Tynedale
COUNCIL

HAYDON BRIDGE
Conservation Area Character Appraisal

Adopted March 2009

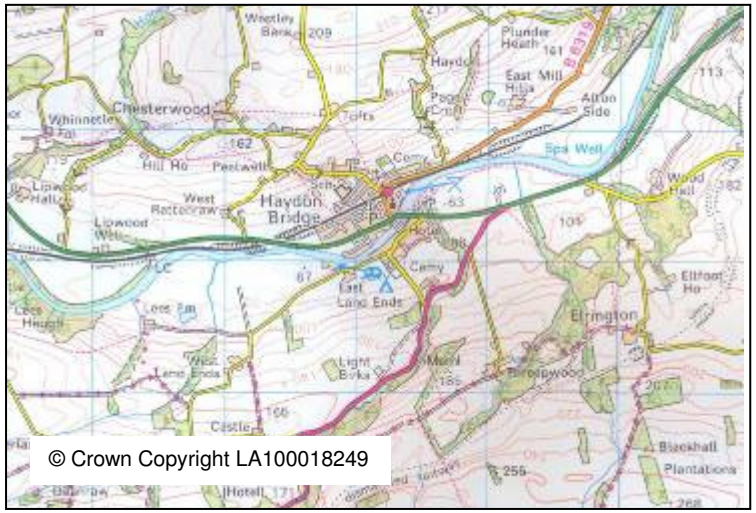
CONTENTS

Church Street, Haydon Bridge

1 INTRODUCTION

1.1 Location

Haydon Bridge is located on a gentle meander of the River South Tyne approximately ten kilometres to the west of Hexham and thirteen kilometres to the east of Haltwhistle. It is divided by the river and the A69 and bisected by the Newcastle to Carlisle railway. It is overlooked by the steep valley sides which are decorated by fields and woodlands. The village is located within Haydon Ward and its centre is at National Grid reference NY 842644



Map 1: Location of Haydon Bridge in its valley setting

1.2 Haydon Bridge Conservation Area

Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.[1] They are designated by the local planning authority using local criteria.

Conservation areas are about character and appearance, which can derive from many factors including individual buildings, building groups and their relationship with open spaces, architectural detailing, materials, views, colours, landscaping and street furniture. Character can also draw on more abstract notions such as sounds, local environmental conditions and historical changes. These things combine to create a locally distinctive sense of place worthy of protection.

Haydon Bridge Conservation Area was designated in March 1995 in response to the clear historic and architectural significance of the village. The collection of eleven listed buildings in the conservation area, which includes thirty two dwellings in two groups, is testimony to its heritage importance. The boundary of conservation area was extended in March 1996 (Map 1, page 6).

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

1.3 Planning Context

Conservation area designation remains the principal means by which local authorities can apply conservation policies to a particular area. The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes when determining planning applications. It also has a duty, from time to time, to draw up and publish proposals for its preservation and enhancement, and consult local people on them.

The protection and preservation of historic environments are now extensively recognised for the contribution that they make to the country's cultural and historic heritage, its economic well-being and quality of life. Public support for conservation - both in the built and natural environments - is also well established. National and regional government guidance reflects this. It is not the purpose of conservation areas to prevent change but to manage change in such a way as to maintain and, if possible, strengthen the area's special qualities. Current legislation is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on the Council to declare as conservation areas those parts of their area that they consider to be of special architectural or historic interest. It also imposes on the Council a duty to review past designations from time to time. Conservation area status also means that there are stricter controls on changes that can be made to buildings and land including the need to secure consent to demolish any building, strengthening controls over some minor forms development and the automatic protection of all trees in conservation areas.

Tynedale Council has adopted a number of policies that are directed towards preserving and enhancing the character of the conservation area. Detailed in Appendix 1, they cover new development, alterations, demolition and protecting the setting of the conservation area. Other policies which impact upon the conservation area include the identification of Employment Areas (Core Strategy Policy EDT1), Primary Shopping Frontages (Core Strategy Policy RT3) and Strategic Green Spaces (Core Strategy Policy NE2).

Following the introduction of 'Best Value Performance Indicator (BV219: Preserving the special character of conservation areas, ODPM, 28th February 2005)', the duty to regularly reappraise conservation areas – and formulate and publish proposals for the preservation and enhancement of these – has become more urgent.

Haydon Parish Council has prepared the Haydon Parish Plan (2008) which includes a Village Design Statement for Haydon Bridge. The Parish Plan, which covers social, economic and environmental issues, is designed to help shape the future of the village and provide a guide to local change. It involved the local community through a public consultation exercise. The Village Design Statement identifies a number of design principles which are relevant to the future well being of the conservation area. They are included in Section 8, Management Proposals, of this Character Appraisal.

1.4 Haydon Bridge Conservation Area Character Appraisal

This Character Appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the conservation area. It defines and records the factors that make the conservation area special, thereby providing a baseline for decisions about the area's future. It also identifies features and problems that the detract from the special quality and suggest, by means of outline management and enhancement proposals, the ways in which the special interest could be safeguarded or improved. The appraisal also provides the opportunity to review the boundaries of the conservation area and, where appropriate, propose amendments.

The survey and appraisal were carried out during November 2008 following the methodology suggested by English Heritage. To ensure that a complete picture is built up about the value and character of the area the Council will consult with people who live, work and visit the area to secure their views, including what they like or dislike about the area, and their ideas about how the area could be preserved or enhanced.

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

This document is not exhaustive. Omissions should not necessarily be regarded as having no interest or making no positive contribution to the character and appearance of the conservation area. The character appraisal will be updated about every five years in order that it can take account of changes in the area.

Further information

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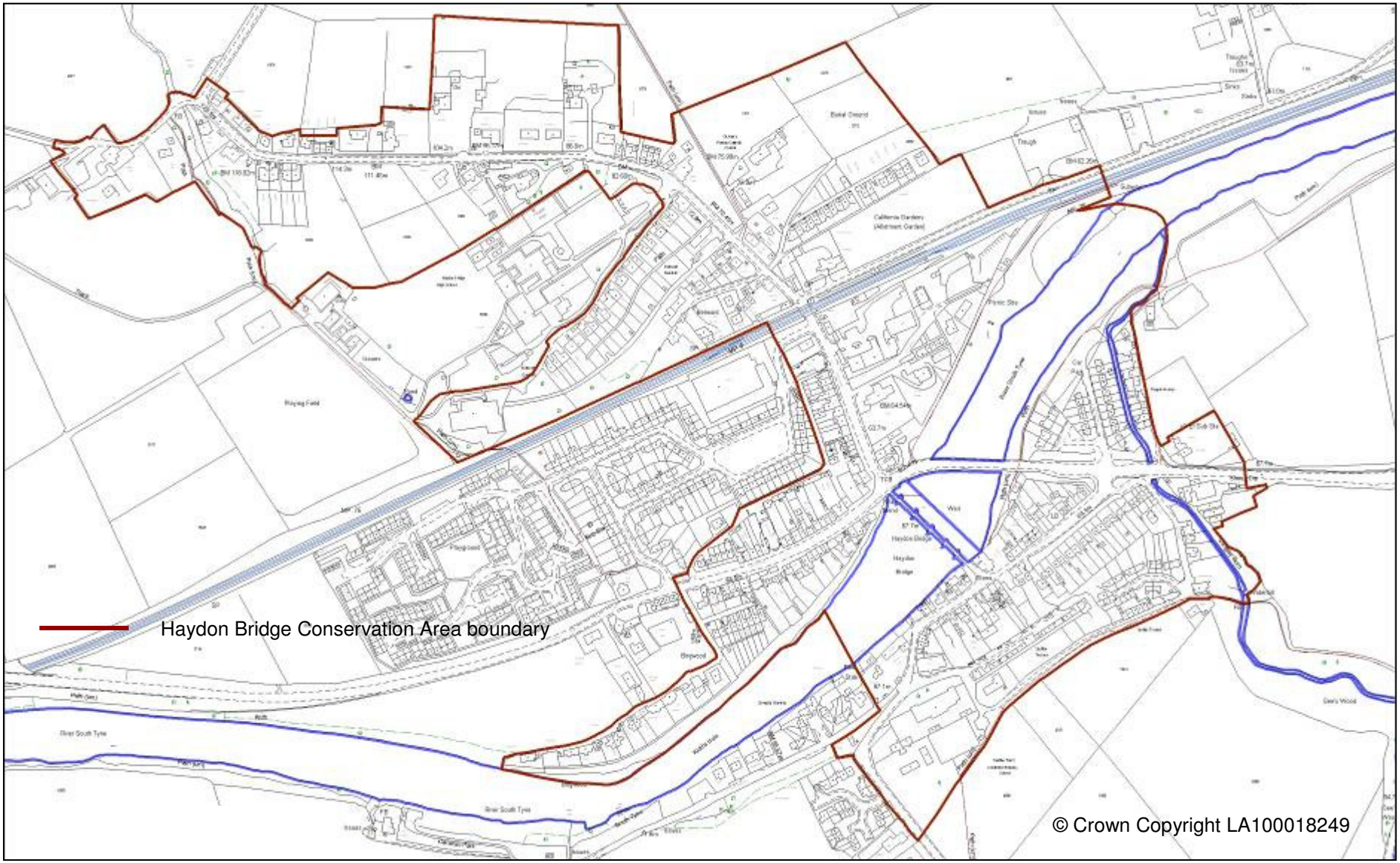


Map 2: Haydon Bridge Conservation Area

2 STATEMENT OF SPECIAL SIGNIFICANCE

Haydon Bridge is an ancient settlement gathered around a gentle meander of the River South Tyne. Its layout is unique to the area in that it sits astride the river rather than clustered on one side which is the historic signature of all other settlements on the Rivers Tyne and South Tyne. The village is surrounded on all sides by open countryside. Steep slopes rise from the broad valley floor to provide an outstanding backdrop of fields and woodlands which bend over and down undulations formed by streams tumbling down the hills. Landmark buildings, including the fourteenth century Langley Castle and farms, decorate the landscape. The rural setting penetrates into and through the village along the river corridor, crowned by the six arch footbridge, where trees, grass and undergrowth border the water's edge to provide attractive counterpoints to the continuous building facades that dominate the street scene. Other open areas provide contact with the encircling fields.

First mentioned in the fourteenth century, the village changed over the centuries as a consequence of the ebb and flow of border wars and reiving raids. A period of growth in the eighteenth and nineteenth centuries following the cessation of violence and the subsequent expansion of the nation's economy reinforced and extended the shape and appearance of the historic core. This built on the earlier ribbon development pattern characterised by buildings fronting the main road from Hexham to Carlisle. New properties were built away from this historic arrangement, initially to the south with the construction of Shaftoe Trust School and the Almshouses and then to the north with the development of a mixture of grand villas and terraced houses.

The historic core of the Haydon Bridge has a distinct eighteenth and nineteenth century character. This includes a number of charming nineteenth century shopfronts, some of which are now incorporated into houses, which introduce colour, visual interest and well crafted details. Stone and slate dominate throughout the conservation area with pitched roofs, chimney stacks and pots creating simple and robust architecture and an attractive silhouette.

The conservation area contains high quality architecture wrapped around a street pattern that rises up the side of the valley from the bridge and across the river terraces. The subtle combination of topography, street pattern, the age and function of buildings, the wide range of old styles and details and clear sense of history give Haydon Bridge its distinctiveness and character.

3 HISTORIC DEVELOPMENT

3.1 Prehistory and Roman occupation

The Tyne valley would have been inhabited in prehistory. Its rich hunting grounds, agricultural fertility, command of communication routes, defensive topography and supply of water would have attracted nomads and settlers for millennia. Although there is no physical evidence of prehistoric settlements in Haydon Bridge, chance finds of Neolithic and Bronze Age axes in and around the village and Bronze Age burials at nearby West Wharmley and Low Moralees reinforce the presumption that the area had an active prehistory. A Neolithic cup and ring carved boulder can be seen at Tony's Patch on Honeycrook Burn two kilometres to the north west of Haydon Bridge. Cup and ring stones are iconic prehistoric artefacts associated with Northumberland. The Tony's Patch stone embeds the area into this mysterious Neolithic culture. Prehistoric presence in the Tyne valley runs through to the Iron Age where the large hillfort of Warden Hill, seven kilometres to the east of the village, continues to shape the landscape.

Although in the pacified zone to the south of Hadrian's Wall, there are no Roman remains or signs of settlement in Haydon Bridge. The re-use of a Roman altar as the font in the medieval chapel at Haydon just to the north of the settlement is a rare local survivor from this period. However, the substantial and extensive remains of forts and fortlets associated with the Wall and the Stanegate, the road which linked Corbridge with Carlisle, show that the area would have been populated and farmed for centuries to provide sustenance and support for the military machine.

The period between the collapse of the Roman Empire and the Norman invasion was dominated by the Anglo-Saxon occupation of northern and eastern England. The catastrophic scourge of the bubonic plague in the seventh century reduced the population of Europe by half and led to the desertion of towns and the breakdown of transport and communications. Society, once bound together by Roman military and civil might, became fragmented and reduced to small semi-independent farming communities. The destruction resulting from Viking invasions towards the end of the first millennium compounded the fragility of life and property. As a consequence, little survives to mark the passing of the Dark Ages in and around Haydon Bridge. However, a piece of marked stone cross found in the River Tyne at Whitechapel at its confluence with the River Allen hints at a Saxon presence in the area.

3.2 Medieval Period to the-mid-nineteenth century

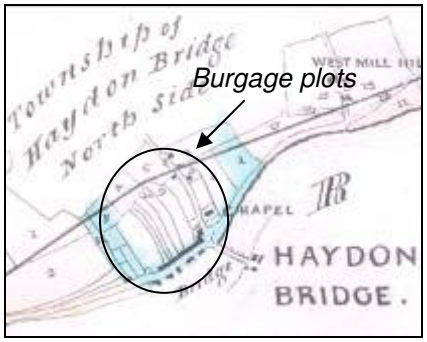
As mentioned above, the early Saxon era had been dominated by the presence of farms which in later centuries, after the 'Middle Saxon Shuffle', became loosely grouped together to enable peasants to combine forces to perform some tasks through common effort. Most were replaced after the Norman Conquest by more organised settlements, partly as a consequence of the Norman Harrying of the North where widespread massacre and destruction led to extensive village reconstruction. Many of these new villages were themselves abandoned or substantially redeveloped as a consequence of changing economic circumstances, particularly the conversion of labour intensive ploughed land to sheep pasture, and depopulation through the ravages of plagues[2]. The outlines of lost villages and hamlets can be found along the Tyne valley together with fields marked by ridge and furrow ploughing where each turned strip was managed by one small family within large common fields. The the location of the ploughing was the same every year. The movement of soil year after year gradually built the centre up of the strip into a ridge leaving a dip, or furrow, between each ridge. Although they varied, a strip would normally represent a day's ploughing. A good example of this medieval practice can be seen above the raised river terrace immediately to the south of the village.

The first records relating to Haydon Bridge emerge in the fourteenth century with an inquest held in 1309 where Thomas, Baron of Langley was described as living ''apud Pontem de Haydon'' (translation: 'next to Haydon Bridge). At that time this was the only bridge over the Tyne between Newcastle and Carlisle. In 1323 Edward III granted permission to Thomas's son, Anthony, to hold a market in Heyden Bridge (sic) on Tuesdays and a fair on St Mary Magdalene's day, both of which had fallen into disuse by the nineteenth century. It is also mentioned in the fifteenth century when John Parker forfeited two burgages (medieval plots of land) in Haydon-Brigg (sic) in 1422.[3] A burgage was a town rental property, usually owned by the local lord. The property normally consisted of a house on a long and narrow plot of land, with the narrow end facing the street

[2] The lost villages of Britain : Richard Muir 1982

[3] History of Northumberland : John Hodgson 1840

It is probable that the core shape of the village would have become established by the fourteenth century with burgages together with an inn and other shops and services such as farriers and blacksmiths clustered around each end of the bridge. A survey of 1608 indicated that 20 tenants on both sides of the river held burgage plots, almost certainly the successors of earlier medieval land holdings. All or part of this seventeenth century arrangement can be seen on a number of plans, including the Newcastle to Carlisle proposal plan of 1825 (Map 3) and the 1865 First Edition Ordnance Survey (Map 7 page 21 and Appendix 3). The 1865 OS shows the burgage plots on the north side extending as fields to the foot of North Bank with shorter parcels on the south side, these lengths being truncated by the steeply rising valley side.



Map 3: Newcastle to Carlisle Railway proposals plan 1825

Map 4: Armstrong's Map of 1769

Border wars and reiving raids would have caused periodic mayhem and the probable destruction of buildings. The bridge was important in the movement of English and Scottish armies and was originally gated and locked to protect the river crossing. The current six arch bridge, now the footbridge, was repaired on numerous occasions with two arches being rebuilt in 1733 and three in 1809 and 1810.

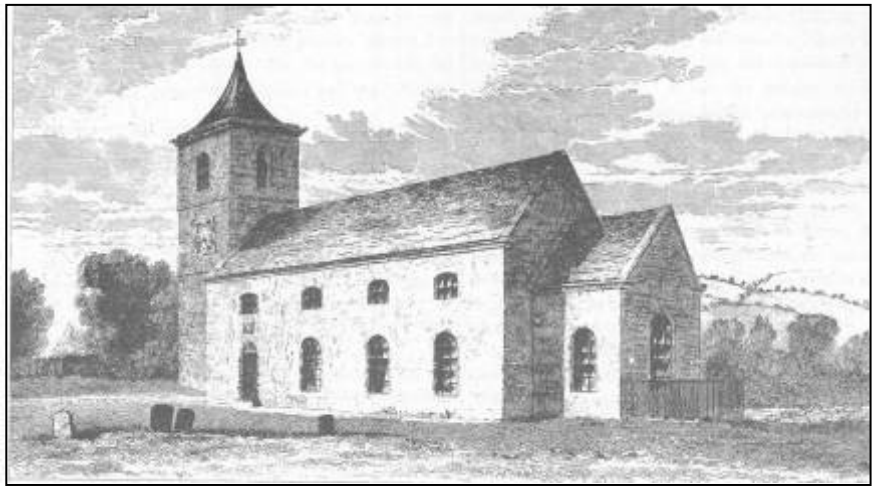
The union of the crowns in 1603 led to the cessation of border violence and allowed towns and villages to flourish. However, it would appear from Armstrong's map of 1769 (Map 4) that the focus of the town remained on the defensive south side of the river where it spanned both sides of the road at the bridge head.

A major landmark in the history of Haydon Bridge occurred in 1697 when land was bought by the John Shaftoe Charity for the construction of the grammar school. This was on Chapel Hill, the putative site of the medieval Langley Chapel. It was founded '…for the education and youth in the knowledge of God's word, and for the maintenance of poor distressed families, and putting out to apprentice poor children'.[4]

[4] ibid

In 1716 the Earl of Derwentwater was executed for his part in the failed first Jacobite rebellion. He owned extensive tracts of land and property in the Tyne valley including a substantial part of Haydon Bridge. The lands were forfeit and George I gifted them to the newly established Commissioners of Greenwich Hospital who were raising funds to support the Hospital for Seamen, later known as Greenwich Hospital, which by the end of the eighteenth century provided a home for 2,000 naval pensioners. The Commissioners used the income derived from rents to fund this enterprise and carry-out other charitable work across the country. An inn, now the Anchor Hotel, with an attached residence for the Hospital Commissioner was built in the eighteenth century. The inn also included in the rear wing the rent house for the Commissioners.

The construction of St Cuthbert's Church by the Commissioners in 1796 was partly facilitated by the reuse of stone from the dimantled western side of the twelfth/thirteenth century chapel at the medieval village of Haydon. Other resited material includes a fourteenth century effigy under a canopy providing an important historical connection between the two buildings. The old chapel had remained the main place of worship for the community for centuries, its partial demolition and the development of St Cuthbert's confirmed that Haydon Bridge had become the centre of the local community for all activities.



St Cuthbert's Church c1840, engraving by W. Collard

At the same time the Commissioners were also sanctioning the rebuilding of many of the dilapidated farmhoues and village buildings, most of which survive. In 1810 the almshouses on Chapel Hill were built by the Shaftoe Trust. It stood over the village, drawing a interesting comment from John Hodgson who described it thus '…the schoolhouse...with its alms-houses and additions of

embattled walls, has more the apperance of an arsenal, than bowers of academic or charitable shade'.[5]

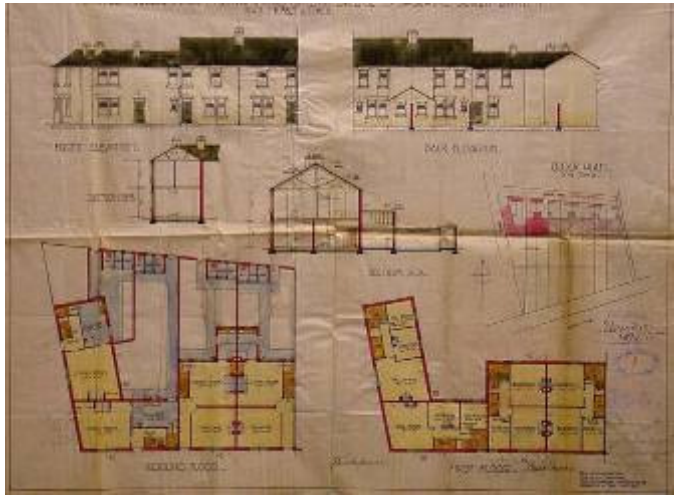
A library and newsroom, the Reading Room on the corner of Church Street with Radcliffe Street, was opened in 1836.

Coal mining at Stublick, in addition to a plethora of smaller drift mines, diversified the local economy and provided alternative work for farm labourers who were gradually displaced in the C18th and early nineteenth century by machinery as the Agricultural Revolution industrialised farming processes. Lead and zinc smelting plants and refineries were built to the south of the village and the iron works was built at the bottom of North Bank in the late eighteenth to mid-nineteenth century.

The Haydon Bridge to Hexham length of the cross country railway was finished in 1836, the complete Carlisle to Newcastle route opening two years later. Loading spurs were built in the station's goods yards to allow lead and coal to be transported to industrial Tyneside and beyond.

3.3 Mid-nineteenth century onwards

Wealth brought into the community throughout the Victorian period resulted in the development of high quality private housing, such as the mansions along the side North Bank and the detached and semi-detached villas on Belmont Gardens. Retail and service provision also expanded. By the late nineteenth century, over 100 trades and professions were carried on in the village, in addition to those working on the land, in collieries, lead mines and associated heavy industries.



The Co-operative's proposals for houses in Haydon Bridge

[5] ibid

Small housing developments continued in the early twentieth century. Plans drawn in 1923 show that the Co-operative Society intended to build close versions of two-up and two-down houses on the river's edge.

The first council housing was built in 1936 at Martin's Close. However, it was not until the late 1940s that the first of several large housing developments were started, adding about 200 houses over a 25 year period to the village's housing stock. The first two of these municipal housing developments, on the old burgage plots to the rear of the houses on the north side of Ratcliffe Road, infilled the land between Ratcliffe Road and the railway. The later extension, with two further housing schemes, moved the boundary of the built envelope of the village further west

More recent times have seen the continued building of individual houses along the North Bank and Heugh House Lane; a 20 unit social/affordable housing scheme at the Showfield; small courtyard schemes at the back of Shaftoe Street and, in 2004, the Innerhaugh Mews development of 42 houses, again extending the built edge further west. Ironically, as the housing stock and the population of the village have increased, so the number and range of facilities in the village has decreased. From the large number of shops on both sides of the river in 1950, only four remain on Church Street, and the bank and library services are under threat.

The decline of mining saw the closure of the station goods yard and, controversially, the development of unimaginative and substantially unscreened industrial units on the site. The iron works also closed. This site has recently been successfully developed as a mixed social/open market flats scheme with offices.

By the 1960s, the old bridge could no longer cope with the volume of traffic using the A69. It had been substantially rebuilt after the 1771 floods and the northern end reconstructed again in 1905/06 as a result of flood damage to three of the arches. To alleviate the congestion caused by the narrow bridge, a new bridge was built linking the A69 east of the village with the Ratcliffe Road, bypassing John Martin Street and the old bridge, and effectively cutting the village in half. Since its completion in 1970, the increasing volume of traffic, particularly heavy goods vehicles, has become an unwelcome feature of the village. However, the problem will end with the opening of the bypass in 2009.

4 CONTEXT

4.1 Geology and building materials

4.1.1 ***Geology***

Haydon Bridge is situated over Yoredale Series carboniferous limestone that is penetrated by thin coal seams. It is mostly overlain by clay, silt and glacial till. Millstone grit outcrops to the south of the village. This rock gives rise to the upland profile of the area and an abundance of minerals, including lead and zinc, most of which originate from the Carboniferous period.

A substantial part of the village lies over terraces of river gravel and pockets of fireclay which are superimposed over the limestone. The unstable gravel beds caused the undermining and periodic partial collapse of the bridge over the centuries. Fireclay products can be seen in the cemetery where ceramic white crosses bear the stamp 'The Langley Barony Coal and Fireclay Co Ltd. Sanitary Ware Manufacturers'.[6]

[6] The Buildings of England – Northumberland : Nikolaus Pevsner 2001 Edition

4.1.2 ***Building Materials***

Clay

Brick is the most common material using clay. There is a limited range of brick types and colours, primarily red but with some cream and biscuit shades, employed in the conservation area. They are usually laid in English Bond or English Garden Wall bond.

The back of the new community centre behind Ratcliffe Road introduces one of the most substantial blocks of red brickwork in the centre of the village. It dominates the backlands in terms of scale and material content. Bricks were used to build a number of the pre-war houses towards the top of North Bank. The station house on the south side of the railway uses brick to good effect through the provision of dentilled corbelling. Unfortunately, the gables have been rendered. Old handmade bricks have been used to repair defective stonework, such as the flue line on the gable of properties on Shaftoe Street.

Other applications of clay include the use of red rosemary tiles, ridge tiles, the construction of chimney stacks and the manufacture of chimney pots. Rosemary tiles are used on the early twentieth century houses which are ranged along the northern bank of the river with other isolated examples such as Haydon Lodge on North

Bank. There is an interesting variety of chimney pots including square spiked, plain square, plain canon, octagon, beehive, louvered and marcone. They bring variety of shape to the traditional roofline silhouette which is a valuable and attractive characteristic of the conservation area.

Large expanse of red brick behind Ratcliffe Road

Attractive brick detailing at the railway station

Hand made bricks, Shaftoe Street

Octagon chimneys on stone stacks

Stone

Stone is the predominant building material used in the conservation area. It tends to be local creamy-buff sandstone frequently tinted grey with age where used as a building material or for ornamentation and Welsh slate when used on roofs. The covering of an outbuilding overlooking Langley Burn and the A69 is probably the only surviving example of a traditional sandstone flagged roof. Water worn river boulders are used in some buildings. Rough, rock finished and tooled stone are used throughout Haydon Bridge with ashlar and carved masonry providing decorative features such as window and door surrounds and quoins. Stone is laid in courses, random rubble or a hybrid of both. It occasionally shows signs of wear, particularly at street level where erosion is accelerated by road and pavement spray contaminated by salt and acids.

Stone is also used to provide front boundary and retaining walls and as copings and gateposts. There are no stone setts, but isolated stone cobbles on some lanes hint at the appearance of some earlier surfaces. A number of stone gutters and kerbs survive along the edge of carriageways. A particularly striking example is the use of red granite kerbs down Chapel Hill. Stone flags have been used to excellent effect in recent street improvements in Church Street.

They introduce colour, texture, scale and shape which reflect the historic appearance of footpaths and space.

Stone houses & Welsh slate roofs, lower courses showing wear

Sandstone flagged roof over an outhouse overlooking Langley Burn

Flagged footpath, Church Street

Pink granite kerbs, Chapel Hill

Timber

Timber is used for the manufacture of window frames, window shutters, doors, fascias, barging and fences. It is invariably painted when used in association with buildings. A number of nineteenth century timber shopfronts survive on John Martin Street and Ratcliffe Street, including the former post office. They are of varying size and decorative complexity with some now incorporated into houses. They remain a distinctive and attractive element in the townscape. Generally, some original joinery survives which appears to be generally well maintained. However, there are many replacements in uPVC which diminish the historic character and aesthetic quality of the village. The survival of historic timberwork is vital for the heritage wellbeing of the conservation area.

Former timber shopfront, Ratcliffe Road

Timber windows and doors, North Bank

Metal

The most common use of metal is through the fabrication of rainwater goods. They are invariably cast iron and tend to be plain

and utilitarian. Unfortunately, historic metal fences were removed during WWII. Replacement modern mild steel fences have been occasionally installed along boundary lines. Metal is used for functional purposes such as cellar lights, utility markers and street and railway furniture and as decorative features including wrought ornamental hanging basket supports, the gates to St Cuthbert's Church and the cast bronze soldier on the War Memorial. Lead is used as flashings and wrought iron fastenings can be seen clamping stones together.

A cellar lightwell cover, old and new railings and street furniture

Render and paint

There is a great preponderance of grey and dull light brown render in the mid-twentieth century housing development in the village. This characteristic occasionally penetrates into the conservation area, such as the inter-war semi-detached Martins Close and Whittis Row at the east end of the settlement and the late nineteenth century Victoria Terrace (on the boundary of the conservation area), where the original red bricks were later rendered, and the early twentieth century Brigwood Terrace at the west end. Render is also used to cover defective stonework. It is used positively as decorative elements in the original design of properties such as the Tudorbethan 'The Mount' off North Bank.

Virtually all timberwork is painted. Some stone and brickwork is also painted to provide decoration and weather protection. However, this can be aesthetically damaging and lead to high maintenance costs.

Victoria Terrace & The Mount showing different use & outcomes of render

Other materials

Modern materials, such as concrete roof tiles, are used sparingly on historic buildings in the conservation area. However, their use is visually jarring and detracts from the appearance of the area in

general and to specific sweeps of roof in particular. Artificial or composite stone is used in some modern buildings to the detriment of the area. Plastic is used to replace rainwater goods. uPVC windows have been extensively introduced throughout the area. These often have clumsy, chunky proportions and are usually 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. Roads and footpaths are generally surfaced in asphalt with concrete blocks occasionally used as a decorative contrast material.

4.2 Topography, setting and views out of the area

The conservation area spreads over the flattened base of the valley, where the meandering river has deposited sediments and gravel to create a wide haugh, and up the steep sides of the valley, to the north alongside the twisting road that led to Haydon and Grindon Hill, and to the south along the contours of the valley slope.

The highest point of the conservation area is approximately 125 metres (northern tip) and the lowest approximately 67 metres (the footbridge over the Tyne) above sea level.

The wider setting of the conservation area is largely determined by topography. Haydon Bridge sits in the glacial Tyne valley which is interrupted by gaps and rounded knolls formed by tributaries running off the fells. The small valleys are frequently clothed in woodland to give modelling, colour and depth to the landscape. The base of the valley is broad allowing the river to meander over its flood plain. The valley to the east and west of the village gently bends to eventually contain space giving the impression, from some points, that the village is contained within an elongated 'U'-shaped bowl. To the north and south of Haydon Bridge the sides of the valley are a patterned by a mixture of woodlands and fields interspersed with isolated buildings, such as Langley Castle, which tend to be surrounded by thickets of trees. The northern valley side is more severe with a break in the slope at the edge of the conservation area. This creates a false scarp line when viewed from the bottom of the valley.

The settlement's countryside setting wraps around the built-up area and can be seen between buildings and rising above rooftops to establish an enormously attractive and distinctive rural context.

Views to the south and north are controlled by the rising slopes and skylines of the Tyne valley. They are decorated by fields divided by hedges and stone walls, individual trees and woodlands. Views to

the north tend to be less expansive with ground steeply rising towards the ridge of the valley and ripples in the slope occasionally creating foreshortened views. Tofts Farm sits on the skyline overlooking the settlement. To the south, the views are more extensive where gentler slopes create more distant prospects. The tops of the hills are frequently lined by woodlands to increase elevation and visually reinforce the interface between land and sky. The views to the west and east travel down the valley. Generally, they are more distant and attractive to the east where they are dominated by the slopes of the valley as the river moves towards Hexham, the meander twisting the hills to eventually block-off the views. To the west, the views from the conservation area are vary according to elevation with vistas from North Bank being extensive but constrained by built development from the valley floor.

View to the north towards Tofts Farm

View to the north towards Langley

View to the east creating a bowl effect

5 SPATIAL ANALYSIS

5.1 Development pattern and layout

5.1.1 Medieval to mid-nineteenth century development pattern

The post-Norman Conquest medieval development pattern of Haydon Bridge probably grew around an ancient crossing point of the Tyne where tracks from Hexham would have dropped to the valley floor to cross the river onto the flatter northern side. The crossing point together with climatic shelter, fresh water, fishing and rich agriculture on the alluvial soils would have attracted settlement, trading and the provision of services for travellers.

There is no evidence of a village green to provide a focus to the settlement or any indication where the market and fair granted in 1323 would have been held. The earliest map, Armstrong's Plan of 1769 (Map 4, page 10) shows the settlement spread alongside the main road, primarily to the south of the river. The map prepared for the proposed development of the Newcastle to Carlisle canal in 1796 (Map 5) shows in greater detail the layout of the village including St Cuthbert's Church, Shaftoe Trust School and the cottages along Temple Houses at the margins of the built-up area which is shown to front onto John Martin Street, Shaftoe Street and Ratcliffe Road.

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Map 5: Newcastle to Carlisle canal map of 1796

It is clear from the Newcastle to Carlisle railway map of 1825 (map 3, page 10) and the 1865 First Edition Ordnance Survey (Map 7 page 21) that medieval burgage plots characterised the structure of the village until the late nineteenth century when town expansion

led to the development of the former gardens. The plots fronting the northern side of Ratcliffe Road were particularly long, originally stretching as far as the bottom of North Bank. They resonate with medieval toft arrangements where the burgages comprised gardens which were linked along their rear boundaries by a lane with larger linear fields beyond the track. The burgage plots behind properties fronting onto Shaftoe Street and Broadstone Row (John Martin Street) were simpler and truncated by the river edge and the steeply rising side of the valley. Hodgson recorded in 1840 that there were fifty burgagers in Haydon Bridge.[7]

St Cuthbert's Church, Shaftoe Alms Houses, Shaftoe Trust School and the Angel Hotel were landmark buildings built in the C18th and early nineteenth century giving visual focus and definition to the extent and status of the village. This was reinforced in the 1830s with the opening of the Newcastle to Carlisle railway and the construction of the station and the subsequent development of its goods yard, pushing the built envelope of the village further north. Some sporadic building had taken place on North Bank before the arrival of the railway as can be seen from Greenwood's Map of 1828.

Map 6: Greenwood's Map 1828 showing development on North Bank

Map 7: 1865 First Edition Ordnance Survey (larger version in Appendix 3)

[7] Op.cit.

5.1.2 ***Mid-nineteenth century onwards development pattern***

By the mid-nineteenth century the core layout of Haydon Bridge had become firmly established with ribbon development alongside the main road either side of the river pushing north with buildings fronting onto Walton Place, now Church Street, leading towards the railway station.

The 1865 Ordnance Survey displays little evidence of industrial activity other than the Iron Works at the bottom of North Bank and farms at the extreme east and west ends of the village. However, there will have been a wide range of other businesses and services in the village. The Parson and White Trade Directory of 1827 includes blacksmiths, cobblers, butchers, milliners, grocers, drapers, dressmakers, tailors, weavers, millwrights, saddlers and stone masons.[8] In addition there will have been inn keepers, brewers and maltsters, carpenters and other tradesmen. Mid-nineteenth century Haydon Bridge would have been a vibrant place to live and a community focus for a wide hinterland. This will have increased with the opening of the railway and the consequent broadening of the village's economic base. Daily commuting to Newcastle became a reality, probably accelerating the construction of fine houses set in large gardens on the northern side of North Bank. Development to the north of the railway also included the Independent Chapel, Belmont House, which became the Belmont Temperance Hotel, and California Gardens, an extensive area of allotments or town gardens.

The built-up area on the south side of the river remained contained between the river edge and the rising slope of the valley. The development of Pandon, now Temple Houses and which probably dates from the C18th, and Low Hall which is possibly built on the site of a much earlier building, firmed-up the eastern edge of the village. Shaftoe Trust School and the Alms Houses continued to define the southern boundary.

The north side of the river continued to expand throughout the remainder of the nineteenth century. By the end of the century the station area had changed with alterations to the layout of the goods yard and the arrangement of operational buildings and apparatus but which retained the earlier pattern of staff and workers housing. This part of Haydon Bridge, which also included the iron works and the gas works, had clearly become the industrial hub of the settlement. It was also the spiritual focus with St Cuthbert's Church,

[8] Parson and White Trade Directory 1827: Northumberland Collections Service

the Primitive Methodist Chapel, the Congregational Chapel and St John's Roman Catholic Church all located to the north of Ratcliffe Road.

The 1897 Second Edition Ordnance Survey (Map 8) shows that the greatest changes to the shape of the village were to the north of the railway line. This included the construction of more large detached villas, notably The Nook, now The Park, which was positioned to capture magnificent views over the Tyne Valley.

Map 8: 1897Second Edition Ordnance Survey
(larger version in Appendix 3)

Different house types were being introduced into this part of the Haydon Bridge including South View, a short terrace, and the start of Belmont Gardens, the imposing range of detached and semi-detached houses overlooking the settlement. Similar groups of terraces were being introduced elsewhere in the village including Smith's Terrace by the Alms Houses, Victoria Terrace on Ratcliffe Road and Parker's Terrace behind Church Street. A group of workers cottages and/or workshops called Inner Haugh Buildings, which incorporated or replaced an earlier farm, had also been built at the west end

Walton Place had changed to Church Street by 1897. By then, additional houses had been built along with the Primitive Methodist Church to provide a near continuous built link between Ratcliffe Street and the railway line.

The first quarter of the twentieth century saw the completion of Belmont Gardens and, on the east side of North Bank, the construction of Alexandria Terrace, the two developments combining to spread the northern edge of the historic settlement across the base of the rising slope of the valley. Semi-detached houses were built on North Bank to the east of The Park. Brigwood Bungalows had been substantially completed on the river bank and work had started on the construction of nearby Brigwood Terrace by

1925. The changes on the south side were more moderate, focussing on the construction of terraced houses and the town hall, now the Haydonian Social Club, to bend Shaftoe Street up towards the school (Map 9).

Map 9: 1920 Third Edition Ordnance Survey (larger version in Appendix3)

Pre-WWII changes in the conservation area included the development of semi-detached housing in Martins Close and along Whittis Row to provide blocks of buildings on previously undeveloped land and as a consequence seal the frontage of John Martin Street and plug a gap on the hitherto open river frontage.

Post-war years have seen the development pattern of the village undergo some radical changes. They affect the conservation area in terms of direct impact and by changing its immediate setting.

Changes within the conservation area include the construction of the A69 road bridge and its approach roads which cut through and caused the removal of cottages and burgage plots on the south side, imposing an engineered entrance to the north side of the village from the east. The subsequent positive impact of reduced traffic flows along John Martin Street and Shaftoe Street provide an illustration of the probable wider environmental benefits that will result from the construction of the Haydon Bridge Bypass in 2009.

The station goods yard closed in the 1970s and was redeveloped for warehousing and industrial units radically changing the setting of the historic buildings. The iron works closed and was demolished in the 1930s. The site was redeveloped. Changes to the north of the railway line at the bottom of North Bank include the construction of the fire station, the new health centre and houses along Belmont nestling beneath Belmont Gardens. More houses were built beside the road as North Bank rises up the valley slope.

Changes over the last sixty years outside the boundary of the conservation area have an impact upon its visual context of the historic core and its layout. The spread of bland housing conforming to a generic layout between Ratcliffe Road and the railway removed the burgage plots and gardens in the 1940s. In the 1970s, Haydon Bridge High School was built over the sweep of parkland and former cricket ground to the north of Belmont Gardens. It looms over the adjacent housing to provide a monolithic visual context, replacing the hitherto landscape backdrop. The later construction of the school sports hall on the site of the Victorian villa, Linton, at the end of Belmont Gardens completed this contextual change.

5.2 Layout, grain and density

The layout of the historic core of the conservation area reflects a two hundred and fifty year development period which is characterised by terraces of properties of varying scale, length and age ranged along the main roads running through the village. They date primarily from the nineteenth century with many probably sitting on the footprints of older buildings. Built along the edge of streets, most do not have front gardens. Back gardens and yards occasionally contain ancillary buildings and sheds. The backlands behind some of the properties facing Shaftoe Street and John Martin Street form courtyards where small workshops would have flourished. This leads to high density and spatial intimacy. The twentieth century semi-detached houses, particularly John Martin Close and Whittis Row present a looser collection of buildings which adds a different spatial arrangement to the village layout.

The housing on North Bank is fragmented with individual and small groups of buildings interspersed by open spaces. This allows the surrounding rural setting to dictate the character of this part of the village. The wide range of house type from compact, organised terraces (South View) to large detached villas introduces a unique mix of building type into the village. The accumulation of buildings at the north end of North Bank forms a substantial group which was almost detached from the remainder of the village by large landscaped gardens and fields. Although new development is beginning to draw the two together, there is still a sense of separation. There are pockets of infill housing in the conservation area such as Rocksprings Crescent which consolidate the built form

The density becomes more relaxed towards the edge of the conservation area where later larger Victorian properties and the small pockets of twentieth century housing conform to more generous space standards with front and back gardens.

The grain of development is substantially determined by two factors. The first is the street pattern dominated by Church Street/North Bank, John Martin Street/Shaftoe Street and Church Street/North Bank; and the second the development platforms which flow along the base and rising contours of north and south slopes of the Tyne valley. This delivers an historic grain which is generally characterised by terraces of varying length and scale along with groups of large houses which blend together to create the visual impression of an integrated built form. Green spaces filter into the built-up area from the surrounding countryside, such as along the north side of the railway towards Belmont.

Most twentieth century developments which fringe the conservation area tend to cut across this historic pattern. They conform to typical mid to late twentieth century generic housing estate plans which comprise geometrically precise arrangements of culs-de-sac, carpark/garage courts and green areas combined with repetitive building designs, all of which pays scant regard to the more organic layout pattern and visually diverse development tradition which reflects over two centuries of incremental growth throughout the historic core.

5.3 Land use

Haydon Bridge is predominantly residential (Use Classification C3). It's historic role as a service and trading centre and as a settlement astride important roads extends into the C21st with shops (Use Classification A1 and A3), cafes and public houses (Use Classification A4) being spread throughout the historic core. Church Street and its immediate return along Ratcliffe Road is now the shopping focus of the village. Private based businesses (Use Classification A2 and B1) enrich the commercial mix. Churches and their ancillary buildings (Use class D1) together with the Community Centre on Ratcliffe Road provide community and spiritual support whilst the Haydonian Social Club and pubs provide recreational outlets for both visitors and residents. Haydon Bridge's employment base focuses on supporting services and trades including garages and warehousing.

Tynedale Council's LDF Development Plan adopted in October 2007 allocates the area of land to the east of California Gardens as a site for economic development. This zone adjoins the conservation area and should be laid out and designed in a way which recognises the important role of landscaping in limiting the loss of its rural setting.

5.4 Views within the area

Views within the area are varied and attractive. They tend to be informal with no 'grand design' creating formal squares and boulevards.

Views are channelled along the streets at the historic core – John Martin Street, Shaftoe Street, Ratcliffe Street, Church Street and North Bank – with end-stops formed by buildings and bends in the roads. This reflects the historic ribbon development pattern. Narrow gaps occur between buildings through which more distant structures and views can be glimpsed. Glimpses into backlands occasionally show an intriguing arrangement of spaces and infill buildings.

Urban streets bend through the village and views are stopped by blocks of buildings

Most streets tend to be unremittingly urban but visually enriched by an attractive mix of buildings of varying height and appearance. There is little or no street greenery. The exceptions are the residential areas where large and small gardens with hedges and trees break-up building mass and introduce changing colour and create organic modelling. Views spread out in Church Street which is contained by buildings on the west side but more open on the eastern side where the churchyard fronts onto the pavement. The backdrop of the south slope of the Tyne valley is visually striking and reinforces the village's rural context.

Gardens can cloak buildings

Church Street with the landscape block of the churchyard and the countryside backdrop

Views leading away from the historic core disappear around bends as roads move towards and beyond the edge of the settlement.

This creates visual drama. The views become physically less restrained away from the centre.

The most open and dramatic views in the conservation area are to be found along the river corridor. The majesty of the river and its movement over the weir, the bridges and prospects across the footbridge, the landscape banks on the north side and the hard built edge along part of the south side combine to provide a visually exciting and varied series of views. They are enriched by the silhouette of different roof heights and chimney stacks and pots seen against the rising slopes of the valley.

The river moving under the footbridge, the grass banks on the north side and backdrop of the valley emphasise the rural character of the village

The walls of buildings on the south side create a solid and robust edge to the river in contrast to the north side on the inner face of the meander.

6 CHARACTER ANALYSIS

6.1 Townscape and building form

- **South side of the river**

The built form on the south side of the river includes tall three storey, single storey, terraced, detached and semi-detached houses. Shaftoe Trust School and Low Hall Farm stand as landmark buildings at the west and east extremities of the settlement. Buildings are invariably stone built or rendered and covered by slated double pitched or hipped roofs.

Low Hall Farm

C18th cottages, Temple Houses

The Low Hall Farm complex provides an appropriate agricultural link between the built-up form of the village and the surrounding rural area. The eastern edge is completed by Low Hall, its walled garden and Temple Houses, the important, but altered, eighteenth century single storey cottages. The block of land between the A69, the road bridge and the river was developed during the mid to late-twentieth century by semi-detached houses which are of little historic significance.

The straight road, John Martin Street and Shaftoe Street, which runs against the south side of the river meander, creates deep back plots at the eastern end, diminishing to buildings set against the waters edge at the western end. The large back gardens are decorated by maturing trees to create a substantial block of landscaping.

Landscaped back gardens reduced to a built-up river's edge

The south side of John Martin Street remained substantially undeveloped until the 1930s and the construction of the undistinguished rendered Whittis Row. The north side comprises

groups of nineteenth century terraced houses, probably successor generations of earlier buildings as can be seen imprinted in the gable of Broadstone House. The building line is staggered. This, together with large and small houses butted-up against each other, reflects an incremental development process. The three storey 'The Willows' is slightly forward to squeeze views between John Martin Street and Shaftoe Street. The Anchor Hotel and the former Scotch Arms sit at right angles to the main street changing the grain of development as the road bends to cross the river. Both buildings introduce bulk to frame views across the bridge. The latter retains its arched coach entrance.

The Willows with the Anchor Hotel at right angles

The former Scotch Arms cutting against the grain

The north side of the road runs into Shaftoe Street with a mix of eighteenth and nineteenth century buildings which fuse into an almost uninterrupted built frontage terminated and visually contained by a return formed by the former Wheatsheaf public house and a pair of houses, now partly converted to and substantially extended to house a garage.

South side of Shaftoe Street

The east end contained by the former Wheatsheaf and houses

The south side of Shaftoe Street and John Martin Street, as far as Whittis Row, comprises groups of houses punctuated by mid eighteenth to early-nineteenth century large buildings including the Oddfellows Hall, its neighbouring chapel style structure and the former town hall complementing the mass and presence of the Anchor Hotel and the Willows on the northern side. The plot depths run through to the bottom of the slope of the valley. This resulted in the development of courtyards and gardens which could have been occupied by tight terraces of workshops as indicated on the 1865

First Edition Ordnance Survey (Map 7 page 21). They have changed with the development of houses and the Anchor Garage. Gaps on Shaftoe Street continue to offer glimpses into the backlands.

The Oddfellows Hall and the former town hall

The development of backlands, John Martin Street and Shaftoe Street

Shaftoe Street bends up Chapel Hill past the massive form of the school perched on the slope overlooking the river. The bank, which twists away from the former town hall, is ornamented by a water spout, an important relic from the past when fresh water was gathered with care.

The early twentieth century School

The water spout and trough

Shaftoe Terrace, which forms part of the southern edge of the village, is one of the most distinctive groups of buildings in Haydon Bridge. The single storey terraced almshouses are contained at each end by two storey school teacher's houses with the substantial two storey Warden's House in the middle. The composition and late eighteenth century style are of high quality albeit substantially diminished by the frequent presence of replacement twentieth century windows. The back of the terrace is marked by the embattled wall which retains the slope and screens the buildings. The privies attached to the wall add to the sense of history and complete the shape of the complex.

The two storey stone built double banked Smith's Terrace, which replaced earlier farm buildings in the late nineteenth century, completes the southern edge.

Shaftoe Terrace with the central Warden's house

Smith's Terrace

Whittis Road bends down the slope from Smith's Terrace to the A69. Houses set in large gardens were built on the area of land on the east side between the road and Langley Burn. The stream moves towards the road as it travels downhill to create a well landscaped green edge. Greenwood House at the top of the hill still has a commanding presence.

The west side of the road was developed in the mid twentieth century. The cul-de-sac of unremarkable grey rendered semi-detached houses which can be seen silhouetted on the skyline from the A69 is of no historic value.

Greenwood House

The landscaped edge of Langley Burn

- **Between the river and the railway line**

Ratcliffe Road carries the A69 through the north side of the village. It gently bends as it cuts across the base of the valley to create an area of hitherto open land against the curve of the river meander. The buildings which front the road are primarily stone built, two storeys in height and with slated double pitch roofs. The former nineteenth century Wesleyan Chapel on the north side, with its traditionally designed gable overlooking the road, was rebuilt 2000 to provide a new community centre for the village. Its careful design ensures that its mass and architectural presence continues to make an attractive contribution to the streetscene.

Setbacks suggest that earlier building lines could have contained a wider space, typical of medieval 'street villages'. The traces in the

exposed east gable of number 35 suggest that the street has been brought forward.

Ratcliffe Road bends its way westwards

Undulating roof heights create interesting skylines and variable scale

The rebuilt chapel gable

Signs of an earlier building embedded in the gable of number 35

Glimpses of backland can be seen through gaps and narrow paths twist away from Ratcliffe Street through narrow slits between buildings.

The area of land between Ratcliffe Street and the river is given over to gardens at its eastern end. The two storey and rendered Brigwood Terrace was built in the early twentieth century on a field beside the gardens and behind the much altered hand-made red brick built mid-nineteenth century former United Free Methodist Chapel. Further west, Brigwood bungalows is a mixture of single and two storey buildings, grouped together along the river bank. The red rosemary tiles and scrolled timberwork add colour and well landscaped front gardens reduce its visual impact in the river

The former Wesleyan chapel on Ratcliffe Road

The rendered Brigwood Terrace

corridor. The river edge provides a swathe of grass intermingled with marginal trees and undergrowth to bring the surrounding countryside into the townscape.

Red-roofed Brigwood Bungalows

The river's edge past Brigwood Bungalows looking east

The land to the north of Ratcliffe Road was laid out as yards and gardens separated by a lane until the mid twentieth century development of the Strother Close housing estate removed the gardens. The conservation area includes the yards and Parker's Terrace, a short length of late nineteenth century houses possibly incorporating some earlier fabric, slotted between the yards and lane. There are a number of old workshops and outbuildings in the back yards which are of both historic and visual interest. The redeveloped Methodist Chapel introduces a large modern block of red/pink brickwork into the backlands.

Parker's Terrace

Workshops facing onto the back lane

Church Street is the main shopping area in the village. It buildings are nearly all nineteenth century with the Railway Hotel and the Church of St Cuthbert dating from the eighteenth century being the earliest and the successfully designed new Methodist Church, albeit built from stone salvaged from its predecessor, and its neighbouring office/housing development on the site of the old iron works being the most recent. There is an interesting mixture of styles on the street including the elaborate HSBC frontage, the solid C18th 'builder-design' architecture of the Railway Hotel, formerly the Grey Bull Inn, and the Victorian rock-faced late nineteenth century bay-windowed terraced houses on the west side. Old shop fronts intermingle with modern versions to provide occasional unflattering contrasts. The street frames views of the north flank of the valley

which rises to the roof line which is topped by an array of chimney stacks and pots.

The Railway Hotel

HSBC Bank

Rock-faced Victorian houses

Old and new shopfronts

The Church and vicarage on the east side of Church Street introduce large, fine, buildings set in landscaped grounds which retain much of their historic character and setting. The Station Yard, however, has undergone a radical change with the clearance of the goods yard and development of an undistinguished small industrial estate in the heart of the conservation area. The estate provides a poor setting for neighbouring historic buildings which includes the attractive Station Master's House and Ticket Office, now converted into a house, and Station Cottages. Land drifts from the east of the Station Yard through copses and undergrowth towards the river.

The new industrial setting for historic buildings

The Station Master's House and Ticket Office

North of the railway line

The railway line sits at the foot of North Bank. There is a narrow area of flat land before the road rises up the side of the valley which was cultivated as allotments, California Gardens, to the east and developed with the construction of villas and the Independent Chapel to the west during the mid to late-nineteenth century. The allotments and villas survive.

The group of buildings including the Congregational Chapel, Alexandria Terrace, The Mount and St John's Roman Catholic Church embraces different shapes, sizes and styles. However, they sit comfortably together in a landscape setting which weaves its way between the buildings. Alexandria Terrace retains many original details and the backs remain remarkably free of inappropriately designed extensions.

Alexandria Terrace

St John's Roman Catholic Church

The area of flat land to the west of North Bank has changed. The villas, including Belmont Temperance Hotel, survive. A small group of buildings to the north of the hotel, possibly built as a small farmstead, is in a state of disrepair. It is of both historic and visual interest. A number of houses were built in the 1970s between the putative farmstead and North Bank which are of no significance and do not add to the character of the conservation area. The modest and inoffensive single storey Haydon Bridge Health Centre sits against the side of North Bank underneath the cumulative mass of the late nineteenth/early twentieth century Belmont Gardens. Belmont Gardens, which runs along a raised river terrace, has a commanding presence and can be seen from a large part of Haydon Bridge in spite of the well landscaped gardens which act as a visual foil.

The possible former farmstead

Belmont Gardens

North Bank twists up the side of the valley and is fronted by a mixture of houses which span a long period, from the early nineteenth to the late twentieth century. Some large villas, such as Selwood, were set back from the road to offer privacy and secure optimum views over the valley. They are spaced out as the road rises to allow mature gardens and open fields deliver a relaxed and semi-rural environment, a distinctive and attractive contributor to the

character of the road corridor and the wider settlement. This changes towards the top of the hill where buildings are more closely packed together.

The different styles and scale of building add interest, particularly roofscapes where jumbles of pitches and planes create a variety of form which is both charming and visually challenging. Original details, such as large and ornate wrought iron gates, add craft quality and historic depth.


Variety of form and scale add interest


Mature landscaping and jumbles of roofs

6.2 *Key buildings*

Virtually all of the buildings in the historic core of the conservation area combine to create the historic assembly that gives Haydon Bridge its special character. However, some buildings bring additional quality because of age, design and position. **St Cuthbert's Church** satisfies all three criteria because of its late eighteenth century origin, re-using stone from the medieval church of Haydon including squared Roman masonry and its pivotal position at the centre of the village where it has been a focus for the community for over two hundred years. The nearby **Vicarage** is a fine example of early nineteenth century architecture which provides a natural built companion for the nearby church. The mid to late-nineteenth century **Congregational Chapel** on North Bank and the elevated **St John's Roman Catholic Church** with its **Presbytery** overlooking Alexandria Terrace introduce more large and visually robust ecclesiastic buildings into the village.

The railway brought prosperity to Haydon Bridge. The extremely attractive **former ticket office and station master's house** (now number 2 Station Cottages), possibly designed by the Greens, survives from the opening of the railway. The North Eastern Railways **signal box** by the level crossing at the bottom of North Bank dates from 1877 and, although unfortunately altered by the

replacement of the original timber window frames and bay fascias by uVPC units, brings an historic piece of railway architecture into clear public view.

Ratcliffe Road has evolved over centuries. **Number 36** shows the shape of an earlier building marked on its gable illustrating the profile and building line of earlier arrangements of the street.

The **Anchor Hotel** is of historic, architectural and locational significance. Its association with the Greenwich Commissioners, being their eighteenth/nineteenth century rent office and the home of the local Commissioner, ties it into the fascinating post-Jacobite Rebellion history of the wider area following the execution of the Earl of Derwentwater. Its position at the end of the footbridge on the river edge combined with its substantial size makes it a pivotal building at the centre of the village. The **Railway Hotel** at the junction of Church Street and Ratcliffe Road is a robust eighteenth century inn positioned at the end of the footbridge providing an attractive counterpoint to the Anchor Hotel on the south side

Shaftoe Terrace Alms Houses form part of the southern edge of the village. Their precise design and late eighteenth/early nineteenth century appearance and adds an interesting architectural style into the village mix. They represent a notable form of social and community welfare which, together with the founding of the adjacent charitable school in 1697 by John Shaftoe, is of historic significance.

Low Hall Farm at the eastern end of the village retains much of its agricultural character. It is a reminder of the area's former economic dependence upon farming. The nearby eighteenth century cottages, now **Temple Houses**, are of historic interest.

The **footbridge**, substantially rebuilt in the late eighteenth century, is of huge importance in the make-up of the character of the village. It was the only crossing point of the South Tyne when first recorded in the fourteenth century and the nucleus around which the village grew and prospered. It binds the two halves of the settlement together. The damage to the structure caused by undermining and floods has resulted in the construction of massive triangular cutwaters give it an air of strength and permanence.

6.3 Green elements

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

Other than a short section on the south side where buildings retain the water edge, the bank sides of the South Tyne bring a green corridor through the settlement. This links the rural hinterlands which flank the east and west sides of the village. The bank sides are colonised by native deciduous trees and shrubs. The trees occasionally merge to form copses, particularly towards the east end where they filter views of built development which is spread across the floor of the valley. Swathes of grass crossed by footpaths open the river corridor to public access.

Footpaths by the edge of the South Tyne

Trees filter views of built development

There is little green space in the historic heart of the village other than back gardens which are substantially hidden from public view. Buildings were constructed along the back of carriageways with no front gardens or street planting.

Traditional hard edges to streets

The churchyard introduces green space with some tree planting

The environment was hard and not decorated by landscaping. The exception is the east side of Church Street and the presence of the churchyard which introduces grass and trees. This urban character changes along the southern edge of the village, where gardens in front of Shaftoe Terrace provide an attractive setting to the historic buildings, and to the north of the railway line.

California Gardens to the east of North Bank and the open land to the west of Belmont introduce different types of green space into the village. The former is subdivided by a variety of fences into allotments which are occupied by a range of different types of greenhouses and garden buildings. The impression is one of built clutter dominating the open space.

The green area to the west of Belmont is in striking contrast to California Gardens. It is substantially uncultivated bringing a tangle of trees and shrubs into the settlement. Historically, this was laid out as fields (Map 7 page 21) until the development of Belmont Gardens and Linton, a large villa set in substantial gardens, at the turn of the nineteenth and twentieth century when it became substantially detached from the surrounding countryside. Linton was demolished and replaced by the Community High School Sports Hall in the 1980s. The presence of the hall is softened by the woodland remnants and self-seeded successors of the garden and surrounding trees to preserve the presence and quality of the green space. Additional planting will further diminish the impact of the large building.

California Gardens

Land to the west of Belmont

Gardens provide green space between and around buildings on North Bank. Hedges reinforce the contribution that the gardens make to the visual environment and mature trees provide grace, shape and maturity that enrich the character of the area. The Dene at the north end of North Bank provides an attractive interface with the surrounding countryside.

6.4 Details

Details make decisive contributions to the distinctive character and sense of place of the conservation area.

Masonry

Most of the buildings in the conservation area are built in buff coloured local carboniferous sandstone. Early buildings and less significant parts of later buildings are constructed in random rubble where walls are built in stones which are irregularly shaped and of different sizes laid in random patterns such as the exposed gable of 36 Ratcliffe Road and the front elevation of 25 Ratcliffe Road.

Random stonework Ratcliffe Street

Roughly squared stone John Martins Street

Tooled stones Church Street

Stone is more commonly laid in courses ranging from roughly squared stones set in lines such as 6 John Martin Street to more refined and recognisably uniform patterns as displayed on Broadstone, also on John Martin Street. The high Victorian fashion of using rock faced stonework can be found in Church Street. Parts of St Cuthbert's Church are built in tooled square stone courses that are typical of fine buildings in the late eighteenth century.

Roman stone and medieval stone can be found in some buildings and walls. Good examples can be seen set into the north elevation of the church and in the boundary wall at the bottom of North Bank between Belmont and the new Health Centre.

Roman and medieval worked stones re-used in buildings and boundary walls

Doorways

Original door openings largely survive. Some have been blocked such as on 5 Ratcliffe Road, but their outlines survive to show how the buildings were originally arranged. The first doors would have been panelled or plain timber planked depending upon age and refinement. Good examples of both types can be found throughout the village with the six panel door and early nineteenth century four pane overlight at 28 Shaftoe Street being a good example of the former. The round-headed fanlight above the door on the rear elevation of the Anchor Hotel introduces an elegant late eighteenth/early-nineteenth century detail. The planked door on

outbuildings behind Ratcliffe Road provides a reliable illustration of the type of door which would have been commonplace throughout the village.

Panelled door Shaftoe Street

Round-headed fanlight The Anchor Hotel

Planked door, Back Ratcliffe Road

Windows

Windows make a vital contribution to the visual character of buildings. Window openings can change over time, both in terms of position and size. The presence of redundant stone lintols and cills set into walls illustrates a depth of history that spans centuries. A number of original windows survive including the early nineteenth century sixteen pane windows in Shaftoe Street and mid/late nineteenth century four and two pane sliding sash windows which proliferate throughout the area. Some nineteenth century windows have side panes to increase the area of glass.

Different types of windows add historic depth to the settlement

Fortunately traditional farm windows comprising timber planked openings with upper lights survive on Low Hall Farm.

Many windows have been replaced with uPVC units which have a negative impact upon the appearance of individual properties and the townscape in terms of dimension, shape, profile and colour. The latter is particularly important in that it introduces the uniform presence of polar white, not used until the mid-twentieth century, in place of traditional colour ranges.

Roofs and roof furniture

Most roofs in Haydon Bridge are dual pitch with flat gables. There are some minor variations including flat roof extensions and catslide

roofs that slope down from principal pitches. Virtually all of the buildings in the village are now covered by slated or red rosemary tile roofs. Those built before the nineteenth century and the arrival of Welsh slate in the region would have been thatched or covered in thin stone flags or pantiles. An outbuilding at Low Hall Farm is still covered by sandstone flags.

Concrete tiles have been applied to some buildings diminishing their appearance.

The overwhelming impression is one where rooflines are largely uncluttered and substantially uninterrupted by dormers adding to the quality of the area. However, the impact of poorly designed dormers has been extremely damaging altering the composition, scale and material content of historic buildings and streetscapes. Rooflights have been introduced. Their impact is considerably less invasive if sensitively designed and positioned.

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

Dormers can distort the shape of buildings, John Martin Street

Chimney stacks and pots on uncluttered roofs create a traditional silhouette, Brigwood Terrace

Rainwater goods.

Traditional rainwater goods would have been simple and made in cast iron with the gutters supported on spikes driven into the wall. Examples of this type can be found throughout the village. Cast iron is in turn being substituted by plastic, sometimes mounted on timber fascias, to the detriment of the character of the area.

A spiked cast iron gutter, North Bank

Boundary and retaining walls

Stone field and garden boundary walls along with retaining walls are dominant and crucial elements in the built form of the conservation area. They are of historic and visual importance threading their way through and around the village alongside roads.

Some, such as the walls along the edge of North Bank are visually commanding and control the shape and containment of spaces. Traditional dry stone field walls bring elements of the surrounding rural landscape into the village.

Garden and retaining walls of varying sizes and field boundaries thread their way through the village helping to bind the settlement together

Shopfronts

Haydon Bridge has been a retail centre for centuries. The number of shops has shrunk and they are now focused on Church Street. There are a number of redundant shopfronts now incorporated into houses showing that they were once spread throughout most of the historic core. They include several on Ratcliffe Road with wide sliding sash windows where goods, such as meat and vegetables, could be put on display replicating the traditional form of an open market stall.

The old post office on the corner of Ratcliffe Street and Church Street is one of a number of late nineteenth/early twentieth century shopfronts which are of considerable merit. Some new shopfronts are brash and clumsy in comparison.

Shopfront now part of a house

Old and new shopfronts

6.5 Neutral and negative features

Neutral features are those which have a balance of positive and negative characteristics. Neutral features in the conservation area

include most of the new infill housing which introduces more residents and house types into the village.

Negative features

Negative features are those which detract from the overall character and appearance of the place. There are several negative aspects.

- The development of Station Yard has introduced a number of large buildings into a sensitive area. The buildings, which are dominated by ribbed plastic coated steel roofs, are unsophisticated and have an adverse impact upon the distinctive historic character of the conservation area.
- As mentioned in section 6.4 above, original timber joinery is occasionally being replaced by synthetic materials. The success of uPVC windows which attempt to copy the design and proportions of traditional windows depends on the width and profile of the frames. uPVC frames are usually thicker and more angular than timber ones and can not accurately incorporate details such as mouldings, horns and beading. uPVC 'glazing bars' are often false strips superimposed onto glazing which have a flat, flimsy appearance. uPVC does not take on the patina of time in the same way as timber. The result almost always harms the appearance of the conservation area.
- There have been some incremental changes that have gradually damaged the historic integrity and attractiveness of buildings and thereby diminished the character of the conservation area. They include the loss or replacement of original architectural details together with inappropriate designs, materials and methods for repairs, alterations and new works.
- The painting and rendering of walls has an adverse impact on both individual buildings and the wider area. They should not be painted as this could damage the stone and certainly compromise their original design integrity and appearance. The principal exception to this approach would have been some farm buildings which were limewashed to prevent disease and deter wood boring beetles.
- Overhead wires and their columns.

7 PUBLIC REALM

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

The quality of the public realm throughout the conservation area is varied. Very little historic fabric survives. This is limited to the use of stone kerbs and some sandstone cobbles which can be found poking through the tops of some tracks to provide a glimpse of old surfaces. Most of the footpaths in Church Street have been resurfaced using natural stone flags. This high quality finish elevates the appearance of the street and rediscovers historic context. Dark grey concrete flags have been used in Shaftoe Street, John Martin Street and Ratcliffe Road.

Natural stone flags with period style lighting columns in Church Street

Concrete flags and overhead cable in Shaftoe Street

Asphalt has been applied as a road and footpath surface across much of the remainder of the conservation area to create a dull and homogenous floorscape. Maintenance operations and upgrades to sevices have left areas scarred, some repairs being undertaken in contrasting materials to aggravate the deleterious impact of the work. On-street car parking dominates the centre of the village introducing lines of clutter and obscuring views of buildings.

Asphalt dominates public realm throughout much of the village

Sometimes temporary repairs can be long-lasting

Most street lighting is provided by steel columns supporting a single bracketed arm overhanging the carraigeway. They are painted grey. Some lighting heads are attached to cable columns. Period style post top columns have been introduced into Church Street as part of the environmental improvement scheme. Street furniture and signage has been added incrementally and includes a number of

mediocre styles reflecting different post-war fashions and guidelines. Tantilising glimpses of older street furniture survive such as the late nineteenth/early twentieth century bench half way up North Bank.

Car parking in Church Street

The old seat on North Bank

Overhead cables and their support columns blight parts of the centre of the village with views along Shaftoe Street crowned by an assortment of wires.

Overhead cables, Shaftoe Street

8 MANAGEMENT RECOMMENDATIONS

8.1 Boundary review

The Council has a duty to review the boundaries of conservation areas from time to time and to determine whether or not they should be amended. Tynedale District Local Plan addresses issues relating to proposals affecting the setting of a conservation area. Policy BE18 states:

Outside a conservation area, development will be permitted if it would not harm the character, setting or views into or out of the conservation area.

This means that the character of the area will not be diminished by inappropriate development beyond its boundary.

The boundary was reviewed and amended in 1998. There are no changes in development or layout arrangements to merit further modifications. Consequently, it is recommended that the boundary remains unchanged.

Buildings at risk

There are no buildings in the conservation area included on the English Heritage Building at Risk Register. However, there is one property that poses a local risk. This is the small complex of C19th buildings to the north of Belmont Temperance Hotel, particularly the remains of the structure along its northern edge.

8.2 Listed buildings

There are a number of listed buildings in the conservation area (Appendix 2). The listing of buildings of architectural or historic interest is carried out by English Heritage on behalf of the Department for Culture, Media and Sport. Additions to the list can only be suggested.

The listed buildings include good examples of period architecture and buildings of historic interest. There are other buildings that encapsulate the heritage distinctiveness of the village that could be worthy of consideration for inclusion on the list. They include the following:

- Selwood House, the fine early nineteenth century villa on North Bank
- Temple Houses, formerly Pandon. Although altered, the single storey buildings are an important example of eighteenth century cottages in the area and represent an important period in the history of Haydon Bridge. The alterations are reversible.

- The former Wheatsheaf public house and the former Scotch Arms, Shaftoe Street.
- The Railway Inn, Church Street.

8.3 Future protection and enhancement opportunities

A number of opportunities exist to protect, enhance the appearance and reinforce the heritage significance of the conservation area. As mentioned in Section 1.3 above, the Parish Council has prepared the Haydon Parish Plan (2008) which includes a Village Design Statement for Haydon Bridge. The Statement includes a number of design principles which are relevant to safeguarding and improving the character of the conservation area. The pertinent principles are included in following schedule:

- The open views from the centre of the village that define its character should be retained, safeguarded from development and, where possible, enhanced.
- Future developments should avoid the valley sides and terraces.
- Large cluster developments should be avoided.
- The green open spaces within and on the edge of the village that help to define its character should be retained, safeguarded and where appropriate enhanced.
- Developments should be accessible to local transport and village amenities to minimise the use of cars.
- Wherever possible features that provide links to Haydon Bridge's diverse industrial, cultural and development heritage should be retained and incorporated in new developments and improvement schemes.
- New development should be in scale with adjacent buildings, take account of the ridgeline of existing structures and be of a size that does not dominate the surroundings or the wider village.
- Generic designs should be resisted. Rather, bespoke architectural designs and layouts should refer to traditional features, details and development patterns of Haydon Bridge to enhance the appearance and character of the village.
- Materials used to form the external appearance of buildings should be in keeping with the traditional character of the village.

- Well designed landscaping using native and traditional species should be an integral part of developments in areas where green space forms part of the historic character of the settlement.
- Gradually improve the quality of the footpath, roads and street furniture through the introduction of a co-ordinated design approach and the use of traditional materials wherever possible. This should include an audit of traditional materials used throughout the conservation area in order to devise a palette that ensures that the village's historic character can be reinforced.
- Ensure that all future highway work, including maintenance works, will preserve and enhance the character of the area.
- Promote the undergrounding of overhead cables.
- Encourage through the planning process the reinstatement of missing architectural features and the replacement of unsuitable materials and details with historically appropriate alternatives. This includes windows, doors and chimneys.
- Encourage through the planning process the maintenance, and where appropriate, upgrading of shop fronts to reflect the historic appearance of the area.
- Prepare a shopfront design guide for Haydon Bridge.
- Encourage the reinstatement of front boundary railings to reflect the original appearance of the area.
- Resist the painting and rendering of stone and brickwork.
- Resist the development of inappropriate dormers.

7.3 Future Management

Conservation status does not mean that the area should remain preserved as a museum piece but that it should be managed in a way that responds to its heritage significance, ensuring that changes enhance its special character. Good design, careful maintenance and sensitive handling of public space will allow the area to live and develop but in a way that responds to the conservation of its special character. A Conservation Area Management Plan will be prepared following the adoption of this Character Appraisal. The Management Plan will be seek to achieve the following objectives:

- To establish and define the significance of the conservation area as a whole and of the individual elements found within it such as architectural, historical, residential, commercial, ecclesiastic, landscape and social components.
- To assess and define the threats and opportunities within the area and how these impact on the significance of individual elements and of the conservation area as a whole.
- To provide policy guidance to ensure that the significance of the conservation area will be maintained whilst changes occur rather than being lost or damaged and that opportunities for enhancement are maximised.

English Heritage recommends that the following topics should be considered in the preparation of the Management Plan:[9]

- Article 4 directions
- Enforcement and monitoring change
- Buildings at risk
- Site specific design guidance or development briefs and thematic policy guidance
- Specific enhancement opportunities
- Trees and green spaces
- Urban design and public realm
- Regeneration issues
- Decision making and community consultation
- Available resources

The overall purpose of this Character Appraisal is to provide a benchmark for assessing the impact of development proposals on the character and appearance of the conservation area. The management plan will be based on the characteristics identified in the character assessment and provides policy guidance for their preservation and enhancement.

[9] Guidance on the Management of Conservation Areas, English Heritage 2006

9 APPENDIX 1

Relevant Council Policies

Tynedale Council has a raft of policies that are designed to protect and enhance the historic environment. The Council is moving towards the completion of its Local Development Framework (LDF). This is the folder of local development documents that outlines how planning will be managed in the future. It will gradually replace the adopted Tynedale District Local Plan. The LDF consists of several documents and plans that form a framework for planning future development in Tynedale, including where new housing, employment and community facilities will be located and for safeguarding the environment of the District. Three important documents have already been adopted including the Core Strategy. The Local Plan is slowly being superseded by the LDF documents but elements of it will remain as "saved" while further new documents are produced.

The key relevant parts of the LDF Core Strategy and saved Local Plan policies that impact upon the conservation area are as follows:

a. The LDF Core Strategy:

Core Strategy BE1 includes:

To conserve and, where appropriate, enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology giving particular protection to listed buildings, scheduled monuments and conservation areas.

b. Saved policies from Tynedale District Local Plan

BE19 - Demolition of Listed Buildings

The total or substantial demolition of a listed building will not be permitted.

BE18 - Development affecting the character and setting of a Conservation Area

Outside a conservation area, development will be permitted if it would not harm the character setting or views into or out of the conservation area.

BE20 - Demolition of structures in the curtilage of a listed building

Listed building consent for the demolition of structures within the curtilage of a listed building will be permitted where:

- the structure to be demolished does not make a significant contribution to the character of the Listed Building or its setting,

- any redevelopment proposals meet the requirement of Policy BE22; and
- the structure is not listed in its own right or mentioned in the list description

BE21 - Alteration and extension to listed buildings

Proposals for the alteration or extension of listed buildings will be granted consent where:

- the essential character of the building is retained and its features of special interest remain intact and unimpaired,
- the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the Listed Building,
- the architectural details (e.g. doors, gutters, windows) match or are in keeping with the Listed Building; and
- the proposal meets the requirement of General Development Policy GD2.

All applications for such development must be accompanied by detailed drawings of both the existing structure and the proposed development

BE22 - The setting of listed buildings

Proposals for development which would adversely affect the essential character or setting of a Listed Building will not be permitted.

Proposals for development within the setting of a listed building will only be appropriate where the following criteria are met:

- the detailed design is in keeping with the listed building in terms of scale, height, massing and alignment; and
- the works proposed make use of traditional or sympathetic building materials and techniques which are in keeping with those found on the listed building

BE23 - Change of use of listed buildings

The change of use of a listed building in order to restore or maintain its viable use will be permitted provided the proposal accords with Policy BE21

BE27 - Regional and locally important archaeological sites and settings

Development which would be detrimental to regionally or locally important archaeological sites or their settings will not be permitted unless the proposed development is considered to be of overriding regional importance and no alternative site is available

BE28 - Archaeological Assessment

Where it is not clear how important an archaeological site is, or where the impact of a development proposal on an existing archaeological site is uncertain, the developer will be required to provide further information in the form of an archaeological assessment and, where such an assessment indicates that important archaeological remains may be affected, a full archaeological evaluation.

BE29 - Development and preservation

Where sites or monuments of archaeological importance would be affected by development, their preservation in situ is preferred. Where the site is not considered to be of sufficient importance to merit preservation in situ and development is subsequently permitted, planning permission will be subject to an archaeological condition, or a Planning Obligation will be sought, which will require the excavation and recording of the remains prior to or during the development. In such instances, publication of the findings will also be required.

EDT1 – Economic and Tourism Development

The principles for economic development and tourism are to:

a) Support a buoyant and diverse local economy which recognises the importance of tourism to the District.

b) Ensure sufficient land is available to meet the employment requirements of eth District.

c) Protect existing and allocated employment land for its intended use.

d) Protect and enhance existing tourist facilities and infrastructure, whilst also allowing new tourist development where appropriate in order to increase the range, quality and type of facilities available to tourists.

RT1 – Town Centres and retailing

The principles for town centres and retailing, in accordance with the principles set out in Planning Policy Statement 6, are to:

a) Maintain and enhance the vitality and viability of Primary Shopping Areas.

b) Give priority to enhancing the quality and attractiveness of Primary Shopping Areas through environmental improvements, traffic and access management and encouraging good quality new development where appropriate.

c) Only seek to accommodate additional floorspace for retail and other town centre uses where it would not adversely affect the vitality, viability, historic or environmental

character of Primary Shopping Areas or the main towns or local centres generally.

RT2 Primary Shopping Areas

Primary Shopping Areas are defined on the proposals map in line with the following hierarchy:

a) Main towns at Hexham, Prudhoe and Haltwhistle.

b) Local centres at Allendale, Bellingham, Corbridge and Haydon Bridge.

The development of retail and other town centre uses will be permitted within Primary Shopping Areas

NE2 – Strategic Green Space

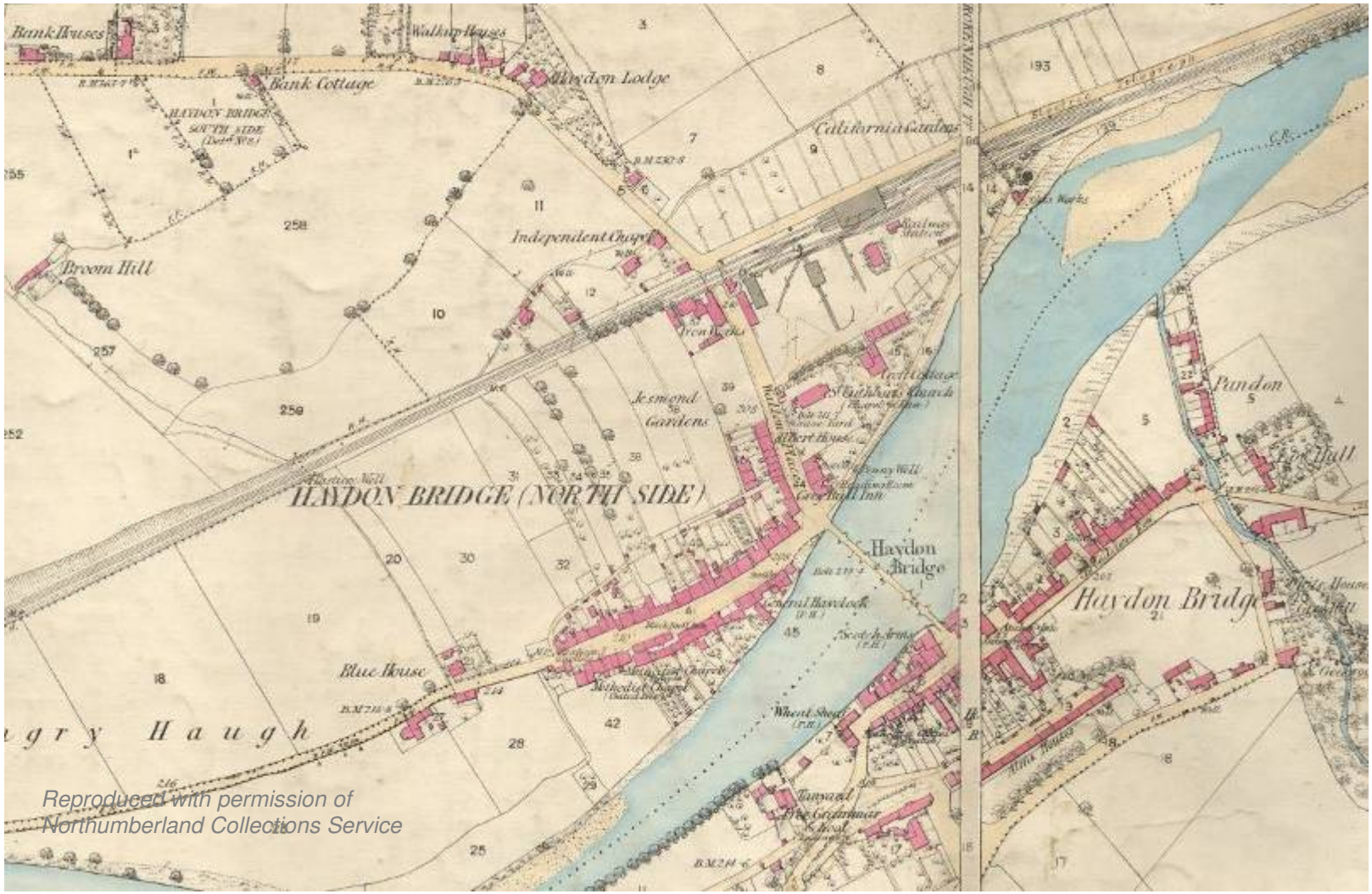
Existing areas of strategic green space within main towns and local centres have been identified and are shown on the Proposals Map. Their value in terms of biodiversity, visual amenity, the character of the area, cultural heritage, recreation and the general health and wellbeing of the community will be protected and enhanced.

Appendix 2: Listed buildings

The following listed buildings are located within the conservation area

Property	Grade
Church of St Cuthbert, Church Street	II*
War Memorial, Church Street	II
Old Bridge	II
Number 2 Station Cottages	II
Garden wall and area railings to 2 Station Cottages	II
Vicarage to the east of the Church of St Cuthbert	II
Anchor Hotel, John Martin Street (north side)	II
Congregational Chapel, North Bank (east side)	II
Numbers 18 to 24 (even) Shaftoe Street (north side)	II
Numbers 1 to 25 Shaftoe Terrace (consecutive)	II
Wall with attached outbuildings to rear of numbers 1 to 25 Shaftoe Terrace (consecutive)	II

Appendix 3: Maps



Map 7: 1865 First Edition Ordnance Survey

Map 8: 1897 Second Edition Ordnance Survey

Map 9: 1920 Third Edition Ordnance Survey

Appendix 3: References

- Ordnance Survey Maps (various years)
- Armstrong's Map of Northumberland 1796
- John Hodgson : History of Northumberland 1840
- The lost villages of Britain : Richard Muir 1982
- Keys to the Past website : *http/www.keystothepast.info*
- Sense of Place North East, Northumberland Archives Service website *: http://communities.northumberland.gov.uk*
- Images of England website : *http/www.imagesofengland.org.uk*
- The Buildings of England, Northumberland : Nikolaus Pevsner & Ian Richmond : 2001 edition