

Allendale Town

Northumberland Extensive Urban Survey



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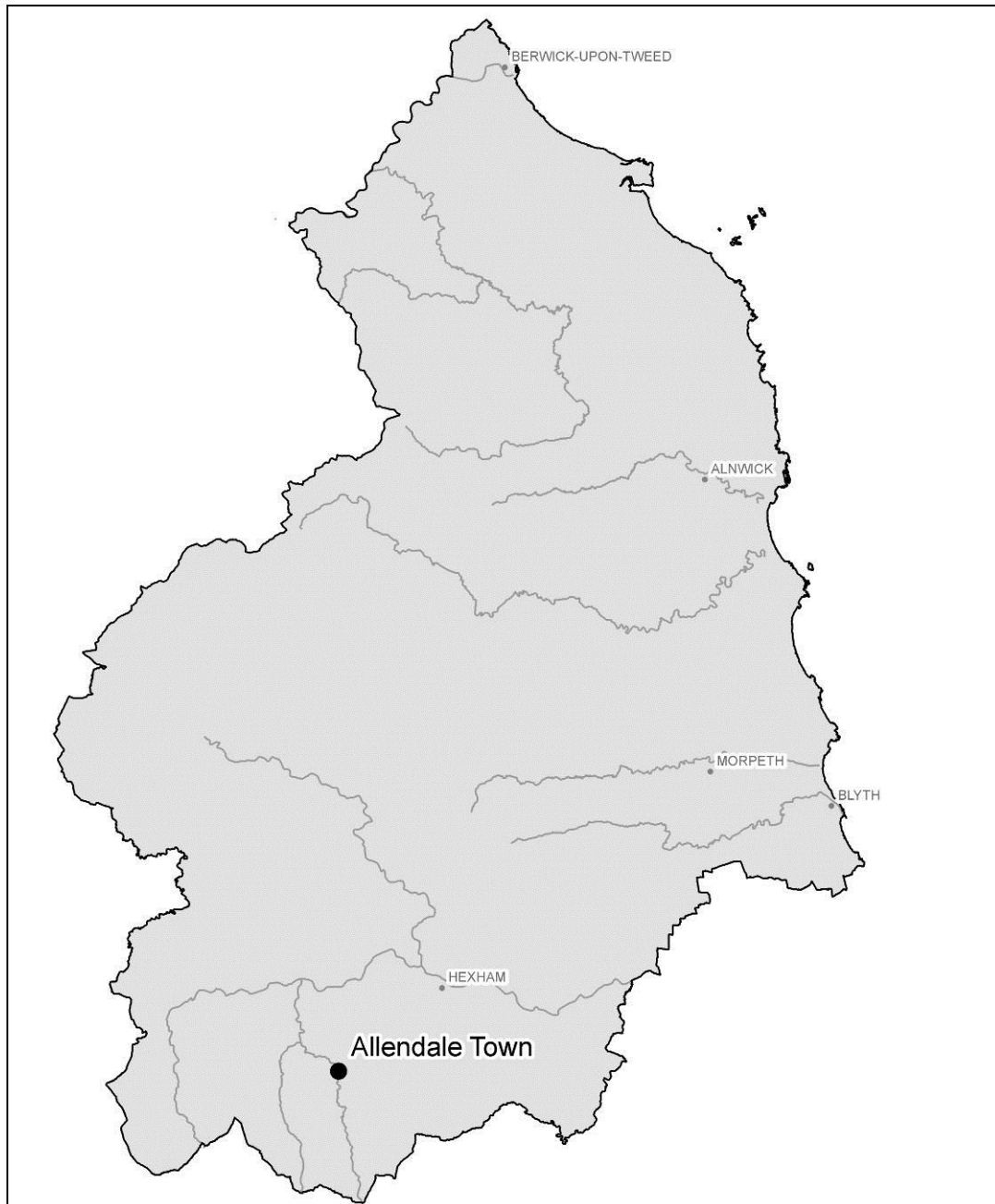


Figure 1: Location

PART ONE: THE STORY OF ALLENDALE TOWN

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 places of work, our houses, gardens, streets and shops – beneath our feet – there lie 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. Allendale 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 Allendale 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 Allendale 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 the core of Allendale Town, an extent similar to the Allendale Town Conservation Area. 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.

1.2 Location, Topography and Geology

Allendale Town is a small market town in south Northumberland, lying about 10 miles south-west of Hexham (NY 8355). It is located on a prominent spur above a loop in the River East Allen and the streets of the town fall steeply to the river crossing, at 215m OD, from which the river flows northwards, merging with the West Allen to form the River Allen, which in turn empties into the Tyne between Bardon Mill and Haydon Bridge. Around Allendale Town, the river cuts through limestone, which is exposed on its east bank, with glacial deposits above Namurian Sandstone on its west bank (Dunham 1990, 161).

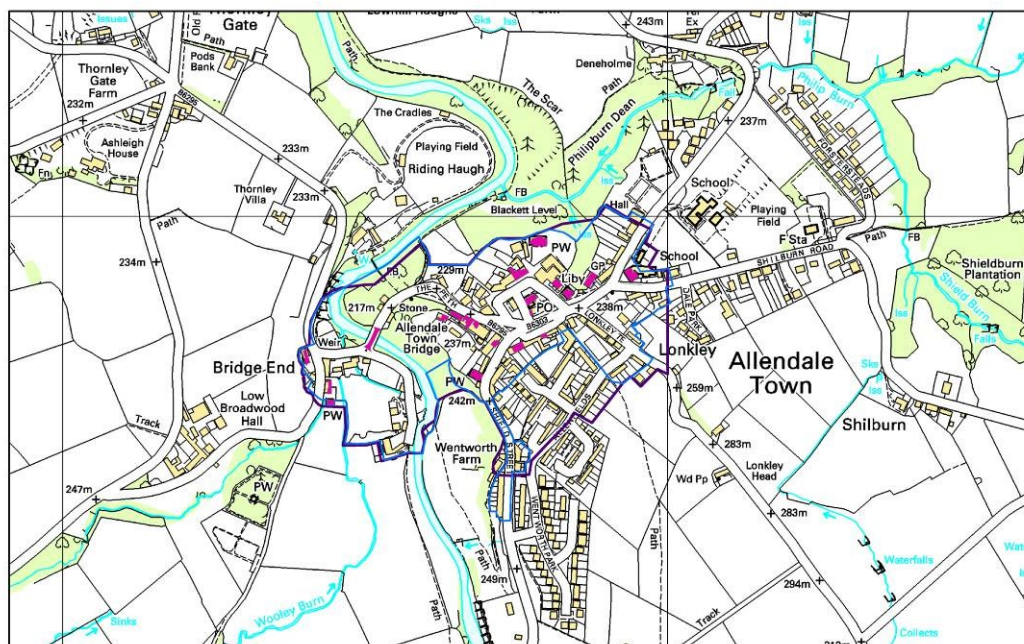


Figure 2: Study Area (purple), Conservation Area (blue), Listed Buildings (pink)

1.3 Brief History

Settlement across Allendale, an exposed upland area, has tended to gather in sheltered locations, concentrating in the valleys of the rivers East and West Allen, but even here it is sparse. Much of Allendale is not suitable for cultivation but the rich mineral resources of the area, in the form of lead and silver, supported a larger population than today when the extraction of these minerals was at its height in the 18th and 19th centuries. Tomlinson described Allendale Town as the capital of the leadmining district (1888, 159).

There are indications of prehistoric occupation in the vicinity of Allendale Town but the first documented settlement is from the 12th century when a chapel was built (HER 7290). A small medieval *vill* is likely to have been associated with this chapel but little is known about it. Allendale was part of the historic parish of Hexham which was divided into grieveships, or townships, of which Allenton or Allendale Town was one. After the Dissolution, Hexham Priory with its lands, including those in Allendale, was sold successively to the Carnaby's, the Fenwicks, and the Blackett's and inherited through marriage by the Beaumonts (Bulmer 1887,

382). It was under the ownership of the Blackett-Beaumont family that Allendale Town grew and was dependent on the lead industry.

The 17th century town developed as a market serving the mining population of Allendale. The market place provided a focus for the mining community with inns and smithies located around it and churches, schools, banks and shops established nearby. The population increased greatly during the 17th century with the influx of many lead miners from Derbyshire (Hodgson 1897, 75). The total population of the district reached its height in 1861 at 6401, rapidly declining in 1891 to 3009 owing to the failure of the lead trade (Hodgson 1897, 74) following the collapse in the price of lead. The market in the town had ceased by the end of the 19th century and contemporary descriptions record a settlement in decline. Most of the town's buildings date from the prosperous times, during the 18th and the first three quarters of the 19th century. The extent of the town and the density of building in the core have changed little since its height as represented on the first edition Ordnance Survey map of 1865. Twentieth century developments have been few but include some additions to the buildings in the market place, which indicate its continuation as a strong focus for the town.

1.4 Documentary and Secondary Sources

Research on the town in this survey began with a review of the county's Historic Environment Record (HER). For Allendale this was largely restricted to descriptions of standing buildings. As additional sources were examined during this survey new entries were added to the HER and are noted throughout the report. Although the industrial history of Allendale is well documented, sources specifically for Allendale Town are sparse. Until the 1700s, the settlement was known as Allenton, under which name, and with various spellings, it appears in the manorial records for Hexham. The parish of Allendale including Allendale Town is described by J C Hodgson in Volume 4 of *A History of Northumberland* (1897) and limited additional information is provided by Dickinson's 1903 *History of Allendale and Whitfield* (1903). William Wallace's *Alston Moor its Pastoral People, its Mines and Miners* (1890), is useful as background to the mining industry but largely ignores the East Allen.

1.5 Cartographic Sources

Cartographic sources for the town are also limited and whilst Armstrong identifies it on his map of 1769, there is no representation of the settlement. The first detailed survey of the town is the First Edition Ordnance Survey of 1865.

1.6 Archaeological Evidence

There has been no antiquarian observation or modern archaeological investigation within Allendale Town. The data on which the extent, character and preservation of below ground archaeological deposits can be assessed is therefore absent. There has been useful archaeological recording of industrial remains within the vicinity of the town and further

analysis of documentary sources would allow a fuller record to be developed. Descriptive records and digital mapping of archaeological features was carried out as part of the RCHME North Pennines Recording Project in the 1990s (now English Heritage).

1.7 Protected Sites

Although two Scheduled Ancient Monuments lie just outside the study area: the Allen Smelt Mill (SM 28561) and the portal to the Blackett Level (SM Nd642), their role within the wider industrial landscape of the area cannot be ignored. There are also numerous listed buildings in the town (see Appendix 1). Allendale Town is designated as a Conservation Area and lies in the North Pennines Area of Outstanding Natural Beauty

2 PREHISTORIC AND ROMAN

2.1 Prehistoric

There is limited evidence of prehistoric activity in the vicinity of Allendale Town. A Late Bronze-Age socketed axe (HER 7288) was found at an unspecified location to the west of Allendale and over 1000 worked flints with characteristic Mesolithic attributes have been recovered from a ridge-top site of many acres on Allendale Fell (HER 7294). No finds of this date have been recovered from within the assessment area.

2.2 Roman

There is no evidence of any Roman period activity in Allendale Town. Further afield, the Old Town at Catton (HER 7296) 3km north-west of Allendale Town (HER 7296), is reputed to bear traces of Roman occupation although this has not been substantiated. Likewise, it has been conjectured that some of the old lead workings in the area date from Roman times.

3 MEDIEVAL

3.1 Documentary Evidence

In the reign of Henry I (1100-35) Allendale was, with the rest of Hexhamshire, detached from the see of Durham and granted to the Archbishopric of York, remaining so until 1545 (Bulmer 1887, 379). The tithes of Allendale and the rest of the liberty of Hexham were granted by Thomas, Archbishop of York to Hexham Priory in 1113 (Bulmer 1887, 382). Allendale was originally divided into four grieveships, or townships, but between 1547 and 1608 Allenton or Allendale Town was separated from the East Allen grieveship (Hodgson 1897, 76-7).

Allendale Town was known as *Allenton* until about 1700 and it appears in medieval and post-medieval documents with various spellings. "*Alwenton*" meaning a settlement on a river was first recorded in 1245 (Beckensall 1992, 18). The Hexham Black Book of 1479 mentions a house with half an acre of land rented at 6s 8d in *Alwenton* (Hinds 1896, 150). The Lay

Subsidy Roll for Northumberland lists *Alwentona* as having 11 people assessed for 16s 9d and a further five others for 37s 8d (Hinds 1896, 33). Generally the Lay Subsidy tax is thought to have fallen on approximately 1 in 20 inhabitants and therefore the population at this time may have been about 300, although not all were necessarily located within the village. A survey in 1547 of the Manor of Hexham shows that 25 copyholders in *Alwenton* paid a total of £6 7s 11d rent (Hinds 1896, 86-103).

3.2 Chapel (HER 7290)

A chapel was probably built at Allendale soon after the canons arrived at Hexham (Hodgson 1897, 77) but the first documentary evidence for one dates from 1174 when the chapel and cemetery of Allenton were under the control of the Prior of Hexham (Hinds 1896, 131). A survey of the manor of Hexham in 1547 records a parcel of land belonging to the church of St Mary at Allenton (Hinds 1896, 72). Later documents record the tithes of Allendale and chantry lands in 1602, and a stipend for the church in 1650 (Hodgson 1897, 77).

A drawing of the chapel by Hair shows it comprised a chancel and nave and that it was probably rebuilt in the 14th century; on the west gable was a double belfry for two small bells (Hodgson 1897, 78). There are records of repair to the church in 1670 and it may have been at this time a south aisle was added (*op cit*, 83). The chapel was pulled down in 1807 and rebuilt and dedicated to St Cuthbert (see below).

To the north of the town, 0.5km north of the church (HER 7290), at Chapel Plains there is conjectural evidence of a possible chapel, of unknown date. There is a tradition of a burial ground here and several gravestones are said to have been found 'about two generations ago' (HER 7289). Traces of an approach road may be seen to the north. An entry in the parish register for 1680 refers to a burial "*at the old church*". This, almost certainly, would have been close to the burial ground, but nothing remains of either (Dickinson 1891, 148). SMR NY 85 NW 5 authority no.3 states that there is no trace (above ground) of a burial ground or chapel.

3.3 Village Green (HER 7420) and Associated Settlement

There appears to be no evidence of the form or character of any medieval settlement at Allendale. However, it is conjectured that the green marked on the first Edition Ordnance Survey of 1860 may once have been much larger and that buildings of a medieval village may have been arranged around it.

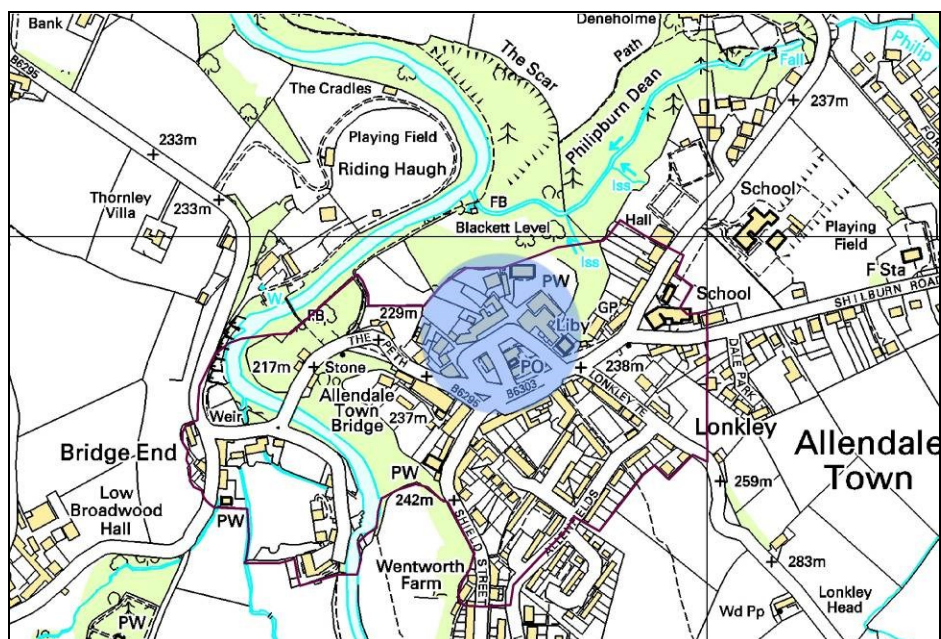


Figure 3: Medieval Allendale

3.4 Leadmining

Leadmining is documented in the North Pennines from the early 12th century when the lead veins of Alston were discovered and worked for silver. The earliest documentary reference to lead mining in Allendale is in 1230 when Archbishop Gray granted one mine to Alan son of Ralph, Robert le Tanur, Richard Mariscall, Simon de Alston and Alan Nentesbire. In a Survey of 1547 only one lead mine was located in East Allendale and was farmed out to John Shele by the king. However, leadmining and smelting cannot be specifically located at Allendale Town at this time.

4 POST-MEDIEVAL AND EARLY NINETEENTH CENTURY

4.1 Context of the Settlement

As a consequence of the industrial exploitation of local minerals, Allendale Town developed into the largest and most important town of the area. The industrial activities (which all lie outside the assessment area) are discussed first, before the features of the town, to provide a context for the development of the settlement.

Lead Mining

The lead mining industry developed and became more profitable in the 16th century but in the late 17th century there was a revival of mining activity on a larger scale. Mining in the East Allen Valley commenced near its head at a series of lead veins west of the village of Allenheads. This led to the discovery of the most productive single mine in the orefield, Allenheads Mine, owned by the Blackett-Beaumonts. During the 18th century, the output from Alston Moor and Allendale was increased by improved techniques of smelting and mining and

the driving of long tunnels or adits into the hills.

In 1855, the success of the Allenheads Mine led the company to construct a long adit known as the Blackett Level. It was projected by Thomas Sopwith for both exploration and drainage of the mines in the East Allendale Valley. Some 4½ miles of the intended 7 miles were completed and four shafts were sunk for the level. It successfully drained a number of mines and continues to do so although they are no longer worked, having ceased operations in 1903. The stone-faced Blackett Level Portal (HER 7292) stands just outside the study area together with the remains of a building and winding tower.

Leadsmelting

Until the 16th century most lead ore was probably smelted locally, using bale furnaces, also known as boles, bayles or bale hills (Hinds 1896, 9). An early smelting works may have stood about a quarter of a mile below the Allen Smelt Mill (Tomlinson 1888, 160). On the west bank of the Allen, a quarter of a mile north from the Allendale Mill bridge, there are earthworks and some masonry of an earlier smelt mill which is probably of pre-1692 date (Pevsner 1992, 126). River erosion may have removed a waterway and there are the possible remains of a leat at the south end of the mill. It could have been a mill used to smelt ore from mines on Alston Moor prior to the construction of the Allen Smelt Mill (HER 7293) (Fairbairn 1993, 168-9).

The Allen Smelt Mill (HER 7293 and SM 28561) was, with the associated mining industry, largely responsible for the development of the town. The importance of this mill can be seen by a description in White's Directory "*I saw the extent of the mill and the numerous piles of pigs of lead by the roadside, I found it easy to believe that the Allendale mines yield one seventh of all the lead in the country*" (1859, 55).

The Bacon family from Derbyshire leased the Allen Smelt Mill in the 17th and 18th centuries and the parish records of the time indicate other skilled workers had moved from the lead industry in Derbyshire to work and marry in Allendale. In 1766, the smelt mill was leased by Lancelot Allgood (NRO 672/75/5) who used it to smelt ore from mines on Alston Moor (Fairbairn 1993, 172). After his death in 1786 and there are no references to the mill until 1795 when it was owned by the Blackett Beaumont Company (Fairbairn 1993, 172). By 1847 there were five roasting furnaces, eight ore hearths, a refining furnace, two reducing furnaces, two calcining furnaces, two reverberatory furnaces, some slag hearth and a separating house with 18 pots. Long horizontal flues were added in 1808 and 1845-50 and three flues can be followed from the smelt mill site for two to three miles on to open moorland terminating at two chimneys; production continued at the smelt mill until its closure in 1896.

Much of the smelt mill site has been levelled, but a broad retaining earthen bank at the rear of the site contains the remains of several structures revetted into the slope, including the

remains of a series of bouse teams located either side of the main flue and the remains of a condensing chamber and a flue opening. The flues are considered among the best preserved in England and, together with the chimneys constitute a site of national significance. The extent of the current Scheduled Area only includes the area where significant archaeological remains are known to survive. The mill itself originally covered a much larger area down to the river within which the archaeological potential is unknown.

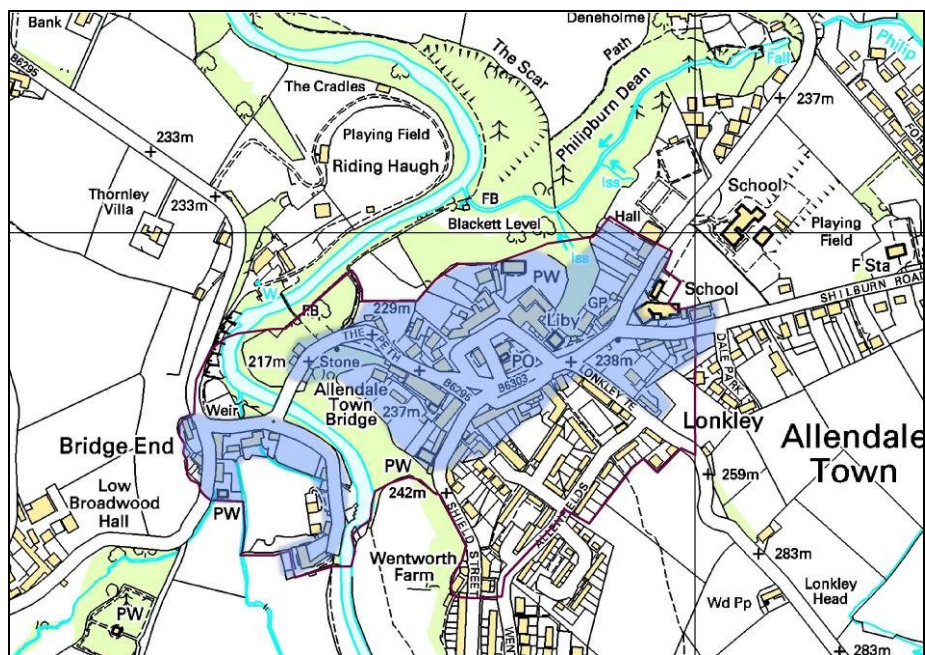


Figure 4: Post-medieval and early 19th century Allendale

4.2 Settlement Form

Allendale is shown on Armstrong's 1769 map of Northumberland but does not indicate the form or extent of the village at this time. Documentary sources however record that the village was centred on a market place located to the west of the church as is the case today, although the market place has now been partly infilled by buildings. At the end of the 18th century, an agricultural survey of the county described Allendale town as *"a neat little town, almost every other building of which is a public house for the miners"* with a Friday-market (cited by Hodgson 1897, 88). White's Directory states that Allendale Town was rustic, bare and with a poorly-paved market place (1859, 52-3).

In the 19th century, John Latimer a dyer of Waulk mill in the parish of Allendale is recorded as having offended by getting drunk, fighting and playing football at different times in and out of the Market Place in Allendale Town on Sundays (Hodgson 1897, 85). It may be inferred that this sort of behaviour must have been common in a town with so many inns, the proliferation of which around the market place is evidenced in the modern town. Those which appear on the First Edition Ordnance Survey of 1860 in the Market Place were The Fox and Lamb Inn (HER 7402), now the Allendale Hotel, Hare and Hounds Inn (HER 7389), Three Tuns Inn

(HER 7400), and the Rose and Crown Inn (HER 7397) on the south side of the Market Place, now called the Old Studio. In the 1780s there was another inn called The Green, later the Black Bull, which is now the site of the early 19th century Tea Rooms (HER 7379) in the central block in the Market Place.

In the market place a shambles (HER 7422) formed by a row of butchers shops is shown on the First and Second Edition Ordnance Survey; it was later replaced by a boarding house called Allen House. Together with a small hearse house (HER 7421) it forms one of two islands of buildings within the market place.

The extent of the town and density of building in the core changed little between the First and Second Edition Ordnance Survey in 1860 and 1897. Wentworth Terrace at the southern extent of the town was probably constructed around the mid-19th century and illustrates the extents of the town at this time. During the latter half of the 19th century buildings may have been replaced but new plots do not appear to have been developed with the exception of the Jubilee Almshouses (HER 7398) which were built in 1887 in Lonkley Terrace on a plot which is shown as open on the First Edition Ordnance Survey. By the end of the century, the lead industry collapsed and the decline of the town and market are related in contemporary directories (eg Bulmer 1887, 381).

4.3 Housing

There is a range of housing in Allendale Town: from rows of terraced houses at Leadgate Terrace (HER 7419) built in 1845 and reputedly housing one family per room (Handcock 1986), to fine buildings such as the Hotspur Hotel (HER 7385) on the south side of the Market Place. Originally the house of surgeon Christopher Arnison, the Hotspur Hotel is dated 'B. 1806 R. 1883' probably the dates of building and restoration, and became a hotel after World War II (Handcock 1986).

4.4 Places of Worship

The **Church of St Cuthbert** (HER 7290) was built in 1873/4 replacing its 1807 predecessor which in turn had replaced a medieval chapel (Hodgson 1897, 77-9; Pevsner 1992, 126). The parsonage originally stood near the church but in 1841 it was resolved to pull it down and use the site as an extension to the graveyard (Hodgson 1897, 85). However, although a new parsonage is shown at Lonkley Terrace on the First Edition Ordnance Survey, the old parsonage is also shown and an apparently unchanged building is also shown on the Second Edition in 1897. In the modern town this space is now occupied by a garage and other buildings and appears never to have been returned to the churchyard; it appears that a quarter segment has been taken from the oval area which bounds the church and churchyard and that the original churchyard may have been oval in shape.

There is a strong history of religious nonconformism in the North Pennines and Allendale was no exception. A **Friends' Meeting House** was built in 1735 at Bridgend (HER 7320) and rebuilt in 1868 (Bulmer 1887, 382). The First Edition Ordnance Survey of 1860 shows a burial ground (HER 7396) adjoining the Meeting House to the north.

A Wesleyan chapel was built here in about 1760 and rebuilt in 1839 (Bulmer 1887, 383; Charlton 1998, 8) before being succeeded by **Trinity Methodist Church** (HER 7322) in 1875 on the same site.

The Primitive Methodists first met in a **Heckler's Shop** in Leadgate in the 1820s (HER 7418). The first **Primitive Methodist Chapel** (HER 7324) was built in 1833/5 at Dawson Place (Charlton 1998, 12; Bulmer 1887, 383 dates this to 1833) and was replaced by a **chapel** (HER 7325) built adjacent to it in 1878. This later larger chapel closed for worship in 1954 and is now used as Allendale Library.

4.5 Schools

A number of schools are known in the town from documentary and cartographic sources. A school was established in the town in the early 18th century and a free school is also recorded, although their locations are unknown (Hodgson 1897, 80, 84). A former Presbyterian Meeting House in Lonkley Lane became a **school** (HER 7399) in 1833 and is shown on the First Edition Ordnance Survey. A board school was opened in 1879, extended in 1887 and extensively altered in 1974 and continues in use as the **County Primary School** (HER 7364).

4.6 Industry

Bridge End Mill (HER 7317), or Allendale Watermill, stands at one end of the bridge over the River Allen. The three-storey mill has an overshot wheel, 14ft in diameter and at 7ft wide, which may be unique in Northumberland (information, S Linsley). There are also remains of a massive timber-piled masonry dam which fed the head-race, and the tail race was taken underground for half a mile to serve as the head race for the waterwheels of Allendale Smelt Mill (Pevsner 1992, 126). The building has been an agricultural merchants store - "A and C Little Ltd., Flour, Corn and Cake Merchants" - and is now a dwelling house. There are very good remains of the weir on the millrace.

Allendale Brewery (HER 7338) is shown on the First Edition Ordnance Survey on the north side of the town. A sketch of the ground plan of the brewery shows the building divided into the brewery, the malt kiln, a stone cellar and office cartshed, and two piggeries are shown to the east (NRO 691/1/1/5). These records comprise various papers associated with the brewery, including a deed from 1852 and a notebook which suggests that the brewery commenced in 1828 and that "the King's Arms" was purchased (presumably) by the owners of the brewery.

4.7 Toll Houses

There is a former toll house (HER 8006) at Bridge End for the Allendale Road which was turnpiked in 1826. Another, the Leadgate Toll House (HER 7412), at the eastern end of the town is now demolished (Pevsner 1992, 126).

4.8 Bridge

Allendale Town Bridge (HER 7319), over the River East Allen was constructed in 1825 and altered in the 20th century; it is a grade II Listed Building.

PART TWO: ARCHAEOLOGICAL POTENTIAL OF ALLENDALE

5 RESEARCH FRAMEWORK

5.1 Prehistoric and Roman Potential

There has been little archaeological research carried out in the vicinity of Allendale Town which can begin to quantify the resources of the area. Allowing for this, there is currently no strong reason to believe there will be significant prehistoric or Roman remains within the assessment zone.

5.2 Medieval Potential

Little archaeological research has been carried out in the area, but a medieval presence at the core of the town would seem likely, although the nature of this activity is uncertain. There are no identified medieval structures in the town, nor is there any evidence for the survival of medieval fabric within later buildings.

5.2.1 Research Agenda

- What is the extent and character of medieval settlement in Allendale?

5.3 Post-Medieval and Nineteenth Century Potential

The pattern of settlement in post-medieval Allendale is one of scattered farms, many of which incorporate remains of bastle houses. However, none has been identified in Allendale Town and evidence of 16th and 17th century settlement is scant. The fabric of the town is of 18th and mainly 19th century date.

5.3.1 Research Agenda

- What was the extent and nature of 16th and 17th century settlement in Allendale Town?
- Can building recording identify pre-18th century structures?

PART THREE: ARCHAEOLOGY AND THE PLANNING PROCESS

6. 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.

6.1 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 6.7 and 6.8 below.

6.2 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.

6.3 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.

6.4 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, of which Allendale is one.

6.5 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.

6.6 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 Allendale, 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.

6.7 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.

6.7.1 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.

6.7.2 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.

6.8 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.

6.8.1 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.

6.8.2 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, the 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.

6.8.3 *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.

6.9 **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).

6.9.1 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 Allendale, the majority of sites considered to be of archaeological interest are 18th and 19th century in date.

7 SOURCES

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Maps and Plans (Northumberland Record Office)

- Armstrong, 1769, *Map of Northumberland*
- 1st edition OS Survey, 1865
- 2nd edition OS Survey, 1896
- 4 field books with plans of WB Beaumont estates 1861 (G) NRO 673
- Plans of Allendale to Hexham railway NRO 324 G.6
- Plan of Allendale branch line in 1881 NRO 3460/1
- Plans of abandoned mines NRO 3966/17/1-4
- Plans of Scraith Hole mine NRO 3966/20/1-2
- Plans of Swinhope level NRO 3966/26/1
- Plan and survey of an estate in parish of Allendale belonging to John Brownrigg 1822
(A13) NRO 1888/36/2
- Survey of Allendale roads c. 1826-32 (AII) ZLK BA/20
- Plans c. 1830 including Scotch House, Finney Hill and Black House (A) NRO 691/1/10/2

Documentary Sources (Northumberland Record Office)

Some of the documentary sources listed are for the district of Allendale, which was a part of the manor of Hexham and some are specific to Allendale Town.

Tithe book for Allendale parish 1511-18	NRO 5188
Allendale Enclosure c. 1800	NRO 3216/2
Schedule of deeds of the Blackett estate re leadmining 1648-1703	NRO 324/W.3/18/3
copy of Hexhamshire and Allendale enclosure award, 1792	NRO 2950/71
Lease between Thomas Richard Beaumont and Joseph Dickinson relating to rights over Allendale Common and Gill House, in Box	ZNI 13
Abstract of the title of Sir William Blackett to leadmines in East and West Allendale 1669-1704, and expired leases of leadmines in Allendale 1640-1706	(A18) ZWN A/1/H 314
Allendale Brewery misc. papers 1851-1852	(A) 691/1/1
3 photos of Allendale 1875	(G) NRO 986/2-4
Evidence of the Allenheads and north Durham Lead mines, collected by JR Leischild, 1842	NRO AL.17
Allendale Estate Records 19th-20th century	NRO 2762
Hexham Manorial Records 16th- 19th century	NRO 672
including	
Accounts of the Blackett Beaumont family's lead mining interests in the Allendale area 1724-1848	(AI) NRO 672/2/18-26
Deeds of various properties in Allendale, but mostly outside the town	NRO 672/A/27/4
those which, from the index details, appear to be in the town are	
Deeds of property of John Shield in Allendale Town, 1883	NRO 672/A/27/4/182
Deeds of a dwelling place in Wentworth Place, 1868	NRO 672/A/27/4/24
Deeds of a dwelling place at Pethhead, 1827	NRO 672/A/27/4/9
Deeds of a house in Wentworth Place, 1931	NRO 672/A/27/5/143
Deeds of land in Allendale Town, 1933	NRO 672/A/27/5/168
Deeds of the Friends Meeting House	NRO 672/A/27/5/75
Floor plan of St Peter's School, 1904	NRO 2998
Alterations to the Golden Lion Hotel, Allendale, 1936	NRO 4720/B/1
Bills for the King's Head in 1837	NRO 710/2-3
Allendale smelt mill accounts 1766-70, Lancelot Allgood	(AI) ZAL 56/1-3
Allendale workhouse visitors book, vestry minutes, highway board minutes 1791-1895	(G) NRO 794

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

None

Grade II

Church of St Cuthbert (HER 7290, LB No 24/78)

Allendale Town Bridge (HER 7319)

Friends' Meeting House, Bridgend (HER 7320, LB No 24/52)

Trinity Methodist Church (HER 7322)

Meeting Room adjoining north end of Allendale Library (HER 7324, LB No 24/64)

Allendale Library, former Primitive Methodist Church (HER 7325)

County Primary School (HER 7364)

Wall and railings to west and south of County Primary School (HER 7365)

Drinking fountain opposite Allendale Library (HER 7366)

Bridge End Cottages (HER 7367, LB No 24/49)

Bridge End House (HER 7368, LB No 24/50)

The Cave, Bridge End (HER 7369)

Wellhead, 20m south east of the corner of the Riding Hotel (HER 7370)

Wayside Cottage (HER 7371, LB No 24/56)

Wooley Burnfoot Cottage (HER 7372, LB No 24/57)

Wall, railings and gate to the south of Allendale Library (HER 7373, LB No 24/65)

Belvina and adjacent house to east (HER 7374, LB No 24/70)

Trustee Saving Bank, Market Place (HER 7375, LB No 24/71)

Wall, railings and gate to south of Trustee Savings Bank (HER 7376, LB No 24/72)

Elliot's Shop, Market Place (HER 7377, LB No 24/73)

Holme Dene, Market Place (HER 7378, LB No 24/74)

Tea Rooms, Market Place (HER 7379, LB No 24/75)

King's Head Hotel, Market Place (HER 7380, LB No 24/76)

Golden Lion Hotel, Market Place (HER 7381, LB No 24/77)

Isaac's Well, Market Place (HER 7382, LB No 24/79)

No 3 Arnison Terrace, Market Place (HER 7383, LB No 24/80)

Hydrant in front of No 3 Arnison Terrace, Market Place (HER 7384, LB No 24/81)

Hotspur Hotel, Market Place (HER 7385, LB No 24/82)

K6 outside Westoe House, Market Place (HER 7386, LB No 459-/24/10003)

Selah House, section adjacent to west end of Hotspur Hotel, Market Place (HER 7387, LB No 24/83)

House adjoining Hare and Hounds Inn to east, The Peth (HER 7388)

Hare and Hounds Inn, The Peth (HER 7389, LB No 24/89)

Peth Head House, The Peth (HER 7390)

Peth House, The Peth (HER 7391)

Hallgarth, The Peth (HER 7392)

Drinking fountain in front of No 4 and The Cottage, Shield Street (HER 7393)

No 8 Shield Street (HER 7394, LB No 24/95)

APPENDIX 2: MAPS

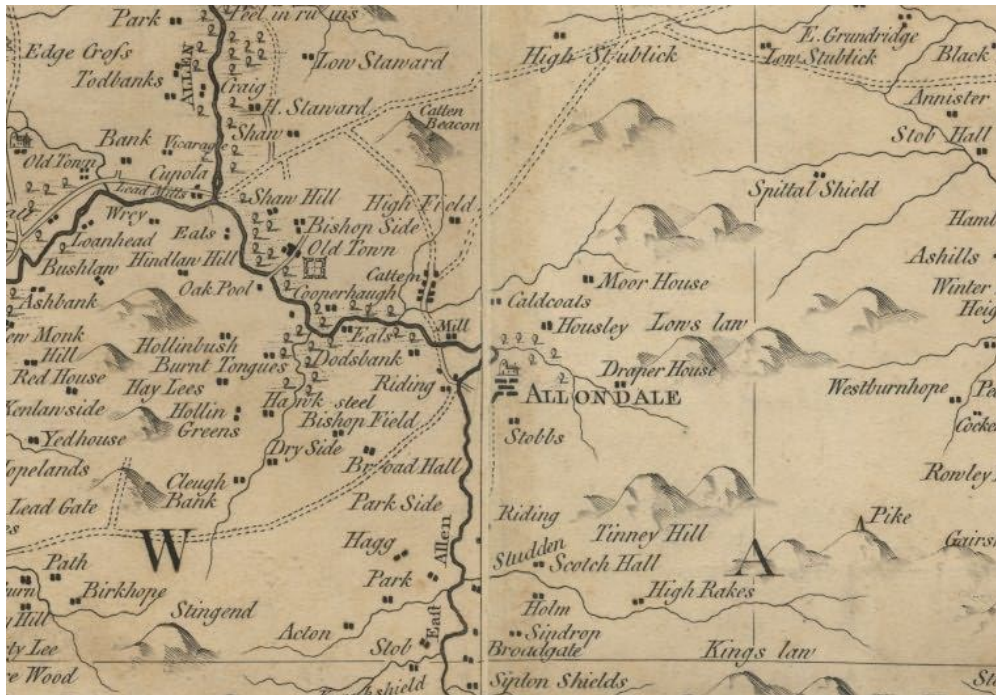


Figure 5: Armstrong's map of Northumberland 1769 (ZBK sheets 7 & 8)



Figure 6: First Edition 25 inch to 1 mile.
Reproduced from the 1860 Ordnance Survey Map (Sheet 102.10).



Figure 7: Second Edition 25 inch to 1 mile.
Reproduced from the 1897 Ordnance Survey Map (Sheet 102.10).



Figure 8: Third Edition 25 inch to 1 mile.
Reproduced from the 1920 Ordnance Survey Map (Sheets 99.15 and 105.3)

APPENDIX 3: STRATEGIC SUMMARY

ALLENDALE STRATEGIC SUMMARY

A3.1 ARCHAEOLOGICAL BACKGROUND

Allendale town appears to have been the focus of activity since at least the medieval period. The Extensive Urban Survey (EUS) combined documentary and cartographic evidence as Allendale town has not been the subject of extensive or recent archaeological investigations.

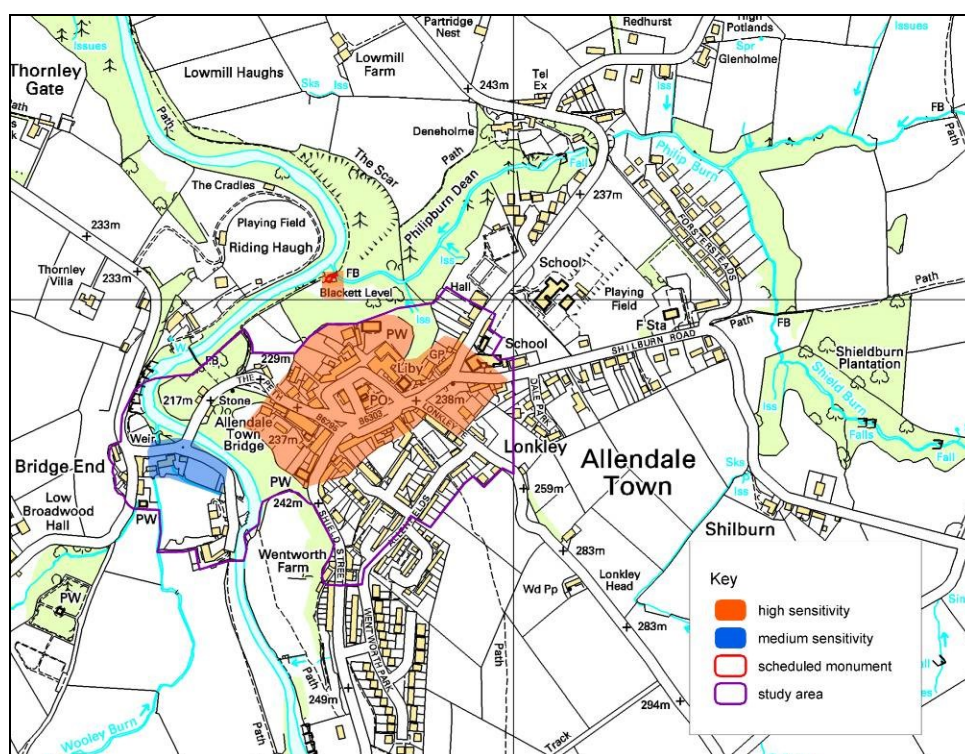


Figure 9: Allendale areas of archaeological sensitivity

Prehistoric

- While Allendale town is located in a wider prehistoric and Romano-British landscape, no archaeological remains from those periods have been revealed within the historic town
- The presence of lead and silver in the area shows that it has been the focus of mineral extraction, potentially from the Roman period onwards.

Early Medieval

- There are no documentary sources of early-medieval activity in this area

Medieval

Church

- Documentary evidence indicates that there was a chapel and cemetery at Allenton (later Allendale) from at least 1174.
- There is conjectural evidence that a chapel and burial ground was located to the north of the town at Chapel Plains, 0.5km north of the current church. There is no recent evidence to support this theory.

Settlement

- A small medieval settlement is likely to have been associated with the chapel but as before, its precise location is yet to be established.
- It is thought that the green shown on the First Edition Ordnance Survey Map of c.1860 may originally have been a larger village green with associated medieval settlement.

- There are documentary references to lead mining in the area in the medieval period

Post-Medieval

Settlement

- The precise extent and form of the 17th and 18th century town is not known.
- The development of Allendale town into the largest most important town in the area was directly dependant on the mineral resource in the surrounding landscape.
- The 17th century town effectively developed to serve the mining population of the area with plentiful inns and smithies growing up around the market place and schools, banks and shops nearby.
- Following the collapse of the price of lead in the late 19th century, the lead trade failed and with it the prosperity of the town. Consequently, the modern town layout, form and building density has not changed significantly since then.
- The town also had the Allendale Brewery and Bridge End Mill.
- 19th century buildings include various places of worship, schools and a toll houses

Industry

- Prior to the 16th century, lead mining was relatively small scale as was the probable smelting of the ore nearby. It began to develop in the 16th century.
- The industry was revived on a larger scale in the late-17th century helped by the establishment of Allenheads Mine, the single most productive mine in the area. Output further increased in the 18th century with an improvement in smelting and mining techniques and the driving of long adits or tunnels into the hills. There is evidence of a pre-1692 smelt mill relatively close to the later more substantial Allen Smelt Mill. The latter is of such significance that the most visible remains are a Scheduled Ancient Monument
- The town also had the Allendale Brewery and Bridge End Mill.

A3.2 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

- No known prehistoric or Romano-British sites are located within Allendale town.

Early Medieval

- No known earlier medieval settlement is located within Allendale town.

Medieval

- The presence, nature, extent and development of the medieval settlement, chapel and associated cemetery.
- Any evidence that a larger medieval green with associated settlement is located on the site of the 19th century village green.

Post-Medieval

- The nature, extent and development of the 16th and 17th century settlement.
- The presence of any pre-18th century buildings within the town incorporated in later houses.
- The nature and extent of Bridge End Mill and the Allendale Brewery.
- The nature and extent of lead mining and smelting the surrounding area.

A3.3 ARCHAEOLOGICAL REQUIREMENTS IN THE PLANNING PROCESS

The Extensive Urban Survey (EUS) has identified the areas of greatest archaeological sensitivity and potential in Allendale town 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 industrial 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, to establish if sites are of archaeological sensitivity and will require archaeological work as detailed below.

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 prior to the determination of planning permission. 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 Allendale town 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
Planning Strategy & Development Management
Local Services
Northumberland County Council
County Hall
Morpeth
NE61 2EF

Tel: 01670 620305

e-mail: archaeology@northumberland.gov.uk

