

Warkworth Conservation Area Character Appraisal

January 2025



Northumberland Coast AONB

Warkworth
Conservation Area
Character Appraisal
and Management
Recommendations

Final report

Prepared by LUC

January 2022



Northumberland Coast AONB

Warkworth Conservation Area

Character Appraisal and Management Recommendations

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Chapter 1

Introduction

Conservation area designation is about celebrating and preserving the local distinctiveness of places, but what exactly is a conservation area and what are the implications of designation? The aim of this section is to explain why we designate areas, why it is important to protect their character and appearance, and how this legislative protection relates to Warkworth.

What is a conservation area?

1.1 In 1967, the Civic Amenities Act introduced the simple concept of recognising buildings and areas of historic interest and making provisions for the protection of that special interest. Today, the spirit of that Act has been extended and incorporated into the Planning (Listed Buildings and Conservation Areas) Act 1990, which makes provision for the designation of “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”¹. Although the legislation applies nationally to England, conservation areas are identified and designated by local authorities based on criteria appropriate to their area.

¹ <https://historicengland.org.uk/advice/planning/conservation-areas/> [accessed 15.03.2021]

1.2 Preservation of the character and appearance of conservation areas is about avoiding harm and maintaining those features of an area that make it distinctive. **Enhancement** of the character and appearance of conservation areas is concerned with the promotion of positive improvements; that is, both the removal of elements identified as harmful or detracting from the area's special interest, but also advocating and directing new development so that it responds to and reinforces the character of the area.

Conservation area designation and appraisal

1.3 The special interest of Warkworth and the desire to celebrate and preserve its historical importance was recognised soon after the Civic Amenities Act was passed, and Warkworth became a designated area of special interest in 1972. The reasons for its designation were formalised in a Conservation Area Character Appraisal, undertaken by Alnwick District Council and published in 2006.

1.4 Section 71 of the 1990 Act places a duty on local authorities to 'formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'², but, more than that, a conservation area appraisal is a tool to help people understand what is important about a place and manage change within it.

1.5 To facilitate the preservation or enhancement of a conservation area, as required by the 1990 Act, the designation of an area introduces some restrictions on what can and cannot be done without planning permission. These include:

- For the demolition of any building within the conservation area;
- Control over partial demolition;
- Control over works to trees;
- Limited permitted development rights;
- The option to use Article 4 directions to further restrict specific permitted development rights; and

- Limitations on the type of advertisements that do not require consent.

1.6 In the case of conservation areas, the NPPF also requires local authorities to look for opportunities to enhance or better reveal their significance³ and to recognise that historic assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance so that future generations are able to appreciate them too⁴.

1.7 The Northumberland Local Plan (March 2022) Policy ENV 1 - Historic and built environment (Strategic Policy) states "The character and/or significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced by: a. Giving appropriate weight to the statutory purposes and special qualities of the hierarchy of international, national and local designated and non-designated nature and historic conservation assets or sites and their settings". Policy ENV 9 deals specifically with Conservation Areas.

1.8 The 2020-2024 AONB Management Plan recognises that the history of human interaction and occupation of the landscape is integral to the character of the AONB. Evidence of this interaction ranges from field patterns to settlements sites, route ways to buildings and quarries to castles. Objective Two of the plan relates to the historic environment, with Policy 2.1 stating "*important heritage assets including designated and non-designated archaeological sites, the character and appearance of historic buildings, settlements and the built environment will be protected, conserved and well managed*"⁵. This updated appraisal contributes to achieving this action to ensure that the historic environment is well-managed and better protected.

What should the appraisal be used for?

Planning for change

1.9 One of the main ways change in a conservation area is managed is through the planning system. Conservation area appraisals provide an evidence base for managing change and, by adopting a conservation area appraisal, planning authorities are better placed to give due and proportionate weight to the special interest of conservation areas. This will, in turn, result in better informed and balanced decisions in relation to the historic environment. An appraisal can

² <https://www.legislation.gov.uk/ukpga/1990/9/section/71> [accessed 15.03.2021]

³ Ibid. Para.206.

⁴ Ibid. Para.189.

also be used to support potential strategic plans and policies for the area, and to promote its conservation and regeneration.

Supporting good design

1.10 In presenting a sound understanding of character, a conservation area appraisal can be used to assess how well new development responds to the character of Warkworth, where there may be opportunities to reverse changes that have adversely affected its character, as well as opportunities to enhance what is already present. As such, it can be used as a basis for refusing poor design that fails to respond to the character of the place or take advantage of opportunities to enhance it.

Informing and inspiring

1.11 As publicly accessible documents, available as a source of information for anyone interested, one of the principal aims of conservation area appraisals is to widen appreciation of the special interest of each area and raise awareness of why they are protected. Achieving this outcome is fundamental to an appraisal's purpose as, ultimately, its overarching aim is to help people better-understand and engage with the places where they live, work and visit.

Acknowledgements

1.12 In 2021, LUC was commissioned by the Northumberland Coast Area of Outstanding Natural Beauty (AONB) Partnership to provide a review of existing and potential conservation areas within the AONB. This new appraisal for Warkworth updates the original 2006 character appraisal to ensure its content reflects the current state of the area including a fresh presentation of character analysis and management issues.

1.13 With grateful thanks to the staff of Northumberland AONB Partnership, Northumberland County Council and Northumberland Archives for their knowledge, advice and assistance in creating this document.

1.14 NCC Front cover image © Dru Dodd. **Front cover image, Figure 4.1** (bridge), **Figure 5.6** (church and war memorial), **Figure 5.22, Figure 6.1** (church and market place) © Gavin Duthie.

Figure 1.1: Warkworth Conservation Area: Castle Street, looking north



Chapter 2

Summary of Special Interest

This section provides an overview of the special interest of Warkworth Conservation Area.

Designation and appraisal

2.1 The special interest of Warkworth and the desire to celebrate and preserve its historical importance was recognised soon after the Civic Amenities Act was passed, and Warkworth became a designated area of special interest in 1972. The reasons for its designation were formalised in a Conservation Area Character Appraisal, undertaken by Alnwick District Council and published in 2006. This review of the 2006 character appraisal was undertaken in 2021 by LUC and was adopted by Northumberland County Council in 2025.

Location and context

2.2 Warkworth is located on the River Coquet at the point where the estuary narrows from the broad flats of the coastal plain into the narrower confines of the river valley. Although set inland from the harbour at Amble, there are extensive views back from the castle – which stands above the town on the break of the valley side – toward the North Sea and broader coastal landscape, much of which is protected for its scientific and ecological significance. It straddles the A0168 (the main coastal route between Ashington and Alnwick) with Alnmouth 6.5km away to the north and Newcastle some 50km south.

Figure 2.1: Looking into the medieval core of Warkworth from the north end of the old bridge



Historical development

2.3 Although the history of settlement in the area stretches back to prehistoric times, the town as it is seen today really began to take shape in the 12th and 13th centuries with the development of a harbour and marketplace and building of the castle, church and bridge with its rare defensive gatehouse. The town built up between these anchor points, linking them together with a principal spine road from which long burgage plots stretched back toward the river.

2.4 Up until the 18th century trade in the town was based on a rural economy, supported by the fertile plains that surround the settlement. Into the 19th century and a new trade bloomed – fuelled by the Percy family’s reimagining of the castle as an attraction – that of tourism. This continues to be the principal commercial activity of the town today, bolstered by the town’s range of impressive, high-quality buildings, mainly of the 18th and 19th centuries, which reflect this evolution and history of relative prosperity.

Summary of defining characteristics of Warkworth Conservation Area

The medieval form, layout and surviving buildings dating from the founding of the town

2.5 The relationship between castle, marketplace, church and bridge and the network of streets that link them forms the foundation for the town as it appears today. Long, slender, individual burgage plot boundaries – often demarcated with stone walls – date from this time, creating a tightly grained, high-density core along Bridge Street and Castle Street that softens towards the edges as it meets the river. Overall, the level of survival is extremely high and has had a profound influence on the character and appearance of the conservation area today.

Commonality of building form, scale and orientation, and continuity of frontages

2.6 The conservation area consists mainly of two-storey buildings with occasional three-storey, but all domestic in scale. Along Bridge Street and Castle Street buildings are eaves fronting and stand to back of pavement, forming a virtually unbroken building line between castle, marketplace and bridge.

The topography of the town and its relationship with its setting

2.7 To the south, the rise of Castle Street from marketplace to castle creates a stepped roofline punctuated by chimneys, gable ends and the odd street-fronting gablet or parapet. To the north above the heavily wooded banks of the valley side stand the large villas of Station Road looking out over town. Both make dramatic use of the topography, creating multi-layered views that add depth and character to the streetscapes. The connection of the castle to the river, sea and landscape within the setting of the conservation area is also important, not only beautiful and

imposing but aiding appreciation of the strategic considerations underpinning the castle's positioning.

The style of architectural finishes and flourishes

2.8 Most buildings adopt a restrained Classical language, incorporating a polite but well finished level of ornamentation. Aside from the castle and church, the style and scale of buildings are overwhelmingly domestic, regardless of use; distinguishing details are there but subtle, such as slightly enlarged window openings to incorporate a shop display. Of particular note is the high level of survival of timber sash windows and panelled doors, and a fondness to pair them with decorative fanlights.

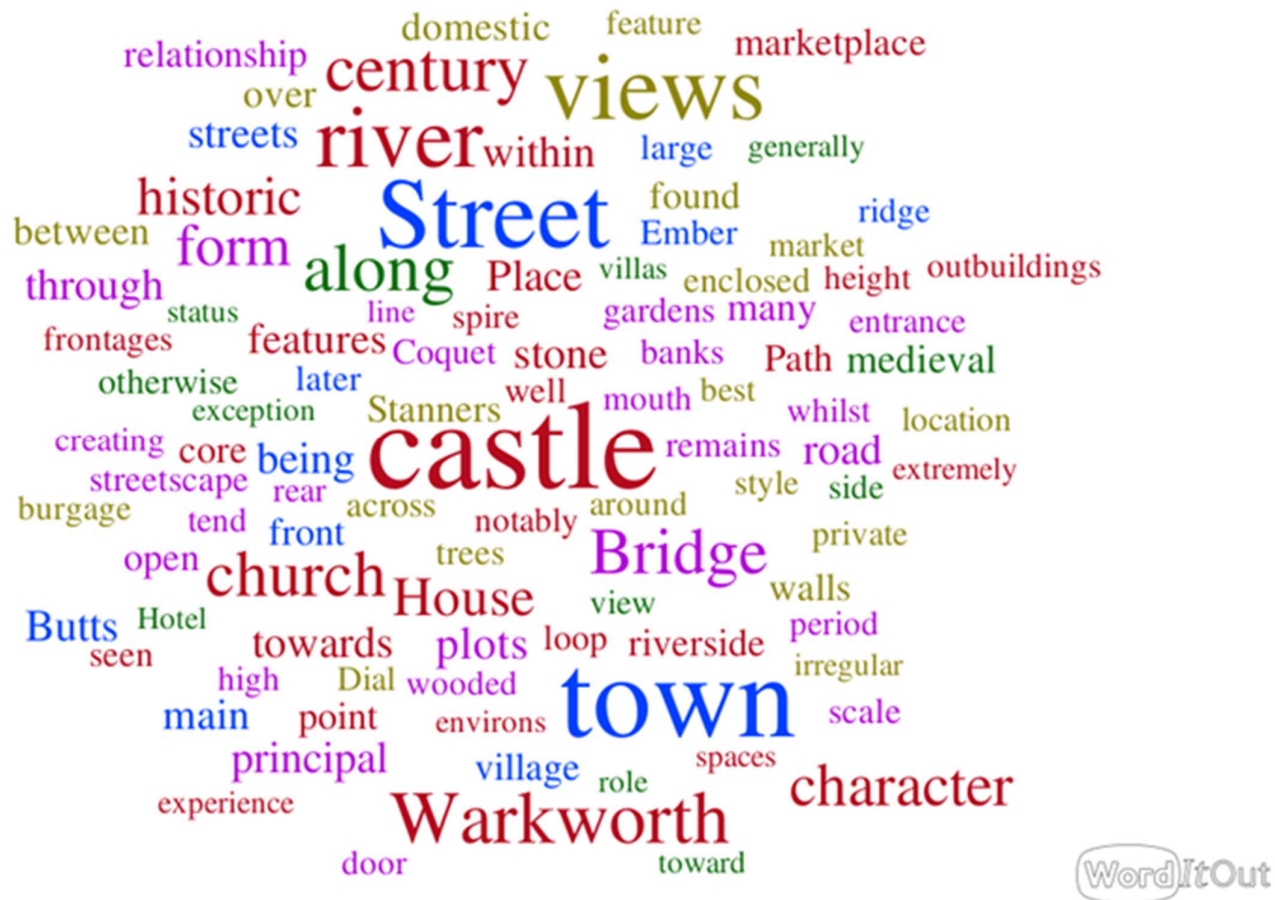
The unifying effect of the use of stone and slate as the principal construction material

2.9 The overriding building material is a mellow, softly honey-toned sandstone, with fine ashlar finishes to principal elevations and squared random rubble to the rear and to boundary walls, usually paired with a slate roof. Overall, the effect is a streetscape of reserved elegance, with individual architectural flourishes but an overarching cohesion achieved through a commonality of scale, proportions and materials.

Space around buildings – both public and private – contributes greatly

2.10 Street trees and planting are not characteristic of the area. Instead, the greenery of private gardens, the churchyard, and recreational space around the castle and riverside provides contrasting softness, texture and movement, visible along secondary routes and appearing over the top of roofscapes. In particular, the views of burgage plots from Ember Path provide a glimpse into the quieter, private life of the town, whilst the marketplace is the nucleus and an important urban space.

Figure 2.2: Warkworth Conservation Area word cloud



Visual representation of the key words featured in the historical development and character analysis chapters.

Chapter 3

Location and Context

The character of an area starts to form long before the human interventions of buildings, streets, fields and towns are established: it starts with the geology and topography of a place. These foundations are what makes some places suitable for human habitation and others not, what makes some settlements flourish whilst others fade. This section considers what it is about the location and context of Warkworth that made it ripe for successful occupation.

Location

3.1 Warkworth is situated in the south-east of the former district of Alnwick, located approximately 50km north of Newcastle-upon-Tyne, and 11km south-east of Alnwick. Road links are via the A1068 towards Amble in the south-east and Alnwick in the north-west. Public transportation links are via local buses to Alnwick and Newcastle, together with links to the rail services in Alnmouth. The National Cycle Network passes through Warkworth on the Coast and Castles Route.

Geology and topography

3.2 The town is set within a loop of the River Coquet. It stands at an important transition point, where the broad sandstone and limestone belt that comprises the gentle plateau of the mid-

Northumberland plains changes into the mudstone, siltstone and sandstone of the Pennine Lower Coal Measures. This transition is marked by the steep valley sides west and north of the town broadening out into the tidal flats of the Coquet to the east, creating two very different characters and illustrating the strategic advantages of locating a castle at this point. It has also endowed the town with a rich reserve of good building sandstone, with three quarries in the vicinity – Birling, Hermitage Banks and Brotherwick – supporting a plentiful supply. The use of this local stone has dominated throughout the centuries, despite changing architectural styles or building purpose, and is a defining characteristic of the area.

3.3 The historic core of the town is part of the Northumberland AONB and the North Northumberland Heritage Coast. Extensive parts of the coastline and the Coquet estuary up to and encircling the town are designated as a Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA).

Figure 3.1: The Coquet estuary viewed from Warkworth Castle



The Conservation Area boundary

3.4 The boundary covers all the settlement centred on Bridge Street and Castle Street and enclosed within the loop of the River Coquet, which forms the eastern and western boundaries. To the north, it extends over the river to take in the large Victorian Villas on Station Road and the 19th century cemetery along Beach Road. To the south, it extends round past the castle to take in the open space on its southern side, bordered by Morwick Road.

3.5 The conservation area boundary is shown in **Figure 3.2**.

3.6 The non-designated buildings of local interest identified here are not designated at a national level (e.g. through listing) but are considered to be of architectural or historical interest

and to make a positive contribution to the character of Warkworth. A full list of these features is at **Appendix A**.

3.7 Those examples which make a particularly strong contribution have been identified here. However, it should be noted that this is not an exhaustive list, and that most buildings in the conservation area collectively contribute to its special character and appearance. The absence of a building or structure from the map does not imply it is without merit and hence more susceptible to modification or redevelopment. It is always recommended to contact your local Conservation Officer for further advice before embarking on any building project.

3.8 Listed buildings and other assets designated at a national level can be found via the National Heritage List for England (NHLE): <https://historicengland.org.uk/listing/the-list/map-search>.

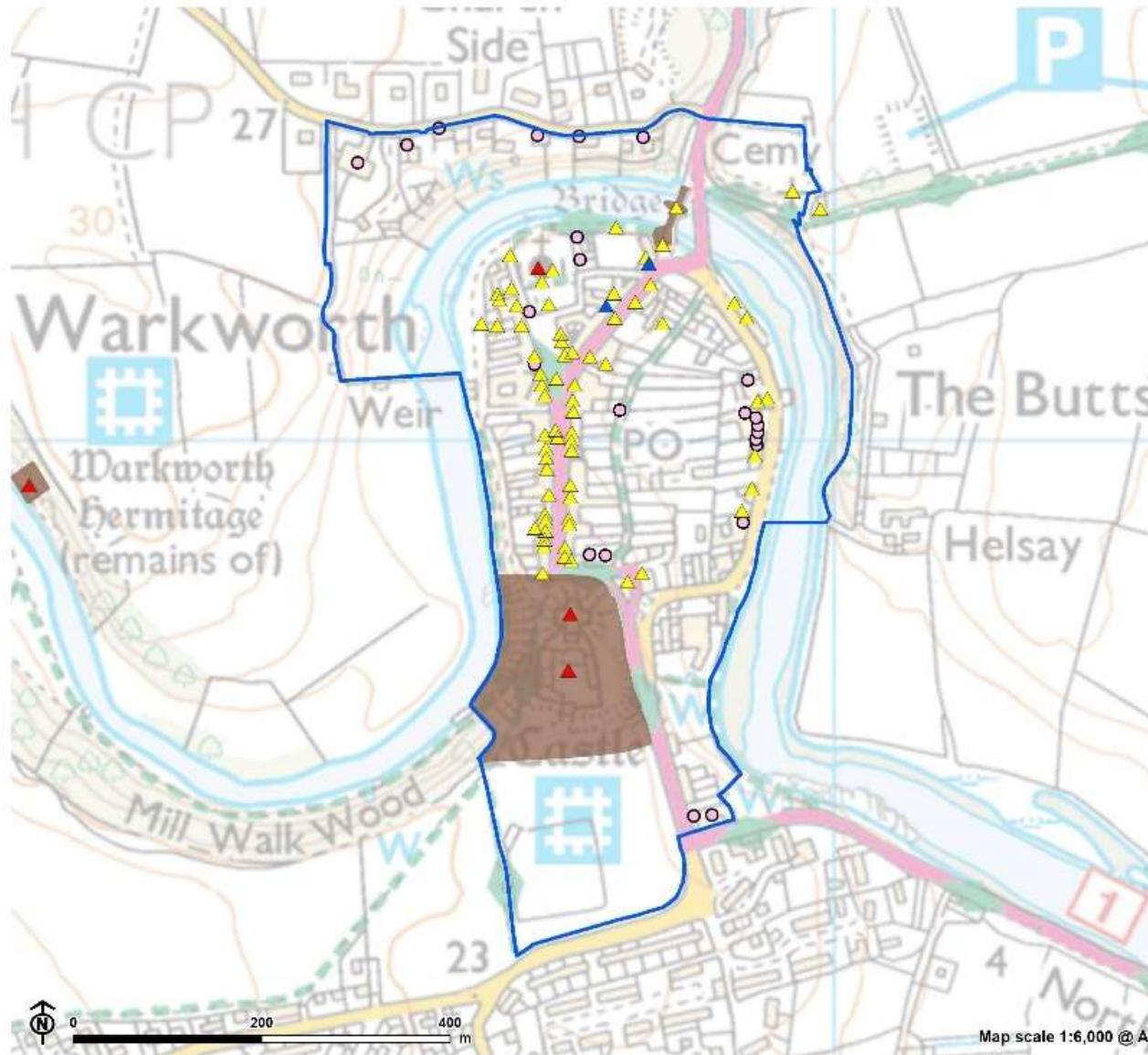


Figure 3.2: Warkworth Conservation Area and features of interest

Warkworth Conservation Area

Scheduled Monument

Listed Building (grade)



I



II*



II



Non-designated building of local interest

Refer to Appendix A for list of non-designated buildings of local interest.

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CB:JHEB:Harbion_I LUC FIG3-2_11439_r0_DDP_CARReview_A4L_09/03/2023
Source: OS, NCC

Chapter 4

The Historical Development of Warkworth

Conservation areas did not develop in isolation, and in order to understand what is included within the boundary and why, we must look beyond to give the area context. This section considers how Warkworth developed from its earliest origins into the settlement we see today.

4.1 The physical development of Warkworth can be attributed to its location on a loop on the River Coquet, a situation that has parallels in Durham City where the development along a river meander creates a distinct defensive advantage. The valley through the north river cliff has been exploited to provide the gap for the road and bridges. The geological surface is predominantly glacial boulder clay overlying millstone grit shales and sandstones, which is reflected in the construction materials used in buildings throughout the village.

Prehistoric beginnings

4.2 The earliest records of Warkworth settlement come from archaeological remains along the Coquet. Cup and ring marks can be found in an unusual location on a cliff that rises from the River Coquet at Morwick, the mysterious motifs contain rare spiral forms as well as simple cup marks. There are also Bronze Age finds in the immediate area of Warkworth, at Hilly Law and Walkmill.

Roman and medieval

4.3 The Historic Environment Record for the area contains finds from the Roman period (Samian pottery, coins and an altar near Gloster Hill). The first historical record dates from

737AD when King Ceolwulf of Northumbria gave the church and village to the Abbot and monks of Lindisfarne.

Figure 4.1: Plots and development pattern preserve medieval burgage plots



4.4 Warkworth flourished in the medieval period as a harbour and market town. Pevsner described the layout of Warkworth as “entirely medieval”. Burgage strips run at right angles from the main streets of Bridge Street and Castle Street, running east towards the Butts and west to the Stanners. Key buildings are the defensive bridge and gatehouse at the north, leading up to the castle on the highest point at the south end of the village. The defensive

bridge is only such surviving monument in England. The Church of St Lawrence has 12th century origins. An elaborate cave hermitage across the river from the castle is one of the best-preserved examples in Britain. There was also a deer park whose boundary bank survives in places as an earthwork, but other sites connected to the castle, such as a foundry and salmon fishery, are only known from historical documents.

4.5 The street in front of the church widens to accommodate Warkworth marketplace. It was probably laid out in the medieval period, with a licence to hold a market granted to the town in 1223⁵, and is shown on a map of 1623.

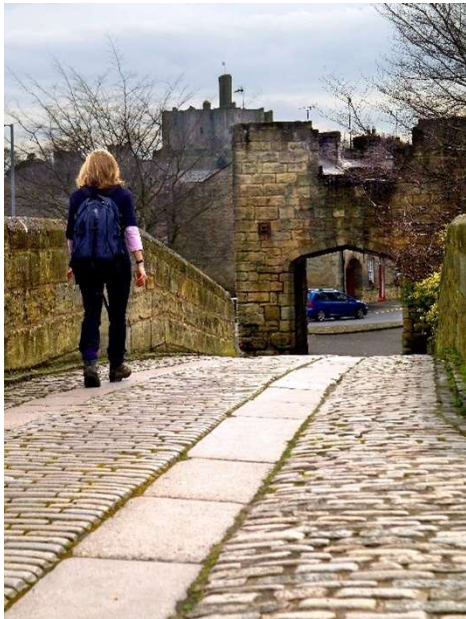
18th and 19th centuries

4.6 In the 18th century, new ideas in farming practice led to many fine farmhouses and buildings being built in the vicinity of Warkworth, including Maudlin, New Barns, Northfield, Southside and Sturton Grange. The farming of agricultural land continues to be important in the area surrounding Warkworth today. Most of the properties in the conservation area date from this period of prosperity for the town, although built on its medieval foundations, with well-preserved burgage plots and physical remains still very much visible and legible throughout the settlement.

4.7 With the gradual decline of the castle’s military function from the 16th century onwards, interest in the former principal seat of the Percys was revived from the late 18th century and the castle was given a makeover in the mid-19th century, bringing a renewed vigour to the castle site and keeping the town buoyant during the agricultural depression of the late-19th century. That the moderate status and wealth of the town remained steady is reflected in the many handsome buildings dating from this period, but also the relative lack of plot subdivision and infill development at this time.

⁵ <https://www.british-history.ac.uk/list-index-soc/markets-fairs-gazetteer-to-1516/northumberland> [accessed 11.10.2021]

Figure 4.2: Medieval and post-medieval Warkworth



Bridge, Gateway and Castle.

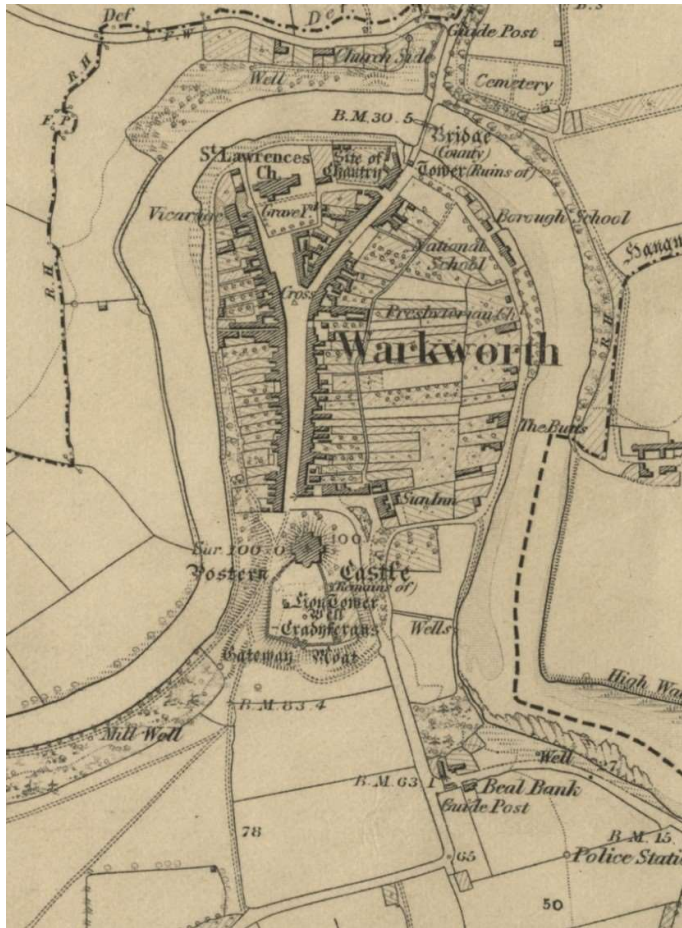


Market Cross, Castle Street

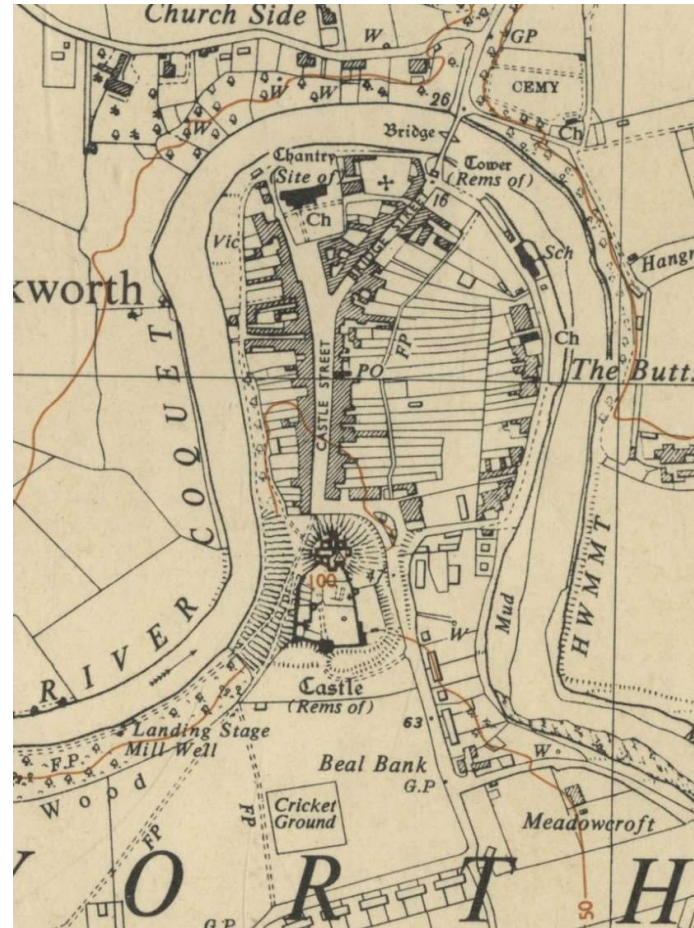
20th century

4.8 Into the 20th century and residential development has seen a little more change, but mainly to the east and south of the castle, with the historic core of the town remaining wonderfully intact. The town remains a small regional economic centre to this day, with many of the services on offer continuing to support the town's long-established role, and principal trade, of tourism.

Figure 4.3: Warkworth historical mapping



Warkworth 1st edition OS, 6" to 1 mile, surveyed 1864, published 1866. Supplied courtesy of Northumberland Archives.



OS 1:10,000, published 1957. Supplied courtesy of Northumberland Archives.

Chapter 5

Conservation Area Character Analysis

This section considers how the historical development of the area, as outlined above, is evidenced in the historic environment that is included within the boundary of the conservation area.

Spatial qualities

Development pattern and layout

5.1 Warkworth is wonderful example of a Norman planned town. The castle, located at the pinch point of the loop of the Coquet River, is the unmissable southern boundary marker of the medieval core, standing guard over the town but keeping a stern watch down the river towards its mouth and the open sea. At the other end of town, the 14th century bridge and tower gatehouse mark the northern extent of the historic core, crossing the loop of the river to continue the coast road north. The town has settled itself in the relative security of these two important and impressive defensible structures, connecting by aptly named Castle Street and Bridge Street. Together they form the continuous central spine of the town. At the point at which Castle Street transitions into Bridge Street, the street widens up into Dial Place – the historic location of the market – and reveals the other notable medieval feature of the town, St Lawrence's Church, a structure contemporary with the castle.

5.2 It is these principal features – castle, church, bridge, and the river itself – that were the building blocks for the form of the town. From here, the ancillary roads of The Stanners (a reference to the stones and gravel that form the margins of the river, coming from the Old

Northumbrian *stæner*, although principally of Scottish use⁶) and The Butts (can refer to an irregular parcel of land or ridge of a field, but given the proximity of the castle is more likely to refer to an area used for archery practice – the butt being a mound on which a target was placed⁷) extend along the western and eastern edges of the river respectively, providing access to the river and rear of properties and plots fronting the main road as well as to some later development. This is mainly Victorian and 20th century and faces out toward the river to take advantage of the views, unlike the historic core of the town which has an insular orientation. Access east to west – both pedestrian and vehicular – is notably absent, with the only link between being Brewery Lane, which connects the far end of The Stanners with Castle Street.

Figure 5.1: Development pattern



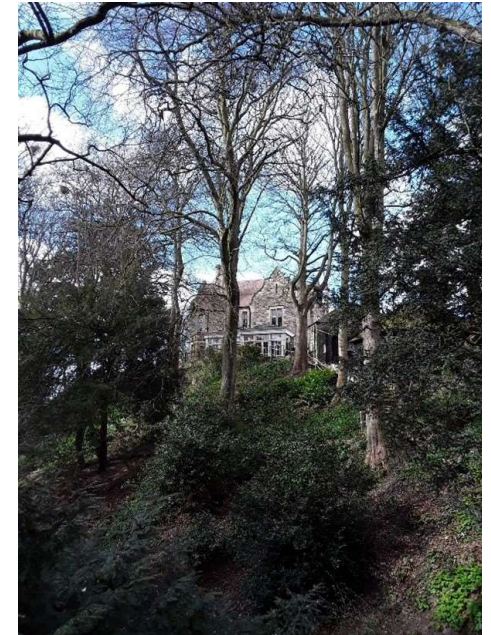
Castle Street forms the linear spine of the village.

5.3 The long, slender burgage plots remain remarkably legible, a fascinating and defining survival of the early town. Those extending west between Castle Street and The Stanners are shorter, but those to the east towards The Butts are up to 160m in length still in places. Dissecting them north to south running parallel to Castle Street and Bridge Street is a pedestrian walkway known as the Ember Path, which provides an intimate and intriguing insight into the private spaces of the affluent residences fronting the main street and is the best place from which to appreciate the plots' historic form.

Figure 5.2: Development pattern



Brewery Lane.



Villa development north of the river.

⁶ "stanners, n." OED Online, Oxford University Press (September 2021). Available at: www.oed.com/view/Entry/189021 [accessed 13.10.2021]

⁷ "butt, n.7." OED Online, Oxford University Press (September 2021). Available at: www.oed.com/view/Entry/25364 [accessed 13.10.2021]

5.4 Fortunately, later 19th century and 20th century development has principally positioned itself outside the historic core, rather than subdividing and infilling it. Most of this is to the south of the castle along the road to Morwick, although some large Victorian villas are sited on the ridge to the north, an enviable location overlooking the town and the castle. Regrettably, there has been some localised infilling within the core from the mid-20th century onwards which is contrary to historic form and character, notably the Greens Park, Ceolwulph Close and Ember Gardens developments, but all things considered the historic pattern remains a dominant – and precious – feature.

Figure 5.3: Grain and density



Density and sense of enclosure in Bridge Street.

Grain and density

5.5 Along Castle Street, Bridge Street and Dial Place, space was at a premium. Furthermore, the elongated form of burgage plots and the parameters set by the river, castle, church and crossing point mean that development along these main routes is high density and tightly grained. This ensures the centre feels quite intimate and enclosed, even around the back of plots where boundary walls and outbuildings give a sense of every inch of space having been portioned up. This experience is less intensive towards the outskirts of the town, however, where it opens to the river to allow more space and longer, borrowed views of the surrounding trees and fields.



Tight development along Castle Street and extending back along burgage plots; lower density at eastern end of plots and across the river.

5.6 The notable exception to this is the late-Victorian development of Station Road. It is quite separate from the main village, being situated on the north cliff of the Coquet valley, and consists mostly of large villas in substantial grounds running down to the river. It is a feature of these large villas that they are secluded behind high boundary walls and only fleeting glimpses can be had of most in gaps between trees, along driveways or across from the opposite bank of the river.

Figure 5.4: Grain and density



Looser character of Station Road.

Activity and movement

5.7 The A1068 is simultaneously a lifeline and an intrusion in the town. Its importance as the medieval spine of the town, bringing trade and activity to the settlement for hundreds of years,

has been an important influence on the character and appearance of the area, but as part of the principal coastal route it is now extremely busy with traffic passing through. It is also the focus of commercial activity. The village store and post office maintain vital services for residents, but the principal local centre is at the mouth of the river at Amble. Otherwise, the focus in Warkworth is serving tourists – cafes, restaurants, pubs, gift shops, a confectioner and an art gallery, and innumerable B&Bs and holiday cottages. Out of season, the town can be quiet because of this – although there remains a high level of vehicular traffic.

Figure 5.5: Activity and movement: Castle Street



Setting

5.8 The high density and lack of breaks in the built form of the town, along with its topography and containment within the loop of the river, restricts intervisibility with its surroundings. Even along the riverside, its wooded banks and steeply rising landform of the valley largely filter and contain views, enfolding the town and creating a sense of seclusion, as well as being extremely picturesque. A visually dramatic entrance to the conservation area from the north is created through a heavily wooded area with high banks on either side, emerging to views of the bridge ahead and rising up to the castle on the hill in the distance.

Figure 5.6: Setting



The picturesque sense of enclosure of the river.

Figure 5.7: Setting



The setting of Warkworth and its castle helps us understand its strategic and defensive purpose.

5.9 As the river turns at the south-east edge of the town to meet the sea, this enclosed character changes quite dramatically, as the river basin widens and there are direct views towards and from the castle and the mouth of the river at Amble. This can be experienced all the way along Beal Bank and is extremely important in illustrating the strategic positioning of the castle and its relationship with the river and the coast. From here, the castle can be viewed in conjunction with the church spire and the roofscape of the town, which only serves to accentuate its impressive scale and dominating mass in comparison to the domestic scale of that nestled at its feet. Flatter open green space and agricultural land form the backdrop and

foreground in these views, ensuring the castle remains prominent for miles around, as well as signifying its historic role as a centre of authority and civilisation in an otherwise rural landscape.

Function and form

Scale and hierarchy

5.10 Within the town, buildings are almost exclusively two-storey in height. The massive scale of the castle is the exception to the rule. Although the overall height can vary depending on the age of the building or its relative status and the importance, or ambitions, of its builder or owner, the range of these variations of storey and overall height is limited. There are a few more three-storey examples around the marketplace and along Bridge Street. These larger buildings and some more ornate examples demonstrate Warkworth's historical prosperity throughout the centuries, culminating in the handsome but exceptional forms of the Warkworth House Hotel and Bridge House. On the whole, however, the roofscape of the street frontages transitions comfortably from one building to the next, adding variety and visual interest without any one building particularly dominating.

Figure 5.8: Scale and hierarchy



Rooflines vary within a limited range.

Occasional three-storey examples are the exception.

5.11 Castle Street has the added drama of its steep ascent up to the castle, creating a stepped roofline punctuated by chimneys, gable ends and the odd street-fronting gablet or parapet. The

pitch and height of roof planes gently varies but are otherwise unbroken and generally are too shallow to facilitate loft accommodation; in the whole town, original historic dormers are only to be found on the late-Victorian houses at 2, 3, 18 and 19 The Butts and 12 Castle Street and rooflights are very few.

Figure 5.9: Scale and hierarchy



Castle Street's steep ascent towards the Castle creates dramatic, stepped roofline.

5.12 Domestic buildings are also relatively narrow in width, with most somewhere between 6 and 10 metres. Broader frontages are generally the preserve of public and commercial buildings – The Masons Arms, The Hermitage Inn, the Sun Hotel, the former schools along The Butts, and the church – or of a few exceptional high-status houses, such as Bridge End House,

the old vicarage (now Abbeyfield House), Warkworth House (now Warkworth House Hotel) and Coquet House along The Butts (said to have been built for the Duke of Northumberland's fisherman). Even then, however, their materiality and general adherence to orientation, positioning and height within the streetscape creates a coherence that allows them distinction without being overwhelming.

Figure 5.10: Scale and hierarchy



Relatively narrow, stone-finished frontages.



Less formal massing, orientation and finishes to rear plots.

5.13 Due to the development pattern of streets and buildings plots in Warkworth, it generally follows that the greatest financial investment went into the front of the building, diminishing in size and status towards the rear. Behind the street-facing building, ancillary outbuildings can still be found, functional in style and appearance in whatever way best suited their purpose – stables, outbuildings, garden buildings. As such, the character of streets such as The Stanners and Ember Path is markedly different from the principal streets, having a more functional, humble and irregular appearance.

Important spaces and trees

5.14 Warkworth is a conservation area that derives as much character from the spaces around the buildings as the buildings themselves. The most inimitable example of this is around the castle. The motte on which the castle stands with its steep banks and moat, the vast inner bailey, the wooded banks and paths down to the river, the views across the flat open space

from the south towards its principal entrance not only heighten the visual drama, presence and majesty of the castle complex, but further understanding of its form, layout and strategic relationship with its surroundings. Extending from the castle round the loop of the river are riverside walks, broad enough in places to accommodate grassed areas for benches and recreation – both on the river and off. Mature, heavily planted native tree species line the banks of the river and the ridge to the north of town, creating an enclosed and scenic riverside setting.

Figure 5.11: Important spaces and trees



Warkworth motte and space to the south.



Riverside walks and spaces.

5.15 Within the town, Dial Place is the most significant public space. Historically the location of the marketplace, its breadth also opens up views towards the church, connecting it to the town. The churchyard too is a large space that sets the building in context and adds greenery to the street scene. This has undermined the church to an extent, as the planting of Irish yews across the south elevation fragments and obscures the church, diminishing its presence within the townscape. Similarly, the marketplace has been given over to car parking, detracting from the importance of the space and creating a fairly hostile environment for pedestrians.

Figure 5.12: Important spaces



St Lawrence's churchyard.



Dial Place and the market place from the foot of Castle Street.

5.16 One overlooked open space within the conservation area is the cemetery. Situated on the northern ridge of the river valley on the road to the beach, its unassuming entrance and chapel make it easy to miss, but the quiet environs provide a place of contemplation and reflection that contrast with the busier activity of the town. Along with the churchyard, it is an important biography of the town as well as illustrating its Victorian development and adoption of the new principles governing interments in the 19th century.

5.17 Within the town, Castle Street alone has street trees; these are relatively recent additions from the mid-to-late 20th century, irregularly spaced, principally lime and whitebeam. Whilst they bring some movement and softness to the streetscape, they also obscure building frontages and views between the castle and church. The remaining streets, whilst lacking street trees, are not lacking in greenery, borrowed from the many well stocked private gardens, cultivated burgage plots, the riverside and the churchyard. In views north from within the town, the heavily wooded banks of the river create a green fringe over the tops of buildings, connecting the otherwise insular town with its more natural environs.

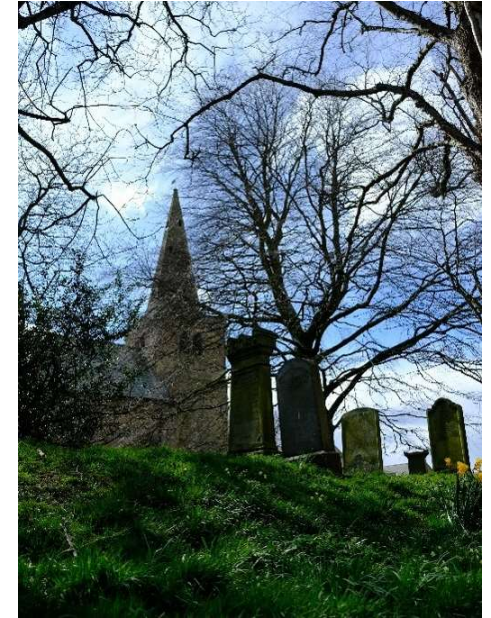
5.18 Private gardens introduce more ornamental and evergreen species, giving them a distinctly domestic character compared to the more natural environs of the riverside. The most notable example are the former gardens to Warkworth House (now the grounds of Emberside House) on Bridge Street. Located on the opposite Warkworth House, the low-walled enclosure

provides views from the street into the garden and is even more conspicuous as the only break in the building line along the whole street.

Figure 5.13: Trees and landscaping



The contribution of private gardens.



Trees in the churchyard.

Features and design

Architectural style and features

5.19 The most striking architectural statement in the town is the castle. The castle complex, and especially the keep, are the historic symbols of Warkworth and of the defence of the northern lands and the coast, but this is a building that is anything but a purely functional military structure. Its powerful presence in the town and throughout the surrounding landscape is achieved not just through sheer mass, but through its sophisticated design, the precision of its execution, and the beauty of its finish and detailing. It has a curious relationship with the town,

Figure 5.14: Building types and styles



The powerful presence of the Castle.



Buildings of vernacular character.

5.21 Later 19th century additions illustrate the Victorian penchant for gothic revivalism with features such as 'Tudor' arches, decorative finials, barge boards and ridge tiles, bay and oriel windows, Dutch gables, hoodmoulds with head or label stops, and tall moulded chimneys. Examples are few and notably restrained for the era, especially within the town, although more playful schemes can be seen on the large villas of Station Road. Overall, however, the effect is a streetscape of reserved elegance, with individual flourishes but an overarching cohesion achieved through a commonality of scale, proportions and materials.

its presence felt and visible throughout the historic core whilst simultaneously remaining aloof and detached from the life of the village.

5.20 At a more everyday level, most of the buildings in the town are domestic in character and proportions. There are some examples of a vernacular quality, adornment free and expressing no particular style, but the majority have adopted a Classical language, incorporating one or more features such as pediments, parapets, columned door surrounds, pilasters, Romanesque (round) door heads, and voussoirs (tapered blocks forming an arch) to carriage arches. This is certainly the style adopted by the higher-status residences, intended to echo the achievements, sophistication and permanence of Classical antiquity.



Simple detailing incorporating Classical symmetry, banding and door surround.



Highly formal Classical detailing and finishes.

5.22 There are few buildings that fall outwith the domestic architectural style. Aside from the castle, the St Lawrence's church is clearly distinguished by its form, its tower and spire visible at various points throughout the town and its setting. The Presbyterian Chapel (now United Reformed Church) on The Butts is unusual in being detached and gable fronting with a simple Classical pediment, but the placement and size of window apertures and principal entrance mean it too retains a somewhat domestic character; the same can be said of the old National

School just up the road, its more complex footprint and bellcote being the main features that hint at its original function.

Figure 5.15: Building types and styles



United Reformed (former Presbyterian) Church.



Former Presbytery with ornate timber porch.



Pair of cottages emulating a single villa.



Simple shopfront opening.

5.23 This theme continues through the commercial buildings in the town, too. Shopfronts are simply framed enlargements of domestic window openings – such as at The Jackdaw Restaurant on Castle Street, Topsey Turvey restaurant at 1 Dial Place, and the marginally more distinct bow-fronted window of Cabosse at 5 Dial Place – rather than large, purpose-designed expanses of plate glass display windows; the exception to this is the former Co-operative Shop on the corner of the market place, which is a entirely sympathetic early-mid 19th century addition to the streetscape, but not exactly representative. The same can be said of the pubs

and coaching inns, differentiated through their broader frontages and signage but otherwise of domestic proportions and styling.

Materials and detailing

5.24 Warkworth is a town of stone. Many of the buildings have squared, coursed, fine ashlar and tooled stone frontages, reflecting their relative status and the architectural – and social –

aspirations of their owners. Details too are picked out in moulded or ashlar finished stone: stringcourses, datestones, door surrounds, window surrounds, lintels and sills, voussoirs to carriage arches, pediments, parapets and steps. Overall, the result is a streetscape of elegant, individual, but reserved buildings; however, it is the collective coherence created by the commonality of materials and subtlety of detail that keeps the scene striking, dynamic and distinctive. This importance of the materiality of the buildings in creating a unified sense of place is illustrated through the relationship of the town to the castle, a harmonious alliance despite the disproportionate scale between the two.

5.25 Render is fair less common but is found in places, usually on older buildings, those that have been altered, or disguising cheaper rubble walls (or, in the case of The Hermitage Inn, brick). It is usually painted off-white or cream, ensuring it sits relatively comfortably next to the golden and light honey hues of adjacent stone buildings. Brick is extremely rare and, for this reason, is conspicuous when it does appear. It is mainly found on replacement chimneys, but also outbuildings, rear elevations, and boundary walls; one fine example is the former north wall to Warkworth House, which crosses Ember Path with an archway, but the majority of such structures tend to be in random rubble stone. 20th century buildings also tend to favour brick, such as those along Woodlands, but the generic designs and material palette do little to reinforce or contribute to the character of the area.

Figure 5.16: Materials and detailing: stonework



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A variety of fine stone detailing and finishes: smooth ashlar; watertabling and carved kneelers; projecting eaves cornice; circular/arched openings; Classical door surround; ashlar boundary wall and piers.

Smooth ashlar finish to the front elevation with moulded eaves cornice and banding; coarser rubble finish to the side elevation.

Coursed rubble walling with ashlar quoins, sills, window surrounds, plain watertabling and carved name/date stone.

Ornate late C19th detailing: dentil course to eaves; stone mullioned windows; carved banding and door surround; moulded kneelers and chimney caps; armorial name/date stone.

5.26 The most common roofing material is Welsh slate, available from the end of the 18th century. There is also some Westmoreland slate, most notably on St Lawrence's church and on Station Road. There are also examples of red pantile, perhaps not surprising given the town's proximity to the harbour and North Sea trade networks, but these are very much the minority. There is a tradition of high-quality iron work seen at its best in the altar screen of St Lawrence's, the gates of Bridge End House and the railings at the Sun Hotel.

5.27 There is a good level of survival of historic sash windows in Warkworth. These generally tell the story of the age of their host building: smaller openings, squatter proportions, multi-paned styles, irregular spacing, commonality of size across all floors, and those set flush with the elevation are all indicators of early or pre-19th century origins; larger, more vertically proportioned, single- or two-paned plate glass sashes, slim glazing bars and side lights in the later 19th century buildings.

Figure 5.17: Materials and detailing: doors and windows



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Adjacent doors are detailed differently to reflect their roles serving the main house and the side passage; plain, vertically-boarded with a simple toplight to left; six-panelled with an elaborate foliate toplight to right. Six-over-six pane sash and case windows.

Glazed panelled door with brass door furniture; four-pane sash and case windows.

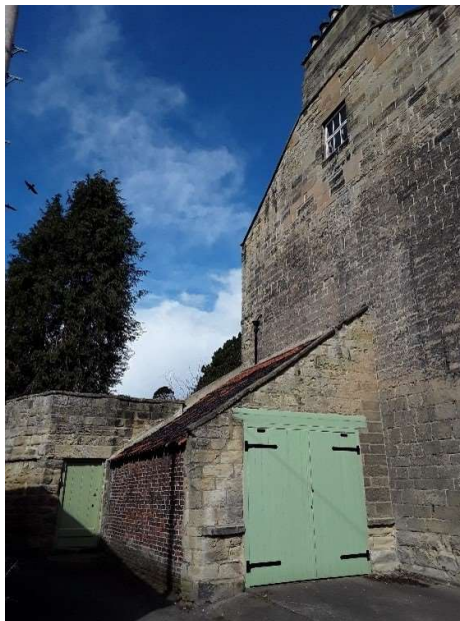
Six-panelled door with plain toplight. Eight-pane paired sash and case window of unusual proportions above.

Elegant Doric door surround with open pediment (one where the cornice line does not extend across to form a triangle, leaving space for the arched window behind). Fanlight with flowing curved design.

Figure 5.18: Materials and detailing



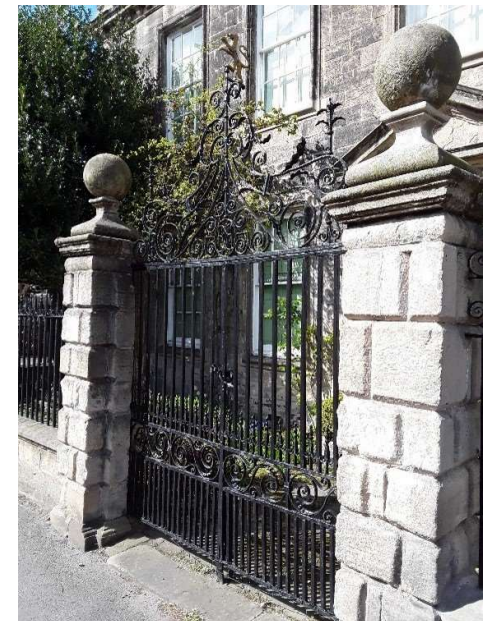
Six-panelled entrance door with plain toplight; vertically-boarded carriage arch door. Surviving door furniture. Four pane sash and case windows.



Detailing of outbuildings: vertically-boarded double door and gate with surviving metal door furniture; brick and pantile finish to outbuilding.



Garden gate with broad, beaded timber boarding, historic handle and latch.



Ornate wrought iron double gates and railings within Classical chamfered ashlar piers and carved ball-caps.

5.28 Good examples of historic timber panelled doors also survive across the conservation area, usually 4 or 6 panels, some incorporating glazing into the upper half, and some with quite

elaborate door furniture. They are often paired with toplights (rectangular) or fanlights (semi-circular or elliptical) above. These are perhaps the most distinctive and decorative detailing of

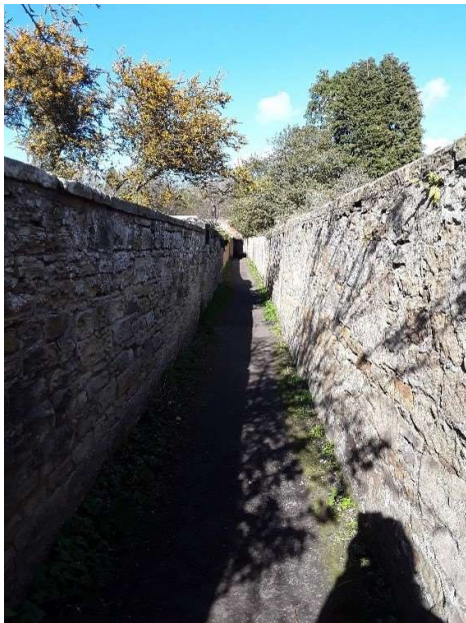
higher-status buildings in the town, with both geometric and flowing patterns laid out usually in leadwork applied to a single pane of glass.

Boundary treatments, street furniture and floorscape

5.29 Buildings along Castle Street and Bridge Street open straight onto the street, meaning that boundary treatments are not a feature along the principal streets, the exceptions being the listed examples to the high-status residences of the former vicarage, Warkworth House and the particularly fine frontage to Bridge End House.

5.30 Along the riverside, The Stanners and the Butts more examples can be found, either enclosing the rear of properties fronting the main streets or the front gardens of later dwellings. Those marking rear boundaries tend to be taller, random rubble or irregularly sized coursed squared stones with flat copings; those marking the front are low level, squared and coursed stone, with canted copings (the flat top allowing for railings to be inset, although many are missing) or pitched saddle copings. Entrances are often demarcated by taller piers with pyramidal tops and low-level metal gates aligned on the front door; there are good examples on The Butts that incorporate carved datestones, house numbers and names. Similarly, date stone and street name combinations can be found, such as 'Youngers Terrace, 1880'.

Figure 5.19: Boundary treatments, street furniture and surfacing



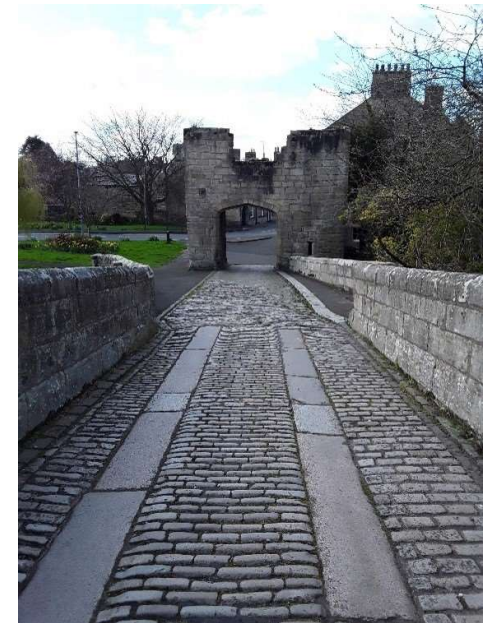
Tall rubble boundaries and sense of enclosure, Ember path.



Front boundary walls and tall piers with pyramidal caps, The Butts.



Pier, Castle Street.



Historic surfacing, Warkworth Bridge.

5.31 Of particular note, however, are the boundary treatments along the Ember Path. There is subtle variation along the length of the path, but most are tall and constructed of squared rubble stone, and just occasionally the textured surface and elongated form of late-18th / early-19th century handmade brick, laid in irregular bonds. Many incorporate simple planked doors with latches, with larger quoin stones to the jambs and shallow stone lintels; some have outbuildings set into them. Towards the northern end is a run of examples that taper towards the top, with broad bases that give them a robust and almost defensive character. Plots are more open to the east side of the lane, punctuating otherwise contained views with fortuitous glimpses down the plots and into the quiet and intimate domain of private gardens. The plots are mainly separated by hedging and planting although examples of stone walls exist here too, stepping down with the natural topography of the plots and some extending in archways over the path. The narrowness of the walkway, the tall and sturdy character of the walls, and the privileged views of private spaces creates a secluded and enclosed feel to this part of the conservation area – a feeling of being allowed backstage. It is by no means intimidating or oppressive, however, with the gentle changes in alignment and wall heights and the sudden reveals inciting curiosity and intrigue.

5.32 Historic surfacing does not survive in the conservation area, the only surface of any character being the setts and stones of the old bridge, the rest have been replaced or tarmacked over. There are, however, some wonderful pieces of street furniture, notably the pant on Castle Street and the market cross, which incorporate later metal plates displaying the crescent and fetterlock emblems of the Percy family. The war memorial outside the church, set into a wall return looking toward the marketplace, is a modestly-sized cenotaph with moulded stonework, decorative bronzework and plaques inscribed with the names of the fallen; fitting with the character of Warkworth, it is a reserved but elegant structure, a poignant reminder of the tragedy of war and its impact particularly on small communities.

Views

Types of views

5.33 Whilst all senses are engaged in our experience of place, human reliance on the visual does mean that views play a major role in our understanding and perception of character, and

Warkworth is no exception. Views come in different shapes and forms depending on whether they are designed or fortuitous; framed, contained or open; fleeting or enduring. Broadly, however, they tend to belong to one of three categories:

- **Static views** – These types of views tend to be – although not always – designed or intentional, or at least self-aware. They are a specific, fixed point from which an individual feature or particular aspect of the area's character can be best appreciated.
- **Glimpsed views** – These types of views are often enclosed and fleeting, and principally incite intrigue or surprise in those that notice them that add to the experience of an area.
- **Dynamic views** – These are views that steadily reveal different aspects of a place's character and continually evolve as we experience them. These may be panoramic views from a fixed point or kinetic views that are revealed as the observer moves through the area. These views are influenced by both constant features (not necessarily dominant features but those that remain present throughout) and transient features (accents in the view that come in and pass out of views at different points).

Examples of views in Warkworth Conservation Area

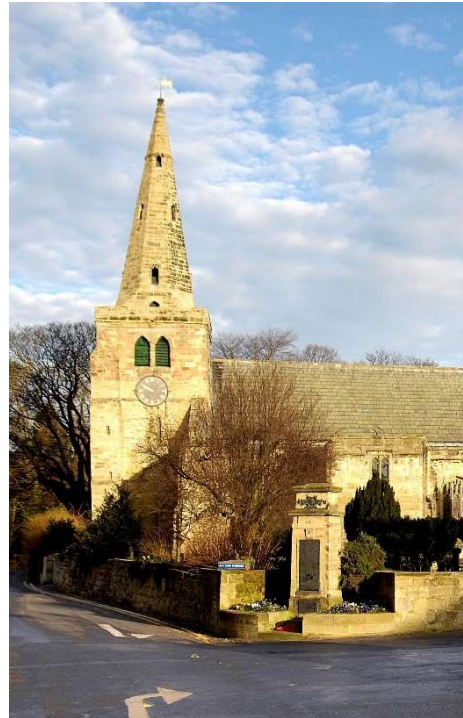
Static

5.34 The castle was designed to be seen from all angles, but there are some views more than others that inspire the onlooker to stop and take in the building, such as the view from Castle Street of the north side of the keep, views directly in front of the castle toward its principal entrance, and a particularly scenic view from the old bridge, which takes in the ruin of the fortified gatehouse too. The view from the castle down the river is beautiful, revealing and calculated, helping illustrate the strategic role of the castle and its relationship with the landscape. Other static views include toward the church from the marketplace, the war memorial, and the front elevation of Bridge End House. Because of the narrow form of the streets, however, many views are oblique and most buildings and features are experienced as part of the dynamic streetscape.

Figure 5.20: Static view: Warkworth Bridge and the Castle



Figure 5.21: Static views



The church and war memorial.



The Castle from the head of Castle Street.

Glimpsed

5.35 The continuous building line of Castle Street and Bridge Street provides little opportunity for glimpsed views, but head off the main street and there are views over walls and gates, especially down Ember Path. Breaks in the building line along the Butts allow views of the castle whilst the spire of the church can be seen over roof tops from The Stanners. These types of views add depth to our appreciation of the form and character of the village.

Figure 5.22: Glimpsed views



Glimpses of the Castle across rear gardens.



... and from Ember path.

Figure 5.23: Glimpsed views



The church spire glimpsed from The Stanners.

Dynamic

5.36 Warkworth is best experienced on the move. In what is a relatively small town, its character changes dramatically from the softer, wooded, low-lying environs of the riverside to the formal, handsome, enclosed form of the main streets, rising up to the exposed and powerful locale of the castle. The stepped form of Castle Street is especially picturesque, and provides that visual link and spatial understanding of the relationship between the natural topography, town, castle and church, and continuing on from the marketplace to the bridge. A viewing point created on the opposite side of the road to the cemetery would give a panoramic outlook over the town, but tree growth has unfortunately largely obscured the view.

Figure 5.24: Dynamic views: up- and downstream from the bridges at Warkworth



5.37 Dynamic views are also revealed in views from the outskirts and setting of the conservation area. Alongside the western loop of the river, the castle and spire of the church are seen in conjunction, filtered through the trees. Similarly, on the approach from Ambleside the prominence of the castle is arguable at its most emphatic, but perhaps more revealing is the ability to read the structure in its context: its relationship with the positioning of the church spire, the varied form of the roofscape in between the two, its connection with the mouth of the river, and the expanse of surrounding agricultural land, all of which paints a much more complex picture as to the factors that have influenced the town's development and the form and character that has resulted from it.

Figure 5.25: Dynamic views: Warkworth in its setting, from the south-east



Chapter 6

Management Recommendations

This section considers the principles that underpin the sustainable management of place and makes recommendations for management of the issues important to Warkworth Conservation Area.

Management issues in Warkworth Conservation Area

Condition and vacancy

6.1 There are no designated assets currently on the national Heritage at Risk register. No historic buildings are noticeably vacant or in a poor state of repair, although the cemetery chapel and walls are vulnerable due to lack of use and resources to maintain them. Elements of the public realm such as the pant, market cross and war memorial appear to be well-maintained, although the pant is suffering from natural deterioration of the stonework and has lost some carved detail. Similarly, erosion of the stone and pointing due to climatic conditions can be seen on some boundary walls and gate piers. The gatehouse of the fortified bridge is suffering from repairs made in the 20th century using inappropriate materials.

Loss and replacement of architectural details

6.2 Due to the relatively high proportion of listed buildings in the conservation area, the town and its historic form, detailing and materials survive to a high degree and there is a good proportion of windows, doors and chimneys surviving. However, some of those buildings not protected by listing have seen inauthentic replacement of these features; a threat that remains as long as there is no Article 4 Direction to manage the change. Examples of replacements in inappropriate materials or designs include:

- uPVC or aluminium replacement windows with inauthentic framing, opening methods or glazing bar details that change the width, depth, profile and proportions of frames, panels, mouldings and glazing bars;
- Loss of historic detailing such as letter boxes, knockers, door knobs, hinges, gutter spikes, handles and locks;
- Replacement of slate or terracotta roofs with artificial slate or profiled concrete tiles;
- Inappropriate cement repairs and render to stonework; and
- Tall, close-boarded timber fencing replacing or added to stone boundary walls.

6.3 There is obviously already knowledge and an appetite to retain these important elements within the conservation area. An Article 4 Direction controlling householder permitted development rights would help avoid future replacement of windows and other incremental changes which would erode and threaten the character of the conservation area.

Boundary treatments

6.4 In general, historic boundary walls survive well in Warkworth. However, the character of the area may be at risk from inappropriate alterations to boundaries, including removal or widening of openings, or the introduction inappropriate materials such as fencing. Whilst the desire for privacy is understandable, glimpsed views of buildings and garden spaces is an important characteristic of the area, and the two can be sensitively balanced as demonstrated through successful examples throughout the conservation area.

Public realm

6.5 In general, although most street furniture and surfacing is modern, it is simply and appropriately detailed and sits sympathetically within the conservation area. In a few locations however, such as around the castle gatehouse and approach to the old bridge, extensive asphalt surfacing detracts from the historic character and would benefit from a more considered design approach and palette of materials. There are a few locations where accumulations of street furniture have created visual clutter, such as around the marketplace where a number of bollards, bins, a multitude of road markings, signs and bus stop together create a distracting visual effect. A public realm audit would help identify where issues such as inappropriate

surfacing or clutter occurs unnecessarily, where duplicate street furniture could be removed or relocated, and identify optimum locations for provision of services.

Figure 6.1: Public realm



Car parking dominates the market place and the setting of the church.



Expanses of asphalt surfacing detract from the setting of the bridge.

6.6 The biggest issue, however, is car parking provision. The use of the marketplace as a car park, with cars lining the edges as well as the central space, massively undervalues the space both in terms of its potential amenity value and as an important historic feature of the town. It is also dominated by car users with poor pedestrian provision. Whilst car parking is always contentious and often difficult to accommodate in historic contexts, Warkworth has the advantage of having space around The Stanners to accommodate overflow parking as well as a pleasant pedestrian environment along the river. The long stay public car park adjacent to the cemetery is poorly promoted as an alternative and lacks a clear and safe pedestrian connection to the town despite being only 0.3 miles from the marketplace – that via a viewpoint could be a spectacular introduction to the town. Ways to consolidate car parking provision and to make better use of alternatives should be explored; at the very least, the marketplace should be reimagined to create a shared space that redresses the current priority given to car drivers to create a safer, more welcoming environment for more vulnerable road users.

New development and design

6.7 Up until the late 20th / early 21st century, new development within the conservation area had been in the form of isolated buildings infilling the back end of burgage plots or previously

undeveloped sites. As they tend to be hidden behind the principal street frontages, the conservation area has been relatively able to absorb the change without them having a dramatic impact on its appearance. That said, the form of plots, street networks and hierarchy are a defining characteristic of the area and proposals to further infill or subdivide any remaining plots should be resisted.

6.8 More recently, larger scale developments have come forward, such as those on The Butts and, most notably, Greens Park. The latter has been especially damaging to the conservation area. It has adopted ostensibly traditional design details but a lack of attention to detail in terms of window sizing, proportions and styles has undermined the success of their application. The use of dormer windows across the whole development is completely out of character, and notably so in views toward the castle from the A1068 Amble approach when seen in conjunction with the historic roovescape of the town; the importance of the relationship between the river and castle has also been diluted. Use of a more thorough context study in preparation for design, aided by documents such as this character appraisal and the Design Guide, would help similar developments reinforce the special character of the town in future.

Trees

6.9 Trees are an important feature of the area around the riverside and within private gardens. Those to Castle Street itself, however, are incongruous with the character of the streetscape, obscuring historic frontages and disrupting the visual connection between the castle, town and church. In terms of the historic environment, the recommendation would be removal of these trees, but such proposals can be a sensitive issue locally and would need to be approached in consultation with residents. If removal was not supported, then management of them should plan not to reinstate them when they reach the end of their lives, and certainly not to add to them in the meantime.

6.10 Similarly, although the wooded banks of the river are a fine and characterful feature of the conservation area, a lot of the trees are self-seeded specimens of poor quality, selective clearance and felling of which could help improve the health of the other trees; creating clearer intervisibility between the castle and the river and better revealing the topography would also help create a setting closer to how it would have been historically. The viewpoint on the beach road would also benefit from some tree clearance to reopen the view of the town, which would help people orientate themselves and develop a better understanding of its historic form and

layout; although care would need to be taken to ensure it does not itself become an incongruous feature of the ridge.

Figure 6.2: New development and design



Inappropriate application of detailing and use of dormer windows, not in keeping with their context.

Recommendations and opportunities for enhancement

Recommendation 1

6.11 An Article 4 Direction would help stem further loss of features that front public highways or important spaces, as well as provide additional protection for those features that survive well and make an important contribution of the character of the conservation area. It is recommended that any Article 4 Direction for Warkworth should include:

- Any alterations to roofs, including changes to the design, profile or materials, or installation of rooflights;
- The construction of porches or other extensions;
- Rendering or painting of previously non-rendered and unpainted elevations;
- The alteration of guttering or rainwater goods and installation of fascia boards;
- The construction, alteration or demolition of a chimney;
- Alterations to the finish, material, style, sizing, proportions, positioning and method of opening of doors and windows; and
- The erection, alteration or removal of boundary treatments and gates.

Recommendation 2

6.12 Place-specific design guidance for different features would help inform changes and also help people understand and meet the requirements of an Article 4 Direction; if people follow the options and detailing illustrated in the design guide then this would limit the number of additional planning applications that might otherwise be necessary with the introduction of the Direction. They may include addressing the design and materials of windows, doors, boundary treatments, guttering and façades. This would complement and enrich area-wide design guidance in *Northumberland Coast AONB Design Guide for Built Development*.

Recommendation 3

6.13 A survey of public realm to establish the extent of survival and potential areas for reinstatement or enhancement of floorscape and infrastructure. An inventory of street furniture

– modern and historic – could help inform monitoring, maintenance and conservation of those of historic interest, and provide principles for replacement or introduction of new furniture or signage.

Recommendation 4

6.14 Similarly, a tree survey to establish the current condition, range of species and expected life spans could inform the development of a strategy for succession planting and management of existing trees, including where removal is appropriate and potentially desirable from both a historic and natural environment perspective (for example, the Castle Street trees, beach road viewpoint, and management of self-seeded specimens along the river banks).

Recommendation 5

6.15 A guidance note on what works do not require permission, for example what constitutes like for like change.

Recommendation 6

6.16 A review of the boundary of the conservation area would focus attention on the purpose of the designation and where it can achieve positive management of the historic environment. Public consultation would help raise awareness, gather insights on where there was consensus about the justifiable extent of the conservation area and detail of where an amended boundary could run. If there were appetite to amend the boundary, this would help tighten the designation to cover only those areas of architectural and historic interest and omit those where conservation area controls bring no associated benefit.

Appendix A

Non-Designated Buildings of Local Interest

A.1 The non-designated buildings of local interest listed below and at **Figure 3.2** are not designated at a national level (e.g. through listing) but are considered to be of architectural or historical interest and to make a positive contribution to the character of Warkworth.

A.2 Those examples which make a particularly strong contribution have been identified here. However, it should be noted that this is not an exhaustive list, and that most buildings in the conservation area collectively contribute to its special character and appearance. The absence of a building or structure from the map does not imply it is without merit and hence more susceptible to modification or redevelopment. It is always recommended to contact your local Conservation Officer for further advice before embarking on any building project.

A.3 Listed buildings and other assets designated at a national level can be found via the National Heritage List for England (NHLE): <https://historicengland.org.uk/listing/the-list/map-search>.

- 2 Station Road
- 4 and 4a Station Road
- 6 Station Road
- 10 and 12 Station Road
- 14 Station Road
- 16 Station Road
- 1 Beal Bank
- 2 Beal Bank
- 6-11 The Butts (consecutive numbers) and Riverside
- 15 The Butts
- 16 The Butts
- 17 The Butts
- 18 The Butts
- 19 The Butts
- 20 The Butts

Appendix A

Non-Designated Buildings of Local Interest

Warkworth Conservation Area

January 2022

- 1-4 Elm Grove, The Butts
- 2-3 Castle Terrace
- 4 and 5 Castle Terrace
- War Memorial outside the Church of St Lawrence
- 1, 2 and 3 St Lawrence Terrace, including boundary walls
- 4, 5 and 6 St Lawrence Terrace
- 5 Dial Place
- Historic stone and brick walls to Ember path (excluding modern brick and fencing, including doors and gates).