



## HORSLEY Conservation Area Character Appraisal



**Adopted February 2009**

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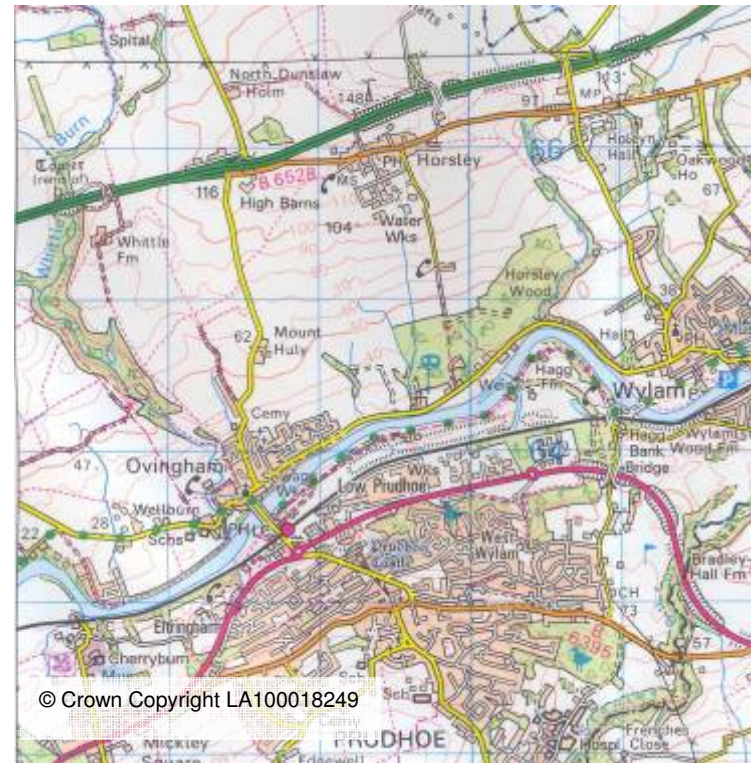
## INTRODUCTION

### 1.1 Horsley Conservation Area

Horsley is located on the northern side of the Tyne valley some 16 kilometres to the east of Hexham and 2.5 kilometres to the north of Prudhoe (Map 1). The village is located in East Tynedale Ward and its centre is at National Grid reference NZ 095660.

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

Conservation areas are about character and appearance, which can derive from many factors including individual buildings, building groups and their relationship with open spaces, architectural detailing, materials, views, colours, landscaping 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 distinctive sense of place worthy of protection

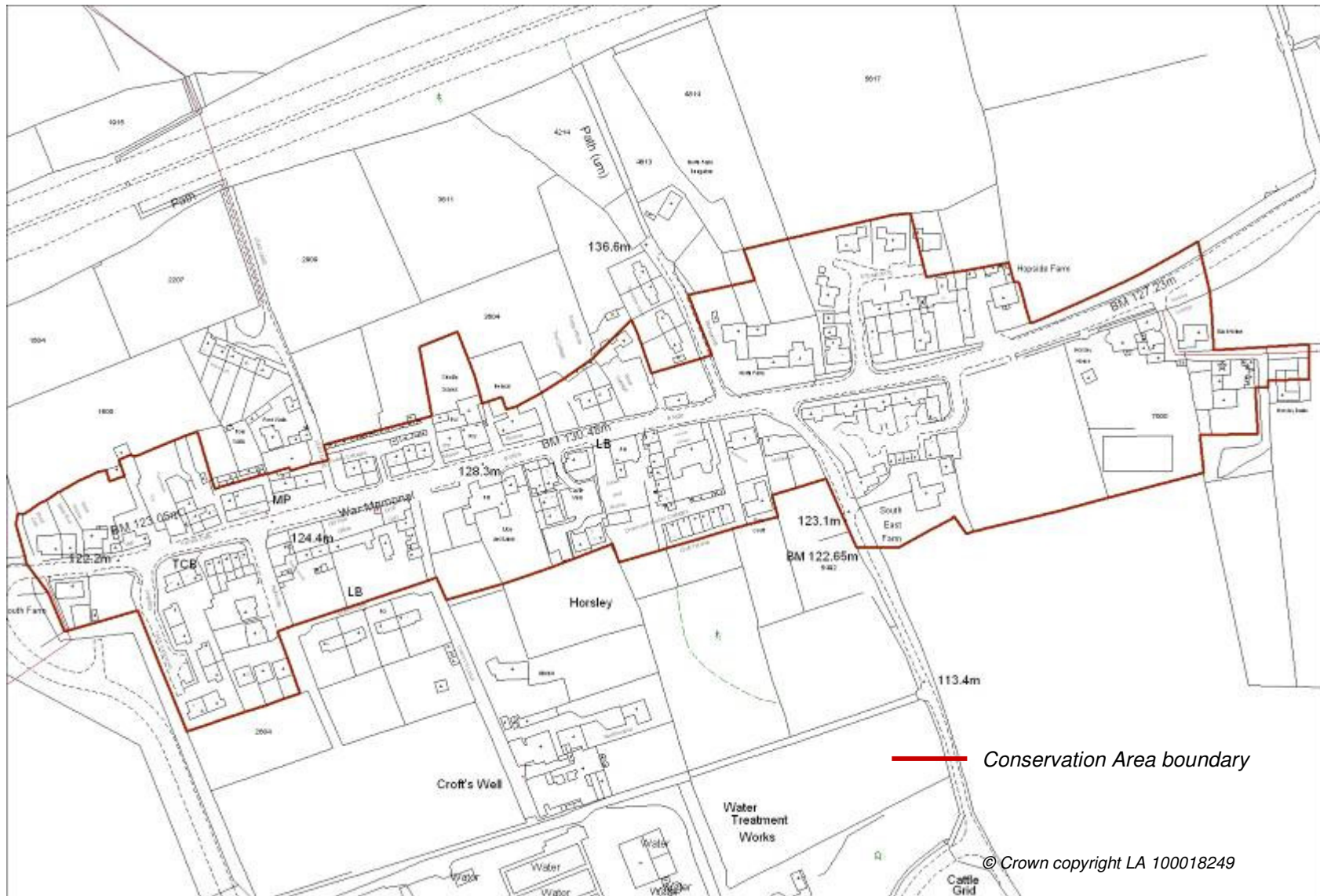


*Map 1: Location of Horsley*

Horsley Conservation Area was designated in October 1992 in response to the historic and architectural significance of the village with buildings that can be traced back to at least the start of the eighteenth century (Map 2).

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



Map 2: Horsley Conservation Area

The nearby Roman Wall adds depth to the settlement's wider historic envelope and a ready source of building material in past times. There are six listed buildings, all Grade II, located in the conservation area (Appendix 2).

## 1.2 Planning Context

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

The protection and preservation of historic environments are now extensively recognised for the contribution that they make to the country's cultural and historic heritage, its economic well-being and quality of life. Public support for conservation - both in the built and natural environments - is also well established. National and regional government guidance reflects this. It is not the purpose of conservation areas to prevent change but to manage change in

such a way as to maintain and, if possible, strengthen the area's special qualities. Current legislation is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on the Council to declare as conservation areas those parts of their area that they consider to be of special architectural or historic interest. It also imposes on the Council a duty to review past designations from time to time. Conservation area status also means that there are stricter controls on changes that can be made to buildings and land including the need to secure consent to demolish any building, strengthening controls over some minor forms development and the automatic protection of all trees in conservation areas. Government policy is set out in PPG 15.<sup>2</sup>

Tynedale Council has adopted a number of policies that are directed towards preserving and enhancing the character of the conservation area. Detailed in Appendix I, they cover new development, alterations, demolition and protecting the setting of the conservation area. Furthermore, part of Horsley is washed over by the Green Belt and the whole of the village is located within the Commuter Pressure Area.

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<sup>2</sup> Planning Policy Guidance Note 15: Planning and the Historic Environment

Following the introduction of 'Best Value Performance Indicator (BV219: Preserving the special character of conservation areas, ODPM, 28<sup>th</sup> 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.

### **1.3 Horsley 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 detract from the special quality and suggest, by means of outline management and enhancement proposals, the ways in which this special interest can be safeguarded and 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 September and October 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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This document can be downloaded from:

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

## 2 STATEMENT OF SPECIAL SIGNIFICANCE

Horsley undulates over the rolling northern flank of the Tyne valley as it moves towards its tributary, Whittle Dene. The village stretches along the side of the slope overlooking Prudhoe and Mickley which are spread along the south side of the river. It is generally enclosed by open countryside with hedge-lines and woodlands creating an attractive setting. The silos, buildings and road layout of the waterworks immediately to the south of the village introduce an industrial theme into the surroundings. However, the presence of mature trees in gardens and copses decorating the nearby fields and flanking hills ensures that the village retains a pleasant rural character.

The settlement is ranged alongside the B6528, formerly a main road linking the east and west coasts. The road is wide and almost straight. The buildings are staggered and comprise a series of disconnected groups of properties built over time revealing a long history of development. Old, attractive and visually robust buildings provide visual anchor points which add aesthetic quality and illustrate the social and economic history of the village which for centuries focused on mining, farming and sustaining travellers.

They are interspersed with other good examples of typical village architecture including chapels and houses.

The skylines are dominated by double pitched roofs decorated by chimney stacks and pots which rise and fall between substantial two storey buildings and more modest single storey cottages and farm buildings. The gables jut in and out creating a mixture of vertical planes which add to the variety of form which is a distinctive feature of the visual modelling of the village. Some of the buildings ranged along the north side of the main street are built on elevated sites as the ground rises towards the A69. This exaggerates the modelling and introduces wedges of greenery where front gardens take-up the gradient.

Local sandstone and blue/grey slates are the dominant building materials. There are isolated and attractive examples of other traditional materials such as stone flagged and pantiled roofs which enrich the appearance of the village and add depth to its historic character. Old architectural details including carved stonework also reinforce its appeal.

Some new development has introduced bland buildings with features and layout patterns which do not resonate with the historic pattern and visual character of the village.

### 3 HISTORIC DEVELOPMENT

#### 3.1 Prehistory and Roman occupation

The Tyne valley would have been inhabited in prehistory. Its rich hunting grounds, agricultural fertility, defensive topography and supply of fresh water would have attracted nomads and settlers for millennia. The lower slopes and base of the valley would have been densely forested and visited and crossed rather than settled. There is clear evidence of prehistoric settlement in and around Horsley. There is the site of an Iron Age hillfort which stands on a hill above Howdene Burn close to its junction with the Tyne about a kilometre to the south east of the village. It is surrounded by a large bank and ditch and was discovered in 1989 during survey of an ancient woodland. Another set of earthworks, probably an Iron Age settlement, with associated prehistoric field boundaries sits on top of Horsley Hill just to the north of the village.

Aerial photography has revealed more of the area's prehistory. These include a rectangular enclosure which was destroyed as a consequence of the development of Horsley Crofts and a rectangular enclosure including a round house in a field immediately west of Horsley Wood.

Hadrian's Wall was built between 120AD and 130AD to defend the northern frontier of the Roman Empire. There is no direct evidence of Roman occupation in Horsley in spite of being within the protected zone to the south of the Wall. However, an examination of the field plan immediately to the south of the village has revealed possible evidence for a Roman settlement. The field name is 'Thonichester', and 'chester' is often a name used for old Roman sites. The plan of the early fields shows that the site comprised a rectangular enclosure with small fields arranged around its boundary. Moreover, an aerial photograph of North Dunslawholm shows a number of rectangular enclosures which might date from the Roman occupation. This is complemented by a series of Roman field boundaries to the north of the village which have produced scatterings of discarded Roman pottery.

The nearby Wall and the Roman fort of Vindobala (Rudchester) would have been a ready source of building materials some of which can be seen in the village, notably the Lion and the Lamb and in some agricultural outbuildings.

The fifth and sixth centuries saw a period of immigration into England from Northern Germany and Southern Scandinavia. These new comers became known as Anglo-Saxons. Villages in the Tyne

valley, notably nearby Ovingham, became established during this period. The settled and increasingly affluent Saxons generated sufficient wealth to build stone churches which still survive leaving their visual and historic mark in the landscape of the valley. There are no other obvious remains from Saxon times in the area other than the village's name which comes from the Old English 'horsaleah' or horse pasture.<sup>3</sup> Probably the most significant reference to this period is through accounts of the mid-sixth century Battle of Heavenfield that took place some 15 kilometres to the west of Horsley where Oswald defeated the Welsh armies of Cadwallon following which Bede claimed that Christianity was restored to Northumbria.



*Massive squared stones, probably Roman used in agricultural sheds*

### **3.2 Medieval Period to the mid-nineteenth century**

It is probable that the historic core of Horsley emerged as a recognisable settlement during the post-Conquest period although it probably suffered during the 'Harrying of the North' where widespread massacre and destruction led to most of the land being laid waste and depopulated, a consequence recognised in the Domesday Book written in 1085 which did not include land to the north of the Tees, probably because there was nothing left to survey and record. Although nothing survives from this early period, it is possible that some extant properties are either rebuilds in the footprints of earlier structures or incorporate historic fabric salvaged from lost buildings.

The earliest written reference to the village emerges during this period. It is mentioned in 1245 in the post-mortem accounts of Gilbert de Umfraville I which describes a wood at Horsley. It is also referred to in the histories of Gilbert's descendents, interestingly described by his grandson in 1330 as containing 24 bondages holding 14 acres worth 6d who also stated that his father had died 'seised of a several wood called Horsley wood, but not of the town of Horsley to which the wood belonged' implying that the settlement

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<sup>3</sup> Northumberland Place Names : Stan Beckensall 1975

was well established.<sup>4</sup> There are other references to the medieval period include the brief existence of St Michael's Hospital in the vicinity of the water treatment works south of Croft Lane. More tangible remains might include the ridge and furrow field system which can be seen at the western end of the village.

The border wars and reiving raids would have caused periodic mayhem and the probable destruction of buildings. Indeed, the 1330 account mentions that a large part of Horsley had been laid waste by the Scots and in 1441 the income derived from Horsley had been reduced by three quarters as a consequence of raids.



*Probable medieval ridge and furrow field system, east end of the village*

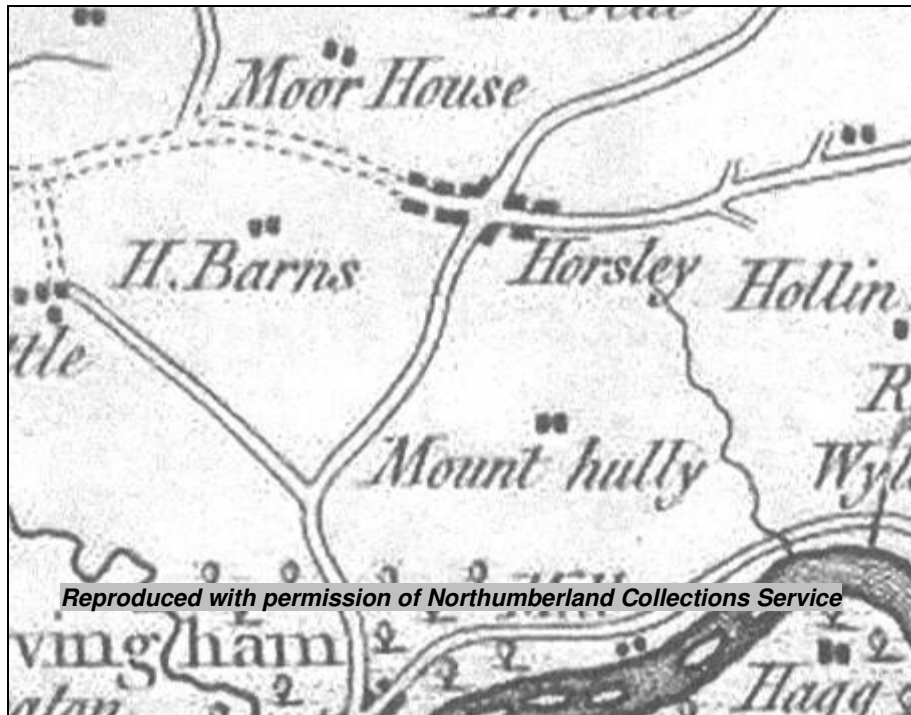
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<sup>4</sup> A History of Northumberland : Madeleine Hope Dodds 1926

Further border raids would have taken their toll until the Union of the Nations in 1603. There is no evidence of the village being damaged during either the Civil War of 1644 to 1646 or the Jacobite Rebellions of 1715 and 1745. Buildings survive from this period as peace brought its dividends in terms of security and economic stability. The cessation of violence marked a gradual change to the economy of the area. Coal and limestone had been mined and quarried in the area for centuries, indeed, the sale of coal at Horsley is mentioned in the reeve's account of 1435/5. This became more firmly established with the opening of wider markets. The effects of the Agricultural Revolution and the enclosure acts transformed the face of farming and led to the development of new improved farmsteads based on a steading arranged around a central foldyard as can be seen at 'Easter Hopside', now Hopeside Farm, on the First Edition Ordnance Survey (Map 4).

By the mid to late eighteenth century the core layout of Horsley had become established with Armstrong's map of 1769 (Map 3) confirming the layout pattern which incorporated ribbon development alongside the main road with a spur running down Mill Way. The road leading to the north at the crossroads is lost and probably ran along the lane now leading to North Farm Bungalow. Although not marked as such on Armstrong's map, a church stood

near the centre of the village. It was built in c1680 and demolished to make way for the United Reform Church in 1890. The Manse attached to the Church is probably seventeenth century if not earlier with its wattle and daub internal walls, and was the venue for clandestine meetings of Nonconformists in its attics following the Act of Uniformity in 1662. It is said that the small window high up in



Map 3: Armstrong's Map 1769

the gable was inserted as look-out point to guard against discovery.<sup>5</sup>

### 3.3 Mid-nineteenth century onwards

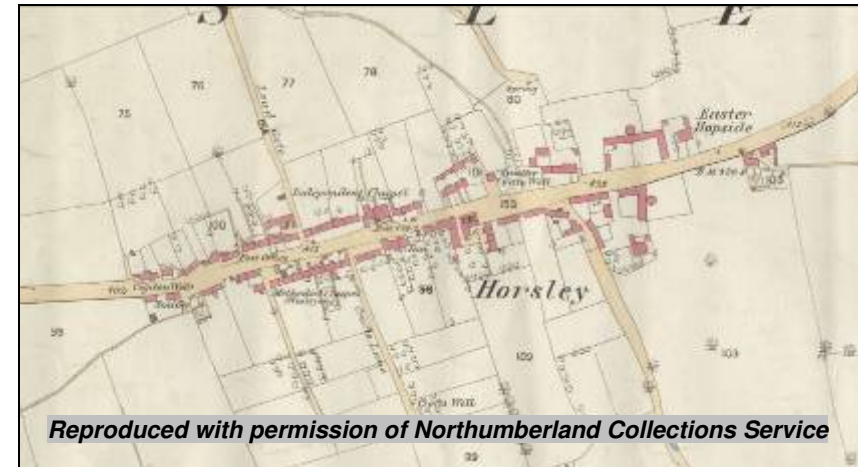
The First Edition Ordnance Survey (Map 4) shows the shape of the village and the layout of the buildings with great accuracy. It can be seen that farming was a core activity. The farmsteads are large, well planned and incorporate gin gans which housed the equipment which drove the threshing machines. It is interesting to observe that by 1897 and the Second Edition Ordnance Survey (Map 5), East Hopeside Farm had adopted an 'E' plan layout, a form which started during the Napoleonic War and later adopted as a model farm layout by Victorian architects such as John and Benjamin Green.

The mid-nineteenth century saw farms, smithies, inns, chapels and a post office in the village which indicates an economically and socially sound community. This might have been challenged in the late nineteenth century with the closure of Horsley Colliery as a consequence of flooding. The access shaft had been moved to the

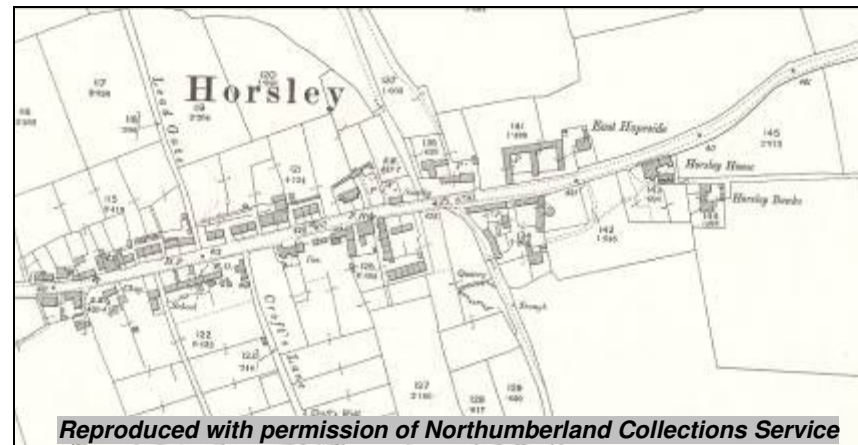
<sup>5</sup> Northumberland Villages : Geoffrey Watson 1976

south of the Tyne earlier in the century following water seepage so that miners living in Horsley had for some time been forced to go across Wylam bridge or cross the river by ferry to work. There are no records relating to the economic impact of the closure of the colliery. Also by the end of the nineteenth century the village had a school located towards its eastern end and a new and quite grand Wesleyan Methodist Chapel built at the junction of the main street with Mill Way.

The shape of the village remained substantially unchanged throughout the first half of the twentieth century. Post WWII years saw the development of infill housing as the attractions of the village as a commuter settlement grew, particularly following the construction of the A69 dual carriageway in the 1980s. The most significant physical impact has been the development of the water treatment plant, also in the 1980s, which covers a large area along the southern boundary of the settlement.



Map 4: First Edition Ordnance Survey 1863



Map 5 : Second Edition Ordnance Survey 1897

## 4 CONTEXT

### 4.1 Geology and building materials

#### 4.1.1 Geology

Horsley is situated over carboniferous limestone that is penetrated by thin coal seams. The rock is covered by a thick mantle of boulder clay deposited during the last ice age giving rise to heavily textured clay soils with traces of the lightly textured alluvial soils that are associated with sand and gravel deposits.

#### 4.1.2 Building Materials

##### *Clay*

Pantiles are the most common material using clay. At one time most of the buildings in Horsley would have been roofed in clay pantiles or thatch. There are a number of buildings with old and new pantiled roofs to provide a glimpse of the colour and appearance of the village before the widespread introduction of slates in the nineteenth century. There is an extremely limited use of brick other than in the manufacture of ridge tiles and the manufacture of chimney pots. One or two chimney stacks have been repaired or made out of bricks.

##### *Stone*

Stone is the predominant building material used in the conservation area. It tends to be creamy buff carboniferous sandstone, occasionally tinted different shades of grey with age, where used as a building material and Welsh slate when used on roofs. There are some examples of sandstone flagged roofs, notably the Lion and Lamb. Some of the more recent buildings gleam with newly cut yellow and buff facing stone. Rough, rock finished, squared, rubble and tooled stone are used throughout the village with ashlar and carved masonry providing decorative features such as window and door surrounds and quoins. Stone is laid in a variety of ways including square coursed rubble, coursed or as random rubble. This reflects the style, function and age of buildings. There is evidence of re-used Roman stone in the Lion and Lamb, and in the construction of some farm buildings. Stone is used in the construction of boundary walls and gateposts.

##### *Timber*

Timber is used for the manufacture of window frames, doors and barging. It is invariably painted. Generally, the original joinery that survives appears to be generally well maintained. However, there are many replacements in uPVC.

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

### ***Metal***

The most common use of metal is through the fabrication of rainwater goods. They are invariably cast iron and tend to be plain and utilitarian. Gardens are not contained by fences but metal railings can be found around the United Reform Church and the War Memorial. The modern use of metal includes garage doors.

The use of metal outside the boundary of the conservation does impact upon its character, particularly the silos and hanger shaped buildings within the water treatment plant to the south and the workshop/showroom behind Horsley Kitchen and Bedrooms to the north.

### ***Render and paint***

Virtually all timberwork is painted. Some stone is also painted to provide decoration and weather protection. A number of properties, mainly twentieth century, have been rendered making a bland and dull contribution to the village when contrasted against textured and colourful stonework.

### ***Other materials***

Modern materials are used sparingly. However, their use can be visually jarring and detract from the appearance of the area in general. 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.

Artificial and composite stone has been used quite extensively. Artificial stone is a poor substitute for natural stone displaying an unusual range of colours with a non-porous, plastic, finish.

Roads and footpaths are generally surfaced in asphalt with some lanes and paths remaining unmetalled. Concrete blocks have been introduced in new developments. This is unfortunate, visually detaching the newer development from the older layout pattern.

## **4.2 Topography and Setting**

The village lies towards the top of the northern slope of the Tyne valley at point where it starts to fold around the small tributary valley containing Whittle Burn. The settlement undulates across a platform

that runs along the contours of the valley. The highest point of the conservation area is approximately 130 metres and the lowest approximately 123 metres above sea level.

The wider setting of the conservation area is largely determined by topography and generally characterised by rural landscapes. However, the water treatment plant provides an industrial buffer between the southern edge of the village and its immediate rural hinterland. The southern slopes of the Tyne valley dominate the southern horizon.

Other historic settlements are ranged along this section of the Tyne Valley, with Saxon Ovingham and Norman Wylam being its closest neighbours on the north side of the river. Prudhoe and Mickley on the south side dominate the flank of the valley and mark a significant urban presence.

#### **4.3 Views out of the Area**

The elevated position of the village offers panoramic views of the Tyne valley to the south. They are expansive, stretching across an impressively broad section of the Tyne corridor where from the west end of the village distant views of Dipton Wood and beyond can be seen. From the east end, Ryton Church rising over the Willows and

the west end of Newcastle where the Tyne meanders towards the coast are both visible. Views opposite Horsley are crowned by Hedley on the Hill which sits over Prudhoe. To the north, views are contained by the rising slope of the valley and the A69 corridor which can be glimpsed through gaps. More expansive views to the north can be gained from both ends of the village



*View to the east with Ryton Church and the west end of Newcastle*



*Views to the north truncated by the lip of the slope*



*View to the south over Prudhoe and Hedley on the Hill with the industrial buffer of the water treatment plant*

## 5 SPATIAL ANALYSIS

### 5.1 Development pattern and layout

Little is known about the size and composition of Horsley in the Middle Ages other than the medieval references to there being bondages and six cottages in the village. The ravages of wars and raids will have laid the settlement to waste on numerous occasions, although it is likely that each reincarnation would have incorporated remnants of earlier buildings and retained property boundaries. On this basis it can be assumed that Horsley was a 'street village' which developed along what would have been a busy road.

The Armstrong map of 1769 (Map 3) confirms this general arrangement. The 1863 Ordnance Survey (Map 4) shows that the putative medieval layout pattern had largely survived with little development stretching behind the street frontage. Tracks, notably Crofts Lane, lead off the main street to parcels of land, a croft being a medieval term for a small enclosed field or pasture near a house. There are no signs of a village green other than a slight swelling of the front street at its western end where the presence of Cogdon Well would have been a point of community contact. The building lines do not follow an engineered route where kerbs, paths and smooth level surfaces define the road layout. In the mid nineteenth

century and earlier, the road would have had little definition, being an area that would have been, at best, stretches of crushed stones and waterbound grit flanked by open fronted gardens and verges to create an informal space that was occasionally squeezed past buildings, such as the two inns, which jutted into the open area.



*Easter Hopside,  
later Hopside Farm*



*Cottages at the west end*

It appears that the most robust architecture was located in the eastern half of the village where Easter Hopside, North Farm and East Farm would have commanded a substantial presence. This would have been reinforced by the two inns, particularly the well built Crown and Anchor, and the lost church. In contrast, the western half had a more residential appearance with houses and cottages dominating the settlement pattern. By the end of the nineteenth century (Map 4), the layout of the village had been

regularised with a clearly defined road smoothing-out the irregularities which had characterised the shape of the front street over previous centuries. Some properties set back from the road had been demolished, such as at the junctions of both Mill Way and Croft's Lane with the main street, and boundaries reformed along the back of the new footpaths. Other old buildings were demolished during this period, probably because they were inadequate or ruinous, to be replaced by new houses, such as Moor View built by the Duke of Northumberland on the north side of the street. By the end of the century the United Reform Church and the Wesleyan Methodist Chapel had both been built adding visual interest.



*Mid- C19th Cottages*



*The late-C19th United Reform Church*

The twentieth century has seen alterations to the shape and appearance of the village as a consequence of both residential and business development. Farmsteads have been converted into

houses and small estates and individual homes have been built throughout the village. The houses and bungalows of Cherry Tree Gardens and Highcrofts merge with the mid-twentieth century South Lea to form a new built-up south western edge to the village. Furthermore, the twenty first century construction of houses in the grounds of South East Farm and the development of Horsley Business Centre in an open field beside the farm has changed the configuration of the village at its eastern end. This is reinforced by the development of Stonegate which wraps around the back of the converted North Farm.



*South Lea and Highcrofts merge to form a new edge to the village*



*Development in South East Farm changes the east end*

This loss of open land has pulled the village into a different shape with the earlier quite loose arrangement of individual and groups of buildings now drawn together by infill development to form a more

congested and intense layout. This change is brought into sharper focus by the appearance of much of the new build which conforms to typical mid-to late-twentieth century designs which dilute Horsley's distinctive historic character.

## **5.2 Land use**

Horsley is predominantly residential (Use Classification C3) and, because of its attractive location in the Tyne Valley and proximity to the A69, has become a commuter village. This is given recognition in Tynedale Local Plan by its inclusion in the Commuter Pressure Area. There are no shops and two public houses (Use Classification A4). The Hearth at Horsley, a group of artist's studios, café and community hall provides a creative commercial and community focus at the heart of the village. Business is also represented in the village through the ten office units which comprise Horsley Business Centre and Horsley Kitchens and Bedrooms Ltd, (Use Classification B1). Tynedale District Local Plan has not allocated sites for economic development in the village, recognising that it is well placed to benefit from employment opportunities provided in Prudhoe. The United Reform Church - the Village Church - (Use class D1) together with the Women's Institute provide spiritual and

another community focus. A large children's play ground is located off Crofts Lane just to the south of the conservation area.

## **5.3 Views within the area**

The main views within the area follow the twists and undulations of the main street as it runs along the contours of the valley.

The disjointed and relaxed building line, variety of scale and design together with pockets of mature landscaping along both sides of the road creates visual interest and reveals a long and interesting development process. Skewed elevations and gables create interesting patterns which emphasise the informality which permeates the historic character of the village.

Views of the village's rural surrounds can be glimpsed along lanes which run between properties. They fan out to take-in wider vistas, those to the south being particularly interesting and expansive. Mill Way which dips and twists down the slope of the valley channels foreshortened views towards a thick tangle of trees and undergrowth, an unusual visual experience in the village.



*View along the main road looking east past the Lion and Lamb*



*View along the road looking west past the Crown and Anchor*



*View along Mill Way*

## 6 CHARACTER ANALYSIS

### 6.1 Townscape and building form

Horsley stretches alongside the main street with ripples and twists foreshortening views and breaking sightlines. The building lines have become more fused during the twentieth century with infill development blocking gaps, but distinctively styled groups of historic properties continue underpin the visual character of the settlement

The eastern approach to the village is marked by two fine houses on either side of the road. Hopside Farm anchors the built-up edge with its late eighteenth/early nineteenth century design setting a high tone. Horsley House presents a side elevation to public view suggesting a grander property, albeit altered over the last 150 years, tucked behind high walls and trees. Two large farms were located at the east end where the road widened. Parts survive. On the north side the 'E' plan remains substantially intact despite its conversion to houses and the visual confusion that partition and alterations bring. The late twentieth century development, Stonegate, wraps around the back of the old farm buildings. The south side is now dominated by Horsley Business Centre, a new development in the hitherto field between Horsley House and South

East Farm. This complex creates a hard edge exaggerated by the undisguised car park, the latter creating an unfortunately urban and visually insensitive edge to the rural village.



*Horsley House*



*Hopside Farm*



*West wing of 'E' plan farm complex*



*Horsley Business Centre*

South East Farm has been converted to residential use. The former east range has been demolished to make way for new detached housing changing the historic shape of the farm. The north range,

set against the main road, contains blocked-up openings to describe its former appearance which has been altered through the insertion of new large windows.

The return of South East Farm down Mill Way is visually fascinating. The steep slope twists as it moves past the developed western edge of the farm which is cranked to follow historic building lines. The historic building at the entrance to the farm sits on an outcrop of stone creating a robust entrance to the village from the south. Glimpses of the fine early nineteenth century farmhouse can be seen behind trees.

The former Wesleyan Methodist Chapel sits at the junction of Mill Way with the main street and, although set back from the road line, has a commanding presence.



*The corner of South East Farm  
sitting on bedrock*



*The former Wesleyan Methodist  
Chapel, now a house*

The **south side of the main street** west of the old crossroads and the former chapel presents a jagged building line composed of buildings which range from the eighteenth to twentieth century. The Crown and Anchor and Lion and Lamb provide historic and visual focus. The former, the grander of the two buildings, was built in 1805 in ashlar stone and decorated by classic features such as the semi-circular stone hood sitting over the front door. Its symmetry survives in spite of the plethora of signs. The latter was originally a farm and is not as crisp a piece of architecture. However, its vernacular style enhanced by its surviving sandstone flagged roof and Roman stones makes the building of equal interest and merit.



*The Crown and Anchor*



*The Lion and Lamb*

Single storey buildings between the Chapel and the Crown and Anchor fill the space occupied by eighteenth/nineteenth century cottages which were set against the back of the road. The terrace of

early/mid nineteenth century cottages built at right angles to the road immediately to the east of the Crown and Anchor has been altered through the addition of dormers, porches and new windows to the detriment of its visual character. A substantial nineteenth century stone detached house and the new Castle View housing development fill the gap between the two pubs. They are oddly linked by an ungainly high arch which frames views of the courtyard development.



*Altered C19th terrace of houses to the east of the Crown and Anchor*



*Castle View housing development through the arch*

The group of two storey cottages to the west of Castle View illustrate the historic layout of the village. Almost certainly built with principle elevations facing south over the valley, they manage to retain their essential visual character in spite of some unfortunate modern alterations including inappropriate windows and large

porches. The War Memorial sits in front of the cottages surrounded by a metal fence and partly obscured by overhanging trees. It is the only public monument in the village which lacks the traditional ornamentation of pants and crosses.



*New windows and porches complicate the simple style of the cottages*



*The War Memorial*

The village's Victorian School and original Wesleyan Chapel were demolished in the second half of the twentieth century to make way for Highcrofts and Cherry Tree Gardens, neither of which adds to the established historic character of the village, the former lacking key details such as chimney stacks and pots.

The south side is terminated by a solid mid-nineteenth century detached stone house, South Farm, with Tudor hoodmoulds. The wall that contains its garden includes the truncated windows of the smithy that once stood on the site.

*South Farm**Remains of the smithy**The smithy and the adjacent spring issue*

The **north side of the main street** to the west of the old cross roads starts with a peculiarity. The cottage, marked as a smithy on the 1895 Ordnance Survey (Map 5), has the look of an eighteenth century building with its triangular-shaped stone gable copings, but does not appear on the 1865 Ordnance Survey. The small spring issuing through into the boundary wall is a rare historic street detail.

The groups of mid-nineteenth century cottages built on elevated platforms between the smithy and Lead Gate introduce a style where tall chimney stacks and high cross gables over bays provide a distinctive street frontage. This is complemented by the United Reform Church with its pyramidal bell tower emerging from the roof and its high gables. The rendered, simpler, late seventeenth century manse linked to the church provides contrast with its plain elevations and high pitched roof.

*The United Reform Church and cottages*

The buildings behind the church were repaired and converted in 2003 to artist's studios and the former Sunday School is now a community hall. The work has been undertaken with care and they enhance this part of the conservation area.

To the west of Lead Gate, the ribbed steel showroom/workshop of Horsley Kitchens and Bedrooms Ltd (located outside the conservation area) peers over the buildings fronting onto the main street. This includes The Old Coach Station built in 1700 which is decorated by Tudor details.



*The modern showroom/workshop provides an industrial backdrop*



*Door detail, The Old Coach House*

Further west, Moor View Cottages, built in the mid-nineteenth century by the Duke of Northumberland, established the building pattern of houses with cross gables which can be seen elsewhere on the north side of the main street. The road continues with a

combination of single storey and two storey buildings providing an interesting variety of style and mass. Unfortunately alterations have diminished the appearance of some of the buildings, particularly the addition of inappropriately designed windows and porches.



*A fine house with an inappropriate timber fence*



*Cottages at the west end of the village with new porches & windows*

## 6.2 Key buildings

Key buildings provide historic anchor points, visual focus and aesthetic quality.

The **Lion and Lamb** and **Crown and Anchor** are of historic, architectural and townscape importance. The former was a farm and converted into an inn in the eighteenth century and the latter built as a coaching inn at the turn of the eighteenth and nineteenth

centuries emphasising the importance of the road and the trade that it brought to the village.

**Hopside Farm** and **Horsley House** dominate the approach to the east end of the village. Hopside Farm is a fine, square, symmetrical Georgian hipped roof house. It has a less articulate stone extension to the rear which doesn't detract from its attractive visual impact. Horsley House is a pair nineteenth century houses with side elevations facing the road.

The **United Reform Church** and the **Wesleyan Methodist Chapel** bring variety of form into the village. Although they do not dominate the main street, they provide some style and mark the historic progression of Horsley's development. **The Manse** beside the church is of historic interest being at least three hundred years old and playing a part in the religious upheavals of the late seventeenth century. Similarly, **Moor Cottage** is of interest because of its age dating from 1700 and because of its association with the Richardson family who were heavily involved in the Protestant Dissenter movement in the early eighteenth century.

Two houses tucked away from public view are of high quality. They are the early nineteenth century **South East Farm** and the later **Horsley Banks**. As a group, the **pairs of cottages** on the north

side of the main street add a distinctive skyline punctured by high gables and tall chimney stacks.

### 6.3 Green elements

Horsley does not have a village green. Gardens provide green space between buildings and buildings and roads. Hedges reinforce the contribution that gardens make to the visual environment although they occasionally obscure views of buildings and can disconnect them from the rest of the settlement. The high hedge along the front of the converted 'E'-plan farm buildings beside Hopside Farm changes the historic spatial and visual relationship between the complex and the village.



*Hedges and gardens create green space*



*The high quality impact of trees*

Mature trees, particularly in the gardens facing the main street, provide shape and maturity which enriches the historic character of the area.

Some lanes which lead to the backs of properties are grassy tracks bounded by hedges or undergrowth bringing fingers of green to the road frontage. Also, the road as it leaves the village past South East Farm, the Business Centre and Horsley House has grass verges which create an attractive interface between the village and its rural setting.



*Grass verges and grass tracks soften edges and enhance the village's rural character*

## 6.4 Details

Details are woven throughout the character area making decisive contributions to its distinctive character and sense of place. They include masonry, doorways, roofs, windows and rainwater goods.

### ***Masonry***

Most of the buildings in the conservation area are built in local carboniferous sandstone. Some early and ancillary buildings and side walls are constructed in random rubble where walls are constructed in stones which are irregularly shaped and of different sizes laid in random patterns with some occasional rough coursing. This can be seen on some of the walls at South East Farm.



*Random patterns*



*Roughly squared*



*Regular, tooled stone*

A more formal approach using roughly squared stone in courses, such as the east elevation of the converted farm buildings beside Hopside Farm, was also employed. Some large and fine buildings, including the Hopside Farm and the principle elevation of the Crown and Anchor, incorporate tooled squared stone. Dressed stone quoins, sills and lintols were frequently used to provide style and elegance.

### **Doorways**

Original door openings largely survive. However, most of the doors which would have been either planked or panelled have been replaced by a mixture of modern units, most of which do not reflect the earlier types.



*Traditional timber planked and panelled doors are increasingly scarce*

### **Windows**

Windows are an important tool in understanding the age of buildings and make a vital contribution to their visual character. 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 limited variety of original windows survive including early nineteenth century sixteen pane sliding sash windows which can be seen in the Crown and Anchor and Hopside Farm.



*Sixteen pane and four pane timber sliding sash windows in the Crown and Anchor and Lion and Lamb*

Mid/late nineteenth century four and two pane sliding sash windows replaced the multi-pane windows with the introduction of cylinder

glass. Good examples of this type can be found in the village including on the front elevation of the Lion and Lamb. 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 Horsley are dual pitch with flat gables. There are some variations including hipped roofs, such as Hopside Farm, and the occasional catslide arrangement as at Castle View House where subsidiary roofs slope down from principal pitches. Virtually all of the buildings in the village are now covered by slated roofs. However, the steep roof pitch and coped gables of the Manse suggests that it was once thatched and there are a number of pantiled and stone flagged coverings, the common methods of covering roofs before the widespread introduction of Welsh slate in the nineteenth century.



*Catslide roof, Castle View House    Stone flagged roof, Lion and Lamb*

Some dormers have been added to properties. However, the overwhelming impression is one where rooflines are substantially uncluttered and uninterrupted. This adds to the quality of the area and should be protected. A number of rooflights have been inserted and although they are less intrusive than dormers, they can sometimes be too large.

Chimney stacks and pots help to create interesting and attractive silhouettes, particularly along the northern side where the clusters of elaborate and decorative stone stacks on the mid-C19th cottages add presence and style. The clay pots tend to conform to a limited palette of styles which includes the mass produced cannon and plain round varieties.



*Chimney stacks on the skyline*



*Gutters on spiked brackets*

### ***Rainwater goods.***

Traditional rainwater goods, including gutters and downpipes, would have been simple and originally made out of wood or lead. These were gradually replaced in cast iron with the gutters supported on spikes driven into the wall. Examples of this type can be found in Horsley. Cast iron is in turn being substituted by plastic, frequently fixed to timber fascias, to the detriment of the character of the area.

### ***Boundary walls***

Boundary walls are dominant and crucial elements in the built form of the conservation area. They are of historic and visual importance threading their way alongside roads and lanes containing spaces and views. They include field and garden boundaries together with retaining walls on the northern side of the main street.

Unfortunately, the bottoms of the retaining walls have been encased in concrete, presumably to reinforce the base courses, a measure which damages their appearance.



*Attractive boundary walls but many damaged by concrete casings*

### ***Neutral and negative features***

Neutral features are those which generally have a balance of positive and negative characteristics. Neutral features in the conservation area include the housing estates such as Stonegate, Castle View and Cherry Tree Gardens. They provide new housing to enrich dwelling mix and choice. However, they tend to introduce patterns, spaces and materials which do not reflect the sense of place and distinctiveness of Horsley. The new Horsley Business Centre brings employment. However, it also brings an extensive and conspicuous area of car parking to an importance entrance to Horsley seriously diminishing the rural approach 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.

- As mentioned in section 5.4 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 character area. This is exacerbated by their being coloured brilliant white which was not introduced until the twentieth century. The more subtle palette of greens, browns, creams and off-whites that would have been used in the eighteenth, nineteenth and early twentieth centuries has been lost.
- Encasing the bottom of boundary walls in concrete.
- Overhead cables and their support columns.
- There have been incremental changes that have gradually damaged the historic integrity and attractiveness of buildings. They include the loss and replacement of original architectural detail, including chimney pots, together with inappropriate materials and methods for repairs, alterations and new works.

## 7 PUBLIC REALM

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

Asphalt has been applied as a road and footpath surface across much of the conservation area to create a generally dull floorscape with very little historic fabric surviving. Surfaces have been patch repaired and cut and filled to accommodate service and utility upgrades. The added effect is unattractive. Other materials have been introduced such as the concrete blocks used to surface Highcrofts. Some paths and lanes are either unmetalled or roughly graveled with loose bindings. They create a less formal and more attractive appearance, such as the lane leading to Dunslaw Croft past North Farm.

Street lighting is a combination of lanterns strapped to posts carrying cables and galvanised lighting columns.



*Asphalt paths falling into disrepair*



*Concrete blocks, Highcrofts*



*Overhead cables and lighting units strapped to columns*

## 8 MANAGEMENT RECOMMENDATIONS

### 8.1 Boundary review

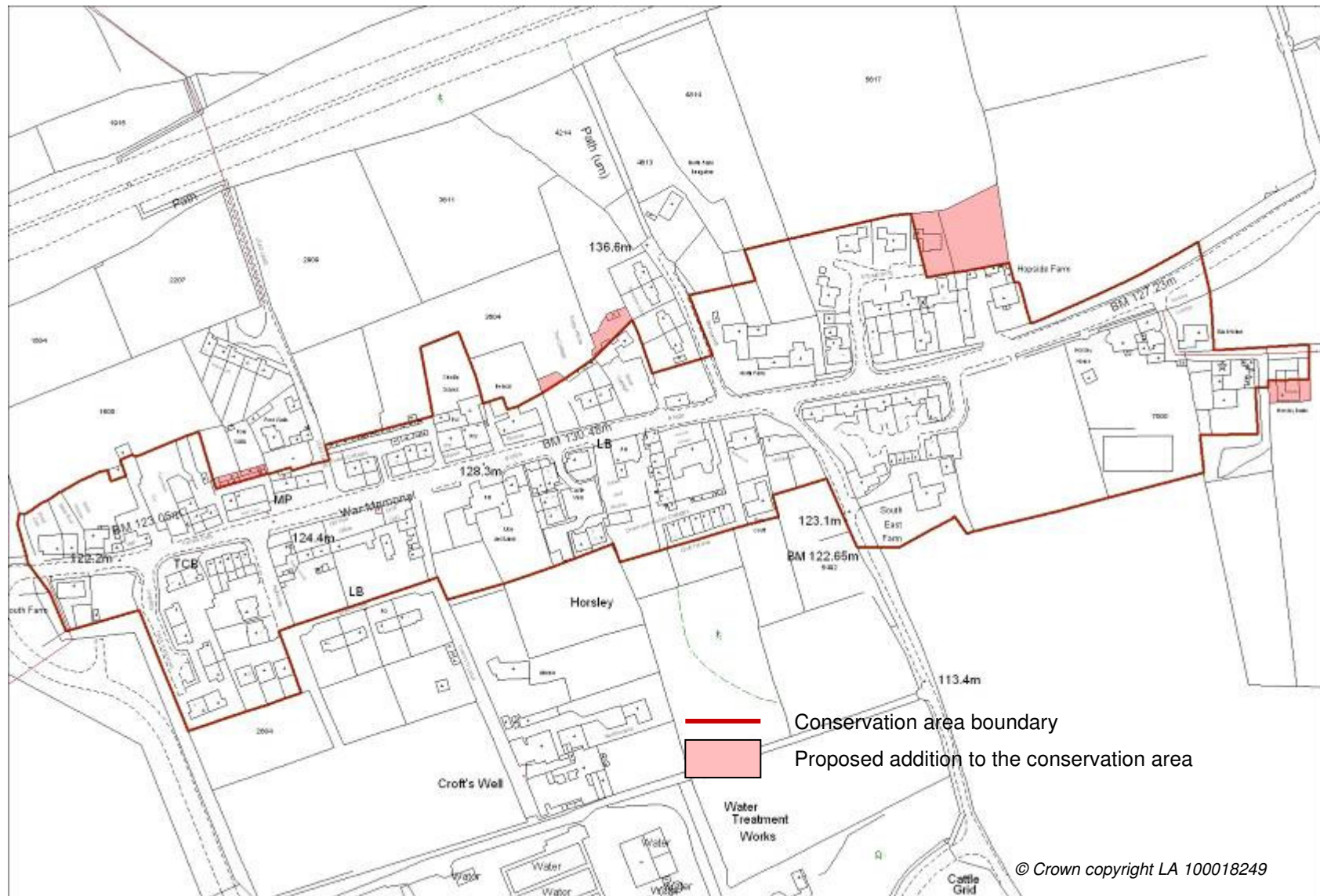
The Council has a duty to review the boundaries of conservation areas from time to time and to determine whether or not they should be amended. Tynedale District Local Plan addresses issues relating to proposals affecting the setting of a conservation area. Policy BE18 states:

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

This means the boundary does not have to be changed to protect it from inappropriate changes to its setting. The boundary effectively contains the whole village, only excluding post WWII developments that are not woven into the layout of the historic settlement.

The review offers the opportunity to rationalise the boundary to take account of changes that have taken place since the conservation area's designation and follow, if relevant, property boundaries. Consequently it is proposed that the boundary is amended as follows (Map 7):

1. To include land to the north of Hopside Farm to rationalise the boundary following the development of Stonegate.
2. To include land to the south of Horsley Banks to rationalise the boundary following the development of the stables.
3. To include land to the north of Moor View to bring outbuildings within the curtilage of Moor View into the conservation area.
4. To include land to the north of The Cottage to accord with property boundaries.
5. To include land to the north of Rose Cottage to accord with the extended building plot and property boundaries.



Map 7: Proposed changes to the conservation area boundary

***Buildings at risk***

There are no buildings in the conservation area included on the English Heritage Building at Risk Register. There are no other buildings that can be described as being at risk.

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

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

- Hopside Farm. This is a fine early nineteenth century house which retains much of its original character.
- South East Farm. The farmhouse is another fine nineteenth century house which is of architectural and historical interest.

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

**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. They include:

- Gradually improve the quality of the footpaths, roads and street furniture through the introduction of a co-ordinated design approach and the use of traditional materials wherever possible.
- Ensure that all future highway work, including maintenance works, will preserve and enhance the character of the area. Take advantage of opportunities to reduce the quantity of asphalt through the introduction of appropriate lighter, more textured materials.
- Resist the introduction of artificial materials such as concrete tiles and synthetic stone and uPVC.
- 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.

- Ensure that traditional architectural features that define the historic character of the village are included in the design of new buildings and the adaption of existing buildings. This includes the provision of chimney stacks and pots. Features which are alien to the historic character of the village, such as barging, should be resisted.
- Resist the painting and rendering of stone and brickwork.

#### 8.4 Future Management

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

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

English Heritage recommends that the following topics should be considered in the preparation of the Management Plan<sup>6</sup>:

- Article 4(2) directions
- Enforcement and monitoring change

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<sup>6</sup> Guidance on the Management of Conservation Areas, English Heritage 2006

- 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 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 APPENDIX 1

### Relevant Council Policies

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

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

#### a. The LDF Core Strategy:

##### ***Core Strategy BE1 includes:***

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

#### ***Core Strategy GD3***

The existing boundaries of the Northumberland Greenbelt will be maintained. It is designed, in part, to protect the character and setting of historic settlements.

#### **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.

### H2 – Housing provision in the Commuter Pressure Area

Provision will be made for additional dwellings in Tynedale in line with the requirements and phasing set out in the Regional Spatial Strategy for the North East. The release of land will be split between the Commuter Pressure Area and Rural Area as follows:

Commuter Pressure Area	77%
Rural Area	23%



Map 7: Tynedale LDF Proposals Map

**APPENDIX 2: LISTED BUILDINGS**

The following listed buildings are located within the conservation area.

<b>Property</b>	<b>Grade</b>
The Lion and Lamb	II
The Old Coach Station	II
Moor View	II
The Crown and Anchor	II
The United Reformed Church	II
The Manse	II

### APPENDIX 3: REFERENCES

- Ordnance Survey Maps (various years)
- Madeleine Hope Dodds : History of Northumberland Volume X11, 1926
- Keys to the Past website : <http://www.keystothepast.info>
- Images of England website : <http://www.imagesofengland.org.uk>
- The Buildings of England, Northumberland : Nikolaus Pevsner & Ian Richmond : 2001 edition
- Northumberland Villages : Godfrey Watson 1976
- Northumberland Place names : Stan Beckensall 1975