Tynedale
COUNCIL

KIRKWHELPINGTON
Conservation Area Character Appraisal

Adopted February 2009

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St Bartholomew's Church tower past the Old Temperance

1 INTRODUCTION

1.1 Kirkwhelpington Conservation Area

Kirkwhelpington sits at the confluence of the Ray Burn and River Wansbeck as their valleys cut into the slope of the fells which border the south-east Northumberland coastal plain. It is positioned on the U5008 immediately to the east of the A696 some twenty five kilometres to the north of Hexham and fourteen kilometres to the south east of Otterburn (Map 1). The nearby estates of Wallington and Capheaton provide historic and contrasting architectural context. The village is located within Kirkwhelpington Parish and Bellingham Ward. Its centre is at National Grid reference NY 998845.

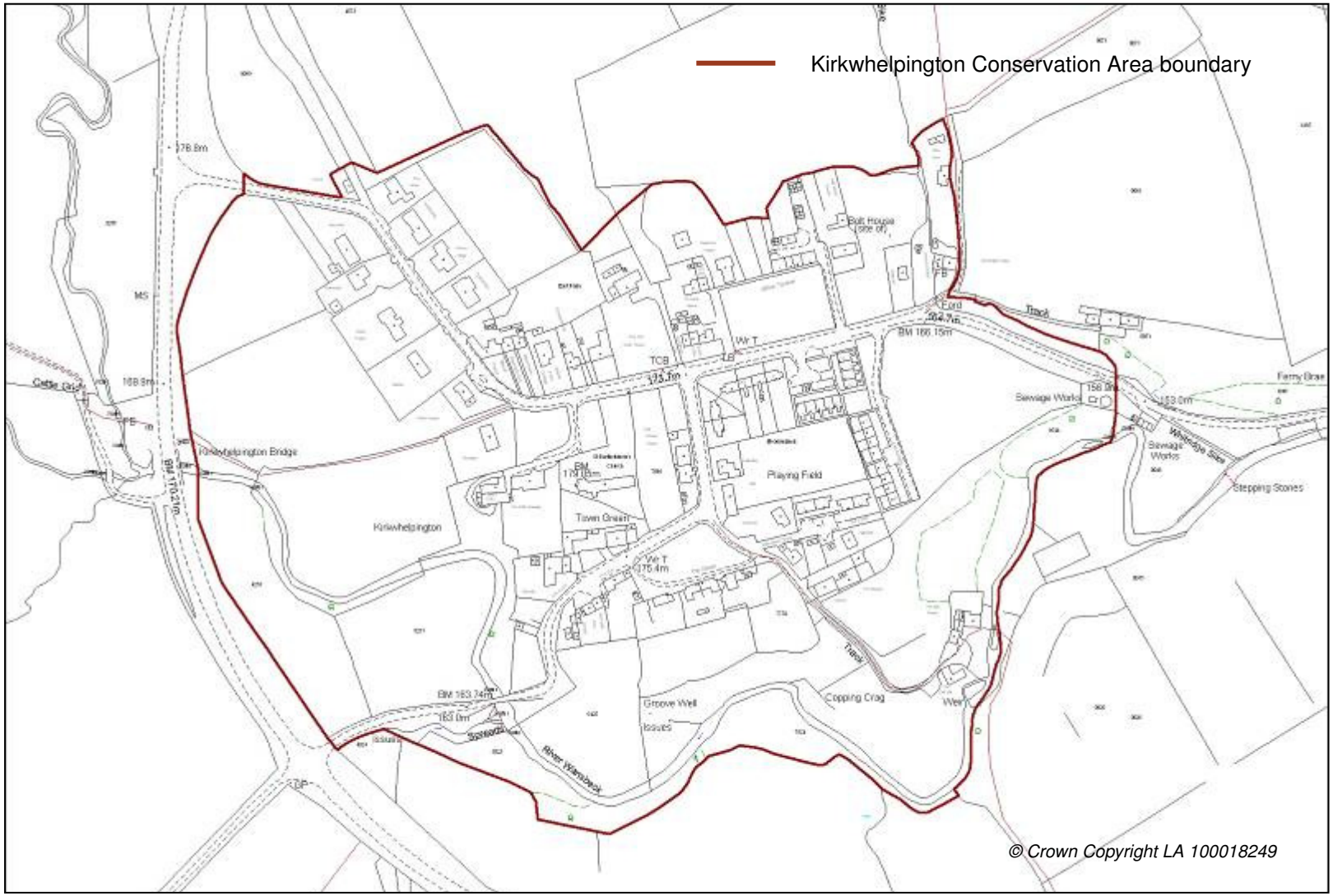
Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.[1] They are designated by the local planning authority using local criteria.

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 distinctive sense of place worthy of protection

Map 1: Location of Kirkwhelpington

Kirkwhelpington Conservation Area was designated in March 1995 in response to the historic and architectural significance of the village with buildings that can be traced back to the medieval period (Map 2).

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



Map 2: Kirkwhelpington Conservation Area

Extensive areas of medieval ridge and furrow field patterns surrounding the village together with the nearby grand landscaped estate of Wallington decorated with its grand Palladian architecture and, further south, Capheaton's Baroque Hall adds depth to the settlement's historic envelope. The collection of nine listed buildings (one grade II*, eight grade II) in the conservation area is testimony to its heritage importance (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 outlined in PPG 15.[2]

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

[2] Planning Policy Guidance Note 15: Planning and the Historic Environment

the conservation area. The village is located within the Council's designated Commuter Pressure Area.

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.

1.3 Kirkwhelpington 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 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 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 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

Kirkwhelpington Conservation Area embraces the entire historic village. Its origins are at least medieval with buildings and records dating from the thirteenth century. The historic shape of the village moved in the late eighteenth/early nineteenth centuries from its focus around the village green to spread out over a wide area creating an arrangement of buildings which coalesced to form two distinctive and attractive groups. The settlement is built on the upper river terrace which spreads over the northern side of the Wansbeck valley. The south side of the valley, which defines the edge of the conservation area, is more dramatic as a consequence of the meandering river cutting away the bankside to form a cliff edge. This variety of landform makes a substantial contribution to the special character of the area.

Twentieth century housing development has linked the two older groups together and also spread the built form of the village towards the A696. The social housing developments in the centre of the village are distinctive of the decade in which they were built, and form a continuum with the late nineteenth century cottages, which were the social housing of their day, replacing the very poor 'but and ben' heather thatched dwellings. However, the design and layout of the new housing does not particularly add to the historic character of the settlement and blurs its original development pattern. The housing at the centre of the village is particularly conspicuous and devoid of local distinctiveness. The new buildings on the northern approach to the village are less obvious being bungalows set in mature gardens.

Generally, Kirkwhelpington had a clear rural character. Green spaces and mature trees are threaded throughout the village to create an open and attractive environment where the ambience of the surrounding countryside penetrates into the built-up area. The twisting road layout that makes it impossible to see all of the village from any one viewpoint. Views are foreshortened to create visual pockets which have their own characteristics creating variety of form and appearance. This includes terraces of buildings, individual houses, grand structures and the remains of farms, all of which are usually set in gardens or fronting onto open space.

The use of local creamy gold sandstone, occasionally tinted with subtle variations of grey, binds the historic buildings together. Dual pitch Welsh slate roofs predominate. In contrast, the twentieth century developments are built and finished in a combination of render, red bricks, composite and natural stone with slate or concrete tiled roofs.

The village has a built history that spans over seven hundred years and is set in an outstanding historic and natural landscape which merge to underpin its special and distinctive significance. Verges, hedges, gardens, unmade tracks and glimpses of the surrounding countryside add to the rural ambience and charm of the village.

3 HISTORIC DEVELOPMENT

3.1 Prehistory and Roman occupation

The fells overlooking the Northumbrian coastal plain were inhabited in prehistory. They would have provided rich hunting grounds, agricultural fertility, defensive topography and supplies of fresh water would have attracted nomads and settlers. There is evidence of activity during the Neolithic period, about 4,000 to 6,000 years ago, through the discovery of an unfinished stone mace and axe heads at Kirkwhelpington Grange. A cup marked stone has been found at The Fawns, about one kilometre to the north east of the village. Cup and ring stones are iconic prehistoric artefacts associated with Northumberland. The Fawns stone embeds Kirkwhelpington into this mysterious Neolithic culture, albeit the stone was being re-used as part of a later Bronze Age burial cist. Cup and ring markings are found on Tod Crag, 2km north of Racchester, and within the parish.

The Bronze Age, some 3,000 to 4,000 years ago, is also represented in the area. Stone cairns built over burials can be seen at Catcherside and Ray Fell and cord and rig cultivation with the remains of round huts can be found at Middlerigg five kilometres to the west of the village. The later Bronze and early Iron Ages tend to blend together because little changed in the way populations farmed the land and built their settlements over that transitional period. During the Iron Age, which stretched from 3,000 years ago to the Roman occupation, there was a move to the construction of defended settlements as society became more warlike. The remarkable remnants of hill forts, including Camp Hill near Catcherside and Great Wanney Crag, are one of the County's great archaeological treasures. The latter, near Sweethope Loughs, is the more spectacular of the two with its stone ramparts embellished by earlier Neolithic cup and ring marked stones.

The Roman occupation brought tribal warring to a close as military and civilian rule pacified the area. Although to the north of Hadrian's Wall, the area was close enough to benefit from the stability that the occupation brought. The higher hill forts gave way to less defended or open farms and villages where farming and trading could flourish to support and service the army and the local population. The remains of over a dozen such settlements have been found in the

vicinity of Kirkwhelpington including the square shaped enclosure at Wolf Crag just to the north of Catcherside and the similarly shaped enclosure containing three stone roundhouses at Kirkharle.

There is little evidence of Roman occupation in the area other than a skillet found near Wanney Crags which could have been a bartered item and altars which were occasionally used as a handy source of building material. John Hodgson in his History of Northumberland[3] refers to '….a very fine altar, four feet high, but much injured by fire, and without any inscription, (which) supports a chimney-balk of a ruined cottage'...in Kirkwhelpington. He makes other references to altars being found in the area. They may have been originally erected by the roadside or by hunters celebrating successful expeditions, such as at Eastgate in Weardale.

Farming continued throughout the Saxon period which followed the Roman withdrawal in the fifth century. West Whelpington was occupied during this time with pieces of pottery, a post hole and a drain dating from about the sixth/seventh century being found before the site was destroyed by quarrying. Furthermore, a series of hollow ways, which appear to lead towards Kirkwhelpington, lie to the north of the village. Hollow ways have steep sides and are thought to have been created by the movement of packhorses and livestock rather than carts. They were probably part of a droving route between England and Scotland. There are more than five hollow ways in the group which were probably necessary to make sure there was a clear way across the marshy ground on the hillside. Given all of the activity in the area, it is highly likely that a village flourished at Kirkwhelpington in Saxon times. This is underpinned by the settlement's name which derives from the pre-Conquest Old English 'Hwelp's people's settlement'.[4]

3.2 Medieval Period to the mid-nineteenth century

Kirkwhelpington emerged as a recognisable settlement during the immediate post-Conquest period. The arable land, spring water and good communications continued to provide a range of attractive advantages that would have encouraged continued cultivation and settlement. A number of villages were developed in the vicinity of Kirkwhelpington during this period.

[3] A History of Northumberland Part 2 vol.1 : John Hodgson 1827

[4] Northumberland place names : Stan Beckensall 1975

The early Saxon era had been dominated by the presence of farms which in later centuries, after the 'Middle Saxon Shuffle', loosely grouped together to enable peasants to combine forces to perform some tasks through common effort. Most were replaced after the 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.[5] Kirkharle, Little Harle and West Whelpington completely disappeared.

Kirkwhelpington was an established settlement by the reign of King John (1199–1216) when Richard de Umfreville made '…his whole court at Whelpintun (sic) to witness a grant made to the monks at Kelso'.[6] Records show that in 1240 the heirs of Thomas Fenwick and Geoffrey of Aydon both owned a Caracute (a medieval land holding of about 120 acres) of land in and around the village. The first indication of the size of the settlement comes in 1325 where the post-mortem inquisition of Robert de Umfraville describes his holding in Whelpington (sic) as 170 acres of land in his demesne (privately owned), ten bondages which comprised a messuage (building plot) and toft (pasture) of 24 acres, ten cottages, a malt-house and a corn-grinding water mill.

An inspection of the fields surrounding the village reveals extensive and fine examples of medieval ridge and furrow ploughing. At that time ploughs turned the soil over to the right only. This meant that the plough could not return along the same furrow. Consequently, the ploughing was done in a clockwise direction around a long rectangular strip. On reaching the end of the furrow, the plough was removed from the ground, moved across the end of the strip and put back in the ground to work back down the other long side of the strip. Each strip was managed by one small family within large common fields where 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. This medieval practice is still an important and attractive part of the surrounding landscape.

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

[6] A History of Northumberland Part 2 vol.1 : John Hodgson 1827

Ridge and furrow plough marks decorate the landscape around the village

The nucleus of the medieval village would have been St Bartholomew's Church which was substantially built in the thirteenth century, although it contains fragments dating from the twelfth century. This would have overlooked a green and cottages with the road alongside the edge of the green. The village has obviously changed since the thirteenth century but it has retained sufficient remnants of its medieval layout to give some continuity over the last eight centuries. Although buildings do not survive from this time, it is possible that some extant properties are either rebuilds on the footprints of earlier structures or incorporate historic fabric from lost buildings.

The border wars and reiving raids which raged for centuries would have caused periodic mayhem and the destruction of buildings. Tower houses, pele towers and bastles were built to protect people and livestock during this destructive period. The only references to such a building in Kirkwhelpington relate to the Old Vicarage which includes an internal wall 1.5 metres thick which might be the fragmentary remnants of an old tower and Bolt House which was located to the east of Half Moon House. Bolt House is described by Hodgson[7] as a building with a byre below with a family room above, both approached by stone stairs. He writes that the adjacent cottage is a 'good specimen' of an inferior farmhouse '…the room at the entrance of which was, and still continues in many places to be, a byer in the winter and a bedroom in summer…the inner room, with three small windows to the left of the out-door, was the dwelling of the family, and often partitioned by two pressbeds into two apartments'. This gives a fascinating insight into the form and appearance of buildings in Kirkwhelpington during the seventeenth/eighteenth centuries.

The union of the crowns in 1603 led to the cessation of violence. This coincided with the Agricultural Revolution which intensified during the late seventeenth and eighteenth centuries driven by the need to provide food for the nation's rapidly increasing population. This is marked by the introduction of new farming techniques such

[7] Ibid

as crop rotation and the cultivation of fodder crops to release pasture to grow food. New ways of improving soil quality were discovered such as adding lime to fields giving rise to the construction of lime kilns such as at West Side and Larkhall, both of which have disappeared. New machines including seed drills and threshing machines were invented to speed up work and increase efficiency. The enclosure of land, particularly the partitioning of Whelpington Common in 1717, not only led to the development of farms but also changed the appearance of the area with field boundaries and crops patterning hitherto open landscapes.

Engraving of the Bolt House c.1827[8]

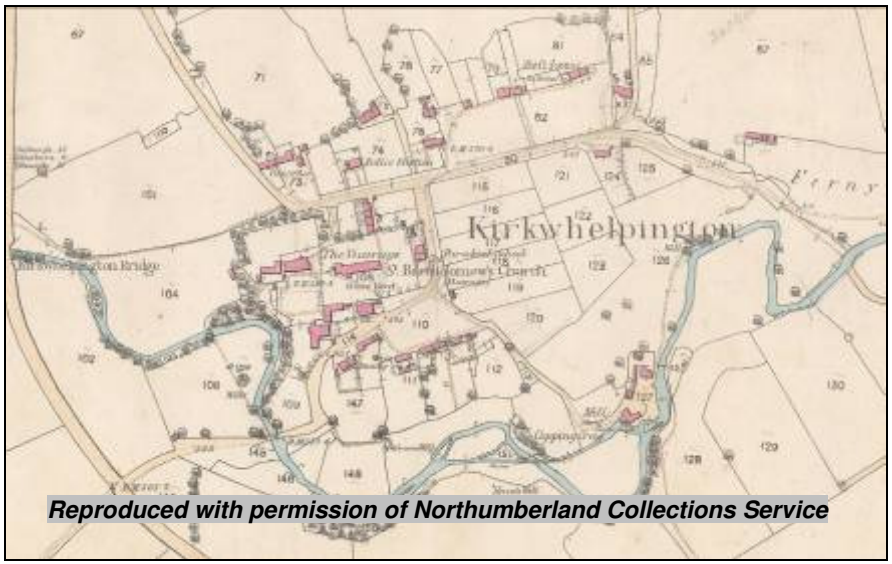
[8] ibid

Little is known of the social and economic life of the village during the seventeenth, eighteenth and early nineteenth centuries other than the documented presence of the mill and farmsteads reinforcing its agricultural base. It is known that the geology of the surrounding area yielded income through some coal and lead mining but it is unlikely that either would have made much of a commercial impact. The first village school was built in the churchyard in 1772/73 through public subscription and church-rate.

3.3 Mid-nineteenth century onwards

The 1863 First Edition Ordnance Survey (Map 3) describes in detail the layout of the village. The settlement comprised two elements. The first, the historic core, is gathered around the church and the green and the second a line of buildings stretched along base of the slope between the U5008 and Whitridge Sike.

The former includes fine buildings such as the church, the vicarage, the Old Temperance (formerly a pub), Cliff House and Cliffside together with more humble cottages ranged along the south side of the green. The Parochial School was rebuilt in 1838 on the east edge of the churchyard. Land opposite the school is divided into strips, probably tofts associated with cottages built by the Duke of Northumberland in the eighteenth century.



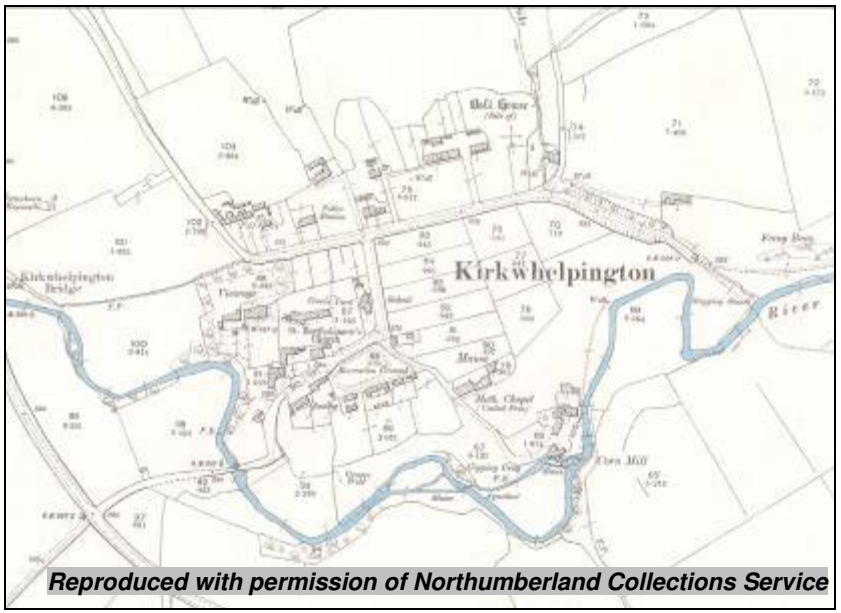
Map 3: 1863 First Edition Ordnance Survey

St Bartholomew's Church & the lost cottages on the right

The latter comprised farms and detached houses with the 1853 police station (now the Old Courthouse) and the post office part of the group. A line of thatch-roofed cottages built at right angles to the church provided a tenuous link between the two groups. The cottages were demolished during the latter half of the nineteenth century, fortunately they can be seen on an engraving of the church dating from the 1820s.[9] The only other substantial group of buildings in the village was the corn mill complex beside the river. This group includes the mill, ancillary operational and storage buildings and the mill house.

The principle additions to Kirkwhelpington during the second half of the nineteenth century, which can be seen on the 1897 Second Edition Ordnance Survey (Map 4), were the 1870 development of the United Free Methodist Chapel and Manse at the head of the lane leading to the mill, and the construction of Half Moon House in 1868 nearby the site of Bolt House. Half Moon House was previously three cottages comprising Half Moon Lane. Nos 2 and 3 were built earlier, possibly in 1847, and were identical to the two cottages which now make up South View and the original Orchard House, with Ivy Cottage.

[9] Ibid



Map 4: 1897 Second Edition Ordnance Survey

The early decades of the twentieth century proved to be a period of stability with only minor alterations taking place, the most significant being the development of the Memorial Hall after the end of World War I. Coquet House was built in 1913, and Wansbeck House was built in the 1920s.

The second half of the twentieth century has seen an intensification of development in Kirkwhelpington with the construction of houses in the centre of the village and along the northern approach. The new developments have substantially altered the shape of the village by stretching the extent of the settlement and binding the historically disparate elements into a single built envelope. This started in the 1950s with the construction of 1 to 6 Meadowlands followed by the completion of Meadowlands in the 1970s and the development of Eastlands and The Crofts in the 1980s. The houses and bungalows enclose the recreation ground. The bungalows on either side of the northern approach were built at the end of the twentieth century.

4 CONTEXT

4.1 Geology and building materials

4.1.1 Geology

Kirkwhelpington is situated over carboniferous limestone that is penetrated by thin coal seams and pockets of lead. The Carboniferous Limestone is overlain by the Millstone Grit Series which consists of a sequence of limestones, shales and sandstones. These rocks were deposited in the late Carboniferous (approximately 300 million years ago) in a coastal environment where large river deltas were building out into the shallow marine waters. Limestone was quarried from the side of valley to the east of the village. Outcrops can be seen in the the settlement, particularly good examples being found beside the path leading to the mill.

The rock is covered by a mantle of boulder clay deposited during the last Ice Age giving rise to heavily textured clay soils with overlain by lightly textured alluvial soils. The village lies just to the east of the Whin Sill where igneous extrusions thrust through the surface to create lines of crags.

Limestone outcrops near the mill

4.1.2 Building Materials

Clay

Brick is the most common material using clay. Bricks are largely restricted to the construction of the pair of twentieth century houses in Meadowlands and Eastlands and in the construction of chimney stacks and manufacture of chimney pots and ridge tiles.

Stone

Local creamy buff coloured carboniferous sandstone with occasional grey tints is the predominant building material used in construction of the historic buildings in the conservation area. Welsh slate is almost universally used on roofs. Some of the recent buildings gleam with newly cut yellow and buff facing stone. Rough, squared, rubble and tooled stonework is used throughout the village with carved masonry employed to provide decorative features and ashlar used to provide 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. Stone is used in the construction of boundary walls and gateposts.

Paths, drives and lanes are frequently surfaced in crushed stone to give a pleasantly textured and light appearance, probably reflecting the look of the earliest metalled surfaces in the village.

Timber

Timber is used in the manufacture of window frames, doors, gates and barging. It is invariably painted. Generally, the original joinery that survives appears to be well maintained. However, there are now many replacements in uPVC, a material that diminishes the historic character of the village. Some timber fascias supporting rainwater goods have been added to historic buildings detracting from their appearance. Although common features on modern buildings, they introduce a detail that is alien to the conservation area and should be avoided.

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 and spiked onto walls. There are very few examples of period metal fencing in the village, the most conspicuous being outside the Old School House and surrounding graves. There are also wrought iron gates to the rear of the churchyard, made by a local blacksmith. The modern use of metal includes garage doors.

Paint, render and coloured finishes

Virtually all timber and metalwork is painted. Paint protects and decorates. Although metalwork was painted a variety of colours, including green, dark blue, red and chocolate brown during the nineteenth century, black is now regarded as the appropriate colour for historic cast and wrought iron. In the nineteenth century external

woodwork was painted a variety of colours ranging from purple brown to off-white. Brilliant white, the most common colour in the village, is a post WWII invention and the default colour of uPVC windows radically changing the appearance of historic buildings.

Dull cement renders are used on a substantial number of the late twentieth century buildings.

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. Roads and paths are surfaced in asphalt although lanes and drives are often surfaced in rolled or pounded rock or gravel.

4.2 Topography and Setting

The village lies on the upper river terrace which skirts the north side of the River Wansbeck as it meanders towards the coastal plain. The south facing position, the shelter afforded by the cliffs on the south side of the valley, alluvial soils and the source of water for both drinking and power would have proved attractive locational features. Most of the village is built over level ground which dips down the slope of the valley along its eastern and southern edges. The highest point of the conservation area is approximately 176 metres (west end) and the lowest approximately 157 metres (east end) above sea level.

The wider setting of the conservation area is largely determined by its topography which was formed by glacial action and river flows. It is dominated by rural landscapes which roll over the undulating fells. Other neighbouring historic villages and hamlets are scattered over the fell side. Some such as West Whelpington and Little Harle have disappeared whereas others including Cambo and Scots Gap continue to thrive. The most notable and attractive historic neighbours are the fine houses and estates of Wallington and Capheaton.

The extremely attractive landscape setting to the village is an essential part of its character in terms of both historic patterns and aesthetics.

4.3 Views out of the Area

Views to the north and west are expansive and patterned by fields, boundary walls, hedges and clumps of trees. Their appearance is complemented by the extensive and dramatic array of ridge and furrow plough marks which texture the surface. The ridge line to the west is decorated by the small group of farm buildings at Cornhills Quarry which mark the site of a lost medieval village.

To the south, views are contained by the cliffs which edge the valley. Clad in trees and shrubs, they overlook the pastures which spread over the flood plain.

Views to the west twist out of the village and follow the line of the road and river as they move towards Walkmill and Dean House. The slope of the valley rises beyond the river to create an attractive backdrop decorated by copses of trees.

View to the north towards West Whitehill

View to the west towards West Whelpington

View to the east over the valley

View to the south over the flood plain

5 SPATIAL ANALYSIS

5.1 Development pattern and layout

Medieval development pattern

Little is known about the shape of Kirkwhelpington in the Middle Ages. However, the presence of the church in the twelfth century would have given a focal point to the village. The size of the church together with Robert de Umfraville's description of his holding which included ten bondages, ten cottages, a malt-house and a corn-grinding water mill suggests that there was a substantial concentration of buildings, probably clustered around the green. The presence of the 1.5 metre thick wall in the Old Vicarage beside the church is an indication that a tower house was present during this period, a defended point around which other buildings would have gathered. The mill was probably located in about the same position as the later eighteenth/nineteenth century complex.

The lost Bolt House probably dated from the late medieval period. It is located some distance from the historic core and illustrates that the influence of the village had expanded further up the slope of the valley. The early twentieth century engraving of the Bolt House (page 11) shows cottages to the west of farm indicating that there was a sizable group of buildings along the extended rim of the settlement.

Post Medieval development pattern

The village evolved with the gradual replacement of earlier buildings by larger and probably more substantial properties during the eighteenth and nineteenth centuries. This is most attractively illustrated at the heart of the settlement where the vicarage, the Old Temperance, Cliff House and Cliffside were built to create an architecturally robust new centre. It is likely that much of the remainder of the village still reflected its earlier appearance. An account describing the village in the 1840s states that 'the village of Kirkwhelpington was a very primitive place. The cottages, with very few exceptions, were thatched with heather or straw, and in most cases consisted only of a ''butt and ben'', an upstairs room being almost unknown….the village green was open, had a nice accumulation of middensteads, and was frequently pastured by geese, donkeys and pigs, ducks luxuriating in the little stream which

ran by the side of the green. The old Bolt House was the most striking object in the place'.[10]

The 1863 Ordnance Survey (Map 3) shows that the late medieval layout pattern had largely survived into the nineteenth century with buildings grouped around the church and green and properties spreading to the north to create an edge where the slope of the valley breaks onto the settlement plateau. This probably comprised farm buildings sitting along the boundaries of cultivated fields, although these possibly were the cottages, each with their own plot, shown on the 1851 Bell collection on the site of the present Half Moon Lane. It is clear from the plan that the buildings were loosely arranged creating a matrix of irregular patterns and spaces. It has the appearance of a gradual, almost unplanned, development process. Land to the east of the centre is partitioned to provide half acre smallholdings for cottage tenants.[11] The plan shows that the village had a smithy, public house, post office and police station.

Little changed in the shape of the village throughout the remainder of the nineteenth century other than the firming-up of the south east corner with the construction of the United Free Methodist Chapel and its manse and the demolition of cottages to the north of St Bartholomew's which removed a built link, albeit tenuous, between the old core and the properties along the northern edge (Map 4).

The village continued to expand in the early decades of the twentieth century with the development of the Memorial Hall opposite the school which, together with the construction of Wansbeck House and Ingledew, consolidated the eastern edge of the historic core. This reflected the gradual, incremental growth of the village where buildings were removed, replaced or added as part of a long, slow process.

This changed after the end of WWII when development of the first phase of Meadowlands housing marked the start of a radical alteration to the shape of the village and the pattern of development. The large open space to the east of the historic core was developed over last half of the twentieth century to create a major new element in the village. This brought the hitherto disparate elements of the village into a single built envelope. It also brought into the development pattern uniformly designed tightly knit terraces providing nearly continuous building lines, of the type at West Farm, Albion Terrace and Half Moon Lane. The terraces together with the

[10] Northumbria University Communigate website : 2008

[11] A History of Northumberland Part 2 vol.1 : John Hodgson 1827

bungalows on The Crofts contain a playing field to create a new area of community green space.

The development of the bungalows along both sides of the U5008 has elongated the north-west corner of the village. They have been built around a bend in the road where they cannot be seen from the remainder of the village thereby reducing their impact.

5.2 Land use

Kirkwhelpington is predominantly residential (Use Classification C3). There is a post office in the Memorial Hall. The Hall provides community focus and a good range of facilities. The United Free Methodist Chapel was converted into an art gallery and an art education centre, but is now for sale with planning permission for conversion to residential use. Tynedale District Local Plan has not allocated sites for economic development in Kirkwhelpington.

5.3 Views within the area

The main views within the village are channelled along the streets as they pass through the village. They are varied and interesting because of twists and turns. They range from long views east to west where old and new buildings, together with open spaces and glimpses of the rural hinterland over the tops and between buildings, bring together the principle characteristics of the settlement.

More compressed and intimate views can be seen elsewhere, occasionally dominated by impressive buildings to provide aesthetic quality and drama, such as the Old Temperance and Cliffside/Cliff House with the backdrop of the church. Views also rise and fall with the topography and squeezed through gaps which can result in sudden contrast and surprise as exemplified by the sights which emerge along the road as it drops down into the valley and the bridge. Views along lanes and tracks that lead away from the village tend to be truncated by twists and turns with tantalising glimpses of countryside being seen now and again.

Looking east past Meadowlands

Looking east past The Green

Looking north between the Old School House and the Memorial Hall

Looking south past Cliff House

6 CHARACTER ANALYSIS

6.1 Townscape and building form

The historic shape of the Kirkwhelpington divides into two elements. The first is the village core focussed around the Green, the church and the river and the second the properties ranged along the northern edge of the village. A third element, the blocks of post WWII housing, has been grafted onto the eastern side of the historic core

6.1.1 The village core

St Bartholomew's Church sits on a small hillock, probably the site of an earlier Saxon church, where it would have visually eclipsed the surrounding area for centuries. This domination was diminished during the eighteenth and early nineteenth centuries with the development of the cluster of fine stone buildings to the south and the vicarage to the east which combined to skirt the church and provide competition in terms of scale and mass.

The churchyard continues to provide a fine traditional setting to St Bartholomew's with an array of memorials which are attractive and informative. A medieval grave cover supporting a lancet widow is a tangible connection with the medieval occupants of the village. This space is a critical component in the historic development pattern of the village.

Twelfth/thirteenth century St Bartholomew's Church and surrounding churchyard

The buildings to the south form an interesting group which come together to form an irregular square bisected by the road. The north side is a mixture of houses, stables and a coach house creating an interesting jumble of shape, scale and layout. Cliffside and Cliff House, built as a single dwelling, is orientated to ensure that its principle elevation looks over the valley This creates the western edge to the village as it begins to tumble down Pearsons Bank towards the river. Cliffside and Cliff House, together with the stable block and Old Temperance, enclose a space which, in the nineteenth century, included a small garden or fold yard. This space is unique in the village where other buildings combine to form linear patterns. The group has an interesting silhouette with chimney stacks and pots sitting astride main roofs and wings.

The Old Temperance

Cliff House and Cliffside

The buildings opposite, Wits End and Burnside View, marked as a smithy on the 1865 Ordnance Survey, form the south side of the informal square which is now split by the engineered road and paths but which would have been grassed with a beaten earth/stone track running through in earlier centuries. They probably date from the early nineteenth century but almost certainly replace earlier cottages which would have stood beside the road which was

the main route through the village as can be seen on Armstrong's map of 1769 (Map 5).

Map 5 : Armstrong's Map of Northumberland 1769

Wits End

Burnside and the old smithy

The Green, which would have been more clearly overlooked by the church before the construction of the Old Temperance, is bounded along its southern edge by a combination of single and two storey cottages which look as though were built in the early nineteenth century, but as with Wits End and Burnside View, almost certainly replace earlier buildings. The Green is bounded by a stone boundary wall which contains the space. This is probably a relatively recent addition as the green would have been an open area of land as shown on the 1865 Ordnance Survey (Map 3).

The Green

The area to the east of The Green was partitioned into plots for cottagers to farm in the eighteenth century. Each of the tenants of the Duke of Northumberland in the nineteenth century cottages had

a garden and half an acre in or around the village. This was maintained until the properties were sold from the 1960s onwards. This would have blended into the surrounding countryside. Starting in 1870 with the development of the United Free Methodist Chapel and its extremely attractive brick and stone Manse, one of the earliest examples of the use of brick in the village, followed by Wansbeck House, The Memorial Hall and Ingledew, the western boundary of the space gradually became a built edge, albeit with gaps which offered substantial views of the village's rural hinterland. These have now been substantially lost with the development of the twentieth century housing.

The Manse and the former United Free Methodist Chapel

The mid/late nineteenth century and early twentieth century buildings form an interesting and attractive collection of properties with designs driven by different functions producing a variety of form and styles. They add an historic layer which complements the adjacent older core.

The short length of road which links historic core with the northern group of properties is now lined by buildings along its eastern side to tie the two areas together. The 1838 old School and School House on the west side of the road stands in splendid isolation.

The Memorial Hall *The Old School House*

The valley floor and north facing slopes provide a hugely attractive southern edge to the village. The mill complex has been converted

to housing protecting its future. The single arch Kirkwhelpington Bridge, built in 1819 to a simple but robust style, is the only other substantial structure in the valley.

The former mill complex

Kirkwhelpington Bridge

6.1.2 The northern edge of the village

As mentioned in Section 5.1, buildings have been present on the northern edge of the village since at least late medieval times, probably as a group of farmsteads and cottages ranged along the bottom of ridge and furrow strips. This tradition of development would have continued through to the late eighteenth/early nineteenth century when new buildings began to replace the older and probably worn-out and inadequate earlier structures. None of the pre-eighteenth century buildings survive. The properties tended to be set back from the road behind fields and gardens, possibly to avoid marshy and uneven ground towards the eastern end which could have spread across the dip which was formed by an old stream running into Whitridge Syke, a feature that might explain the earlier division of the village into two compartments.

The buildings are loosely scattered along the edge and include parts of former farms, detached houses, terraces and outbuildings. The pattern had become firmly established by the end of nineteenth century with only the development of three or four infill houses and some building alterations/extensions since then.

There are some striking buildings including two terraces – Albion Terrace overlooking the large, undulating, open space opposite Meadowlands and the properties which make-up West Farm at the western end. Designed in different styles, they provide blocks of attractive houses with good architectural detailing which add to the quality of the conservation area.

The detached buildings include Whitridge House set in a well wooded landscape beside the ford which crosses Whitridge Syke and the Old Courthouse, formerly the police station. This is an impressive mid-nineteenth century building with recent west and north wings, made the more important because of its prominent position. East Farm, Middle Farm and West Farm together with

associated remains of ancillary buildings preserve tangible connections with the village's agricultural past.

Albion Terrace

West Farm terrace

Whitridge House

The Old Courthouse

6.1.3 The post-WWII housing

The development of the gardens/smallholdings to the east of the Memorial Hall brought a combination of local authority and private housing into the village which diversified house type and widened choice. This has enriched and strengthened the community. The principle of developing this new site in the village rather than introducing radical changes to the old building/space pattern which would have corrupted and diminished its historic character is understandable.

However, the design and layout of the new housing does not reflect the informal and clearly incremental pattern of development which established the form of Kirkwhelpington over centuries. There is little in the new housing which resonates with the historic appearance of the village and as such it does not contribute to its special character.

Meadowlands

Recreation area and the backs of new housing

6.2 Key buildings

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

All of the buildings that range along both sides of the Green are important as a group because they combine to give a particular character to the containment of the central space that is critical to the historic development pattern of the village. However, some buildings bring additional quality because of position, design and age. They include the group of early nineteenth century buildings, some with older cores, to the south of the church. The group comprises the **Old Temperance** and its **stables,** which was the village inn and of historic social importance and **Cliffside and Cliff House.** All are excellent examples of well executed late eighteenth/early nineteenth century design.

St Bartholomew's Church is the oldest building in the village with its Norman roots and Perpendicular tower-top. It is typical of the region with its long and narrow nave which embeds the village firmly into its Northumbrian roots. The original church had side aisles but deteriorated badly during troubled times. The present form probably dates from the eighteenth century. The eighteenth century **vicarage** with its possible medieval origins, although substantially hidden from public view, is important in terms of its history, design and association with the historian, John Hodgson.

Some key buildings provide a glimpse into village life when it could sustain institutions and amenities that were dedicated to supporting the community. The **Old Courthouse**, another fine early nineteenth century building, had a large court room on the upper storey and three small rooms where prisoners were held. The policeman lived on the ground floor where there were also two cells. It continued as a police house and station until the 1950s. The **Old School House** built in 1838 was built to replace an earlier school. The **Memorial Hall** is the social centre of the community. It now houses the post office which was originally located at the end of the terrace of buildings annexed to West Farm.

6.3 Green elements

Green spaces make a vital contribution to the character of the village which has developed over the centuries as a loose collection of buildings spread out amongst green spaces comprising gardens, fields and smallholdings. The churchyard and The Green create traditional open village settings for buildings. The new playing field behind the Memorial Hall is a gentle reminder of the original open

appearance of the area before the post WWII development of the new housing.

The broad sweep of the floodplain along the valley bottom, particularly where the road dips down to the 1819 bridge, brings the surrounding countryside into the village. This is repeated at the east end of the village where the road runs down a hollow edged by trees and bushes past the sewage works towards Walkmill.

Gardens continue to provide green space between and around buildings. Hedges reinforce the contribution that gardens make to the visual environment and mature trees provide grace, shape and maturity that enrich the character of the area.

The green open spaces make a key contribution to retaining the rural charm of the village.

The Green

The green rural edge of the conservation area

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.

Most of the buildings in the conservation area are built in local carboniferous sandstone. Earlier and ancillary buildings and side walls would have been 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.

Roughly squared stones, the Old Courthouse

Good stone details, Old Temperance

A more formal approach using roughly squared stone in courses, such as the Old Temperance, was employed extensively in the late eighteenth century and throughout the nineteenth century. Dressed

stone quoins, sills and lintels 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 lintels 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 Old Temperance. 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 Wansbeck House, which was built in the 1920s. 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 the traditional colour ranges which included dark greens, red, brown and blue.

Sixteen pane and four pane timber sliding sash windows in the Old Temperance and Wansbeck House

Roofs and roof furniture

Most roofs in Kirkwhelpington are dual pitch with flat gables with occasional catslide arrangements such as at Cliff House where subsidiary roofs slope down from principal pitches. Virtually all of the buildings in the village are covered by slated roofs. The vicarage has a sandstone flagged roof and it is recorded that the church had a lead roof replaced in slate in c1815. As mentioned in section 5.1 above, most buildings in the village would have been thatched until the early nineteenth century when Welsh slates became widely available.

Catslide roof, Cliff House

Stone flagged roof, the vicarage

Some dormers have been added to properties, but the dormers which are in nineteenth century properties are original, ie, the Mill House, The School House and Half Moon House. 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 although they are less intrusive than dormers.

Chimney stacks and pots help to create interesting and attractive silhouettes where the clusters of elaborate and decorative stone stacks add presence and style.

Chimney stacks on the skyline

Gutters on spiked brackets, The Green

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 Kirkwhelpington. Some of the grander buildings have gutters set into projecting stone eaves. Some cast ironwork is 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. The walls within the built settlement tend to be newer, crisper, straighter and mortared than the walls leading out of the village alongside lanes and roads which are less engineered.

Boundary wall running alongside Whitridge Sike

6.5 Neutral and negative features

Neutral features

Neutral features are those which have a balance of positive and negative characteristics. Neutral features in the conservation area includes most of the new housing to the east of The Green which

introduces more house types and residents into the village improving its long term sustainability. However, their combined mass, location, spread and layout alters the historic relationship of buildings to space. A more fragmented layout would have resonated more sensitively with the historic layout pattern. The appearance of the buildings do not reflect the established design character of 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 6.4 above, original timber joinery is occasionally being replaced by synthetic materials, although most of them in the village are on modern properties, eg 1-6 Meadowlands, built in 1949 originally with metal casement windows. 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.
- Overhead cables and their support columns.
- 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 and replacement of original architectural details together with inappropriate designs, 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 and open spaces.

The quality of the public realm throughout the conservation area is generally satisfactory. The roads and footpaths are asphalt. Some paths and lanes, such as along the south side of The Green, are formed in crushed stone and whin chips with grass verges. They create an informal and attractive appearance that reflects its historic and rural character. The most conspicuous use of traditional materials are the stone flags in the churchyard and sandstone setts on the drive leading to the front of the Old Courthouse.

Street lighting is a combination of lantern heads attached to poles carrying overhead cables and modern street lights on galvanised columns.

Crushed stone lane on The Green with grass verges

Sandstone setts, the Old Courthouse

8 MANAGEMENT RECOMMENDATIONS

8.1 Boundary review

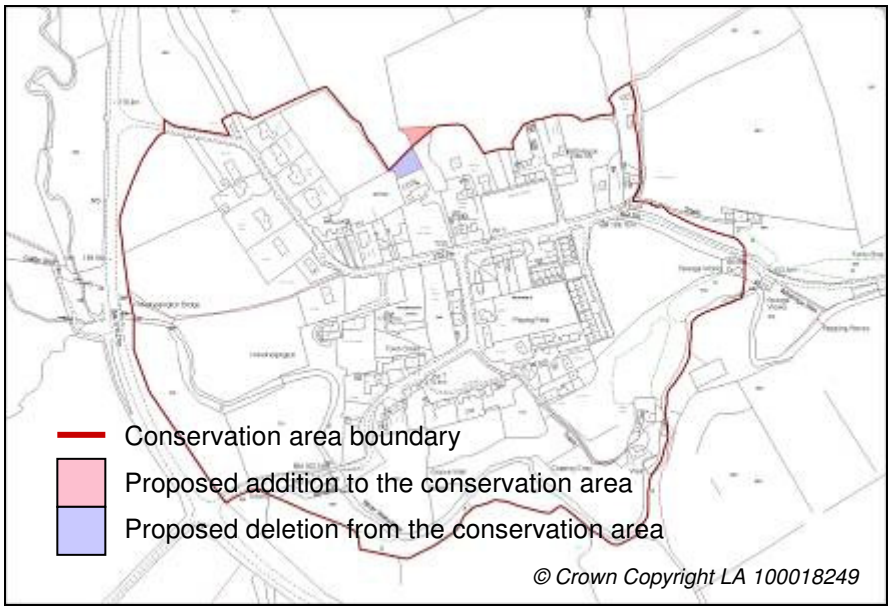
The Council has a duty to review the boundaries of conservation areas from time to time and to determine whether or not they should be amended. Tynedale District Local Plan addresses issues relating to proposals affecting the setting of a conservation area. Policy BE18 states:

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.

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):

- To alter the boundary to the north of Orchard House to more accurately reflect property/land boundaries



Map 7: Kirkwhelpington Conservation Area, proposed boundary changes

8.2 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.

8.3 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 monuments that could be worthy of consideration for inclusion on the list. They are:

- The fenced Swinburne mausoleum in the north-west corner of St Bartholomew's churchyard.
- The memorial to Charles Parsons, engineer and the inventor of the turbine engine, St Bartholomew's churchyard.
- The former United Free Methodist Chapel and its Manse.
- The sulphur well accessed by a stone stile into the field at the bottom of Pearson's Bank before the bridge. There is then a second stone stile into the next field and a flight of stone steps leading down to the sunken sulphur well or spring with stone revetment. The water flow is extremely regular and believed to have health giving properties. The upper steps are in need of renovation.

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

8.4 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:

- An audit of traditional materials used throughout the conservation area should be undertaken in order to devise a palette that ensures that the village's distinctive historic character can be reinforced.
- Ensure that all future highway work, including maintenance works, will preserve and enhance the character of the area. This includes retaining the informal character of unmade lanes and paths.
- Preserve and protect the green spaces.
- 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 and doors.
- 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 such as the provision of chimney stacks and pots together with the exclusion of features that are alien to the historic character of the village such as timber fascias.
- Resist the introduction of timber fences in lieu of hedges.
- Resist the painting and rendering of stone and brickwork.

8.5 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 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:[12]

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

- Article 4(2) 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 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.

APPENDIX 2: LISTED BUILDINGS

The following listed buildings are located within the conservation area.

Property	Grade
St Bartholomew's Church	II*
Memorial to Atkinson children, 25 yards south of the Church of St Bartholomew	II
Monument to William Atkinson, 20 yards south of the Church of St Bartholomew	II
Cliff House and Cliffside	II
Kirkwhelpington Bridge	II
Kirkwhelpington Vicarage	II
Stable block, 20 yards west of Kirkwhelpington vicarage	II
Old Temperance	II
Stable block, 20 yards west of Old Temperance	II

APPENDIX 3: REFERENCES

- Ordnance Survey Maps (various years)
- Armstrong's Map of Northumberland 1796
- John Hodgson : History of Northumberland 1827
- Villages of England : Geoffrey Watson 1975
- The lost villages of Britain : Richard Muir 1982
- Keys to the Past website : *http/www.keystothepast.info*
- Images of England website : *http/www.imagesofengland.org.uk*
- Northumbria University Communigate *:* *http://www.communigate.co.uk/ne/kwmhcg/*
- The Buildings of England, Northumberland : Nikolaus Pevsner & Ian Richmond : 2001 edition