



**CONSERVATION AREA and**

**CHARACTER APPRAISAL**

**FOR NORTH SUNDERLAND**

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### **The Way Ahead**

# 1 INTRODUCTION

Berwick-upon-Tweed Borough is an area of significant historic, architectural and archaeological interest and natural beauty. There is a wealth of nationally and locally significant buildings, townscapes and landscapes, which include castles, historic buildings, ancient monuments and landscape, coast and ecology, protected by international, national, regional and local designations. The preservation or enhancement of these buildings and areas is important in terms of historic, cultural, social and economic fabric of Berwick-upon-Tweed Borough. It is also important that this environment is protected so that current and future generations may enjoy its special qualities.

There are various measures, statutory and non-statutory, which allow greater planning control to protect and manage the historic environment. These include the listing of buildings of special architectural or historic interest, listed building control, the scheduling of ancient monuments and the designation of conservation areas. Control and management is complemented by enhancement and environmental schemes and grant aid for conservation works.

Conservation areas are areas of historic and architectural character which are considered desirable to be preserved or enhanced. The setting of conservation areas may also be included in the designation. Local authorities are able to designate conservation areas to introduce more planning control and bring forward

proposals for their preservation and enhancement.

The conservation area appraisals are a means of defining the key elements that contribute to the character and appearance of conservation areas. An appraisal may take into account factors such as the history and development of the area, the street layout, the character and relationship of spaces between buildings, the contribution played by trees, open spaces and views in and out of the areas, local design characteristics, use of building materials and so on. In short, the features that combine to give a place its character and identity.

There is an urgent need to produce conservation area appraisals. They are a strategic and tactical priority to ensure considered decision making, a justified basis for enhancement and robust defence in negotiations and at appeals against refusal of planning permission. Appraisals may also raise public awareness of the need for conservation.

The second section 'Suggested Priority for Management' is concerned with management initiatives to help preserve and improve the historic environment of the proposed conservation areas. Berwick-upon-Tweed Borough Council has initiated the preparation of appraisals for Seahouses, North Sunderland and Wooler. Further appraisals may be undertaken in due course depending upon priorities and subject to the availability of resources.

## 2 GENERAL LEGAL BACKGROUND

The national legislative framework produced by the Central Government is the Planning (Listed Buildings and Conservation Areas) Act 1990, which covers all aspects of planning in relation to the historic environment, such as listed buildings and conservation areas. The Ancient Monuments and Archaeological Areas Act 1979 provides for the scheduling and protection of ancient monuments.

Complementary to this are statements of Government Policy and good practice guidance set out in Planning Policy Guidance Notes (PPGs ) and Planning Policy Statements (PPSs) which aim to protect the historic environment from inappropriate development but at the same time providing for change and for the needs of people within these locations. Relevant guidance is set out in PPG6 – Town Centres and Retail Development, PPG7 – Countryside, PPG8 – Nature Conservation, PPG13 Transport and Planning, PPG 15 - Planning and the Historic Environment, PPG 16 - Archaeology and Planning, PPG 7 – Countryside, PPG 20 Coastal Planning and PPG21 - Tourism. Also relevant is 'By Design' which is produced by the DTLR and CABE.

Local Authorities also play an important part in the conservation of the historic environment through

policies and proposals included in the development plan for their area. Development plans are legal documents and are of the most important matter to be taken into account when determining planning applications. The relevant development plan for Berwick-upon-Tweed Borough is the Northumberland County Structure Plan 1996 and the Adopted Berwick-upon-Tweed Borough Local Plan (April 1999). The emerging Deposit Draft Northumberland County and National Park Structure Plan is also a material planning consideration.

Other important guidance has been prepared by English Heritage on a wide range of topics concerned with the protection and enhancement of the historic environment.

Section 6 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by subsequent legislation, places a duty on local planning authorities to determine which parts of their area are 'of special architectural or historic interest, the character of which it is desirable to preserve or enhance' and to designate these as conservation areas. The appraisals of Seahouses, North Sunderland and Wooler have been prepared to justify the proposal; to designate these settlements as conservation areas.

# CONSERVATION AREA DESIGNATION FOR NORTH SUNDERLAND

## Conservation Area Appraisal



### 3 Location and Physical Setting

North Sunderland is a rural settlement which coalesces with Seahouses, a coastal village to the east. Berwick-upon-Tweed is located 20 miles to the north and the Cheviot Hills are approximately 15 miles to the west of North Sunderland.

The proposed conservation area boundary to the north of Main Street includes properties of historic and architectural interest. The boundary to the east includes the Old Police Station and old terraces to the south side of Main Street.

To the south of Main Street, the proposed conservation area includes properties of historic and architectural character and modern houses to the south which are located on 'tofts', long

narrow plots of land which are historically important features of the village. The boundary follows the south side of South Lane between the settlement and the countryside. The west boundary includes the old United Reformed Church and part of the street to the southwest of the village.

### 4 Historic Context and Development of North Sunderland

North Sunderland developed as a farming settlement on fertile land probably in the medieval period or before. Evidence for this is the distinctive features of long plots known as 'tofts' which are located north of Main Street and are particularly pronounced on the south side. It is possible that the land beyond the back lanes was originally open fields using the strip system of

farming. This is considered possible with the pattern evident here common, from Anglo Saxon times to the medieval period. This consists of tofts bounded by a back lane which gives access to the open fields. There are also long straight field boundaries which may be fragments of the strip system.

Discovery of Bronze Age pots here may indicate evidence of much earlier habitation.

North Sunderland is a much earlier settlement than Seahouses, and local inhabitants formally used the undeveloped sheltered cove for mooring their fishing boats. The earliest extant dwelling is the 17<sup>th</sup> century former manor house on Main Street.



Railstone House, Main Street

In the mid 19<sup>th</sup> century the village was a thriving agricultural community with a full complement of services, for example there were 10 shopkeepers, a baker, boot and shoemakers, cart wrights and stonemasons. A large part of the village was already developed (see estate map of North Sunderland 1849, *Appendix C*). This development included the village farm, the former United Reformed Church built in 1810, St Paul's Anglican Church built in 1833, and Railstone House with its former granaries on either side.

Lord Crewe was a major landowner at the time, and the village was part of his estate, including also parts of Seahouses and other land and buildings in the vicinity. North Sunderland has since lost its function as a farming community, as former farms are no longer worked for agricultural purposes in the village.

The village has now coalesced with Seahouses by expansion with 20<sup>th</sup> century development in both settlements. North Sunderland is now principally in residential use, apart from Longstone House Hotel and a number of redundant unoccupied former farm buildings and some mostly light industry within existing buildings.



Longstone House Hotel, Main Street



Main Street has retained much of its historic and architectural character, apart from detracting alterations for example PVCu windows, inappropriate pointing, and the intrusion of parked cars.

Substantial modern development on North Lane and South Lane not only seriously erode the character of the edge of the settlement but compromise the historic integrity of the old 'tofts' by developing on them.

## 5 Landscape Setting

North Sunderland is an area designated as the Coastal Zone in the Berwick-on-Tweed Borough Local Plan and within the North Northumberland Heritage Coast and the Northumberland Coast Area of Outstanding Natural Beauty (AONB). These designations emphasise the importance of the coastal area as an outstanding landscape.

The geology of the local landscape is underlain by rocks formed 350 million years ago in the carboniferous period, which are mainly sedimentary including limestone with coal crops. There are contemporary intrusions of igneous rocks in the Bamburgh area. To the south are deposits of alluvium formed in the glacial period.

Views into the village from the east are closed by a bend in the road with a fine landscape setting of mature trees providing an appropriate backcloth to this rural settlement.



View into the village from the east.

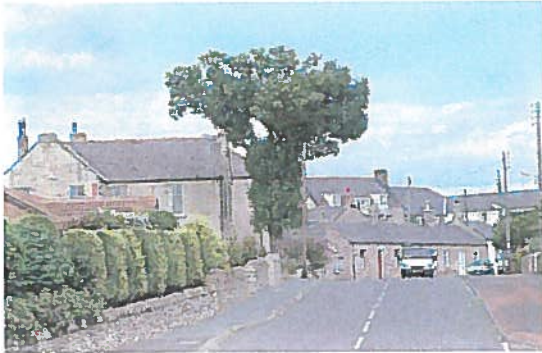
Views out to the east have a suburban character, with modern houses and bungalows set back in gardens in a setting of shrubs and ornamental trees.



Views from the village to the east

Views out from the west are of open undulating landscape with attractive terracotta coloured ploughed fields, their edges tinged with hedgerows.

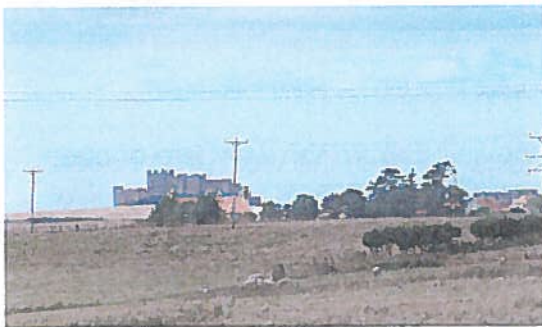
The view to the east is of Main Street sloping up to the village, the vista closed by a sharp bend in the road with an attractive tangle of roofscape beyond, giving an urban character, in contrast to the surrounding countryside.



View of the village from the west

The undulating fields to the west are sometimes edged by hedgerows, mostly of mature hawthorn with the occasional shelterbelts of coniferous and deciduous trees.

A particularly memorable image seen on the horizon is Bamburgh Castle with its powerful large scale rectilinear forms of stone. The Cheviot Hills to the west form a distant hazy backcloth on the far horizon.



Bamburgh seen from North Sunderland

Beyond the flat horizon of fields to the east may be glimpsed narrow horizontal strips of sea.

Edges to the developed settlement to the north and the west have changed over the years, expanding into the area between the old railway and the village with modern housing development. The original boundary to the south

between the countryside and the settlement remains the same, although the distinctive long 'tofts' have been developed with modern bungalows. The edge to the settlement to the east has been lost by recent development coalescing with Seahouses.

## 6 General Character

North Sunderland originated as a linear settlement with development along Main Street but with a bow shape created by two narrow lanes, North Lane and South Lane, enclosing the long 'tofts' which are at right angles to the carriageway. These belong to the properties fronting Main Street and worked like a smallholding, serving a cottage.

The areas of old buildings in North Sunderland may be divided into three zones of different character.

These are now considered individually and include Main Street, North Lane and South Lane.

**Main Street** is an attractive scatter of old stone built houses and former farms, some set back in gardens with shrubs and trees giving soft pockets of greenery to the street scene.



Typical view of Main Street



Most properties have a rectangular plan form and run generally parallel to the street, some fronting onto the pavement, giving a sense of enclosure. There are occasional gable ends projecting to the edge of the pavement, creating visual pinch points and variety to the street scene. Different house types include some two storey and some single storey, detached, semi-detached and terraces. Some of the buildings are in the classical style and others have a simple, unpretentious vernacular character. These different characteristics provide considerable variety and interest to the street scene.

The listed church of St Paul's is one of the most important buildings in North Sunderland and a landmark in the street scene, although its visual splendour is partly hidden by trees. It was built of ashlar sandstone and slate in 1834 in the Romanesque style.



St Paul's Church in its leafy setting

The trees and spacious grounds around the church offer a unique landscape setting that also provides a valuable green space within this part of the conservation area.



The United Reform Church

The listed United Reform Church is a key building located on the western approaches to the settlement. The church was built in 1810 of ashlar lined stucco and slate and has a particularly attractive front façade of windows with a basket weave pattern of glazing bars at their heads. The church is in need of refurbishment and repair.

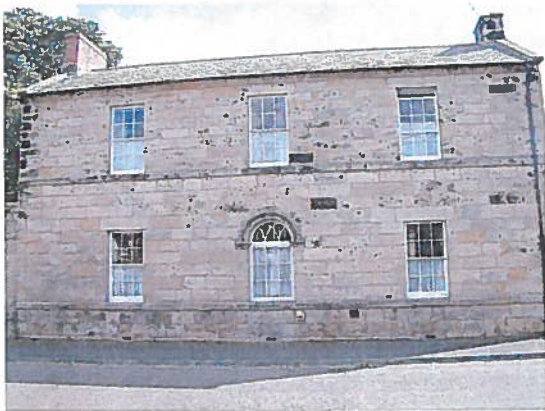


United Reform Church is in need of refurbishment and repair



The Old Police Station, 132 Main Street

Listed buildings which contribute particularly to the character of Main Street include 132 Main Street, the Old Police Station, built in 1840. Number 157 and 159 Main Street, formerly a school, was built in the late 18<sup>th</sup> century. Both properties are built in the classical style.



157 and 159 Main Street

Unlisted buildings of particular interest include the Old Alms Houses, numbers 147 to 151 Main Street, and the Old Manor House, which was built in the 17<sup>th</sup> century and is the earliest extant building in North Sunderland.

Agricultural buildings are of particular importance to the historic and architectural character of the

settlement, as they are a symbol of North Sunderland's original function as a farming community. They add their own distinctive character to the street scene with their large robust stone forms with few openings. Examples are the former Old Village Farm in Main Street and the former granary barns adjoining Railstone House to the east of Main Street. All the farm buildings are constructed of stone rubble with some brick detail and are one or two storeys high with slate or pantile roofs. Many of the buildings are in a neglected state in need of repair and refurbishment, and the group adjoining Railstone House is for sale. The buildings are no longer used for agricultural purposes, and because of the historic and architectural interest should be considered for listing as this may better secure their future.

Old stone boundary walls are particularly important features to the character of North Sunderland unifying the many old stone buildings of disparate design, providing a sense of continuity, knitting the street scene together. Hedges are sometimes used as boundaries, giving the occasional pleasant verdant accent to Main Street.

There are two visual pinch points, one at either end of the settlement where bends in the road combine with a slight narrowing of the carriageway and groups of cottages fronting onto the pavement. This gives a 'gateway' effect emphasising a sense of entrance to the old village.

The only public open space in the village is the landscaped churchyard setting to the church of St Paul. There are private open spaces in front of properties, sometimes behind high

stone walls with mature gardens which contribute a soft colourful feature to Main Street. The spacious former farmyards, some now grassed over, give a surreal character to the spaces, with large-scale blank walls enclosing empty grass lawns.



A former farmyard now grassed over

**North Lane** has its own distinctive historic and architectural character, with a continuity of high walls, and walls of old agricultural buildings without openings, giving a hard edge to the south side of the lane, broken only by narrow entrances, affording glimpses into the former farm yard.



Entrance to former farmyard

The Old Manse of some historic and architectural interest, although much altered, was originally stone but now rendered with stone quoins and window surrounds.

Modern development to the north of the lane is of a suburban character forming an uneasy relationship to the buildings on the south side. Similar stone has been used for boundary walls to the new development in an attempt to assimilate the old with the new.

**South Lane** has an unspoilt picturesque and tranquil environment to the east, with the lane defined by high, old stone walls, particularly around the church, and stone walls and agricultural buildings on the other.



The picturesque environment of South Lane

The irregular twisty lane adds to the strong sense of place and enclosure here and forms a robust boundary at the interface between the countryside and the village. On one side is the countryside, with its long straight field boundaries defined by old hawthorn hedges. On the other are high stone walls with glimpses of the church and its bell-cote set in a mature landscape of overhanging trees.





Old hawthorn hedges as field boundaries



Views out to the countryside from South Lane



Glimpses of the church's bell-cote



A glimpse of St Paul's Church

South Lane is of a different character to the west, with a suburban development of bungalows



Suburban bungalows in South Lane

## 7 Building Materials and Detail

**Walls** on traditional buildings in the area are built mostly of sandstone. Stone is an important unifying element in the street scene on old properties and their boundary walls. The sandstone has been quarried locally and varies in colour with a pleasant palette in greys, cream, yellow ochre, purple, and occasional pink and terracotta giving warmth to the stone.

The stone finishes and tooling vary, with random rubble, common on older vernacular buildings and agricultural properties. The corners of buildings are usually finished with stone quoins sometimes tooled or rusticated.

Opening surrounds mostly have deep reveals and have large squared stones and large flat stone lintels. Occasionally ashlar stone is used on more distinguished buildings, particularly with classical detailing.



There are sometimes chamfered reveals and mullions, often on later buildings. Stones are occasionally tooled with a stugged or droved finish.



Rusticated quoins to corner of wall

There is some attractive stone ornamentation found in North Sunderland particularly grander buildings such as St Paul's Church with its carved Romanesque detailing. Georgian styles such as 157 to 159 Main Street and the Old Police Station on Main Street.

Boundary walls are usually built of random rubble mostly with cock and hen, flat stone or semi-circular copings.



Cock and hen coping detail on boundary wall



Opening on agricultural building with large squared stone surrounds

Alterations and modifications to stonework characterises the changes in the use of buildings. Ghosts of previous openings provide clues to the former function and use of buildings and show how buildings are being continually adapted. For example, the blocked-in square openings located just under the eaves in barns by Railstone House were originally ventilators for the former granaries. (see overleaf)





Former opening in granary, now blocked in

A blocked in doorway to the almshouses on Main Street, indicating the combining of two cottages into one conveys the changes in lifestyle to provide extra living space for today's needs.

An all too common fault in maintenance is the repointing of stonework within inappropriate hard cement mortar, using the wrong kind of joint, often with ribbon pointing. This is not only aesthetically inappropriate but may eventually damage the stonework. The pointing should be carried out principally with a lime/sand mix with flush or slightly concave joint.



Inappropriate ribbon pointing

A few old buildings are constructed of brick which is also commonly used for chimneys, sometimes replacing stonework towards the top of the stack.



Brick building on Main Street

Render is occasionally used, some with classical detailing, including rusticated quoins and ashlar lining.

**Roofs** on old properties in North Sunderland are usually slate with 40 to 45% pitch, mostly gabled, with the occasional hipped roof.



Slate roof with 45 degree pitch

The colours of the slate vary from grey to a purple tinge, with ridge tiles varying, some terracotta and some blue. Occasionally, these have been replaced by concrete. Guttering is usually half-round, occasionally cast iron original gutters but more usually PVCu replacements.



A clay pantile roof with glass tiles

Some buildings, particularly those in agricultural use, are finished in pantiles, usually with a shallower pitch than slate roofs. These clay pantiles are mostly in terracotta, giving an attractive warm contrast to the cooler coloured grey and purple slates.

Some of the old slates and clay pantiles have been replaced by modern concrete tiles, which are heavier and thicker and a poor match for the originals, and sometimes result in a distortion of the roof structure due to the heavier weight of the concrete tiles.

Sometimes sheet materials are used including asbestos, corrugated iron or steel. These are common replacement finishes used on agricultural buildings.

There are sometimes dormer windows, which add variety and modelling to the roofline. However, some modern dormers when of a larger scale, may dominate and detract from the original character of the roof.

The finish to the top of steeply sloping gable walls is sometimes with a flat coping stone finishing proud of the roof.

Chimney stacks are mostly of brick but a few buildings retain their original stone stacks.

**Windows** on traditional buildings in North Sunderland are mostly of the sash type, sometimes bipartite in form. A few of the windows on older properties still retain their glazing bars on earlier buildings with the common sub-division into twelve panes of glazing. Of particular interest are properties still with their basket weave pattern at the head of the glazing, a good example being Railstone House.

Some traditional buildings have suffered a severe erosion of their architectural character by the insertion of inappropriately designed window replacements.



Also, recent PVCu window replacements particularly detract from the appearance of traditional buildings. Plastic cannot replicate the fine glazing bar detailing and the three-dimensional effect of depth and shade which is characteristic of a traditional timber sash window.

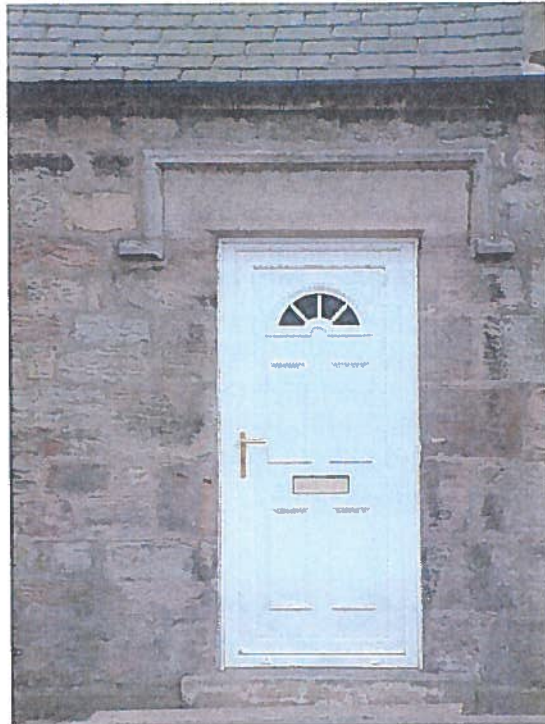


Basket weave pattern of glazing bars on Railstone House



PVCu window replacement on listed building

**Doors** are mostly modern, some with PVCu replacements and in a pastiche Georgian design. Again plastic is a poor substitute for an original proportioned and detailed timber panelled door.



Pastiche Georgian designed door

However, there are a few remaining original panel doors with a classical design or vertically boarded with a vernacular character. (*see overleaf*)



Vertically boarded door of vernacular character

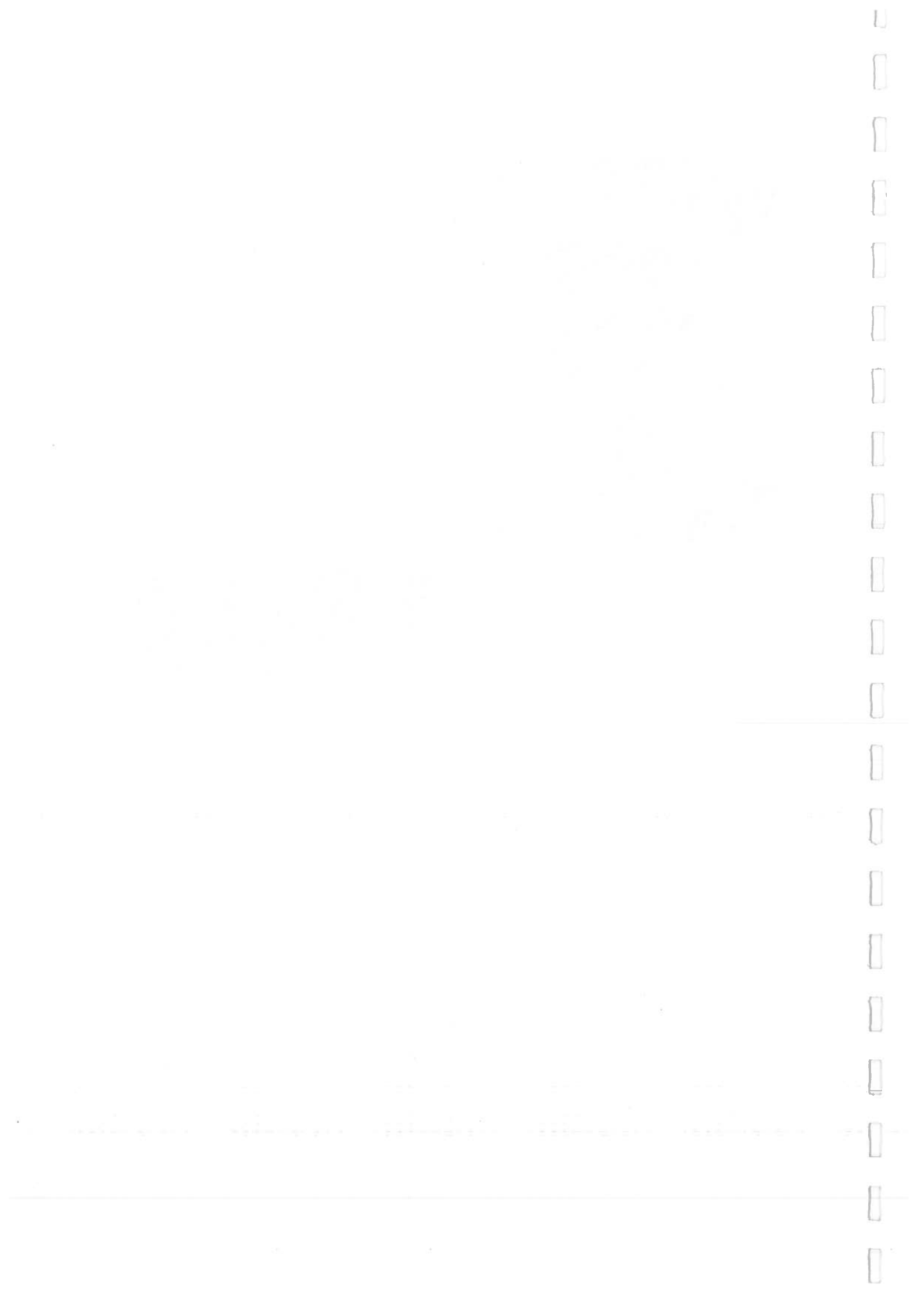
**Street detail** includes a listed Victorian cast iron pump with stone surrounds and cast iron and stone trough and well, both on Main Street.

Most of the street floorscape is tarmac with predominantly concrete kerbstones, although a few original stone kerbs are still in situ. Some tracks are covered with broken stone or gravel.

Overhead wiring seriously detracts from the historic and architectural character of most of North Sunderland.

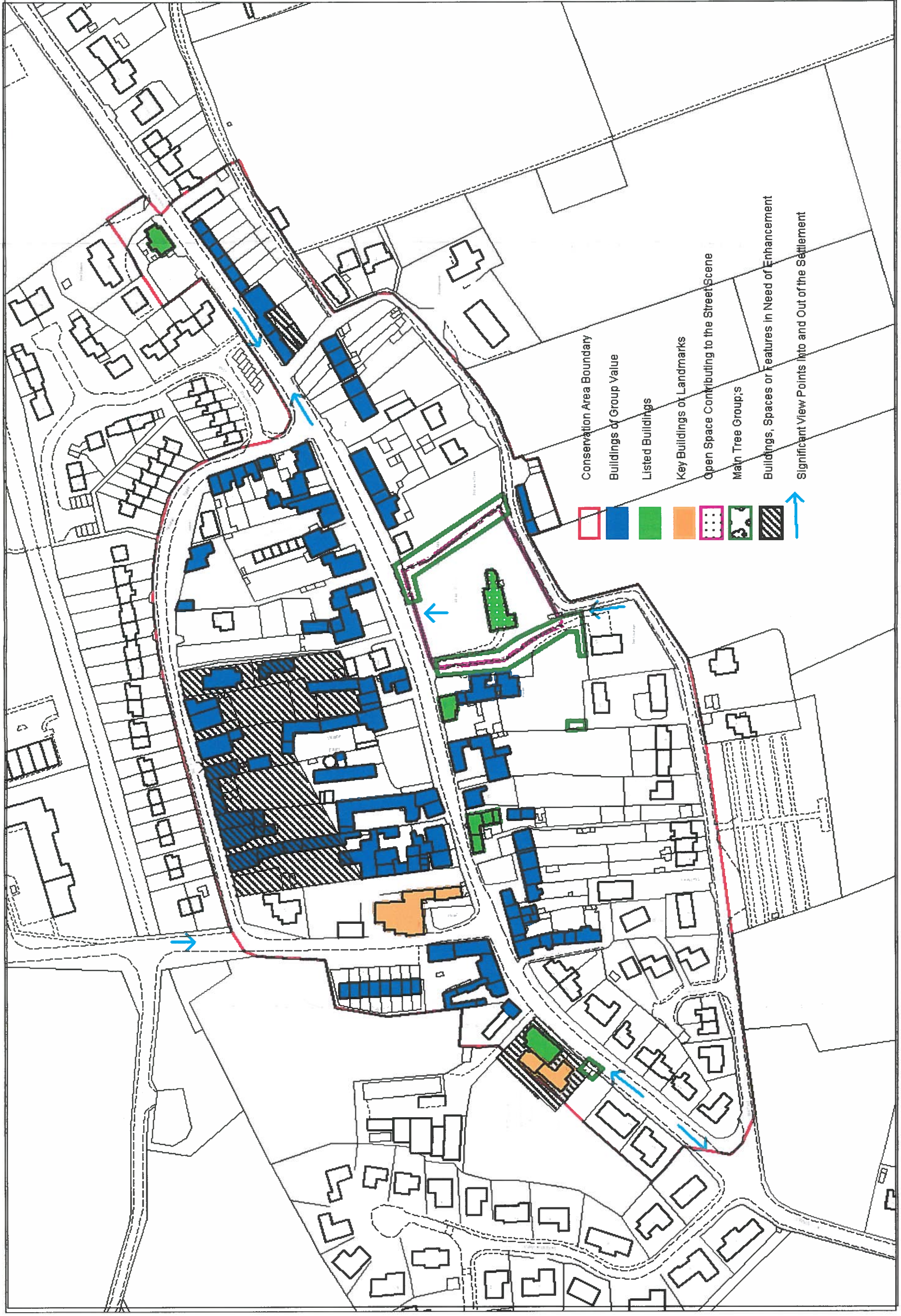


Overhead wiring detracts from the character of North Sunderland





# The Historic and Architectural Character of the Proposed Conservation Area of North Sunderland



## **CONSERVATION AREA FOR NORTH SUNDERLAND**

### **Suggested Priorities for Management**

#### **8 Introduction**

- 8.1 The North Sunderland conservation area appraisal identifies the main elements of architectural, townscape or historic interest in the settlement which make a positive contribution to its architectural or historic character, that are worthy of preservation or enhancement.
- 8.2 The appraisal also examines negative factors, namely, those features which detract from North Sunderland's architectural and historic character and may, by careful management, be improved or enhanced. This section is not only concerned with opportunities for improvement, but advises the local community on the best way to look after their precious heritage with advisory publications. Other important management issues include the prioritising of actions by this council regarding further survey work, assessments, appropriate conservation policies and their phased implementation.
- 8.3 It is outside the remit of this appraisal to produce a detailed strategy for the management of the proposed conservation area. However, the following general guidance will form a useful framework to progress appropriate measures for the preservation and enhancement of North Sunderland's historic and architectural character.

#### **9 Listed Building Review**

- 9.1 There are seven listed buildings and structures in North Sunderland designated in May 1969. It is considered that as the listing survey was completed some years ago, a review should be carried out, bearing in mind changing standards and more sophisticated qualitative assessments.
- 9.2 Although it is outside the remit of this appraisal to produce a full survey of buildings, it is considered the following buildings should be focused on. A particular asset to North Sunderland's heritage are clusters of unlisted old farm buildings, which make an important contribution to the settlement's historic and architectural character, and are an integral part of its social, cultural, and economic history. Some of the buildings are under-used or redundant and are in disrepair. Listing would help ensure the protection of these buildings against insensitive change and secure their future.
- 9.3 A building-by-building analysis recording historic and architectural importance and general condition would be necessary not only for submission to the Department of Culture Media and Sport (DCMS) for

possible listing but also providing useful information on building repair and the need for funding. It will also inform and assist with Development Control Policies on building additions and alterations.

## **10 Building Condition**

- 10.1 As previously mentioned, there are signs of deterioration of some of the old farm buildings in North Sunderland. A detailed building survey (as outlined above) is needed to give a more accurate assessment of the condition of old buildings in North Sunderland, based on the "listed buildings at risk" survey produced by English Heritage. This will give information as a possible basis for funding priorities towards the cost of building repairs.
- 10.2 The satisfactory repair and maintenance of old buildings requires expertise in the use of traditional materials and detail. This is sometimes lacking, for example, the use of cement mortar with ribbon pointing, instead of a lime based mix, and concrete lintels instead of stone replacements.
- 10.3 It is suggested that detailed information is made available to the public on the appropriate repair and maintenance of old buildings in a repair guide.

## **11. Building Additions and Alterations**

- 11.1 North Sunderland is similar to other historic settlements in its general standard of design of building additions and extensions, which are usually built to improve amenity or achieve more space. Sometimes these changes detract from the buildings' character because of their inappropriate size form or detail.
- 11.4 There are adequate controls for extensions, alterations or demolitions of listed buildings, as Listed Building Consent is required for these changes. However, successful implementation of these controls relies on awareness by owners and agents of these constraints on changes to listed buildings.
- 11.5 Although there is national guidance on alterations to listed buildings for example 'Planning Policy Guidance Note 15', it would be appropriate to publish design guidance for The Borough of Berwick-on-Tweed, taking into account local distinctiveness.
- 11.6 Unlisted buildings, although they may contribute to the historic or architectural character of a conservation area, do not have the same controls over their change as listed buildings. There is currently concern about the serious erosion of the character of conservation areas by the

removal of original timber windows and doors and replacement with inappropriate PVCu materials, which does not require planning permission on privately owned houses. It is recommended that as a matter of urgency, an Article 4(2) Direction is considered for North Sunderland, following conservation area designation. This would ensure that defined alterations to unlisted buildings, such as the previous example, may be excluded from 'permitted development', and would require 'Planning Permission'.

- 11.7 It would also be appropriate to include advice on the design of alterations on unlisted Buildings in conservation areas within a formulated design guide already referred to.

## **12 New Development**

- 12.1 North Sunderland has already been recently developed with substantial areas of housing, mostly on the periphery of the old village. New development varies in its quality of design and success in harmonising with the character of the old settlement. A housing site has been designated in 'The Berwick-on-Tweed Borough Local Plan' for North Sunderland, located on the edge of the settlement. Should further development be considered in the future within the boundary of the proposed conservation area of North Sunderland, careful assessment of its location will be needed to help ensure that important townscape elements defined within the appraisal, such as open spaces, vistas, landmarks, and building groupings, are protected from inappropriate change.
- 12.2 Design guidance for new development would be useful in helping ensure that high standards of design are achieved in the Borough. It is envisaged that the guide would cover the whole of Berwick-on-Tweed Borough but take into account local distinctiveness. It could also be part of a comprehensive publication including alterations and extensions.

## **13 Open Spaces and Landscape**

- 13.1 There is a fine landscaped open space forming a sylvan setting for St. Paul's Church including mature trees, some with the protection of 'Tree Preservation Orders'. Trees without tree preservation orders will have extra protection in North Sunderland by the designation of a conservation area, as prior notification will be required for the felling or lopping of most trees.
- 13.2 There is little original street surface remaining in North Sunderland, which is now mostly in tarmac with concrete kerbstones.



- 13.3 The increase in vehicular traffic over the years has resulted in the erosion of the visual quality of the street scene in North Sunderland, by the intrusion of parked cars. Also traffic signs have resulted in ugly urban clutter in the street scene.
- 13.4 A feature which has a particularly serious affect on the historic and architectural character of North Sunderland is the presence of ugly overhead wiring which is prominent in the street scene. This issue should be considered a priority for action, subject to the views of the local community
- 13.5 It is considered that the local community should be the movers behind any enhancement scheme in North Sunderland, with this Council being one of the enabling agencies.

#### **14 New Uses for Old Buildings**

- 14.1 Buildings 're-inventing themselves' is an important part of the evolution of a settlement where the social, economic and cultural well-being of the community may benefit, whilst helping secure a viable future for the property.
- 14.2 A creative and flexible approach is important when considering the new use for an old building by everyone concerned with its future. There are groups of redundant old farm buildings which are in need of a viable and appropriate new use to help ensure their secure future. However, it is important that any change of use or alteration ensures that not only the historic and architectural integrity of the building is preserved, but the historic character of the conservation area is also retained.

#### **15 Archaeology**

- 15.1 Knowledge about North Sunderland's landscape and previous human occupation is understood through the discovery and analysis of archaeological remains. Archaeology therefore, represents a unique insight into the past and provides a finite and non-renewable resource that can be vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that archaeology survives and continues to provide information about the past.
- 15.2 The Character Appraisal is a snapshot in time. Archaeological records have helped with the appreciation of the landscape and built form both above and below the ground. Opportunities for further archaeological study will continue to inform the character of the conservation area. National, regional and local policies exist through the planning process to



ensure that adequate provision is made to continue to record and protect where necessary, archaeological remains.

### **The Way Ahead**

- 16.1 The *Draft* Conservation Area Appraisal recommended that the proposed designation of North Sunderland be the subject of consultation with the local community with the appraisal submitted for their comments. North Sunderland would then be designated following a positive response, and subject to approval by Berwick-on-Tweed Borough Council.
- 16.2 The consultation process was undertaken via a publicised event that took place on the 8<sup>th</sup> and 9<sup>th</sup> April 2005. Both the Seahouses and North Sunderland Draft Appraisals, together with maps and supporting documentation showing the proposed conservation area boundaries were publicly displayed. The consultation period concluded on the 3<sup>rd</sup> May 2005 and comments received were then analysed and reported to the Council's Policy (Corporate Services and Regeneration) Committee on the 29<sup>th</sup> June 2005. The boundary and contents of this document have been revised following input from the community consultation.
- 16.3 Following statutory designation of the conservation area, it is recommended that a survey be carried out assessing the need for an Article 4(2) Direction for North Sunderland and appropriate categories to be excluded from permitted development.
- 16.4 The early consideration of the need to remove ugly overhead wiring, with approaches to the relevant power companies to promote a phased programme of the undergrounding of cables is also recommended.
- 16.5. A survey to establish the architectural and historic importance, and condition of older traditional buildings in North Sunderland, as a basis for submission to D.C.M.S. of possible buildings for listing, establishing a 'buildings at risk' list and ascertaining the possible need for repair grants for historic buildings.
- 16.6. The publication of a detailed design guide for the Borough of Berwick-on-Tweed . This would identify differing guidance for areas of different distinctive character, and focus on the special needs of conservation areas.
- 16.7 It is recommended that guidance is published for the appropriate repair of old buildings and the Berwick-upon-Tweed Borough Council encourages the local community to identify projects for the enhancement of North Sunderland.

## **Appendices**

- (A) Glossary
- (B) Listed buildings and Ancient Monuments
- (C) Old Ordnance Survey Maps.

**Appendix (A)**  
**Glossary of terms**

## GLOSSARY OF TERMS

Abutments	The solid part of a pier or wall against which an arch abuts	Burgage Plot	A tenure of land from an overlord for a yearly rent. The burgage plot commonly refers to the distinctive long narrow plot of land including a property found in old town centres, often mediaeval in origin
Architrave	The lowest of 3 main parts of entablature. The moulded frame surrounding a door or window.	Burnt umber	A dark brown colour usually used to describe a paint colour
Area Outstanding Natural Beauty	A designation by the Country Agency (formerly Countryside Commission) under the National Parks and Access to the Countryside Act 1949. Their primary purpose is the conservation and enhancement of natural beauty.	Buttress	A mass of masonry or brickwork projecting from or built against a wall to give extra strength
Arrises	A sharp edge produced by the meeting of 2 surfaces.	Canopy	A projection or hood over a door, window, tomb, altar, pulpit niche etc
Ashlar	Hewn blocks of masonry wrought to even faces and square edges lain in horizontal courses with vertical, fine joints, usually polished on the face.	Cannon chimney pot	A plain tubular chimney pot resembling a miniature cannon barrel made of fired clay.
Balustrading	Short posts or pillars in a series supporting a rail or coping	Capitals	The head of a column, pilaster etc in classical architecture
Barge boards	Projecting boards placed against the incline of the gable of a building and hiding the ends of roof timbers	Casement window	A metal or timber window with the opening frame hinged vertically.
Basalt	A fine grained sometimes glassy basic igneous rock (volcanic)	Castellated	Decorated with battlements
Basket weave glazing bars	A glazing bar is a slender moulded section in timber subdividing a window of small panes. 'Basket weave' is the distinctive curved interlocking glazing bars at the head of a pointed arch window.	Cat slide	A single pitch roof
Bell-cote	A framework on a roof from which to hang bells	Chamfered	An arris or angle which is pared off and resembles a small splay.
Bipartite	Double eg bipartite sash windows – 2 sash windows side by side	Cill	A horizontal piece of timber or stone forming the bottom of a window or door, designed to throw off water.

Bronze Age	A period in history divided into the early, mid and late bronze age. Approx 1,900 BC to 500 BC.	Coadstone	Artificial cast stone, widely used in the 18 <sup>th</sup> and early 19 <sup>th</sup> century for all types of ornamentation.
Cock and hen coping	A finish to the top of a stone boundary wall with every other stone projecting above the wall as a coping finish.	Hip roof	A roof with sloping ends instead of vertical ends.
Coping	A capping or covering to a wall	Hipped dormer	A window placed vertically in a sloping roof with a sloping roof.
Cornice	A moulded projection which crowns an entablature, moulding wall or opening.	Nave	The western limb of a church, west of the crossings flanked by aisles.
Coursed stone	Stone laid in horizontal courses	Ogee	A double curved line made up of a convex and concave part pantiles.
Crenellated	A parapet with alternating indentations and raised portions, for example a battlement.	Orders	In Greek, Roman and Renaissance architecture, an assembly of parts consisting of columns with bases, capitals and entablature.
Dentil	A small square block used in series in Ionic, Corinthian and Composite columns.	Pantiles	A roofing tile of curved s-shaped sections
Diamond panes	Lozenge shaped panes of glass in wooden glazing bars or lead surrounds.	Parapet	A low wall placed to protect any spot where there is a sudden drop for example a house top
Drip stone or hood mould	A projecting moulding to throw off the rain on the face of a wall, above an arch, doorway or window.	Pastiche	Generally used as a derogatory term to describe a poor copy of an architectural element
Droved	An approximately parallel series of grooves in stone work made by a hammer and bolster	Patina	The weathered appearance of a building material
Entablature	In classical architecture the superstructure of an Order consisting of architrave, frieze and cornice.	Pediment	a low pitched gable over a portico, door or window
Eaves	A lower edge of a sloping roof which overhangs the face of a wall.	Pilaster	A shallow pier or column, projecting very slightly from a wall
Finial	A formal ornament at the top of a canopy, gable or pinnacle (often in the form of a fleur de lys)	Plinth	The projecting base of a wall or column pedestal usually chamfered or moulded at the top
Gable dormers	A window placed vertically in a sloping roof with a gabled roof	Pointing	Raking out of old mortar joints in brickwork or masonry and replacing with new mortar.



Gable head stack	A chimney stack rising directly from the gable wall of a building	Portico	A roofed space, open or partly closed, forming the entrance and centre-piece of the front of a building
Gothic arched window	A window with a pointed arch	PVCu plastic	A modern material commonly used for replacing old timber frames.
Punched stone	A stone face made flat with a blunt pick.	Saddle back roof	A tower surmounted by a pitched roof with gable ends.
Quoins	The dressed stone at the corner of buildings, usually laid so that their faces are alternatively large and small	Sites of Special Scientific Interest (SSSI)	The most important national sites in nature conservation or geomorphological terms, notified by English Nature. Under the Wildlife and Countryside Act 1981
Rainwater goods	Gutters and down pipes which channel rainwater from the roof of a building.	Squared dressed stone	Stones squared and worked to a finished face
RAMSAR site	Site of international importance under the RAMSAR Convention on Wetlands of International Importance, especially as a water front habitat..	Street scene	The street seen as a whole, defined by its constituent parts e.g. buildings, walls, roads etc
Random rubble	Unworked stone work	Stucco	A kind of plaster work
Reconstructed stone	Artificial stone	Tooled	Marks made by tooling or cutting into stone
Reveal	That part of the surround which lies between the glass or door and outer wall surface.	Traceried	The ornamental intersecting work in the upper part of a window.
Rock faced stone	Stone squared, with a rough finish to simulate a rugged rock appearance	Vernacular	Nature or indigenous, not designed or taught
Romanesque	The style current until the advent of Gothic, origins conjectured between 7 <sup>th</sup> and 10 <sup>th</sup> centuries AD	Vista	View of features seen from a distance
Rusticated	Masonry cast in large blocks separated from each other by deep joints	Voussoirs	A brick or wedge shaped stone forming one of the units of an arch

## **Appendix (B)**

### **Listed Buildings and Ancient Monuments**

NU 23 SW

NORTH SUNDERLAND

MAIN STREET

(North Side)

No. 132

9/179

22.12.69

GV

II

Former police station, now house. C.1840. Ashlar with plinth, Welsh slate roof. 2 storeys, 3 bays. Rusticated quoins. Central 6-panel door with 4-pane overlight in raised stone surround. C20 12-pane casements. 1st floor string. Stone eaves. Hipped roof with 2 corniced stacks rising from hips.

Listing NGR NU2139331624

NU 23 SW

NORTH SUNDERLAND

MAIN STREET

(North Side)

Old pump to the west of

No. 132

9/180

22.12.69

GV

II

Pant or well. Early C19. Ashlar and Iron. Square, corniced pier with pyramidal cap. Iron plate for handle.

Listing NGR NU2136931606

NU 23 SW

NORTH SUNDERLAND

MAIN STREET

(North Side)

United Reformed

Church

9/181

22.12.69

GV

II

Formerly Presbyterian church, now United Reformed. 1810 with small addition of 1843 to right. Scored stucco with Welsh slate roof. One tall storey, 4 bays. Later porches in outer bays have 4-pane sashes and boarded doors on inner returns; above are small round-headed windows with radial glazing bars. Centre bays have full-height similar windows; between these windows a small shield inscribed 'ERECTED 1810'. Hipped roof. Single-storey, one bay addition of vestry on right return has 12-pane sash in raised stone surround inscribed ERECTED 1843. Gabled roof with corniced end stack.

Listing NGR NU2098031431

NU 23 SW

NORTH SUNDERLAND

MAIN STREET

9/182  
22.12.69

(West End)  
Pant and trough at west  
end of village

II

Well or pant. Early C19. Ashlar and iron. Large square pier with cornice and pyramidal cap. Iron spout and large iron trough in front.

Listing NGR NU2088731314

NU 23 SW

NORTH SUNDERLAND

MAIN STREET

9/183  
22.12.69  
GV

(South side)  
Church of St. Paul

II

Parish church. 1834 by Anthony Salvin. Ashlar with Welsh slate roof. Nave with bellcote and apsidal chancel. Romanesque style. West door has columns with cushion capitals and multi-moulded arch. Flanking one-light windows and string course rising over door and windows. Round-headed window over door flanked by trapezoidal recesses with colonettes at sides.

4-bay nave has one-light round-headed windows and string course which rises over each window. Buttresses between each bay.

Chancel has priest's door with roll-moulded arch and cushion capital, similar windows and corbel table.

Gabled roof and gabled double bellcote with roll-moulded arches and cushion capitals.

Interior: Canted, plastered barrel-vaulted nave ceiling and round barrel-vaulted chancel ceiling. Screen and elaborate octagonal pulpit of 1915 with twisted ionic colonettes and figures of saints in niches.

Listing NGR NU2120431453

NU 23 SW

NORTH SUNDERLAND

MAIN STREET

9/184  
GV

(South side)  
Nos. 157 and 159

II

Formerly one house. Used as school by the Lord Crewe Trustees 1850-1904.

Late C18. Ashlar with Welsh slate roof. L-plan. 2-storeys, 3 bays. Former central round-headed doorway, now a window, has moulded imposts, archivolt and fluted keystone. Original fanlight with intersecting glazing bars.

12-pane sashes with sill bands. Cornice. Gabled roof with flat coping and end stacks, the left one renewed in brick.

Doorways to rear.

Listing NGR NU2115131477

NU 23 SW

NORTH SUNDERLAND

MONK'S HOUSE

9/185

Brock Burn House and  
attached cottage to left

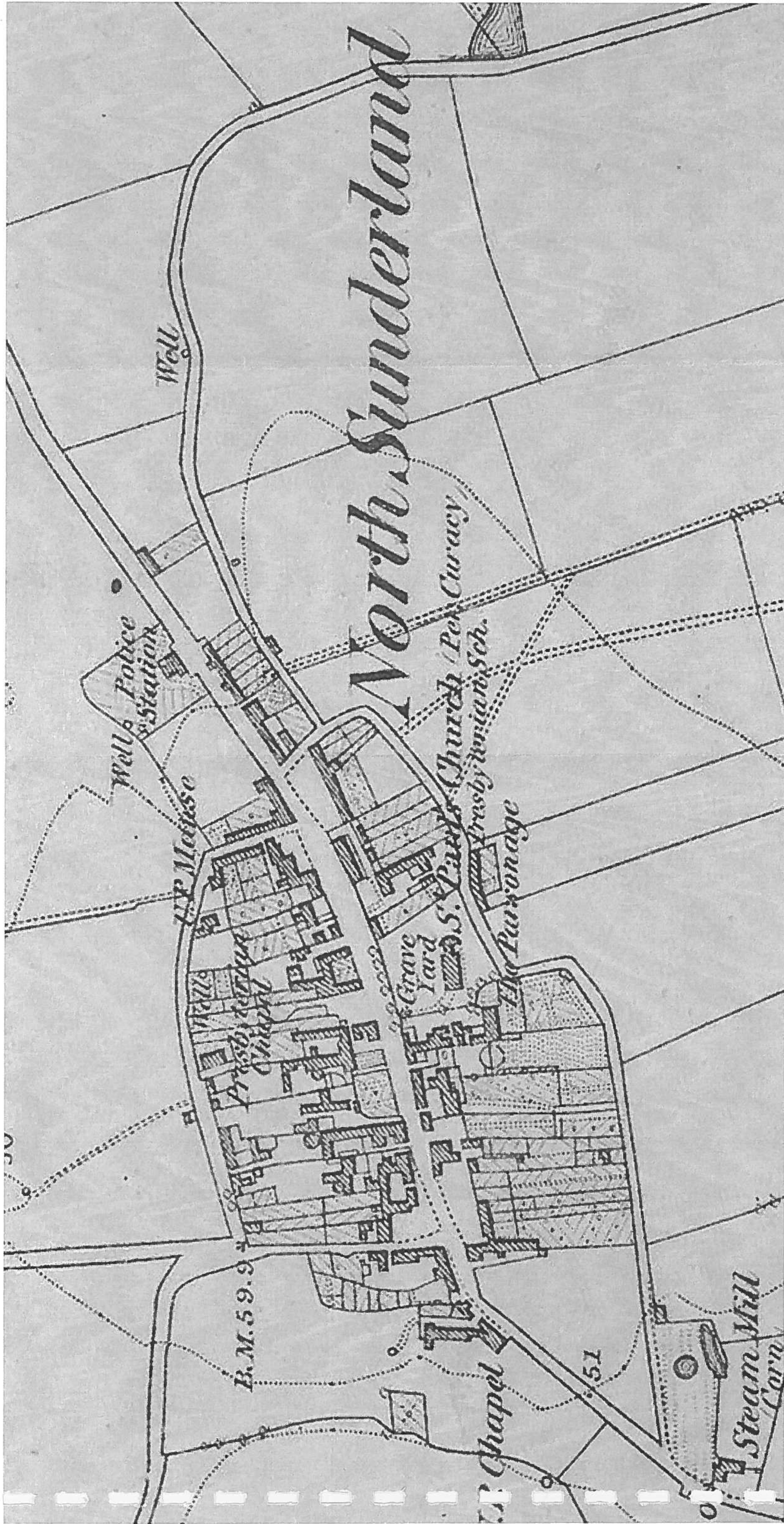
**II**

House. Early C19 incorporating earlier masonry. Random rubbkw with Welsh slate roof. 2 storeys, 2 broad bays. Central boarded and battened door in broad Tudor-arched surround with 2-light mullioned overlight and stepped hoodmould. 2-light mullioned windows with 8-pane sash in each light. Above the door a blocked 1<sup>st</sup>-floor doorway. Gabled roof with corniced end stacks. To rear a 2-storey lean-to. Interior has staircase with balusters. Lower 2-storey cottage has 8-pane sash on ground floor, small 4-pane sash above. Gabled roof with flat coping and tall banded end stacks.

Listing NGR NU20376333545

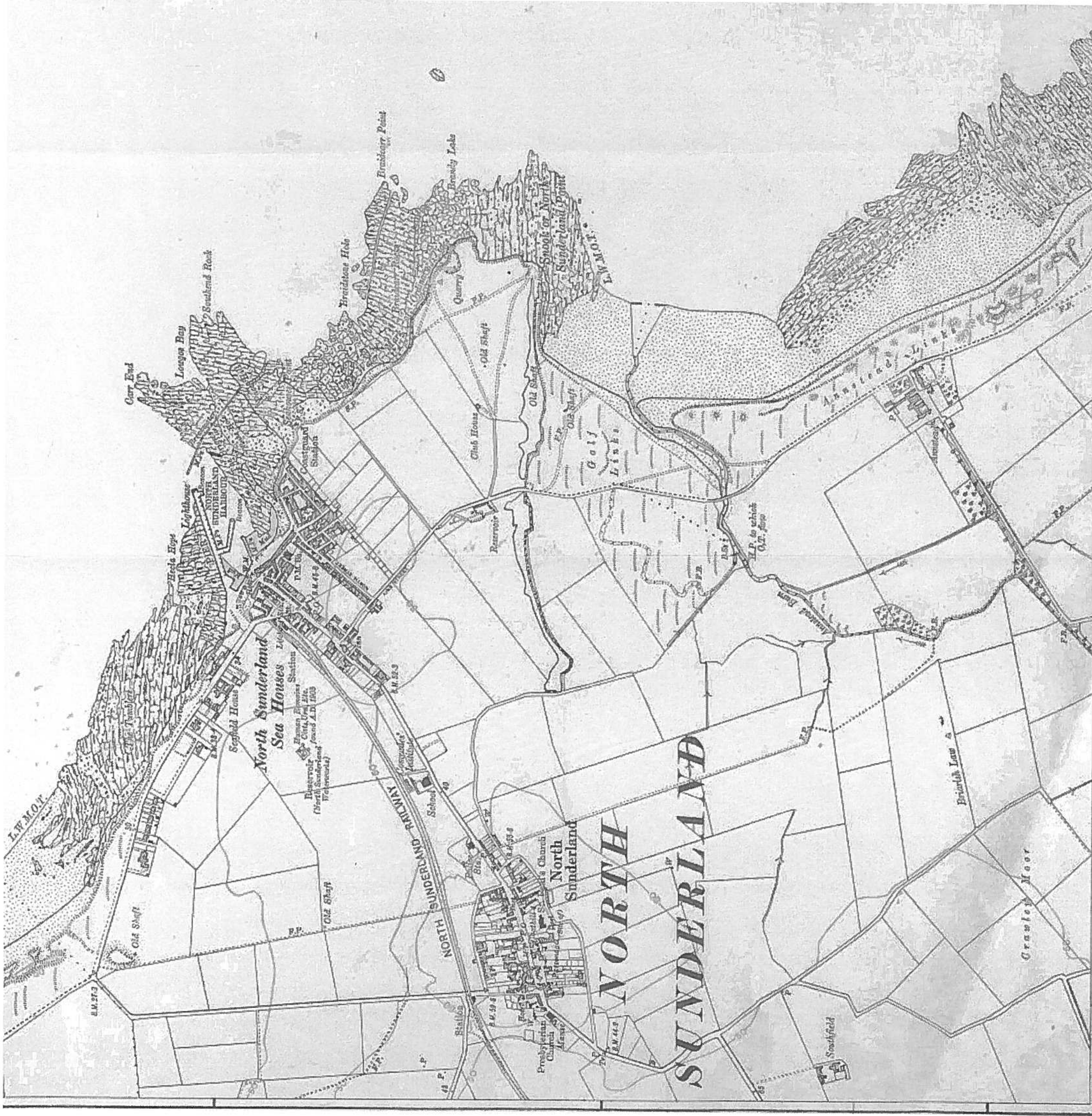
**Appendix (C)**  
**Old Ordnance Survey Maps**





North Sunderland  
Circa 1860





North Sunderland  
Circa 1920