance lies.

The hamlet is 29 miles north of Newcastle, the regional capital, and 38 miles from the border with Scotland. Guyzance is at grid reference NU 212 039.

The hamlet is in the Warkworth Ward of Alnwick District Council. The current population of the Ward is 1960, most of whom live in Warkworth itself and the rest are scattered in farmsteads and small hamlets throughout the area.

### 2.2 *Area of Study*

This analysis has had to ask the question of where Guyzance's limits lie. The 2006 scoping study (see 1.3 above) assumed that modern Guyzance consisted of the small hamlet on the edge of the Coquet valley and little else. However, research for this deeper analysis has shown that the Guyzance name is also used across a section of the river valley below. There are the modern names of Guyzance Mill and Guyzance Bridge, and the historic names of Guyzance Tragedy (commemorating an accident on the river in 1945), the nunnery of 'Gysnes' (founded c1147), church of 'Gisyng' (medieval) and a deserted medieval village that has acquired the name Guyzance. Research and site survey also suggest some elements of the view across the valley from Guyzance Hall were improved when the Hall and its wider landscape setting were created from the eighteenth



century Barnhill Farmhouse in the late nineteenth century, thus tying them in terms of character to the Hall.

It was therefore felt that the area of study for this analysis should extend beyond the modern hamlet of Guyzance to include a section of the Coquet valley containing two distinctive river meanders to the south. Consequently, the study area for this analysis is bounded to the north by the fields north of the hamlet, to the east by the centre-line of the east meander, to the south by the top edge of the river escarpment, and to the west by Smeaton's Dam and Brainshaugh House.

## 2.3 **Context**

### 2.3.1 **Geology**

Guyzance is at the southern-most tip of the North Northumberland Coastal Plain countryside character area (no.1)<sup>4</sup>. The North Northumberland Coastal Plain is underlain everywhere by sedimentary rocks of the Carboniferous age, especially Limestone groups. All of these groups consist of repetitive successions of limestones, shales and sandstones with local deposits of thin coals. South of Longhoughton, these rocks are overlain by the coal measures, a sequence composed predominantly of sandstones and shales with sporadic coal seams. At Guyzance, the Coquet and its tributaries – even minor ones such as Quarry Burn – have cut through this coal measure to expose the local carboniferous sandstones which are left as dramatic outcrops and quarried for building stone. The traditional residential, agricultural or industrial buildings in Guyzance and in the valley below, are all made of this most attractive, honey-coloured local sandstone.

### 2.3.2 **Topography and Aspect**

The topography of the area of study can be divided up into two elements: the hamlet on the edge of a north escarpment, and a segment of the Coquet valley to the south.

The hamlet lies on the general coastal plain level which, because of the flatness of the land to the west, north and east, provides little opportunity for long views or definable aspect in these directions. However, views from the edge of the plain into the incised valley below are wide and varied in elevation, giving a clear aspect to the south. In particular, two plots in the village enjoy the best of this aspect – West House and Guyzance Hall which was developed on this elevated location specifically to make the most of this sunny aspect.

The valley below, created by the action of the Coquet, has a bowl-like topography with the open fields in and around the twin meanders enclosed by steep wooded escarpments following the line of the river, or grassy fields sloping more gently away from the river banks. The skyline is defined by mature trees on the top lips of the escarpments and by glimpses of the hamlets of Guyzance and Brainshaugh

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<sup>4</sup> Countryside character areas, devised by the Countryside Agency, provide a context to local planning and development. There are 159 areas in England, unique in terms of land form, historical and cultural attributes.

across the sloping fields or through the encircling shroud of trees. Although the south section of the valley will be denied sunlight in much of the winter, the north area, having a southerly aspect, will be warmer and exposed to the sun for most of the year. Both the hamlet and the valley are well favoured topographically and enjoy a pleasing aspect.

### 2.3.3 ***Setting and External Relationships***

The setting for the hamlet and the other developments in the valley are particularly favourable. There is no encroaching settlement or later suburban growth to spoil the general mixture of working agricultural and more natural planting which provides the all round setting and quality of the cultural landscape of Guyzance.

Enhancement of the valley by planning to create a variety of landscapes, including parkland, open grassland and wooded ravines, gives this particular section of the Coquet a special character of its own, linking the hamlets, scattered small buildings and grand houses into a gently integrated landscape of high quality.

The consequence of this kind of quality containment is that the relationship with the surrounding area is limited, but the area still enjoys good functional connections with local commercial centres and employment opportunities through good accessibility already discussed. Historically, the industry in the area also had functional links with the transport wharfs at Warkworth, but they declined with the decline of the industry itself. There are no longer any industrial relationships, either of incoming raw materials or outgoing manufactured products. The main production links in the area now are from the working farms of Barnhill and Brainshaugh, all by road.

### 2.3.4 ***Views out of the Area***

With most of the area being the bowl of a river valley, there are few open views out from this bowl, except for locations around the lip. But even these are limited as much of the lip is shrouded with heavy tree planting. There are views to the north and east from gardens the hamlet but because of the flat nature of the land around they tend to be short and generally arable in nature, relieved by the occasional hedge or tree.

Views within the area are more significant and of higher quality, discussed from page 19.

## 3 *Historical Development*

### 3.1 *Development History*

#### 3.1.1 *Name*

The interpretation of the name Guyzance is fairly straight forward. It comes from the Norman family name 'Guines', from an area of the same name near Calais, France. The early forms of the name recorded locally include 'Gynis' (1242), 'Gysnes' and 'Gisyng'. The conclusion from this is that the earliest

Guyzance settlement was most likely Norman in origin but, a Norman name may have been given to an earlier settlement because one source indicates that the settlement dates back to 737AD. Guyzance Cottage was spelled 'Guizance' in the mid-nineteenth century.



#### 3.1.2 *Prehistoric & Roman Periods*

There is little to report of these periods in the Guyzance area. In the late nineteenth century, pottery, bones, ash and stone cists were reportedly found between the river meanders near Barnhill. This could have been the site of a Bronze Age (2500BC to 800AD) cemetery but little more is known of the discovery or of its precise location. Nothing from the Roman period has been reported in the area which was north of the protection of Hadrian's Wall.

#### 3.1.3 *Medieval & Post-Medieval Periods*

Deserted medieval villages are more common in Northumberland than is often thought, and one is known to have existed here across the River Coquet from the medieval nunnery, on the narrow neck of land between meanders. Official records now associate this with the name Guyzance and it could have been the original site of the first Norman settlement. Guyzance village is first mentioned in historical accounts in 1242 when it was a manor within the barony of Alnwick and was in the ownership of Robert de Hilton. Accounts in 1267, 1296 and 1406-7 record the legal and taxation status of the residents of the village. In the late fifteenth century, part of the area was also held by the Prior of Brinkburn and the Abbot of Alnwick, but after the Dissolution, this ownership changed.

On the other side of the river, there seem to have been two separate structures: the small Premonstratensian nunnery of Gysnes, founded c1147 and extinct by 1500, and the church of Gisyng in the Chapelry of Brainshaugh (the chapelry was invariably called Guyzance after the manor and could have been established before the nunnery). Although the surviving structure suggests a church rather than a monastic chapel, official sources record it as belonging to the Norman nunnery.

Fabric and architectural elements survive from the twelfth to the fourteenth centuries as well as some modern walling.

Another important element of the medieval economy was the local mill. One source indicated that there has been a mill on the site of the present one since 1336, and a weir close by since 1350.

The fortunes of the manor of Guyzance followed those of the lands of Shilbottle in the same ownership, and both manors ended up with the Percy family in 1472. In a survey of the Percy land in 1567, Guyzance was held by William Carr of Whitton.

By the seventeenth century, the village of Guyzance consisted of two rows of house and by 1685 the surrounding land was enclosed. This suggests that by this time, the old village by the Coquet had become deserted and the new location had become the edge of the north escarpment, where modern Guyzance – still two rows of houses – sits but, in the absence of conclusive evidence, this can only remain conjecture.



The large house of Brainshaugh is believed to date from the late sixteenth or early seventeenth century, while the Mill House in the valley has its origins in the second half of the seventeenth century.

#### 3.1.4 ***Eighteenth & Early Nineteenth Centuries***

Records and surviving fabric from this century suggest considerable agricultural activity at the northern edge of the Coquet valley, in addition to extraordinary industrial activity along the river itself. The agricultural effort at the north included the building of the substantial farmstead at Barnhill on the site of what would become Guyzance Hall over a 100 years later, and the original construction of the present terraces of the village itself, ie. what are now Nos.1 to 8, including



extensive out-buildings behind (only those behind Nos.7 and 8 now survive), and a former joiner's shop.

On the river, in 1776, a tin and iron foundry was established by the Kendall family dynasty from Warwick which had a large number of such works in Wales and throughout the north. They engaged John Smeaton, an engineer with a great reputation in successfully harnessing the power of wind and water, to design the plant and water installations for what was to be called Park Mill. What survives from this daring enterprise is Smeaton's splendid horse-shoe dam, one of the finest in the country, and the stone structure now known as the Dye House. It has this name because, after the tin and iron plant closed in 1791, the site and its structures were converted to a woollen mill, a use which had lasted on the site for nearly 100 years.



Other fabric also survives from this century, although belonging to much smaller structures. Early in the century, new garden walls incorporating a privy were added to Brainshaugh, a barn was added to the Mill House, and late in the century (or early in the nineteenth), the graveyard at the medieval church or chapel was surrounded by a stone wall. The wall currently stands up to 2m high and has a twentieth century extension in the south-west corner.

Probably the largest surviving development from late in this period was the rebuilding of the Guyzance water mill by the Duke of Northumberland, reflecting increased agricultural output locally. A date of 183? has been scratched on the kiln. The new mill was three storeys high, had an under-shot water wheel and accommodated the loading of horses on the ground floor. There was no accommodation at the mill for the miller and his family as they occupied the sixteenth century Mill House to the north.



### 3.1.5 **Post-Map Development History (1860 Onwards)**

By the 1860s, the hamlet of Guyzance had been updated. All the cottages had been remodelled and the place had acquired a smithy (on the site of present West House) and a village school, possibly a former cottage converted in 1852. The only

farmhouse there was eighteenth century Barnhill Farm which stood on the site of what is now Guyzance Hall. Although the road pattern in the village and from the north is the same as now, to the south it was very different. There was no direct north-south vehicular route up the ravine of the Quarry Burn, as today, and stone was still being quarried from the outcrops in the ravine itself. Travellers at this time had to turn off the village street onto the road past the smithy which connected with an east-west track from Barnhill Farm, down the steep slope and across a ford at the Quarry Burn before reaching a passable road at the Mill House. A difficult route, but one which would have afforded open views of the valley as the minor valleys around had fewer trees than today. Heavy planting was to await the transformation of Barnhill farmhouse later in the century.



South of the hamlet, on the slopes above the mill and Mill House, stood Guyzance Cottage. The OS map of the time spells it 'Guizance'. The road south from the Mill took a sharp turn south west across fields to a road junction below Brainshaugh hamlet, a route which is now only a public footpath. There would be no bridge across the Coquet for another 30 years. Although the edges of the river had light tree planting, thicker cover was still generally absent between the meanders. The medieval remains near the river were labelled 'Brainshaugh Priory'.

On the south side of the Coquet, the eighteenth century foundry had become the woollen mill with the present Dye House south of the main mill. The flow of water in the wide mill race from Smeaton's dam was managed by a system of sluices. Only a narrow track led from the water mill up the bank to Acklington.



By the late nineteenth century, transport through the valley had been transformed by the building of the Guyzance Bridge over the Coquet. Acklington had been connected by a direct vehicular route to this new crossing and, north of the bridge,



a new road west linked to the Great North Road. A new road north linked the Mill, the Mill House, the west end of the hamlet and the other long established routes north. The old route across the slope was closed and became part of the private domain of the grand new Guyzance Hall.

In the 1890s, J D Milburn commissioned W H Knowles, an architect of Newcastle, to design a fine country house in Northumberland. The site was to be Barnhill farmhouse overlooking a dramatic landscape created by the two tight meanders of the river Coquet, an attractive cultural landscape of agriculture and industry that had been developed over at least 900 years. The style of the house would be neo-Tudor, a familiar style for Victorian country houses. Work began in 1894. The farmhouse was retained and restyled as the west wing of the mansion which had a central tower over the main south entrance and a new matching east wing (although the design was fashionably asymmetrical). Knowles added terraced gardens and garden buildings, retaining and re-using Barnhill's eighteenth century gate piers in the process. A new formal access with a North Lodge was opened up at the east end of the hamlet and a new footbridge over the Quarry Burn improved the newly private access from the south west. It is from this time into the twentieth century that the Coquet and its tributaries began to fill with amenity tree-planting to create both gentle parkland and dramatic wooded ravines to enhance views from the new house as well as to provide romantic wooded rural rides.

Although unmarked on the Second Edition OS of c1897, the west stone terrace at Barnhill Farm had been built, starting its renewal. Late in the nineteenth century, the pump opposite No.1 in the hamlet was installed, and a smithy was still at West House. In the valley below, the Mill House received a nineteenth century extension, the woollen mill had been disused since 1884 (and would remain so until 1915), and Guizance Cottage had been renamed Bank Top. Finally, it was recorded in 1899 that the Duke still owned the hamlet and mill of Guyzance, and the farms of Guyzance East House and Guyzance Lee to the north and west of the hamlet respectively.



The early twentieth century saw little change, although Barnhill Farm was now recorded as such, the smithy was no longer marked and a lodge and kennels appeared at the west entrance to Guyzance Hall. Around the hall itself, gardens and extensions continued to evolve and, in c1920, a taller central tower replaced Knowles' smaller one, no doubt to improve the architectural composition as well as the viewing opportunities over the valley. In turn, this



development made the Hall visible from more parts of the valley than before.

In the valley itself, the medieval ruins were marked as 'Chapel (Remains of)', whilst the old woollen mill was called 'Guyzance Works' on the Third Edition OS map of c1920. Since 1915, Guyzance Works had become a chemical factory for a Newcastle company, with hydro-electric power provided by the old mill race; in 1926 Smeaton's dam was repaired. The industry continued until 1930 when the Duke refused to renew the lease on the river as it has become polluted by the industrial processes. Finally, a concrete pillbox of 1940-41 survives in the ravine north west of Brainshaugh.



In the 1950s, Barnhill Farm was hugely expanded with agricultural sheds and what is now known as the Boat House because of its upturned boat entrance.

Guyzance Mill was marked as disused, and the medieval chapel in the west meander was marked '(Remains of) Priory (Premonstratensian Canonesses)'. Ten years later, the map shows a telephone call box, a new avenue of trees between Barnhill Farm and the Hall, and the name West House appears for the first time. The Dye House was converted to residential in 1968, more amenity planting continued in the valley and the length of the medieval chapel name was reduced. The telephone box survived into the 1990s, and in the 1980s Bank Top, the cottage above Guyzance Mill, reverted to its old cottage name, this time spelled 'Guyzance'. About this time, Guyzance Bridge was noted as Factory Bridge and, in 1985, two extra bays were added to the east end of the Dye House. Finally, late in the twentieth century, Guyzance's 1852 school became village rooms, whilst No.3 was incorporated into No.4, and three cottages opposite also combined as Nos.7 and 8. Two new cottages were added on the north side of the village and new houses at Guyzance Bridge just beyond the Dye House.

### 3.2 **Archaeology**

There are two scheduled monuments in the study area. They are the remains of Brainshaugh Priory (also known as Guyzance Priory), which may in fact be a medieval church rather than a monastic chapel, and the walls and graveyard to the south. More excavation in the area of this meander, outside the cemetery, could help to determine the real status of the remaining chapel. Unfortunately, the cemetery will cover, or have already disturbed, underlying medieval archaeology. Guyzance's deserted medieval village could also be a candidate for more exploration to resolve the current ambiguity over the origins of the settlement.

What is also of particular archaeological interest is the area's eighteenth to twentieth century industrial archaeology. Industry of considerable significance occupied the southern banks of the Coquet for the 154 years from 1776 to 1930, involving at least three different kinds of raw material and, surprisingly, using only one source of power. A nationally known engineer was involved and two innovative means of harnessing water-power were developed at different times. This deserves better recognition and could be worth exploring further, leading to publication and/or site interpretation.

## 4 *Spatial Analysis*

### 4.1 *Development Pattern*

The oldest development pattern in the Guyzance study area is that of the river valley. For over a thousand years this valley area has been lightly populated by small hamlets, such as the deserted medieval village and Brainshaugh, as well as separate facilities such as the water mill, the Mill House and the medieval chapel and church.

Both the hamlets and these other facilities have always been set amongst the fields and grasslands of the dramatic landscape of meandering river and steep escarpments, an occupied landscape but not a busy one.

The modern hamlet of Guyzance is different. It has all the urban presence of a planned settlement but succeeds, because of its size and architectural scale, in appearing only as a rural hamlet. It is only a single street which is incompletely built-up on both sides. Its location, back from the edge of the escarpment, and its simple layout suggest a planned settlement which may have succeeded from the deserted village in the valley below, but this can only be conjecture. However, its lack of complex plan and little suggestion of burgage plots do suggest it was planned, but these characteristics may be equally explained by having just a single owner for much of its life. More research is needed.





## 4.2 *Layout, Grain and Density*

The layout of the hamlet is a single simple street, orientated east-west. There is no definable development grain, and its density is low, all of which give it a



simple, rural character. In the scattered development of the valley below, the pattern of settlement has no definable layout, being determined by the disposition of ownership, flat land and water power. Here too, density is low.

## 4.3 *Views within the Area*



Views within the area are of two kinds: views across it from the edges of the valley bowl, especially those from the occupied north edge, and views from inside the bowl itself.

Although most of the open views across the bowl are generally un-composed, those from the north edge, and particularly from the grounds of Guyzance Hall, do have a measure of composition. Although the views include parkland – a traditionally contrived landscape type designed to compliment the appearance of grand houses – there is a measure of late nineteenth and early twentieth century amenity planting across the

valley and in its ravines which is designed to add a gently romantic element to the character of views across the valley.

Views inside the bowl, both long and short, are rural in character, even when they include the remains of past industries. These include open views of fields and woodland, tree-lined country lanes (where distinctive red Northumberland tarmac still survives), lanes enhanced by rustic fencing and Arts & Crafts



building design, wooded ravines, woodland tracks , glimpses of water, and buildings or animals in the landscape. This landscape is therefore characterised by variety, richness and, often, quality.

See page 10 for a discussion of views out of the area.





## 5 *Character Analysis*

### 5.1 *Land Use*

The traditional land and building use mix of a rural areas such as Guyzance is agricultural, residential and rural industry. There are no services like a post office or shops in the area, nor are there any signs that there ever were (although there is a Victorian pillar box). Residential use includes both large country houses and smaller cottages and houses – Guyzance Hall down to single storey hamlet cottages at the other. Agriculture is represented by arable fields and open grassland, and the houses and barns of Barnhill Farm and Brainshaugh Farm. Rural industry were once represented by Guyzance Mill and the smithy primarily serving the locality. In the eighteenth century, commercial industry entered the valley in the form of Park tin and iron mill, lured by the power of the River Coquet. This has come and gone, leaving, like the older rural industries, a few interesting buildings and other remains in its wake.



The predominant building use in the area is now residential but residents are no longer dependant on the local agricultural economy, many now commuting elsewhere. What remains of the commercial industry has also become residential and the rest of the industrial site is also becoming colonised by housing.

### 5.2 *Architectural Qualities*

#### 5.2.1 *Form, Height and Scale*

Houses in Guyzance are usually single storey and, unusually, none has been raised by another storey as has happened with so many such cottages elsewhere. The two lodges to the Hall are also single storey. Instead of expanding upwards in this way, neighbouring cottages were absorbed into one, explaining why there is no No.3 on the north side of the village. The two new cottages in the hamlet are single storey at the front but two at the



rear, and at least one other (listed) cottage has had an additional rear floor added, copying the modern cottages next door. This has harmed the listed building and should be discouraged. The other residential buildings in the hamlet – West House, Barnhill Farm, Boat House and Guyzance Hall – are all two storey. The Hall has the equivalent of a four storey tower in the centre of its south façade.

At three storeys, the tallest building in the valley is the Dye House which, in its more than 200 year history, has been raised twice. All other houses in the valley – the Mill House, Guyzance Cottage and houses at Brainshaugh – are all one or two storeys; the Mill House has a single storey barn extension and at Brainshaugh there is a short terrace of single storey cottages. Guyzance Mill is like the Dye House and, although originally industrial buildings, their form and scale are generally domestic.



The area also displays a variety of housing forms. There are terraces in the hamlet, at Barnhill Farm and at the Dye House; there are detached houses such as West House, Guyzance Cottage, the Hall lodges and Brainshaugh; and there is a very extensive residential complex at the Hall. The only truly large scale architecture in the area is the Hall, with its huge footprint of house and support structures, and its grand neo-Tudor style. Everything else is small in concept and execution – even Barnhill Farm with its many agricultural buildings packed closely together, is relatively small-scale, and the old house at Brainshaugh is nothing like the scale of the Hall.

### 5.2.2 ***Periods and Styles***

The architecture of Guyzance covers a relatively long development period but not in any consistent way. The main periods represented are:

- ***Medieval***  
Guyzance has one item from this period, the chapel in the west meander of the Coquet. The productive and environmental value of this part of the valley was obvious even in those days, which was part of the reason for placing the chapel (or church) here.
- ***Seventeenth Century***  
The house at Brainshaugh is believed to incorporate late sixteenth and early seventeenth remains, while the Mill House has material in it dating from the second half of the seventeenth century.
- ***Eighteenth and Early Nineteenth Centuries***  
The main architectural style of the late eighteenth and early nineteenth centuries was based on Classical style and proportions. Georgian architecture

is simple, often symmetrical and based on 'polite' designs which could come from style handbooks. The proportions and detailing of Georgian architecture follow set principles, and result in unfussy, straightforward buildings.

Only one refined house exists in the area, at Brainshaugh, with a decorative south front and garden walls from this period. The eighteenth century cottages in Guyzance hamlet were meagre and diminutive compared to Brainshaugh. The original Barnhill farmhouse belonged to this period but was absorbed into the Hall in the late nineteenth century. The Dye House belongs to this period and it may have begun life with only a single storey. Guyzance's most splendid representative from this period is Smeaton's dam on the Coquet.



- *Victorian*

Dating from the 1840s to the turn of the twentieth, Victorian architecture is very varied with many sub-categories, but much is based on showy, confident themes designed to demonstrate the wealth and power of the building owner with splendid, high-class architecture. Rich, traditional materials are used – often brick, stone, timber and iron – with good quality, solid construction and plenty of flare. The three strongest Victorian revival styles were Gothic (defined by verticality, asymmetry, pointed arches, gables and carving), Italianate (with low roofs, bracketed eaves and some stucco) and Queen Anne (red brick with Dutch gables, white joinery, doorcases and terracotta). There were also other revival styles. In addition, the Arts & Crafts style began in the late nineteenth century.

The Hall presents this exuberance, being in the Tudor revival style, but this is the only development from this period. Its tower was replaced c1920 by a taller one still in the neo-Tudor revival style, and early in the twentieth century, the Arts & Crafts West Lodge was added.



- *Late Twentieth Century*

Guyzance avoided typical late twentieth century suburban development, but did acquire the distinctive Boat House, two modern cottages in the hamlet and new development at Guyzance Bridge, just beyond the Dye House.

### 5.2.3 **Features, Detailing and Materials**

The character of the Guyzance area arises from some variety of architectural features and simple detailing, as well as a uniformity of materials. These are:

- masonry
- doorways
- windows
- roofs, including ridges, eaves and verges
- dormer windows and rooflights
- chimneys
- rainwater goods, such as drainpipes and gutters



The simplicity of most of these features and the limited palette of materials contributes to the appealing plainness of much of the area's architecture. Some details have been altered more than others but a great deal of original material is still intact.

#### 5.2.4 **Masonry**



The principal walling material throughout the traditional buildings of the Guyzance area is local carboniferous sandstone. Some of it in the Hall and Brainshaugh is polished ashlar, but most is coursed blocks with dressed sandstone surrounds to doors and window openings, lintels, sills and corner quoins. Coursed rubble is used for barns and out-

buildings. The most recent use of traditional stone in the area is in the two new cottages in the hamlet and it is a fair attempt, but although a reasonable attempt has been made to give the stones a traditional surface treatment, the pecking appears a little too mechanical and traditional dressings to openings and quoins are lacking.

Guyzance's industrial structures are all also in sandstone. The top floor of the Dye House is in red brick (the only red brick walling in the area) and there is yellow brick in the farm at Brainshaugh.

Although the rear elevations of some properties may have been rendered or pebble-dashed, not one front elevation in the area has been so treated, leaving the rich, exposed and patinated stonework as a very positive characteristic.



#### 5.2.5 **Doorways**

Traditional domestic doors in Guyzance would have been either plain wooden plank doors in the vernacular buildings, or panelled doors in the later and more refined buildings of the area. Perhaps not surprisingly, none of the original plain doors now survive in Guyzance but, fortunately, some of the more refined ones do.



In most cases, lost doors have been satisfactorily replaced with plain timber doors but several have had decorative ironwork added. On another, an early timber lintel has been retained. There are almost no plastic doors in the area, a very good thing in terms of its appearance. Door cases are also rare with only one in the main street of the hamlet. In converting the former industrial openings in the Dye House, but the stained wood appears more successful than the painted version in preventing its industrial character from becoming too domestic.

Original, grand 1894 timber panelled doors survive in the Hall, designed to complement its neo-Tudor style. At the other extreme, on agricultural or industrial premises, plain timber doors survive at Guyzance Mill and at the former joiner's shop in the hamlet, but corrugated iron doors at Brainshaugh farm do not seem to be as robust.



### 5.2.6 **Windows**



Unlike Guyzance's doors, many original timber windows – both sliding sashes and plain casements – have survived. In the Village Rooms, divided vertical sliding sashes survive, late nineteenth century single division sliding sashes survive in several cottages in the hamlet, and in the Mill House



several early vertical sliding sashes (known as 'Yorkshires') are in place. Original timber windows survive throughout

the Hall too. It is fortunate that timber windows were specified for the new cottages on the main street but, unfortunately, plastic windows of an unsatisfactory design have appeared in some of the older window openings in the hamlet and in a nearby listed building. Generally, replacement windows are not a great problem in the area and nowhere

have traditional openings been enlarged to accommodate modern picture or bay windows.



A few traditional agricultural windows of overlapping slated glass survive too in the hamlet and these should be retained and cherished for their connection with its rural past.





### 5.2.7 **Roofs**



Traditional dual pitch roofs are used almost exclusively throughout the Guyzance area with the few flat roofs confined to modern rear extensions. The lead roof of the Hall's tower is also flat.



Within the hamlet, roofing materials are a mixture of Welsh slate and modern red pantiles – generally slate at the east end and tile at the west. The Village Rooms still retain their old pantiles as does the former joiner's shop in the same terrace.



Although most roofs at the Hall are Welsh slate, the octagonal summer-house roof is in contrasting red flat tile for aesthetic reasons, to emphasise its purpose as a garden feature and not as an extension of the Hall.



In the valley, there is also a mixture of red tile and Welsh slate, the balance in favour of slate. Guyzance House, the

house at Brainshaugh, Guyzance Mill and the Dye House are all slated, whereas red tiles appear on buildings in Brainshaugh Farm and on the Mill House. The roof of the nineteenth century addition to Mill House is slated. As would be expected, the West Lodge's Arts & Crafts roof is flat red tile.



### 5.2.8 **Dormer Windows and Rooflights**



Neither dormer windows nor rooflights are traditional features of historic Guyzance but they have appeared in the area later. The only dormer windows in the area are those included at the rear of both new cottages, and one old cottage on the north side of the street in the hamlet. These cat-slide dormers have been used to add a second



storey at the rear. A few rooflights are scattered throughout the area but they are all relatively small or well hidden and therefore do not stand out. In one roof, glass tiles have been introduced and are a very effective way of lighting agricultural out-buildings without drawing attention to added features on the roof.



### 5.2.9 **Chimneys**



As heating systems have changed, chimneys have become one of the features of old buildings most vulnerable to removal and loss. Retaining chimneys, however, retains the intact historic character of older buildings (as well as allowing their re-use for open fires in the future). In the Guyzance area, there is a high survival of early stacks and pots, and replacements have usually been in an acceptable material.

Most buildings in the hamlet began with sandstone chimney stacks and a

few still remain. The others have replacement stacks in red or yellow brick with one replaced in artificial stone of the wrong size and jointing. The stacks of the two new cottages are in natural sandstone. The former joiner's workshop at the western end of the hamlet is the only building in the street to have lost its stack. As would be fitting of the style, chimneys at the Hall are well prepared sandstone specially cut to add decorative shapes to the exciting silhouette of the building. These are the only really decorative stacks in the area.



In the valley, the Dye House has no chimneys and presumably never has. The stacks at Brainshaugh, Guyzance Mill and the Mill House are all sandstone.

### 5.2.10 **Rainwater Goods**

Traditional domestic rainwater goods, including gutters and down-pipes, were usually simple affairs made initially of wood and then of metal, usually cast-iron as half round gutters and full round pipes. Gutters will have been supported on spikes driven into the walls rather than the modern way of mounting them on a timber fascia.

Throughout the Guyzance area, most of the rainwater goods are of metal, some of which may still be early cast iron ones, which include gutters and hopper at the old school house



which are cast with the familiar crescent motif of the Duke . Few, apart from those on the Hall, will be as decorative as these. Plastic rainwater goods are seen on only one property in the area, indicating an unusually high retention and renewal of metal goods, another positive characteristic.

### 5.3 ***Contribution of Spaces & Trees***

Because the Guyzance study area is a wider cultural landscape rather than just a village, two primary spatial features within the topography of the area can be identified. Within these, there are distinct secondary spaces, some residential and some rural. This list of secondary spaces here only includes those places which are physically or visually accessible to the public.

- Primary
  - plateau to the north
  - river valley to the south
- Secondary
  - residential spaces
  - rural spaces

#### 5.3.1 ***Primary – Plateau To The North***

This is part of the flat Northumberland coastal plain through which the River Coquet has carved its deep, curving valley. The edges of the plateau are sharply defined in the west by the steep Quarry Burn ravine and the Coquet valley to the south and, less dramatically to the east, by the river. There is no definition of the north edge of the plateau as it seamlessly joins the rest of the even coastal plain. The single defining feature of the plateau is its southern edge where an escarpment tumbles down to the Coquet below. Although the hamlet of Guyzance and modern Barnhill Farm are set well back from this edge, enjoying no dramatic views over the valley, Guyzance Hall itself is located close to the edge to make the most of such viewing opportunities. The central tower was raised after 25 years to make even more of the views for the owners and presumably to make the Hall visible from even further afield in the valley, spatially and visually unifying the Hall and its setting. Although most locations on the plateau do not enjoy distant views in any direction, views within the plateau itself have been much enhanced over the years by amenity planting in the form of parkland, avenues and high hedges.

#### 5.3.2 ***Primary – River Valley To The South***

The Coquet is one of the great rivers of Northumberland. It rises in the Cheviot Hills, cutting a broad, gently v-shaped valley through the rolling farmland of the coastal plain until, after many twists and turns, it reaches the sea at Amble. Two of the more acute, tight turns have together created the deeply incised valley immediately south of the Guyzance plateau. This very attractive part of the valley is characterised by river meadows hemmed in between tight, tree-lined meanders, and by wooded river bank escarpments, frequently bisected by the steep ravines of the many tumbling tributaries of the Coquet. Although panoramic views of the whole valley can be enjoyed from many points on the edge of the valley's definitive

bowl shape, views within the valley itself are defined by both minor lumps in landform and the complex pattern of amenity planting that has developed over the years. Access to some parts of the valley is not available to the public so the familiar, secondary rural spaces recorded within the valley are all related to public routes, which are entirely confined to the western third of the valley.

### 5.3.3 **Secondary – Residential Spaces**

The secondary residential spaces in the study area are:

- Guyzance main street
- domestic front gardens



The hamlet of Guyzance has only one main street. It is spatially enclosed by bends in the road at each end, and visually contained on both sides by single storey cottages, linked in almost continuous terraces. There is a gap in the continuity of buildings on both sides, near the middle. That to the north, between two recent cottages, is only partially closed by garages set well back from the road; that to the south, much wider and longer-standing, has been very satisfactorily closed by a dense, well established eight-foot high hedge, rendering it much less noticeable than that on the north side. The carriageway is distinctive red tarmac which distinguishes country lanes in Northumberland, and road edges are randomly

grass verge, flower border, black tarmac pavement or rolled gravel with stone curbed pavement. This lack of uniformity adds greatly to the gentle, semi-rural character of the street. Only the scatter of on-street parking disturbs the rustic simplicity of the space.

The hamlet's domestic front gardens, set behind the (listed) low mid-nineteenth century stone wall, are fairly shallow and have, for the most part, low shrubs and flowers and few substantial trees. The gardens' narrowness prevents them becoming major components of the space and they help soften the rhythm of cottage doors and windows along the length of the street. This is as close as the hamlet of Guyzance gets to an urban character.



Domestic gardens outside the hamlet show an extraordinary contrast. At one end of the scale are the wide open spaces, highly manicured and



varied terraced gardens of the Hall. At the other is the intimate scale of the busy cottage garden and fruit trees at the Mill House. In between these is the open landscaped garden setting of Guyzance Cottage, and the imported urbanism of the red gravel car bays in front of the Dye House. Only Guyzance Cottage's garden is contributed for public view, as the others are secluded under trees, behind walls or well away from public gaze.

#### 5.3.4 **Secondary – Rural Spaces**

The secondary rural spaces in the study area are:

- western bridge space
- Guyzance Bridge space
- Brainshaugh pasture
- Priory meander
- Mill House paddocks
- Quarry Burn ravine

The river valley has several distinctive spaces which can be appreciated from public lanes running through it. At the south west corner, the confluence of the Hazon Burn and the Coquet, with its attractive sandstone bridge and two-lane



junction, creates the memorable western bridge space. Shrouded as it is by mature planting, this has a strong sense of arrival for both pedestrian and vehicle. Further along the Coquet, the Guyzance Bridge space, with its northern junction, shrouded southern approach and wide viewing deck, provides another memorable experience in the valley. From the north end of this bridge, the Brainshaugh pasture is visible. This is a distinctive open grassland slope kept close-cropped as pasture by sheep, and made distinctive by its backdrop of mature trees and Brainshaugh on the sky line. On the other side of the north-south lane, the distinctive Priory meander, a soft meadow pasture area defined by the tree-lined meander of the Coquet, has the extensive remains of the medieval chapel and eighteenth century graveyard walls at its centre. This ancient addition transforms what would otherwise be an ordinary meadow into a distinctive road-side space.

Further north, the lane enters another distinctive space, Mill House paddocks. It is bounded by Guyzance Cottage and mill, the rise of grassland to the west, the Mill House and planting to the north, and the tree-lined Coquet to the east. The space is characterised by historic buildings, the lane and the hedgerows and trees which bisect the west grassland. The final and most northerly space is the Quarry Burn ravine, a steep sided valley cut by a tributary of the Coquet. The late nineteenth century lane climbs memorably up this heavily wooded ravine, giving pedestrians and vehicles a distinctive spatial experience.

#### 5.3.5 **Contribution of Trees**



Trees make a huge contribution to the character of the Guyzance study area. They appear in many different landscape combinations, many there to enhance the appearance of the plateau and valley. They have been planted as parkland, the traditional visual foil to the English country house, as avenues enhancing the approaches to such houses, and as amenity stands of trees that break up and add interest to the valley views and spaces. Dense woodland softening the drama of tributary ravines and providing a network of woodland walks also characterises the area. In April 2006, a Landscape Character Assessment that investigated the Coquet Valley (and other landscapes in Alnwick and Morpeth) was published. Amongst its findings was

recognition of the intimate scale of the landscape, both from the valley landform and its substantial mature tree cover. It also concluded that many woodlands (in the valley) presently receive little or no active management. This may not be a satisfactory situation for the Guyzance cultural landscape which is of such quality.

#### 5.4 **Atmosphere**

For a hamlet and its associated river valley to become a conservation area is not unusual as there a number of such landscape conservation Areas in the 9,100 or

so that exist in the country. Guyzance the hamlet is familiar to many, but the overall cultural landscape of Guyzance is not; it has been one of the purposes of this study to try to determine and define it. Although the cultural characteristics which started to define the extent of Guyzance began in early medieval times and carried on into the post-Medieval period, a hugely reinforced unity in the study area was provided by the creation of the hamlet plus the later Hall and estate in the late nineteenth century. In this way, the ancient atmosphere of deserted medieval village, monastic settlement and local church in an intimate valley setting, received the addition of attractive eighteenth century working hamlet and a nineteenth century neo-Tudor mansion with amenity landscape. Overall, this is a landscape of both work and amenity, populated by medieval ruins, listed industrial and agricultural structures, and residences of all periods and scales. As an overall cultural landscape, Guyzance has its own distinctive and special atmosphere, not mirrored elsewhere in south Northumberland.

## 5.5 ***Loss, Intrusion & Damage***

### 5.5.1 ***Neutral Parts***

Neutral areas are those which have a balance of positive and negative characteristics. There are really no neutral areas in the study area as all parts contribute to the integrity of the cultural landscape. The fields to the north and west of the hamlet could be deemed to have a neutral impact on Guyzance but they were included in the original suggested boundary (see 6.2 and Map 2) to give the area recognisable boundaries on the ground.

### 5.5.2 ***Negative Parts***

Negative parts are those which detract from the overall character and appearance of the place. There are none in the study area.

### 5.5.3 ***Incremental Change***

Gradual modernisation has seen several incremental changes to architectural features, detailing and materials, under two main themes:

- loss and replacement of original architectural details,
- inappropriate designs, materials and methods for repairs, alterations and new work.

Much of this has involved lower quality work, synthetic materials, and ill-informed or now-discredited approaches. The detailed variety in the architecture means that some changes can be readily absorbed without too much harm but, as the architecture is simple, the palette of natural materials limited, and basic architectural features relatively modest, some changes can become particularly prominent. The attractively inconsistent balance this creates can be easily damaged through loss or alteration of those features, materials or design intent. There is not, however, a sufficient accumulation of change to have seriously weakened character and appearance in any part of the Guyzance study area. Most



changes in the area are the result of permitted development rights, ie. works which do not require planning permission.

Should it be designated, it will be important to try to curtail the most harmful damage and loss in the future. It would also be important to find opportunities for reversing over time harmful changes to the architectural and historic qualities which give the area its distinctive character. Both would be more easily achieved with detailed guidance and financial incentives. Monitoring these and other changes should take place to ensure accumulated change over time does not further weaken or erode the area's special local architectural and historic interest.

#### **5.5.4 *Loss and Replacement of Original Architectural Details***

Some original architectural features which helped to define the special interest of the area have been lost incrementally over time, mostly windows, doors and rainwater goods. These are changes which have not required planning permission, although some may have received permission as part of a larger approval package.

The effect which fenestration has on a building's character and appearance should not be underestimated. Changes of material and design can dramatically alter the character and appearance of a building. This can be true if one in a set of windows is changed or if it is repeated across a whole façade. The visual effect of modern materials and inaccurate designs is invariably jarring against a well-aged building in natural traditional materials. The success of PVCu windows which attempt to copy the design and proportions of traditional windows depends on the width and profile of the frames. It is generally the case that PVCu frames are thicker and more angular than timber ones, and can not accurately incorporate details such as mouldings, horns, beading and stained glass. PVCu 'glazing bars' are often false strips superimposed onto glazing which have a flat, flimsy appearance. Neither does PVCu take on the patina of time like timber. The result will almost always harm character and appearance. The same is true of 'fake' sash windows (top-hung casements) which rarely reflect the particular style of the building. These and other modern window styles often have clumsy, chunky proportions and are often placed flush with the face of the building, rather than being set back into an appropriate reveal, thus losing depth and shadow to the building's architecture.

Fortunately, few buildings in the Guyzance study area have experienced much use of modern replacement materials, although modern timber doors are not uncommon. Also on the positive side, the new windows and doors that have been inserted have all been accommodated in original openings. Consequently no front elevations have had uncharacteristic treatments, such as rendering or painting often used to conceal the alterations made when window openings are changed.

#### **5.5.5 *Inappropriate Designs, Methods and Materials***

There are a few cases of repairs, alterations and new work which have used designs, methods or materials which are inappropriate to the area's special local architectural and historic interest. Some of these would not have required planning permission, but others would have received consent. For example:

- Residential additions which include design features such as dormer windows, extensions and porches, which are not reflected in the vernacular of Guyzance's historic architecture.
- New materials and alterations which are not traditional to the area, such as plastic windows, dilute the feeling of natural quality of at least two listed buildings in the area.
- In new build, although natural materials may be used, the choice and detail should closely copy the local vernacular.



#### 5.5.6 **Condition & Vacancy**

Poor condition and vacancy of historic buildings and land can undermine the character of a place and threaten the sustainability of its future. In the Guyzance study area, the maintenance of its buildings has been generally good but the following buildings in the area give considerable cause for concern:

- Guyzance Mill, listed Grade II, is in a derelict condition and needs urgent attention and a long term rescue solution if it is not to become a serious casualty.
- The listed former joiner's shop at the west end of the hamlet is also in a derelict condition and requires early attention.
- The Priory church or chapel is listed and scheduled. Although a close inspection was not possible for this study, the growth of shrubs at the top of the walls, visible from the lane, gives some cause for concern.
- The listed garden walls on both sides of the main street of the hamlet may have been inappropriately pointed, accelerating the decay of the surfaces of the stonework. These walls need to be assessed and remedial action taken if necessary.
- Viable uses need to be found for the vacant range of stone cottages at the north end of Brainshaugh, and for various vacant traditional out-buildings behind the cottages in Guyzance.

These concerns will need to be positively addressed to prevent harm to character and appearance.



### 5.5.7 **Damage to Spaces**

The roads and spaces of the study area contribute positively to its character, and because of the general isolation of the area and its general agricultural use, there has been little damage except, possibly, to tree cover:

- As indicated above, trees make a huge contribution to the character of the study area. Over the years, they have been used to greatly increase the high level of amenity the area enjoys. But, as the 2006 Landscape

Character Assessment of the Coquet valley found, many areas of trees presently receive little or no active management; some may be within the study area. Although a survey has not been possible for this study, the presence of dead or struggling trees was noticed in one or two places in the valley. The level of active management in the study area, therefore, needs to be reviewed and encouragement given as appropriate.



## 6 *Designation & Management Matters*

### 6.1 *Designation*

The 2005 scoping study recommended that Guyzance be considered for designation as a conservation area because of its special historic, architectural and townscape interest. This special interest, based on factors such as history, quality and integrity, has been assessed in the preceding chapters. It is on the basis of this assessment that Guyzance Conservation Area has been designated, **although the 2007 Committee decision included made the boundary around the village only.**

#### 6.1.1 *Summary of Guyzance's special architectural and historic interest*

The Guyzance study area's special historic interest derives from the story of its evolution. The earliest known archaeological artefacts found locally suggest that at least one location within the study area was occupied by prehistoric settlement. Medieval remains in the valley include those of a monastic cell and church and a medieval village, now deserted. A mill is reputed to have been on the site of the current one since 1336. Clearly, at this period, 'Gynis' or 'Gysnes' was a valley settlement of some significance. By 1472, the manor of Guyzance was in the ownership of the Percy family and by the seventeenth century, the village had become two rows of houses with the Mill House and the house at Brainshaugh. The eighteenth century saw considerable change in the area – the current houses in the hamlet were built and new water-powered industry was established on the Coquet, industry that was to last for over 150 years. In the early nineteenth century Guyzance mill was rebuilt and in the middle of the century, all the cottages in the hamlet were remodelled. The building of Guyzance Hall in the 1890s transformed the area into an amenity landscape, to be enjoyed particularly from the edge of the north plateau. About the same time, transport around the valley was transformed by the new Guyzance Bridge. Modern times saw relatively little change except for an expansion of Barnhill Farm, the extension and residential conversion of the Dye House and the building of a few new houses in the hamlet and at Guyzance Bridge. The history of the study area is continuous, varied and significant.

The architectural heritage of the Guyzance area is also various and significant. Its stock of residential buildings ranges from simple agricultural cottages in the hamlet,



through a seventeenth and eighteenth century yeoman's house, to a grand nineteenth century neo-Tudor mansion. Its industrial water-powered architecture is equally significant, including one of the most important dams in the country designed by a major engineer, a surviving eighteenth century dye house and an early nineteenth century mill, plus earlier mill house. In addition, the area contains the remains of medieval ecclesiastical architecture in the form of a monastic chapel or church.

#### 6.1.2 ***The desirability of preserving or enhancing Amble's character and appearance***

Even before designation, decisions had already been made that certain parts of the Guyzance area should be preserved and enhanced. Already, the area has 26 listed buildings scattered throughout the area.

The whole settled valley and plateau provides the physical and cultural context for all these interesting listed components and, in addition, it provides huge added value of place and history which is more than just the sum of its individual parts. The overall integrity of the place makes sense of the history of the components, and provides a continuous cultural environment in which they can be experienced. It also has its own existence as the long established and significant settlement of Guyzance and the Coquet valley, and is therefore more than merely the cultural and environmental glue that holds its individual parts together.

Therefore, both as a context for interesting buildings and spaces, and as an historically and culturally valuable entity in itself, it is desirable for the character and appearance of the Guyzance the study area to be preserved and enhanced.

#### 6.2 ***Agreed Boundary***

The drawing of a conservation area boundary for any isolated country or coastal settlement may be complex so it is best to be guided by sound principles. PPG15 suggests the use of consistent local (ie. district-wide) standards to ensure conservation areas are not 'devalued' by drawing boundaries to include areas without special interest. The principles for a boundary for the Guyzance area should therefore be the following:

- begin with the minimum area of the core of the settlement,
- extend this by adding additional areas of strategic conservation importance, such as in protecting the settlement from potential future threats from nearby existing development or settlement expansion, or because they are part of the natural landscape context of the area and deserve to be protected with it;
- 'holes' of undesignated parts within a continuous boundary should be avoided,
- avoid taking boundaries along the middle of a road or waterway where character is similar on both sides,
- run boundaries along visible features on the ground, where possible.

Applying these principles – especially the first two – to the Guyzance area produces the boundary shown on Map 1. The modern hamlet of Guyzance is

clearly the core settlement and the valley to the south is visually and culturally an essential part of the whole rather than merely part of its landscape setting. The settlement on the north plateau and the valley below are, in reality, a single cultural landscape linked by a common and continuous history and by the landscape compositions of the Guyzance estate. As Guyzance is well away from other settlements, there has been no need to include additional strategic open landscape that may be threatened by development from other nearby settlements.

### 6.3 ***Planning Policy***

Now Guyzance is designated as a conservation area, the current development plan policies as listed in section 7.4 below apply. Guidance should always be sought to identify any newly issued policies or guidance.

The two pleasure gardens of Guyzance Hall may be of such historic quality and survival that they might be considered for designation as an historic park and garden.

### 6.4 ***Suggested Additional Listed Buildings***

The listing of suitable buildings of architectural or historic Interest is carried out by English Heritage on behalf of the government, so possible listings can only be suggested. The following buildings are therefore only initial considerations:

- Memorial on the north side of Smeaton's dam on the Coquet, commemorating the Guyzance Tragedy that took place here in 1945.
- West House, Guyzance.

### 6.5 ***Possible Enhancement Schemes***

Being a mature hamlet and landscape, the need or opportunity for detailed enhancement of the Guyzance study area is fairly limited. However, there are certain operations that would benefit the appearance of the area in particular parts, as well as in general. Some of these have already been mentioned above and include the following:

- Urgently arresting decay and developing a rescue package for Guyzance Mill and the former joiner's shop in Guyzance hamlet, both of which are listed Grade II.
- Inspecting the condition of Guyzance Priory chapel and putting any necessary repair works in hand – the chapel is both listed Grade II and a scheduled monument. Depending upon its condition, it may prove advantageous to get the Priory added to English Heritage's national Buildings at Risk Register.
- Inspecting the condition of the low front garden walls on both sides of the main road in the hamlet – they are listed Grade II. In parts, it is possible that inappropriate pointing in the past may be causing decay. Remedial work may be necessary and advantageous.
- Seeking viable new uses for the vacant cottages at Brainshaugh and vacant out-buildings behind the hamlet's cottages.

- Following the findings of the 2006 Landscape Character Assessment, the current management of woodlands and individual tree cover in the area should be reviewed and improved if necessary.

## 6.6 ***Future Management***

Change is an inevitable component of most conservation areas; the challenge is to manage change in ways which maintain and, if possible, strengthen an area's special qualities. The character of conservation areas is rarely static and is susceptible to incremental, as well as dramatic, change. Some areas are in a state of relative economic decline, and suffer from lack of investment. In others, the qualities that make conservation areas appealing also help to encourage over-investment and pressure for development in them. Positive management is essential if such pressure for change, which tends to alter the very character that made the areas attractive in the first place, is to be limited.

Proactively managing Guyzance Conservation Area will therefore be an essential way of preserving and enhancing its character and appearance into the future. New English Heritage guidance suggests the following topics should be considered when addressing the need for a management strategy for the area:

- boundary review
- article 4 directions
- enforcement and monitoring change
- buildings at risk
- site specific design guidance or development briefs
- thematic policy guidance (for example on windows or doors)
- enhancement opportunities
- trees and green spaces
- urban design and/or public realm
- regeneration issues
- decision making and community consultation
- available resources

In addition, development plan policies and Council procedures which relate to all conservation areas in the district will be applied to Guyzance now that it is a conservation area.



## 7 Additional Information

### 7.1 Other Designations

#### 7.1.1 Scheduled Ancient Monuments

There are two scheduled monuments in the Guyzance study area:

- Brainshaugh (Guyzance) Priory
- Graveyard wall adjacent to ruined church or chapel, Brainshaugh

Both of these are also listed (see below).

#### 7.1.2 Listed Buildings

Entries on the 'Statutory List of Buildings of Special Architectural or Historic Interest' cover the whole building (including the interior), may cover more than one building, and may also include other buildings, walls and structures in the building's curtilage. Contact the Council for more advice (see page 7). There are 26 listed building entries for the Guyzance study area:

<b>Name</b>	<b>Grade</b>
Roadside walls on north side of street	II
Nos. 7 and 8, Guyzance Village	II
Outbuildings group south of Nos.7 and 8	II
Pump opposite No. 1, Guyzance Village	II
Guyzance Mill	II
Bridge over River Coquet, Guyzance	II
The Dye House	II
Garden walls to south of Guyzance Hall	II
Bridge over Quarry Burn, Hall drive	II
Mill House and barn to south	II
Dam on River Coquet	II
Garden wall and gate, NW of Hall	II
Walls, summerhouse and gatehouse, the Hall	II
Nos. 1,2 and 4, Guyzance Village	II
West Lodge to Hall	II
Guyzance Hall and East Wing Cottage	II

Outbuildings south of east Wing Cottage	II
Game Larder & walls, N and E of Tennis court	II
The Old School	II
No. 5 and former joiner's shop to west	II
No. 6, Guyzance Village	II
Roadside walls on south side of the street	II
Brainshaugh (Guyzance) Priory	?
Graveyard Wall adjacent ruined church/chapel	II
House at Brainshaugh	II*
Walls and privy, Brainshaugh	II

### 7.1.3 **Tree Preservation Orders**

There are no Tree Preservation Orders (TPOs) in the Guyzance study area. TPOs are made by local authorities to protect visually strategic groups or individual specimens of trees from damage such as felling, lopping or topping. Trees not only soften the environment, they add the colours of changing seasons, shade and, in a shelter belt, can hide unsightly developments from view. In Alnwick District, some TPOs are made by the District Council and some by the County Council, but both have the same legal status.

### 7.1.4 **River Coquet & Coquet Valley Woodlands Site of Special Scientific interest (SSSI)**

The length of the River Coquet and associated woodlands that runs through the Guyzance study area is designated as an SSSI, which provides protection from development which might destroy or could directly or indirectly affect the SSSI. See Policy RE5 in the Alnwick District Wide Local Plan for more details.

### 7.1.5 **Area of High Landscape Value**

The whole of the study area is part of a designated Area of High Landscape Value which provides protection from development which would have a significant and adverse effect on the appearance of the designated area. See Policies RE17 and T3 in the Alnwick District Wide Local plan for more details.

## 7.2 **Archaeological Records**

Northumberland County Council's record of archaeological sites, whether they are scheduled ancient monuments, listed buildings or neither, are accessed through the national archaeological data base, Archaeological Data Services (ADS). This website, which also includes entries from English Heritage, National Trust and Defence of Britain, can be accessed via [www.northumberland.gov.uk](http://www.northumberland.gov.uk).

For the Guyzance area there are 29 records. They include Prehistoric burials at Brainshaugh, Guyzance deserted medieval village and Guyzance Priory from early times. The seventeenth and eighteenth centuries are represented by Mill House, the house and walls at Brainshaugh, the Dye House, Smeaton's dam graveyard walls adjacent to the priory and nine records of buildings in the hamlet of Guyzance, including the village pump and old school. The next century includes

Guyzance Mill, Guyzance Bridge, bridge over the Quarry Burn and six records covering the listed parts of Guyzance Hall. Finally, in the twentieth century, there are records of the Hall's West Lodge and the wartime pillbox at Brainshaugh.

The same 29 entries are also included on the 'Keys to the Past' web site ([www.keystothepast.info](http://www.keystothepast.info)) which carries historic information on many sites in Northumberland (and in County Durham too). This site is aimed at a more general audience.

### 7.3 ***The Implications Of Conservation Area Status***

The local planning authority has a statutory duty to pay special attention to the desirability of preserving or enhancing character and appearance of conservation areas in exercising their planning powers. In particular, the local authority has extra controls over the following in conservation areas:

- demolition
- minor developments
- the protection of trees

#### 7.3.1 ***Demolition***

Outside conservation areas, buildings which are not statutorily listed can be demolished without approval under the Town & Country Planning Act 1990 (as amended). Within conservation areas, the demolition of unlisted buildings requires conservation area consent. Applications for consent to totally or substantially demolish any building within a conservation area must be made to Alnwick District Council or, on appeal or call-in, to the Secretary of State. Procedures are basically the same as for listed building consent applications. Generally, there is a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.

#### 7.3.2 ***Minor Developments***

Within in a conservation area, legislation<sup>5</sup> states that there are certain cases where permission must be obtained before making alterations which would normally be permitted elsewhere. This is to ensure that any alterations do not detract from the area's character and appearance. The changes include certain types of exterior painting and cladding, roof alterations including inserting dormer windows, and putting up satellite dishes which are visible from the street. The size of extensions to dwellinghouses which can be erected without consent is also restricted to 50m<sup>3</sup>.

Under Article 4 of the same legislation, there can be further measures to restrict other kinds of alteration which are normally allowed under so-called 'permitted development rights'. These measures, called Article 4 Directions, can be selective in the buildings they cover within the conservation area, and the types of restriction they impose depending on how they might affect key building elements and so

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<sup>5</sup> Town & Country Planning (General Permitted Development) Order 1997



character and appearance. These Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance over time. Development is not precluded, but selected alterations would require planning permission and special attention would be paid to the potential effect of proposals when permission was sought. Examples might be putting up porches, painting a house a different colour, or changing distinctive doors, windows or other architectural details. The local authority has to give good reason for making these restrictions, and must take account of public views before doing so.

To many owners, any tighter restrictions or additional costs, such as for special building materials, are more than outweighed by the pleasure they derive from living in such an area.

### 7.3.3 **Trees**

Trees make an important contribution to the character of the local environment. Anyone proposing to cut down, top or lop a tree in a conservation area, whether or not it is covered by a tree preservation order, has to give notice to the local planning authority. The authority can then consider the contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it.

## 7.4 **Current Development Plan Policies**

The following policies would be generally applicable to development in settlements within Alnwick District and will apply to Guyzance Conservation Area now it is designated.

- Core Strategy Policies
  - S1-S23
- Saved Policies from Alnwick District Wide Local Plan
  - BE2, BE8, BE12, BE13, H19

## 7.5 **Unlisted Buildings In A Conservation Area**

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked<sup>6</sup>:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials, or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?

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<sup>6</sup> Taken from *Guidance on Conservation Area Appraisals*, English Heritage, 2006

- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

Alnwick District Council believes any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

## 7.6 Sources

The following sources were used in production of this appraisal:

- *Alnwick District Wide Local Plan*, Alnwick District Council, 1997
- *Northumberland Place-Names*, Stan Beckensall, Butler Publishing, 2004
- *The Buildings of England: Northumberland*, John Grundy et al, 1992
- *Medieval Castle, Towers, Peles & Bastles of Northumberland*, T H Rowland, Sandhill Press, 1987
- *Ports and Harbours of Northumberland*, Stafford Linsley, Tempus, 2005
- *Victoria County History: Northumberland*, Volume 2, 1895
- *The Journal* 19 May 2007
- Northumberland County Archives, Woodhorn
- [www.keystothepast.info](http://www.keystothepast.info)
- [www.northumberland.gov.uk](http://www.northumberland.gov.uk)

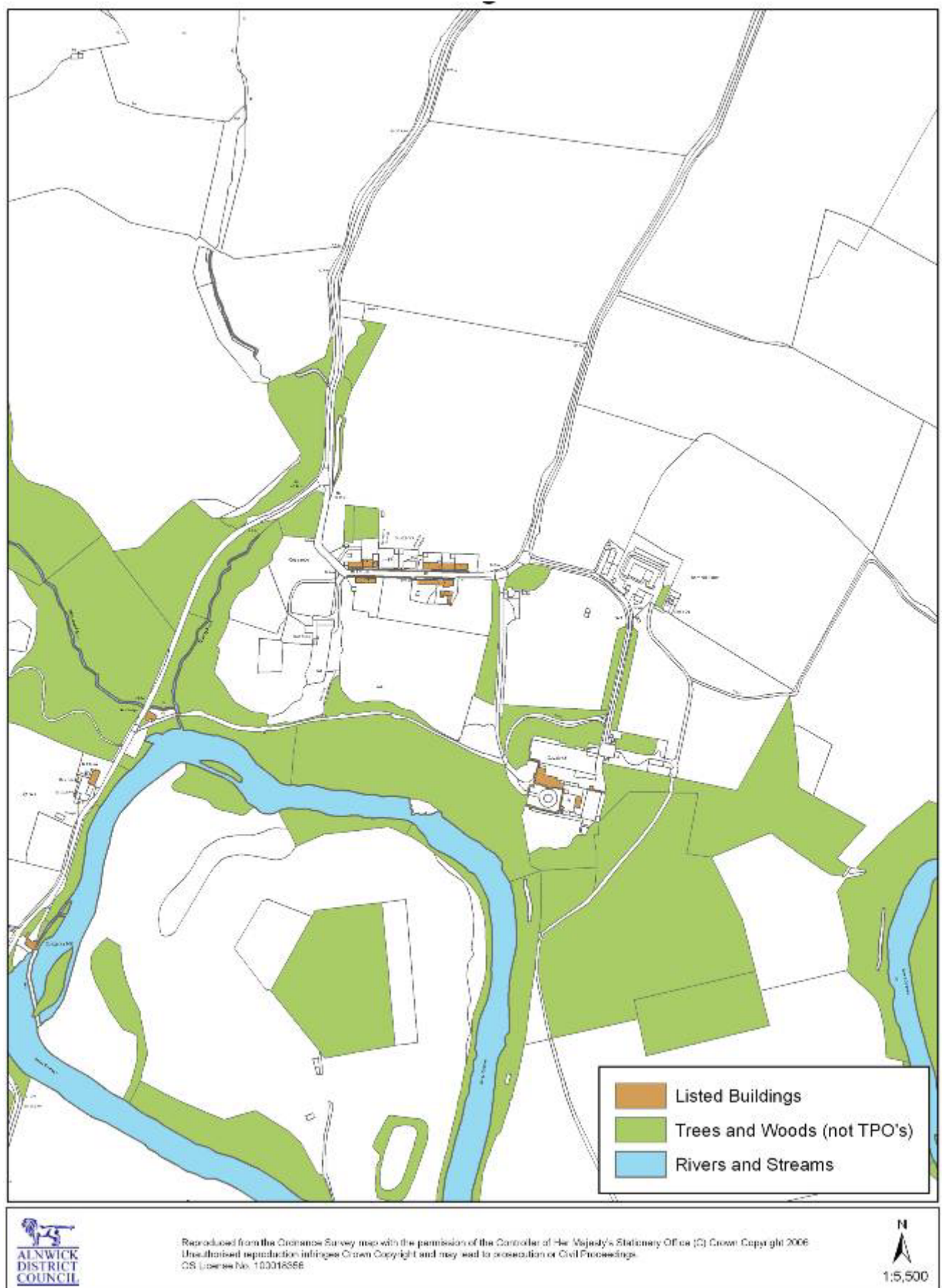
## 7.7 Photographic Record

Photographs taken during site survey for this report are contained in a digital archive held by Alnwick District Council.

**Map 2. Original Study Area With Larger Rejected Boundary (shown dotted)**





**Map 3. Other Designations**







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