

Wark-on-Tyne

Northumberland Extensive Urban Survey



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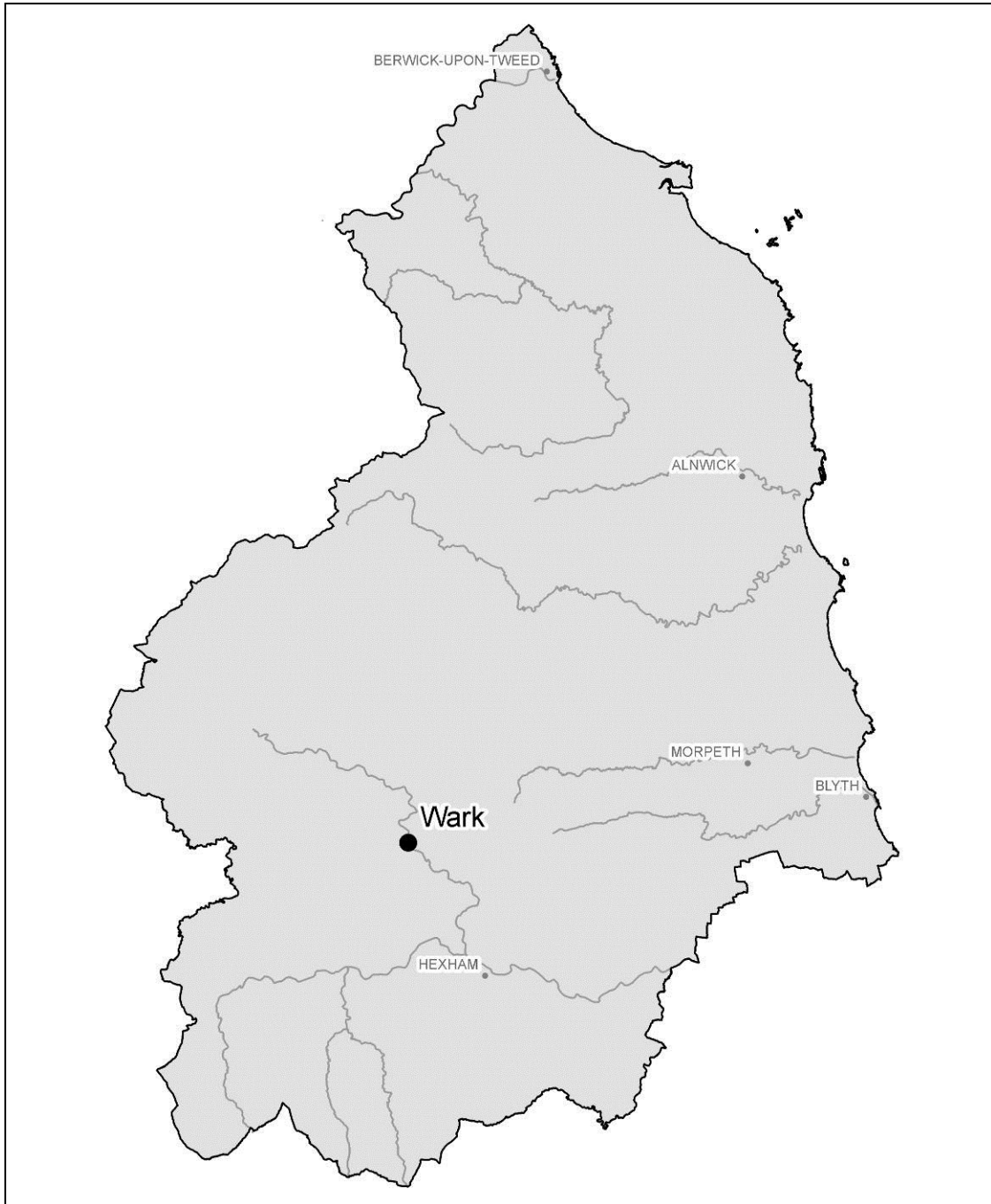


Figure 1: Location

PART ONE: THE STORY OF WARK ON TYNE

1 INTRODUCTION

1.1 Project Background

Towns and villages have been the focus of settlement in this country for many hundreds of years. Beneath our workplaces, beneath our houses and gardens, streets and shops – beneath our feet – there are archaeological remains which can tell us how these settlements were once arranged and how people went about their lives. Awareness and appreciation of this resource can enhance our sense of place and identity and help us understand how the past has directly shaped our present and how we can benefit from it in the shaping of our future. To ensure that evidence for our urban past is not needlessly lost during development local and national government have put in place a range of statutory designations and policies to make sure that valuable remains are protected, preserved and understood.

In 1992, English Heritage published a national policy to help planners and developers deal with urban archaeology and any issues that might arise during the planning process (*Managing the Urban Archaeological Resource*). This led to the Extensive Urban Survey programme, where funds were made available to individual planning authorities to prepare material to explain how archaeology fits into the planning process and how issues raised can be best resolved. Wark on Tyne is one of 20 towns in Northumberland to have been reviewed, the results appearing in the following report which is divided into three main parts:

Part 1 summarises the development of Wark using documentary, cartographic and archaeological sources, and examines the evidence for the survival of archaeological remains in the town.

Part 2 assesses the detailed archaeological potential of the town of Wark and how development could, potentially, impact on significant archaeological resources which are of both national and local significance.

Part 3 looks at the national and local planning process with regard to archaeology and is designed to give the developer, planner, and general public, the framework within which development in an historic town will normally proceed.

The present survey (fig 2) encompasses almost the full extent of the town of Wark. Material within this report includes information available on the Northumberland Historic Environment Record (HER) at the time this report was updated. Information on the HER is constantly being updated and should be used as the primary source for historical and archaeological information.



Figure 2: Study Area (purple line), Listed Buildings (pink)

1.2 Location, Geology and Topography

The village of Wark on Tyne is located on the west bank of the River North Tyne just above its confluence with the Warks Burn and on a sand and gravel terrace between 86m and 90m OD. The valley of the North Tyne is broad at this point with woodland along the river edge; the landscape beyond largely pastoral with scattered farmsteads and small villages.

The settlement lies around a 'T' junction formed by the B6320 - which runs along the west bank of the river between Chollerford, four miles to the south and Bellingham five miles to the north - and a minor road which runs up the east side of the river before crossing at Wark. The presence of this crossing, initially a ford, must have been a major influence on the site of any settlement, as would have been a prominent plateau, Mote Hill, just to the south of the crossing, a naturally defensible position and one which seems to have been enhanced during the 12th century as an earthwork castle.

Modern Wark, which extends as far north as the 19th century Presbyterian chapel (HER 7810), once a building remote from the village, and as far south as the western flank of Mote Hill, still

focuses on Main Street (the east-west route running from the bridgehead), the green, and the 'T' junction to the west where Main Street is butted by Hexham Road.

The area around Wark is underlain by a solid geology of sedimentary rocks of Carboniferous age. These form a succession of beds of limestone, sandstone and shale, with intervening seams of thin coal which can be quite localised. Superficial Boulder clays and sands and gravels formed during the recession of the last Ice Age and by subsequent postglacial outwash mask these earlier rocks. Mote Hill was formed at this period as a drumlin and is made up of contorted bands of gravels and sands. Terraces have been formed along the valley above flat haughlands.

1.3 Brief History

People will have lived in and moved through the valley of the North Tyne since the end of the last Ice Age. Despite this, there is little evidence for Mesolithic and Neolithic occupation in the area. But the landscape is dotted with remains left by people of the later Bronze Age. Much of this evidence is for burials, a number have been found close to Wark. Other Bronze-Age remains a little further afield include a stone circle known as the Goatstones and an unenclosed settlement consisting of a number of roundhouses, both to the south-west.

The absence of defences around early and middle Bronze Age settlements over the region is notable. By the late Bronze Age and early Iron Age, though, settlements in the area were enclosed, suggesting worsening security. Evidence for what is known as a palisaded enclosure, probably of this period, lies below a later Romano-British farmstead near Bridge House, just beyond Wark Common to the west-north-west of Wark. The later Romano-British settlement was characteristic of numerous enclosed farmsteads of this period lying in the uplands bordering the North Tyne, mostly rectangular in plan, surrounded by a low wall or bank and an external ditch with an access track or causeway running through one side of the defences and yards and roundhouses within. These sites are frequent and the landscape of the uplands bordering the North Tyne would have been much more populous than today.

There is no certain evidence for a settlement at Wark before the 12th century when Wark became the centre or 'caput' of the Lordship of Tynedale. This was administered by Scottish Kings up until the death of Alexander III in 1286 and not fully integrated into the rest of Northumberland until the late 15th century. An earthwork castle - a motte or a motte and bailey - is thought to have been constructed at Wark on Mote Hill and a prison and assizes for the lordship lay somewhere within the settlement (and the remains of what may have been a very substantial medieval tower within the village were uncovered by workmen in 1804). In 1296, Edward I annexed the lordship of Tynedale during his invasion of Scotland. It was not for many years that the border was stabilised and the North Tyne became an area of endemic lawlessness and reiving until well into the 17th century.

The Barony of Wark was sold by the Radcliffe family to the Earl of Derwentwater. His estates, including Wark, were confiscated by the crown in 1715 after his part in the Jacobite Rebellion. The lands were passed on to the Commissioners of the Greenwich Hospital in 1775 who invested in roads and buildings and some agricultural improvement. There was also coal mining nearby at Sully Row near Birtley, although Wark never took on the aspect of an industrial settlement it did have a Mechanics Institute. The estate was sold to the Duke of Northumberland in 1833 who continued local improvements. The Border Counties Railway arrived at Wark in 1859. It greatly facilitated communications and commerce along the North Tyne; a sheep market was established in Wark in 1860 and by the early 20th century the settlement was an important service centre for the valley and had 14 shops. the service role of Wark in the valley has now declined. The livestock market closed in 1947 and the railway was shut down in 1956.

1.4 Documentary and Secondary Sources

Research on the town in this survey began with a review of information held in the county's Historic Environment Record (HER). For Wark this was largely based on antiquarian observations and archival material from as early as medieval times. Although its character as an administrative centre in the medieval period is documented, there is very little evidence directly relating to the extent or form of Wark. One of the effects of the independent status of the Liberty of Tynedale was that it was excluded from the Lay Subsidy of 1296 and thus from one of the most valuable surviving sources of information about the size and density of settlement in medieval Northumberland (Haigh and Savage 1984, 52). The earliest surviving detailed survey to include Wark is the 1604 survey of debatable lands which followed the union of the crowns; however, this survey does mention an earlier survey of the lordship of Wark by Henry VII's commissioners in 1495, which is unfortunately now lost (Dodds 1940, 285).

The history of Wark is covered in Volume 15 of the Northumberland County History, (Dodds 1940) and in Hodgson's *History of Northumberland* (Vol. II part III) and mentioned in Tomlinson's *Guide to Northumberland* (1888). More recent secondary sources are of limited value, providing summaries of information presented in these earlier histories. Some interesting photographic evidence for Wark at the beginning of this century is provided in Roberts and West (1998). Bleay's 1977 history of Wark has some useful information on the 19th and 20th century changes of use of properties to and from commercial and domestic use.

1.5 Cartographic Sources

Wark is represented on Armstrong's map of Northumberland of 1769 by buildings on Mote Hill and a building each side of the road leading to the river crossing. This is at best a schematic

representation of the village since a more detailed plan, of the same date, shows a more complex picture. A *Plan of Warkes Fell and Warks Common, a correct copy of the plan of Works Fell* 1769 (NRO ZHE 61/6) is the earliest surviving dated map of Wark village. It shows the manor house on Mote Hill with a road immediately to the north leading to a ford across the North Tyne en route to Birtley. To the north of this road is an open area called Wark Grounds. An east-west road turns northwards when it reaches the river. Buildings are marked on this road, which reflect the form still taken by the village today. Buildings are located around three sides of a small area of open ground, and some buildings are shown on each side of the road as it leads to the west. An undated *Plan of Wark Township* (NRO ZHE 61/3) shows fewer properties around the three sides of the area of open ground, and along the road to the west but more properties along the road leading to the south than the map dated 1769. This map included the names of the property owners, which may demonstrate that the map dates to the early 19th century. Other plans include a Survey by Fryer copied by Thomas Bell in 1809 (NRO Zan Bell 34/2) and an undated post-medieval plan showing Wark Common (NRO Zan Bell 34/4). An undated post-medieval plan of the collieries and enclosures in Simonburn Common in dispute between Simonburn Castle Demesne Manor and Wark Manor does not show the village in any detail (NRO ZAL 89/1/2). The form of the village changed in the 19th century and this is apparent on the First Edition Ordnance survey of about 1860.

1.6 Archaeological Evidence

There have been no archaeological interventions in the village proper. A number of projects have been carried out on Mote Hill, though, to accompany residential development works on the farm and farm ranges. These are listed in Appendix 3.

1.7 Protected Sites

The study area includes seven listed buildings, all Grade II. Wark is not a Conservation Area and there are no Scheduled Ancient Monuments.

2 PREHISTORIC AND ROMAN

2.1 Mesolithic to Romano-British

People will have lived in and moved through the valley of the North Tyne since the end of the last Ice Age, from which time the valley must also have provided a seasonal route way for animals moving down to the Tyne Gap and to winter grazing. The tracking of this seasonal movement of animals by human hunters possibly presaged the later transhumance of domesticated herds - shieling - which became such a feature of the area. Despite this, there is little certain evidence for Mesolithic and Neolithic occupation in the vicinity apart from a probably late Neolithic cup-and-ring marked stone at Ravensheugh Craggs to the south west of Wark. But the landscape is thickly dotted with remains left during the succeeding Bronze Age. Much of this evidence is for burials. Locally, a burial cairn and a burial mound were found in the 18th century to the north of Wark (HER 7754), and in 1864-5 another burial mound was discovered just across the North Tyne at Warks Haugh (HER 7753). This was excavated at the time and found to contain four graves; a stone lined coffin included a pottery vessel and the remains of a cremation, another grave a pottery vessel and a flint knife. Two graves were empty, all remains of the occupants having long since decayed and turned to dust. Another apparently single burial was found close by at Warksburn (HER 7755). When excavated, only one jet bead was found and no evidence of human remains. Other aspects of the rich Bronze-Age culture lie a little further afield. The Goatstones to the south-west of Wark (HER 7833; SAM No. 25065) is a stone circle with four surviving uprights, one of which is incised with cup and ring marks. It stands on a knoll at the south-west end of Ravensheugh Craggs with a possibly earlier burial cairn at the centre. And the remains of an unenclosed settlement of the Bronze Age lie near Manor House (HER 7701; SAM No. 25104). Like the Goatstones, this also sits on a high point. Although it is unenclosed, a number of still well-defined hut circles crowd together with only one standing remote to the south.

The absence of defences around early and middle Bronze Age settlements within the region is notable. By the late Bronze Age and early Iron Age, though, settlements were enclosed; they were more troubled times. Evidence for what is known as a palisaded enclosure, probably of this period, lies below a later Romano-British farmstead near Bridge House (HER 7700) just beyond Wark Common to the north-west of Wark. This site was excavated by the archaeologist George Jobey in the 1950s. The later and overlying Romano-British settlement was characteristic of numerous enclosed farmsteads of this period lying in the uplands bordering the North Tyne such as at Leek Hill (HER 7698; SAM No. 25077), Hole Farm (HER 7712; SAM No. 25072) and closer but now lost examples at Pasture House (HER 7757), just to the north-west of Wark, and Shield Law (HER 7747) which lay on a hill on the north bank of Gofton Burn to the south-west of the village. They were mostly rectangular in plan, surrounded by a low wall or bank and an external ditch with an access track or causeway running through one side of the defences, there were sometimes 'scooped yards' internally,

probably for stock, and always roundhouses. These native sites are frequent, and the modern bleak and empty uplands away from the river would have been, in those times as in the Bronze Age, both populous and cultivated.

Tomlinson speculated that Mote Hill just to the south of Wark was the site of an 'ancient celtic settlement' (1888, 204) by which he presumably meant an Iron Age hillfort. There is no strong reason to think that this was the case (Dodds 1940, 37). Certainly, no evidence of prehistoric activity has as yet come to light from the hill despite two recent archaeological interventions on the site (Events No 13254 (evaluation) and No 13621 (watching brief) between 2003/5).

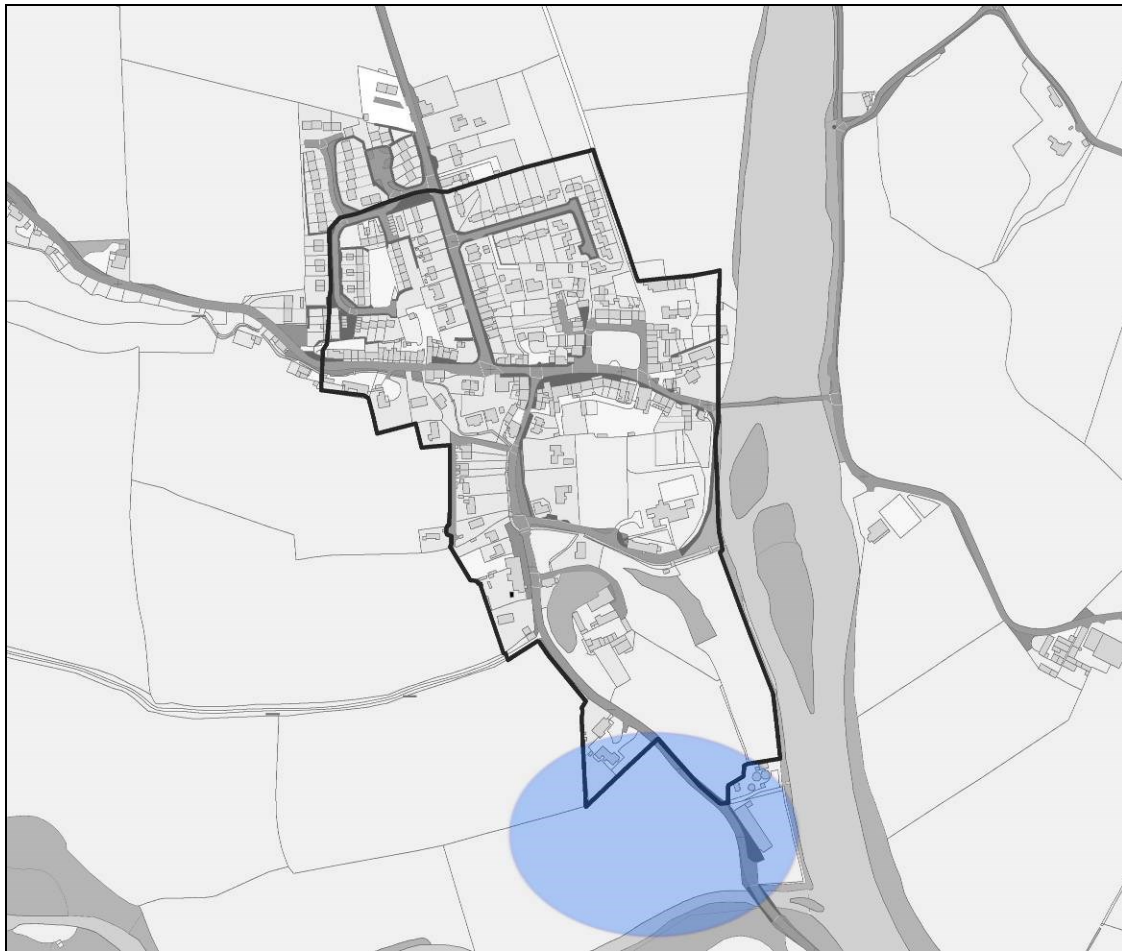


Figure 3: Prehistoric Wark (blue)

2.2 The Roman Military Presence

Hadrian's Wall and Chesters fort and bridge near Chollerford lie only five miles to the south of Wark, but there is little evidence for Roman military interest in the North Tyne. Dere Street, cutting northwards from the military base at Corbridge and then along Redesdale was the main arterial route to Scotland, appended with numerous forts and camps. A Roman altar stone was discovered serving as a stile at Mote Hill in the 19th century (HER 7751). It is

probably an example of the widespread reuse of Roman material common throughout the region and could have been brought from a number of sites.

3 EARLY MEDIEVAL

There is no physical evidence for early-medieval occupation at Wark. This does not necessarily mean that there was no such occupation, only that it has not as yet been located. Historically, Wark was a chapelry of the parish of Simonburn, possibly founded by Bishop Walcher of Durham in the mid-11th century (Ward Davis 1972, 4). The church at Simonburn - four miles from Wark - contains some even earlier stone fragments including part of a cross shaft of the 9th century and part of an 8th century frieze with baluster mouldings.

Placename evidence may also indicate early settlement at Wark. The name probably derives from the Anglo Saxon 'weorc' or fortification. However, the name does not need to have been applied to the settlement any earlier than post-Conquest times. It has also been suggested that Wark can be identified with *Scytlesceastre*, the place where Aelfwald, King of Northumbria was murdered in AD788 (Dodds 1940, 17-18) but there seems little if any reason to pursue this.

4 MEDIEVAL WARK

4.1 The Liberty of Tynedale

Parts of the present counties of Northumberland and Cumbria were for a considerable time after the Norman Conquest, as they had been for a considerable time before, a zone of dispute between England and Scotland. The Liberty, Regality or Franchise of Tynedale, which extended across 200,000 acres of Northumberland and encompassed the valleys of the North Tyne, the South Tyne and the Allen was, at least in part, a product of this dispute, created shortly after 1157 as part of an agreement between Henry II of England and Malcolm IV of Scotland following a period of hostility between the two states. In effect, it compensated William, the younger brother of the Scottish King, for his loss of the Earldom of Northumberland (the centre of which had been at Wark). Until the death of Alexander III in 1286, the liberty was administered and controlled by Scottish Kings although in accordance with English not Scottish law. Its head or caput was Wark. How the liberty was administered, at least in its latter days, is revealed in the record of the Eyre conducted by four Justices of the Scottish Crown in 1279 and 1280 at Wark. After 1286, The Liberty was itself the subject of continuing Anglo/Scottish dispute, and Robert Bruce held the area for a considerable period over the 14th century during the ineffective reign of Edward II. Major military campaigns between the two countries over that century were slowly superseded by intermittent forays and

border raids which took on a more clannish, more personal, and just as destructive a nature as fully state-sponsored war. Disharmony continued well into the 17th century and, in many forms, beyond.

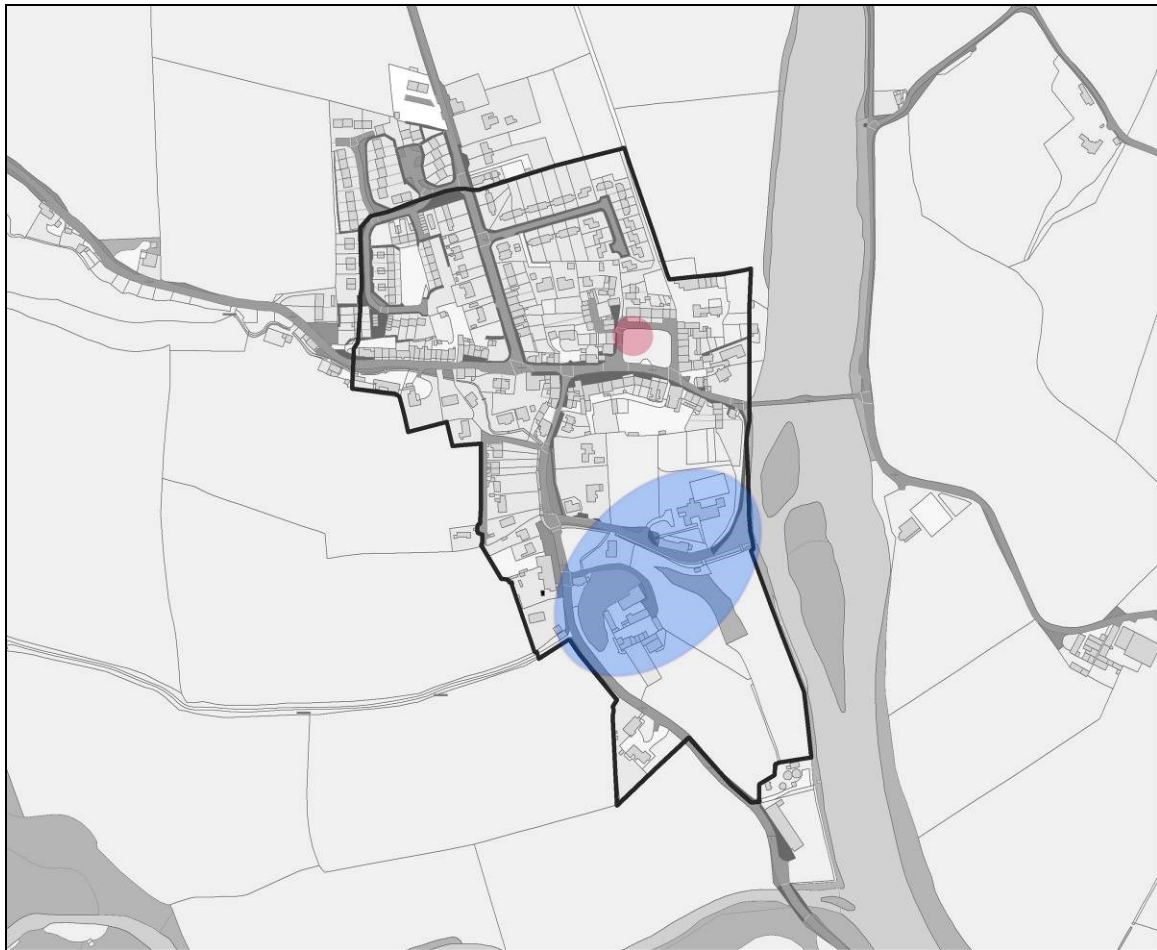


Figure 4: Medieval Wark: motte and bailey (blue), pele tower/prison (pink)

In the medieval period Wark was an administrative centre and the head or 'caput' of the Liberty of Tynedale. This was administered by Scottish Kings up until the death of Alexander III in 1286, and not fully integrated into the rest of Northumberland until 1495. An earthwork castle – a motte or a motte and bailey - is thought to have been constructed at Wark on Mote Hill. And a gaol and assizes for the lordship lay somewhere within the settlement. In 1296, Edward I annexed Tynedale during his invasion of Scotland, although it continued to be administered as an independent liberty. The effectiveness of the English administration fluctuated during the succeeding years and for some years after the death of Edward I and the defeat at Bannockburn, Robert Bruce had control of Tynedale. It was not for many years that the border was stabilised. Military campaigns were simply replaced by skirmishes and a succession of border raids that continued at least into the 16th century (Haigh and Savage 1984, 51).

4.2 Components of Medieval Wark

Bailiffs rolls prepared when the Liberty of Tynedale was under Scottish control, and latterly under Edward I following the death of Alexander III, provide some insight into the settlement at Wark as do entries from the Iter of Wark, prepared during the assizes of 1279.

4.3 Properties

Documents refer to properties in the medieval settlement at Wark. There was, for instance, a capital messuage ('translateable' as manor house) with a garden, all held by the bailiff, as well as demesne lands which covered approximately 104 acres and were let to various types of tenant - free, in bondage, cotters etc. (Hartshorne 1858, 255) indicative of a permanent village settlement. Features mentioned in Bailiff Rolls are a prison, bakehouse, a brewery, a forge and fulling and a water (presumably corn) mill. There was also a deer park which lay a little way to the south of the village. Later sources mention a pele tower and the 'appearance' of an old manor and fortress. None of the buildings mentioned survive above ground or can be certainly located. A notable omission amongst any records is specific reference to a castle on Mote Hill.

4.4 Mote Hill (HER 7746)

Mote Hill, a relatively flat-topped plateau with steep edges to all sides, lies immediately to the south of the village of Wark and the bridging point of the river. The Warks Burn runs into the North Tyne a little to the south of the hill, a confluence which may have provided the name of the feature 'mote' is Anglo Saxon for a meeting place, possibly of the waters.

Mote Hill Farm, mostly of 18th and 19th century date but with one building in its ranges dating to the 17th century (see Appendix 3 for Event no 320) covers the north-west quarter of the plateau and succeeds a post-medieval manor house constructed by Francis Radcliffe in the 1660s and 1670s. The hill, and specifically the area around the farm, is thought to be the location of a motte and bailey castle, or at least a motte, possibly constructed as the seat of Prince Henry of Scotland who was created Earl of Northumberland in 1139 and presumably utilised as a defensive work during the time Wark was within the Liberty of Tynedale after 1157, although of the medieval references to defensive works at Wark, none specifically mention Mote Hill. Two modern published accounts describe earthworks on Motte Hill surviving around the mid-20th century; Dodds mentions 'parts of an outer rampart still to be traced in short sections on the north and south' (Dodds 1940, 37) amplified by Hunter-Blair who ...two fragments of banks are still visible, one on the north side against the wall surrounding the stockyard, and the other at the south-east corner of the hill-top and also mentioned that 'the ditch between motte and bailey can...be traced as a shallow depression crossing the farmyard' (Hunter Blair 1944, 141-2). None of the earthworks or depressions described is necessarily associated with a motte or a motte and bailey. The elusive nature of the earthworks is reinforced by the absence of any rendition of them on the series of 25" to

One Mile Ordnance Survey maps, the surveyors for which were normally so assiduous in recording earthworks. A general assessment of the site by Ryder in 2002 concluded that the evidence for the castle was not certain (event No ???). Archaeological evaluation prior to conversion of the farm ranges on the hill to residential use (Event No 13254), and an archaeological watching brief (Event No 13612) during these redevelopments between 2003-2005 also failed to locate any earthwork build up or artefactual evidence to confirm the interpretation of the site. It is possible that the motte has now been completely levelled, or that it lies elsewhere on the plateau. Terraces on the south slope of the hill could possibly be of some age.

4.5 A Prison

A prison is mentioned in the Wark bailiff's roll for 1263-4. A later roll for 1286-90 includes the expenses of repairs to its fabric (Dodds 1940, 282-3). In 1293 the jailer forfeited a messuage and eight acres of land for letting a prisoner escape (Dodds 1940, 283). The prison will have functioned within the administrative role of the caput and will have held convicts and felons waiting for trial at the assizes. No location for the prison is given. There is no evidence to suggest it was on Mote Hill.

In 1399, a **pele** at Wark (HER 7815) is mentioned and a tower there was held by Sir Thomas Grey in 1415. The "*apparance*" of an old mansion and fortress is also mentioned by the Commissioners of 1541 (Dodds 1940, 282). It is thought unlikely that this tower stood on the same site as the castle (Hunter Blair 1944, 143).

4.6 Buried Building

In 1804, when land was being levelled "*in front of some building in the village*", workmen reportedly came across a buried building, 30 feet square with walls 8 feet thick, 14 feet deep, with no windows or doors and a flagged floor (Mackenzie 1825, 244). Although Mackenzie does not give a specific location for the levelling activity, he later discusses Mote Hill as a clearly different location. A local belief was that a tower stood in the north-west corner of the green, where a heap of stone reused for building was found (Bleay 1977, 14).

Whether the ruins represented a prison or a tower is unknown (it may of course have been both). In a rather difficult comment, Dodds considered that the ruins may have been a combination of prison and judge's lodgings but abandoned before completion as, if such a substantial building had been completed and used, it could not have passed without record (1940, 283).

4.7 Ford (HER 7799)

There was no bridge across the North Tyne at Wark until the 19th century but there had been a fording point long before then. The earliest known location of the ford is shown on Thomas

Bell's 1769 map of Warks Fell. It lay to the south of the present bridge and just north of Mote Hill.

4.8 Mills (HER's 7800 and 7801)

There were a number of mills in Medieval Wark. The bailiff's roll for 1263-4 mentions a mill which had been preserved from destructive floods by changing the course of the Warks Burn (HER 7800) (Dodds 1940, 283). The bailiff's roll of 1286-90 records profits from the fulling mill (HER 7801) and the water mill (Dodds 1940, 283). The lter of Wark in 1279 mentions the rent for the mill at Wark, but gives no indication of its location (Hartshorne 1858, 255). There is no evidence for a specific location for either mill although one was clearly located somewhere within the flood plain of the Warks Burn.

4.9 Bakehouse (HER 7802)

The bailiff's roll 1286-90 records profits from the bakehouse (Dodds 1940, 283). There is no evidence for a specific location.

4.8 Chapel (HER 7748)

Simonburn parish, of which Wark was a part, may have been formed by Bishop Walcher of Durham in the mid-11th century, with Simonburn as the main parish church and several smaller chapels (Ward Davis 1972, 4). The parish of Simonburn was certainly present by 1229, when Alexander II made Master Matthew, Archdeacon of Cleveland, the rector. Wark was one of the chapelries of Simonburn parish, and in 1360 shared a chaplain with Haughton (Hodgson 1832, fn103).

There was a chapel at Wark during the medieval period which fell into decay after the Reformation. The chapel has now been lost although its ruins were visible into quite recent times. In 1760 Bishop Pocoke on his tour of the area wrote:

We passed by Wark chapel which is almost in ruins.... almost four miles from Simonsburn church; what remains is an old building and seems to have been larger, there are two arches supported by a sort of Doric octagonal pillars now filled up with part of the north wall; half a mile beyond it is the village of Warke...
(Dodds 1940, 296).

At least as late as 1825 the ruins were visible, as mentioned by Mackenzie. But by the time the First Edition Ordnance Survey was prepared, all evidence seems to have gone.

The location of the chapel is uncertain, although Tomlinson mentioned that 'the ruined arches of an aisle still remain in the 'Kirkfield' within memory' (1888, 205). A Kirkfield lies about one

mile north of Wark village and, although there are no visible remains, the medieval chapel may have stood here. While it is possible that the position of the chapel at a distance from the modern village may be an indication that Wark was once a much larger settlement (Tomlinson also says that 'tradition' suggested Wark had once extended to the Houxy Burn), there is no substantive supporting evidence for this proposition and it is more likely remote because chapels in Tynedale served a dispersed population.

4.9 Wark Park (HER 7803)

Just over half a mile south of Wark, and outside the study area, is the former location of Wark Park. This was a deer park, first mentioned in 1293 and then again in 1307 when it was given by Edward III to Robert de Cottingham, Rector of Simonburn. The area remained imparked until about 1565, in which year leases of the land were granted (Dodds 1940, 287).

4.10 Form and Extent of Medieval Wark

While there is evidence of the early importance of Wark as an administrative centre, this does not necessarily indicate a large settlement. The *Iter of Wark* of 1279, indicates that the bailiff held a messuage with a garden and that about 104 acres of demesne were let out to tenants, but their numbers and the form and layout of properties is not known. There is certainly no indication of surviving burgage type properties.

A post-medieval ford lay just to the north of Mote Hill to the south of the bridge. The location of the medieval ford is unknown, but it would seem likely that the focus of any early settlement was associated with the crossing and that the present form of the village, set around a rectangular green on a road leading to the later bridge, could be a relatively late development.

The few (probably) identifiable features of the medieval village are widely spread. The location of a mill in the flood plain of the Warks Burn indicates it lay to the south of the village and the chapel, if within the present Kirkfield, lay well to the north.

5 POST-MEDIEVAL

5.1 Context of the Settlement

Over much of the 16th century reiving was endemic in the area and the inhabitants of North Tynedale became renowned both for their fighting qualities and their lawlessness. The English Government felt that inhabitants of the valley were often more closely linked to Scotland than England. It is very unlikely that any significant development of the village occurred. Little is known of the form of buildings at this time but it can be imagined that most were defensible.

Over much of this period the Manor or barony of Wark belonged to the Radcliffe family before being sold to the Earl of Derwentwater. This estate was confiscated by the crown in 1715 after Derwentwater's part in the Jacobite Rebellion. The lands were eventually sold to the Commissioners and Governors of Greenwich Hospital ratified by an Act of Parliament in 1775. In 1765 Wark Common was enclosed and improved. The Commissioners invested in roads and buildings and a colliery was established close by at Sully Row near Birtley.

5.2 Mote Hill and the Radcliffe Manor House (HER 7746)

A manor house was erected on the site of Wark Castle by Sir Francis Radcliffe, who acquired the land in 1665. A door head bearing the date 1676 is incorporated in one of the 19th century farm buildings and is believed to represent re-used material from the 17th century manor house.

Building recording (Ryder 1994; Event No 13620), an archaeological watching brief (Event No 13612), and an archaeological evaluation (Event No 13254) have been carried out on the farm buildings and the site during alterations and new developments. So far no evidence of the medieval castle or 17th century manor house has been found here. With the exception of the farmhouse in the south-east corner of the yard, with rubble walling in its rear elevation, none of the farm buildings recording by Ryder shows any characteristics to suggest a pre-1800 date, although other buildings outside of this survey may incorporate earlier architectural remains (*Pers Comm*, P Ryder, 1994-5 and 1999).

5.3 Inns

The Black Bull Inn (HER 7805) is marked on the First Edition Ordnance Survey but the building may date back to at least the 18th century as a structure is shown in this position on the 1769 map. The premises were first licensed in 1831 (Roberts and West 1998, 18) and it has been extended and altered a number of times.

The Highland Drove (HER 7806), previously called The Drove of Cattle, is now a dwelling house. As its name suggests it had previously been used as a drovers inn, with stabling to the rear. Visually, this building could date from the 18th century; it does not appear on the 1769 map of the village but does appear on the Plan of Warke Township, which may be late 18th or early 19th century in date.

Battlesteads (HER 7807) is shown on the First Edition Ordnance Survey map and is a public house today. It may originally have been a farm as a building is marked in this location on the 1769 map and in 1889 William Charlton was the owner of a farm called Battlesteads (Roberts and West 1998, 19).



Figure 5: Post-Medieval and 19th century Wark: village (blue), Mote Hill (purple)

5.4 School (HER 7793)

Now called *The Old School*, the schoolhouse was built by the Governors of the Greenwich Hospital in the 18th century (Mackenzie 1825, 244). It was restored and extended in 1805 and is now a private house and a Grade II Listed Building.

5.5 Village Form

The post-medieval village seems to have developed along the east-west road, now called Main Street, with the green on the north of this street and running to the riverside. Cartographic evidence suggests that by the mid-18th century Wark comprised properties spaced around the small green and sparsely lining the routes through the village (*A Plan of Warkes Fell and Warks Common* 1769 (NRO ZHE 61/6)). Armstrong's map of the same date does not show a green, but this is only a very schematic representation of the settlement; the green is shown on all subsequent maps. Wark was still a fording and not a bridging point over the North Tyne. Once Wark Manor was sold to the Greenwich Hospital Commissioners, then additional development occurred. Towards the end of the 18th century the village grew in size and population. A map showing collieries belonging to Greenwich Hospital and Robert Lancelot Allgood, lying immediately to the south of Wark, suggests that development of the

village was likely to be linked to mineral extraction (NRO ZAL 89/1/2). However, further research into records of the Greenwich Hospital and the Ridley family papers would be necessary to quantify this link.

6 NINETEENTH CENTURY AND MODERN

6.1 Context of the Settlement

In 1825 it was noted that that the village had:

much improved in the last 40 years; and the late Mr. Ridley of Park End erected a fine row of cottages at the east end. It contains several resident freeholders, three public houses, 4 or 5 shops, the rest of the inhabitants who exceeded 300 are mechanics and labourers
(Mackenzie 1825, 244).

The Duke of Northumberland bought the Barony of Wark from the Commissioners of Greenwich Hospital for £14,000 in 1833 (NRO Mss Notes ZHE 27). Wark served as a centre for the local agricultural community and seems to have experienced steady growth in the 19th century, encouraged by investment from the local gentry (House 1952, 14-15). During the 1870s several notable buildings were completed; the school was renovated and the Mechanics Institute founded.

6.2 Buildings

The 18th and 19th century buildings in the village are stone-built and generally dressed on the frontages with rubble work for the sides and rear. This is particularly noticeable in Hexham Terrace, shown on the First Edition Ordnance Survey, where the front of the terrace is formed of dressed stone and rubble can be seen along a narrow passage between two houses. The buildings around the village green are largely early to mid-19th century, with some additions, and some have been given listed status (all grade II); they include Nos 1 and 2 North Terrace (HER 7794) dated 1843 and 1830 respectively, together with their railings and gates (HER 7795). The large and imposing Town Hall was originally built as the Mechanic's Institute, in 1873 (HER 7792). Outside the core of the village, *Willow Cottage*, on Stonehaugh Road (HER 7797), is probably mid-19th century; its entrance is across a small stone bridge over the Dean Burn. The *Pinfold*, in Stonehaugh Road, to the north of the study area, is an unusually large and high walled structure, built in the 19th century. It forms a yard with a doorway which bears the crescent moon of the Duke of Northumberland.

6.3 Inns

The Grey Bull Inn (HER 7808) dates to the 19th century, and the public house near the station entrance (but outside the study area) was originally known as the Railway Hotel but by the early 1880s was known as the Chipchase Arms.

6.4 Places of Worship

St Michael's Church (HER 7790) lies to the north of the study area and was built when the large parish of Simonburn was divided from Greystead, Humshaugh, Thorneyburn, and Wark parishes in 1818. At this division all the parishes were provided with churches to the design of H H Seward, a pupil of Soane and house architect to Greenwich Hospital. The churches were built, it was said, to provide work for redundant chaplains after the end of the Napoleonic wars (Pevsner 1992, 107) and the first rector had been a navy chaplain for 17 years (Dodds 1940, 296). The churches built by Greenwich Hospital are plain, lancet-style preaching boxes, well proportioned with parsonages (Pevsner 1992, 107). The church was redecorated in 1883-4 and in 1920 and is listed Grade II. Seward also designed the rectory (Pevsner 1992, 611) which together with the church, cost the Greenwich hospital £7470.

The register of the *Wark Presbyterian Church* (HER 7788) begins in 1790 but nothing is known of the congregation before that date. The current chapel was built in 1875 (Dodds 1940, 298) and is now a United Reformed Church. It stands at the southern edge of the village and is accompanied by a large manse. Two other chapels lie just outside the study area: one to the west and another to the north of the village. Both are shown on the First Edition Ordnance Survey. A 'Chapel House' is marked on the modern map to the north of the village.

6.5 Border Counties Railway

The Commissioners and Governors of Greenwich Hospital obtained a sanction to open up the North Tyne to the railway not long before they sold the Barony of Wark to the Duke of Northumberland (House 1952, 10) but the line was not built until 1859 and along the east bank of the river. Wark Station, was reached by a timber bridge over the river and from 1878 the present iron bridge (HER 7812), had a short platform, a substantial station house a small goods shed and, eventually, a signal box (Sewell 1992, 57). A signal box was added in 1896. The line facilitated trade; a sheep and general livestock market was opened in Wark in about 1860 (see section 6.7 below). This closed in 1947, the line following in 1956 (Bleay 1977, 21).

6.6 Bridge (HER 7812)

A bridge over the River North Tyne is shown on the 1860 First Edition Ordnance Survey. The present iron bridge stands on seven stone piers and bears the date 1878 and was made by Hawkes, Crayshay and Sons of Gateshead. The earlier toll bridge shown on the First edition Ordnance Survey was of timber construction.

6.7 Market (HER 7813)

A livestock market was held on land near Hexham Road and Dean Burn and was established in the 1860s (Roberts and West 1998, 20). This area of open ground is called Wark Grounds on the 1769 plan of the Warkes Fell (NRO ZHE 61/6) suggesting that it may have been used as a market at an earlier date.

6.8 War Memorial (HER 20430)

A war memorial, in the form of a stone cross, 4m high on a square plinth above three steps lies within the village green. The monument was unveiled in 1921 and had names from the Great War inscribed on the sides of the cross. After World War II, names of those lost were inscribed on the back of the monument.

6.9 Village Form

The 19th century and modern village focuses on Main Street and the road west towards Pasture House. The First Edition Ordnance Survey shows the village as similar in form to that shown on earlier maps but with some properties infilled. By the early 20th century there were 14 shops in the settlement. Many now turned into private houses. A timber bridge was present across the North Tyne at this time, replaced in 1878 with the present structure. There is little change between the First and Second and Third Edition Ordnance Surveys. Modern development has extended the village to the north and the south.

The limited evidence available for the development of the village indicates that there have been few phases of significant change in Wark over the post-medieval and modern periods, and these changes have not resulted in any dramatic changes in population or economy. The impact of limited industrialisation (coal mining was carried out in the vicinity) did result in some workers housing being built, albeit in a rather piecemeal fashion, but this was always a fairly minor part of the whole settlement which remained primarily a service centre for the surrounding countryside.

PART TWO: ARCHAEOLOGICAL POTENTIAL OF WARK ON TYNE

7 RESEARCH FRAMEWORK

This section deals with the possibility of discovering archaeological remains within Wark in the course of development and to what extent these remains can contribute to the understanding of the past of the town and the country as a whole. To be meaningful, any archaeological input in Wark should be weighed against the value of the likely returns. The most useful way of assessing this value is for it to be set against locally and nationally agreed research agendas which will allow relevant work to be planned and delivered to best value. Developer-funded archaeological work within Northumberland will always refer to these national and local research frameworks.

Historic towns represent one of the most complex and important forms of archaeological evidence, some having been occupied over two millennia (English Heritage 1992, 13). As well as information about the overall development of urban settlement and its planning, towns can also provide information on defence, ecclesiastical organisation, crafts, commerce, industry and the environment as well as about the individual occupants of a town and how they lived and died. As more work is carried out in our urban centres because of archaeological intervention in the planning process, more information is being accumulated. It is important that this information is synthesized and made accessible publicly, enabling archaeologists and other researchers to analyse this material to create a national picture of urban settlement change. Wark, with its medieval origins will have a useful role to play in this

This assessment has suggested that the most likely areas to contain early remains will be on and between the motte and bailey and the fording point on the river. Land around the village green may contain evidence of later development and the possibility that an earlier tower was sited here has been raised.

The Local Plan published by Tynedale District Council identifies only one major development likely to uncover archaeological remains; that is a proposed bypass around the west side of the village. Current government policy is not generally supportive of new road schemes, therefore the proposal may not be realised. The route is mainly outside the core of the village, but it does start on land between the castle and the Warksburn. The Warksburn Bridge area is also allocated in the Local Plan for an employment site. This area may be the site of a prehistoric burial ground and any development here will require archaeological assessment in the first instance.

7.1 Prehistoric and Roman Potential

The prehistoric sites discovered around Wark show that it must have been fairly well populated area from at least the bronze Age. Numerous burials of this period have been found in the locality. The closest was a burial near Warksburn Bridge, just south of the village, possibly the location of a larger cemetery. However, within the village there is no direct evidence of any prehistoric activity. Speculation that Mote Hill may have been a focus for a prehistoric settlement is as yet unproven.

The wider area around Wark also reveals evidence of native occupation in the Roman period but settlements appear to have been located away from the valley floor. The potential for Roman military activity in Wark is considered to be low, Redesdale was the main route northwards and the north Tyne seems to have been of minor interest.

7.1.1 *Research Agenda:*

- What was the extent of prehistoric land use around Wark?
- What evidence is there to suggest Mote Hill was the location of a prehistoric settlement?

7.1.2 *Archaeological Considerations*

In pursuit of Wark's prehistoric past, archaeological briefs and specifications will be written to:

- enhance our understanding of the prehistoric period by identifying the extent of prehistoric land use
- assess and evaluate the impact on prehistoric remains of proposed road schemes

7.2 Early Medieval Potential

Although there is circumstantial evidence of early medieval settlement in Wark, based on its placename, insufficient archaeological fieldwork has as yet been carried out to establish this with certainty.

7.3 Medieval Potential

Although a castle is known to have been built at Wark by the 13th century, from which the liberty of Tynedale was administered, there is little evidence for urban settlement in the medieval period. Archaeological investigations in Wark are as yet insufficient to determine either the full extent of medieval occupation or its nature. We can say with certainty that the castle would have been the focus of any settlement, and that any development in its vicinity would have a high potential to impact on medieval remains. Within this area archaeological recording may be required depending on the scale of development, either before the determination of a planning application or as a mitigating measure as part of a planning permission.

Despite the existence of modern farm buildings on Mote Hill, there is still a high potential that archaeological remains will survive beneath them. The land around these buildings is likely to have a higher potential of containing buried remains.

7.3.1 *Research Agenda:*

- What impact did Wark's role as the capital of the Liberty of Tynedale have on the settlement?
- What was the extent and character of the medieval settlement and how was this influenced by the topography?
- Where was the prison located?
- Where was the pele tower located?
- Where were the mills located?
- Where was the chapel located?
- What is the origin and history of the structures at Mote Hill Farm?

7.3.2 *Archaeological Priorities*

In order to explore these areas of potential, the County Archaeologist will consider the exploration of the historic core of Wark and the site of the early church at Kirkfield, to be a high priority and specifications for archaeological work will seek to:

- explore the evolution of the village;
- in particular, to examine the possible shift in the focus of development from the castle to the green;
- use building recording as a means of identifying early fabric and buildings, so that the evolution of the settlement can be examined;
- locate the site of the early church at Kirkfield.

7.4 Post-Medieval Potential

Wark's location in the Border Marches was in the midst of reiver country. Before 1769 and the first map of the village (NRO ZHE 61/6), the extent of post-medieval Wark is unknown. Mote Hill remained of some importance as a manor house was built here in the later 17th century.

7.4.1 *Research Agenda:*

- How did the lack of security inherent to the area affect the rural settlement pattern and in particular the distribution of farms and markets? In addition to the construction of bastles, do we see other architectural devices to help protect people and livestock? For example, was the form of the village green a defensive response as seen at Wall to the south?
- What role did Wark play in droving? Was the fording point a factor in the development of the drover's route?
- What was the character of and nature of buildings in Wark before the 18th century?

- Can detailed building recording and analysis add to our understanding of the development of domestic properties in Wark?
- What influence did the ownership of Wark by the Greenwich Hospital Commissioners have on its development and growth?
- As the Greenwich Hospital Commissioners also owned part of nearby Bellingham did the processes of change in one town have an effect on the other?
- How did the development of 18th century coalmining south of Wark affect the character of the settlement?

7.4.2 *Archaeological Considerations*

In light of this, archaeological briefs and specifications will direct contractors in Wark to consider:

- the potential for excavation within the historic core for evidence of commercial and residential use in the village
- the usefulness of building recording in assessing the development of homes and the changing use of space within them;
- the changes in settlement pattern brought about by the limited increasing industrialisation and the purchase of land by Greenwich Hospital

7.5 **Archaeological Potential of Nineteenth Century Wark**

Wark grew slowly throughout the 19th century, but did not witness the large industrial expansion of many other Northumberland towns. Maps from the 19th century show the settlement arranged in a linear fashion along Main Street, with a cluster of buildings around its junction with Hexham Road and around The Green.

7.5.1 *Research Agenda*

- As previous owners of Wark, the archives of Greenwich Hospital, the Ridley family, and the Duke of Northumberland, are likely to provide information relating to Wark's later development and should be examined
- What influence did ownership of the village by the Duke of Northumberland have on its development and character?
- How did Suttly Row Colliery, near Birtley, affect the development of Wark?
- How did the Border Counties Railway and the construction of a bridge across the river influence how Wark developed?

7.5.2 *Archaeological Priorities*

In pursuit of these themes, archaeological briefs and specifications for development related archaeological work, will be structured to:

- pursue research to form a more complete picture of the development of the town and any related industrial activity
- enhance our understanding of the surviving and extant heritage through recording
- examine the potential for archaeological activity and record layers of development

PART THREE: ARCHAEOLOGY AND THE PLANNING PROCESS

8 THE EXISTING FRAMEWORK

The protection and management of archaeological remains in England is achieved through a combination of statutory and policy based measures. For what are considered to be the most important sites, those of national significance, statutory protections are conferred. For many other sites, those which are considered to be of regional or local significance, protection is provided through planning legislation and policy guidance. An indication of best practice for the protection and management of all archaeological sites is provided by Planning Policy Statement 5 issued by the Government.

8.1 Planning Policy Statement 5: Planning for the Historic Environment (PPS5) was published in 2010 and replaces Planning Policy Guidance Note 16: Archaeology and Planning (PPG16) and Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). PPS5 is supported by a companion Historic Environment Planning Practice Guide endorsed by Communities and Local Government, the Department for Culture, Media and Sport (DCMS) and English Heritage. The practice guide contains general and specific advice on the application of the PPS.

PPS5 recognises a heritage asset as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. It recognises that heritage assets are a non-renewable resource which should be conserved and enjoyed for the quality of life they bring to this and future generations. It indicates that planning decisions should be made based on the nature, extent and level of significance investigated to a degree proportionate to the importance of the heritage asset (para 7). It establishes the principle that nationally important heritage assets and their settings, whether scheduled or not, should be preserved except in exceptional circumstances (HE9 and 10).

Policies HE6 and 8 require that local planning authorities should ensure that sufficient information on the significance of any heritage assets accompanies all applications with assessment being carried out by appropriate experts. In the case of archaeological assets, this may require desk-based assessment and where an assessment is insufficient to properly assess the situation, field evaluation may be required. Assessment and evaluation should be proportionate to the importance of the known or potential asset and no more than is required to understand the impact of the proposal on the significance of the asset. Where assessment and evaluation is required this needs to be undertaken prior to the submission of an application and included within the required Design and Access Statement (HE6 and 8). Pre-application discussion with the Local Planning Authority (LPA) is recommended (HE8), in particular Northumberland Conservation, who provide planning advice to the local authority on

heritage issues.

Where the loss of part or all of the asset is justified, LPAs should require the developer to record and advance an understanding of the heritage asset before it is lost. Such actions can be secured by condition. The extent of mitigation requirements should be proportionate to the significance of the asset (HE12). These procedures are examined in more detail in section 8.7 and 8.8 below.

8.2 Scheduled Ancient Monuments

The most important sites in the country are protected under the terms of section 1 of the *Ancient Monuments and Archaeological Areas Act (1979)*. For any works carried out on or in the vicinity of these sites consent must be granted by the Department for Culture, Media and Sport (DCMS), who take advice on these matters from English Heritage (EH). Scheduling is in many ways unsuited to widespread application in urban areas. It is not designed to protect extensive areas, but rather protects well-defined and easily identifiable monuments. Nor does it adapt well to protecting archaeological remains where the precise nature of deposits is not known. It is therefore necessary to protect many urban archaeological remains through the planning process and if necessary by controlling or reducing sub-surface interference through an Article 4 direction under the *Town and Country Planning General Development Order 1988*.

8.3 Listed Buildings

This is a statutory designation, the equivalent of scheduling for a building. Listed buildings can be altered, but only after due consideration to the nature of the building and its historic context. There is currently a range of listing grades: grades I and II* are protected directly by English Heritage, grade II by local authorities.

8.4 Conservation Areas

Conservation Areas are designated by the local planning authority under the terms of the Planning (Listed Buildings and Archaeological Areas) Act 1990. Conservation Areas are put in place in parts of towns which are considered to be of special architectural or historic interest, the character of which it is desirable to preserve or enhance. There are more than 50 Conservation Areas in Northumberland but Prudhoe is currently not one of them.

8.5 Archaeological Sites without Statutory Designation

The majority of archaeological sites in England are not protected by statutory means. These are looked after and managed by local authorities. Measures for the protection of both known and (prior to discovery) unknown archaeological sites are set out as policies within the statutory development plan and include specific requirements as well as reference to nationally agreed planning policy guidelines and statutory obligations.

8.6 Development Plan Policies

Responsibility for the protection and management of archaeological sites and the historic environment falls upon the Local Planning Authority (LPA). To assist the LPA in preserving the built and natural environment, the statutory development plan contains a comprehensive set of planning policies. For Wark-on-Tyne, the statutory development plan comprises the *Tynedale District Local Development Framework Core Strategy* and the saved policies of the *Tynedale District Wide Local Plan*. The Regional Spatial Strategy was revoked in July 2010.

The relevant policies within the Tynedale Local Development Framework Core Strategy are:

Core Strategy Policy BE1 (extract from)

The principles for the built environment are to:

- a) Conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas.*
- b) Give specific protection to the Hadrian's Wall World Heritage Site and its setting.*

The saved policies of the Tynedale District Wide Local Plan relating to the protection and management of archaeological sites and the historic environment are:

Policy BE25

There will be a presumption in favour of the physical preservation in situ of Scheduled Ancient Monuments and other nationally important archaeological sites. Development, which would be detrimental to these sites or their settings, will not be permitted.

Policy BE27

Development, which would be detrimental to regionally or locally important archaeological sites or their settings, will not be permitted unless the proposed development is considered to be of overriding regional importance and no alternative site is available.

Policy BE28

Where it is not clear how important an archaeological site is, or where the impact of a development proposal on an existing archaeological site is uncertain, the developer will be required to provide further information in the form of an archaeological assessment and, where such an assessment indicates that important archaeological remains may be affected, a full archaeological evaluation.

Policy BE29

Where sites or monuments of archaeological importance would be affected by development, their preservation in situ is preferred. Where the site is not considered to be of sufficient importance to merit preservation in situ and development is subsequently permitted, planning permission will be subject to an archaeological condition, or a Planning Obligation will be sought, which will require the excavation and recording of the remains prior to or during the development. In such instances, publication of the findings will also be required.

These objectives are implemented through the planning system and through protective legislation.

8.7 Pre-Application Discussion

Early consultation with Northumberland Conservation on planning proposals is of enormous importance and is highlighted in PPS5. Where assessment and evaluation are required, this

needs to be undertaken prior to the submission of an application and included within the required Design and Access Statement in line with PPS5 policies HE6 and 8.

Northumberland Conservation can provide an initial appraisal of whether known or potential heritage assets of significance are likely to be affected by a proposed development and can give advice on the steps that may need to be taken at each stage of the process.

8.7.1 Desk-Based Assessment

Information on the likely impact a proposed development will have on the remains can be estimated from existing records (including this report), historical accounts and reports of archaeological work in the vicinity, in conjunction with a number of sources which suggest the nature of deposits on the site, such as bore-hole logs and cellar surveys. This is presented in a standard format, known as a Desk-Based Assessment, prepared by an archaeological consultant on behalf of the applicant, to a specification drawn up by, or in agreement with, Northumberland Conservation, which can assist by providing a list of organisations which do work of this sort (see Policy BE28, above).

Pre-application consultation with Northumberland Conservation is vital as desk-based assessment may not be necessary in many instances but where required, it will need to be submitted with the planning application.

8.7.2 Field Evaluation

Where an assessment is insufficient to properly assess the impact of a proposed development on known or potential heritage assets, field evaluation may be required. The requirements of this stage will also be determined by Northumberland Conservation. It may require a range of survey and analytical techniques including limited excavation. An evaluation is designed to provide sufficient information about the extent, character and preservation of archaeological remains to judge what planning decision would be appropriate and, if necessary, what mitigation measures should be adopted (see Policy BE28, above).

Pre-application consultation with Northumberland Conservation is vital as evaluation may not be necessary in some instances but where required, it will need to be submitted with the planning application.

8.8 Archaeological Planning Conditions

The Planning Authority can make the appropriate decision (in the context of the Policies set out in the statutory development plan) on whether or not to give consent to the scheme, based the information provided by the Historic Environment Record and assessment and evaluation reports, where necessary. If it is considered that an application can be consented, steps may be required to mitigate its impact on the archaeological remains. This can sometimes be

achieved by simply designing the scheme to avoid disturbance, for example by the use of building techniques that ensure minimal ground disturbance. If planning permission is given and archaeological remains will be unavoidably destroyed, the developer may be required to ensure that these remains are archaeologically investigated, analysed and published. In this situation, the requirements for further work will normally be attached to the Planning Consent as conditions, such as the standard Northumberland Conservation condition detailed below:

A programme of archaeological work is required in accordance with the brief provided by Northumberland Conservation (NC ref X dated X). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged:

- a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.*
- b) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.*
- c) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.*

8.8.1 Written Scheme of Investigation

This is a detailed document which sets out the extent and the nature of archaeological work required, including any necessary analyses and research, finds collection, conservation and deposition policies as well as likely publication requirements. This document is usually prepared by the contracting archaeologist, who will undertake the work, to a brief prepared by Northumberland Conservation.

8.8.2 The Range of Archaeological Fieldwork

The range of archaeological requirements set out in the Written Scheme of Investigation will vary. Many sites in historic urban areas will require full excavation. Frequently, though, the small-scale of disturbance associated with a development, or the low probability that archaeological remains will have once existed or survived on the site, will mean that a less intensive level of observation and recording is required. This may take the form of a Watching Brief; this is the timetabled presence of a suitably qualified archaeologist at the point when ground work on a site is underway. Any archaeological deposits encountered will be quickly recorded and any finds collected, without undue disruption to the construction work. Again, Northumberland Conservation will provide the brief for the Watching Brief and the contracting archaeologist will provide a detailed Written Scheme of Investigation which complies with the brief.

8.8.3 Building Recording

Where historic standing buildings form a component of the archaeological resource affected by development, there may be a need to undertake building recording in advance of demolition or renovation. This requirement may apply to listed and unlisted buildings and will

be dependent on the historical interest of the building; outwardly unprepossessing structures may contain important information about past communities and industries and will merit recording by qualified archaeologists or building historians to an agreed specification.

8.9 Unexpected Discoveries

Developers may wish to incorporate the potential for unexpected discoveries into their risk-management strategies. The PPS5 Practice Guide (paragraph 141) provides advice on the rare instances where, as a result of implementing a consent, a new asset is discovered or the significance of an existing asset is increased in a way that could not reasonably have been foreseen at the time of the application. It advises the local planning authority to work with the developer to seek a solution that protects the significance of the new discovery, so far as is practical, within the existing scheme. The extent of modifications will be dependant on the importance of the discovery and new evidence may require a local planning authority to consider reviewing its decision. Discoveries of treasure or human remains will need to be reported in accordance with the relevant legislation. English Heritage wishes to be informed if the discoveries are likely to merit designation.

The National Heritage Protection Commissions Programme Guidance on PPS5 Assistance Cases released in July 2010 indicates that English Heritage recognises that the best-planned and informed schemes can occasionally result in entirely unexpected discoveries of national significance, and therefore it may be possible to apply for funding as a last resort to ensure that a suitable record is made prior to destruction or loss of significance. English Heritage will only consider financial assistance towards the investigation, analysis or dissemination of such nationally significant discoveries if:

- The discovery is genuinely unexpected and could not have been predicted
- The asset discovered is of national significance
- The planning process set out in PPS5 has been followed
- Every effort can be demonstrated to have been made to accommodate unexpected discoveries within the available resources by prioritising the most important elements of the asset(s) being investigated

The request for funding must come from the appropriate local government heritage officer with responsibility for the case and not directly from the contractors or consultants conducting the investigation. Funding will be provided via the National Heritage Protection Commissions Programme (replacing the Historic Environment Enabling Programme in April 2011). English Heritage must be consulted at the earliest possible juncture so that they have an opportunity to shape the response to the unexpected discoveries. English Heritage will not consider retrospective applications to cover costs already incurred when they have not been consulted on or agreed to the response and its cost implications. The first point of contact should be the North-East English Heritage offices at Bessie Surtees House, 41-44 Sandhill, Newcastle upon

Tyne (0191 269 1200).

8.9.1 *How is National Archaeological Importance Defined?*

A number of assumptions will be made when determining whether archaeological remains are nationally important or not. These have been set out by English Heritage (1992, 47):

- i) the further back in time the origins of the form the greater the interest to archaeology;*
- ii) the fewer the number of examples believed to exist the greater the interest that attaches to those places as representatives of their form;*
- iii) the greater the variation that can be perceived within any defined form the higher the archaeological interest in terms of opportunities to explore spatial and temporal variation in respect of social, economic, political, religious, and symbolic matters; and*
- iv) the more representative of the life and times of the periods during which defined forms were current the greater the archaeological interest in terms of providing insights into past lifestyles.*

These assumptions are not intended to apply to all of the town at all times. Nor will all of these assumptions be appropriate to all nationally important archaeological sites within the urban area. Instead they are used to help create a value judgement on particular archaeological remains and whether they may be nationally important or not. A number of discrimination criteria will also be applied to archaeological remains discovered during the course of development. These will relate more specifically to the remains uncovered and will include their state of survival, their potential to provide archaeological evidence, previous archaeological or historical documentation on site, their group value, diversity, and amenity value. These criteria have been developed by the Secretary of State to determine whether archaeological remains are nationally important or not.

In Wark the majority of sites considered to be of archaeological interest are medieval and post-medieval in date. The area has already been assessed as part of the Monuments Protection Programme and no sites have currently been identified which can be considered to be nationally important on the basis of known evidence. As a result, there are currently no archaeological sites which have been given this form of statutory protection. There are no listed buildings which have been given Grade I status which means that they are of exceptional interest (less than 5% of buildings listed). All listed buildings in Wark are listed Grade II, these are buildings of special interest which warrant every effort being made to preserve them.

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| Deeds and papers re Newborough Lodge Estate, 1635-1893 | NRO 2808/1 |
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| Deeds 1753, 1800 | NRO ZAL 98/1/16, 19 |
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| Wark parish registers, 1818-1979 | NRO EP 115 |
| Various plans, 1826-52 | NRO ZHE 61/1-5, 8-18 |
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| Plan of Wark township | NRO ZHE 61/3 |
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| Plan of Mote Hill c. 1920 | NCLSL VF 2667 |

APPENDIX 1: LISTED BUILDINGS**Grade II:**

Town Hall, The Green (HER 7792)

The Old School, Hexham Road (east side, off) (HER 7793)

Nos 1 and 2 North Terrace (HER 7794)

Railings and gate piers c.5 yards (4.5m) south of Nos 1 and 2 North Terrace (HER 7795)

Willow Cottage, Stonehaugh Road (HER 7797)

The Allgood Cottages (HER 7798)

War Memorial, Village Green

APPENDIX 2: ARCHAEOLOGICAL EVENTS

Material within this report includes information available on the Northumberland Historic Environment Record (HER) at the time this report was updated. Information on the HER is constantly being updated and should be used as the primary source for archaeological investigations in this area.

Event No 320

Peter Ryder, 2002. *Mote Hill Farm, Wark on Tyne. Desk-based assessment*

A preliminary archaeological assessment of the site and farm buildings was carried out ahead of plans to convert Mote Hill Farm and add new buildings. The revised version incorporates additional details and drawings regarding the buildings. All buildings 18th or 19th century date apart from an outhouse adjoining the farm building which may, in origin, be a bastle house. No evidence for any association of any remains with putative earthwork castle.

Event No 13254

Alan Williams Archaeology, 2003. *Trial trenches at Mote Hill Farm*

An archaeological evaluation was carried out in June 2003 within the footprint of a proposed new build dwelling at Mote Hill Farm. Three trenches were excavated at the western end of the former stackyard and to the east of steep slopes falling from the plateau on which the farm is situated. No archaeological deposits or artefacts were located to suggest that any remains associated with the earthwork castle thought to lie on the site survived in the footprint of the new build.

Event No 13620

Alan Williams Archaeology, 2003. *Archaeological Monitoring and building recording during residential developments*

Limited building recording of a putative bastle structure ahead of a residential development at Mote Hill Farm.

Event No 13621

Alan Williams Archaeology, 2003-5. *Mote Hill Farm, Wark on Tyne. Archaeological monitoring and building recording during residential developments*

Several phases of archaeological monitoring were undertaken at Mote Hill during residential development on the site. No features or artefacts of archaeological significance were encountered during the works.

APPENDIX 3: MAPS



Figure 6: Armstrong's Map of Northumberland 1769 (NRO ZBK sheet 8)



Figure 7: First Edition 25 inch Ordnance Survey map, c.1860 (Sheet 76.7)



Figure 8: Second Edition 25 inch Ordnance Survey map c.1897 (Sheet 76.7)



Figure 9: Third Edition 25 inch Ordnance Survey map c.1920 (Sheet 73.12)

APPENDIX 4: STRATEGIC SUMMARY

WARK-ON-TYNE STRATEGIC SUMMARY

A4.1 ARCHAEOLOGICAL BACKGROUND

Wark-on-Tyne appears to have been a focus of settlement activity since at least the medieval period. The Extensive Urban Survey (EUS) combined documentary and cartographic evidence with the results of very limited archaeological investigations focussed on the site of the purported castle.

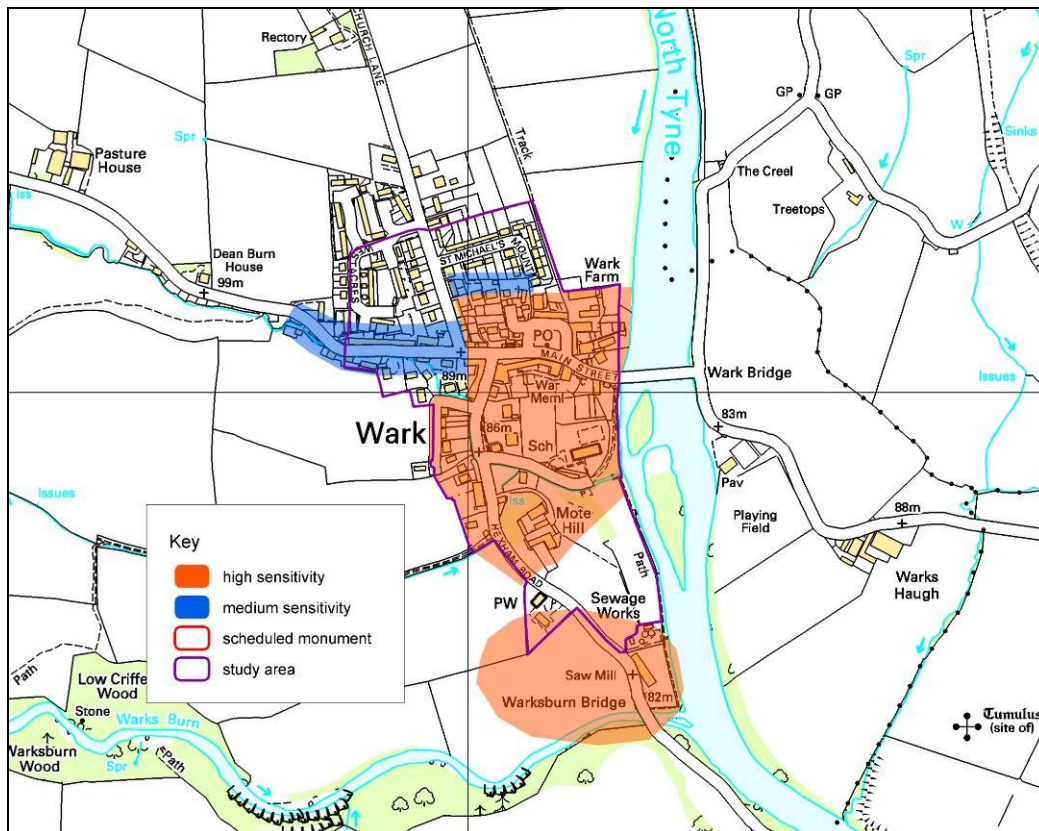


Figure 10: Wark-on-Tyne areas of archaeological sensitivity

Prehistoric

- While located in a wider prehistoric landscape, the nearest known sites to Wark-on-Tyne are of late Bronze Age, Iron Age and Romano-British date.
- In the 19th century, there was speculation that Mote Hill stood on the site of an Iron Age hillfort but no evidence of prehistoric activity was discovered in recent archaeological investigations.

Early Medieval Settlement

- The place-name evidence appears to indicate an Anglo-Saxon origin but could equally be used for a post-Conquest settlement.
- Historically Wark was a chapelry of the parish of Simonburn since the mid-11th century. The church at Simonburn, 4 miles to the south of Wark contains 8th and 9th century carved stone.
- There is no definite evidence of a settlement at Wark-on-Tyne in this period.

Medieval

Castle

- Mote Hill and particularly the area around Motte Hill Farm have been presumed to be the site of a Norman motte and bailey castle. Recent archaeological work comprising an assessment, building recording, archaeological evaluation and watching brief failed to reveal any evidence of a medieval castle.
- There remains the possibility that the area was levelled in the post-medieval period thereby removing any archaeological remains or that the castle lies on another part of the plateau.

Chapel

- While forming part of the parish of Simonburn which had its main parish church, Wark also appears to have had its own chapel. It fell into decay after the reformation. Its ruins were visible until at least 1825.
- The precise location of the chapel is not known but it is most likely to be located in the 'Kirkfield', c.1 mile north of the present village. This could indicate that the settlement was once much larger but is more likely to indicate the remote positioning of a chapel to serve a dispersed community.

Settlement

- Wark-on-Tyne was an administrative centre and head or caput of the Lordship of Tynedale in this period and was administered by Scottish Kings until 1286. It was not fully integrated into the rest of Northumberland until 1495. Borders raids continued into at least the 16th century.
- There is documentary evidence of a manor house and garden and indications that there was a permanent village with a prison, bake house, brewery, forge, fulling mill and water mill. The precise location of any of these buildings and settlement is not known. It is thought that the medieval settlement may have been located around Mote Hill, to the south of the present village but this is unsubstantiated by archaeological investigations.
- Later sources refer to a pele tower and in 1804 the ruins of a substantial building were uncovered at Wark. This was locally thought to be located on the north-west corner of the green. These ruins could either represent the manor house or prison or potentially a combination of prison and judge's lodgings, abandoned before completion which would account for the lack of documentary references to this building.
- There was no bridge at Wark until the 19th century and the fording point was located between the later bridge and Mote Hill.
- A deer park was located to the south of the village.

Post-Medieval

Castle

- A manor house was erected on Mote Hill in the 17th century. The re-used material from that building was incorporated into the 19th century farm buildings subsequently built on the site. The precise location of the manor house has yet to be established despite recent archaeological investigations.

Settlement

- There is no real evidence of the nature of the settlement in the 16th century but as reiving was rife in North Tynedale, the houses were most likely to be defensible and expansion and development of the settlement limited.
- The village seems to have developed along an east-west road (now called Main Street) running to the river with a village green to the north. The river continued to be forded until the construction of a bridge in the 19th century.
- 18th century buildings include various inns and the old school.
- 19th century buildings include inns, the Town Hall, St Michael's church to the north of the settlement, the Presbyterian church, Wark station and signal box.
- It is likely that the expansion of the village towards the end of the 18th century was the result of the arrival of collieries to the south of Wark but this has yet to be substantiated with documentary sources.

A4.2 SUMMARY OF SETTLEMENT SPECIFIC RESEARCH AGENDAS

As part of the planning process, it is important to establish the significance of surviving remains, in order to provide an appropriate and informed response for planning applications with the potential to impact on archaeological remains.

As stated in Part Two of the EUS, the most effective way of assessing the significance of archaeological remains is by comparing them with agreed national, regional and local research agendas and frameworks, particularly the North East Regional Research Framework (Petts et al, 2006).

These research agendas are discussed in detail in the EUS and summarised below:

Prehistoric

- The extent of prehistoric land-use around Wark.
- Any evidence of a prehistoric settlement in Mote Hill.

Early Medieval

- Any evidence of early medieval settlement at Wark.

Medieval

- The nature, extent and development of the medieval settlement and the impact the topography had on its location.
- The location of the pele tower, prison, mills and chapel.
- Any evidence of medieval activity on Mote Hill.
- The impact Wark's role as the capital of the Liberty of Tynedale had on the settlement.
- The impact that the ownership of Wark had on its development.

Post-Medieval

- The nature and extent of the post-medieval village before the late 18th century.
- The effect border warfare and reiving had the development and growth of Wark-on-Tyne.
- Any evidence that the village green may have had a defensive function.
- The role Wark have in droving and whether the fording point was a factor in the development of a drovers way.
- The impact that the ownership of Wark had on its development.
- The impact of coalmining to the south of Wark on the settlement's development.
- As the Greenwich Commissioners also owned part of Bellingham did the processes of change in one town affect the other.

A4.3 ARCHAEOLOGICAL REQUIREMENTS IN THE PLANNING PROCESS

The Extensive Urban Survey (EUS) has identified the areas of greatest archaeological sensitivity and potential in Wark-on-Tyne as summarised in the previous two sections. The attached plan further condenses the information into areas of high and medium archaeological sensitivity.

As stated in the EUS report, the protection and management of archaeological remains in England is achieved through a combination of statutory protection and protection through planning legislation and policy guidance. This framework is summarised in Part Three of the EUS.

There is a strong potential that archaeological work will be required by the Local Planning Authority on planning applications submitted within the areas highlighted as being of high and medium archaeological sensitivity. Areas outside the EUS area may also be of archaeological sensitivity, particularly remains associated with prehistoric activity. It is recommended that developers contact the Assistant County Archaeologist at Northumberland Conservation at the earliest opportunity, *prior* to the submission of a planning application.

The nature and extent of archaeological work required as part of the planning process will

depend on the location of the development in relation to the most archaeologically sensitive areas, the size of the development and the level of previous disturbance on the site. This could comprise one or more of the following:

Pre-application work

1. PPS5 indicates that, where assessment and/or evaluation are required on a site, the results of this work will need to be submitted in support of the planning application, and therefore will need to be completed prior to the submission of the application.
2. The EUS is used as an aid in the decision making process and helps to highlight large or particularly archaeologically sensitive sites which may require further, site specific, assessment or evaluation. In order to locate trial trenches or test pits most effectively, the commissioned archaeological contractor will need to provide a detailed project design for the agreement of Northumberland Conservation prior to work commencing. The project design will need to include:
 - i. A summary of all known archaeological remains and investigations in the surrounding area
 - ii. Historic maps of the specific site indicating earlier site layouts and the location of structures and features
 - iii. Any geotechnical, test pit data or records indicating the build-up of deposits and/or modern truncation of the site
3. The subsequent evaluation will need to work to the parameters agreed in the project design. Where undated features and deposits are revealed environmental sampling, analysis and radio carbon dating is likely to be required. The results of the fieldwork and any necessary post-excavation analysis or assessment will need to be provided in a report submitted with the planning application to enable an appropriate decision to be made.
4. It is important to have a good understanding of the nature and significance of historic buildings, any surviving features, fixtures and fittings or potential re-use of earlier buildings or material prior to the building's alteration or demolition. Dependant on the specific building and the nature of the proposed works, an application may require historic building assessment to be submitted with the planning application. This will enable a decision to be made on the appropriateness of the scheme and the nature and extent of any mitigation requirements required

Post-determination mitigation

1. The formulation of an appropriate mitigation strategy will be required and this will be based on the results of the evaluation. The majority of these options can be dealt with as a condition of planning permission comprising one or more of the following:
 - i. Preservation *in situ* of important archaeological remains revealed during evaluation. This could have an impact on the viability of the scheme and whether planning permission should be granted
 - ii. Full excavation prior to construction work commencing for significant remains that do not necessarily warrant preservation *in situ*. This will also require post-excavation assessment, full analysis, publication of the results and long-term storage of the archive at the appropriate museum
 - iii. Strip and record prior to construction work commencing for a high density of less significant archaeological remains. The level of post-excavation work will depend on the significance of the archaeology revealed. Significant remains will require post-excavation assessment, full analysis and publication of the results. Archaeology of lesser significance may simply require an appropriate level of analysis and reporting. Long-term storage of the archive at the appropriate museum will be required
 - iv. Watching brief during construction work for a low density of less significant archaeological remains. An appropriate level of analysis, reporting and long-term storage of the archive at the appropriate museum will be required
 - v. No further work in areas where no archaeological remains are found
2. Small-scale development such as small extensions within the area of high archaeological sensitivity may not require pre-application evaluation and in some instances can be dealt with by an archaeological watching brief during construction. Given the high sensitivity of this area, the level of archaeological work required will very much depend on the nature, extent and depth of groundworks and the level of any

- previous disturbance on the site. An appropriate level of analysis, reporting and long-term storage of the archive at the appropriate museum will be required
3. The need for historic building recording is assessed on the significance of the building, its surviving fixtures and fittings, the potential re-use of earlier building fabric and the nature and extent of the proposed works. Sufficient information will be needed to assess the significance of the building either from existing records or the production of an historic building assessment prior to the determination of the application. An appropriate level of building recording will be identified in response to all these factors, adhering to English Heritage Guidelines
 4. Ecclesiastical faculties involving groundwork and work on the historic fabric of the church are likely to require archaeological work of the nature detailed above.

NB *The nature and extent of archaeological work is gauged for each individual site. It is therefore recommended that prospective developers contact the Assistant County Archaeologist at Northumberland Conservation at the earliest opportunity before the application is submitted to discuss the potential requirements on development sites in Wark-on-Tyne and the surrounding area.*

This document and plan have been produced based on the available evidence at the time that the EUS was produced. Our knowledge of the archaeology is continually being updated and as such this information should only be used as a broad indication of the archaeologically sensitive areas. In some instances development outside the highlighted areas may be required.

Further Guidance

Any further guidance or queries should be directed to:

Assistant County Archaeologist
Northumberland Conservation
Development & Delivery
Planning Economy & Housing
Northumberland County Council
County Hall
Morpeth
NE61 2EF

Tel: 01670 620305

e-mail: archaeology@northumberland.gov.uk

