

# Allenheads

## Northumberland Extensive Urban Survey



The Northumberland Extensive Urban Survey Project was carried out between 1995 and 2008 by Northumberland County Council with the support of English Heritage.

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Produced by Rhona Finlayson and Caroline Hardie 1995-7  
Revised by Alan Williams 2007-8  
Strategic Summary by Karen Derham 2008  
Planning policies revised 2010

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Copies of this report and further information can be obtained from:

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

Tel: 01670 620305  
Email: [archaeology@northumberland.gov.uk](mailto:archaeology@northumberland.gov.uk)

Website: <http://www.northumberland.gov.uk/archaeology>

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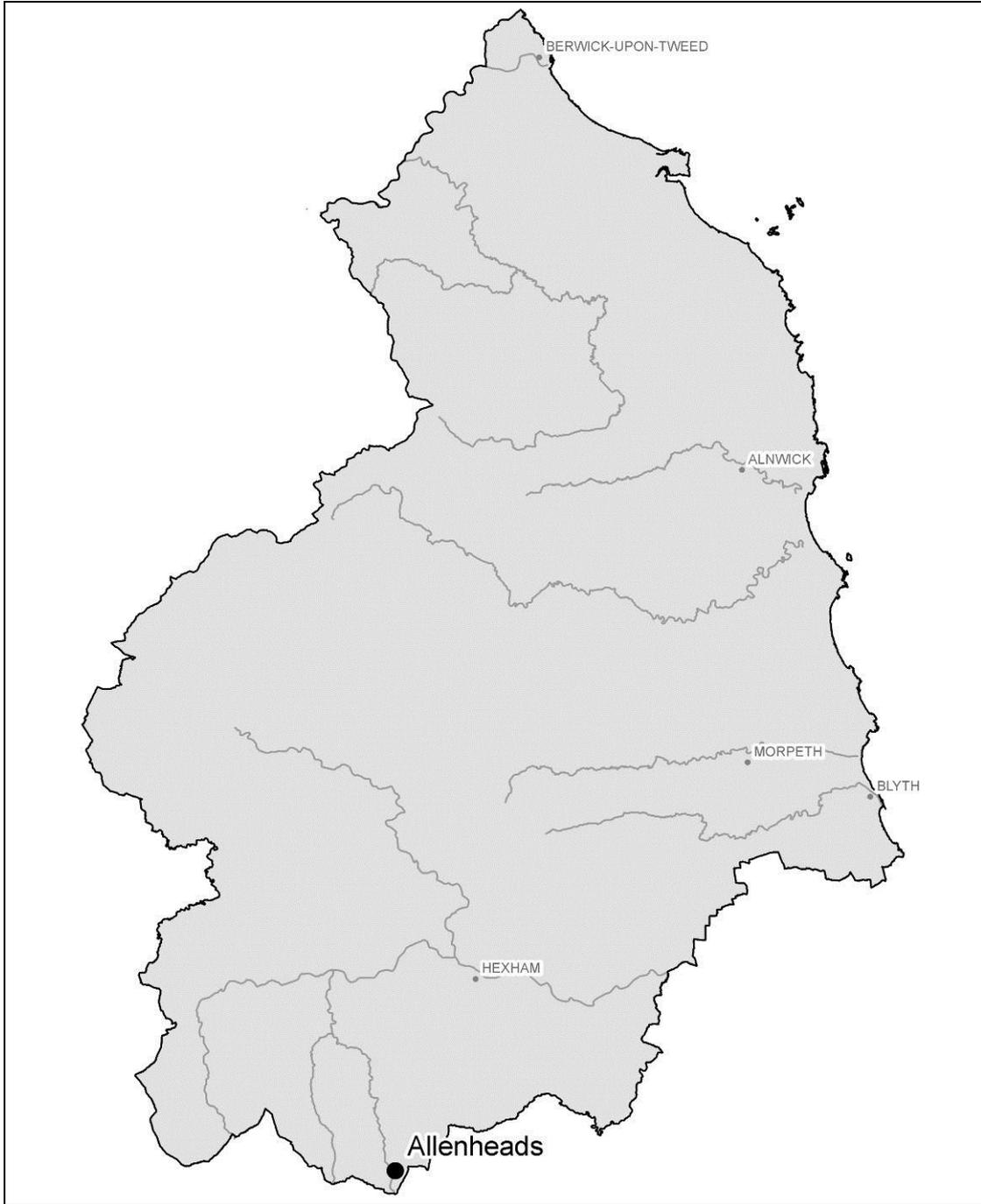


Figure 1: Location

## PART ONE: THE STORY OF ALLENHEADS

### 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, our houses and 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. Allenheads 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 Allenheads 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 village of Allenheads 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 encompasses the core of the village of Allenheads which lies within the North Pennines Area of Outstanding Natural Beauty and is in a designated Environmentally Sensitive Area (fig 2). The village lies within the North Pennine Orefield and any assessment of the archaeological potential of the area cannot ignore its role within the wider industrial landscape of the area, a factor that has been given due consideration here. 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.

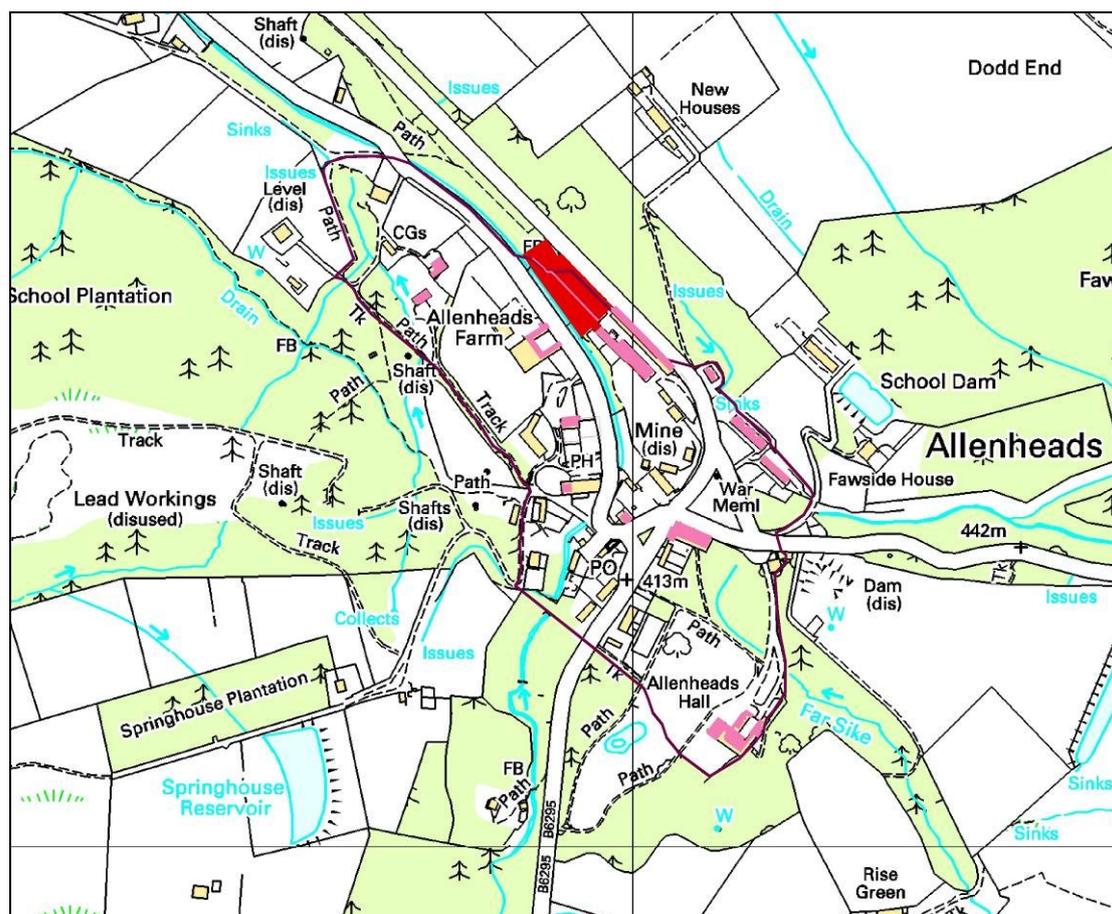


Figure 2: Study Area (purple), Scheduled Monument (red), Listed Buildings (pink)

## 1.2 Location, Topography and Geology

Allenheads lies at the head of the River East Allen in the North Pennine moors at about 415m OD, some 7½ miles south of Allendale Town. Much of the surrounding moorland in the area is not suitable for cultivation and the economy of the area has been largely shaped by the presence of mineral resources. The Grindstone Sill, a hard siliceous rock forms a considerable spread on the surface round Allenheads and Coalcleugh, and has been quarried for grindstones. More significantly, Allenheads lies within the Northern Pennine Orefield where the outcrops of Carboniferous Limestone are extensively mineralised and have a long history of being mined for their lead and silver content. *“The rocks exposed on the sides of the valley between Allenheads and Allendale Town belong to the Pendleian stage of the Namurian while the high fells which separate the valley from the headwater streams of the Derwent system to the east are capped by outliers of Mill Stone Grit. The western slopes of the valley are covered by glacial deposits. The mining developments have indicated that the old preglacial valley has been filled to a depth exceeding 30m with boulder clay, sand and gravel. The present river flows to the east side of this infilling, “solid” rocks are exposed on the east bank. Limestone outcrops, the great Limestone is exposed only near Allenheads and on*

*the western side of the valley where it is rising towards the Burtreeford Disturbance*" (Dunham 1990, 161).

Water was an important element in the siting of oreworks at Allenheads and was used for power and washing ore. The natural topography was used on a large scale to construct reservoirs and manipulate the flow of the river.

### **1.3 Brief History**

Settlement across Allendale 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 unsuitable for cultivation but the rich mineral resources of the area, in the form of silver and lead, once supported a larger population than today when extraction of these minerals was at its height in the 18<sup>th</sup> and 19<sup>th</sup> centuries.

There is no indication of prehistoric or Roman period activity in or around Allenheads. The first evidence of settlement in the area is at Dirt Pot, about 1km north-west of Allenheads where a tenement (HER 7250) was recorded in 1547. Mining at Allenheads probably started in the 16<sup>th</sup> century and lasted until the 19<sup>th</sup> century. It was owned by the Beaumont family and was the single most important mine in the North Pennine orefield (Pevsner 1992, 93).

A description of Allenheads after the lead industry went into decline gives a picture of the village: *Dirtpot – what a name! – lying in the hollow; then we come to rows of workshops, long rows of bouse-teams and bing-steeds on each side of an acre or more of the washing floors, where men and boys are working with noise and activity; a wooden tower, within which is one of the entrances of the lead mines; a row of buildings containing the offices, the library and reading room, and we are in Allenheads, one of the most elevated places in England. It lies deep within a hollow of the hills and has all the appearance of a place which has taken to decent ways. At one time the Allenheads mines yielded one-seventh of the total amount of lead produced in the kingdom. The industry of the district has for some years been in a depressed state* (Tomlinson 1888, 160).

A drop in the price of lead at the end of the 19<sup>th</sup> century caused the industrial activity to decline and then cease. In more recent times the village has been developed as a centre for tourism.

### **1.4 Documentary and Secondary Sources**

Research for this study began with the Historic Environment Record (HER). The lead mining industry in Allendale is well documented; virtually all the development at Allenheads is related to or associated with this industry and records of the Allenheads Estate are held in Northumberland Record Office.. The parish of Allendale, which includes Allenheads, is

covered by Volume 4 of the County History of Northumberland (Hodgson 1897) and the history of the lead mining industry is covered in Volume 3 part I of the County History of Northumberland (Hinds 1896). Limited additional information can be gained from Dickinson's 1903 *History of Allendale and Whitfield*. 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. Several modern works deal with the industrial history of the area.

### **1.5 Cartographic Sources**

Allenheads is shown on Armstrong's 1769 map of the county but the form of the village is not represented. The first detailed survey of the village is the First Edition Ordnance Survey of 1860. Comparison of this with the Second Edition Ordnance Survey of 1897 shows that the settlement did not alter significantly over the second half of the 19<sup>th</sup> century.

### **1.6 Archaeological Evidence**

There has been no antiquarian observation or modern archaeological investigation within Allenheads. The data on which the extent, character and degree of preservation of below ground archaeological deposits could be assessed is therefore absent. There has been useful archaeological recording of the industrial remains but further research of the documentary sources would allow a more comprehensive record to be developed. Descriptions and digital mapping of features recorded as part of the then RCHME North Pennines Recording Project in the 1990s (now English Heritage) should be transferred to the HER to enhance its records.

### **1.7 Protected Sites**

The Allenheads lead ore works (HER 7235) is a Scheduled Monument (SAM no. 28548) and many of the standing buildings in the village have Listed Building status (see Appendix 1). There is no Conservation Area designated at Allenheads.

## **2 PREHISTORIC AND ROMAN**

There is no evidence of prehistoric or Roman activity in Allenheads or its immediate vicinity.

## **3 MEDIEVAL**

### **3.1 Dirt Pot**

In the reign of Henry I (1100-35) Hexhamshire, of which Allendale was a part, was detached from the see of Durham and granted to the Archbishopric of York in whose possession it remained until 1545 (Bulmer 1887, 379). In 1113, the tithes of Allendale and the rest of the liberty of Hexham were granted by Thomas, Archbishop of York Hexham Priory (Bulmer 1887, 382). Allendale was originally divided into four grieveships, or townships, and Allenheads lay within the area of the East Allen grieveship. In the 15<sup>th</sup> and 16<sup>th</sup> centuries this area was divided with Allenheads eventually being located in the area known as High Forest

(Hodgson 1897, 76-7).

There is no evidence of a medieval settlement at Allenheads, although an early post-medieval survey of the Manor of Hexham in 1547 lists Eastalwendale and a tenement called 'Dirtpotsheele'; Dirt Pot lies about 1km north-west of Allenheads.

### **3.2 Lead mining**

Lead mining is documented in the North Pennines from the early 12<sup>th</sup> 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. However, lead working cannot be specifically located at Allenheads in this period.

## **4 POST-MEDIEVAL AND EARLY NINETEENTH CENTURY (figure 3)**

### **4.1 Context of the Settlement (HER 7187)**

In the post-medieval period lead mining and processing was undertaken on a large scale by the Beaumont family. Allenheads was a busy mining village serving the needs of a large local population living in the settlement itself and in the many smallholdings on the edges of the moorland (Forbes et al 2003, 77). The focal point of the village is the Allenheads Lead Ore Works (HER 7235).

### **4.2 Allenheads Lead Ore Works (HER 7235, Scheduled Monument 28548)**

The remains of the lead ore works at Allenheads comprise a washing floor, a set of bouse teams, the drainage tunnel and channel of the Fawside lead level, a revetted section of the River East Allen, and a section of spoil tip. It formed part of a wider complex of ore works and lead mines in Allenheads which included the Gin Hill shaft which was dug in 1793 and the Fawside Level which was begun in 1776. All lead working activity on the site ceased in 1896.

### **4.3 Workshops (HER 7237)**

The workshops and hydraulic engine at the Beaumont Mine, Allenheads, is a Grade II Listed Building. The former lead mine workshops date from the mid 19th century and their construction is of rubble with a slate roof. One ground floor room of the two-storey section contains a hydraulic engine built by Armstrongs of Newcastle in 1847, used for pumping in the mine workings and later to operate the estate sawmill. This is a unique example of a reciprocating hydraulic engine and one of the earliest hydraulic engines known to survive, located in the workshop it powered.

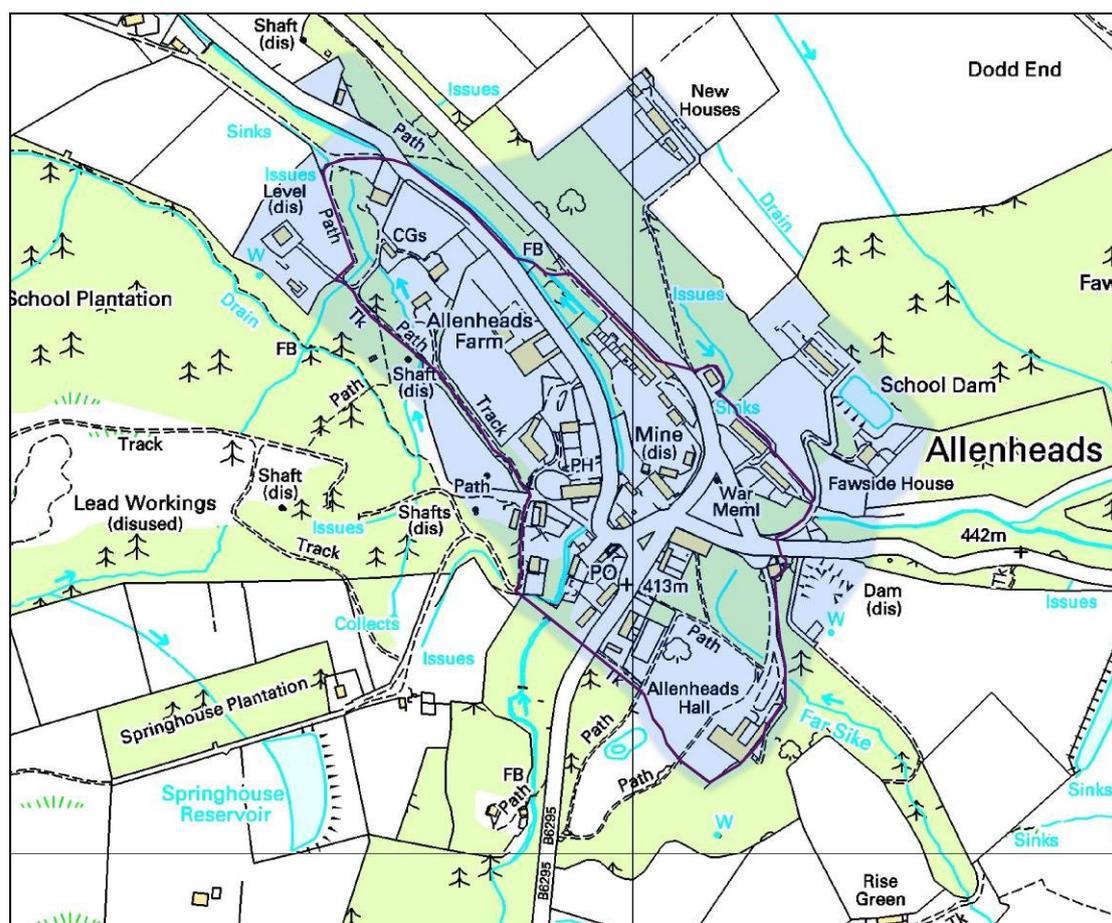


Figure 3: Post-Medieval and Early 19<sup>th</sup> Century Village

#### 4.4 Mines

Beneath Allenheads is a complex of veins which made this the biggest single lead mine in the North Pennines (Forbes et al 2003, 77). A contemporary account of the mines and ore workings at Allenheads is Westgarth Forester's 1821 "Treatise on a section of the Strata....." *The lead mines in the two Allendales belonging to Colonel and Mrs. Beaumont, 1, Allenheads, seven miles south of Allendale Town and four miles east of Coalcleugh, consisting of several veins, viz poverty vein, Sun vein, Diana vein, Blackett vein, Style vein, Christopher Mills' vein, Grindstone vein, etc., much lead with crystallised cubical spar, blue, purple, amber etc., and also carbonates of leadsoe blend or black jack, with quartz, in strata, from the Grindstone Sill to the four fathom limestone. One horse level, upon the firstone side, called Fawside level, begun in Sir William Blackett's time; four water wheel engines, underground; seven whimseys, one underground; and a large crushing machine* (Hinds 1896, 11). This account gives an indication of the extent of the workings in the area. The principal entrance to the Allenheads mines was in the village and Smith provides some description of the various veins which were worked (Smith 1923, 61). The mines were partially drained by levels but some necessary pumping was performed by four underground water wheels installed in shafts at Allenheads village. The water was raised to the Haugh Level and the

Little Limestone Level and carried out to the East Allen river (Smith 1923, 62).

Many other workings lie outside the study area and are shown on the First Edition Ordnance Survey of 1860. These, as well as many other features associated with the industry, have been recorded in the National Monuments Record as part of the North Pennines Recording Project.

#### **4.5 Reservoirs**

Water was essential to the working of the lead ore works and it was supplied from a series of reservoirs built on the moorland around Allenheads. Water in the Corbet Mea Reservoir was taken down the Corbett Mea Shaft and along the level in pipes to high and low underground engines from which it was discharged into Fawside Level. It flowed along this to the Allenheads dressing floors where it was joined by water exhausted from the surface engines and from other sources. After being used for washing purposes it was taken by a shallow adit to a point immediately under Allenheads village and conveyed over four underground water wheels. It then passed by way of Haugh Adit to the River East Allen nearly 1¼ miles below Allenheads.

#### **4.6 Dirt Pot**

About 1km downstream from Allenheads, at Dirtpot, a lead smelting mill (HER 7251) was built by the Blacketts in early 18th century. The mill mainly smelted ores from the Allenheads and Coalcleugh mines, but was kept to working capacity by Weardale ore until it closed in 1870. Surviving remains consist of a 3424ft long flue, a row of deserted cottages and an overgrown reservoir (Turnbull 1975). The long peat house was the only building which remains intact; all else is ruined.

#### **4.7 Allenheads Village**

The village is inextricably linked with the lead industry and contains remains of industrial buildings, workers' housing, administrative and public buildings built in the 18<sup>th</sup> and early 19<sup>th</sup> centuries, when the lead industry was at its height. The lead ore works lies at the centre of the village. The village has been described as a planned industrial village but, instead of being built all as one episode to a predetermined plan, it appears to have grown organically. The first new houses built in Allenheads in the last 150 years were six bungalows at Lea Terrace in 1990 demonstrating how little the form and extents of Allenheads have altered since it was first developed.

#### **4.8 Housing**

There is a range of late 18<sup>th</sup> and early to mid 19<sup>th</sup> century housing in Allenheads, from purpose-built miners' dwellings at New Houses (HER 7243), Fawside Green (HER 7239) and Dudley Place (HER 7238) to Allenheads Hall (HER 7230) and Beaumont House (HER 7233).

Allenheads Hall is a country house on the south side of the village built in 1854 for Thomas Sopwith the mine agent and engineer. Its gardens include arrangements of purple fluorspars and white quartz from the mines below (Pevsner 1992, 128). It was built on the site of Craig House, the chief agent's residence (Hodgson 1897, 101) and at the end of the 19<sup>th</sup> century it is described as "*a shooting-box belonging to Mr. Beaumont*" (Tomlinson 1888, 160; Dickinson 1903, 10).

#### **4.9 Other Buildings**

The working buildings of the village include Allenheads Estates Offices (HER 7229), a railed enclosure (HER 7240) which was the former horse track entrance to Allenheads Mine, whereby ponies could descend by a spiral incline into the lead workings. Icton House (HER 7241) is the former pay office for the lead mine, now a house. Allenheads Farmhouse and adjacent buildings (HER 7228) provided stabling for ponies which worked in the mines and is arranged around a central yard where formerly, there was a pond where the ponies could be washed (Pevsner 1992, 128).

Allenheads Library was established in 1848 for the use of the miners in the employment of Thomas Wentworth Beaumont and the children's library was established in 1850 (NRO AL.13).

#### **4.10 Place of Worship**

A chapel (HER 7186) at Allenheads is mentioned in the latter part of the 17th century. It was rebuilt in 1701, by the stewards and workmen of the lead mines and William Blackett, providing the timber and a house for the minister. It was rebuilt again in 1826 a few yards to the west of its former site. The present building, designed by W Crawhall which is a Grade II Listed Building (Pevsner 1992, 127) preserves an old doorway with the Blackett arms and the date 1701 over it (Hodgson 1897, 99-100).

## **PART TWO: ARCHAEOLOGICAL POTENTIAL OF ALLENHEADS**

### **5 RESEARCH FRAMEWORK**

This section deals with the possibility of discovering archaeological remains within Allenheads in the course of development and to what extent these remains can contribute to the understanding of the past of the village and the country as a whole. To be meaningful, any archaeological input in Allenheads 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. Allenheads, with its industrial origins and development for mining enterprises in the 18<sup>th</sup> and 19<sup>th</sup> centuries, is an important example of a well-preserved industrial village and will have a useful role to play in this research.

#### **5.1 Prehistoric and Roman Potential**

No prehistoric or Roman period sites are known in the village or its immediate vicinity. It is considered unlikely that major prehistoric or Roman remains will be uncovered in the village and as such it is not considered to have an as yet definable contribution to make to national or local research objectives.

#### **5.2 Medieval Potential**

There is no evidence to suggest that there was a medieval settlement at Allenheads. It is considered unlikely that major medieval remains will be uncovered in the village and as such it is not considered to have an as yet definable contribution to make to national or local research objectives. The nearest documented settlement lies at Dirtpot, about 1km north-west of Allenheads.

### **5.3 Post-Medieval and Nineteenth Century Potential**

Allenheads is an important example of a well-preserved industrial village of the 18<sup>th</sup> and 19<sup>th</sup> century. The village is planned in that the mines, ore processing operations, mine administration, housing and services for workers were deliberately located together and most elements survive today. Documentary searches have not revealed similar village plans as those which exist for lead mining village of Nenthead and Allenheads village appears to have grown organically rather than to a predetermined plan of construction.

#### *5.3.1 Research Agenda*

- What evidence, if any, is there for industrial activity before the 18<sup>th</sup> century?
- Can detailed building recording and analysis add to our understanding of the development of domestic properties in the village?
- A detailed survey of the lead ore works will improve our understanding of such industrial landscapes
- What effect did the collapse of the lead industry have on the village?

#### *5.3.2 Archaeological Considerations*

The extent of post-medieval and 19<sup>th</sup> century Allenheads is shown on Figure 3 and within these areas, archaeological briefs and specifications will direct archaeological contractors working in Allenheads to consider:

- the usefulness of building recording in assessing the development of homes and the changing use of space within them
- the impact on the village of the rise and fall of Allenheads Lead Ore Works
- the potential of the archives of the Blakett-Beaumont family for evidence of changing settlement patterns and investment in the village

## 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 two planning policy guidance notes issued by the Government.

#### 6.1 Planning Policy Statement 5: Planning for the Historic Environment (PPS5)

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 but Allenheads is currently not one of them.

## **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 Allenheads, 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, 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 Allenheads, the majority of sites considered to be of archaeological interest are 18<sup>th</sup> and 19<sup>th</sup> century in date. The lead ore works is already recognised as being nationally important. There are no Grade I or II\* listed buildings, all of them being Grade II listed; these are buildings of special interest, which warrant every effort to preserve them (see Appendix 1).

## 7 SOURCES

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#### **Maps and Plans** (Northumberland Record Office)

Armstrong, 1769, *Map of Northumberland*

1<sup>st</sup> edition OS Survey, 1865

2<sup>nd</sup> edition OS Survey, 1896

Plans of Allenheads WB leadmines n.d

NRO 3966/2/1-3

Plans of the Beaumont mine, Allenheads, 1979

NRO 3966/4/1-11

Plan re Low Houses 1852

NRO 691/1/1/6

#### **Documentary Sources** (Northumberland Record Office)

*Allenheads is indexed as High Forest*

Allenheads estate mining records including Allen Smelt Mill

18th-20th century

NRO 712

Blackett-Beaumont lead mining records 1730-1880

NRO 672

Records of the Allenheads mining district see separate catalogue of these records NRO 672/E/2

the documents appear to mainly comprise accounts and bargain books etc. from 1725 onwards

Allendale Estate management 1858-1968

NRO 672/D2/1

the catalogue lists the letting agreements property by property

Allendale or Cows Hill road, 1852-3

NRO 317/12

Measured drawings of Allenheads bousteads and sawmill, 1973

NRO 2038/RD 20/1

Evidence of the Allenheads and north Durham Lead mines, collected by JR Leischild, 1842

NRO AL.17

**APPENDIX 1: LISTED BUILDINGS****Grade I – none****Grade II\* - none****Grade II**

Allenheads Church (HER 7186, LB No 25/26)

Allenheads Farmhouse and adjacent farmbuildings (HER 7228)

Allenheads Estate Offices (HER 7229, LB No 26/27)

Allenheads Hall (HER 7230, LB No 26/29)

Outbuildings around stable yard, Allenheads Hall (HER 7231)

Allen Lodge (HER 7232, LB No 25/31)

Beaumont House (HER 7233, LB No 25/32)

Garden walls to east and railings to south of Beaumont House (HER 7234)

Allenheads Lead Ore Works (HER 7235, SM 28548, LB No 25/36 and 26/36)

Beaumont Mine, Fawside Level portal in wall on east side of site (HER 7236, SM 28548)

Beaumont Mine, range of workshops on east side of site (HER 7237, LB No 25/37 and 26/37)

Dudley Place and privy row adjacent (HER 7238)

Fawside Green (HER 7239)

Railed enclosure beside road, opposite north east corner of Estate Offices (HER 7240)

Iceton House (HER 7241, LB No 25/41)

Level Mouth Cottage (HER 7242)

Post Office (HER 7244)

Allenheads War Memorial (HER 20424, LB No 494695)

APPENDIX 2: MAPS



Figure 4: Ordnance Survey 1<sup>st</sup> edition 25-inch

## APPENDIX 3: STRATEGIC SUMMARY

### ALLENHEADS STRATEGIC SUMMARY

#### A3.1 SUMMARY OF ARCHAEOLOGICAL BACKGROUND

Allenheads village has been the focus of activity since at least the post-medieval period. The Extensive Urban Survey (EUS) combined documentary and cartographic evidence as Allenheads Village has not been the subject of extensive recent archaeological investigations.

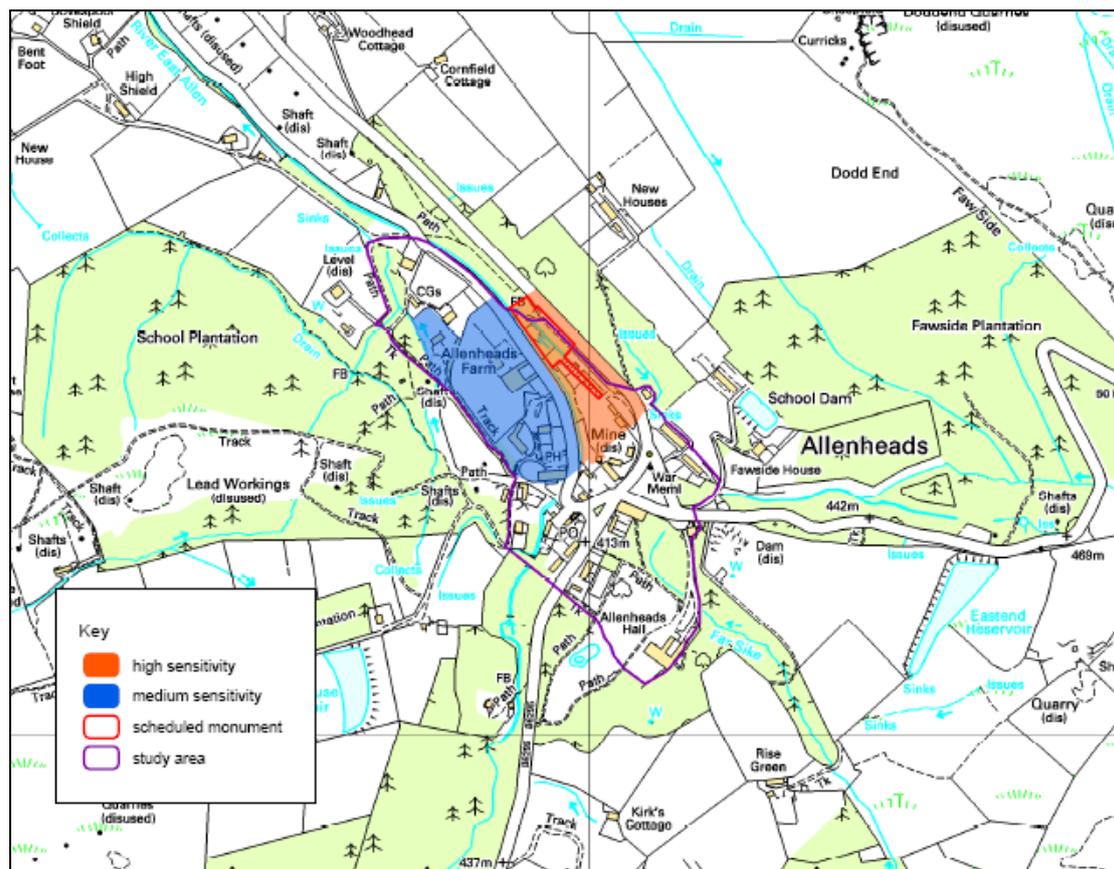


Figure 5: Allenheads areas of archaeological sensitivity

#### Prehistoric

- There is no known prehistoric and Romano-British activity at Allenheads or its immediate area.
- The presence of lead and silver in the area mean 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

- Sources indicate that there was lead mining in this area from at least the early 12<sup>th</sup> century onwards, although there is no specific evidence of mining activity of that date at Allenheads.
- There does not appear to be any documentary evidence of settlement activity in this area before the 16<sup>th</sup> century when sources indicate some settlement activity at a place called "Dirt Pot", 1km north-west of Allenheads.

## Post-Medieval

### Church

- A chapel is mentioned at Allenheads in the latter part of the 17<sup>th</sup> century. It was rebuilt in 1701 and again in 1826, a few metres to the west of its original location.

### Settlement

- Allenheads developed as a busy mining village as a result of the post-medieval lead mining industry, while also serving the outlying small holdings. Although it has been described as a planned industrial village, Allenheads appears to have grown more organically.
- The town had a range of industrial buildings, worker's housing, administrative and public buildings of 18<sup>th</sup> and 19<sup>th</sup> century date, remains of which still survive.

### Industry

- Lead mining and processing was undertaken on a large scale in this area in the post-medieval period.
- The Allenheads Lead Ore Works which acted as a focal point of the village is a Scheduled Ancient Monument due to its national significance. It became the biggest single lead mine in the North Pennines due to the complex of veins of lead ore beneath the town.
- The entrance to the mine was in the village, as were shafts for four underground water wheels. The wheels were powered by water from reservoirs in the surrounding moorland. Many other workings were located outside the settlement area.
- The Allenheads Lead Ore Works forms part of a wider complex of ore works and lead mines in Allenheads. The remains of the industry include the workshops and hydraulic engine at Beaumont Mine.
- At Dirt Pot, there are the remains of an early 18<sup>th</sup> century lead smelting mill with an associated row of deserted cottages and a reservoir.

## 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 Allenheads village

### Early Medieval

- No known earlier medieval settlement is located within Allenheads village

### Medieval

- The nature and extent of 16<sup>th</sup> century or earlier settlement remains at Dirt Pot.

### Post-Medieval

- the nature, extent and development of the post-medieval settlement
- the location, nature and extent of the late 17<sup>th</sup> century church
- the impact that the rise and fall of Allenheads Lead Ore Works had on the town
- any evidence of industrial activity before the 18<sup>th</sup> century
- a good understanding of industrial landscapes around the lead ore works through detailed survey

### **A3.3 ARCHAEOLOGICAL REQUIREMENTS IN THE PLANNING PROCESS**

The Extensive Urban Survey (EUS) has identified the areas of greatest archaeological sensitivity and potential in Allenheads 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 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. 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 Allenheads village 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](mailto:archaeology@northumberland.gov.uk)

