Tynedale
COUNCIL

OVINGTON

Conservation Area Character Appraisal

April 2008

Contents

1.0 INTRODUCTION

1.1 The Planning (Listed Buildings and Conservation Areas) Act, 1990, places a duty on every local planning authority to determine which parts of their district are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. The Act also requires that local authorities should from time to time formulate and publish proposals for the preservation and enhancement of their conservation areas. The purpose of this document is to assist in this process by providing an appraisal of Ovington Conservation Area that describes the general character of the area and by defining what is of special historic importance. It gives guidance to the form of possible future change; the scope for enhancement and protection of the historic environment and includes a review of the boundaries of the conservation area. A glossary of conservation terms and techniques is included at the end of the appraisal.

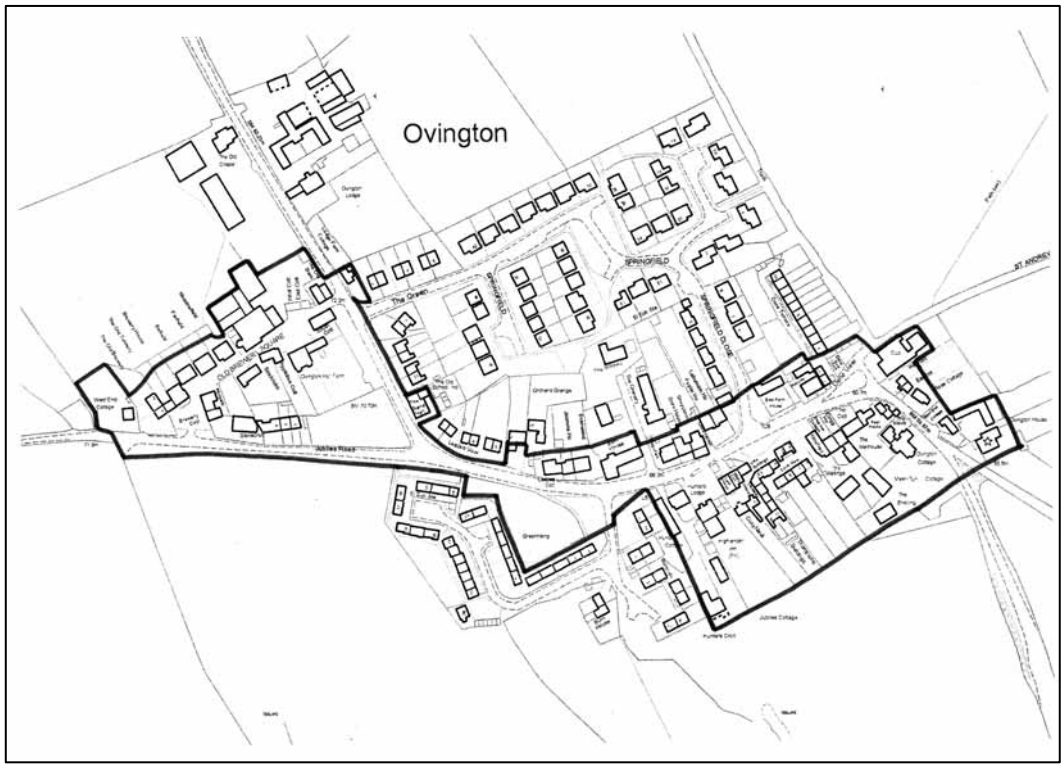

Figure 1 Ovington Conservation Area

2.0 CURRENT PLANNING POLICY FRAMEWORK

2.1 Ovington Conservation Area was designated on 30th April 1991 and contains four listed buildings. It is surrounded by the Northumberland Green Belt, and so the relevant policies cited below will apply to the immediate setting of the conservation area.

2.2 The following planning policies apply to the settlement of Newton:

- Tynedale Local Development Framework Core Strategy Policy NE1
- Tynedale Local Development Framework Core Strategy Policy BE1
- Saved Tynedale District Local Plan Policies BE17 and BE18

- Draft Regional Spatial Strategy Policy 33
- Adopted Regional Spatial Strategy ENV 6 and ENV 8

Green Belt Policies:

- Tynedale Local Development Framework Core Strategy Policy GD3
- Saved Tynedale District Local Plan Policies NE7, NE8, NE9 and NE14
- Draft Regional Spatial Strategy Policies 6 and 41
- Adopted Regional Spatial Strategy Policy GB1

2.3 Nationally, guidance introduced through PPG 15 directs the development and implementation of conservation area policies.

3.0 DEFINITION OF SPECIAL INTEREST

3.1 Ovington is a village that is cut laterally into the northern slope of the River Tyne valley. The historic settlement is positioned between the 60 metre and 90 metre contours, the incline rising less than ten metres between its eastern and western limits. Its historic core spreads along either side of the C254, a road that runs from Ovingham to the A69, with modern extensions to the village envelope located to the north and west of the historic centre. The historic core that fronts onto the main street retains much of its nineteenth century built fabric, the principal visual change being to the floorscape that has altered from the wide, generally unmade surfaces to a twentieth century tarmac carriageway. Time has affected the look of some of the buildings, reflecting the social and economic evolution of the settlement that at one time supported three pubs, a range of agricultural workshops, shops, a post office, a school, a chapel and two breweries, one at the west of the village around Brewery Square and the other behind the Ship Inn. Changes to the appearance of buildings include the conversion of parts of properties from shops and workplaces to fully residential use, and the partial demolition of buildings that were extended to house relatively insubstantial annexes, providing workshops and retail space. However, the mass and overall shape of the stone built Victorian village survives to a significant degree. A number of buildings are of a particularly high quality and they act as visual anchor points through the village. Surviving small courts and off-street developments are of particular interest.

3.2 Glimpses across the Tyne valley through gaps between buildings are a constant reminder of the village's magnificent location and landscape setting, as is the immediate proximity of worked fields to the village boundary.

3.3 The village has undergone the process of change in a way that has substantially protected its surviving nineteenth century buildings and spaces. However, twentieth century expansion has impacted on the historic core in a way that diminishes its quality, particularly in the context of altering and distorting some of the grain of the earlier settlement layout, and in the design of some, but certainly not all, of the new buildings. The village has lost much of the hustle and bustle that would have been part of life in the nineteenth century. The sounds and smells of the farms and brewery, the social and economic activity that would have been generated through shops, pubs and workplaces has been replaced by the quieter inactivity of a largely residential, commuter village. However, the prevailing built character of older Ovington is substantially undiminished and worthy of protection and enhancement.

4.0 ASSESSMENT OF SPECIAL INTEREST

4.1 Location and context

4.1.1 Ovington is located in the Tyne Valley some 2 kilometers to the north east of Prudhoe and five kilometres to the east of Corbridge. The historic core of the village is substantially contained in the conservation area. The village has expanded in the twentieth century to more than double its size. Only a limited number of completed

infill sites are contained within the conservation area, the mass of new development lying outside its boundaries.

4.1.2 The village sits on the fertile rising side of the valley midway between the River Tyne and the A69. Ovington is one of a number of settlements that are strung at regular intervals along the northern side of the river, a pattern that reflects the richness of the agricultural economy during the medieval period. Its closest neighbour is Ovingham, a village that almost certainly predates the origins of Ovington.

4.1.3 Historically, the local economy was agriculturally based, with local quarrying, particularly at nearby Bearl. The configuration of the surrounding landscape reflects a rich agricultural industry (Figure 2). Coal extraction in the nearby Mickley and Prudhoe areas would have provided employment opportunities and openings for service trades. Ovington was a centre for brewing with records confirming the presence of maltings and a brewery going back to the seventeenth century. The converted brewery and its associated buildings stand testimony to the importance of this trade to village life.

4.1.4 Figure 1 illustrates the extent of the conservation area. The boundary runs along the length of the southern edge of the village envelope from Ovington House to return along the back of Hunters Cottages, where it touches the main street to then enclose the open space contained by Greenrising. The boundary continues along the southern edge of the village to turn north along the garden of West End Cottage, the gardens of the former brewery and adjacent properties, then crossing the road leading to the A69. The boundary runs along the eastern edge of the road, notched to include Lodge Farm Cottage, a nineteenth century detached house, and the former school, to return along the back of properties and the footprints of older properties that front onto the main street. The boundary returns along the eastern edge of the village to contain the club and neighbouring buildings as far as Ovington House.

4.2 General character and plan form

4.2.1 Twenty-first century Ovington is trapezoid in shape, with its southern edge formed by the historic core of the village that originally formed a linear pattern along both sides of the main street. Its western edge was contained by the former brewery and the Ovington Hall complex. Post-war housing completes the layout of the village. The plan form breaks down into four areas that reflects the historic development of the village.

4.2.2 The southern portion is the historic centre of Ovington and would have included pubs, shops and service trades. It retains much of the built character of the nineteenth century village, but most of the non-residential uses have disappeared. The layout on the southern side of the street reflects the nineteenth century arrangement and relationship of buildings to space. The pattern of gardens remains largely unchanged, with limited infill. The northern side has been punctured by the vehicular access to the Springfield estate, and most gardens have been lost to the new development.

4.2.3 The second area has been built beside the western edge of the historic core. Greenrising is a cul-de-sac of terraced housing built in 1960 by Hexham Rural District Council, overlooking an open space fronting onto the main street. The housing is undistinguished and typical of its period. The open space is featureless. As such, although it does not add to the architectural character of the village, the development creates a clear landmark in the evolution of the village.

4.2.4 The third section is linked to Greenrising by the play area. It comprises Ovington Hall, the farm, the former brewery and its associated buildings, and infill housing. The surviving old buildings combine to form a fine group that combines architectural grandeur with historic interest. It is the architectural counterpoint to the extreme east end of the village, where Ovington House and Ovington Cottage combine to create a

similarly interesting group of buildings. This section is visually separated from the remainder of the historic core of the village through its physical detachment, the development of Greenrising, and by virtue of a break in the slope half way along the main street. As a group, the older buildings almost certainly predate the bulk of the remainder of the village.

4.2.5 The fourth area is the mass of new housing built in the last quarter of the twentieth century on land to the north of the historic core. Its layout comprises a series of cul-de-sacs off a distributor road that loops through the estate. The principle impact of the development on the historic core has been the puncturing of the nineteenth/early twentieth century built edge of the northern side of the main street to create an access into the development. The loss of some back gardens along the same frontage to provide building land has also occured.

4.3 Geology and topography

4.3.1 The geology of the area is typical of the central Tyne Valley where the underlying rock is predominantly limestone. The village lies immediately to the west of coal seams that interface with the limestone that underlies Ovington. The topography is the product of glaciation and river erosion. The village sits between 60 and 90 metres above sea level on the southern side of a large bluff overlooking the River Tyne. The village lies along the side of the bluff rising by some ten metres from east to west. Much of the rise is accommodated at the eastern end where the main street climbs dramatically between Ovington House and Ovington Cottage.

4.3.2 A number of wells, springs and issues are marked on the Ordnance Survey plans, a typical feature of limestone landscapes. The Cockermere Burn that once ran through the village is now culverted under Greenrising. Ovington sits in a position where it is offered some shelter by rising land to the north, but has the full advantage of a southern aspect. The soils in the area are well drained and fertile.

4.4 Landscape setting

4.4.1 The general landscape of the area is dominated by the field patterns that surround Ovington. The fields and their associated hedgerows provide an impressive and attractive backdrop and foreground to the village. The wooded valleys of Cockermere Burn and West Dean provide sinews of mature woodland leading from the forested valley floor towards the southern and western edges of the settlement (Figure 2). The fields are a mixture of arable and grazing, providing different and contrasting slabs of colour around Ovington at different times of the year. This pattern of colours will have changed over the years with different crops being grown – the virulent yellow of oilseed rape providing a completely different setting to the village when compared with the traditional faded yellows of corn and wheat.

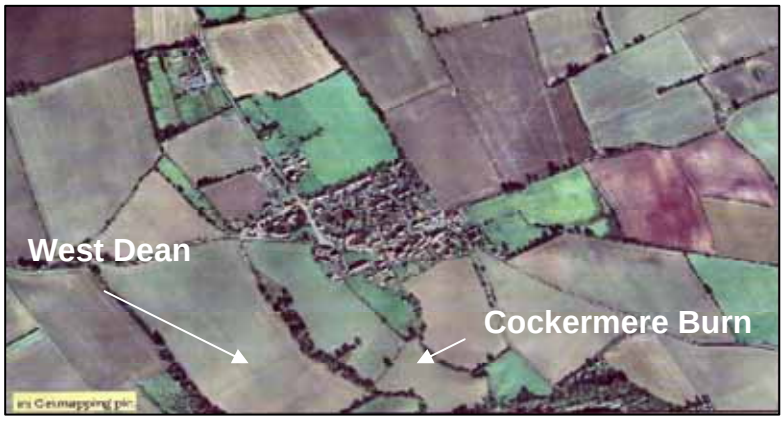

Figure 2 Aerial photograph showing landscape pattern around Ovington

4.4.2 Some properties facing the main street have gardens that are hedged and planted with trees and shrubs, providing a soft curtilage space. The only planting of substance in the public realm is limited to the small green in front of the Social Club that overlooks the eastern approach to the village main street; the open space at the centre of the village in front of Little Buildings together with the open area opposite left over from the formation of the radiused vehicular access into the Springfield estate; and the open space in front of Greenrising. All of these areas have been planted with a combination of trees and shrubs that will, in due course, provide landscape features along the street. Early photographs suggest that the main street was unadorned by landscaping of this nature, the street edge being formed by bare banks of grassed earth (Figures 3 and 4). Large old properties, such as Ovington House and Ovington Hall, contain attractive mature trees in their gardens (Figure 5). They provide not only fine settings to the buildings, but also make an outstanding contribution to the wider landscape of the village.

Figure 3 View east, Main Street c.1900 **Figure 4** View east, Main Street 2006

Figure 5 Tree cover, Ovington House and Ovington Cottage

4.4.3 The new housing along the northern edge of the village is ornamented by garden trees and shrubs to provide reasonable landscape cover.

4.5 Significant landmarks

4.5.1 There are no distinctive landmarks in the village that interrupt or focus views, such as monuments, towers or spires. There is no surviving significant central space or village green that can accommodate social or community activities.

4.6 Key views and vistas

4.6.1 Views to Ovington from a southerly aspect are particularly important because of the impact that the settlement makes on the wider valley side. From the elevated A695 that runs along the southern side of the Tyne Valley, the village sits in a central position surrounded by a quilted pattern of fields divided by hedgerows and stands of trees. The backdrop folds and dips into tributary valleys of the Tyne before rising towards the final horizon of the Tyne Valley scarp. The views of the village are distant and it not possible to detect detail. Consequently, the image is one of an impression of subdued built mass running across a mature and attractive landscaped valley slope (Figure 6).

4.6.2 Closer views of the village on the approach from Ovingham are framed by substantial hedges bordering the neighbouring fields that lead to Ovington House and Ovington Cottage. These provide an extremely attractive entrance to the village (Figure 7). The hedged gardens of properties to the west of Ovington Cottage act as visual foil to the hard village edge.

4.6.3 Views from the north are framed by the former Chapel and Ovington Lodge Farm, through which can be seen glimpses of Ovington Hall Farm. Views to the village from other directions tend to be reduced to glimpses of roofscapes because of constraints caused by folds of land and hedgerows.

Figure 6 Ovington from the south

Figure 7 Southern approach to Ovington

4.6.4 As a rural settlement, the agricultural hinterland decorated by hedgerows and copses of trees meandering along streambeds provides a distinctive setting to the village. Views to and from Ovington over this open landscape are critical to creating and maintaining its distinctive character and must be protected. The mature trees that provide a critical contribution to the historic setting of the village must be preserved and, when appropriate, replanted using similar species.

5.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

5.1 The origins and historic development of the area.

5.1.1 There is little physical evidence relating to the origins of Ovington. The earliest buildings probably date from the late sixteenth century, possibly incorporating the fabric of earlier structures. The bulk of the surviving historic core dates from the late eighteenth and nineteenth centuries. However, there is documentary evidence to show that Ovington has had a settled history since at least medieval times.

5.1.2 Godfrey Watson ('Northumberland Villages' 1976) wrote that Ofa's people (the Ovingas) formed the village of Ovingham and when it outgrew its surroundings, they moved on to form a fresh homestead at Ovington. Robert Newton ('The Northumberland Landscape' 1972) wrote: '…... a glimpse of the colonisation by emigration from the early (medieval) settlements, and of the factors which determined township boundaries, is given by Ovington. Ovington was a daughter

village of Ovingham, one of the group of *–ingaham* place names. Ovingham is situated on a cramped site in the angle formed by the junction of the Whittle Burn with the Tyne. At some time before the Norman Conquest the decision must have been taken to form a new settlement to the west of the burn, and to choose the burn itself as a well defined boundary between the fields of the two townships. Today Ovington, 'the ton of the men of Ovingham' is a good example of a compact nucleated village in the midst of its fields within boundaries which are for the most part burns or the Tyne itself. The few buildings outside the village are almost exclusively post-enclosure in the eighteenth century. According to the tax assessment of 1296, Ovington became more prosperous than its parent; but Ovingham remained the parochial centre and its church is still renowned for its pre-conquest tower'.

5.1.3 Ovington flourished as an agricultural settlement throughout the late medieval period with associated trades and services being bolstered by its position astride one of the main roads between Newcastle and Carlisle, and many of the major settlements in between. The contribution made to the village's economy through its position on this route was considerably diminished with the construction of Wade's military road in 1745, along the line of the B6318. Until the middle of the eighteenth century, the homesteads of all of the farms were located within the village, with the exception of Ovington Hall and Wellburn. The surrounding fields were enclosed by 1755, marking a radical change in the social and economic life of the village. The economic vitality of the village continued to focus on its agricultural base from the mid-eighteenth century until the latter half of the twentieth century, when changes in farming practices and landholdings led to the conversion of many farm buildings in the village to residential use.

5.1.4 Evidence of Ovington's prosperity, diversity and development can be found through written records, photographs and its surviving historic buildings. Large eighteenth and nineteenth century houses, together with a number of village based substantial former farm buildings, and the large brewery located on the western edge of the village, survive to illustrate the wealth that was generated in Ovington and its hinterland. Cartographic records show that less ostentatious groups of buildings were built for workers during the nineteenth century, and photographs and records describe the range of trades, services, shops and facilities that were developed to support village life.

5.1.5 Patterns of periodic destruction and rebuilding from the fourteenth to the seventeenth centuries as a consequence of border wars and raids are not uncommon in the Tynedale area, with the consequence that many settlements do not have substantial secular built remains pre-dating the mid-seventeenth century. Indeed, John Crawford Hodgson, writing in his book, The History of Northumberland (1902), mentions that, as a consequence of border raids, Ovington's near neighbour, Ovingham, had become deserted and ruinous in the sixteenth century. The earliest surviving buildings in Ovington probably date from the late sixteenth century. Ovington Hall, a satellite building to the west of the historic core, is mentioned in 1525, and described as being sold as a 'moiety', or split ownership and occupation in later centuries. Although the front was remodelled in the nineteenth century, it probably still retains a late medieval core. Its near neighbour, the Brewery, marking an Ovington based industrial tradition that goes back to the thirteenth century, dates from the eighteenth century. Hunter's Cottages, formerly a farm, located on the western edge of the historic core, probably dates from the late sixteenth or early seventeenth century. Village Farm, located towards the west end of the village, was probably built in the seventeenth century, and Elrigg, towards the centre of the village, has a datestone marked 1732 over the door. The fine Ovington House to the extreme southeast corner of the village probably dates from the early eighteenth century. These buildings provide the surviving sixteenth, seventeenth and eighteenth century anchor points around which the remainder of the conservation area is gathered. There will be buildings of a similar age in Ovington, and buildings

that possibly incorporate remnants of even earlier structures, but it is not possible to confirm their precise chronological provenance.

5.1.6 The nineteenth and early years of the twentieth century saw a phase of development that completes the historic core. This includes the development of the school in 1843. A Wesleyan Chapel was built in 1861 to the north west of the conservation area, and Dene Terrace, located to the north east of the conservation area, was developed in the early years of the twentieth century. Maps show that the historic pattern has changed, not only through Victorian and Edwardian expansion but also through the loss of ancillary farm buildings, and a consequent shrinkage of historic backland development.

5.1.7 Ovington expanded between the wars with the development of council housing on Leazes View in 1937, and the Green in 1939. The development of Greenrising and Burnside aged persons bungalows was started by Hexham Rural District Council in the 1960s. The large, private Springfield housing estate located adjacent to a substantial length of the northern boundary of the conservation area was built in the final quarter of the twentieth century on land that was formerly occupied by holiday chalets. The chalet development, which led to a significant seasonal increase in the population of Ovington, was a consequence of farmers deriving income during the pre-war agricultural depression, satisfying the desire of urban dwellers who sought a rural retreat.

5.1.8 The changes from 1862 onwards can be identified through an appraisal of Ordnance Survey plans. Figures 8, 9, 10 and 11 show how the shape of the village has changed and Figure 12 summarises the extent of change over the last 100 years.

Figure 8 Ovington 1862 Ordnance Survey

Figure 9 Ovington 1898 Ordnance Survey

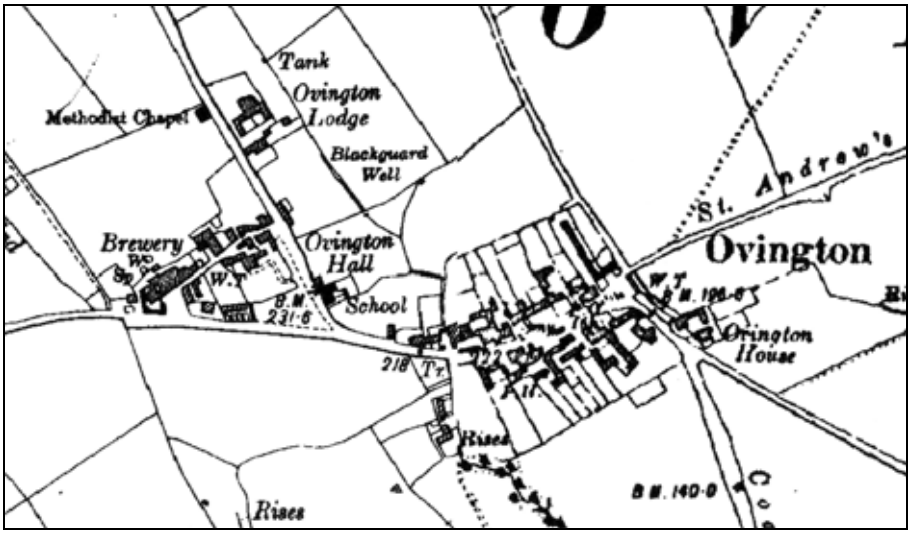

Figure 10 Ovington 1921 Ordnance Survey

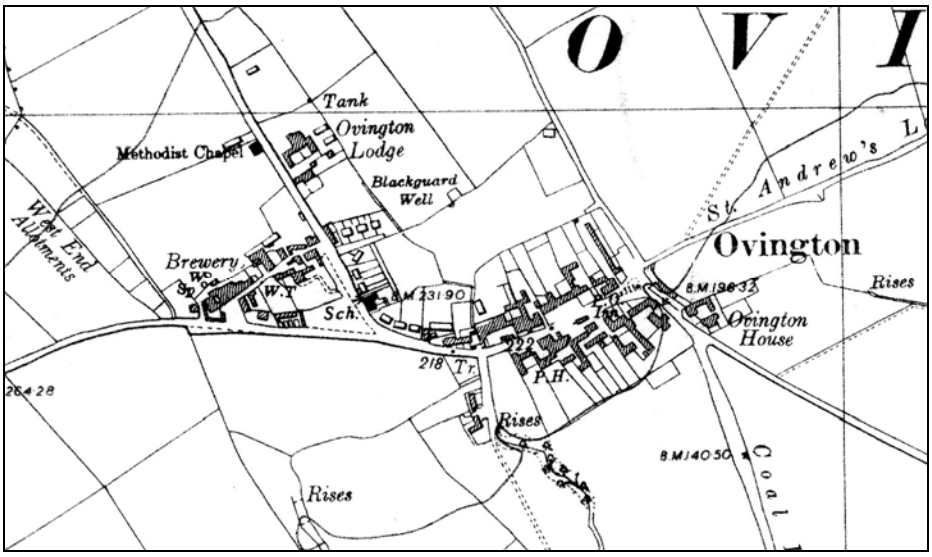

Figure 11 Ovington 1951 Ordnance Survey

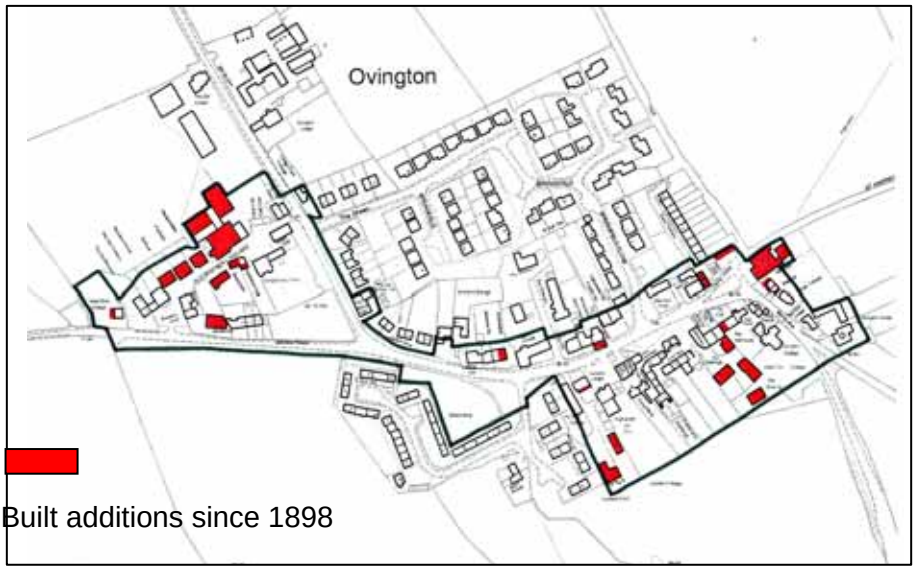

Figure 12 The morphology of Ovington Conservation Area from 1898 to 2006

5.2 The archaeological significance and potential of the area

5.2.1 There is little of conspicuous archaeological significance in Ovington and its hinterland. The surrounding landscape does not contain field markings or patterns that predate the eighteenth century enclosures. Northumberland County Council's Sites and Monuments Record identifies four points of interest:

- Ovington Hall and attached stables (SMR ID 13448).
- Hunters Cottages (SMR 13449).
- Village Farm (SMR ID 13450).
- The Old Brewery (SMR ID 12791).

5.2.2 The area's archaeological potential is possibly significant in that successive developments may overlay the village's earlier plan form and buildings. There is the possibility that the remains of earlier structures survive beneath extant buildings.

5.2.3 Ovington should be regarded as being of potential archaeological interest and the County Archaeologist should be informed of proposed developments in order that due regard can be given to the possible disturbance of historic remains and their proper recording.

5.3 Heritage audit

5.3.1 There are four grade 2 listed buildings in the conservation area. The buildings are:

- Ovington Hall and attached stables
- Hunters Cottages
- Village Farm
- The Old Brewery

6.0 SPATIAL ANALYSIS

6.1 Character and interrelationship of spaces within the area

6.1.1 Ovington Conservation Area can be divided into four spaces that connect and overlap to create a blend of open aspects and built form. This is the framework that determines the spatial character of the area. Figure 13 describes the location of the spaces.

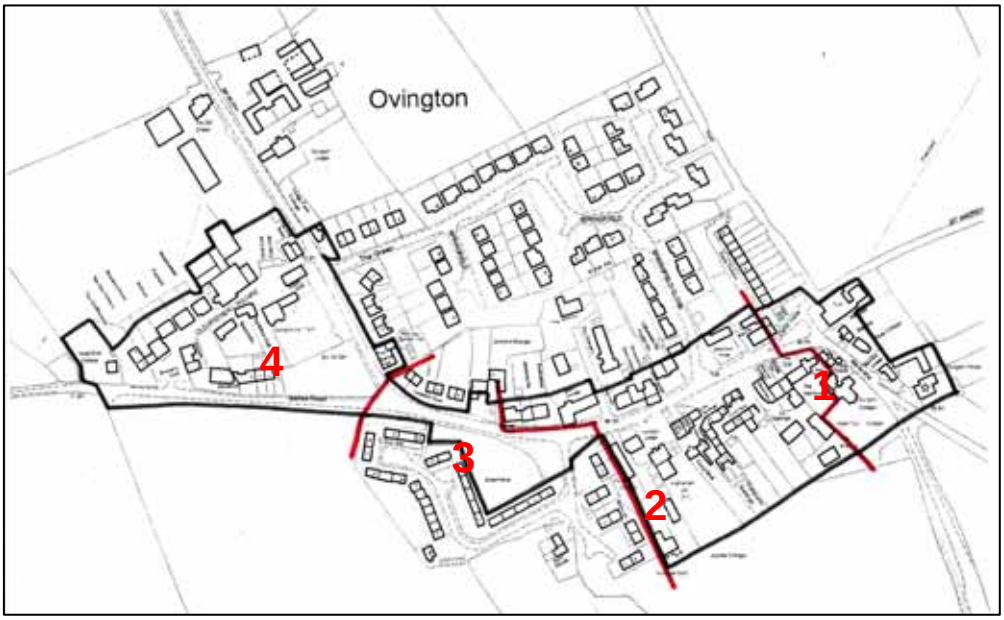

Figure 13 Character areas

6.2 Area 1

6.2.1 Area 1 is the eastern gateway into the village where the road rises between Ovingham House and Ovington Cottage towards Dene View. The entrance to the village is approached by the road from Ovingham, which it is bounded by banks and hedgerows to channel views towards the built edge of the settlement. Ovingham House and Ovington Cottage are imposing structures that, because of the rising slope of the valley side, provide an elevated frame through which glimpses of the village can be observed. The immediate impression is one of grandeur, due to the outstanding architectural quality of Ovingham House, and the substantial and attractive built mass of Ovington Cottage. The highway side of Ovingham House is contained by hedges and a low stone wall over which the building can be seen, whereas Ovington Cottage is enclosed by a high stone wall that provides a hard edge to the road, and limits views of the building to part of the first floor and roofs. The space formed by the buildings and their boundaries is softened by a maturing copper beech tree that fills the garden between the gable of Ovingham House and the road, a feature that further narrows the visual entrance into the village (Figure 5). The high stone wall along the eastern boundary of Ovington Cottage runs along almost the full length of the road before it steps down in height as it turns through ninety degrees into Area 2, and the heart of the village. This wall stands some four metres high and contains a fine gated entrance punched through the wall into the grounds of the building (Figure 14). The wall includes clues to changes to its function and its development timeline (Figure 15). A group of small single storey buildings complete the west side of the road frontage. They were probably constructed to house Cottage staff, as the name for one, The Gardeners Cottage, implies. Because of rising ground, the visual impact of this group is heightened.

6.2.2 On the east side, the Ovingham House complex is completed by East End Cottage, an attractive late nineteenth century lodge positioned at its entrance from the road. Two large houses linked by a single storey building, and with substantial front gardens, conclude the road frontage as far as the return to the centre of the historic core. One house, Rose Cottage, has replaced an earlier single storey cottage. The other, East Cot, was probably built towards the end of the nineteenth century, but was substantially extended and modified in the 1990s in a way that radically converts its appearance from a late Victorian villa to a modern house. Rose Cottage and East Cot create, in effect, a contemporary elevation to the road frontage. The lack of chimney stacks underlines the lack of resonance between the two buildings and their neighbours. Nonetheless, this part of the village has remained remarkably unchanged over the last century (Figures 16 and 17).

Figure 14 *Ovington Cottage boundary*

Figure 15 *Ovington Cottage boundary*

wall viewed from the north *wall showing different phases of function*

Figure 16 South east entrance c.1900

Figure 17 South east entrance 2006

6.2.3 The space widens as the road moves around the corner. The turning point is dominated by a low grassy knoll, decorated by herbaceous plants, around which the road splits, with a spur leading around the back of the mound to provide access to: the Social Club, a post-war building that completes the eastern edge the conservation area; the stone built Dene View Cottage and a single storey metal industrial unit (the latter which replaced two large stone built properties), and; Dene View, a short terrace of stone houses that replaced a single storey group of cottages at the end of the Victorian period. This group of buildings forms a loose square around the knoll to terminate the northern side of Area 1. Open views of the countryside can be viewed through the spaces between the buildings.

6.2.4 The shape of area has not substantially changed in terms of its containment and general relationship of building mass to voids over the last 150 years. One modification is to views from the village to the south. In the late nineteenth century, these views were contained by mature trees that blocked the gap between Ovington House and Ovington Cottage. These have gone from the Cottage side to release distant views across the valley (Figures 16 and 17).

6.2.5 The development of the club has had the most impact both in terms of the configuration and appearance of Area 1, and its location provides a visual termination to the main street from some distance. The principal buildings continue to dominate and determine the visual character of this area. The southern end and western edge is of high quality and largely reflective of the nineteenth century, whereas the northern half and north western edge has changed, with both new development and insensitive modifications diminishing the conservation character of the area.

6.3 Area 2

6.3.1 Area 2 comprises the historic core of the village between Area 1 and Hunters Cottages. In addition to being the geographic centre, it historically contained the commercial and service outlets, including two pubs, shops, smithies and ancillary trades. The post office, which had moved location on a number of occasions, was also once located here. The settlement is arranged around the main road, with some backland development on the southern side.

6.3.2 The road rises from the east to a crest as it passes through the area, creating a rising horizon. This creates foreshortened vistas and obscures comprehensive views of the village. From the eastern end, the area moves west along the spine road from the return leading to Ovington House and Ovington Cottage. The general arrangement of buildings on the southern side has remained substantially intact, with some demolitions and modifications resulting in minor variations to the mid to late nineteenth century layout. The shape of the settlement between Area 1 and the

centre of the village reflects an orthodox ribbon development, with properties and their gardens fronting onto the street. They are now in residential use, but cartographic evidence and property names suggest that some were at one time farms, or had involvement in agriculture. Attached ranges of buildings have been demolished on the northern side to accommodate the new Springfield development, and partial demolition has occured on the southern side. Moving to the centre of the village, the arrangement of buildings and spaces indicate an area of activity and interest that would have been a focus of village life. Although displaying a convoluted pattern of spaces, it would have served as the village square with the smithy, now demolished, at its centre. The space would have been contained by a continuous line of buildings on the northern side, and an attractive off-set arrangement of buildings and sub-spaces on the southern side.

6.3.3 The ***southern side*** as far as Hunters Cottages largely retains the late nineteenth century layout, with minor modifications and demolitions that do not affect its overall integrity. Some extensions have introduced modern features that are not sensitive to the original design of the buildings, such as the unattractive flat roof two storey rear extensions to Little Buildings (Figure 18), but they are property specific, and do not affect the weft and weave of this part of the village.

6.3.4 The ***northern side*** has changed with a dramatic impact on the historic character of the village. This has been brought about by the development of the Springfield estate and the formation of an access road, with associated sight lines leading from the main street. The gap created by the access road destroys the historic built form of the street and the enclosure of the central space, and introduces into the street scene views of modern housing that diminish the appearance, cohesiveness and character of the historic core (Figure 19). The grass verges created to form sight lines have been planted with trees, but this does not compensate for the damage caused by the puncturing of the building line.

Figure 18 Extensions to Little Buildings

Figure 19 Access road to Springfield housing estate

6.3.5 The immediate continuation of the building line to the west of the access road retains the late Victorian layout. However, a large extension to the front of Greystones alters the building line and introduces a modern element into the street scene. A shop extension, formerly the post office, was removed from the front of the neighbouring Store House when it underwent works to consolidate residential use (Figures 20 and 21). This has an added visual impact as it lies towards the top of the break of slope of the main street. West Farm survives as an attractive frontage property, although a group of its associated outbuildings have been demolished to make way for new development. The replacement frontage building, Barn House, introduces a modern unit into the street scene that approximates to the footprint of the former barns. However, the new development does not bear any resemblance to a farm building, and is divorced, both spatially and in terms of design, from West Farm. The quality of this part of the area is further compromised by the development of The Granary behind West Farm. Although not in the conservation area, it has an

impact on the street scene because of its height. This group of buildings is scattered and the elements are clearly independent of one another in terms of design (Figure 22). Historically, this space would have been occupied by a close knit group of structures, visually interlinked through proximity and design unity. Its redevelopment reduces the quality of the character of the conservation area and fragments the continuity of the nineteenth century and earlier street frontage. Area 2 terminates to the west of Barns House in an attractive manner with Evenwood, Evenwood Cottage, Jasmine House and Leazes Cottage (Figure 23).

Figure 20 The Store House and Greystones c.1900

Figure 21 Store House, Dunroamin and Greystones 1996

Figure 22 The Barn House, The Granary and West Farm

Figure 23 Evenwood Cottage, Evenwood Jasmine House and Leazes Cottage

6.3.6 Area 2 gives Ovington a sense of distinctiveness, with meandering interlinked spaces enclosed by largely attractive buildings. This distinctiveness should be preserved, and its retention and enhancement should be at the heart of future planning decisions. The creation of the access road and new frontage developments illustrates the damage that can be inflicted on the historic integrity, appearance and containment of the area. Any further alterations to building lines and the relationship of buildings to spaces should be avoided. Changes, such as the introduction of dormers and rooflights, will diminish the appearance of the roofscape that binds the matrix of building lines into an integrated pattern that adds a great deal to the quality of the space.

6.4 Area 3

6.4.1 Area 3 links the historic centre with the Old Brewery and Ovington Hall, and their environs. In the nineteenth century and earlier, this area was undeveloped, and open fields separated the two built-up areas. It was developed over the last 70 years to provide a built link. Although located outside the boundary of the conservation area, Greenrising and Burnside to the south of the road provide a built containment

that completely alters the nineteenth century layout of the settlement. What were sweeping views over open countryside have been replaced by an undistinguished post-war development, Greenrising. This overlooks a large green that is located within the conservation area (Figure 24). Opportunities to introduce an attractively landscaped open space that would complement the wider qualities of the conservation area, and mitigate the impact of the design of the housing, have not been taken.

6.4.2 The northern side has also been developed with two new detached dwellings, 1 & 2 Orchard Grange, set back from the road frontage immediately to the west of Leazes Cottage (Figure 25), and three pairs of semi-detached council housing, Leazes View, built in 1937. Leazes View and the two new properties are largely excluded from the conservation area.

Figure 24 Greenrising

Figure 25 1&2 Orchard Grange

6.5 Area 4

6.5.1 Area 4 completes the conservation area. It comprises a group of buildings that in the nineteenth century embraced the brewery and Ovington Hall Farm. The brewery was probably located at this point to take advantage of spring points. It was a large complex that included a maltings. Ovington Hall is a fine building with roots that probably go back to the late medieval period. The 1862 Ordnance Survey shows that the associated range of farm buildings was extensive, and shared access and circulation areas with the brewery complex. An attractive terrace of houses, Jubilee Road, was built in the late nineteenth century on the road that led to the brewery. A stone detached house, Stonecroft, reflecting a sturdy and typical late Victorian design, was constructed between the terrace and Brewery Square, probably before the outbreak of the First World War. The western extremity of the brewery survives and has been sensitively converted into a house. Two houses adjacent to the brewery have been modernised, as have a range of buildings that runs at right angles to Stonecroft to form Old Brewery Square. One of the principal changes to the appearance of the square has been the demolition of the maltings and the removal of rendered limewash to expose the stone walls (Figures 26 and 27).

Figure 26 The Brewery Square c.1900

Figure 27 The Brewery Square, 2006

6.5.2 The former maltings and the range of brewery outbuildings, stores and workshops were demolished to be replaced by three detached houses in the late twentieth century. The houses do not make a contribution to the historic character of this area and lack a sense of distinctiveness that would associate them with either the architecture of the brewery complex or the grandeur of Ovington Hall. The former farm buildings fronting onto the main street have been converted and extended to provide new houses. The conversions incorporate alterations that give them a clear residential character, diluting the historic character of the former farm complex. Some new agricultural buildings have been built to the north of Ovington Hall.

6.5.3 The area is completed by the play field, an open space to the south of Ovington Hall. Early photographs indicate that the hall had a more open aspect overlooking the playfield, taking advantages of fine views over the Tyne Valley. Yew, ash and holly trees have grown along the southern boundary of the garden, visually disconnecting the house from its wider setting. A fine row of lime trees has grown along the eastern boundary of the garden. The former school, converted to a house, and Lodge Farm Cottage are located on the eastern side of the main road.

6.5.4 Generally, the layout of the historic core of the village reflects the historic development pattern of Ovington from at least the late eighteenth and early nineteenth centuries. There is sufficient evidence to suggest that parts of the settlement pattern date from the sixteenth and seventeenth centuries. There have been some changes, principally along the northern and eastern edges, that have altered the visual appearance of the village. The introduction of new designs, and changes to the built form, have diminished the historic layout and character of Ovington. The layout and form of spaces should not be reconfigured or manipulated in a way that further compromises their historic arrangement. Furthermore, future changes should be controlled in a way that reinforces the historic spatial pattern, and enhances its appearance through the eventual removal of inappropriate features, and the introduction of appropriate details. The further fragmentation of spaces through subdivision and loss of gardens should be resisted. Opportunities should be taken to ensure that new development both inside and outside the boundary of the Conservation Area is designed and modified in a way that aspires to the quality of form and appearance of historic spaces and properties.

7.0 ARCHITECTURAL ANALYSIS

7.1 The architectural character of Ovington is substantially established through the extensive use of sandstone for historic buildings and other structures, probably sourced from nearby Bearl, and the application of Welsh slate, flat red clay tiles and pantiles. Virtually all buildings are two storeys in height with pitched roofs. Within this general description, there are a number of variables in terms of design detail and appearance that determine the contribution that they make to protect or diminish the historic character of the area. The architectural analysis conforms to the character areas identified above (Figure 13).

7.2 Area 1

7.2.1 The analysis starts at the east end of the village with Ovington House and its associated buildings. The house is orientated to overlook the Tyne Valley. It was probably built in the early eighteenth century with design characteristics from that period, including a sense of proportion, balance and symmetry to both the front (south) elevation and rear (north) elevations, and the incorporation of an attractive Palladian style fanlight over the front door that is contained by a projecting stone frame (Figure 28). This fanlight feature is repeated in the top light of the hall window

to the rear elevation. The windows to the front are principally two light, sixteen pane sliding sash, with two light twelve pane sliding sash windows to the rear. They all appear to be original. The roof is covered in flat red clay tiles with raised gables and stone chimney stacks over each gable. Three rooflights have been inserted into the southern slope of the roof. The south elevation is constructed in regular coursed stonework, and the remainder in irregular coursed stonework with substantial stone quoins. A small extension that replicates the design character of the principal building has been built against the eastern elevation. This extension is probably eighteenth century. A single storey, monopitch extension has been built against the western elevation. Both extensions include two light, sixteen pane sliding sash windows. The house has a picturesque setting with an attractive garden to the front and espaliered pear trees against the southern elevation. Ovington House creates a substantial and attractive entrance feature on the approach to the village, forming an historic and pleasant architectural anchor point.

7.2.2 A group of livery buildings ranging from two storeys, with a Welsh slate roof, on the east and part of the northern side, reducing to a single storey, with a red tiled roof, contain a courtyard to the north of the house. This range of buildings is probably later than the house, and was converted to residential use in the 1990s, with some alterations to the window and door openings, and the insertion of modern multi-paned windows to replace earlier sliding sash windows. This has diminished the quality of the conversion, and alters the character of the buildings from agricultural to residential. The historic use relationship between the house and its subsidiary outbuildings has vanished with the conversion. However, the overall quality of the historic built complex is of a generally high standard, and the successive owners of the house have shown sensitivity and architectural awareness by retaining and repairing original features that are critical to retaining its Georgian character.

7.2.3 Modern timber single storey loose boxes/stables have been built to the east of the house, together with the formation of paddock and horse training areas. They are located outside the conservation area and are largely hidden from general view by substantial hedgerows. The timber loose box/stable is close to the south east corner of the house, and as such has an adverse impact on its immediate setting.

7.2.4 The mid-nineteenth century East Cottage completes the historic Ovington House group. It is now occupied as a separate house, but was built as a lodge. It is a fine single storey building built in Victorian ‘Jacobean’ style, with regular coursed sandstone and a Welsh slate roof. East Cottage incorporates two pairs of two light sliding sash windows with stone hoods, and two pitched dormers projecting from the roof above eaves level. Guttering is supported by stone corbels, as are raised gables at both ends of the building. A stone chimney stack with three substantial stone chimneys is built in a central position on the roof. A porch is located at the northern end of the building, with a raised gable supported by substantial stone corbels. The doorway has a stone hood, and a heraldic device is carved into the exposed gable. The porch leads into the lodge via a flat roofed extension that is contained by a crenallated wall which adds a touch of grandeur to the complex. The apexes of the roofs of the lodge, the dormers and the porch are decorated by clay ridge tiles sporting fleur–de-lys. The cottage is unaltered and makes a substantial contribution to the Ovington House group, the eastern approach to the village and the overall historic character of Ovington (Figure 29).

Figure 28 Ovington House

Figure 29 East Cottage

7.2.5 A small garden separates East Cottage from Rose Cottage to the north. Rose Cottage is a two storey, hipped Welsh slate roofed house that was substantially constructed in the inter-war years. It replaced an earlier single storey cottage that had a pantile roof over stone flagged eaves. The original random sandstone cottage appears to have been incorporated as part of the ground floor, with a first floor added in coursed irregular stone. A subsidiary hipped roof extension was added onto the southern gable of Rose Cottage in the 1990s. A porch has been added to the front. Rose Cottage brings a built form into the streetscape that cuts against the historic grain of pitched roofs and vertical gables Although rebuilt a century ago, its general massing does not add to the established historic character of the village.

7.2.6 East Cot is located to the north of Rose Cottage. It was built towards the end of the nineteenth century. Early photographs show that it was designed in a simple but robust late Victorian style, with two pane four light sliding sash windows and a monopitch porch. The building has been radically altered through the addition of an extension, the removal of original features, the replacement of windows, and the replacement of the original monopitch porch. The resulting building bears very little resemblance to the original house, and as such detracts from the historic character of the village. The combined impact of Rose Cottage and East Cot substantially changes the late nineteenth century form of the village to a modern and inappropriate appearance. This is compounded by the both the loss of chimney stacks and chimneys that added interest to the silhouette of the roofscape, and the removal of substantial hedges along the road edge that brought greenery and part of the rural landscape into the village (Figures 16 and 30).

7.2.7 The Social Club to the north of East Cot was built in 1953 and extended in 1957. It replaced a timber club built after the First World War. It is undistinguished and typical of its period and function. Before the construction of the original Club, the site had been substantially undeveloped with views across open countryside being gained from along the main street. The timber built club was single storey with the wooded slope of the valley rising above roof level. The current building obscures these views that would have been part of the historic backdrop of the settlement in a way that adversely affects the historic character of Ovington (Figure 31).

7.2.8 A post-war single storey corrugated iron workshop returns along the northern edge of the village. From cartographic evidence, this replaces a pair of substantial buildings. The stub of the front elevation of the lost buildings survives as part of the south elevation of Dene View Cottage. The metal building is of a poor visual quality and detracts from the historic character of the village. Any eventual replacement should be designed with great care in order to provide a containment of the north east corner of the conservation area in a way that reflects the historic layout. A good quality of design here would reconnect the architectural fabric of this part of the conservation area with the remainder of the historic core.

Figure 30 Eastcot and Rose Cottage

Figure 31 Ovington Social Club

7.2.9 Dene View Cottage is a single storey mid-nineteenth century house that was altered in the 1950s by the addition of a flat roof extension to the south (front) elevation. The east elevation, where it joined the lost buildings, is built in random rubble, and the south elevation is built in a random pattern with regular shaped stones. Two dormers that break through the eaves have been inserted to form two storey accommodation. The cottage has been altered in such a way that its original form and appearance have been largely lost.

Figure 32 Dene View Cottage with remains of lost properties against the eastern gable and metal workshops

7.2.10 Dene View completes the north east corner of the conservation area. This short terrace of three twentieth century stone built houses replaced group of single storey cottages that were limewashed with pantiled roofs (Figures 33 and 34). Early photographs (Figures 20 and 26) indicate that limewashing appears to have been a common practice at one time in Ovington. Being alkaline and therefore slightly caustic, limewash is anti-bacterial and insecticidal, hence its wide usage in agricultural settlements such as Ovington. In terms of old buildings, limewash was used as a natural deterrent of woodworm and deathwatch beetle. It also has mild fireproofing qualities. Dene View extends beyond the southern building line of the lost cottages. This, together with the increased height of the terrace, obscures views of Holly House, that would have risen above the foreground properties. Dene View introduces a built mass that is typical of the surviving historic core of the village, and as such does not detract from the general pattern of development. However, some details such as the position and design of windows, particularly on the south elevation overlooking the main street, are not of a high quality, and detract from the overall appearance of the terrace.

Figure 33 Former cottages**,** Dene View, and Holly House c.1900

Figure 34 Dene View and Holly House 2006

7.2.11 Moving back to the eastern entrance of the village, Ovington Cottage is largely obscured from public view by a high stone wall that runs along its eastern boundary. It is a large, stone built house, probably early to mid-nineteenth century, with a substantial central bay on the south elevation. A wing returns to the north. Extensions have been added. The roofscape, which has changed to a small degree, is the dominant feature in terms of its contribution to the character of the conservation area (Figure 35). Early photographs show that a collection of high chimney stacks created a strong silhouette. This has altered with individual stacks being combined to reduce the number of vertical elements. However, a lack of modern rooflights and other contemporary roof features helps to retain its nineteenth century appearance. Generally, Ovington Cottage continues to make a substantial contribution to the historic character of the village. The wall that contains Ovington Cottage's eastern boundary is of particular significance. It is some four metres high and contains a variety of features that are of historic interest. They include a gateway that is accommodated beneath a stepped wall which contains a heraldic device. The doorway is protected by a stone hood with off-set stone piers on either side. The wall includes blocked-up openings and lines of quoin stones that indicate the position of earlier buildings.

7.2.12 A small group of buildings is located to the north of Ovington Cottage, possibly built as staff housing. Early photographs indicate that these buildings were at the horse drawn vehicle entrance to the cottage (Figure 36). The single storey Gardener's Cottage on the corner retains its nineteenth century massing, with changes to window designs, the replacement of the original Welsh slate roof with modern concrete pantiles, and the introduction of rooflights. The boundary wall has been breached to provide off-street car parking. These changes have altered the appearance of the building, and reduced its contribution to the historic character of the village.

Figure 35 Roofscape, Ovington Cottage

Figure 36 Gate entry, Ovington Cottage

7.3 Area 2

7.3.1 The northern side of Area 2 runs from Holly House to Leazes Cottage. Holly House is an attractive late seventeenth century detached property with a range of buildings to the north that have been converted into ancillary residential use. Holly House is a constructed in coursed random rubble sandstone with a Welsh slate roof, raised gables and stone chimney stacks. A flat roofed extension has been built onto the rear elevation. New windows have been inserted into original openings. A window has replaced the former front door. A fine stone boundary wall that makes a significant contribution to the street scene returns along the side of the garden between Holly House and East Farm (Figures 37 and 38).

7.3.2 East Farm is located immediately to the west of Holly House. The building is of a fine late seventeenth century/early eighteenth century appearance. The 1862 Ordnance Survey shows that a large range of outbuildings were linked to the northern side of the farmhouse. These have been lost to accommodate the Springfield development. It is probable that the house was extended in the past, with the west half being constructed in coursed rubble stone, and the remainder in regular coursed sandstone. A modern porch that fits comfortably with the character of the original building has been added to the front. The roof is Welsh slate with raised gables supported at eaves level by projecting stone corbels. The window openings are original with modern replacement timber window (Figure 39). Access to the lost agricultural buildings and land was via a drive between Holly House and East Farm. This survives as a green drovers path accessed from the main street by a five bar gate supported on the western side by an ancient timber post (Figure 40). The front of the property is contained by a fine stone wall that returns along the western boundary to contain the remains of the garden. The wall along this edge probably incorporates the remains of the former farm outbuildings. It has been punctured by a large and ungainly garage door. The combined impact of Holly House, East Farm, the gated link to the former agricultural buildings and the stone boundary walls is of high group value and establishes an historic anchor point for this part of the village.

Figure 37 Holly House

Figure 38 Holly House boundary wall

Figure 39 East Farm

Figure 40 Drovers access between East Farm and Holly House

7.3.3 A range of buildings facing the main street extended to the west of East Farm. This group formed the northern side of the historic heart of the village. They have been lost to accommodate the access road leading to the Springfield estate. Their loss, the perforation of the northern side of the main street and views into the modern development damages the historic character of the core of Ovington.

7.3.4 Laburnum House and Poplar House, located to the west of the access road, were linked to the lost properties. They were built in the late nineteenth century as a single property with a central bay. The building is of brick construction with a mixed random rubble and rubble coursed west gable, and a rendered wall where it joined the lost properties. The central bay has been altered by the introduction of a large single picture window on the ground floor. The other window openings are original with modern top hung casement replacement frames. The roof is of Welsh slate with raised gables and brick chimney stacks (Figure 41). The front brick boundary wall has stone copings and gateposts. It is of particularly high value in the streetscape as it terminates the historic building line to the west of the access road which leads to the Springfield estate. (Figure 42). The back garden survives, although sub-divided, together with some outbuildings.

Figure 41 Laburnum House and Poplar House

Figure 42 The termination of the boundary wall before the access road

7.3.5 Moving to the west, the next group of buildings are the remnants of West farm and adjoining buildings. The 1862 Ordnance Survey shows that the farm had an extensive range of outbuildings as did the adjoining properties. The early-nineteenth century Storehouse and Greystones that are built onto the eastern gable of West Farm have been altered. They were both extended in the twentieth century to provide shop premises and a post office. The post office to the front of the Storehouse has been removed and the property restored back to a house with altered window openings. The pitched roof shop to the front of Greystones has been converted into a two storey house through the addition of a box dormer to the front

elevation. Originally, the two buildings formed a modest but attractive terrace (Figure 20). They have radically changed in appearance and their main contribution to the historic character of Ovington is as a roofscape where the principal, original, roofs are uninterrupted by modern dormers or rooflights (Figure 21). Parts of the outbuildings of Greystones survive in the subdivided back garden. West Farm, a grade II listed building, is the remnants of a substantial complex of agricultural buildings. The surviving farmhouse is thought to be seventeenth century in origin, the profile of the roof suggesting that it was originally thatched. It is constructed in coursed sandstone with nineteenth century sash windows in earlier original openings. The front roof span is new clay pantiles and the rear span is welsh slate. The building survives to make a substantial contribution to the historic character of the village (Figure 42). The adjacent farm buildings have been demolished and the site has been redeveloped. Three detached houses have been built, none of which add to the historic character of Ovington. Two, The Granary and the Willows are located outside the conservation area. However, the Granary impacts on the conservation area by virtue of its size and high visibility through the gap on the main street created by the construction of its access drive. The third modern building, Barn House, fronts onto the main street and generally complies with the footprint of a former agricultural building. It is a modern stone built bungalow that neither complements the appearance of the historic core of the village nor reflects, through its design, the agricultural character of what was probably the largest farmstead in the village.

Figure 43 West Farm

7.3.6 A terrace of cottages lies to the west of Barn House. They are of considerable merit. They date from the eighteenth century, with Evenwood and Evenwood Cottage probably built as single house and later subdivided. The position of quoins suggests that it probably predates its neighbour, Jasmine House. Evenwood and Evenwood Cottage incorporate rough timber lintols over original first and ground floor openings that are fitted with modern multi-paned windows. Laburnum Cottage, to the west of Jasmine House, is set back from the front building line. The terrace is constructed in irregular coursed rough sandstone with a combination clay (Evenwood, Evenwood Cottage and Jasmine House) and modern concrete (Laburnum Cottage) pantiled roof. Brick chimney stacks decorate the roofline, three of which are constructed in nineteenth century hand made bricks. A pitched roof random stone extension that is subsidiary to the main roofline has been added to the eastern gable of Evenwood Cottage. Pitched dormers have been inserted at eaves level in Laburnum Cottage. The remainder of the roof is uninterrupted by insertions, greatly adding to its character. The terrace is of high quality and some detailing is of architectural interest and should be retained (Figure 43).

7.3.7 A high stone wall is located between Evenwood Cottage and Barn House. It is set back from the road and is built over the culverted Cockermere Burn. The remains of a pump and trough are positioned on and by the wall (Figure 44).

Figure 44 Evenwood Cottage, Evenwood, Jasmine House and Leazes Cottage and the high link wall over Cockermere Burn

Figure 45 The pump head

7.3.8 Moving to the south side of Area 2, the analysis starts at the eastern end with Post House and terminates with Hunters Cottage.

7.3.9 Post House is located to the west of Gardener's Cottage. It was formerly a post office and shop, and was converted to residential use in 1994. It is single storey, with a first floor added into the storage area through the insertion of a dormer window on the south roof span. The elevation overlooking the main street is constructed in regular coursed sandstone, the exposed east elevation being irregular coursed rubble sandstone (Figure 45). A catslide roof extension has been added to eastern end of the front elevation. It has a concrete pantiled roof. The Post House has an open frontage to the pavement. Ivy Cottage is joined to the western gable of the Post House. Ivy Cottage is a two storey house probably dating from the late eighteenth century. The main elevation is constructed in squared coursed sandstone with a coursed random rubble finish to the exposed eastern gable. The windows are regular in shape with modern timber inserts. An extension has been added to the western end of the building to accommodate a garage on the ground floor. The roof is modern Welsh slate. The building has been modernised in a manner that does not impair its general contribution to the streetscape (Figure 46). The property is contained at the front by a modern/repaired stone boundary wall that reflects the traditional containment of front gardens in the conservation area.

7.3.10 Elrigg House and Peartree Cottage form a single building but with two contrasting halves. Elrigg House, to the east, is constructed in squared coursed rubble, whereas Peartree Cottage, to the west, is heavily pointed random sandstone. The two overlap and blend together in the middle. Elrigg House incorporates a carved stone dated 1732 (Figure 47). This is probably an original feature. A window above the datestone has been blocked-up. Modern windows have been inserted into altered openings. The blend of stonework suggests that Peartree Cottage replaced the western half of the original building. The roof is hipped at both ends and covered in Welsh slate. Early photographs show that at the end of the nineteenth century the roof terminated in straight gables. The 1862 and 1898 Ordnance Surveys illustrate a long range of buildings extending to the south of Elrigg House. This, together with anecdotal evidence, suggests that the buildings formed a substantial agricultural complex. The range of farm buildings has been substantially lost, and that which remains has been altered to provide residential accommodation. Elrigg House and Peartree Cottage, although altered, are of historic and architectural interest (Figure 48).

Figure 46 Post House

Figure 47 Ivy Cottage

Figure 48 Elrigg House datestone

Figure 49 Elrigg House and Peartree Cottage

7.3.11 Winships, joined to Peartree Cottage, was formerly the Ship public house. It was built in the mid to late eighteenth century with nineteenth century alterations. The principal elevation overlooking the main street is constructed in ashlar coursed stone with fine stepped stone surrounds to the window openings. The window on the ground floor has been altered to accommodate a modern bay window. Raised gables and stone chimney stacks contain a Welsh slate roof (Figure 49). The exposed west gable is coursed random rubble. The rear wing, which 'squares-off' the mass of the building with Peartree Cottage, may pre-date the front part of the building. The extension includes a first floor projecting bay window that rests on a stepped stone plinth. Although reglazed, the bay widow remains largely unaltered (Figure 50). Winships is a fine building that is of architectural and historic significance.

Figure 50 Winships

Figure 51 Winships bay window

7.3.12 The land behind Winships has changed over time. The range of outbuildings linked to Peartree Cottage has been partly demolished and partly converted into a house,

the Malthouse (Figure 51). Three new houses, Mash Tun, The Sheiling and The Maltings have been built in the area behind Winships and Peartree Cottage/Elrigg House. The three detached properties are separate and of different designs. The Maltings incorporates stone details from the cottage that it replaces, giving some context to the rebuild. However, its southern elevation overlooking the valley is crowned by three large dormer windows with white infill panels and frames, which together with the neighbouring Sheiling, dominates views of the southern edge of Ovington to give it a contemporary appearance that belies its historic character (Figure 52).

Figure 51 The Malthouse

Figure 52 The southern edge of Ovington with the The Maltings and The Shieling

7.3.13 The original nineteenth century linked layout of farm buildings has been lost, to be replaced by a disparate arrangement of late twentieth century properties that belie the original historic built pattern, and, as such, diminish the historic character of the area (Figure 53). A fine stone boundary wall some twelve feet high contains the western edge of this area, and is of considerable importance in defining the historic plan form of the settlement (Figure 54).

Figure 53 South of Winships

Figure 54 The stone boundary wall

7.3.14 The next group of properties is of particular significance because of the way in which they define and form space. Groups of terraced properties interweave to create an attractive spatial pattern that is of interest, and which adds a different dimension to the historic character of the conservation area.

7.3.15 Little Buildings is set back from Front Street to create an informal village square that is now occupied by a raised planting bed, but historically was an area of hard surfacing. There are small areas of exposed rough cobbling in this central area that illustrate the type of metalled surfacing that was probably typical in Ovington during the nineteenth century (Figure 55). The 1898 Ordnance Survey shows that a smithy,

now lost, was located between Little Buildings and the main street. Little Buildings probably dates from the early to mid-nineteenth century, with the west end being added in the late nineteenth century. The length of terrace of Little Buildings that fronts onto the main street is built in coursed random rubble with substantial stone quoins. The window openings conform to a symmetrical pattern. They have substantial stone cills and lintols, and appear to be original, with modern inserts. The roofs are Welsh slate with raised gables. The front elevations make a pleasing and robust contribution to the appearance of the historic core of the village. The uncluttered and unaltered roofscape is of particular value (Figure 56). Unfortunately, extensions to the rear elevations are of a poor quality. They are generally flat roofed two storey boxes that cramp the space between Little Buildings and South View, and introduce bland modern elements that have no design resonance with the remainder of the area (Figure 18).

Figure 55 Surviving cobbled surface

Figure 56 Little Buildings

7.3.16 South View runs parallel to the main street to the north of Little Buildings. It is a terrace of houses dating from the early to mid nineteenth century that steps down the slope from west to east (Figure 57). An external brick block of outbuildings was added in the late nineteenth century (Figure 58). The terrace, which shows signs of phased development through gutter support and quoin work, is built in random coursed stonework, with brick chimney stacks and Welsh slate roofs. Original window openings survive with modern infills. The terrace is attractive, but overshadowed by the flat roofed extensions to Little Buildings. The floorscape is pitted asphalt leading to a grassed area where the external toilets are located.

Figure 57 South View

Figure 58 South View outbuildings

7.3.17 Little Buildings forms an L-shaped terrace, reflecting a phased development. The first property, Steward's House, incorporates evidence of a much earlier building. The ground floor is probably the remnants of a sixteenth century or earlier single storey cottage or farm building (Figure 59). It rests on large boulders laid onto earth. The size of stones in the wall varies, and includes large blocks that could have been

salvaged from an earlier building. There is evidence of the original pitched roof gable line at the interface of first and second floor levels. (Figure 60).The first floor was added in the first half of the nineteenth century. The house was built as two dwellings and converted into a single house. It is of good quality, with a Welsh slate roof and raised gables. The earlier phase of development adds historic value to the property, and the contribution that it makes to the conservation area (Figure 61).

Figure 59 Steward's House ground floor

Figure 60 Steward's House – pitch line of earlier single storey cottage

7.3.18 The remainder of the terrace might also incorporate fragments of earlier buildings, the rubble stonework at ground floor level being composed of much smaller units, compared to the larger, squared stones at first floor level. This length of terrace is of a more modest design, but links with Steward's House to complete a fine range of buildings (Figure 62).

Figure 61 Steward's House

Figure 62 Little Buildings to the south of Steward's House

7.3.19 Thompson's Buildings, at the southern end of Little Buildings, is an attractive pair of dwellings that probably dates from the early to mid-nineteenth century (Figure 63). It is a two storey stone built property with a Welsh slate roof. Cosy Neuk and its neighbour, to the west of Little Buildings, form the third side of a small courtyard contained to the north by White Cottage and Lynn House, and to the west by the former Highlander Inn. Cosy Neuk was probably built first and added to by its neighbour to form a short terrace. Both properties have been extended in a way that is does not greatly diminish the contribution that they make to the general form and character of the space (Figure 64). The backs of White Cottage and Lynn House have also been extended by the construction of a catslide roof addition at ground floor level. It is possible that the extensions are early, and have been re-roofed

(Figure 65). White Cottage has a pitched roof return with an attractive crow-stepped stone gable. Brick Cottage was added to the eastern gable of White Cottage in the twentieth century. The west side of the courtyard is formed by the east hipped roof gable of the former Highlander Inn. It is of a simple, coursed random rubble construction, and provides a robust counterpoint to Steward's House (Figure 66). The courtyard is an attractively enclosed space that adds variety and visual interest to the historic character of the area.

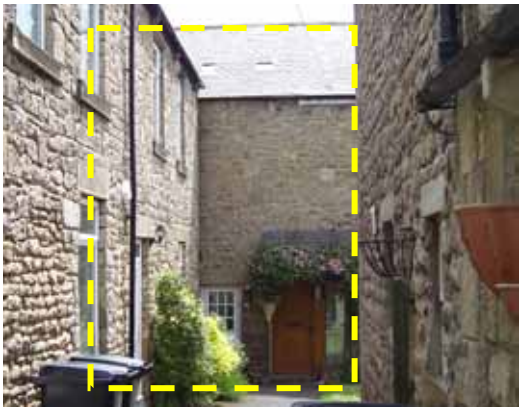

Figure 63 Thompson's Buildings

Figure 64 Cosy Neuk and its neighbour

Figure 65 Back of Lynn House and White Cottage

Figure 66 East gable of the former Highlander Inn

7.3.20 Lynn House, White Cottage and Brick Cottage front onto the Main Street where they make a strong contribution to the street scene (Figure 67). The replacement of ground floor windows to White Cottage with larger units supported by concrete sills and lintols is the only strikingly discordant note, but one which does not adversely impact on the general contribution that the terrace makes to the visual character of the historic core of the village. Further erosion of the integrity of the appearance of the terrace should be avoided. Lynn House and White Cottage are probably eighteenth century, and are constructed in squared coursed rubble, Lynn House predating White Cottage. Photographs show that Lynn House, formerly the Mason's Arms, had a stone flag roof in the nineteenth century, to be replaced by a red tile roof. Brick Cottage is an attractive and sympathetic later extension of the terrace. It is constructed in white colliery brick with contrasting red brick cills and lintols, and a Welsh slate roof.

7.3.21 A monopitched stone building is located between Lynn House and the main street. Its origins are uncertain, but it appears to have been built in the early twentieth century. It presents a blank stone gable to the main street. There are similarities between the quoin work on the early photograph and the surviving gable return to suggest that this is the case. The building, although much changed and fragmented, is an important part of the history of the village (Figure 68).

Figure 67 Brick Cottage, White Cottage and Lynn House

Figure 68 Mono-pitched building

7.3.22 The former Highlander Inn was probably built as a house in the eighteenth century. It was sympathetically extended to the east in the early nineteenth century, possibly to provide four back-to-back dwellings. A terrace of houses, now lost, was built in the forecourt in the latter half of the same century. Both the main building and the extension are built in coursed random rubble. A lean-to porch to the front has a stone flag roof, the remainder of the building being roofed in Welsh slate, with raised gables and stone corbelled gutter supports. It is probable that the Welsh slate replaced stone flags to reflect the finish of the porch and the neighbouring Lynn House. The principal elevation to the north has a fine arched window at first floor level. The window openings, supported by substantial stone lintols and cills, appear to be original with late nineteenth century four light sliding sash window inserts. The forecourt is an abandoned car park. Cartographic evidence indicates that it was unenclosed in the mid-nineteenth century. The Highlander is a high quality building that makes a substantial contribution to the character of the conservation area (Figure 69).

Figure 69 Former Highlander Inn

Figure 70 Hunters Lodge

7.3.23 Hunters Lodge, to the west of the Highlander, is another fine coursed random rubble building, possibly dating from the eighteenth century. It could have been built as two dwellings – the 1898 Edition Ordnance Survey shows this arrangement. Although altered, with modern window inserts, the building continues to make a good contribution to the historic core, with the exception of the concrete tiled roof that adds an element of modernity, detracting from the historic integrity of the structure (Figure 70). Hunters Cottages are built to the west of Hunters Lodge. The cottages are Grade II listed buildings that date from the seventeenth or early eighteenth century. They are a single storey terrace, built in random rubble, with crow-stepped gables and a clay pantiled roof. It is probable, given the pitch of roof and its age, that the building was originally thatched. They are listed because they are a rare

example of a linear farm, with a cottage linked to a stable and byre. The buildings have been sympathetically converted to dwelling houses in a manner that generally retains that visual character of the former farm (Figure 71).

7.3.24 Two new houses, Hunters Croft and Jubilee Cottage, have been built on land to the north of Hunters Lodge and Hunters Cottages. They introduce large modern elements into the conservation area that have a particular impact on views of the southern edge of the village (Figure 72).

Figure 71 Hunters Cottages

Figure 72 Hunters Croft from the south

7.4 Area 3

7.4.1 Area 3 links the historic core with the Old Brewery complex and Ovington Hall. In the nineteenth century, this area was undeveloped, with open countryside flowing through and across the space. It was developed from the interwar years to provide, primarily, municipal housing. The conservation area excludes all of the properties other than part of a modern house in Orchard Grange. The conservation area does include the open space in front of Greenrising, a group of twenty seven houses built by the former Hexham Rural District Council. There are no buildings of historic merit in or adjacent to the conservation area in Area 3.

7.5 Area 4

7.5.1 Area 4 focuses on the Old Brewery complex and Ovington Hall Farm. The former brewery is approached from the east by Jubilee Road, which moves past the playing fields to a terrace of houses built in the mid to late-nineteenth century (Figure 73). They are a fine group of buildings that might have been built to accommodate brewery or farm workers. They are two storey cottages with pitched dormers at eaves level. They are constructed in squared, coursed rubble with stone chimney stacks and a Welsh slate roof. There are raised gables at each end of the terrace, supported by projecting stone corbels. The windows are set in stone surrounds with new insertions. The front gardens are generally contained by the original stone boundary wall. A modern garage has been built in the front garden of 1 Jubilee Road, where the boundary wall has been replaced by a high timber fence. This introduces a discordant element into an otherwise extremely attractive group of buildings. Jubilee Road is terminated by Stonecroft, an early twentieth century detached house. Stonecroft is an excellent example of a building of its type and period. It is built in coursed random rubble, with a Welsh slate roof and raised gables supported by projecting stone corbels. Stone chimney stacks surmount the raised gables. A projecting stone string course and a stone weather board supported by stone brackets over the front door decorate the principal elevation. A garage has been added (Figure 74).

Figure 73 Jubilee Terrace

Figure 74 Stonecroft

7.5.2 Stonecroft leads to Brewery Square, which contains the remnants of the former brewery complex. The brewery dates from the eighteenth century with the probability that parts of earlier buildings are incorporated into the extant remains. The brewery extended to the north and east of the surviving buildings to include a malt house, processing and storage areas, and stabling. An aerial view of the site from 1960 shows its extent and linked layout. The complex has been reduced to its west and part of its south side. The remainder has been lost to form external curtilage space and permit infill housing development.

7.5.3 The building to the west end of the site, The Old Brewery, has been sensitively restored to keep the principle design features and, through the application of appropriate techniques, has retained its character. It dates from the eighteenth century, possible including the remnants of earlier buildings. It is constructed in random rubble with a mixed slate and pantile hipped roof. The building incorporates Yorkshire sash and shuttered windows with a granary door and ventilation slits. It is a Grade II listed building (Figure 76). West End Cottage, which neighbours The Old Brewery, marks the western extremity of the conservation area. The Cottage has been extended to the west with the addition of a dormer window and porch to the front elevation.

Figure 75 The brewery complex c1960

Figure 76 The Old Brewery

7.5.4 The Old Tunnery and Brewery House to the east of The Old Brewery have been retained and upgraded to provide contemporary residential accommodation. Their general appearance, in terms of massing and window and door openings, has remained unchanged from at least the end of the nineteenth century (Figures 26 and 77). The early photographs show that Brewery House had a stone flagged roof which is now concrete pantiles. The only other major changes are the insertion of a dormer window to the front roof pitch of The Old Tunnery, and the replacement of windows. Together with the adjacent Old Brewery, they have considerable group value, in addition to their good individual quality.

7.5.5 The east side of Brewery Square is formed by Westgarth and Brewery Cottage. The 1862 Ordnance Survey shows that this side of the Square continued as a terrace of properties that wrapped around the corner to link onto the cottages on Jubilee Road. By 1898, the terrace had been reduced to Westgarth and Brewery Cottage, and in the early years of the twentieth century much of the site had been developed with the construction of Stonecroft. The south gable of Brewery Cottage contains an area of tumbled rubble that is probably the consequence of the demolition of the terrace. Westgarth has been heightened and the roof pitch eased to match that of Brewery Cottage. Although changed, the two buildings combine to provide a reasonable containment of the Square. Changes to the shape of window openings from vertical to horizontal to the front elevation of Westgarth have had a deleterious effect. The other major change has been the removal of rendered lime wash to expose stonework (Figures 26 and 78).

Figure 77 Old Tunnery & Brewery House

Figure 78 Westgarth & Brewery Cottage

7.5.6 New houses have been built between Brewery Square and Ovington Hall. Stockholm was originally intended as a building for an agricultural worker but does not have any occupancy restrictions. It is single storey with a steeply pitched slate roof (Figure 80). The remaining three properties, Bellfield, Fairfield and Meadowfield, are detached two storey houses (Figure 81). They are clearly contemporary and do not have a sense of place or local distinctiveness in the context of their visually sensitive location. Their design diminishes the historic character of this part of the conservation area.

Figure 80 Stockholm

Figure 81 Bellfield and Fairfield

7.5.7 Ovington Hall and its attached stables are of great merit. They are Grade II listed. The building has a probable medieval core with sixteenth or seventeenth century phases culminating with the development of mid-nineteenth century frontage (Figure 82). The three bay front has an original door in the centre, with an attractive Tudor style arch and hoodmould. The bays either side include two light, eight pane sash windows. The attached two storey stable has a granary on the first floor. It was probably substantially rebuilt in the nineteenth century, but incorporates an early

fourteenth century window in the east elevation as a decorative detail (Figure 83). A garden to the front of the Hall is contained by a stone boundary wall and a collection of maturing holly, yew and ash trees. Associated farm buildings to the north east of the Hall have been converted or refurbished to provide residential accommodation.

7.5.8 The linked West Cottage and East Cottage retain much of their original character with some alterations, including the insertion of pitched dormers on the south elevation (Figure 84). The Old Barn incorporates some original features, but the quality of its conversion gives it the appearance of being a new building styled to look older. South Cottage is clearly residential, with domestic architecture substantially obscuring its agricultural forebear. Pitched roof dormers and a large, visually dominant, chimney stack reinforce this perception (Figure 85).

Figure 82 Ovington Hall

Figure 83 Ovington Hall stable, the early fourteenth century window

Figure 84 The Old Barn, East Cottage and West Cottage

Figure 85 South Cottage and the Old Barn

7.5.9 Two properties, Lodge Farm Cottage and The Band Hall/Old School House on the east side of the main street complete the conservation area. They are separated from one another by 7 to 12 The Green, built in the 1930s, which lie outside the conservation area boundary. Lodge Farm Cottage (Figure 86) is an attractive nineteenth century detached house that remains substantially unaltered, the principal change being the insertion of new windows into original openings. The house is constructed in squared, random rubble with a Welsh slate roof and brick chimney stacks. The south elevation incorporates the remains of a previous single storey building. The former school was built in 1832 and enlarged in 1859 and 1880. The school closed in 1961, and was subsequently used as a bandhall until 1993. It was then converted into two houses. It still maintains its general appearance and retains some original details, making a valuable contribution to the social and architectural history of the village (Figure 87).

Figure 86 Lodge Farm Cottage

Figure 87 The Old School and bandhall

7.5.10 There is little scope for any new development in the conservation area. Existing open spaces should be retained in order that the historic built/open space pattern is not compromised., resulting in the erosion of the historic layout of the village. Additions to buildings should always be subordinate to original building mass, kept below eaves height with a break between eaves and new roofs, and designed in a way that reflects in a natural and harmonious manner original styles and details. The introduction of roof lights and dormers should be resisted, as should architectural details that diminish the historic character of the area. Whenever possible, inappropriate details and features should be removed and replaced by materials and styles that complement the eighteenth and nineteenth century origins of the surviving buildings.

7.5.11 When undertaking maintenance works, owners of properties should be encouraged to use traditional materials and techniques to secure both the general health and care of the historic buildings, and their attractive appearance.

8.0 PROPOSED CHANGES TO THE CONSERVATION AREA BOUNDARY

8.1 The conservation area contains the historic core of Ovington. However, the boundary excludes part of the attenuated historic settlement and important surviving fragments of the pre-twentieth century development pattern. It is recommended that the boundary is amended, in accordance with Figure 88, to incorporate and protect these elements that are important parts of old Ovington, and which will protect the wider historic envelope. The proposed changes are as follows:

8.1.1 **To include** the allotments to the north of Ovington House and the car park of the Social Club. The two areas of land are undeveloped, and combine to provide an open aspect to the eastern edge of the historic core of the village. The space also provides an appropriate open setting to Ovington House and its built range of converted agricultural buildings (Figure 89).

8.1.2 **To include** the surviving gardens to the north of Holly House and the north of East Farm. The adjacent gardens and fine surviving stone boundary walls, although truncated, are important extant remnants of the traditional ribbon gardens that were a dominant feature of nineteenth century Ovington. They also provide attractive settings to the two buildings, and a buffer between the late twentieth century Springfield estate and the historic core. It is important to ensure that these spaces are not developed, but retained as open curtilage space (Figure 90)

8.1.3 **To include** the surviving neighbouring gardens to the north of Laburnum House, Poplar House, Greystones and Store House. Although the gardens

have been subdivided to form smaller landholdings, they retain their importance as surviving remnants of the historic development pattern of Ovington, and should be included in the conservation area for the same reasons as the gardens to the north of Holly House and East Farm.

8.1.4 **To include** the surviving gardens to the north of Evenwood Cottage, Evenwood and Jasmine House. A substantial part of the historic open curtilage space annexed to East Farm, Evenwood Cottage, Evenwood and Jasmine House has been lost to infill development. It is important that the surviving remnants of historic open curtilage space are retained and preserved.

8.1.5 **To exclude** the front part of the Orchard Grange development. This infill development fronts onto the main street and does not add to the historic character of the area. The proposed revision to the boundary will rationalise the status quo in terms of the impact of the new housing on the pre-development boundary.

8.1.6 **To include** the extended gardens to the north of the Old Brewery, the Old Tannery, Brewery House, Belfield, Fairfield and Meadowfield. The gardens project slightly beyond the conservation area boundary. The revision will rationalise the boundary, and offer protection to developing hedgelines.

8.1.7 **To include** the area of land to the north of Ovington Hall Farm, West Cottage, East Cottage and the Old Barn as far as, and to include, the former Methodist Chapel. This land is an important element in the approach to Ovington from the north. It contains a number of large, modern, agricultural buildings along its western edge, its eastern edge adjacent to the C254 being open, attractive and well landscaped. The land is retained by an attractive stone wall that rises as it approaches the former chapel. The chapel, built in 1861, has been sensitively converted to provide residential accommodation. It retains many of its original features to present a building that is of value in the context of both its architectural appearance, and its contribution to the social development of nineteenth century Ovington and its hinterland. The inclusion of the land and the chapel will protect an important approach to Ovington, bring a significant building into the conservation area, and offering protection to a maturing landscape (Figure 91 and Figure 92).

8.1.8 **To include** Ovington Lodge, its associated farm buildings and land between the farm and the northern edge of The Green. The Ovington Lodge group is an outstanding surviving example of a nineteenth century farmstead, and defines the northern edge of the extended historic settlement. It may include the fragments of earlier buildings. Modern structures have been added, but the core of the farmstead survives, including traditional window detailing. The farmhouse is a robust stone-built, detached house that may predate the outbuildings. The rake and pitch of the roof suggests that it might have been thatched at one time. The open area of land provides an attractive setting for the farm complex, particularly the farmhouse. As with the former chapel and land, the inclusion of the farm will protect an important approach to Ovington, bringing a significant built complex into the conservation area, and offering it added protection (Figure 93 and Figure 94)

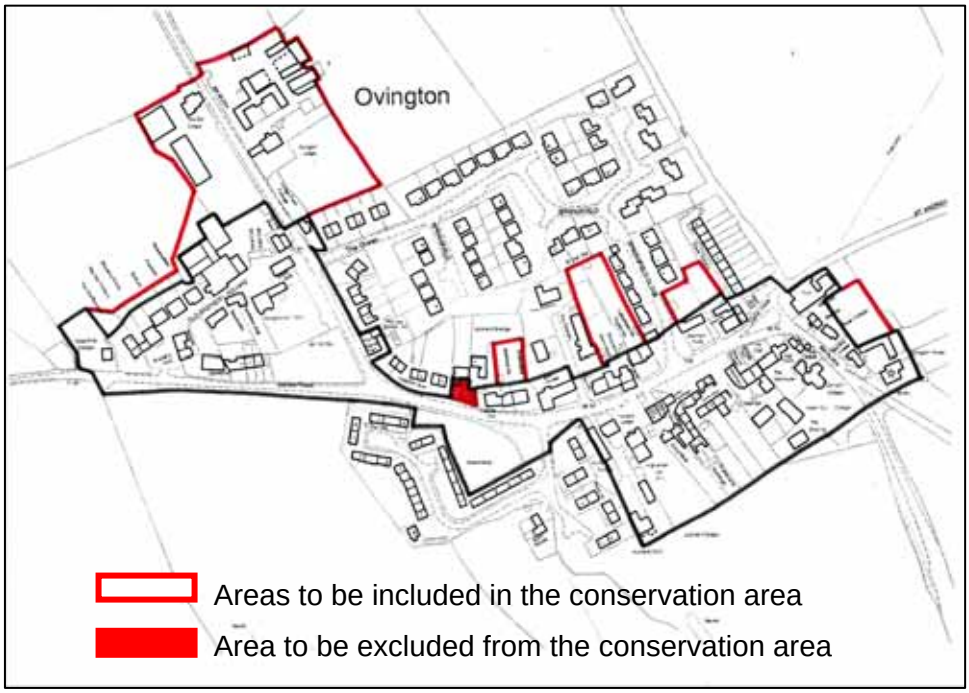

Figure 88 Proposed changes to the boundary of the conservation area

Figure 89 Land to the north of Ovington House

Figure 90 Surviving garden and boundary wall, Holly House

Figure 91 Land to the north of Ovingham Hall Farm

Figure 92 Former Methodist Chapel

Figure 93 Ovingham Lodge Farm

Figure 94 Ovingham Lodge Farm

9.0 MANAGEMENT AND DEVELOPMENT PROPOSALS

9.1 Ovington Conservation Area remains focused on its late eighteenth and early to mid-nineteenth century layout. Subsequent phases of development combine to produce the current pattern of development. Ovington will continue to change in the future. It is important that these changes are controlled and directed towards respecting and enhancing the quality of the area. The following proposals will assist in this process:

9.2 Views to and from Ovington over open landscape are critical to creating and maintaining its distinctive character, and must be protected The further erosion of the appearance of its open southern edge through new development must be resisted.

9.3 The layout and form of spaces should not be reconfigured or manipulated in a way that compromises their historic arrangement. Furthermore, future changes should be controlled in a way that reinforces the historic spatial pattern through the retention of open spaces and building to building relationships. The fragmentation of spaces through subdivision should be resisted.

9.4 Additions to buildings should always be subordinate to original building mass, kept below eaves height with a break between eaves and new roofs and designed in a way that reflects in a natural and harmonious manner original styles and details.

9.5 The introduction of roof lights and dormers should be resisted, as should architectural details that diminish the historic character of the area.

9.6 Whenever possible, inappropriate details and features should be removed and replaced by materials and styles that complement the eighteenth and nineteenth century origins of the surviving buildings.

9.7 When undertaking maintenance works, owners of properties should be encouraged to use traditional materials and techniques to secure both the general health and care of the historic buildings, and their attractive appearance.

9.8 Developments should be regarded as affecting land that is of potential archaeological interest, and the County Archaeologist should be informed of proposed work in order that due regard can be given to the possible disturbance of historic remains and their proper recording.

9.9 Opportunities should be undertaken to enhance the wider environment and public spaces in Ovington. This includes:

- **the undergrounding of overhead cables;**
- **the introduction of natural materials in floorscaping;**
- **the removal of timber fences and the reintroduction of domestic hedges or stone walls along property boundaries.**

10.0 BIBLIOGRAPHY AND SOURCES OF INFORMATION

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11.0 A GLOSSARY OF CONSERVATION TERMS

The character appraisal contains terms and expressions that are particular to historic buildings and structures. They are used to describe the way that buildings are constructed and the types of materials that have been used. This glossary identifies and explains some of these expressions and historic building techniques. It is aimed to help understand the appraisal and, hopefully, interest the reader in our historic buildings. The glossary is split into the principal components of historic buildings – roofs, walls and windows.

1. Roofs

a. Roof design.

Roofs come in a variety of designs:

- **Common pitched roof** have two pitched slopes and a flat gable at each end.
- **Hipped roofs** have four pitched slopes without gables.
- **Mansard roofs** have a break along the pitched slope of the roof to create a double slope, usually with the upper portion having a steeper pitch.
- **Catslide roofs** can be found in Northumbrian villages. A catslide roof comprises an extension of the main slope of the roof to cover a single storey extension. It is also used to describe roofs over dormer windows that follow, albeit at a gentler angle, the slope of the main roof.
- **Ridges.** The ridge is where the pitched slopes of a roof meet. They are normally covered by clay or stone **ridge tiles** that protect and weatherproof the joint where the slopes meet. The ridge tiles might be decorated.
- **Water tabling.** Water tabling, or raised gables, are located along the top of gables and cover and protect the edge of the pitched slopes. They are usually formed from cut stone flags and sealed with mortar to stop water and wind from entering or damaging the roof. The flags are normally prevented from slipping off the roof by the bottom one being fixed onto **corbels** that project out of the wall at eaves height. Stone or brick

corbels are built into the wall to provide a firm footing for the water tabling. Corbels can be carved or shaped to provide an ornamental feature.

b. Roofing material

Roofs are normally covered in slates, stone flags or pantiles. Thatch would have been used before the widespread introduction of slate.

- **Thatch**. Thatched roofs were made by layering organic material to build-up a weather resistant protective coat over timber rafters. Thatched roofs are normally steeper than slate or stone roofs. The most commonly used thatch in Northumberland would have been either reed or heather. Heather thatch is known locally as black thatch. An outstanding example of a restored black thatch roof can be found at Causeway House near Vindolanda.
- **Welsh slate** is the most common roofing material. It is either blue with a purple hint or blue grey depending upon the location of the quarries. Blue grey Scottish slate was used until the mid-nineteenth century when large quantities of welsh slate began to be shipped from north Wales to the River Tyne. Slate roofs are sometimes graduated with smaller, lighter, slates being used nearer to the ridge.
- **Stone** flags are split mica rich sandstone blocks, such as quarried in the Allen Valley that are normally larger than welsh slates.
- **Pantiles** are made from clay. They are normally a flat 'S' shape so that they can interlock to prevent wind and water penetration giving the roof an attractive corrugated appearance. Traditionally one or two courses of stone tiles were placed between the pantiles and the eaves of a building to spread the flow of rain water that would otherwise shoot off the roof via the corrugated channels. Occasionally pantiles are semicircular in shape.

2. Walls

The external walls of buildings form spaces and support roofs. Historically, they were built throughout Tynedale using local buff coloured sandstone. Bricks were uncommon until the early nineteenth century when the demand for low cost industrial housing in the urban centres led to the spread of brick laying to the rural areas.

Walls can incorporate a number of features, either to strengthen their structure or provide ornamentation.

a. Structural features include:

- ***Quoins.*** Large stones to strengthen the corners of buildings, usually laid in an alternative ***stretcher*** (where the longest face is exposed) and ***header*** (where the shortest face is exposed) pattern. Quoins can be dressed and laid to project slightly proud of the face of the wall to create a strong visual feature
- ***Cills*** or ***Sills.*** Horizontal timber or stone beam that forms the bottom of a window or door opening.
- ***Lintels*** or ***Lintols.*** Horizontal timber or stone beam that forms the top of a window or door opening. The beam carries the wall over the void created by the opening. Lintels were occasionally decorated or ornamented by a ***hoodmold*** that projected beyond the face of the wall to prevent water dripping onto the windows or doors.

b. Ornamental features include:

- ***String course***. A projecting band or moulding running across the face of a wall. A ***Cill Course*** links projecting window cills into a single horizontal feature.
- ***Rustication.*** Stonework that is cut with the edges cut deeply into the face of the stone to give an exaggerated appearance of strength.
- ***Crow-Stepping.*** This is a design element of some types of gables where they are finished by large stones or blocks of brickwork that step up the pitch to provide robust

support fro the roof. Normally the stonework is square shaped. Where the brickwork is triangular shaped it is called tumbled brickwork.

c. Stone walls

Stone walls come in a variety of forms and appearances.

- ***Random rubble.*** Walls constructed of stones that are irregularly shaped and of different sizes laid in random patterns. Large stones are occasionally laid through the thickness of the wall to bond the rubble together.
- ***Coursed random rubble*****.** The same as above but laid so that the stones form courses of an approximately uniform height. The courses might comprise one or more stones in depth, rising to a uniform upper height.
- ***Squared coursed rubble*****.** Rubble roughly formed of uniformly sized rectangular blocks laid in courses. The height of the various courses may differ.
- ***Squared uncoursed rubble.*** Roughly squared stones of different sizes laid in a random pattern with small stones, known as ***levellers*** or ***snecks*** to fill the voids between the larger stones.
- ***Ashlar.*** A type of stonework that comprises blocks that are accurately dressed, cut and squared with sharp edges, called ***arrises***.

d. Brick walls

Brick walls are built in ***bond patterns*** that are formed by arranging the courses of bricks to overlap joints to create a sound structure. There are a huge number of brick bonds. Nineteenth century brick walls in Northumberland are predominantly formed using the basic ***English Garden Wall*** bond. This bond comprises one course of headers to every three to five courses of stretchers.

e. Mortar

Bricks and stones in walls are normally bound together by ***mortar***. Before the twentieth century mortar was usually made from crushed burnt limestone mixed with sand and water with additional brick and stone dust, known as ***lime mortar***. The twentieth century saw the widespread introduction of the hard, quick drying, ***Portland cement***. Traditional ***Lime mortar*** was an integral part of how older buildings 'worked'. Lime mortar, unlike cement mortar, is porous. Water entering walls from the ground or above could escape through the mortar, rather than leaving the wall waterlogged, which would lead to increased dampness inside. Many old buildings have been damaged by being repointed in modern harder cements which are not porous. Lime mortar is also more flexible than Portland cement, so building movement is less likely to crack the mortar and the edges of stones and bricks are less likely to be damaged.

3. Windows

Windows are an important tool in understanding the age of buildings and make a critical contribution to their visual character. They vary in size, shape, pattern and position. The earliest surviving windows in Tynedale are normally ***sliding sash*** windows that came into widespread use in the early eighteenth century. A sash is a frame within which one or more panes of glass are fitted, the sash being set in a larger outer frame that fills the whole window opening. The sashes were glazed using handmade cylinder or crown glass which had to be cut into relatively small squares. The sashes were subdivided by glazing bars to hold the small panes of glass resulting in the familiar multi-paned 'Geogian' windows. Over time, subtle changes were made to the design of the glazing bars to enhance the elegance of the windows and reduce their intrusive visual impact to a minimum. Two sashes were normally set vertically into the overall window frame, one overlying the other with a cord sliding mechanism to allow one or both sashes to open and close, known as ***single sliding sash windows*** or ***double sliding sash windows*** respectively.. Occasionaly the sashes would move horizontally. This type of window is called a ***Yorkshire Sliding Sash*** window.

As time passed, extra glazing was sometimes introduced at the sides of the sashes in narrow strips called ***margin panes***.

In the 1830's and 1840's manufacturing techniques had advanced to the point where larger panels of glass could be made at a reasonable cost. This meant that glazing bars could be removed, resulting in ***single or double pane sashes*** that came to characterise the Victorian and Edwardian periods. The number of windows also increased from the mid-nineteenth century with the repeal of the infamous window tax in 1851.

Windows, known as ***roof lights***, were occasionally set into the roofs of buildings. Roof lights are normally one or two small vertical panes of glass set into a cast iron frame with a single glazing bar, the frame being positioned into the roof where it lay flush with or rebated below the slope of the slates, flags or pantiles.

Casement windows are windows with hinged or pivoted openings or sashes hung from a vertical or horizontal element of the window frame.