

Kirknewton Conservation Area Character Appraisal



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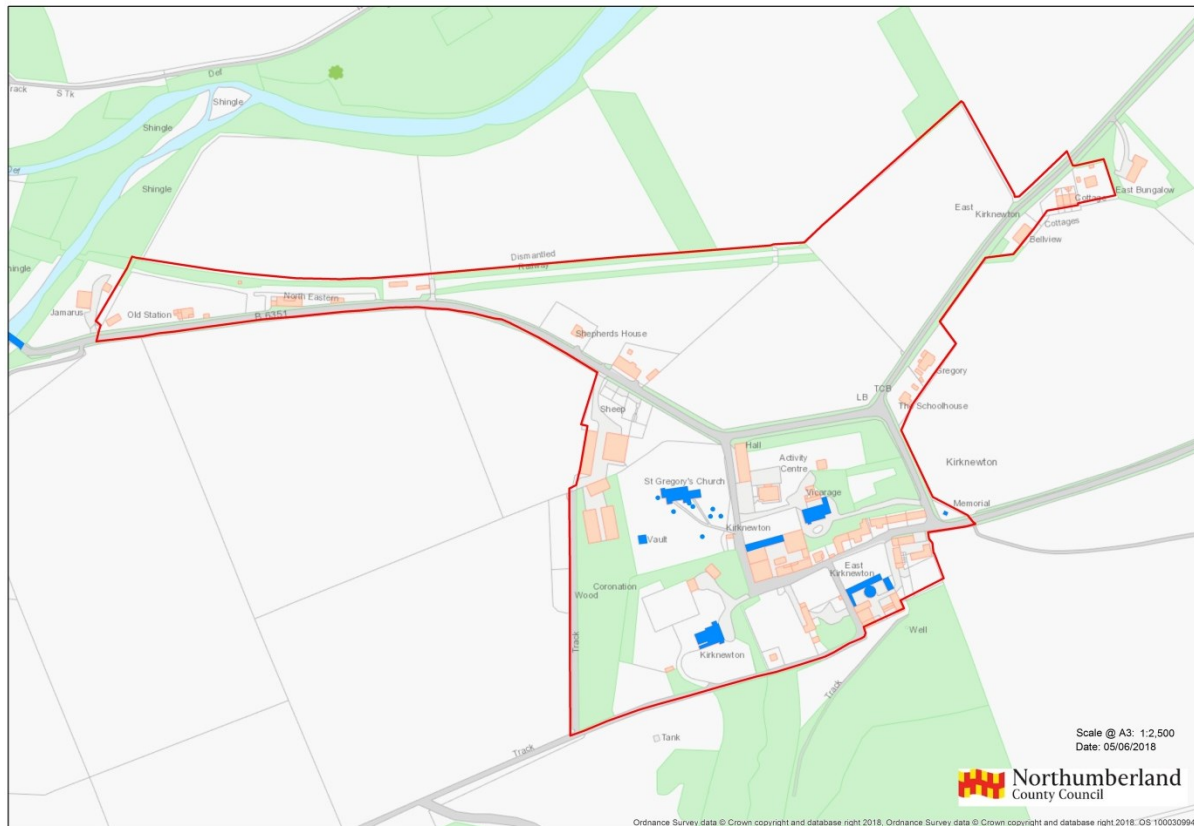


Figure 1: Conservation Area boundary and Listed Buildings

1. Background to Conservation Areas and Character Appraisals

1.1 What is a Conservation Area?

The village of Kirknewton was designated as a Conservation Area in 1996 by Northumberland National Park Authority and Berwick-upon-Tweed Borough Council to protect the special architectural and historic interest of the area. The Conservation Area boundary straddles two Local Planning Authority areas - Northumberland National Park Authority and Northumberland County Council. Its designation was in response to the clear historic and architectural significance of the village that can be traced back to medieval times, with St Gregory's Church believed to have 12th century origins. The village is set within a rich

archaeological landscape framed by the Cheviot Hills.

The primary legislation governing Conservation Areas is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Conservation Areas are designated by the Local Planning Authority using local criteria.

Section 69(1) (a) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* defines a Conservation Area as:

*“An area of special **architectural or historic interest**, the character or appearance of which it is desirable to preserve or enhance”*

Local Planning Authorities have a statutory duty to consider whether any parts of their

area are worthy of Conservation Area status, and to keep that consideration under review in accordance with Section 69(2) of the Planning Act 1990.

Section 71 of the same Act requires Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas. Section 72 also specifies that, in making a decision on an application for development within a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area. It is not the purpose of a Conservation Area to prevent development but to manage change in a positive and proactive way that will safeguard the special interest of that area for current and future generations.

Conservation Area status means that Planning Permission is required for the total or substantial demolition of any building over 115m² in size, the demolition of a boundary wall over 1 metre in height next to the highway or 2 metres elsewhere. There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the Conservation Area. Additional controls are placed over trees within the Conservation Area in so far as an owner must submit a formal notification of works to the Planning Authority six weeks before starting work. Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated Conservation Areas so it is always best to check with the Local Planning Authority if you are considering works to your property.

1.2 Purpose of the Appraisal

The Conservation Area Character Appraisal represents the first phase of a dynamic process aimed at the conservation and

enhancement of the Conservation Area. It is an assessment of those features and qualities that make an individual Conservation Area special and add to its distinctive character and sense of place. Every area is different, derived from its topography, historic development, land uses and features such as street plans, hedges, trees, individual buildings and groups of buildings, architectural details and materials, views, colours, public spaces, open spaces and the landscape, and the relationships between all of these.

The purpose of this Appraisal is to define and raise awareness and appreciation of the special interest of the Kirknewton Conservation Area and to explain its importance to the built, cultural and natural heritage of the area. It describes the distinctive character that has been shaped by natural and man-made influences and evaluates and records its special interests, qualities and significances.

This Appraisal assesses how the village evolved, draws out key elements of its character and qualities, defines its positive, neutral and negative aspects and identifies scope for beneficial change. It provides a consistent and evidential basis on which to determine planning applications affecting the Conservation Area.

The Appraisal is not an end point; it should contribute to the ongoing conservation and enhancement of the character and appearance of the Conservation Area, providing a baseline for decisions about the area's future and for the management of change within the Conservation Area. The priority of this document is to understand and manage the areas of Kirknewton, particularly those that are at risk or vulnerable to risk.

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This appraisal discusses a wide range of structures and features within Kirknewton which define its 'special interest' and add to its significance. However no appraisal can ever be entirely comprehensive and the

omission of any particular building, feature or space should not be taken to imply that it is of no interest or does not add value to the character of the area.



Figure 2: Kirknewton village within the landscape

2. Summary of Special Interest

Kirknewton is an attractive compact village in a rural setting of the Glendale valley. It is currently the only village within the National Park to have been designated a Conservation Area and as such this appraisal sets out to identify its special interest and character that warranted its designation.

The origins of the village are medieval, set in a rich archaeological landscape it has a distinct landscape character framed by the border hill range known collectively as the Cheviots. The prominent Church dedicated to St Gregory the Great is believed to have

12th century origins and holds some nationally important treasures including the 12th century carving of the Adoration of the Magi. The village has a strong agricultural identity characterised by two distinctive traditional farmsteads. It has a significant industrial component, with the arrival of the railway, which impacted on the character and form of the settlement. Within the village and along its clearly defined boundaries there are small areas of planted woodland which act as a shelterbelt and soften the wider setting of the village.

This small and remote village has connections with other parts of the country through the significant people who came

from the village, including Alexander Davison, a friend of Nelson, and Josephine Butler, a pioneer of the suffragette movement. Within the Conservation Area there are 15 Listed Buildings of special architectural interest including the Church of St Gregory, the distinctive Davison Mausoleum and the gravestone of Josephine Butler (see Appendix 1).

3. Background to Kirknewton Conservation Area

3.1 The Area, Location, and Setting

Kirknewton is located in north Northumberland on the northern edge of the Cheviot Hills above the floodplain of the River Glen. It is a small isolated settlement close to the Scottish border, 6 miles north-west of Wooler, which is the nearest town, and 17 miles south-west of Berwick-upon-Tweed, the principle town in the area. Most of the village lies to the south of the B6351 within the Northumberland National Park. Surrounded by rolling hills and largely unspoilt by development, it is the most attractive village in this part of the National Park.

3.2 General Character

The physical character of the Kirknewton Conservation Area is rural, predominantly agricultural, situated on the floodplain of the River Glen close to the confluence with the College Burn, with a significant industrial component with the arrival of the railway. Kirknewton is believed to be of 11th century foundation and is situated within a landscape of much greater antiquity including the nearby Iron Age hillfort on the summit of Yeavinger Bell, West Hill and St Gregory's Hill and the sixth century Anglian Royal Township of *Ad Gefrin*.

3.3 Landscape Setting and Historic Landscape Character

Kirknewton is set within open countryside with significant views of the wider landscape, nestled within the Cheviot Hills. The Cheviot Landscape Character Area consists of a smooth, sinuous cluster of volcanic hills and forms a wild, open landscape with broad moorland horizons shaped by glacial activity from the last ice age. The valleys provide sheltered sites for dispersed farmsteads and small hamlets on the gentle break in slope above the floodplain. The traditional buildings are commonly built of a combination of hard andesite with buff sandstone for architectural detailing and with distinctive clay pantile roofs.

The historic landscape character of the area was predominantly formed by the 18th century surveyed enclosure; however, there is evidence for a much older origin in the presence of former medieval field systems and ancient woodland in the wider area. There has been some landscape change with further enclosure taking place in the 19th and 20th centuries, including the enclosure of former areas of open moorland.

3.4 Built Environment

The layout of the village is generally in a tight cluster framed by two large farms and associated outbuildings, two large houses set in their own grounds, and dominated by the Church of St Gregory the Great. On the periphery of the village are linear developments along Post Office Lane and along the former railway line.

In total there are 15 Listed Buildings within the Kirknewton Conservation Area. St Gregory's Church is grade II*, whilst the other listed buildings are grade II. The grade

II listed Davison Mausoleum is considered to be at risk and the grade II listed Davison grave is considered to be vulnerable. Some of the older listed gravestones are severely weathered and the engraving indecipherable and hence could also be considered to be at risk. The remainder of the listed buildings are in generally good condition and not considered to be at risk.



Figure 3: Davison mausoleum



Figure 4: Davison chest tomb

3.5 Archaeology

There are no Scheduled Monuments within the Conservation Area. The Historic Environment Record (HER) contains references to a hospital at Kirknewton for three poor men in 1369, and a tower is mentioned in an inventory of Border strongholds in 1415 and also Bowes and Ellerker's survey of 1715 refers to a large tower house with a quadrangular wall and circular towers about it, being a short distance south-east of the church and south-west of the Parsonage House. Within the village it is possible that there are below ground remains of an earlier church on the site of the present church, and associated remains of a medieval settlement.

4. Origins and Historic Development

4.1 Prehistoric

The earliest recorded evidence for human activity in the area consists of a cup-marked boulder recorded during recent fieldwork at West Hill which could have been positioned to be visible from the nearby Hethpool Stone Circle (Oswald *et al* 2000), the latter would have been an important focal point for the Neolithic communities of the area. A dozen or so henges of Late Neolithic or Early Bronze Age date have been recorded in the Milfield Basin, with a possible site west of Kirknewton at NT 909630, although this may actually be the result of glacial activity.

Several sites in the area are considered to be of Bronze Age date with possible burial cairns on Easter Tor and nearby West Hill, although there is unconfirmed evidence for Bronze Age settlement in the area, including a palisade on Yeavinger Bell which may be of Bronze Age date. A Bronze Age socketed

axe was found on the summit of Easter Tor in 1904.

The earliest evidence for human settlement in the area dates to the Iron Age (700 BC to AD 70), with the enclosed settlements on St Gregory's Hill and West Hill attributed to that period. Aerial photographic analysis in the early 2000s identified a sub-circular ditched enclosure in the flood plain to the east of the village of potential Iron Age date. Just over one mile east of Kirknewton is Yeavering Bell, the remains of the largest and most important Iron Age hillfort in Northumberland.



Figure 5: Yeavering Bell

4.2 Romano-British

There are numerous small enclosed settlements or "homesteads" on the slopes and moorland surrounding Kirknewton, some established on the ramparts of earlier hillforts. Similarly, the "scooped" settlements like that recorded on the eastern slopes of West Hill are usually attributed to this period. The lack of firm dating evidence may mask a continuity of occupation from Bronze Age, through Iron Age and Romano-British periods but it is likely that the area had a significant population throughout.

4.3 Early Medieval

Although there is no evidence for early medieval activity within Kirknewton village itself, the area contains significant evidence of human activity in this period. Less than a mile east of Kirknewton lies the renowned site of *Ad Gefrin*, the seventh century Anglian palace complex, marked by a roadside monument designed by the excavator of the site in the 1950s and 1960s, Brian Hope-Taylor. Archaeological evidence suggests that *Ad Gefrin* was abandoned by c.685 AD and, according to Bede, replaced by a new, more enclosed site at *Maelmin*, situated 4km further north.

4.4 First Settlement

Kirknewton is first referred to in documentary sources in the early 12th century when control of the parish church of Newton in Glendale was given to Kirkham Priory, in the Vale of Pickering, by Walter l'Espece. In early charters Newton is used to refer to both Kirknewton and nearby Westnewton, although by the mid-13th century there are two separate townships and manors. The 1242 feudal survey refers to *Newton and the other Newton (Neuton et alteram Neuton)* as two of the constituent members of the Barony of Wark on Tweed.

The Parish Church of St Gregory the Great is the oldest building within the village, parts of which originate from 13th century Kirknewton, also known as East Newton, which was a member of the Barony of Wark-on-Tweed. The village was held by the Corbet family and granted by charter to the Strother family who remained landlord between the 14th and 18th centuries. Sir Robert Bowes' report on the state of the Borders in 1550 recorded that in the wars with the Scots, a tower in the village with a dwelling attached was destroyed by fire.

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A tower house was believed to have been built in Kirknewton around the 14th century by the Strother family. It was a fortified building comprising a tower and adjacent manor house. The tower house is first mentioned in the list of Northumbrian fortifications compiled for Henry V in 1415. In 1541 it is described as a '*lytle towre and a stone house joyned to the same*' by the Border commissioners, Sir Robert Bowes and Sir Ralph Ellerker. In the early 18th century, John Warburton described a large ruinous tower in Kirknewton surrounded by

a quadrangular wall and circular towers. Although there is no evidence of the actual location of the former tower and manor house it is thought that they may have been located on the site now occupied by West Kirknewton Farm.

4.5 Later history

The later history of Kirknewton village covers the transformation from a regular two-row village of the late medieval/early modern era into its present form, traceable on maps, trade directories and photographs.



Figure 6: Tithe award enlarged plan
30 December 1843 (NRO DT279M)



Figure 7: First edition Ordnance Survey 25-inch c.1860



Figure 8: Second edition Ordnance Survey ...
25-inch c.1897



Figure 9: Third edition Ordnance Survey
25-inch c.1920

4.5.1 18th and 19th century development

It is evident from surviving fabric and layout that Kirknewton underwent substantial rebuilding and remodelling during the late 18th and early 19th centuries. The extant form of the village shows little evidence of a medieval layout, typically consisting of rows of house plots with attached tofts or enclosures. Indeed it is clear that by the time the earliest detailed accurate (as opposed to partially schematic) mapping appears, in the shape of the tithe maps of the 1840s and the First Edition Ordnance Survey (c.1860), any such medieval layout had already been replaced by one organised around one or two large farm complexes with associated cottages. Map evidence suggests development of the two farm complexes at Kirknewton was gradual and piecemeal, probably taking place over a longer time span. It is this phase of rebuilding which is largely responsible for the appearance of the village today.

In 1828 the form of the village had a clear resemblance to the village of today, with the church, vicarage and East and West Kirknewton Farms established. By 1860 the village school and Kirknewton House had been constructed and the church substantially rebuilt by the well-known local architect John Dobson who redesigned much of Newcastle upon Tyne. The following decades saw the building of agricultural workers cottages, a school teacher's house and the enlargement of the school. The church tower was added around 1880.



Figure 10: Station cottages and the Old School House

4.5.2 Arrival of the railway

In September 1887 a new single-track line was opened between Wooler and Cornhill by the Northern Eastern Railway Company (NER). There were several stations along the line including one at Kirknewton. Kirknewton was one of the smallest stations on the line. It occupied a rather cramped location beside the B6351, with no forecourt or approach road.

The quality of all the station buildings, and indeed all the structures along the line, was remarkable. The buildings were constructed of buff-coloured rock-faced sandstone with half-hipped slate roofs, tall chimneystacks and iron finials. At Kirknewton there is a small timber and glass veranda fitted between the building's twin pavilions. All stations handled freight as well as passengers, but Kirknewton lacked the kind of substantial goods shed provided at the larger stations. There was also a signal box at the east end of the platform. In September 1930 passenger trains were withdrawn and freight services through Kirknewton ceased in 1953.

4.5.3 20th century development

The outward form of Kirknewton has altered relatively little in the 20th century, but this masks profound changes in the local economy and population. The First and Second World Wars drew men away from the Glendale estates to fight. The many who never returned are commemorated on the war memorial at Kirknewton. Nearby Milfield Airfield was established as an RAF base to intercept Luftwaffe bombers attacking from Norway and later became one of the main centres for training aircrew in the 'air to ground' attack methods vital for the control of the Normandy beach-heads and the following 'push' through Europe. The airfield was manned by pilots of many nationalities and the tombstones of airmen killed in action (and during training) can still be seen in Kirknewton churchyard; all of the tombstones are distinctive and decorated with the crest of the particular squadron or wing to which the deceased belonged.



Figure 11a: Commonwealth war graves

Throughout the century the number of people employed in agriculture continued to decline as a result of mechanisation and the decline in farming incomes. The size of individual farm tenancies correspondingly increased leading to many farm complexes becoming partially redundant. Consequently agriculture no longer employs the bulk of the village's population. Moreover, domestic service, which also provided substantial employment on the estates of north Northumberland at the beginning of the 20th century, had ceased to be a significant factor by the second half of the century. The second half of the 20th century also saw rural services and facilities come under increasing threat. The fate of the railway line through Glendale was an early example of this and, as noted above, the passenger and goods trains were withdrawn from service by the mid-20th century. The latter half of the 20th century experienced some change to the built environment with the construction of the new village school in the 1970s.



Figure 11b: War memorial

4.5.4 21st century development

The first two decades of the 21st century have seen some change to the core of the village. In 2004 the local school was closed and in 2006 a new village hall was erected on the site of the Victorian village school, which was demolished. In 2004 the former agricultural buildings, including the Gin Gang, of East Kirknewton Farm were converted to residential use.

Factors such as the closure of the railway, the decline in traditional methods of farming

and the closure of the school have led to a reduction in the size of the village population and profound changes in its demographic profile. The village is predominantly inhabited by commuters and retired people. Living standards have increased immeasurably in Glendale, in common with the rest of British society, whilst the social and economic opportunities available today are far greater than those facing the inhabitants of Kirknewton at the beginning of the 20th century.



Figure 12: East Kirknewton Farm



Figure 13: West Kirknewton Farm and farm buildings

5. Character and Appearance of the Conservation Area

5.1 Character Analysis

The purpose of defining distinct character areas is to identify the elements which make the character of the Conservation Area special and to support its designation. It is these elements which make an important contribution to the character of the area, both individually and collectively. They are

the most sensitive elements, of which its character is important to preserve or enhance, in managing any future change.

The street pattern today appears to have been in existence when the 1763 *Plan of the Lands of Kirk Newton belonging to Mr Thomas James* was drawn up, running from east to west then making a right-angled turn north along the east side of the churchyard to reach the junction of the road to Lanton.

For the purposes of this appraisal the Kirknewton Conservation Area has been divided into two distinct character areas. The B6351 which runs through the Conservation Area also forms the administrative boundary between Northumberland National Park Authority and Northumberland County Council, and divides the two identified character areas:

- **Village Core:** is the area south of the B6351 including the Church, the two farmsteads of East Kirknewton and West Kirknewton, farmworkers cottages, Kirknewton House, the Old Vicarage, the Village Hall, the Cheviot Outdoor Activity Centre and Coronation Wood.
- **Railway Sector:** is the area north of the B6351 where development is mostly associated with, or following the arrival of, the Railway, including the buildings and land bounded by the former railway line and the buildings along Post Office Lane.

5.1.1 Village core

Since its inception Kirknewton has been an agricultural settlement, the development of which can be traced through its medieval origins to the present East and West Kirknewton Farms. The compact and organic street pattern is typical in the core of the Village. The farms appear to have developed along traditional farming lines which have led to a compact form consisting of byres, granaries, cart shed, barns, gin gangs, stockyards and farmworkers' cottages as an integral part of each farmstead. The farmsteads are broadly of a loose courtyard type, developed in the late 18th and early 19th centuries, with shelter sheds with granaries above on the north side and an engine house or "gin gang" which has survived, although recently

converted, at East Kirknewton Farm. Rows of small cottages for farmworkers are also evident, which is a characteristic feature of regional farmsteads, comprising a terrace set apart from the farmstead.



Figure 14: Church, churchyard and stream in the churchyard

The church (dedicated to St Gregory the Great) and churchyard form another dominating element contributing to the character of Kirknewton. The church is the tallest structure within Kirknewton and as such is testament to its status within the village and valley of Glendale. The churchyard surrounding the church is well maintained and as such it makes a positive contribution to the character of the Conservation Area. Many of the headstones within the churchyard are very old and have weathered. A small stream runs through the Graveyard close to the south-eastern entrance is an attractive element adding

movement and peaceful sound to this part of the Conservation Area.

The new village hall, built on the site of the former 19th century school, is constructed of timber with a stone plinth and has settled well into the streetscape of the village. Adjacent to this the Cheviot Outdoor Activity Centre which has also followed the same style of architecture and uses the same palette of materials as the village hall.

Kirknewton House and The Old Vicarage are two large houses which, although physically separated, are united in character type, in being large 19th century houses set within their own grounds. The dominant white render of Kirknewton House can be glimpsed through the entrance pillars from the road through the village and is prominent in the long views into the village from St Gregory's Hill. The house and gardens are obscured by mature vegetation which surrounds the plot. The house and gardens appear to have remained largely unchanged since the first edition OS map of 1860. It is more difficult to see very much of the Old Vicarage building from any public vantage point within the village. Glimpse views of the roofline, dormer windows and rear of the building can be seen from the road within the village and from the long views into the village from the hillsides. Much of the main elevation is obscured from general view by the farm buildings of West Kirknewton Farm and mature vegetation. The boundaries to the Old Vicarage appear to have remained largely intact since the 1860 First Edition OS Map. Both these buildings have a noticeable presence within the village and as such form a significant element of its character.



Figure 15: Village Hall and Outdoor Activity Centre



Figure 16: Kirknewton House



Figure 17: The Old Vicarage

Coronation Wood is located to the west of the settlement and forms a strip of woodland extending from the southern boundary of the Conservation Area, adjacent to the former blacksmith's forge to the northern boundary with the modern agricultural barns. This mature woodland forms an important backdrop to the village and a soft edge to the Conservation Area. The contribution the woodland makes to the setting of the Conservation Area and its character is significant.

5.1.2 Railway sector

The second major phase in the development of Kirknewton came with the

building of the Alnwick to Cornhill Railway in 1887. Railway development naturally takes a linear form which tends to be imposed upon the existing settlement pattern. In Kirknewton, the railway was built towards the floodplain away from the village, with associated development creating clear character areas away from the central core of the village. The railway associated buildings of the Station Master's House, the Station building and associated signal housing and the railway workers' cottages, which are set away from the station along Post Office Lane, are all of a distinct railway architectural style. The Station building has been sensitively converted to residential

and although the track and ballast have been removed, the buildings and earthworks retain a clear association with their former use. This set of buildings, although physically separate make an important statement about a key development in the historic of the village and as such make an important contribution to the character of the Conservation Area.



Figure 18: Station buildings

5.1.3 Post Office Lane

This single-track lane, which formerly linked the village of Lanton with Kirknewton, is included within the Conservation Area. Along the eastern side of the lane are several houses of a mix of 19th and 20th century styles of primarily detached houses in moderate to large sized gardens. The houses that make an important contribution to the character of the Conservation Area include the School House, which occupies a prominent location on the corner of Post Office Lane and the main road which runs through the village and the two stone railway workers cottages. Their architectural style is clearly linked to the Station and Station Master's house through the use of materials and finishes. The mix of house styles in between is considered to make a neutral contribution to the character of the Conservation Area.



Figure 19: Station cottages and Old School House

5.2 Other Key Features within the Conservation Area

5.2.1 Boundaries

Many spaces within the Conservation Area are defined and enclosed by attractive stone walls which act as a network, connecting buildings together, as well as mature hedges. The western edge of the settlement is defined by Coronation Wood and the B6351 on the east side. The village is bounded by St Gregory's and West Hill to the south, while the northern boundary is effectively created by the line of the dismantled railway.



Figure 21: Coronation Woods

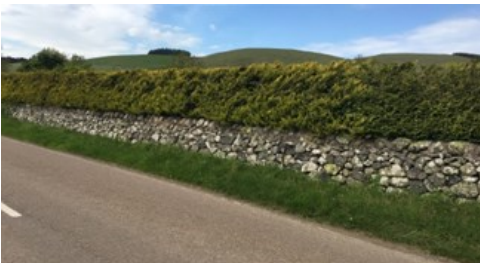


Figure 20: Stone walls



Figure 22: Hedges

5.2.2 Views

The special character of the village is best viewed in its totality from the surrounding hills, which form an attractive backdrop to the village. Clear views of the village from St Gregory's Hill looking north into the village, or from the Lanton Memorial to the north looking south, are important in understanding the context and layout of the village. Conversely views out of the village towards these hills and to the memorial are also of the utmost importance.



Figure 23: Lanton Memorial

Within the village a prominent view is from the B6351 looking south-east from Catkin Cottages and the railway workers' cottages and south-west, where St Gregory's Church is prominent, with St Gregory's Hill behind. Glimpse views of Kirknewton House and the Old Vicarage and West and East Kirknewton farms are also important.

5.2.3 Focal Points

St Gregory's Church and graveyard is the most significant focal point within the village. The church is the tallest building in the village and its boundaries are very open

with clear uninterrupted views to the church visible from many points around the valley.



Figure 24: St Gregory's Church and its boundary

Other important focal points include the War Memorial, located to the east of the village and separated from its core by the busy B6351. It serves as a focal point and can clearly be seen from within the village. There is also an intrinsic and important link with the village and the wider valley to the service men and women who came from the area and gave their lives for their country in two World Wars.



Figure 25: War memorial and stone stile access

The new Village Hall, constructed in 2006, forms a recent community focal point within the village, with many community activities based here. There is also a small notice board and history display setting out the history of the village within the building which provides visitors and newcomers with a basic understanding of the history of the village.

5.3 Open Spaces, Landscape, Trees and Hedges

5.3.1 Open spaces

The open spaces within the village make a valuable contribution to the agricultural character of the village, especially given the compact nature of the built area, and can be divided into two categories. Firstly, there is the open space surrounding the village comprising of the fields that bound the settlement and secondly, the spaces within

the village that comprise mostly gardens associated with the residential properties, fields adjacent to the Village Hall and the Outdoor Activity Centre, which used to house the village school.

The open fields surrounding the village are significant as they reinforce the clear boundaries of the settlement and the links to farming and agriculture. The churchyard of St Gregory's has a character and appearance complementary to the church and provides an appropriate peaceful and attractive setting to the building. The extensive grounds of Kirknewton House and the Old Vicarage aptly frame these properties, providing a setting appropriate to the status of the most important residences in the villages.

5.3.2. Landscape

The village of Kirknewton lies on the flood plain of the Glendale Valley, nestled against the lower flanks of St Gregory's Hill and West Hill. The surrounding area consists of predominantly flat lands of the flood plain and the typically glacial topography of the rounded hills. The buildings within Kirknewton generally make a positive contribution to the wider setting of the landscape.



Figure 26: Open spaces



Figure 27: Landscapes

5.3.3 Trees and hedges

None of the trees within the village are subject to a tree preservation order. However they are protected by conservation legislation. Coronation Wood fulfils a valuable function as a shelterbelt and defines the western boundary of Kirknewton. Despite the rather regimented

nature of the planting, the wood makes a positive contribution to the character and setting of the Conservation Area.

Well established hedges bordering the B6351 and the lane leading to the railway cottages are an important landscape feature defining the boundary between public and private space.



Figure 28: Trees and hedges

5.4 Neutral and Negative Factors

It is important to identify neutral and negative areas within the Conservation Area as these are the areas which either detract from or do not add to the special character of the Conservation Area. Consideration should be given to either improve their impact on the Conservation Area or take account of their contribution when considering new proposals. Future development should take steps to avoid contributing to neutral or negative factors within the Conservation Area through careful design and consideration of appropriate materials.

The siting, massing, materials and detailing of some of the more recent buildings and some inappropriate additions to buildings,

such as windows, doors or extensions and garages are considered to have either a negative or a neutral impact upon the character and appearance of the Conservation Area.

The B6351 road, which dissects the Conservation Area, is now a fast road with many large lorries using it. Whilst the village evolved around the road in the later 19th century, modern road use means it now detracts from the otherwise quiet and rural character of the Conservation Area. It splits the village into two halves and represents a clear division between the two parts of the Conservation Area.

The agricultural sheds north-west of the church, when compared to earlier agricultural buildings, are considered to lack

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empathy with earlier and more traditional farm buildings. They also obscure views of the church when entering the village from the west. However, they do form part of the agricultural nature of Kirknewton which forms an intrinsic part of the character of the place.

The modern bungalows at the periphery of the village are different to the traditional properties within the core of the Conservation Area and do not contribute to the historic or architectural significance of the village. However they are predominantly set within mature landscape gardens which soften their more modern appearance.

Small and gradual change can accumulate and erode the character of an area. These include location of oil storage facilities, salt bins and wheelie bins and signage.

Overhead cables detract from the rural nature of the village and the undergrounding of these could be included within management proposals for the future improvement of the character and appearance of the Conservation Area. Minor alterations to buildings can have a significant impact on their appearance such as unsuitable window and door alterations and inappropriate use of materials, including the use of cement mortar for pointing repairs rather than the use of lime mortar, which is not only more appropriate from an aesthetic point of view but also helps to preserve the stonework. Overall the buildings within the village are well maintained and cared for and help contribute to maintaining the attractive character of the Conservation Area.



Figure 29: Overhead cables

6. Buildings of the Conservation Area

6.1 Built Form: Materials, Architectural Styles and Detailing

6.1.1 Overview

Kirknewton village is compact in character and comprises a wide variety of architectural styles, considering its relatively small size. The dominant architectural features are linked to the agricultural heritage of the village. The two large farmsteads of West and East Kirknewton farms are solid in construction and purpose and dominate much of the topography of the village. In contrast the two large houses of Kirknewton House and the Old Vicarage introduce decorative features such as render, pronounced quoin stones, string courses and dressed sandstone, contrasting with the predominant igneous stone. The Church of St Gregory, and particularly its

tower, are dominant and important features and significant because of its considerable age and also the 19th century work done by a prominent North East architect, John Dobson.

The arrival of the railway brought with it an imposing and distinctive corporate style of railway architecture that is linked more closely in a linear fashion to the buildings along the entire route of the railway line rather than to the vernacular traditions of Kirknewton. The quality of materials and architectural features is very significant and represents an important, but relatively short-lived, era in the development of the village.

The smaller and less dominant buildings are no less significant. The farmworkers' cottages are simple in style and modest and appropriate to their status as workers' cottages.



Figure 30: Architectural details – windows, chimneys, roofs, and red sandstone dressings

6.1.2 Features

The village roofs are mostly of slate and pantile. With the arrival of the railway both Welsh and Scottish slate became readily available and were fashionable and relatively inexpensive. Today the shelter sheds at West Kirknewton Farm retain Scottish slates which are smaller, rougher and thicker than the Welsh slates. It is likely that the predominance of Welsh slate resulted from the diminishing availability of Scottish.

Clay pantiles, with their S-shaped profile, are a distinctive roofing material and would have been much more common before the arrival of slate. They are a traditional roofing material of the east coast fringe area, being originally imported from the Low Countries in the early 17th century and later manufactured from domestic clay. With the increasing popularity of slate their later use tended to be limited to agricultural buildings and the lower status cottages. They are a striking and dominant feature in the long views into the village.

Roof ridges and water tabling are typically of dressed sandstone. Chimneys are a mix

of ashlar stone and brick and form an imposing and important feature of the roofscapes within the Conservation Area. Traditionally, gutters and downpipes have been manufactured in cast iron.

Walling materials are typically a mix of random igneous rubble, such as andesites, porphyritic rhyolites, granites and whin from the nearby Cheviot Massif. Being very hard and difficult to dress they were not suitable for window and door surrounds or quoins, which tend to be dressed pink sandstone. After the mid-19th century little use was made of the igneous stone with coursed dressed sandstone becoming the norm. Boundary walls contain a mixture of sandstone and igneous stones in random form. There are limited instances of stone walled buildings being covered in roughcast, a mix of small pebbles in a lime or cement mix, possibly as a response to penetrating damp. Brick is not at all dominant, although it is evident in small patches when used as a material to repair buildings, mostly farm outbuildings. Later construction materials of the 20th and 21st century include vertical boarded timber, as used in the new Village Hall.



Figure 31: Pantile roofs



Figure 32: Chimney and slate roof

Traditional doors and windows are generally purpose made with a painted finish. Domestic windows are generally sliding sash in openings with vertical proportions. The roof lines of the single-storey terraced cottages have generally not been altered to accommodate either roof lights or dormer windows and have retained their modest size. There are dormers on larger buildings, such as the Old Vicarage.

Ground surface materials would have originally been local igneous stones and gravel. During the 20th century they have been covered with bituminised macadam and a whinstone chipping surface dressing. The concrete footpath which runs through St Gregory's churchyard is considered to detract from the otherwise high quality of the natural and built environment in this locality.

Building textures are a contrast of rough and smooth, as coarse walling stones contrast with dressed stone window and door surrounds and quoins. The white render of Kirknewton House is a prominent feature in the long views into the village. This contrast continues in a colour range of building materials. Mortar joints and general pointing tend to be patched up and repaired, reflecting the random nature of the material. The vivid red/orange of the pantile roofs contrast with the blues, purples and greys of the slate roofs within the village. In walling materials the blacks and greys of igneous stones are frequently set against the pink and buff sandstones. Framing the buildings are the greys of the whinstone chipping road surface dressing.

7. Management Recommendations

Having set out in this document the appraisal of the Conservation Area and

identified its special historic and architectural features, the next stage is to identify and set out policies for the management of change within the Conservation Area in a Management Plan, or a series of management proposals, in which the future challenges and opportunities of the area are identified.

The Management Plan should identify areas for development, areas that have been neglected and develop proposals for the management of the Conservation Area that will protect and enhance its special character and appearance.

Conservation status does not mean that the area should remain preserved as a museum piece but that it should be managed in such a way that responds to its heritage significance, ensuring that changes enhance its special character. Good design, careful maintenance and sensitive handling will allow the area to live and develop in a way that responds to the conservation of its special character.

A Management Plan should seek to achieve the following objectives:

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

- encourage regular maintenance to minimize future damage to or loss of historic buildings,
- offer advice and guidance to owners on repair and retention options for historic fabric and features,
- offer design advice and guidance to owners on appropriate options for alterations and extensions to reflect local character and distinctiveness,
- encourage property owners to consider the use of sustainable materials which add to the longevity of the repair or alteration.

The following matters should also be considered within a Management Plan:

7.1 Boundary Review

The Local Planning Authority has a duty to review the boundaries of Conservation Areas from time to time and to determine whether or not they should be amended. The Management Plan should assess the existing boundaries of the Kirknewton Conservation Area and consider whether these boundaries are still appropriate.

7.2 Buildings at Risk

There are no buildings in the Conservation Area which are included on Historic England's Heritage at Risk register. However, this register only covers grade I and grade II* listed buildings. Some of the graves within the churchyard are grade II listed and are considered to be either at risk or in a vulnerable state.

7.3 Listed Buildings and Non-Designated Heritage Assets

There are 15 listed buildings within the Kirknewton Conservation Area, one of which is grade II* (the Church of St Gregory) and 14 of which are grade II listed buildings. The listing of buildings of

architectural or historic interest is carried out by Historic England. Additions to the list can be put forward for consideration by local authorities or by private individuals or bodies from time to time, but the decision is made by Historic England. The listed buildings in Kirknewton cover a wide range of buildings of architectural and historic interest (see Appendix 1).

There are also nine buildings of local interest which have been identified as part of this draft Appraisal (see Appendix 2). These can be termed 'non-designated heritage assets' and they have protection within paragraph 135 of the 2012 National Planning Policy Framework (NPPF). These include the buildings associated with the railway era. Further research could be undertaken to ascertain whether any of the buildings on this list are worthy of Listing.

7.4 Future Protection and Enhancement Opportunities

Opportunities should be taken to protect and enhance the appearance and reinforce the significance of the Conservation Area. These include:

- ensure that all future highway work, including maintenance works, will preserve and enhance the character of the area,
- encourage the repair and maintenance of dry stone walls throughout the village, including those along the B6351,
- encourage the undergrounding of overhead cables,
- encourage through the planning process the reinstatement of missing architectural features and the replacement of unsuitable materials and details, with historically appropriate alternatives; these include

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- windows, doors, chimneys and rainwater goods,
- encourage through the planning process the use of enforcement strategies where unauthorized works have been undertaken that detract from the character and appearance of the Conservation Area,
- take up any opportunities which may arise for the instigation of enhancement schemes and small restoration projects,
- explore through the planning process if any further restrictions on permitted development rights would be appropriate through the imposition of an Article 4 Direction in order to protect the special character and appearance of the Conservation Area,
- ensure that planning applications either preserve or enhance the character or appearance of the Conservation Area, in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990,
- resist applications for the demolition of buildings which make a positive contribution to the significance of the Conservation Area, unless clear justification is provided in accordance with paragraph 133 or 134 of the 2012 National Planning Policy Framework,
- ensure that trees of amenity value which contribute to the character and appearance of the Conservation Area are retained wherever possible and that replacement trees are provided where the loss of an existing tree is accepted,
- raise awareness at every opportunity of the existence of the Conservation Area and its importance and special qualities to ensure that any new applications respect the local vernacular traditional building style and materials; good modern additions may be acceptable where they are sympathetic to the traditional character of the host building.

Appendix 1: Listed Buildings

Within the boundary of the Conservation Area there are 15 buildings listed as being of special architectural or historical importance, one is Listed Grade II* and the remaining 14 are all Grade II Listed Buildings. The fifteen buildings are as follows:

1. The Church of St Gregory the Great:

Grade II*

The Church of St Gregory is externally a 19th century building with a nave of 1860 by the Newcastle architect John Dobson and a later 19th century tower. Closer examination reveals the chancel to be of older masonry. The priest's door and small square window probably date from the 16th century. Internally the transept and chancel contain primitive pointed tunnel vaults rising from just above ground level. While their form would suggest a 13th century date this does not correspond with the date ascribed to the exterior. The design suggests that at the time of the border conflicts the building needed to incorporate defensible qualities.



Within the church there is a 12th century carving of the Adoration of Magi, a monument to Andrew Burrell and his wife in 1458 with incised figure on slab and hands indented with brass, a 18th century front made of marble with baluster stem with a second dated 1663 at the west end of the nave with an ornamental panelled octagonal

shaft and bowl. There is also a monument in the chancel to the Reverend John Werge in 1732, a small shrine with rusticated pilasters having profiled heads instead of capitals and a well carved 'memento mori' in a pediment. In 2006, to mark the centenary of the death of Josephine Butler, a new stain glass window and sculpture was installed in church porch.

2. Davison Mausoleum: Grade II



The Davison Mausoleum is a low oblong structure with moulded cornice pediment gables on a stone roof constructed to intern the Davison family. Made from ashlar stone and dated to the late 18th century, its side walls are supported by S-shaped iron stanchions and have a three- stepped decent to the doorway on the west end of the mausoleum. Alexander Davison was the son of a prominent local landowner who born in Lanton. In later life he became a friend and confident of Admiral Nelson. The Lanton Memorial, an obelisk erected in the memory of a member of the Davison family,

is located on the hill 1km north-east of the village.

3. Butler Gravestone: Grade II

The Butler Gravestone is in the region of 5 yards west of the church, dated 1906 and made from sandstone in an ashlar pattern, laid down with a relief cross on top surrounded by a low chamfered wall. Josephine Butler was a social reformer and a pioneer in women's rights, lobbying parliament on many occasions. She was also related to Earl Grey the social reformer and Prime Minister.



4. Davison Chest Tomb: Grade II

The Davison Chest Tomb is roughly 7 yards south of the church, dated 1738 and ashlar with angle pilasters on the sides of the chest, with worn decorative panels. The top has a rounded edge and a broad chamfer and flat top. The chamfered west end of the chest has a coat of arms with the date in high relief letters, and worn inscriptions around the edge, one stating the death of James Davison of Lanton who departed this life March ye 27th 1767 aged 101 years.



5. The Davison Table Tomb: Grade II

This tomb is about 9 yards south of the church with various dates from 1774 to 1806 dedicated to the Davison family, made in the ashlar style it is supported at the corners by urn balusters on the side with relief carvings of lily leaves with the top having a moulded edge.



6. Dawes Gravestone: Grade II

The Dawes Gravestone is around 5 yards south of the church's nave, dated 1724. It consists of a small sandstone tablet with a semicircular pedimented top ordained with prominent illustrations of cherub heads with a skull and crossbones design lower.



7. Blaikie Gravestone: Grade I

This gravestone is approximately 20 yards south-south-east of the church, dated 1732 and made from sandstone. It is a small primitive tablet with pilasters, scrolled pediment with tassels and very congested lettering recording the death of Lhese Blaikie, the spouse of Robert Blaikie.



9. Small gravestone 35 yards south of the Church of St Gregory: Grade II

The date and inscription of this small gravestone is indecipherable but probably 18th century. It is approximately 2ft high with pedimented top with two panels beneath, one with carved cherub and the other with a skull and cross bones.



8. William Gravestone: Grade II

This is 18 yards south-south-east of the church dated 1736 made from sandstone. It is a 2 foot high tablet with fluted pilasters and semi-circular pedimented top with a moulded edge. It is illustrated with cherub heads in the pediment and a skull and crossbones with the words 'memento mori' below and a worn inscription to rear.



10. Gravestone approximately 30 yards south east of the Church of St Gregory: Grade II

This gravestone is a small tablet of approximately 18 inches high. A cherub's head and wings are carved into the pediment with a sand timer below and a skull framed by a banner with a worn inscription.



11. The Old Vicarage: Grade II

The Old Vicarage is now a private house and the older parts date from the late 18th/early 19th Centuries and has extensive additions from the 19th century. It is a two storey 'L' shaped construction and made from random rubble with ashlar dressings and Welsh slate gabled roof and large hipped dormer, flat coping and end stacks. The entrance is a Victorian door with segmental head, mullioned overlight and multi-moulded surround. There is similar detail to side light on left of door and they both have a floating cornice above. To right of the door there is a shallow single-storey two-light bay window with a stone pent roof and the deeper square bay window to left of door has slate pent roof. The windows are all sashes with a four-pane chamfered surround on the ground floor, while the first floor has six-pane sashes in chamfered surrounds.



The older wing of the vicarage on the right return has one twelve-pane sash window on ground floor and three windows on the first floor, one a sixteen-pane sash window with the others having the intermediate glazing bars removed.

The rear of the house has a flush panelled door with irregularly placed 12-paned sashes with large paired 12-paned sash windows for the staircase. The interior of the

Old Vicarage has a staircase with stick balusters, cast-iron newel and weathered handrail. The doors have six panels and there are also internal shutters for the windows.

12. Kirknewton House: Grade II

Kirknewton House is a square two storey building of 1852, constructed of random rubble masonry covered in painted roughcast. It has ashlar quoins, plinth and dressings. It is a two-storey construction with bays and a lower service wing to the rear. The entrance front is of three bays with a Tuscan door case and a four-panelled door. The ground floor has two-pane sashes and 12-pane sashes on the first floor, all with alternating block surrounds. Kirknewton House also has projecting eaves with paired stone brackets and the roof is 'U' shaped in plan with four ridge stacks. The returns have ground floor square bay windows with tripartite sashes and moulded cornices, with the remaining windows having 12-pane sashes. The interior of the house has stick baluster staircase with turned newels and weathered handrail.



13. East Kirknewton Farm: Grade II

East Kirknewton Farm contains a gin gang, barn and shelter sheds of note in a 'U' shaped range. The gin gang, a gearing mechanism driven by a horse and used to

drive a threshing machine, is a round building with a conical Welsh slate roof and dates from the 18th century. It has boarded doors and a half shuttered blacksmith type window. Attached to the gin gang is a two storey threshing barn and granary. On its south side on the ground floor are three elliptical arches of the Hemel storage area, above which are four 'hit and miss' slatted ventilation openings to the granary. Projecting from either end of this building are single storey shelter sheds. This is an important group of farm building which has altered little since its construction and has recently been converted to residential use.



14. West Kirknewton Farm: Grade II

West Kirknewton Farm has a late 18th Century granary. The Shelter Sheds and Granary at interest. The buildings are of two storeys with nine bays with an interesting central round arched entrance to the granary stairs. In common with most of the village's farm buildings it was contrasted using random igneous rubble with dressed sandstone quoins and surrounds. The roof is Scottish slate.



15. War Memorial: Grade II

The War Memorial is located at the east end of the village and was probably erected in 1919. It consists of a slender tapering shaft with broach stopped chamfered edges, a moulded top and foliated cross on a base of two square steps and two larger inscribed blocks. On the second step the inscribed passage reads; God asked Britain's homes a costly sacrifice and these ungrudging paid the price.



Appendix 2: Non–Designated Heritage Assets

Although not of listable quality there are a number of buildings which make a positive contribution to the character of the village and can be termed non-designated heritage assets.

1. The Blacksmith's Forge

An early 19th century Blacksmith's Forge lies 250 yards south-west of Kirknewton House. It is disused but substantially complete internally with the forge and bellows in situ. It is a small, single storey building with a boarded door and one shuttered window.



2. Hydroelectric building

A small early hydroelectric building in the south-east corner of the garden to Kirknewton House. Little is known about this building but it is thought to have stored an early form of equipment to generate electricity from the nearby stream.



3. The Terraced Agricultural Workers Cottages

The cottages lie opposite East Kirknewton Farm. They are constructed in the characteristic random igneous rubble with sandstone dressings and retaining the original 12 pane sash windows. Enclosing the front gardens are attractive low walls with arched sandstone copings.



4. The School House

The School House, located at the junction of Post Office Lane and the B6351, dates from the mid-19th century and is a significant departure from the vernacular character of the old village buildings and reflects a national copybook style. Gone are the igneous walling materials and plain detailing, to be replaced by coursed dressed stone and finely detailed dormers and window surrounds.



5. North Eastern House

North Eastern House (former Kirknewton station) is now converted into a residential dwelling. Dating from c.1887 it was probably designed by William Bell. Like his other stations on the Alnwick-Cornhill line it is an extravagant design with half-hipped gables, wrought-iron finials and substantial chimney stacks.



6. Old Station House

The former Stationmaster's house has been sensitively restored and retains its original form although a large extension has been added. The same can be said of the three Railway Cottages, also of c.1887. Elements of the former railway track bed and embankment remain and correspond with the northern boundary of the settlement.



7. The Former Signal Box

The former Signal Box housing has been significantly altered including the addition of a crudely fitted up-and-over modern garage door. However its skeleton still relates clearly to its previous use and to the other railway buildings that follow the linear pattern along the line. The current owners are hoping to restore the building and to bring back some of the original features as seen in old photographs.



8. Railway Workers Cottages

These cottages of c.1887 are set away from the Station and are all of a distinct railway architectural style.



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