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**Conservation Area and
Character Appraisal for Wooler**

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1 INTRODUCTION

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

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

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

proposals for their preservation and enhancement.

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

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

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

2 GENERAL LEGAL BACKGROUND

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

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

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

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

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

PROPOSED WOOLER CONSERVATION AREA APPRAISAL



3 Location and physical setting

Wooler is located in Northumberland on the edge of the Cheviot Hills, 14 miles south of the Scottish Borders, half way between the market towns of Alnwick and Berwick-Upon-Tweed. The town sits on the edge of Wooler Water, a tributary of the nearby River Till.

4 Historic Context and Development of the Area

The exact origins of Wooler are unknown, but there is substantial evidence that human habitation dates back to pre- Bronze Age settlements, and many hilltops have signs of fortifications. One of the main reasons for Wooler's location is the presence of a good water source, and its position above a plain on the slopes of a hill

elevated for defensive and practical reasons.

Over the centuries, Wooler has been known by different names, including 'Woolouer', 'Woolovere' 'Willova' and 'Woller'. Until 1041, Wooler was administered by Anglo-Saxon Earls, superseded by Earls of Danish origin until 1075, and then replaced by Norman Earls.

The status of Wooler was enhanced when Henry 1st made Robert Muschamp first Baron of Wooler in the earldom of Sunderland in 1107. Wooler became a market town with the granting of a market licence in 1199 and became the social political and economic focus of Glendale.

One of the main sources of prosperity for Wooler in the mediaeval period and subsequently was the woollen industry. The wool was traded abroad and the settlement became one of the four wealthiest towns in Northumberland.

Unfortunately, Wooler was part of many conflicts being on the invasion route of English and Scottish armies, and situated near the border. The battles at Humbledon Hill 1402, and Flodden in 1513, although great in historic terms, had perhaps less effect than Scottish raids of 1340 and 1409 which caused substantial destruction. Also the 'reivers', or borderers created problems in the border areas, illustrated by the number of fortified farmhouses in the area.

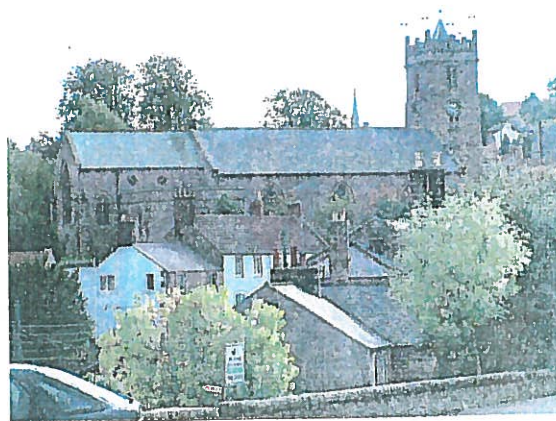
There were dye, corn and woollen mills established by the 18th century, utilising Wooler Water as a resource. The sales of corn, sheep, horses and cattle were well established in Wooler by the 17th century, and Sir Ralph Grey was granted a fair.

Wooler was located on the coaching route from Edinburgh to London and there were several coaching inns in the vicinity, for example, the existing Black Bull, the Anchor Inn, the Red Lion, and the Angel Inn all established by the 17th century.



The Black Bull Hotel

The Baron of Wooler had responsibility for establishing a church in Wooler in about 1100AD, probably on a site occupied by an earlier church. St. Mary's Church was destroyed by fire, rebuilt in 1765 and enlarged in 1826. Other examples of churches include the Presbyterian Church built in 1821, the Main Meeting House, built in 1778, St Mary's Church, built in 1779, the catholic church of St. Ninian's, built in 1856, and the Sandemanian Church was established in 1760.



St Mary's Church

Wooler, in common with many other towns, suffered several serious fires in the 18th and 19th centuries. A particularly damaging fire in 1863 destroyed many buildings. This has resulted in the major replacement with buildings of a Victorian character. Before the fires many buildings were constructed of thatch and some of timber. These were replaced in stone and slate because of their superior fireproof properties.

At the end of the 18th century there was an upsurge in the building of churches, schools and workhouses, to improve the welfare of Wooler's residents, but there are records as early as the 13th century of the Magdalen Hospital.

It is likely that the development of Wooler has undergone substantial changes since days of great prosperity resulting from the woollen trade. This has now been replaced by other small industries, some located by Wooler Water, replacing former mills here.

The former "Union Workhouse"



Old buildings in the town centre have undergone relatively little change here since the major rebuilding after the great 19th century fire. There have been some alterations to accommodate 20th century needs and aspirations. Some have detracted from the architectural and historic character of Wooler, for example, modern shop fronts, changing to PVCu windows and ugly flat roofed extensions.

Some of the peripheral 20th century suburban housing development has been designed with little consideration for the outstanding visual quality of Wooler's historic town centre. The all-pervasive presence of motor vehicles has taken its toll on the appearance of the settlement, and its former peace and tranquillity.



Traffic produces an adverse effect on Wooler's character

Despite these negative aspects, Wooler is fortunate in retaining much of its architectural and historic character. Wooler still remains a charming town with a strong sense of place, and is one of the finest historic settlements in Northumberland.

It is likely that the development of Wooler originated in the vicinity of Tower Hill, the site of an early defensive tower, and St. Mary's Church. Subsequent development was sited to the west up to the mid 19th century and included the High Street, Cheviot Street, Tenter Hill, Church Street and Ramsey Lane. It is likely that the rebuilding after the great fire of 1863 generally followed the footprint of the original buildings. Glendale Road, Tankerville Terrace and Queen's Road were developed in the late 19th, early 20th century.

More recent development has been to the north and south of the town centre and east of Wooler Water.

5 Landscape Setting



Wooler's landscape setting

Wooler is located in an area designated as the 'Kyloe Hills and Glendale Area of High Landscape Value', and is near to the 'Northumberland National Park'.

These designations emphasise the importance of the setting of Wooler for its landscape value particularly being located on the edge of the Cheviot Hills.

The geology of the local landscape is in two contrasting parts. Firstly to the east, part of the Cheviot Hills are the basaltic lavas and tufts' formed within the period of the Devonian and Old Red Sandstone periods approximately 450 million years ago. These rocks give the Cheviot Hills their steeply undulating character and sparse vegetation cover. The area to the east is formed of limestone from the Carboniferous period approximately 300million years ago. Wooler is located on the edge of a post-glacial lake known as the Milfield Plain, in contrast to the steep sided Cheviot Hills.



The flat glacial plain contrasts with the Cheviot Hills

Wooler's position on rising ground, results in many of the houses having extensive panoramic views across the landscape. There are dramatic vistas down many of the streets in Wooler to the open moor and beyond. These beautiful bleak prospects of the Cheviot Hills are defined in an array of subtle colours including burnt siennas, umbers, purples which blur in together, contrasting with dark green patches of conifers. The fields below are in contrast, with a palette of brighter greens, creams and yellows. These are defined by geometric patterns of hedgerows, walls and fences.

Particularly fine uninterrupted views of the Cheviots can be seen as the road snakes out of the village along Burnhouse Road to the west.

Other particularly significant views of the hills with fields in the foreground are towards the north east from the junction of Queen's Road and Tenter Hill. The panorama across Wooler from an elevated position on Ramsey Street or Cheviot Street towards the north gives particularly comprehensive prospects of the settlement with its geometric forms of walls and roofs with the sinuous organic shapes of the hills beyond.

The most apparent views of the settlement from outside are from the B6525. Looking up at Wooler, perched on the side of a hill it is in an immediate landscape setting of trees. Beyond are fields of arable and pasture with their distinctive straight boundaries of hedgerows, trees walls and fences, with dark conifer plantations on the horizon. The hilly nature of Wooler gives its approaches windy shapes and an ever-changing street scene of great variety and interest.

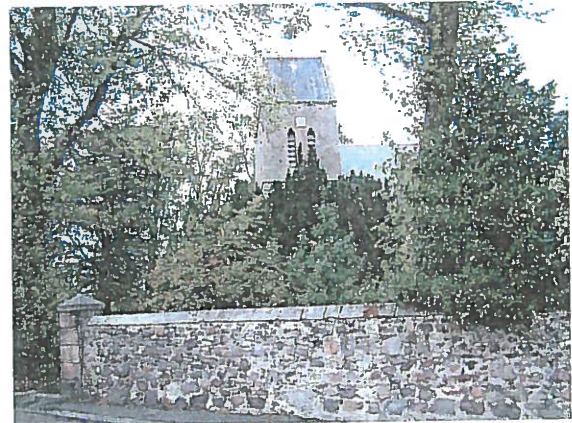


The Cheviot Hills provide a landscape backcloth to Wooler

Trees are an important part of the character of Wooler contributing a soft sylvan setting to the settlements' buildings and spaces, and emphasising its strong sense of place.



Trees are an important feature in Wooler's townscape



St Ninian's Roman Catholic Church and its landscape setting.

Trees of particular importance to the setting of Wooler include the horse chestnut, beech and lime trees around the cemetery and churchyard of St. Ninian's (protected by a Tree Preservation Order) and St. Mary's Church. The dense tree belt in the vicinity of Tower Bank forms a verdant edge to the original settlement creating a strong visual break between the original part of the settlement and its later expansion.

Hedges also contribute to the street scene and wild life habitats, particularly on the edge of the settlement and help create a soft transition between the built up area and the countryside. Private gardens also provide a valuable source of soft landscape with trees shrubs and plants and contribute to wild life conservation.

Modern sporadic development to the north south and east of Wooler have blurred the well defined edges of the original settlement with a suburban character encroaching into the countryside. However, some of the development is being gradually assimilated by maturing landscape.

6 General Character

The origins of Wooler's architectural and historic character we see today evolved from a hamlet which probably developed around the church and Tower Hill. The main framework of the settlement was formed in the Medieval Period, together with its increasing prosperity as a commercial centre for the woollen industry.



The early settlement probably evolved around Tower Hill



Properties set back to allow more space for markets

Wooler's pattern of growth resulted from a clustering of development around the intersection of five roads including High Street, Church Street, Cheviot Street, Ramsey's Lane and The Peth. The High Street became the centre for trade and focused on The Market Place. This area was formed by the setting back of properties to allow extra space to accommodate fairs and markets.

This central area was densely developed with terraces sometimes on burgage plots with a narrow plan form. This was due to the high premium attributed to sites within the central trading area.



Sandstone gives visual unity to the differing building forms in the Wooler townscape.

Development on the periphery of the settlement was loose knit with a lower density. Townscape in the central area has a distinctive organic character, with a variation of heights and styles. However, the general predominance of sandstone as a building material creates a visual unity to the street scene.

In the 19th century a series of catastrophic fires changed the character of Wooler by destroying or damaging many of the buildings which were often rebuilt on the same footprint. However, buildings were reconstructed of stone, with slate or pantile roofs instead of thatch because of their better fireproof qualities.

In the late 19th and early 20th centuries substantial areas of speculative housing was developed to the north, including Glendale Road, in the form of stone terraces and semi-detached properties in repetitive styles. These differ from the organic character of the original centre.

The 20th century has seen a substantial growth of residential development characterised by rows of similarly designed properties of a suburban character in contrast to the urban character of the adjoining original town centre. Wooler may be divided into 4 distinct areas of architectural and historic character. These are now considered individually in more detail; the commercial centre, (including Market Place and High Street), the Victorian and Edwardian suburbs to the north and west including Burnhouse Road Ryecroft Way, Queens' Road, Glendale Road, and Tankerville Terrace. The area in the vicinity of St. Mary's Church and Tower

Hill, including Church Street and Tenter Hill. Cheviot Street and Ramsey's Lane to the south.

High Street and Market Place together form the main commercial focus of Wooler with a mixture of shops and services. Buildings are mainly 2 storeys high with occasionally 3 storeys creating accents to the roofline. Properties are mostly grouped in terraces emphasising the street scene's urban character. Most of the buildings, apart from a few later commercial buildings, such as Barclays Bank, are plain in design with little ornamentation. Variety is achieved with differing rooflines, window and door relationships, stone coursing and differential weathering. Organic growth has also contributed to this variety over time. The plan forms of buildings are mainly rectangular and parallel to the carriageway, but there are some distinctive long steep gabled extensions at the rear of properties built within the narrow burgage plots.



Barclay's Bank, High Street, Wooler



The elegant shop front of Hamish Dunn in the High Street



An attractive modest Victorian shop front

Old shop fronts add another important visual dimension to the street scene contributing their own particular variety and interest. Not only grander shop fronts such as Hamish Dunn Antiques, but a number of attractive modest 19th and early 20th century unspoilt shop fronts. Although the spaces between buildings varies, the main part of High Street is of medium width with slight curves in the road giving a greater sense of enclosure to the already well contained street scene, closing middle distant vistas. A narrowing of the road creating a visual pinch point to the northwest, further enhances this enclosure. This distinctive feature emphasises the contrast and sudden

transition between the high density of this character area and the looser knit suburbs to the west.



There is a visual pinch point to the north west of the High Street

The Market Place is the most important public area in Wooler with a particularly strong sense of place. This is because of its well-defined shape, and complex form, elevated position and sloping topography. The view is constantly changing even with a slight shift in the observer's position partly due to the coalescing of several streets here. Firstly, looking to the southeast is the striking major landmark of St Mary's Church in a sylvan setting, with the countryside beyond and bleak beauty of the moors of the Cheviot Hills on the horizon.



St Mary's Church in its sylvan setting

The splayed plan form of the Market Place further opens up the prospect of the church. The townscape of Church Street is diminutive in comparison sloping down and away from Market Place. In contrast, buildings defining the southwest side of Market Place, although of a modest scale, are prominent, in an elevated position on the highest part of the space.

The vista to the south is concentrated by a funnelling of the street scene with a visual pinch point focusing on a sub-space at Peth Head. This particularly fine prospect is of a visually exciting complexity of building form and juxtaposition of shape defining the space, with the elegant needle spire of the United Reform Church beyond.

Towards the south east of Peth Head, The Peth Head snakes and slopes steeply down to the river, with a sudden change in character, from the hustle and bustle of the town centre, to a quiet environment with a rural quality, lined by trees and with elevated views of the hills beyond.

There is a high concentration of buildings of particular architectural quality around the Market Place itself which form attractive accents in the street scene, or are of special historic interest.

Firstly, the listed Black Bull Hotel, which originated in the 17th century, but rebuilt in 1910, in the 'Arts and Crafts' style, and is 3 storeys high, with a prominent 2 storey oriel window, and unusual black painted finish with applied gold motifs. The listed Angel Inn is of historic interest and was originally built in the 17th century and is

distinct from adjoining stone properties being painted white with black window surrounds, a pantile roof and prominent oriel window over the front door.



The Angel Inn



The Red Lion Hotel located in the High Street

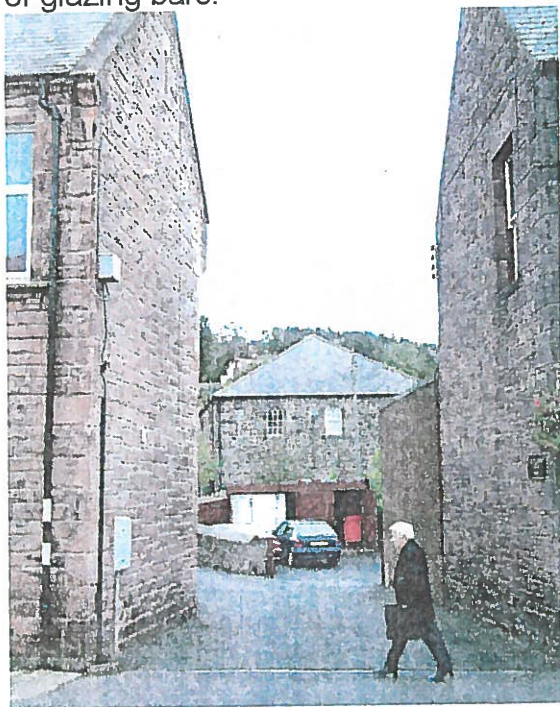
The listed Red Lion is distinctive, being 3 storeys high and one of the tallest buildings in the street scene. It dates from 1671, is stucco finished with a slate roof, and has a robust 2-storey late 19th century bay window with a castellated parapet.

The Wheatsheaf Hotel has recently been gutted by fire, which is ironic, as it was rebuilt after being destroyed by fire in 1863. The building is a particularly important townscape element defining the south eastern

edge of Market Place and closing the vista looking from the High Street.

The listed Barclay's Bank on High Street is particularly prominent with its distinctive classical style including rusticated stone finish on the ground floor and ionic columns, contrasting with the modest scale and plain detailing of the surrounding buildings.

The listed early 19th century Masonic Hall (formerly Weston Chapel) is a key feature in the street scene being set back from the High Street at the end of a narrow alley and closing it's vista to the south west. The former chapel is built of random rubble and has a slate hipped roof and semi-circular headed windows with a basket- weave design of glazing bars.



Masonic Hall, off High Street

The Victorian and Edwardian suburbs to the north and east include parts of Burnhouse Lane and suburbs to the north formed by Glendale Road

and Tankerville Terrace in the late 19th century.

Burnhouse Lane is on the periphery of Wooler and prospects to the northwest are fine uninterrupted views of the Cheviot Hills beyond. Most of the houses are of sporadic modern development on the outskirts of Wooler to the northwest. There are picturesque vistas from Burnhouse Lane to the High Street with glimpses of the splendid landmark of St. Ninian's in a sylvan setting and high stone walls containing and giving a strong definition to the street scene.

Developments on Ryecroft Way and part of Queen's Road are mainly of large semi-detached or detached Victorian or Edwardian houses set in large gardens with fine mature trees, high hedges and walls, creating an attractive leafy suburb. Buildings are of stone with slate roofs, steep gables and tall chimneys.



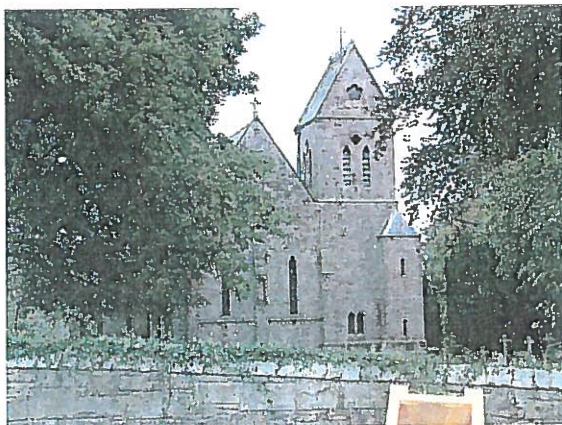
Queens Road – a detached house set in large gardens

Development on Glendale Road and Tankerville Terrace is of a more modest scale built closely together mostly semi-detached, with some terraces and occasional front gardens.

The south end of Glendale Road towards High Street has a strong sense of enclosure with close-knit dwellings set on the edge of the pavement creating an intimate street scene as it curves upwards to the north.



Higher density development along Glendale Road. The buildings are mainly built of stone with plain detailing, some bay windows and steep stepped gables giving articulation and interest to the roofline. The carriageways are fairly wide giving an air of spaciousness to the street scene. There are medium to small front gardens which are well defined by hedges or walls with some landscaping including flowers shrubs and some trees.



St Ninian's R C Church is a landmark in the street scene

A significant landmark in the townscape is the listed St. Ninian's Roman Catholic Church which was built in 1856 of stone in the geometric style and has a saddleback roof.

Adjoining is another key building in the street scene, 'Loreto's', set back behind high stone walls. This fine listed building was designed in the classical style in the late 18th century, as a large 3 bay ashlar stone town house with a pedimented centre bay.



Loreto Guest House, Ryecroft Lane

Church Street, Tenter Hill and environs is historically the most important area in Wooler, as it is likely that the settlement originated as a cluster of development around an early church here. Also there is evidence of a castle built in the 12th century on the adjoining Tower Hill and there are still fragments of a tower built here in the 16th century.

The dramatically steep topography in this area provides ever changing views giving otherwise fairly plain buildings, a dynamic and variety resulting in visually exciting vistas and panoramas of the complex juxtapositions of buildings and landscape.

Church Street is a picturesque scatter of buildings, irregularly spaced, only loosely related to the road, which curves down through trees to the river with fine views of the Cheviot Hills beyond.

The steep change in topography from Church Street, before it heads out of Wooler toward South Road, provides an elevated viewpoint over the interesting roofscapes of 'The Old Mill' (listed building) and associated agricultural and commercial buildings. The texture and colour of roofing materials and variety of plan forms arranged around the base of Tower Hill form a loose knit group of structures. The informal arrangement of commercial buildings continues along this lower stretch towards the Peth.

Although largely modern buildings, there are remnants of early mill and industrial buildings on this site that conveys the strong relationship this area had with the main settlement. Whilst the trees and foliage along Tower Bank form an edge to the land around St Mary's Church, these lower range of industrial buildings and former mill structures, are included in the Conservation Area.



Church Street, a picturesque scatter of buildings

St Mary's Church is the most distinctive building in the street scene. It is listed, and was built on earlier foundations in 1765 in the Perpendicular style and Gothicised in 1873. The Church is a major landmark, with its elevated, robust stone building form and steep gables surmounted by a modest tower.

Tower Hill is surmounted by the listed War Memorial built in the 1920s and fragments of a 16th century tower, being appropriately positioned defensively on a steeply flanked narrow promontory, rising abruptly from Church Street and sloping steeply down to the river to the west.

Another key building on Church Street is the listed old police station built in 1850. It stands in splendid isolation on the edge of the pavement and is very prominent in the street scene. The property is built of stone in the Tudor style with Tudor arched front door and hood moulds over openings.

Another listed building of interest is Tower Hill Pine Shop which was probably built in the 17th century and has a particularly fine classical style shop front.

Archbold Cottages which have been recently refurbished make a particularly attractive contribution to the street scene, clustered below the Church, with their distinctive pantile roofs and pretty gardens.



Tenter Hill is in an elevated position reached by a sharp curve in the road sloping upwards from Church Street. There are varying scales of buildings here, from modest single storey cottages, built mostly in stone and slate with some render and pantiles. There are dramatic steps in roofline up the hill from single storey cottages to two and three storey houses. The rising height is emphasised by the change in topography.

Some of the buildings are set back within a narrow lane partly hidden behind a landscaped area on the edge of the carriageway.

Tower Hill



Of particular historic interest is the 2 storey stone built 'Rechabite Hall' dated 1842.

There are well-proportioned terraces to the north of the street with gables which give articulation and interest to the roofline.

The Old Police Station, Church Street



The former Rechabite Hall

Crispins Cottage, Tenter Hill

Ramsey's Lane and Cheviot Street are of early origins, and both roads snake up and out of Wooler, being transitional routes between the settlement and countryside. Ramsey's Lane has a distinctive architectural character being well defined by 18th

and 19th century properties, 1, 2, and 3 storeys in height. The older cottages are built on the edge of the carriageway, giving a strong sense of enclosure, which is further emphasised by boundary walls and the narrow winding lane, limiting views beyond, giving an air of mystery to the street scene.



The narrow and winding Ramsey's Lane gives a strong sense of enclosure.



Ramsey's Lane – buildings with varied rooflines

A particularly fine group of 19th century buildings create a memorable composition. Although of plain stone, they have a variation in roofline resulting from stepping up the hill which is further emphasised by a change in height from 2 to 2 ½ storeys. The roofscape is enlivened further by gable dormers piercing the roof.

Development on the edge of the settlement is more sporadic and looser knit. With a widening of the road it loses its strong sense of enclosure, becoming rural in character.

Approaching Cheviot Street and The Brae from Market Square are a complex series of sub-spaces defined by buildings of different scales and levels and at different angles.

There is a visual pinch point formed by the 19th century Wooler Methodist Church and a short terrace of stone built cottages across the street. Cheviot Street slopes steeply out of the settlement affording fine panoramic views across Wooler, with the purple tinged skyline of the Cheviot Hills creating a splendid backcloth to the United Reform Church.



Ugly wirescape mars the picturesque setting of Cheviot Street

This picturesque view is marred by ugly wires, a serious problem throughout Wooler. Cheviot Street to the south, changes character, to a suburban scene with its well-clipped hedges and modern houses, and soon undergoes a further transition to a rural

environment at a sharp bend beyond the settlement.



Rural character at the end of Cheviot Street

The old cottages that define the street scene are mostly 2 storeys high and are of a plain vernacular style mostly built of stone with slate or pantile roofs and generally of simple rectangular plan form. A significant landmark in the townscape with its elegant needle spire is the listed United Reform Church which was built in the late 18th and early 19th century of ashlar stone with perpendicular style tracery. The Church also is the integral dominant feature in a group of 2 storey stone cottages.



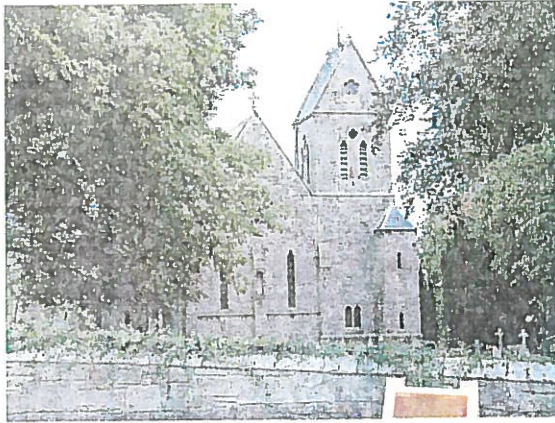
The United Reform Church, Cheviot Street

Another key building is the late 19th century Wooler Methodist Church, known as Glendale Hall, built of stone with an assertive steep gable, surmounted by a bellcote.

7 Building Materials and Detail

Walls are mostly of traditional sandstone, which is an important unifying element in the street scene both with old stone built properties and their boundary walls. Most of the stone has been quarried locally. It varies in colour with grey, cream, burnt sienna, burnt umber and yellow ochre. The stone sometimes has a pleasing touch of warmth with terracotta or pink, for example, the walls to St Ninian's Church and the Old Police Station.

Surface finishes to the stone have a remarkable variety, for example hammer finish or rock faced, which give a rugged effect. These finishes can be seen on Tenter Hill and Glendale Road and are sometimes used for quoins. Other finishes found are punched, giving small holes or droved giving a series of straight lines. Squared quoins used on the corner of buildings are sometimes rusticated as are alternating blocks around openings. Stone mullions and reveals around openings usually of some depth have splayed corners particularly on late 19th century buildings.



The warmth of pink and terracotta coloured sandstone on St Ninian's Church.



Random Rubble on Rechabite Hall, Tenter Street



Rock faced stone finish on cottages on Tenter Hill

Coursing and shapes of stone include most commonly coursed, squared blocks, with ashlar finish on finer work, for example St Mary's Church.

Sometimes snecked stones are used, as shown right.

On earlier work particularly vernacular buildings random or coursed rubble is common but with squared quoins on corners and alternating squared blocks around openings. Boundary walls are usually built of random rubble with squared blocks on corners and openings, often with splayed, semi-circular or cock and hen coping.



Snecked stone square block coursing

Most of the stonework is fairly plain, with little ornamentation relying instead on varying stone finishes to provide texture and detail. Some notable exceptions include the late 19th century Barclay's Bank on the High Street.

This has carved stone ionic columns, and voussoirs to round headed windows, and is surmounted with moulded cornice and parapet with urn

balusters, and contrasts with the plain facades found elsewhere in the street scene. Also the listed late 18th century United Reform Church on Cheviot Street has ornamentation with its perpendicular moulded windows and distinctive carved stone gargoyles. The Church of St Mary has carved gothic detailing and Tudor styling added at a later date.



Carved hood moulds on Old Register Office 1859. These are a distinctive feature in Wooler

The listed mid 19th century Police Station on Church Street has carved Tudor-arched double chamfered surrounds with hood moulds.

The listed 18th century former presbytery to St Ninian's Roman Catholic Church on Ryecroft Way has a particularly attractive projecting pedimented central bay.



Blocked in doorway Ramsey's Street

Other common stone features include protective hood mouldings over windows and doorways. Carved brackets over doors or windows are found occasionally.

Changes and modifications to stonework over the years can still be identified. These illustrate changing needs for the buildings. Examples include the blocking in of original doorways usually where two small cottages have been combined to form a larger dwelling, to cater for today's greater spatial requirements. Also, the blocking in of openings in boundary walls where the original function has changed.



Blocked in openings in boundary wall.

A more recent practice which detracts from the character of the original stonework is the use of concrete for replacement cills or lintels in refurbishment.

Another intrusive feature commonly found on old stone buildings is the repointing of stonework with hard cement mortar and using the wrong kind of joint, either buttering over the arrises or using ribbon pointing. This is not only aesthetically inappropriate but may eventually damage the stonework. Pointing should be carried out with a lime/sand mix with flush or concave pointing, depending on the kind of stone and tooling used.



A buttering of mortar over stone arrises.

There are a few recent buildings constructed of brick. Render is occasionally used giving a greater variety of finish to the street scene, some with classical detailing including rusticated quoins and ashlar lining.

Roofs are particularly important to Wooler's landscape because of its hilly topography. The roofs are readily seen from above giving a visual extravaganza of angles, shapes and colour to the street scene.

Roofs on old properties in Wooler are mostly of slate or pantiles. The slate is usually Welsh and sometimes Lakeland in origin. It is mostly used as a finish on 45-degree pitch gabled roofs and occasionally hipped.

Colours of the slate vary from a dark grey, grey/blue to a purple tinge. Original ridge pieces are usually of clay in dark grey or terracotta either with a v-ridge or hog's back shape with half-round ridges for pantile roofs.



Wooler's attractive roofscape

Guttering is usually half-round cast-iron or replacement plastic.

Pantiles are often used on industrial or agricultural buildings for example, old mill buildings on South Road, often with larger spans and shallower pitches than slate roofed residential properties. The terracotta clay colour gives an attractive warm contrast to the cooler greys and blues of the slate.



A pantile roof with pantile shaped glazing.

Some roofs have been replaced with modern concrete tiles which are heavier and thicker in profile, and are a poor match for the originals. They may also put an undue weight stress on the roof structure.

Chimneys are distinctive features adding vertical accents to Wooler's roofscape.

The stacks are a mixture of original stonework or brick, and pots are in a variety of forms including the simple cannon type and are mostly of clay.



High Street – an unusual ornate Gaudyesque chimney pot

There are sometimes flat, stone copings used as a finish to gable end walls and occasionally with a neat, curved projecting stone curve to the base of the gable at eaves level known as a 'kneeler'.



Gables adding variety and modelling to the street scene

Common features of the roof are gable dormers which add variety and modelling to the roofline. Some modern dormers when of a large scale, may dominate the roof, detracting from its original character.

Ecclesiastical buildings often have prominent roofs which are landmarks in their own right, for example the United Reform Church on Cheviot Street with its elegant needle spire. St Mary's Church has a four-storey high tower and spire.



Elegant needle spire on United Reform Church, Cheviot Street

Windows are generally plain, mostly of the sash type on Wooler's old buildings.

There are some examples of early 19th century windows with multiple glazing bars, but most original windows have two glazing bars on later late 19th century and early 20th century buildings.

Sometimes the windows are bipartite sashes with a central stone mullion, and occasionally in the form of projecting bay or oriel windows, which add modelling and interest to the street scene.

Buildings of particular interest in relation to their window detail include the Old Police Station with its distinctive diamond pane casements and overlight and Tudor arched chamfered surrounds with hood moulds.

St Mary's Church has decorative lead glazing patterns on geometric style windows in the 1765 three bay nave.

There is an unusual two storey painted lead finished lead oriel window with decorative motifs on the façade of the Black Bull Hotel.

Many traditional buildings in Wooler have suffered serious erosion of their historic character because of the removal of original sash windows and replacement by inappropriate designs or materials such as PVCu plastic.



PVCu windows and doors

There have been many PVCu or replacement windows with stained finish in inappropriately designed pastiche Georgian or Tudor-bethan replacements which generally detract from the architectural and historic character of not only the building but the whole street scene.

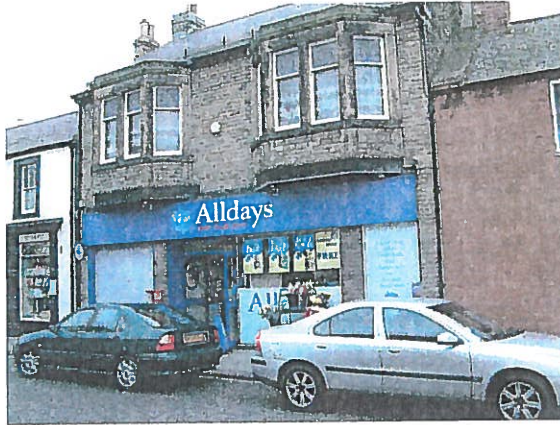
Old shop fronts in Wooler are an important part of its character adding intricacy and elegance of detail to otherwise plain facades.

The listed late 19th century shop front to 15 High Street has a delicately carved window in the restrained 'Art Nouveau' style, with slender decorative glazing bars, particularly in the upper part of the window.

Two shop fronts on the listed properties 3-7 High Street have painted fronts with fluted pilasters, a cornice and paired pilasters on the left hand shop which has a dentil cornice.

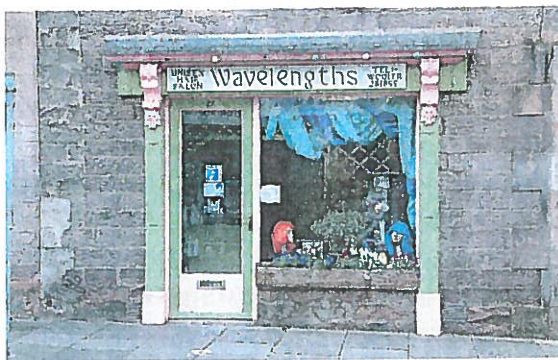
22 Market Place also has an extensive original painted shop front constructed in the late 19th and early 20th centuries with fluted pilasters, moulded cornices, plain plinth and curved corners to the windows.

6-8 High Street has a particularly attractive large listed Victorian shop front with Corinthian columns and glazing bars. There are also several other modestly scaled late 19th century shop fronts on the High Street and Market Street.



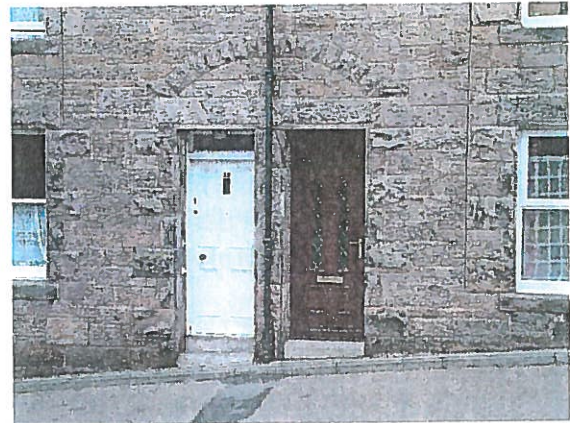
Inappropriately designed shop front.

Apart from some notable exceptions, Wooler is fortunate in having a wealth of relatively unaltered original old shop fronts. Unfortunately, corporate branding often destroys original shop fronts. More wacky, brightly coloured schemes however, are easily softened with more heritage style colours and can be reversed when the original frontage is still in situ.



'wacky' colour scheme that since the publication of this document has been changed to a heritage "red", which greatly enhances the appearance of the traditional shopfront.

Original doors are either 6 or 4 panelled sometimes with raised fielded panels, or with projecting mouldings. There are few original vertically boarded doors. Unusually the Old Police Station which is in the Tudor style has distinctive studded doors. Doors in old shop fronts sometime have the top part glazed.



The original white painted door contrasts with the dark wood type of finish on adjacent property

Original street detail has mostly been obliterated and is now principally of tarmac and pavements often of tarmac or concrete slabs. There are some brick sized blue stone linings to gutters. Kerbstones are predominantly in concrete.

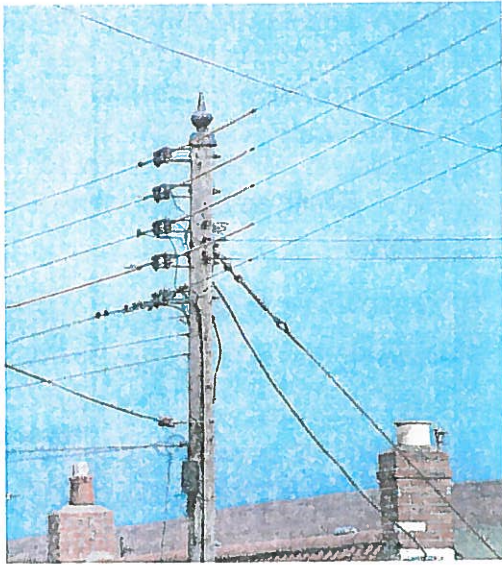


Cobbles on Ryecroft Way

Little original cobbling has been observed in Wooler apart from a narrow strip of cobbles along part of Ryecroft Way. 'Marshall's' concrete paviors have been used on the pedestrian access to Archbold Cottages off Church Street which are a reasonable match for general colours in the vicinity.

Some road signs dominate and detract from the street scene, but there are discretely designed finger posts for pedestrians. Ugly lamp standards have been avoided in the central area by attaching the streetlights to buildings or telegraph poles.

Overhead wiring is an omnipresent feature in Wooler often dominating the street scene, and seriously detracts from the character of the whole settlement.



Ugly overhead wiring

8 The Boundary

The proposed conservation area boundary includes the High Street and Market Place 'Character Area', being of particular historic architectural and

historic character, as a focus of Wooler's commercial centre. The 'Character Area' also includes 'burgage plots' to the south of High Street, which are of particular historic significance.

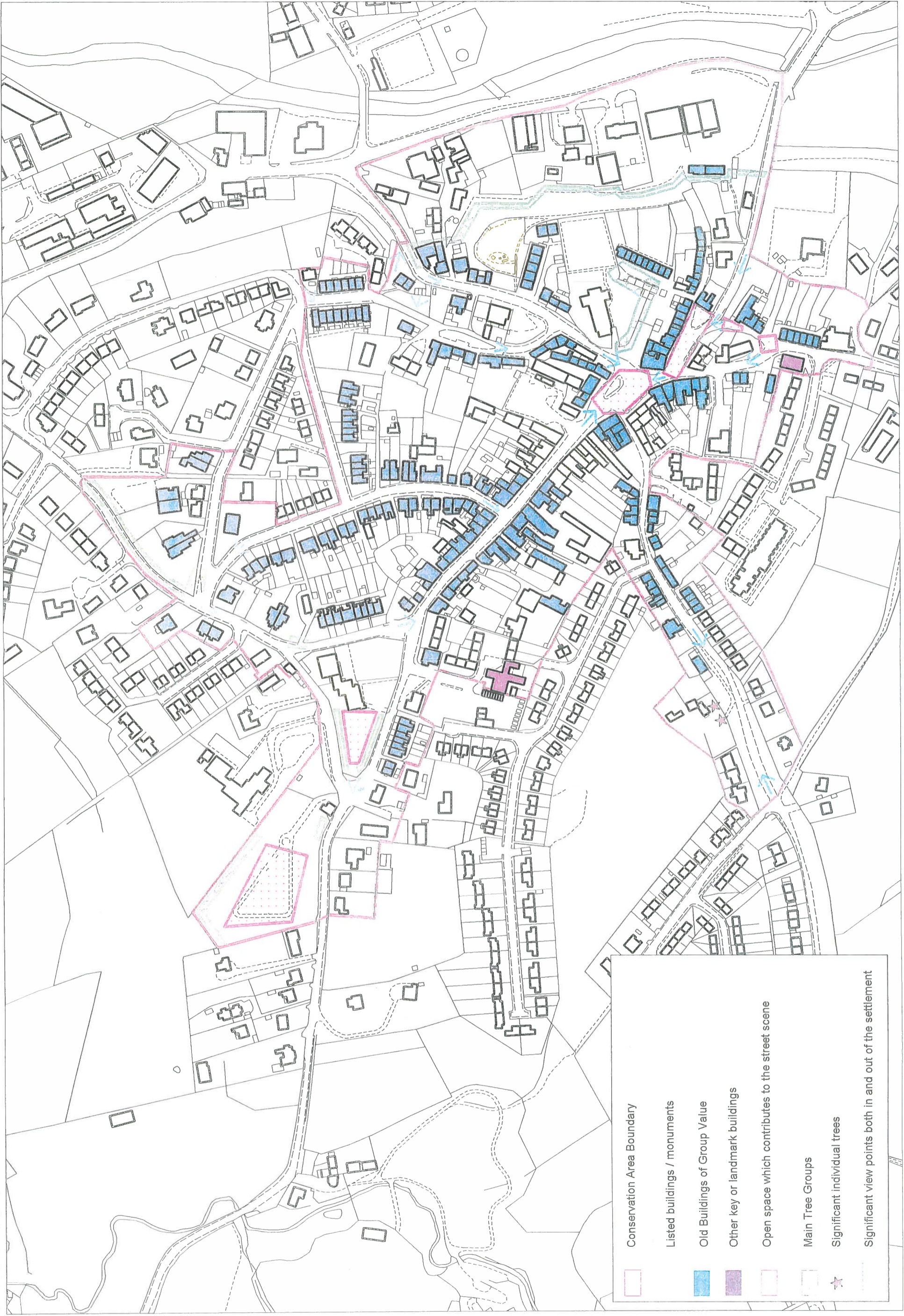
To the north of Wooler's town centre the Victorian and Edwardian suburbs 'Character Area' is included with stone built properties of high townscape quality. The roads included in this area are parts of Glendale Road, part of Tankerville Terrace, most of Ryecroft Way and part of Queen's Road, also, part of Burnhouse Road to the west.









Church Street and Tenter Hill 'Character Area' is included because of its particular historic importance as the first developed area in the settlement and its special architectural importance and high townscape quality with St. Mary's Church as a major landmark.

The boundary to the east includes the loose knit group of buildings around the Old Mill and more recent industrial buildings. It is defined by this lower level as it meets South Road and the main junction.

Ramsey's Lane and Cheviot Street 'Character Area' is included within the boundary of the proposed conservation area, being two early approach roads to the settlement. The area has buildings of architectural and historic interest and a townscape of high quality. Properties to the south end of Ramsey's Lane are more modern but provide a significant viewpoint and gateway into the area. Two notable trees of merit help define and shape this view against a magnificent landscape setting.

The Historic and Architectural Character of the Conservation Area of Wooler



	Conservation Area Boundary
	Listed buildings / monuments
	Old Buildings of Group Value
	Other key or landmark buildings
	Open space which contributes to the street scene
	Main Tree Groups
	Significant individual trees
	Significant view points both in and out of the settlement

PROPOSED CONSERVATION AREA FOR WOOLER

9. Suggested Priorities for Management

9.1 Introduction

9.2 The Wooler proposed conservation area appraisal identifies the main elements of architectural, townscape or historic interest in the settlement which contribute to its architectural or historic character and are worthy of preservation or enhancement.

9.3 The appraisal also examines negative factors, namely, those features which detract from Wooler's architectural and historic character and may by careful management, be improved or enhanced. This section is not only concerned with opportunities for improvement, but advising the local community on the best way to look after their precious heritage with advisory publications. Other important management issues include the prioritising of actions by this council regarding further survey work, assessments, appropriate conservation policies and their phased implementation.

9.4 It is outside the remit of this appraisal to produce a detailed strategy for the management of this proposed conservation area. However, the following general guidance will form a useful framework to progress appropriate measures for the preservation and enhancement of Wooler's historic and architectural character. (The Wooler Design Statement has been indispensable guidance for this appraisal in defining the local community's appreciation of Wooler's built heritage and aspirations for its future preservation and enhancement.)

10. Listed Building Review

10.1 There are 25 listed buildings and structures in the Wooler proposed conservation area listed on the 14th of May 1986. It is considered that as the listing survey was completed some years ago, a review should be carried out, bearing in mind changing standards and more sophisticated qualitative assessments. Although it is outside the remit of this appraisal to produce a full survey of buildings it is considered the following buildings should be focused on. A particular asset to Wooler's heritage is its large number of fine old shop fronts which should be given special consideration. This will require strong justification as most of the old shop fronts are mostly late 19th or early 20th century.

10.2 Also some older properties in Wooler, and buildings important to the social, cultural and industrial history of Wooler, for example the former workhouse, may be reviewed for listing.

10.3 A building-by-building analysis recording historic and architectural importance and general condition would be necessary not only for submission to the Department for Culture, Media and Sport for possible listing, but also providing useful information on building repair and the need for funding, and development control policies on building additions and alterations.

11.0 Building Condition

11.1 There has been little serious building dereliction found during the initial survey. However, a detailed building survey (as outlined above) is needed to give a more accurate assessment of the condition of old buildings in Wooler, based on the 'listed buildings at risk' survey produced by English Heritage. This will give information as a possible basis for funding priorities towards the cost of building repairs.

11.2 The satisfactory repair and maintenance of old buildings requires expertise in the use of traditional materials and detail. This is sometimes lacking, for example, the use of cement mortar, with ribbon pointing, instead of a lime based mix, and concrete lintels instead of stone replacements.

11.3 It is suggested that detailed information is made available to the public on the appropriate repair and maintenance of old buildings in a publication.

12.0 Building Additions and Alterations

12.1 Wooler is similar to other historic settlements in its general standard of design of building additions and extensions, which are usually built to improve amenity or achieve more space. Sometimes these changes detract from the buildings' character because of their inappropriate size form or detail.

12.3 There are adequate controls for extensions, alterations or demolitions of listed buildings, as Listed Building Consent is required for these changes. However, successful implementation of these controls relies on an awareness by owners and agents of these constraints on changes to listed buildings.

12.4 Although there is national guidance on alterations to listed buildings for example 'Planning Policy Guidance Note 15', it would be appropriate to publish design guidance for The Borough of Berwick-on-Tweed, taking into account local distinctiveness.

12.5 Unlisted buildings, although they may contribute to the historic or architectural character of a conservation area, do not have the same controls over their change as listed buildings. There is currently concern about the serious erosion of the character of conservation areas by the removal of original timber windows and replacement with inappropriate PVCu materials, which does not require planning permission on privately owned houses. It is recommended that as a matter of urgency, that an Article4(2) Direction is considered for Wooler following designation. This would ensure that defined alterations to unlisted buildings, such as the previous example, may be excluded from 'permitted development', and require 'Planning Permission'.

12.6 It would also be appropriate to include advice on the design of alterations on unlisted buildings in conservation areas within the design guide already referred to.

13 New Development

13.1 Wooler has already been recently developed with substantial areas of housing, mostly on the periphery of the historic centre. New development varies in its quality of design and success in harmonising with the character of the old settlement. Housing sites have been designated in 'The Berwick-on-Tweed Borough Local Plan', all located within the existing structures of recently built estates. Should further development be considered in the future within the boundary of the proposed conservation area of Wooler, careful assessment of its location will be needed to help ensure that important townscape elements defined within the appraisal, such as open spaces, vistas, landmarks, building groupings and densities are protected from inappropriate change.

13.2 Design guidance for new development would be useful in helping ensure that high standards of design are achieved in the Borough. It is envisaged that the guide would cover the whole of Berwick-on-Tweed Borough but take into account local distinctiveness. It could also be part of a comprehensive publication including alterations and extensions.

14 New Uses for Old Buildings

14.1 Wooler has some successes in promoting creative new uses for old buildings. For example the 'Poor Union Workhouse', off the High Street, is now 'The Cheviot Centre,' as a multi-purpose building including the Tourist Information Centre, and Community Centre and The Methodist Church is now The Glendale Centre.

14.2 Buildings 're-inventing themselves' is an important part of the evolution of a settlement where the social, economic and cultural well-being of the

community may benefit, whilst helping secure a viable future for the property.

- 14.3 A creative and flexible approach is important when considering the new use for an old building by all concerned with its future. However it is important that any change of use or alteration ensures that not only the historic and architectural integrity of the building is preserved, but the historic character of the conservation area is also retained.

15 Open Spaces and Landscape

- 15.1 There are several fine landscaped open spaces in Wooler with many mature trees, as well as a couple of "specimen trees" some with the protection of 'Tree Preservation Orders'. Trees will have extra protection in Wooler by the designation of a conservation area, as prior notification will be required for the felling or lopping of most trees.
- 15.2 There is little original street surface remaining in Wooler, which is now mostly tarmac with concrete kerbstones. There is a pleasant paving scheme at Archbold Cottages with block paviers.
- 15.3 The increase in vehicular traffic over the years has resulted in the erosion of the visual quality of streets and open spaces in Wooler, by the intrusion of parked cars. Also traffic signs have resulted in an ugly clutter in the street scene.
- 15.4 A feature which has a particularly serious affect on the historic and architectural character of Wooler is the presence of ugly overhead wiring which is prominent in many of its streets and spaces. This issue should be considered a priority for action, subject to the views of the local community
- 15.5 It is considered that the local community should be the movers behind any enhancement scheme in Wooler, with this Council being one of the enabling agencies.

16 Archaeology

- 16.1 Knowledge about Wooler's landscape and previous human occupation is understood through the discovery and analysis of archaeological remains. Archaeology therefore, represents a unique insight into the past and provides a finite and non-renewable resource that can be vulnerable to damage and destruction. Appropriate management is therefore, essential to ensure that archaeology survives and continues to provide information about the past.

16.2 The Character Appraisal is a snapshot in time. Archaeological records have helped with the appreciation of the landscape and built form both above and below the ground. Opportunities for further archaeological study will continue to inform the character of the conservation area. National, regional and local policies exist through the planning process to ensure that adequate provision is made to continue to record and protect where necessary, archaeological remains.

The Way Ahead

17.1 The DRAFT Conservation Area Appraisal recommended that the proposed designation of Wooler be the subject of consultation with the local community and the appraisal submitted for their comments. Wooler would then be designated following a positive response and subject to approval by Berwick-upon-Tweed Borough Council.

17.2 The consultation process was undertaken via a publicised event that took place at the Cheviot Centre between 19th and 25th July. The Wooler draft Appraisal, together with maps and supporting documentation showing the proposed conservation area boundary were publicly displayed. The consultation period concluded on the 1st September 2005 and comments received were then analysed and reported to the Council's Planning Committee on the 6th December 2005 and ratified by Council on the 20th December 2005. The boundary and contents of this document have been revised following input from the community consultation. The following summarises further research that could be pursued following designation.

- Assess the need for an Article 4(2) Direction for Wooler and appropriate categories to be excluded from permitted development.
- Consideration of the need to remove ugly overhead wiring, with approaches to the relevant power companies to promote a phased programme of the undergrounding of cables.
- Commission a survey to establish the architectural and historic importance and condition of old buildings in Wooler, as a basis for submission to D.C.M.S. of possible buildings for listing, establishing a 'buildings at risk' list and ascertaining the possible need for repair grants for old buildings.
- The publication of a detailed design guide for the Borough of Berwick-upon-Tweed. This would identify differing guidance for areas of different distinctive character and focus on the needs of conservation areas.
- The publication of guidance on the appropriate repair of old buildings.
- Promotion of the preparation by the local community of projects for the enhancement of Wooler.

Appendix (A)
Glossary of terms

Glossary of Terms

Abutments	The solid part of a pier or wall against which an arch abuts	Burgage Plot	A tenure of land from an overlord for a yearly rent. The burgage plot commonly refers to the distinctive long narrow plot of land including a property found in old town centres, often mediaeval in origin
Architrave	The lowest of 3 main parts of entablature. The moulded frame surrounding a door or window.	Burnt umber	A dark brown colour usually used to describe a paint colour
Area Outstanding Natural Beauty	A designation by the Country Agency (formerly Countryside Commission) under the National Parks and Access to the Countryside Act 1949. Their primary purpose is the conservation and enhancement of natural beauty.	Buttress	A mass of masonry or brickwork projecting from or built against a wall to give extra strength
Arrises	A sharp edge produced by the meeting of 2 surfaces.	Canopy	A projection or hood over a door, window, tomb, altar, pulpit niche etc
Ashlar	Hewn blocks of masonry wrought to even faces and square edges lain in horizontal courses with vertical, fine joints, usually polished on the face.	Cannon chimney pot	A plain tubular chimney pot resembling a miniature cannon barrel made of fired clay.
Balustrading	Short posts or pillars in a series supporting a rail or coping	Capitals	The head of a column, pilaster etc in classical architecture

Cornice	A moulded projection which crowns an entablature, moulding wall or opening.	Nave	The western limb of a church, west of the crossings flanked by aisles.
Coursed stone	Stone laid in horizontal courses	Ogee	A double curved line made up of a convex and concave part paniles.
Crenellated	A parapet with alternating indentations and raised portions, for example a battlement.	Orders	In Greek, Roman and Renaissance architecture, an assembly of parts consisting of columns with bases, capitals and entablature.
Dentil	A small square block used in series in Ionic, Corinthian and Composite columns.	Pantiles	A roofing tile of curved s-shaped sections
Diamond panes	Lozenge shaped panes of glass in wooden glazing bars or lead surrounds.	Parapet	A low wall placed to protect any spot where there is a sudden drop for example a house top
Drip stone or hood mould	A projecting moulding to throw off the rain on the face of a wall, above an arch, doorway or window.	Pastiche	Generally used as a derogatory term to describe a poor copy of an architectural element
Droved	An approximately parallel series of grooves in stone work made by a hammer and bolster	Patina	The weathered appearance of a building material
Entablature	In classical architecture the superstructure of an Order consisting of architrave, frieze and cornice.	Pediment	a low pitched gable over a portico, door or window
Eaves	A lower edge of a sloping roof which overhangs the face of a wall.	Pilaster	A shallow pier or column, projecting very slightly from a wall

Reconstructed stone	Artificial stone	Tooled	Marks made by tooling or cutting into stone
Reveal	That part of the surround which lies between the glass or door and outer wall surface.	Traceried	The ornamental intersecting work in the upper part of a window.
Rock faced stone	Stone squared, with a rough finish to simulate a rugged rock appearance	Vernacular	Nature or indigenous, not designed or taught
Romanesque	The style current until the advent of Gothic, origins conjectured between 7 th and 10 th centuries AD	Vista	View of features seen from a distance
Rusticated	Masonry cast in large blocks separated from each other by deep joints	Voussoirs	A brick or wedge shaped stone forming one of the units of an arch

Appendix (B)

Listed Buildings and Ancient Monuments

NU 02 SW

WOOLER

A 697
(East side)

9/105

Milepost c.1/4 mile north of Haugh Head

II

Milepost. Early C19. Cast-iron post c. 2 ft. high. Triangular with rounded back and canted top.

Inscribed on one side MOR (Morpeth), on the other side COR (Cornhill)
30 14

and on the top L E (London and Edinburgh)
317 61

Listing NGR: NU0000926700

NT 9927

WOOLER

CHEVIOT STREET
(East side)

18/107

Nent House

II

House. C18. Random rubble with dressed stone quoins and surrounds. Pantiled roof, and brick chimneys, the upper parts rebuilt. Lobby-entry plan. 2 storeys, 3 bays. Central C20 door with overlight. 12-pane sash windows.

Steeply-pitched gabled roof with reverse-stepped gables.

Single-storey wing projects to rear.

Listing NGR: NT9920427916

NT 9928

WOOLER

CHURCH STREET
(West side)

17/109

No. 5
(Miller's Antiques)

GV

II

Shop. C17 or early C18. Windows C18, shop front late C19. Painted roughcast with painted ashlar dressings. Pantiled roof edged with stone slates. Old brick chimneys.

Single storey with basement. Irregular openings. Boarded door to right is door to basement, full height at this end due to the lie of the land. Three 12-pane sashes.

Shop door on left flanked by shop windows with decorative pilasters and dentil cornices. Shop front to left of door, i.e. in gable end, has 16-pane window. C17 or early C18 window above in moulded frame. The shop front to right of door has plate glass with dentil cornice.

Steeply-pitched gabled roof with thin raised coping, kneelers on left gable and end stacks.

Listing NGR: NT9920828032

NT 9928

WOOLER

CHURCH STREET
(West side)

17/110

Police Station and Police House

GV

II

Police station and police house. 1850, enlarged 1887. Ashlar with Welsh slate roof. Double span.

2 storeys, 3 bays with lower one-bay wing on right. Plinth. 3 steps with low side walls up to central door with 4 vertical panels and heavy iron studs. Diamond-paned overlight. Tudor-arched, double-chamfered surround with hoodmould.

On ground floor, 2-light mullioned windows with hoodmoulds.

On 1st floor, similar but taller windows with diamond-paned casements.

Similar detail to 1-bay wing on right.

Stone cornice-gutter. Gabled roof with ridged coping and kneelers. In valley between front and rear span 4 tall corniced, diagonally-set chimneys.

On left return, outside stone steps to similar door leading to court room on 1st floor.

Interior has massive iron-clad doors to cells.

Listing NGR: NT9923928103

NT 9928

WOOLER

CHURCH STREET
(East side)

17/111
21/9/51

Church of St. Mary

GV

II

Parish church. 1765. Enlarged 1835, gothicized 1873 by F.R. Wilson. Chancel and east vestries added 1912-13. Ashlar with Welsh and Lakeland slate roofs.

West tower with attached vestry; nave, chancel and vestries.

Tower 4 storeys, the top 2 storeys added 1835. Original doorway with pointed arch on south side, round window above. 3-light Decorated west window. Clock and 2-light Tudor-style bell openings added 1835. Parapet with Tudor-arched balustrade and small corner turrets. Small spire. Turrets and spire have weather vanes. Attached vestry has inscription of 1835 over 2-light window.

CA

3-bay nave has sundial inscribed V 1765, on south-west corner. Chamfered plinth, 2-light Geometric windows. Decorative lead glazing patterns. Moulded cornice.

2-bay chancel with attached vestries in Perpendicular style. Large 5-light east window.

Interior: tower staircase has stick balusters, turned newel and ramped handrail.

Inscription in tower hall recording erection of clock 1836 for £189.11.10.
"We take no note of time but from its loss. To give it then a tongue is wise in man."

Wide aisleless nave with flat ceiling. Chancel arch of 1912.

Wall monuments in nave: Francis Haigh, 1824 by Jobling of Gateshead, Rev. William Haigh, 1836 and daughter Frances, 1837, whose "zeal in the religious instruction and useful employment of the Female youth in this parish ably seconded the efforts of her father." By Davies of Newcastle.

Listing NGR: NT9924328020

NT 9928 WOOLER CHURCH STREET
(East side)

17/112 War Memorial

GV II

War memorial. c.1920. Sandstone. Tapering rock-faced plinth and ashlar panels bearing names of fallen. Celtic wheel-head cross above with interlace and vine scrolls. Inscribed

"No hate was theirs
No thirst for fame
When forth to death
By honour sent
Life beckoned sweet
The great call came
They knew their duty
And they went."

Listing NGR: NT9928828105

NT 9928 WOOLER COTTAGE ROAD
(North side)

17/113 The Tankerville Arms

GV II

Hotel. C18 and early C19. Extended 1898. Ashlar facade with random rubble to rear. Scottish and Welsh slate roofs.

Older parts L-shaped in plan with second span in re-entrant angle, 1898 building projects to rear on right return forming U-plan. Two storeys and attics, 5 bays by 5, slightly irregular.

East front originally 5-bay entrance front now made irregular by C19 alterations. Finely moulded cornice and gabled roof with decorative scrolled kneelers. Corniced ridge and end stacks*

Present entrance front has gabled stone porch to right with 6-panelled 2-leaf door and fanlight with intersecting glazing bars. Inner door has Tudor-arched overlight with intersecting tracery. Left of door, on 1st floor 5 original 8-pane sashes. Ground floor has 3 original 12-pane sashes and 3 inserted 12-pane sashes. Gabled roof with 4 C19 dormers.

Listing NGR: NT9908828606

NT 9928

WOOLER
(North side)

COTTAGE ROAD

17/114

Garage and workshop
c.10 yards north-west of The Tankerville Arms

GV

II

Formerly stable and carriage house, now garage, stores and workshop. Early C19. Random-rubble with dressed stone quoins and surrounds. Welsh slate roof. 3 ranges round a courtyard.

Central east range, 2 storeys; flanking single-storey stable ranges.

Central range has blocked door and sliding double doors to rear. Two ½-slatted windows on 1st floor. Steeply-pitched hipped roof with weather vane.

Single-storey flanking ranges have boarded doors. Gabled roofs with boarded doors to haylofts in gable ends.

4th range on west side,rebuilt 1976, not of special interest.

Listing NGR: NT9905528607

NT 9928

WOOLER
(North side)

COTTAGE ROAD

17/115

No. 26
(The Old Vicarage)

II

House. 1820-30. Slightly later C19 addition. Dressed stone with Welsh slate roof. Originally T-shaped in plan with later additions attached to north side of rear wing.

2 storeys, 3 bays.

Central ½-glazed door with overlight, recessed in segmental-arched surround.

Windows to right of door blocked at early date on 1st floor, never inserted on ground floor. Ground floor left window is a tripartite 16-pane sash. 16-pane sashes on 1st floor. 1st floor sill band. Gabled roof with flat coping and corniced end stacks.

Right return has later C19 canted bay window. To rear, the back stair window has pointed arch and intersecting glazing bars. Main stair window is now blocked behind later wing on left return in similar style.

Interior: open-well stair with stick balusters, turned newels and ramped handrail. Similar back stairs. 6-panelled doors and internal shutters.

Listing NGR: NT9901028735

NT 9928

WOOLER
(North side)

HIGH STREET

17/116

The Black Bull

GV

II

Inn. C19, remodelled 1910. Ashlar and rock-faced ashlar with red-tiled roof. Arts and Crafts style. 3 storeys and attics, 3 bays.

Rock-faced ground floor has 5 irregular openings with archway in left bay, 2-leaf door with oval glazed panels in 2nd bay, and three 15-pane sashes.

Upper floors 3 windows, Centre bay is a 2-storey octagonal oriel on large wood brackets. It has wood mullioned-and-transomed windows and lead aprons inscribed in typical letters HE AD 1910 THE BLACK BULL. Apron on 2nd floor is decorated with Tudor roses and fleurs de lys.

2-light sash windows, the upper sashes with small panes.

Pronounced modillioned and moulded cornice, curved around oriel. Decorative rainwater heads.

Gabled roof with flat coping, corniced end stacks and corniced, flat-topped dormer windows.

Listing NGR: NT9914828070

NT 9928

WOOLER
(North side)

HIGH STREET

17/117

The Angel Inn

GV

II

Inn. C18. Dressed stone, painted white with black trim. Pantiled roof. 2 storeys and attic, 5 bays. Rusticated quoins on left side.

Central 4-panelled door with wood canted oriel window above. 4-pane sashes in outer bays.

Gabled roof with three Victorian dormer windows.

Listing NGR: NT9913228063

NT 9928

WOOLER
(South side)

HIGH STREET

17/120

No. 1
(The Red Lion)

GV

II

Inn. C17, C18 and C19. Top floor added late C19. Scored stucco with ashlar dressings. Welsh slate roof. 3 storeys, 4 irregular bays with 2 lower wings projecting to rear; and later C19 3rd range, also projecting between the other two.

2-leaf, 4-panelled doors in 2nd and 4th bays. Raised surrounds. 2-light window in left bay. In 3rd bay a C19 2-storey square bay window: 3-light mullioned windows with 8-pane sashes; Castellated parapet, 12-pane sash windows elsewhere.

Gabled roof with flat coping and corniced ridge and end stacks.

Interior: In bar large fireplace with massive lintel and very rough bressumer, probably C17. Several other plain old fireplaces including one on 1st floor with date 1671 scratched on. One 2-panelled door on 1st floor. Parts of house inside and to rear have walls over 3 ft. thick.

Listing NGR: NT9912328021

NT 9928

WOOLER
(South side)

HIGH STREET

17/121

Nos. 3-7 odd
(Sanderson Wines and J.G. Fairbairn)

GV

II

2 shops with flat above. C18. Shop fronts C19. Rendered and painted white with black trim. Pantiled roof. L-shaped in plan. 2 storeys, 4 irregular bays.

Ground floor has boarded central door in slightly-chamfered surround flanked by shops with painted-wood fronts. Shop to left (Sandersons) has fluted pilasters and cornice on paired brackets. Shop to right (Fairbairns) has pilasters with decorative detail and dentilled cornice.

1st floor has four 4-pane sashes in raised surrounds.

Steeply-pitched gabled roof.

Wing to rear has old brick ridge stack.

Listing NGR: NT9911628030

NT 9928

WOOLER
(South side)

HIGH STREET

17/122

Nos. 15 and 17
(Pringle and Co.)

GV

II

House and shop. Late C19. Ashlar with Welsh slate roof. 2 storeys, 2 bays.

On ground floor: 6-panelled door to No. 15 on left and shop front on right. Shop front is in restrained Art Nouveau style with thin decorative glazing bars in upper parts of window. Black glass panel above with gold lettering and wooden Art Nouveau panels of flower carvings. Original 12-glazed shop door with engraved glass panel.

Two 2-light windows above. Dentil cornice. Gabled roof.

Included for group value.

Listing NGR: NT9910928045

NT 9928

WOOLER
(South side)

HIGH STREET

17/123

No. 21
(Barclays Bank)

GV

II

Bank. Late C19. Ashlar with Welsh slate roof. Classical style. 2 storeys, and attic, 3 bays.

Ground floor: rusticated, with rustication forming voussoirs to round-headed doorways in outer bays; 2-leaf, 6-panelled doors. 3 centre windows are close set and separated by 4 Ionic columns rising from moulded sill, Cornice over ground floor.

1st floor: Left bay breaks forward slightly. Three 4-paned sashes in architraves with the sills connected to form a string; floating cornices over.

Moulded cornice, and parapet with urn balusters.

Gabled roof with flat coping and tall corniced end stacks. 3 round-headed dormer windows with small-paned casements.

Listing NGR: NT9910228050

NT 9828

WOOLER
(South side, off)

HIGH STREET

17/124

No. 55
(The Masonic Hall)

GV

II

Formerly Western Chapel, an English Presbyterian church; now the Masonic Hall. 1818, porch added 1830-40. Random rubble with ashlar dressings. Porch dressed stone. Welsh slate roof.

2 storeys. 4 x 3 bays with slightly-irregular fenestration.

Entrance front: 3-bay single-storey porch has central boarded door and fanlight with intersecting glazing bars, in roll-moulded surround with dripstone; flanking round-headed windows with intersecting glazing bars. Castellated and moulded parapet, gabled over door with finial.

4 similar windows on 1st floor.

Hipped roof.

Similar windows on right return.

Listing NGR: NT9900228063

NT 9927 WOOLER MARKET PLACE
(South-west :side)

18/125 Nos. 14 and 15
(J. Bryson and Sons)

GV II

House and baker's shop. Early C19 with older core. Roughcast with Welsh slate roof add old brick chimneys. Wood shop front.

2 storeys, 3 bays. Central boarded door. Right of this a C19 shop front with moulded cornice on 3 decorative brackets.

2-pane sash windows with intermediate glazing bars removed.

On right opening to vennel through to rear of building.

Gabled roof with ridge stack.

Included for group value.

Listing NGR: NT9916827976

NT 9927 WOOLER MARKET PLACE
(South-west side)

18/126 No. 16
(Redpath)

GV II

Shop. Probably C18 with C19 shop front. Scored stucco with pantiled roof and old brick chimneys, wood shop front. Originally a cross-passage house with slightly later rear wing and now L-shaped in plan.

2 storeys. Originally 2 broad bays with central door but ground floor now irregular with shop front and door to left of door. This has plain pilasters and moulded cornice on elaborate brackets.

12-pane sash window to right of door. 1st-floor windows have intermediate glazing bars removed. Raised surrounds.

Steeply-pitched gabled roof with end stacks. To rear of rear wing two stables with boarded harr-hung doors and elaborate strap hinges.

Interior: Roof has C18 collar-beam trusses.

Listing NGR: NT9916127976

NT 9927

WOOLER
(South-west side)

MARKET PLACE

18/127

No. 18
(Terrace Cafe and Grill Bar)

GV

II

Formerly house now cafe. C18. Shop front C19. Rendered with pantiled roof and old brick chimneys. L-shaped in plan. 2-storeys, 3 bays.

On ground floor, shop front now occupies left 2 bays. It has panelled pilasters and moulded cornice. Other windows are renewed 4-paned sashes in raised surrounds.

Steeply-pitched gabled roof with reverse-stepped gables and end stacks.

Interior: roof has C18 collar-beam trusses.

Listing NGR: NT9915527987

NT 9927

WOOLER
(South-west side)

MARKET PLACE

18/128

Terrace retaining wall and railings 5 yards north of
Nos. 14-18 consecutive

GV

II

Terrace and railings. Mid C19. Rock-faced ashlar and cast iron. Retaining wall c.40 yards long and 5 ft. high broken in 3 places by later concrete steps. Railings on top with top rail and spear-head standards.

Listing NGR: NT9916627988

NT 9927

WOOLER
(East side)

RAMSEY'S LANE

18/129

No. 1 and attached garages

GV

II

Cottages and 3 garages, formerly stables and carriage sheds. C18 and early C19. Random rubble with pantiled and Welsh slate roofs. Row of 4 single-storey buildings which step down a steep hill.

On the left a 2-bay cottage with C20 door and sash window in alternating-block surrounds. Welsh slate roof and ashlar end stack.

Garage right of this has 2 boarded double doors with 6-pane sash between. Shuttered window above to former hay loft. Steeply-pitched gabled pantiled roof.

Right of this a garage with double doors to right and 12-pane fixed window to left. Steeply-pitched Welsh slate roof.

On right a one-bay garage. Boarded double doors with C19 or early C20 lettering. Steeply-pitched pantiled roof with brick end stack. On right return a boarded door with ventilation holes.

Included for group value.

Listing NGR: NT9913427981

NT 9927

WOOLER
(West side)

RAMSEY'S LANE

18/130

No. 18
(St. Leonards)

II

House. 1810-20. Random rubble with tooled-and-margined alternating-block dressings.

2 storeys, 3 bays. Originally L-shaped in plan with single-storey lean-to in re-entrant angle which was made 2 storeys in later C19.

Central 4-panelled door with margined overlight. Flanking late C19 canted bay windows. 12-pane sashes on 1st floor. Gabled roof with flat coping and corniced end stacks.

Interior: staircase with stick balusters, turned newels and ramped handrail. Entrance hall, stairs and sitting room have panelled dado. 6-panelled doors with paterae on the architraves.

Listing NGR: NT9904727992

NT 9828

WOOLER
(West side)

RYECROFT WAY

16/131

Loreto Guest House

GV

II

House, formerly presbytery to St. Ninian's R.C. church. Late C18. Ashlar facade; roughcast with ashlar dressings to rear. Welsh slate roof. 2 storeys plus basement. 3 storeys to rear.

Front block 3 x 2 bays with 2 wings projecting to rear forming U-shaped plan. Raised quoins.

Facade: steps with flanking railings up to 6-panelled door with side lights and broad elliptical fanlight with Adam-style tracery. Projecting pedimented centre bay.

12-pane sash windows. Moulded cornice. Hipped roof with 2 ridge stacks.

Tripartite windows to rear.

Interior not seen.

Listing NGR: NT9894728246

NT 9828

WOOLER
(West side)

RYECROFT WAY

16/132
Loreto Guest House

Garden wall and gatepiers east and south of

GV

II

Garden walls and gatepiers. Late C18. Random rubble walls lined with brick. Quoins and gatepiers ashlar.

High walls, 8-10 ft. high with flat coping and rusticated quoins.

Square rusticated gatepiers with pyramidal caps and doorway to right with triangular head and rusticated surround.

Left return on south side of garden, fronts onto Burnhouse Road. This section has been partly rebuilt.

Listing NGR: NT9895428182

NT 9928

WOOLER
(South side, off)

SOUTH ROAD

17/134

Wooler Mill

II

Water mill. C18 or early C19. Rendered rubble with pantile roof.

3 storeys, 3 bays, irregular openings.

Broad boarded door on right. Later boarded door on left. Three 12-pane sashes between. Three 12-pane sashes on 1st floor and 3 small square casements on 2nd floor.

Hipped roof. .

Listing NGR: NT9933628135

NT 9928

WOOLER
(South side)

SOUTH ROAD (A697)

17/133

Milepost by Millvale

II

Milepost. Early C19. Cast iron. Triangular post c.2 ft. high with rounded back and canted top. Inscribed on one face MOR (Morpeth);

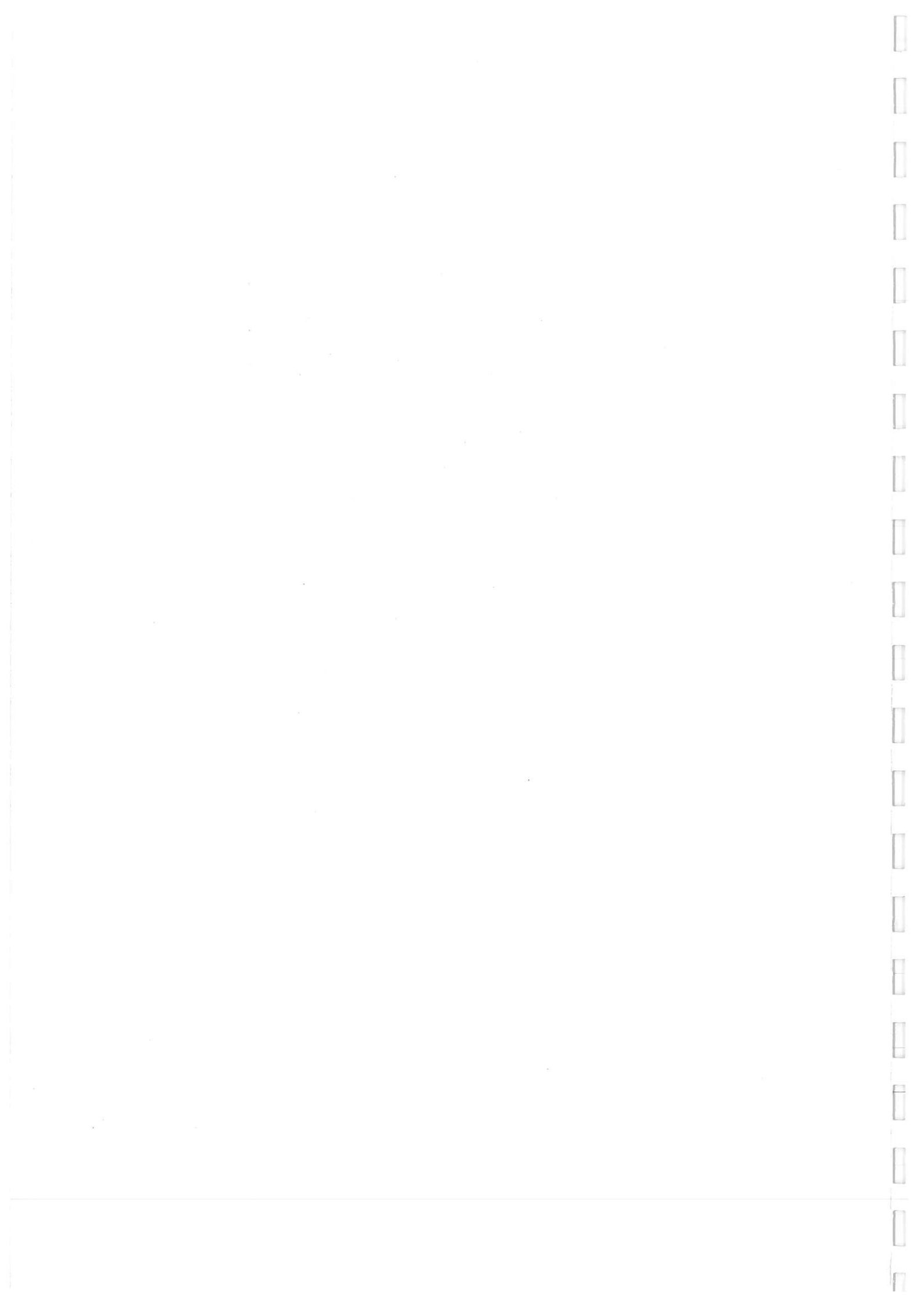
on the otherCOR (Cornhill) and on the top L E (London and Edinburgh)

13

318

60

Listing NGR: NT9939328127



Appendix (C)

Old O.S. Maps

