

Alnwick

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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2009

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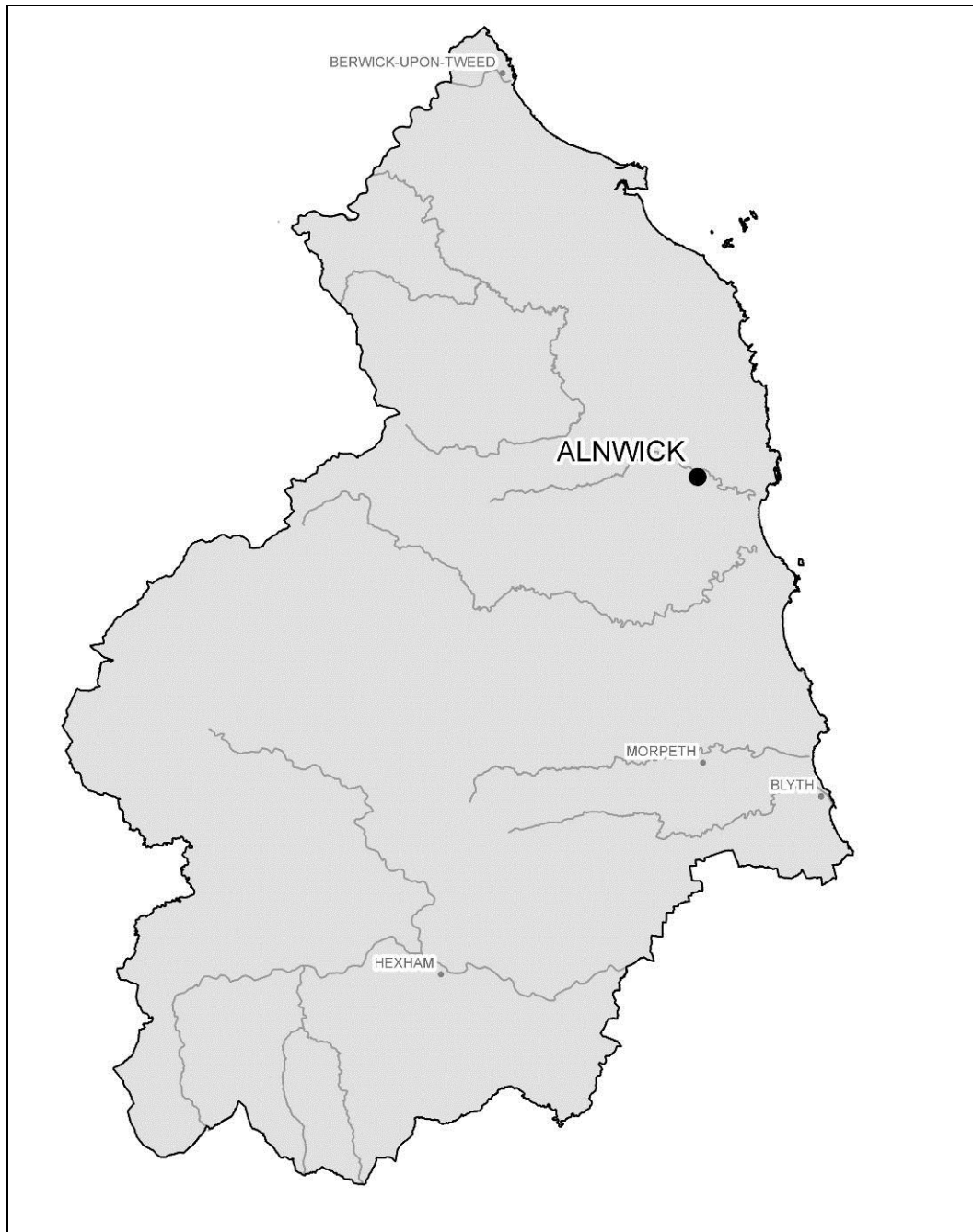


Figure 1: Location of the Town of Alnwick

PART ONE: THE STORY OF ALNWICK

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, beneath our houses and gardens, streets and shops - beneath our feet - 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 may use it to shape 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. Alnwick is one of 20 towns in Northumberland to have been reviewed within this programme. The report is divided into three parts:

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

Part 2 assesses the archaeological potential of the town of Alnwick and how development could 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 extent of the town of Alnwick. Material within this report includes information available on the Northumberland Historic Environment Record (HER) at the time this report was updated. Information on the HER is constantly being updated and should be used as the primary source for historical and archaeological information.

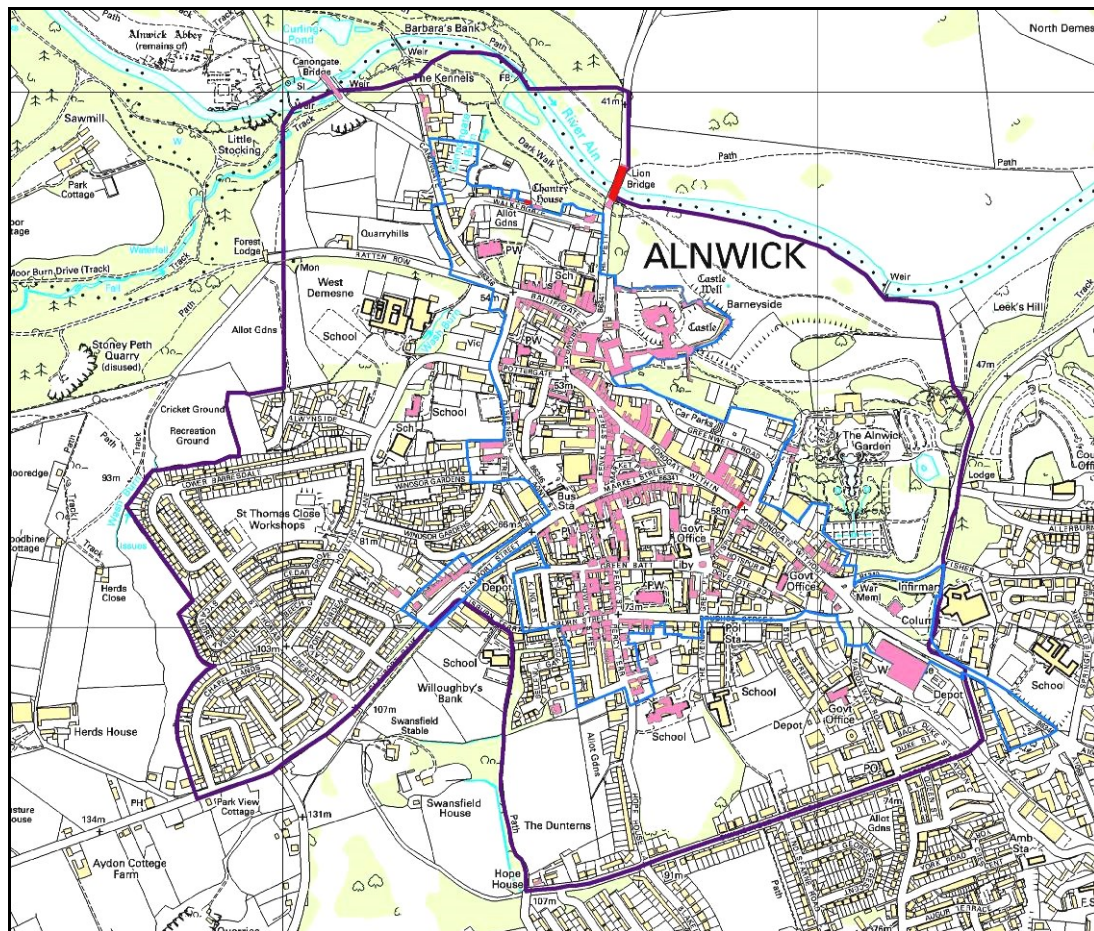


Figure 2: Study area (purple line), Scheduled Monuments (red), listed buildings (pink), Conservation Area (blue line).

1.2 Location, Topography and Geology

The town of Alnwick lies on the eastern fringe of low hills overlooking the locally narrow coastal plain 33 miles north of Newcastle and 30 miles south of Berwick. Its equidistance between these two towns, on a major north-south route way, and at a crossing point of the River Aln, has given it an historic strategic significance fully reflected by the presence of the baronial Alnwick Castle, the seat of the Percy family for 700 years and a major border stronghold for 900. Today, as well as its administrative function as the head of Alnwick District, the town serves as an important market centre for surrounding rural areas and is increasingly important as a tourist destination. It has a population of around 9000. Although there has been considerable expansion to the south and east (its development was historically constrained to the north by Alnwick Castle and its parks and gardens) the core of the town has maintained much of its early character. The main streets within this core, amongst which are Bondgate, Narrowgate and Clayport, Market Street and Fenkle Street, are of great age and some may, in origin, be pre-Conquest routeways.

The town sits at the north east end of the ridge of Alnwick Moor on the eastern flank, and at the easternmost point, of the arc of sandstone hills which form a distinctive eastern prelude to

the Cheviot and other western uplands of Northumberland and wrap around the eastern side of the Milfield Basin. Locally, the solid geology of Carboniferous sandstone is overlaid by deposits of glacial boulder clay and gravels with later alluvial gravels and sands masking these close to the River Aln which meanders along the northern edge of the town.

Geological resources at Alnwick have not been a major factor in its economic development. Although minor coal seams have been worked nearby at Radcliffe, Shilbottle, Alnwick Moor and Newton-on-the-Moor and limestone was quarried on Alnwick Moor (Rawlinson 1894: 13), the town lay outside the area of the Northern Coalfield and remained largely unaffected by industrial changes which transformed towns towards the south-east of the county.

Today, three main roads coalesce in Alnwick. The road from Wooler and the Milfield Basin (the B6346) runs into Alnwick past Eglingham and along the flank of Hulne Park; the road from Rothbury (the B6341) comes in from the south-west over Alnwick Moor; and although the modern A1(T) has been rerouted around the eastern edge of the town, in former times it joined up with the route from Lesbury and Warkworth (the A1068) and ran through the town centre before branching away over the Lion Bridge (and its medieval predecessor a little to the east) and on to Berwick.

1.3 Documentary Sources

Nineteenth century histories of Alnwick by Tate (1866 and 1868-9) and Davison (1822) cover the historical background of the town. In addition to these is Conzen's town plan analysis of Alnwick (1960, revised 1969), dedicated to the dissection of the processes of urban development. Any review of the growth of the town must draw heavily upon this seminal and nationally significant work.

1.4 Cartographic Sources

The earliest surveys of the manor and borough of Alnwick are by Clarkson (1567) and Mayson (1622). Norton's 1624 map of the town was prepared "*by estimacion*" and is not easily compared with modern surveys, but both it, and the earlier surveys, are the most important sources from which the early development of the borough can be established. Invaluable later maps of the town include those by Wilkins (1744), Wood (1827) and the first edition (1863) and successive Ordnance Surveys. These maps allow correlations to be made between present property boundaries and those mapped in the early 17th century.

A considerable quantity of material relating to both medieval and post-medieval Alnwick is held by the Alnwick Estates Office at Alnwick Castle in addition to the Northumberland Records Office at Woodhorn. Many of the important surveys and maps have also been incorporated in published sources, particularly Tate, Davison and Conzen.

1.5 Archaeological Evidence

There is insufficient archaeological evidence from Alnwick to allow a meaningful assessment of the extent, quality, or the likely depth of medieval remains within the historic core. Although a number of evaluation and mitigation excavations have been carried out in the centre of the town, within the area of burgage properties, most of these have been at the rear of plots and whilst revealing useful evidence for medieval waste disposal and other activities, have provided relatively little information on the layout of the properties; nor has any investigation found any evidence for remains of the early-medieval or prehistoric periods. Event: 442, an excavation along Pottergate in 2001, has probably been the most constructive investigation to date in providing an insight into the medieval properties, finding remains of a medieval dwarf-wall and post pad as well as medieval rubbish pits and a possible well. A watching brief along Greenwell Road in 2001 has also located the remains of the town wall at over a metre below the road surface (Event: 13296) and another investigation along Hotspur Street at Beal's Yard revealed evidence for a possible rampart along the inner side of the town wall, and tentatively for robbing of the wall itself (Event: 13229).

Extensive excavations of the area within the Walled Garden at Alnwick Castle (Events 13331 to 13333) have revealed evidence of lost garden features dating from the 1760 to 1860 layout of the gardens but were not designed to substantially investigate earlier deposits: the gardens were reclaimed in the 18th and 19th centuries from the tail ends of adjacent medieval burgage plots.

1.6 Summary History

There is much evidence for prehistoric activity in the vicinity of Alnwick but none has been found within the historic core of the town. Conzen considered that the town developed at the junction of a number of route ways in Anglian times at which a settlement developed (1969, 16). Although this is a feasible hypothesis, there is no physical evidence to substantiate the idea.

In post-Conquest times, Alnwick became the stronghold of the de Vescy Barony, its importance confirmed by the construction of an extensive and strong castle which became one of the most important strongholds in the region (Tate 1866, 84). In 1172 William de Vescy successfully defended it against the King of Scotland, William the Lion Two years later, the castle was again attacked and this time the Scottish King was taken prisoner.

Civil settlement at Alnwick developed in a number of areas; Bailiffgate west of the castle, Market Street, Fenkle Street, Narrowgate and Bondgate to the south-east of the castle and Canongate to the north-west. Originally distinct, the settlements eventually merged

The castle was successively strengthened but the burgage town to the south was not walled

until the 15th century. Over the same century, Henry VI granted the burgesses an important trading outlet at Alnmouth in a charter dated 1464. The tolls levied there were used for improvements at Alnwick, including refurbishing St Michael's Church, certainly one of the finest 15th century churches in the Perpendicular style in the county. Throughout medieval and post-medieval times the town grew around its market place which formed the hub of commercial activity in the town.

By the mid-16th century the town's population was around 2000 and it was considered an important regional centre, reflected in the fact that many of the gentry of the district had town houses in Alnwick (Tate 1866: 245, 247). There were also many trades and crafts in the town over the 18th and 19th centuries, most notably fulling and tanning, but manufacturing never supplanted Alnwick's traditional function as market for the surrounding region and as a staging post on the Great North Road.

Possibly the single most influential factor on the development of the modern town was the decision by the Duke of Northumberland in the 1750s to take up the castle as his main residence. This use of the castle, and significantly the extensive landscaped gardens around it, restricted any development of the town to the north.

Over much of the 19th century the town did expand significantly to the south. The Howick Street development of the 1830s on the southern fringe of Alnwick remains an excellent example of a suburb of this date. Industrial activity was largely confined to the southern and western fringes of the town also, and largely to an area along and bounding Dispensary Street. Even this maintained the continuity of long established trades such as brewing and tanning. Alnwick enhanced its established role over the century and continued to act as an important market town and service centre.

2 PREHISTORIC AND ROMAN

2.1 Prehistoric Evidence

Tomlinson's suggestion about Alnwick (1888, 372) that '*the ancient Britons had a settlement here on the site of the castle*' is purely speculative, and although there is much evidence for early prehistoric activity around the town, no evidence has been recovered from within the historic core. Conzen (1969, 16) argues that ridge routes, almost certainly used in the early medieval period and coalescing at Alnwick, may reflect even more ancient route ways, although this is also speculation.

A flint leaf-shaped arrowhead of Neolithic date found at Stocking Burn (HER 4511) is the earliest artifact recovered from the area. Tate (1866: 15-16), also mentions 'two gold

penannular rings' (HER 4502) found near to Alnwick railway station when the branch line was being constructed in 1850. They are thought to have been of Bronze-Age date. He also mentions a cache of bronze weapons (HER 4509) found in 1726 about a mile north-west of the town within Hulne Park (1866, 13-15). A number of burial cists, also probably of Bronze-Age date, have been found scattered around the edges of the town. These include a large empty cist unearthed in St Thomas's Field at the end of Clayport in 1918 (HER 4501); a cist containing an inhumation (HER 4508) was discovered in 1868 at Greensfield Moor Farm north of the Cawledge Burn and two cist burials have also been discovered (HER 4500) on the hill north of Alnwick Burn near to Forest Lodge. One of these, found in 1820, contained a flexed skeleton, and the other, found 50m away in 1861, contained only a decorated pottery bowl. More widely, the sandstone hills to the west are dotted with many prehistoric sites including cup-and-ring marked stones of Neolithic date.

Earthwork enclosures, likely to be of later prehistoric date, lie in the vicinity of Alnwick at Rugley Moor (HER 4503), Camp Hill, Swansfield (HER 4506), on Alnwick Moor (HER 4494) and at Greensfield Moorhouse (HER 4547).

2.2 Roman Evidence

The north-south running Roman road known as the Devils Causeway passes about 7 miles to the west of Alnwick on its way to the Tweed and at Low Learchild meets a branch road running westwards from High Rochester. The status of the Great North Road in the Roman period remains uncertain in the Alnwick area. No Roman artifacts have certainly been discovered within Alnwick although Tomlinson (1888, 372) mentions the discovery of Roman coins in the town but provides neither location nor a source for this evidence.

3 EARLY - MEDIEVAL

3.1 Place Name Evidence

No archaeological evidence has as yet been found to confirm the presence of an early medieval settlement at Alnwick but place name and other circumstantial evidence suggests that there was one. Alnwick is a compound of the river name, Aln, and the Anglo-Saxon *wic*, meaning variously a dwelling place, farm, street or village (Tate 1866, 5; Mawer 1920, 5).

3.2 Early Routeways

Conzen sets out arguments for the interpretation of the triangular plan form of the central streets in Alnwick as originating where routes from the early-medieval settlements at Eglingham and Edlingham and Whittingham joined and then headed for the coast at Lesbury. He draws on post-medieval cartographic evidence in support of this hypothesis but provides no secure evidence for the date of these routes (Conzen 1969, 13-16).

4 LATE - MEDIEVAL

4.1 Background

Following the assumption of Norman authority in the North in the late 11th century, the location of Alnwick gave it a potentially strategic significance on the borders with Scotland. By 1135 it was described as a '*munitissimum castellum*' a strong castle; one of the most important in the region (Tate 186, 84). It was the castle which in the medieval period gave the town of Alnwick much of its importance as a settlement associated with its military and administrative functions and which continued when it became a borough town. While the castle was constantly strengthened both it and the town, eventually walled also, suffered during the Anglo-Scottish conflicts (Tomlinson 1888, 373-374).

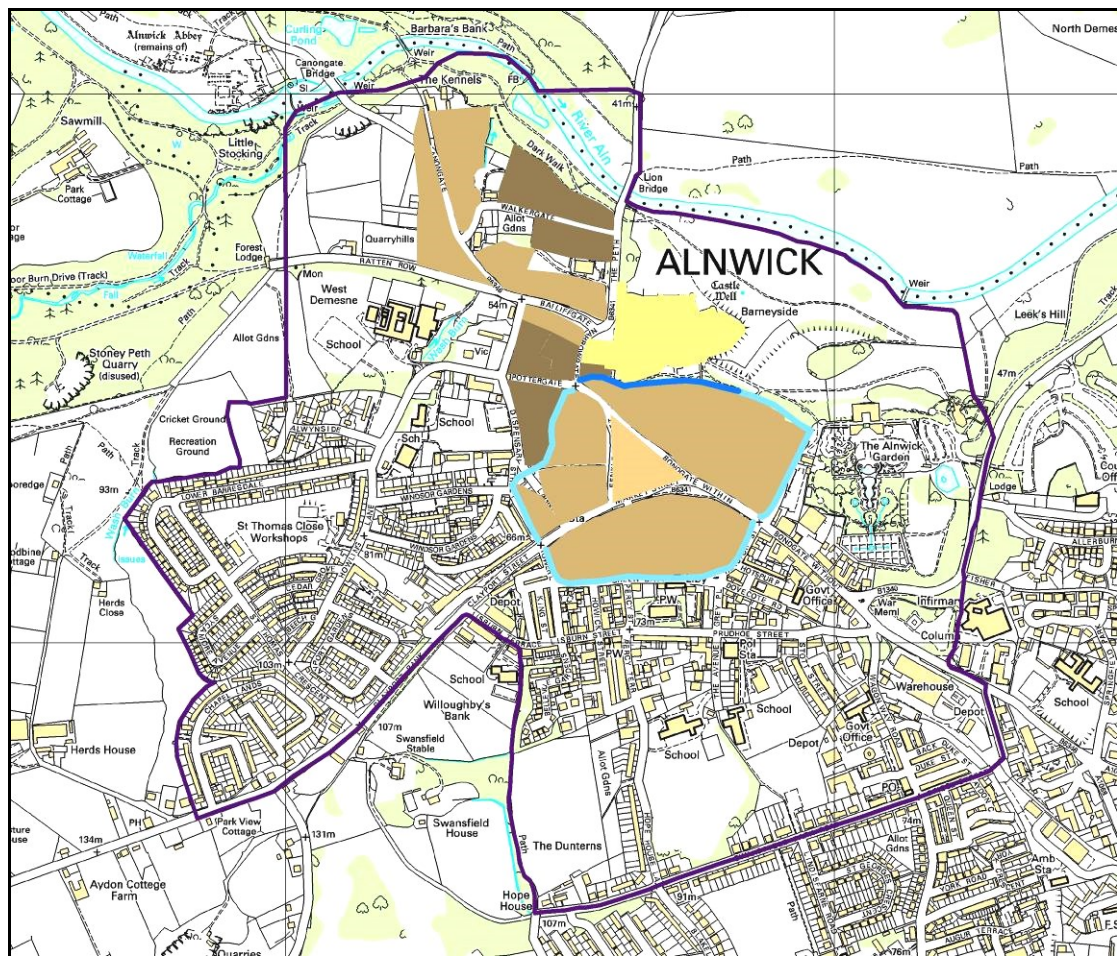


Figure 4: Late-Medieval settlement: Market Place (buff), surrounded by burgage properties running back from Bondgate, Narrowgate, Market Street and Fenkle Street. Bailiffgate and Canongate to north in light brown. Secondary burgage developments in dark brown. Castle in yellow. Blue line indicates early boundary of Borough.

4.2 The Castle (HER 4507; listed grade I)

Alnwick Castle, a key bulwark of the northern borders, was located on a naturally strong site, bounded by steep slopes to three sides and overlooking the point where the Great North Road was bridged across the Aln. Ivo de Vescy, made a baron and put in place by William II (possibly preceded in the position by Gilbert Tyson, William the Conqueror's standard bearer at Hastings) built a castle at Alnwick in the early 12th century. The plan of this first castle, probably an earth and timber motte with baileys to east and west, determined the design of the castle throughout its history: the form of the castle today, basically an elongated triangle with its short west side accessed from Bailiffgate through the barbican, with a central shell-keep on the truncated motte, is probably not too dissimilar in plan at least from its 12th century forebear. The Percy's took over the Alnwick Barony in the 1300s: By 1352, and the death of the second Henry de Percy who completed the strengthening of the castle begun by his father, pretty much all the fabric of the present castle was in place.

Today, the aspect of the castle and its grounds has been quite altered. After the structure fell into decay in post-medieval times, the First Duke commissioned James Paine and then Robert Adam in the 1750s and 1760s to restore it. Their work, considered poor, was swept away by Anthony Salvin in the mid 19th century who turned the castle into the Fourth Duke's vision of a chivalric and romantic medieval fortress. The castle grounds have also been completely altered from their medieval aspect, landscaped by, amongst others, Capability Brown from the second half of the 18th century.

4.3 River Aln Bridge (HER 4825)

Alnwick lay on the strategic Great North Road. A bridge, dating from the 12th century carried this road over the River Aln about 30m downstream from the present Lion Bridge, and nearer to the castle. By 1347 the bridge was in disrepair and in 1377 Edward III granted the tolls of the bridge to the burgesses for three years to help them repair it (Conzen 1969, 24). The refurbished bridge survived until the second half of the 18th century. It was seriously weakened during the floods of 1770 and replaced by the Lion Bridge in 1773. Tate described the old bridge as having '*unusually low battlements and was very narrow but with a cornered recess on each side over every pier so that foot passengers might step aside to avoid contact with vehicles*' (Tate 1866, 461).

4.4 Foci of Civil Development at Alnwick

By the 12th century, there is evidence at Alnwick for three adjacent areas of civil development; one along Bailiffgate, associated with the castle; a second extending around the triangular open area to the east which formed the Borough town; and a third to the north along Canongate, a manor of Alnwick Abbey.

4.5 Bailiffgate: A Norman Plantation? (HER 4833)

Tate suggests that at one time there was another bailey outside the walls of the castle to the west allowing more space for military exercises and that Bailiffgate and part of Narrowgate occupied this space (Tate 1866, 135). There appears to be no foundation for this idea.

Conzen (1969, 21-2) argues that Bailiffgate was a Norman plantation, closely related to the castle and its military and administrative functions and under the immediate jurisdiction of the baron, citing post-medieval tenurial evidence in support of this. Alnwick's parish church of St Michael, which has origins at least in the 12th century, lies towards the west end and on the north side of Bailiffgate.

It is also possible (although considered unlikely by Conzen) that the origin of the settlement at Bailiffgate was as a pre-Conquest nucleus which was encroached by the castle.

Modern Bailiffgate is a broad, stately street, widening towards the castle, its dimensions certainly suitable for a market place: Over the 18th century, and probably much earlier, Bailiffgate had a market cross. There is row development on either side of the street, with a pattern of fairly short strip-plots behind, almost certainly identifiable as the *tenementa* of Clarkson's 1567 survey and likely to represent the tenements laid out in the medieval period. Many of the 18th and 19th century properties along Bailiffgate are cellared or have basement floors and whilst the properties retain their medieval outlines, these later buildings are likely to have truncated medieval deposits along the street frontage. No archaeological excavation has been carried out in the area.

4.6 Canongate: A Manor of Alnwick Abbey (HER 4839)

The site of Alnwick Abbey, founded in 1147 and dissolved in 1539, lies to the north west of the town on the north bank of the river Aln and outside the scope of this report. However, Canongate, a manor belonging to Alnwick Abbey and located on the south bank of the river is a part of the urban fabric. Canongate runs from Alnwick Abbey to the church of St Michael, originally crossing the Aln by a ford (now Canongate Bridge). '*Canongate in Alnwick*' is listed separately in the Lay Subsidy Roll for 1296 when six tenants, including a baker and a miller, were assessed. The settlement had its own manorial court and its burgesses, who were tenants of Alnwick Abbey and had rights of pasture on Alnwick Moor. Its market and guilds developed independently from those in the town (Conzen 1969, 44). At the time of the Dissolution of the monasteries the manor contained 36 burgages and two copyholds.

The medieval layout of the street is not particularly clear. Mayson's 1622 town plan shows Canongate as a long row of houses on the east side of the street without any properties, probably only a reflection of the fact that he was not overly concerned with the details of the peripheral area. Properties do, however, appear on Thompson's plan of 1760 and Wilkins' plan of 1774. By that time, both sides of the street were built up with cottages, but some of

the plots on the eastern side are similar in form to the western burgage plots along Clayport Street. The straight lines of the plots on the west side of Canongate, shown on Wilkins' plan, indicate a post-medieval origin (Conzen 1969, 45-46).

4.7 Borough Town

As noted, Conzen argues for the early-medieval occupation of the area around the triangular route junction to the south of the later castle although there is no current archaeological evidence for this. Late-medieval occupation in this area is certain, though, and post-medieval maps show the typical layout of burgage properties in the area, running back in long strips from the frontages of Narrowgate, Bondgate, Fenkle Street and Market Street, surrounding a central triangular block, much of which is now infilled but which was open in medieval times and almost certainly formed a market place during that period.

The first known charter for the burgesses of Alnwick, from William de Vescy, is dated between 1157 and 1185 and grants rights of tenure to the burgesses similar to those of the burgesses of Newcastle. These rights were confirmed by 13th century charters. When a grant was made confirming burgesses rights to Alnwick Moor in 1290, the burgesses were already a corporate body and their common seal was attached to the document (Tate 1866, 98). Grants to hold a market and fairs at Alnwick were confirmed by Edward I in 1297.

The Lay Subsidy Roll for 1296 lists 21 tenants in Alnwick in addition to 12 jurors who were liable for a total of £78 15s 9d. Bondgate was recorded separately, as the properties were held by bondagers rather than burghers and totalled £16 5s 3d (Fraser 1968, 95-96, 157). The Knights Templars held property in the town, probably on the south side of Clayport Street. After the dissolution of the military order in 1311, the property passed to the Knights of St John of Jerusalem (Tate 1866, 96, 100). In 1460, the chaplains of St Mary's Chantry were granted the rent from 47 messuages in Alnwick.

Burgage properties

Burgage properties running back from the street lines in the central area are long, rarely less than 75m (250 feet). They are also variable in width, although there is evidence to suggest that 8 to 10m (28-32 feet) was the original standard width of each frontage (Conzen 1969, 32-3). Normally, a house would have occupied the street frontage. There are no certain standing remains of medieval domestic buildings within Alnwick to confirm their appearance, but Tate says that during the 14th and 15th centuries the houses were generally low and small, single storey and thatched (1866, 245). Many surviving property boundaries within the core of the town respect those established in medieval times. Of these boundary walls, those between No.5 and 'Cornmarket' on Market Street and the Terrace on the east side of Dodd's Lane (HER 4643 and HER 4834) are probably early fabric and listed grade II.

Early Borough boundaries

The valley of the Bow Burn may well have acted as a town ditch forming a natural early boundary to the north and west of the medieval settlement. The abrupt deflection to the north of a tributary of the Bow Burn along Clayport (**map ref**) may have been manufactured to form an additional length of town ditch for the early borough (Conzen 1969, 30). The boundary to the south, demarcated by the line of Green Batt, formerly Back Row - the path running along the rear of the burgage plots and latterly the line of the town wall – utilizes no discrete topographic feature; the smooth boundary must reflect an agreed and demarcated termination to the properties perhaps only a reflection of the later course of the town wall. To the north-east, in the vicinity of the Allerburn, the termination of the properties running north from Bondgate (HER 4836) is irregular, some not running as far as the burn, others running across it. Properties which comprise the original borough town have been mapped with reference to Norton's plan of 1624 and to Conzen's survey (1969, 27) and recorded as HER 4834, HER 4835, and HER 4836.

Developments within and beyond the early Borough

During the medieval period there is evidence of development within and beyond the nominal early boundaries. There are a number of areas within the medieval core where burgage plots were probably established after the initial laying out. There are four burgages (HER 4837) on the north side of Clayport, for instance, which are at right angles to the properties fronting Fenkle Street and run beyond the Bow Burn (Conzen 1969, 30). To the west and east sides of Narrowgate (HER 4844 and HER 4845) properties may have infilled a gap between the Borough town and settlement along Bailiffgate. And burgage properties on the north and south sides of Pottergate (HER 4846 and HER 4847) mark expansion outside any original boundary along the Bow Burn.

4.8 Market (HER 4841)

In 1297, Edward I confirmed the right of the lord of the manor to hold a market and fairs at Alnwick (Conzen 1969: 24) although markets, at least, had been held prior to this time (Tate 1866, 94, 441). The central area of the settlement, which Conzen proposed as a village green in the early-medieval period, was probably the site of the market in late-medieval times. Clarkson's 1567 survey shows that parts of the area had already been encroached.

Bailiffgate was also possibly the site of a market; certainly, there was a cross along the street in the 18th century and probably much earlier.

4.9 Town Wall (HER 4497)

Berwick and Alnwick were the only towns in Northumberland to receive medieval defensive walls. But above-ground remains of Alnwick's defences, apart from Bondgate Tower, have not survived and parts of its course remain uncertain. As a feature which for a time defined the

extent of the borough town, though, the former course of the walls has left distinct residual marks upon it.

Licence to build a defensive wall around Alnwick was granted in 1433 by Henry VI although 50 years elapsed before they were considered complete or at least functional. Building the walls was largely the responsibility of the burgesses, and difficulty in raising the finances was probably the main reason for the slow progress of the project. From 1452 onwards £20 was received annually from customs for the work and further permission from the crown to raise money was granted in 1472 (Turner 1971, 97). Tate (1866, 99) presents the documentary evidence for the financing of the walls at this time.

Course of the wall

Documentary and cartographic sources, and since 2001 archaeological evidence, can be used to follow the line of most of the length of the defences. From the standing Bondgate Tower - the east gate - it ran along the western side of what is today Hotspur Street. The wall presumably had an external ditch and an open area beyond; and roads beyond the wall such as Hotspur Street will have developed from paths running along the ditch).

Archaeological evaluation in Beal's Yard, on the west side of Hotspur Street, in 2002, recovered evidence for what was possibly an earth rampart to the rear of the wall overlying an earlier metalled surface (Event: 13229) Turning west, the wall ran along the northern side of Green Batt (formerly Back Row) to the site of the Clayport Tower-the west gate. The 1709 rental list of the borough includes Clayport Tower '*whereon the Town Wall is built*' (Tate 1866, 331-332). The Tower has gone, but its site is shown on a number of plans including that of Armstrong's of 1769.

From Clayport, the wall ran up the eastern side of what is today Dispensary Street to Pottergate. Seventeenth-century court records describe the line of Dispensary Street as a church path (to St Michael's) along the old wall (Tate 1866, 344). The present Pottergate Tower was built in the 18th century and presumably sat on the site of the earlier tower. However, Mayson's survey of 1622 shows a gate at the junction with Narrowgate on the line of the Bow Burn, but no gate in the location of the present Pottergate Tower. The implications of this puzzling cartographic presence and absence are uncertain; possibly the map simply got it wrong. That '*a considerable length of the town wall*' continued north from the present location of Pottergate Tower and along Northumberland Street is noted by Tomlinson (1888, 374); he added that it survived to '*five feet in height, with the remains of a corner tower*'.

From Northumberland Street, the wall is thought to have turned east along the rear of properties along Bailiffgate to Narrowgate, where Tate mentions a tower stood, although there is little other supporting evidence for it. The course of the wall from this point is quite uncertain. It may have carried on to the castle defences, with a spur running on to Bondgate

(Skelley 1897, 9-19).

It is also uncertain whether a defensive wall was built along the edge of the Bow Burn south of the castle although this is probably unlikely given the presence of the castle defences beyond. Possibly some means of keying into these defences was effected. Beyond the castle, there would certainly be need for the town wall to continue but no residual topographic features or specific documentary evidence has survived to indicate its course. And until very recently, no traces of the wall itself had been recorded along this line (Conzen 1969, 41). However, in 2001, archaeological monitoring of ground works in Greenwell Road (Event: 13296) located a stretch of the truncated town wall running on a north-east to south-west orientation. It lay at a depth of 1.1m below ground surface and was 1.55m wide (about five feet) and constructed of squared sandstone blocks bonded with lime mortar. The surviving depth of the wall was not established. According to Tate, the wall was six feet (1.8m) thick, and 20ft 6ins (6.15m) high with four towers (Tate 1866: 244). The towers are discussed separately below.

4.10 Towers

Bondgate Tower (HER 4830; SM Northumberland 61)

Also known as The Hotspur Gateway, this is the surviving upstanding remnant of the town's medieval defences. It was built after 1434 (c.1450) by the second Earl of Northumberland and is represented on Norton's 1624 map. It formed the east gate in the town walls, and was constructed in rough ashlar and was not crenellated. It comprises a central segmental archway with a vaulted passage on four wide ribs. On its east face with its narrow lookout slits there are the remains of large corbels in the centre to support machicolations. On the panel below is a much-eroded lion rampant. The west face is slightly set back above the second stage, with a plain two light mullion window above the archway and a blocked cross window to left. There are portcullis slits to the outer arch.

Clayport Tower (HER 4831)

This was apparently similar in form to Bondgate Tower, but larger (Graham 1994: 18). It formed the west gate. The tower is shown on Norton's 1624 plan of the town and is marked on Armstrong's plan of 1769. It was demolished in 1804 but its site is still shown on Wood's town plan of 1827.

Pottergate Tower (HER 4523)

The present Pottergate Tower is of 18th century date and is thought to lie on the site of the earlier tower, although this remains contentious. There is some uncertainty about whether a gateway was located on the junction of Narrowgate or Pottergate in the 17th century. Any structure on the site, whatever its nature, was demolished when the tower was built in 1768.

Narrowgate Tower (HER 4832)

Although some secondary sources, notably Tate (1866, 244), have assumed the presence of a tower on Narrowgate towards its junction with Bondgate, this is uncertain. There is some uncertainty about whether a gateway was located on the junction of Narrowgate or Pottergate in the 17th century. The site (without any remains) of a tower is indicated on the First Edition Ordnance Survey map of 1860.

4.11 Development Beyond the Town Gates

A burgage beyond the tower in Bondgate is mentioned in 1483 (Tate 1866, 245) and Clarkson's 1567 Survey lists a number of burgages on both sides of Bondgate Without as far east as Denwick Lane. This area of burgage plots has been mapped and recorded as HER 4850 (north) and HER 4851 (south). There was similar development from Clayport Tower to the present junction with Lisburn Terrace. These areas have been mapped and recorded as HER 4848 (north) and HER 4849 (south). Properties also developed to the west of Pottergate Tower (recorded as HER 4846 and HER 4847) but their boundary lines have mostly been lost.

4.12 Walkergate (HER 4838)

Walkergate, to the north of Bailiffgate, is certainly a medieval street and part of the borough town. The late-medieval St Mary's Chantry House lies along its north side (HER 4498). Mayson's 1622 plan of the town shows it with occupied property rows, similar to those in Bailiffgate, and Clarkson's survey of 1567 divides the street into burgage properties. Later changes, including demolition, enclosure, encroachment of the castle's parkland and consequent depopulation, have made physical reconstruction of the medieval pattern difficult.

The street lies towards the river, its name derived from the presence of walk or fulling mills by the waterside, used for removing grease from untreated cloth. Mayson shows the river artificially braided presumably to supply water to the tail of properties towards the east of the street and indicating where mills were located.

4.13 Alnwick Moor (HER 4840)

Between 1157 and 1185, William de Vescy granted rights on Alnwick Moor to the burgesses of Alnwick, to be held in the same way as the burgesses of Newcastle held rights to the Town Moor. These rights were confirmed by the second William de Vescy between 1226 and 1253 (Tate 1866: 96-98). The burgesses of Canongate, tenants to Alnwick Abbey, also held rights on the moor.

4.14 Churches and Chapels

St Michael's Parish Church (HER 4517; listed grade I)

St Michael's Parish Church, on the north side of Bailiffgate and overlooking the river, is an expansive, rather picturesque structure in the Perpendicular style. In 1464, Henry VI granted the burgesses of Alnwick a port at Alnmouth with tolls on exports from it so that they could 'make and repair their church'. Most of what can be seen of the church would appear to date from the consequent later 15th century rebuilding. But there is also evidence for earlier phases and structures.

The church is of a rectangular plan (with minor and late additions to the north including a vestry). It comprises a nave with wide north and south aisles of five bays, a chancel with flanking chapels of three bays, a solid and low south-west tower (taking up the fifth bay of the south aisle) with buttresses set back so often they appear serrated, a simple south porch next to the tower, and a peculiar octagonal stair turret and upper room in the east angle of the south-chancel chapel. The external face of the south aisle is topped with battlements and divided by buttresses surmounted with pinnacles. Windows throughout the church are large and impressive as befits the Perpendicular style, a number now have Victorian stained glass.

Of the earlier phases of the church, the 'Chapel of Alnwick' presumed to be the predecessor of St Michael's, was granted to Alnwick Abbey by Eustace Fitzjohn in 1147 (Tate 1866, 105) and will, therefore, have been in existence before this. During excavations within St Michael's in 1863 during Salvin's restorations, parts of an early church were revealed:

...basements of Norman pillars with plain mouldings and a beaded ornament were...discovered buried up within the church.... Old foundations too were then exposed, which proved that this Norman chapel consisted of a long narrow nave and a small apse, terminating 30 feet beyond the present chancel archway.

Tate (1866: 87; 1868-9: 106)

Of this church, stones with diaper mouldings, none apparently *in-situ*, can be seen above the chancel arch (Pevsner 1992, 133). The earliest *in-situ* fabric is a small trefoil window in the west wall of the north aisle close to the nave wall. Along with contemporary stonework around it, and foundations revealed during restoration works, it is evidence for a previously narrower north aisle of around 1300. This seems to have been widened in the later 14th century and given its present windows. The south arcade of the nave is also early, probably of the second quarter of the 14th century.

Internally, the church is also largely 15th century in style although there has been considerable restoration and alteration; first by Vincent Shepherd in 1782, when the chancel was given a

fan-vaulted plaster ceiling (removed by Salvin), then in 1825 by Dobson and finally around 1863 by Salvin. Under the tower are statues of Henry VI (its sponsor), St Edmund and medieval cross slabs with a broad and unusual range of carved motifs. Under a canopy in the south chapel are early to mid 14th century effigies of a knight and lady. In the vestry is a muniments chest, carved with dragons, a hunting scene and foliage. It is of Flemish workmanship and of the 14th century, one of the earliest in the country.

St Mary's Chantry House (HER 4498; SAM Northumberland 59 and listed grade II)*

In July 1448, a licence was granted to establish a chantry and chantry house at Alnwick. The chantry house was built in Walkergate, the chantry itself - dedicated to St Mary - within the Church of St Michael on Bailiffgate. The chantry house provided accommodation for the chantry chaplains and served as a school; the predecessor of Alnwick Grammar. In 1460, the chaplains were granted the rent from 47 messuages in Alnwick (Tate 1868, 71).

The house was last used as a school in the early 17th century (a new school was built on Pottergate in 1630) and in the 18th century it was a tenement house. The Chantry House is noted as in ruins on the first edition Ordnance Survey of 1866 and described in 1868 by Tate (1868-9, 69-104).

The building survives today. It is a rectangular sandstone structure, divided into two unequal parts by a passage. The whole building is ruinous, its interior overgrown and the walls ivy-covered. The south wall, on the Walkergate frontage, has two doors and two windows. One of the doors has a pointed arch and provides access to the passage, the other, blocked, has a Tudor-style lintel. The two windows in the wall are also blocked, the upper one retaining traces of mullions. The north wall also has a doorway with a pointed arch, giving access to the passage, and two small windows. Internally, there is a fireplace on the north wall and two large corbels project from the north-west corner. Their function is uncertain; they possibly supported effigies. The east and west walls of the chantry house are plain, without doors or windows.

St Thomas's Chapel (HER 4493)

This chapel stood on lands granted to Alnwick Abbey in 1311 along Howling Lane near Clayport Bank. All traces are now obliterated. There is also said to have been an associated cemetery (HER 4498) near the junction of Howling Lane and Clayport Bank (Tate 1868-9, 391; Davison 1822, 215).

4.15 Domestic Buildings

Nos. 58 and 60 Bondgate Within (HER 4584), is traditionally said to have been built with stone taken from the first Alnwick Abbey, burnt in the 12th century. It may even be structurally medieval, but much altered. The veracity of any of these claims is uncertain.

4.16 Trades and Crafts

Trades and crafts pursued in medieval Alnwick can be at least partly determined from the names of the town's post-medieval trade companies or guilds, most of which had medieval origins. In 1611, there were 15 trade companies, including cordwainers, shoemakers, skinners, glovers, tanners, weavers, blacksmiths, butchers, joiners, tailors and coopers (Davison 1822, 303-304). Clearly, the processing of animal hides was a major industry. Trades are also identified in the Lay Subsidy Roll of 1296 including two dyers, a barker (this associated with tanning), a carter, two locksmiths, a miller, a butcher and two goldsmiths indicating a wide range of trades with significant specializations (Fraser 1968, 95-96). There is even documentary evidence for two wine merchants in the town in 1181.

Mills (HER 4786)

Walkergate must have been the site of fulling mills, showing that cloth production was also taking place locally, if not in the town itself; as does the presence of a dyer in the Lay Subsidy Roll. The town mills were located on the north bank of the river. The Wheat or High Mill stood to the west of the present Lion Bridge at the foot of the Peth and the Grey or Low Mill which ground barley and peas stood to the east of the bridge. Tate (1866, 453-461) presents documentary evidence of the corporation mills from 1297 and up to 1631 when they were sold. The mill with millrace marked on Armstrong's 1769 map may represent High Mill. He also mentions other mills in or around Alnwick which might be located with further research.

Metal working

There is documentary evidence of rent paid for an iron foundry (HER 4843) or forge in Alnwick in 1296 (Tate 1866, 86). Its location is not known. Two goldsmiths and two locksmiths are listed in the Lay Subsidy Roll of 1296, evidence for the presence of specialist metal working trades in the town (Fraser 1968, 96).

Potting

The street names of Clayport, (formerly Claypitt) and Pottergate indicate there was pottery production in the medieval town, with adjacent clay pits.

Tanning

A tanner is listed in the 1296 Lay Subsidy Roll. Tate suggests that the name Green Batt for the road running around the rear of the burgage plots in the southern part of the town may derive from butts, town pits and ridges which may have included tanning pits and lime pits,

suggesting their location at the rear of these burgage plots (Tate 1868-9, 283). There is no strong evidence to support this idea. There is post-medieval evidence for tanning to the rear of plots fronting Fenkle Street and Clayport (Wood's town plan of 1827 for instance), which could indicate the medieval location of this industry.

5 POST-MEDIEVAL TO EARLY NINETEENTH CENTURY

5.1 Background

Alnwick secured its position over this period as a regional centre for a broad part of the county. It had extensive cattle and sheep markets, much of the livestock brought in on a droving route from Scotland opened up after the Union of the Crowns in 1603. The importance of the town's position as a nodal point in the road system was also enhanced after 1603 with the increase in the movement of both goods and people across the region and nationally. Alnwick was a major staging point on the Great North Road and a junction on the Hexham-Alnmouth Turnpike - the Corn Road. The role of Alnwick Castle as a great Border fortress dwindled and died over the period. By the 17th century it was a decaying ruin; but during the second half of the 18th century was reborn as a stylish country seat surrounded with landscaped parkland. Alnwick became a significant centre of influence in the affairs of the region, reflected in the fact that many of the county gentry had town houses there.

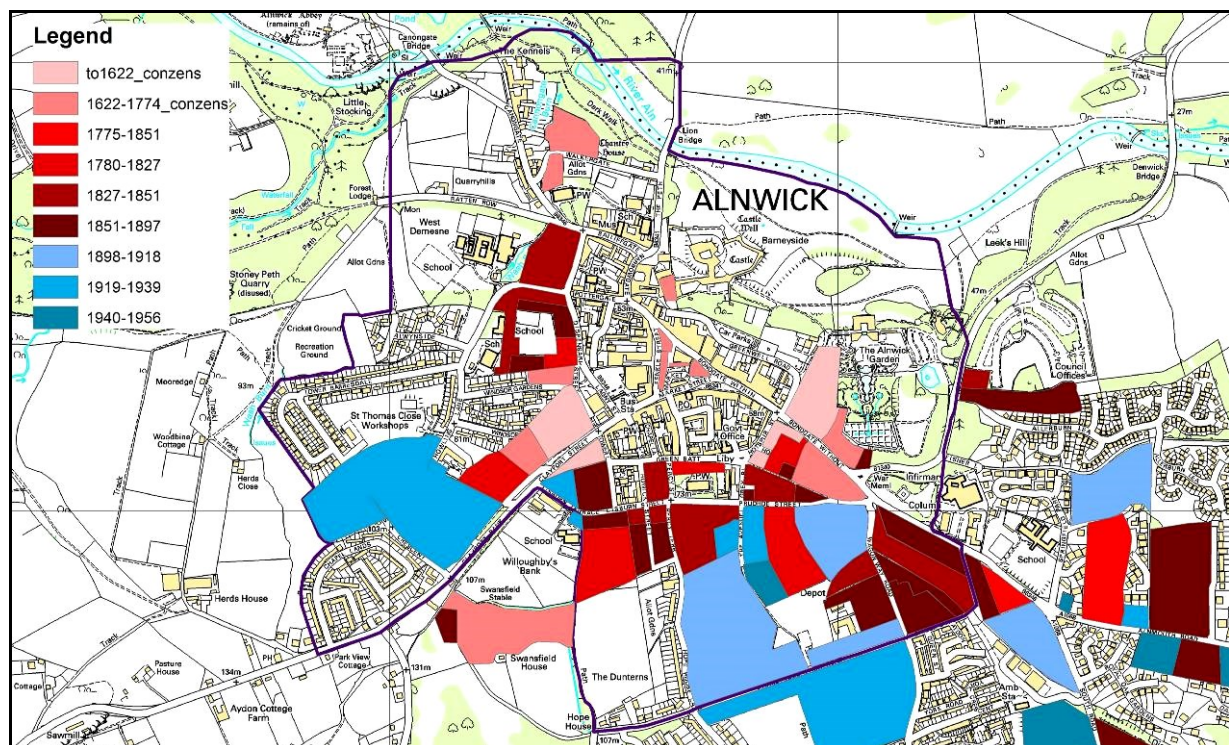


Figure 5: The progressive development of the town of Alnwick from Medieval to modern times

5.2 Rebuilding the Town

A comparison of Norton's 1622 plan of Alnwick and that by Woods in 1827 shows how little the town had expanded over a period of 200 years. There was, however, considerable rebuilding, generally within and along old property lines. Many of the new buildings remain today, mostly of 18th or early 19th century date.

A typical example of 18th century building is 1-3 Bondgate Without (HER 4598), described by Pevsner as

a well preserved pair of the common Alnwick type, late 18th century (the eaves have been heightened in the 19th century) built in stone three storeys high and quite plain. The door of No. 1 has a stone hood on cusped brackets, typical of the area, (Pevsner 1992, 141).

There are some earlier buildings. Part of The Old Cross public house (the 'Dirty Bottles', HER 4725) at No. 32 Narrowgate is of 17th century date, as is the two-storey cottage at the rear of Steel's Gift Shop (HER 4696) in the Market Place. There are a number of early buildings along Bondgate Within: No. 56 (HER 4583) dates from the 17th or 18th century and Nos. 58 and 60 (HER 4584) alongside, is said to have been built with stone taken from the first Alnwick Abbey, burnt in the 12th century; it may even be structurally medieval, but much altered. And Bondgate Without also has early structures: No. 22 (HER 4608) is another 17th and 18th century building and the block comprising Nos. 69 to 75 (HER 4596) dates from around 1720.

A major influence on the physical development of the 18th century town was the First Duke of Northumberland's choice of Alnwick Castle as his favoured place of residence in the 1750s. This not only led to much refashioning of the castle and landscaping of its surrounds, but also inhibited the development, and on occasion encroached on, the northern part of the town.

5.3 Alnwick Castle (HER 4507)

In the later medieval period, Warkworth Castle became the preferred residence of the Percy family at the expense of Alnwick (Hunter Blair 1944, 146). The survey of 1567 shows Alnwick Castle to have been in considerable decay and its condition worsened during the 17th century. By 1750 the castle was a ruin (Clarke 1884, 175-185; Tate 1886, 310). For a number of reasons, though, Alnwick was eventually chosen as the family seat by Sir Hugh Smithson, the first Duke of Northumberland, who began its restoration around 1752. For this, he employed James Paine and Robert Adam. Much was remodelled (St. Joseph 1950, 14-15); the exteriors in Gothick or Gothic Revival style, and the interior with ornate stucco decoration (Tate 1866, 357-358).

From 1854, extensive works were carried out by Anthony Salvin, commissioned to restore the castle's outward appearance to its medieval state, or at least to a romanticized approximation

of it, and internally to provide a comfortable residence (Renn 1968, 89). Many local workmen were employed and trained to produce the Italian Renaissance style interior, which has survived relatively unscathed since then.

5.4 Alnwick Castle Landscaped Park and Gardens (HER 4537; Registered park and garden grade I, various listed buildings grade I)

At the same time as the restoration of the castle, the First Duke embarked on a grand scheme of park development. The landscaped grounds (largely beyond the remit of this study) were designed by Capability Brown in the 1760s-70s within the existing deer park and estate. Work continued intermittently until after the middle of the 19th century. But even by 1770, the grounds were noted as having some of the finest pleasure walks in England. Paintings by Canaletto (1752) and Watts (1783) show the setting before and after landscaping (English Heritage 1985).

Walled gardens and a nursery were built on Barneyside Close, directly east of the castle and north of the town, in the middle of the 18th century. The nursery sat at the end of a lane running from Bondgate Without which led to a ford over the Aln. To enclose the site, the lane was closed off and a new road to the river built further along Bondgate Without, together with a new bridge over the river Aln. By 1772 the nursery had been converted into a walled garden with a vineyard.

In the 19th century, further acquisitions allowed the straightening of the southern perimeter walls of the garden and pleasure grounds and the incorporation of a grass paddock known as Goose meadows Field (Goose Knows on Wood's plan of 1827), which lay along the town side of Denwick Lane, contiguous to and immediately south of the main walled garden. Plans of 1856 show a new conservatory at the northern perimeter of Goose meadows and a large pond. The kitchen garden, which had bordered the south side of the walled garden, was formed into flowerbeds (Northumberland Estates 1998: 4-5).

There are numbers of listed buildings (all grade II) in the Barneyside area of the gardens including the kitchen-garden walls (HER 4613); the gardener's cottage, built before 1827 (HER 4614); the water tower on the west side of the kitchen garden, built before 1851 (HER 4615); and the gateway to the castle grounds, constructed in the early 19th century (HER 4637).

Archaeological evaluation in May 1998, in advance of the Alnwick Garden Project, revealed evidence for the development of the 1860s walled garden, for a circular flowerbed, garden heating ducts, piping to the pond and the course of a number of paths (McMaster 1998).

5.5 New Roads and Bridges

The consolidation and expansion of the Percy estate along the northern edge of the town,

together with successive floods, led to alterations to the road system and the replacement of bridges. The old road to Denwick from Bondgate, via Allerburn Lane and Barnardside, was closed and replaced by the present route along Fisher Lane following the Aller Burn northwards (Conzen 1969, 51). Denwick Bridge (HER 4513) was built at the same time.

There were other alterations further to the north-west of the castle. The first Duke acquired the manor of Canongate with its common in 1765, and nearly all the remaining possessions of Alnwick Abbey came into the hands of the Percy family before the middle of the 19th century (Tate 1868, 368). Canongate Common was gradually enclosed over the first part of the 19th century and the old drove road, Pattern Row, which passed over it was closed by Act of Parliament in 1826. The Third Duke created the new Eglington Turnpike (presently the B6346), which branched westwards from the middle of Canongate and crossed the Aln at Canongate Bridge. A comparison of Armstrong's 1769 town plan with that of the 1827 plan by Wood illustrates the change to this route.

The Great North Road (the A1068 within Alnwick) also experienced a deviation from its medieval line. This occurred when the flood of 1770 damaged the medieval bridge below the castle. The Lion Bridge was completed three years later and 30m higher up the river.

The Lion Bridge (HER 4518, SAM Northumberland 112 and listed grade I)

The Lion Bridge, built in 1773, was designed by John Adam. It has three river arches and a smaller land arch. In the centre of the east parapet, cast in lead, stands a Percy Lion. The bridge is of considerable architectural significance as an early example of the Gothick or Gothic Revival Style, one of a group around Alnwick Castle's parks and gardens.

Canongate or Abbey Bridge

Over the second half of the 18th century, a narrow wooden footbridge on stone piers carried the line of Canongate over the River Aln (HER 4826). This was used by foot traffic whilst horses and carriages passed over by a ford (Tate 1866, 462). This bridge is shown on the town plan by Armstrong (1769). A flood of 1821 damaged some of the piers, making it unsafe. Another bridge was built a little further up the river, with three stone arches. This is shown as Abbey Bridge on Wood's town plan of 1827.

5.6 Expansion of the Town

Most of the limited expansion of the period was along existing roads and is described in detail by Conzen and mapped on the HER. This includes Clayport Street (successively HER 4858 and HER 4862); along Bondgate Without (HER 4856 to the north of the street and HER 4857 to the south).

Some areas of Canongate and Walkergate were developed over the 18th and 19th centuries

(two blocks mapped as HER 4854 and HER 4855) as was an area at the south end of Northumberland Street (HER 4859 and HER 4867). Land to the rear of Narrowgate near the castle gate (HER 4860) and at Hotspur Place (HER 4864) was also infilled.

The footprint of the mostly demolished town wall and adjacent spaces influenced the pattern of the town. The tail-ends of a number of burgage plots running up to Church Path (later Dispensary Street), Tower Lane and Green Batt were divided width-ways forming new properties along the line of the town wall (Conzen 1969, 56). Green Batt, Tower Lane and Hotspur Street, spaces which had formerly flanked the outer face of the wall, all existed as thoroughfares by 1624, with the line of Dispensary Lane and Northumberland Street to the west appearing a little later.

Open land to the south of Green Batt began to be bought up by the second half of the 18th century (HER 4865) for substantial rural residences with grounds. Of these, Swansfields House (HER 4861) to the south west of the town is first shown on Armstrong's map of 1769. Croft House and gardens (HER 4866) is first shown on Wood's plan of 1827 as is Bellevue, now Loanend (HER 4863).

5.7 The Market Place

Encroachment of buildings into the triangular market area at the centre of the town had certainly begun by the 16th century (Conzen 1969, 36). The progress of this colonization, essentially domestic, was slow and the area was not stabilized until the end of the 18th century. Properties which developed along the east side of Fenkle Street (recorded as HER 4868) included a 'bere house' on the site of the town hall (HER 4526). Those properties running east-west across the market place are recorded as HER 4869 and in the eastern part, a triangular area of buildings as HER 4870.

A market house and shambles, open at the sides and supported on pillars - known as the Market or Grass Cross - stood towards Clayport and was taken down in 1701 (Tate 1866, 450). A new market building was erected soon after and was itself demolished in 1763, replaced by a low structure of one storey with an arcade along the north side. St Michael's Pant (HER 4529) stands towards the south-west of the Market Place.

By the 1820s, the sheep and cattle market had fallen into disuse, but there was a fortnightly corn market. The butcher market was held in front of the shambles and there was a fish market held in front of the town hall, selling fish from Newton, Craster, Boulmer, and Alnmouth. The poultry, egg and butter markets were held at the west end of the shambles (Davison 1822, 243-244).

The latest in the line of market houses and shambles was demolished in 1826 and replaced

with the Assembly Rooms (HER 4527). Within the arcades which run along the north and south sides of the building were butchers shops, with the eponymous assembly room above. The new building was much larger than what had gone before. Tate (1868-9, 365) describes the effect of the Assembly Rooms as darkening what was '*originally a noble square.*'

A 19th century market cross, with a panelled and traceried head on an older shaft and base (listed grade II) now stands in the middle of the Market Place.

5.8 Town Wall (HER 4497)

The Union of the Crowns in 1603 made the town wall officially redundant, although by this time it had already been partly dismantled for building stone. Whilst the wall was removed, its line was preserved by the post-medieval road system and continued to have an effect on the urban form of the town.

5.9 Towers

Bondgate Tower (HER 4830)

During the 17th and 18th centuries the tower was occasionally used as a prison (Davison 1822, 215; Tomlinson 1888, 373).

Clayport Tower (HER 4831)

Became the meeting place of the incorporated trades, subsequently the poor house and finally a cotton manufactory. It was demolished in 1804 and the materials used for the erection of the Union Court in Clayport Street (Graham 1994, 20).

Pottergate Tower (HER 4523)

The present tower was erected in 1768 to a design by Henry Bell with a lantern and pinnacles. The clock, taken from the town hall, was added a few years later. In 1812 the lantern was damaged in a storm and taken down.

5.10 Dispensary

A dispensary was opened to the east of Back Way (later Dispensary Street) in 1815. This is shown on Wood's plan of 1827.

5.11 Inns

The Great North Road became a turnpike in 1741. The Hexham-Alnmouth road via Rothbury and Alnwick was turnpiked in 1753-54 and the route from Alnwick to Haggerston via Canongate and Eglingham during 1824-26. The increasing volume of traffic through the town was reflected in the number of inns.

The White Swan Inn (HER 4576; listed grade II)

This was the post-stage for the town and sits on Bondgate Within. It was also a principal coaching inn where the Mail and Union coaches stopped (Graham 1994, 36). Most of the building is of the mid-19th century. The Black Swan Inn, Narrowgate was the stop for the Northumberland Coach (Graham 1994, 37)

The Nag's Head (HER 4652; listed grade II)

This incorporated Nos 9 to 13 Fenkle Street and dates from the 17th century and possibly earlier but is much altered.

The Cross Inn and The Half Moon Inn, Narrowgate (HER 4778), are first mentioned in 1671 and shown on Wood's 1827 map but have now gone, as has the Three Horse Shoes (HER 4809) (Graham 1994, 36). The Star Inn (HER 4779), the Anchor Inn (HER 4782) and Gray's Inn (HER 4783) are three other inns marked on Wood's 1827 map. The Blue Bell Inn (HER 4784) and Three Tons Inn (HER 4785) both in Clayport Street and shown on Wood's 1827 plan are still public houses today. The Old Cross (HER 4725) lies along Narrowgate. The right hand part of the building dates from the 17th century.

5.12 Anglican Churches

St Michael's Parish Church (HER 4517). The burgesses of Alnwick took on the maintenance of the church which had belonged to Alnwick Abbey after the Dissolution in 1539 (Tate 1868-9, 114). Renovations were carried out in 1782 by the first Duke. He repaired the chancel using Italian artists to carry out the work which included a new decorated window in the east end, plaster work ceiling and oak screens and more superficially what Tate (1868-9, 142) describes as '*banners torn in shreds and sham coats of mail and other appendages of baronial and military rank.*' Nineteenth century restoration was carried out by Dobson (1825), Salvin (1860s) and Hicks (1890s). The present churchyard gates (HER 4552) date from the mid-19th century and are listed grade II.

The *Church of St Paul* (HER 4735), Percy Street was built in 1846 by Anthony Salvin, as were the gate piers and gates (HER 4736). All are listed grade II.

5.13 Non-Conformism

There are a number of references to Non-Conformism in Alnwick from the 17th century onwards. Some indicate the specific denomination, while with others it is less clear. The section deals with places of worship of Non-Conformists of unclear denomination, the following sections deal with specific groups.

In the later 17th century a house in Pottergate was used as a non-conformist meeting house (HER 4811) and the garden was used for interment. In 1816 a tombstone with the date 1669

was dug up in the grounds adjoining the meeting house (Tate 1868-9, 161-162; Davison 1822, 205).

Another non-conformist congregation first met in Bondgate Hall, c.1731. In 1735 they bought part of a waste burgage on the north side of Bondgate commonly called Burnt Walls where a meeting house was built in 1736 (HER 4812). Part of the Bondgate congregation had previously split from the group and first met in the Town Hall, then in a malt-kiln building in Fenkle Street and eventually in Bailiffgate Square where they built their own meeting house in 1723 (HER 4818; Tate 1868-9, 172-3). The Bailiffgate and Bondgate congregations reunited in 1767. The Bondgate meeting house (HER 4812) was re-built and enlarged to accommodate both congregations. It was in bad repair by 1816 (although it remained in use as a meeting house until the 1950s) and the congregation purchased a plot on St Michael's Lane. The Sion Meeting House was built there in the same year (HER 4542). In 1866 the interior was extensively remodelled (Tate 1868-9: 178, 180). It is listed grade II.

Presbyterians

From 1693 there was a regular Presbyterian minister at the Pottergate meeting house (Tate 1868-9, 162), which was rebuilt in 1780 (Davison 1822, 205). It was replaced in 1894 by the St James United Reformed Church (HER 4544) which is listed grade II. There is some evidence that Presbyterians met in a house in Walkergate in the 17th and 18th centuries (HER 4811; Davison 1822, 188). But Tate says they first met in 1755 in Canongate at Delaval's or Dr Forster's Close and then, until 1761, in an old house in Canongate (HER 4819), formerly a Roman Catholic religious house. This became part of the gasworks shown on Wood's map of 1827. A new meeting house was built in Ogle Terrace, Clayport Street (HER 4820; Tate 1868-9, 182). The size of the congregation was such that the 300 seats of the Ogle Terrace meeting house were not enough and in 1803 a new 550 seat meeting house was built on a piece of vacant ground in Green Batt, presumably the Associate Meeting House on the south side of Green Batt (HER 4813) mentioned by Davison (1822, 210). The ground belonged to the Duke of Northumberland who, in 1845, gave the congregation notice to quit, necessitating the purchase of a new site on the south side of Clayport where a meeting house was built in 1846-7 (HER 4546; Tate 1868-9, 161-192). Now Sheraton House, Clayport Square, the building is listed grade II as are the later gates, railings and steps (HER 4618).

A Presbyterian chapel (HER 4821) was opened in Percy Street in 1837 and a new chapel built for the congregation in 1840 in Lisburn Street (Tate 1868-9: 192). This is now a Baptist Church and has Grade II listed building status (HER 4545).

Methodists

The first Methodist meeting house (HER 4822) in Alnwick was in an upper room of a house in Bondgate, south of the Corn Exchange. It was used between 1750 and c.1755 when a chapel (HER 4823) was built in Green Batt at the corner of the Correction House Yard, on the site of

the court house. It was an unadorned brick building and was called '*the new room*.' (Tate 1868-9, 194-195). In 1786 a new chapel and minister's house was erected between Clayport Street and Green Batt, in what is now called Chapel Lane, it was restored in 1886 and is listed grade II (HER 4543; Tate 1868-9, 196; DoE 1977). In 1804 a break-away group of Methodists built a Bethel Chapel (HER 4814) in St Michael's Lane, near the Sion Meeting House (HER 4542; Davison 1822, 212; Tate 1868-9, 202).

Quakers

A burial ground belonging to the Quakers was located at the foot of Canongate Street but by 1868 had been ploughed over and was a part of the Dairy grounds (HER 4824; Davison 1822, 187; Tate 1868-9, 205). The Quakers meeting house had been at John Doubleday's house near Alnwick Abbey, outside the assessment area.

Roman Catholics

In the 18th century Roman Catholics worshipped in a thatched house next to the Plough Inn in Bondgate (HER 4817; Tate 1868-9, 204). The first Roman Catholic chapel was built in a yard behind a house in Bailiffgate and replaced by a building fronting onto Bailiffgate shown by Wood's in 1827 (Davison 1822, 183, 205; Tate 1868-9, 204). This was replaced by the Roman Catholic Church of St Mary, Bailiffgate (HER 4556), built in 1836. The church and the piers and railings in front (HER 4557) are listed grade II.

5.14 Industry

In Davison's view, no manufactories of any great importance were established in Alnwick:

It derives its consequence only from the fine productive country by which it is surrounded. Corn, pork and eggs are the chief articles of commerce.

Various branches of the leather trade are prosecuted to some extent,

(Davison 1822, 245)

In fact, Alnwick did have a range of industries over the period, still with an emphasis on the leather trade.

Tanning, skinning and glove making

In the 16th and 17th centuries tanning was the chief industry of Alnwick, using local raw materials. By the middle of the 16th century there were 22 tanneries in the town (Tate 1866, 312). In 1726, court records mention that Robert Hyndmarsh was called before the court for '*a nuisance caused by teaming and emptying bark and other rubbish in the well course or runner at the foot of Hunters Orchard which annoys the stone well*.' (Tate 1866, 344). Bark was one of the major ingredients in tanning leather. A tannery belonging to a Mr Hindmarch is shown by Wood in 1827 just to the west of Stone well on Back Way with another tannery across the

street (HER 4794).

Wood also shows a number of tanneries on the southern fringe of the town; one to the north of Green Batt belonging to a Mr Thew (HER 4797), a second to the south of Green Batt owned by a Mr Gibb (HER 4796), and finally, an establishment at the corner of Green Batt and Hotspur Street, owned by the ubiquitous Mr Hindmarch (HER 4810). The tanning industry supported the associated crafts of skimmers and glovers. In 1610, 24 skimmers and glovers worked in the town; in 1705 there were 75 (Tate 1868-9, 334).

Brewing

The Town Hall (HER 4526) was built on the site of a 'bere' or brew house which was bought by the burgesses of Alnwick in 1586 (Davison 1822, 216-217). Stone well to the west of Market Place (HER 4504) was a focal point for the brewing industry. Smith, Shelly and Co's Brewery (HER 4640) is shown close by on the west side of Back Way on Wood's 1827 plan. It still stands and is listed grade II. In the same area there is a malting (HER 4638) also listed grade II. Two other breweries are shown in the vicinity by Wood (HER 4800 and HER 4803).

Weaving

This was a thriving trade in the town in the early 17th century (Tate 1866, 312)

Timber Trade

Early 18th century court records show that saw pits were dug in the High Street and timber left lying around, to the inconvenience of others (Tate 1866, 344-345). A raff yard (HER 4807) is shown on Wood's 1827 plan on the west side of Back Way.

Rope making

Long, north-south running properties are shown (but not identified) to the north of Stone well and between Fenkle Street and Back Way on Wood's 1827 plan. These are identified as rope walks (HER 4894) on the first edition Ordnance Survey of 1863.

Coal mining

Coal was mined on Alnwick Moor by or for the burgesses of Alnwick from the early 17th century (HER 4809; Tate 1866, 312). The workings must eventually have been of some scale as Rawlinson (1850, 16) mentions that foul water from old mine workings on the moor was thought to have percolated through to the Clayport Pant.

Waggonway

From 1809, good quality coal mined at Shilbottle was transported along a waggonway (HER 4853) for sale at Alnwick. The waggonway, one of a very few transporting coal to a local market, is shown on Greenwood's 1828 map of Northumberland. The line terminated at a staith (HER 4793) adjacent to the future site of Alnwick railway station (Warn 1976, 14, 40;

Davison 1822, 249).

5.15 House of Correction

A house of correction on the south side of Clayport Street is mentioned in the 1709 borough rental (Tate 1866: 332). A House of Correction is shown on Wood's town plan of 1827 at the rear of 34 Green Batt (HER 4666) built, according to Tate (1868-9, 229), in 1810. It is listed grade II.

6 MID-NINETEENTH TO TWENTIETH CENTURY

6.1 The Historic Town Centre

Within the historic core of the town, burgage plots continued to be subdivided and open space within them developed. Most properties had been fully or extensively developed by the middle of the century. In the latter part of the century, numbers of buildings became industrial and commercial premises, but in general the town was bypassed by the Industrial Revolution and was not required to house a significantly increased population (Tomlinson 1888: 372). Nevertheless squalid, or at least unhygienic, conditions were maintained in some parts of the town. These are described in Rawlinson's Report to the Board of Health of 1850: He had seen overcrowded houses with large middens attached to privies; an absence of adequate waste removal; and houses divided into single room tenements and lodgings - highlighted as particularly unhealthy. Cholera cases, he noted, were more frequent in the 'high parts of the town', where the houses were most crowded and in the 'most filthy condition' (Rawlinson 1850: 14-15).

6.2 Expansion of the Town

In contrast to Rawlinson's picture of the sometimes squalid conditions at the centre of Alnwick in 1850, new and airy residential suburbs had already begun to extend the town to the south. The Howick Street development of the 1830s by William Smith extended from Green Batt and incorporated the new east-west Prudhoe Street/Lisburn Street thoroughfare. The houses had ashlar fronts and slate roofs Pevsner (1992: 144) and incorporated a range of styles, from '*chaste Georgian to Gothick*' (Pevsner 1992: 144). The development spread over a number of streets mapped on the HER as entries 4871 to 4879. Many of the buildings are listed (see appendix). The Mechanics Institute (HER 4531) was built in 1831 in Percy Street.

Expansion along or in the vicinity of existing routes out of Alnwick continued in the later 19th century. The town expanded to the south east from Bondgate Without, to the south west of the railway station (HER 4881), at Duke and Back Duke Streets (HER 4882), at Wagon Way Road (HER 4883), and also to the north side of Bondgate Without opposite the war memorial (HER 4884). Development also extended along and to the west of Northumberland Street and

around the western end of Pottergate (HER 4885 and HER 4886 respectively). There was also some development on the north side of Dovecote Lane (HER 4880).

6.3 Development into the Twentieth Century

Between 1897 and 1918 there was continued expansion southwards along Prudhoe Street (HER 4887) and Swansfield Park Road (HER 4888). Expansion also continued along Clayport Bank (HER 4889) and south of Clayport Street (HER 4890). Gaps in the earlier 19th century development to the south of the town were also filled-in over this period, with building along The Avenue (HER 4891 and HER 4892).

6.4 Market Facilities

The capacity of the town as a market centre was enhanced by the construction of The Corn Exchange along Bondgate Within in 1862 (HER 4589) and the auction mart near to the railway station in 1880.

6.5 Public buildings

Alnwick Court House (HER 4665)

The Court House was built next door to the House of Correction in 1856.

Workhouse (HER 4668).

A workhouse is mentioned in Alnwick in 1785 (Conzen 1969, 50). A new building was constructed at a later date, presumably the Poor House located at the corner of Green Batt and Hotspur Street on Wood's plan of 1827 and described by Davison (1822, 221-223). The building currently occupying the site was built in 1870. A second workhouse was built in 1841 to the south of the town near the railway station (Tate 1868-9: 229). This building (HER 4770) is listed grade II.

Dispensary/Infirmary (HER 4524)

A dispensary was opened along Back Way (Dispensary Street) in 1815. This later became Alnwick Infirmary (Tate 1866: 471). The building survives and is listed grade II*.

Subscription Library (HER 4525),

No 29 Fenkle Street, built in the first half of the 1830s, was the former subscription library. It is listed grade II*.

Banks

The Newcastle Bank (HER 4720) is located at 18 Narrowgate and the Tweed Bank (HER 4656) at 39 Fenkle Street on Wood's plan of 1827. Both are 18th century buildings. No 11 Narrowgate (HER 4716), was built in 1835 as a Savings Bank and another Savings Bank (HER 4756) was built in 1851 in St Michael's Lane. All the above are listed grade II.

6.6 Schools

The early location of schools in Alnwick is rather obscure. Tate (1868-9, 69-104) mentions a new school being built in Pottergate in 1630 (HER 4790) to replace the school held in St Mary's Chantry on Walkergate, but no other reference to this building has been discovered. The school standing in Howling Lane and a little to the south west of Pottergate Tower is a modern structure (HER 4498). The 1709 rental of the borough mentions a school in Walkergate (HER 4789) but no specific location for this has been established (Tate 1866: 333). The Duke of Northumberland School (HER 4795) is shown on Wood's 1827 plan and has a date stone of 1810 (Pevsner 1992: 141). It is currently used as a library. Victoria Infants' School of the 1830s lies along Lisburn Street and the Duchess's Girls School sits at the east end of Bailiffgate.

6.7 The Railway

The Third Duke's efforts to keep the Newcastle - Berwick Railway line away from his estate proved successful. It passed three miles to the east of the town in 1847 and was connected to Alnwick by a branch line in 1850, which reached to the southeastern tip of the built up area (Tate 1866: 364). The construction of the railway line from Alnwick to Wooler and Coldstream in 1887 helped Alnwick consolidate its position as a market and service centre.

6.8 Industry

The established industries of tanning and brewing continued in the 19th century. The trades associated with tanning; skimmers, glovers and shoemakers employed numerous people in the 19th century (Tate 1866, 312). The concentration of industrial activity on the plots to each side of Back Way, later Northumberland Street, with tanning, brewing, a ropewalk and a raff yard has already been noted in the area. In addition, in the mid-19th century an iron foundry (HER 4893) was built in the area.

The southern fringe of the town to the south of Green Batt, which was already the location of tanneries, became the site of a new industry in Alnwick. From 1872 the manufacture of fishing tackle developed (Conzen 1969, 75). A gun and fishing tackle works (HER 4808) is shown between Hotspur Place and Bondgate Without on the 1923 Ordnance Survey.

PART TWO: ARCHAEOLOGICAL POTENTIAL OF ALNWICK

7 RESEARCH FRAMEWORK

This section deals with the possibility of discovering archaeological remains within Alnwick in the course of development and the potential these remains could have for the understanding of the past of the town and the country as a whole. To be meaningful, any archaeological input in the town should be weighed against the value of 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 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. 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 information 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 made accessible to the public and is synthesized, enabling archaeologists to produce, amongst other things, models of changing urban form and spatial analysis of fluctuating forms of activity within towns and their suburbs. This will help to create a national picture of urban change.

7.1 Prehistoric Potential

Although in a favourable location for prehistoric activity and occupation, there is no current archaeological evidence for a prehistoric presence at Alnwick. 900 years of urban development will have impacted heavily on any prehistoric remains in the area as will intensive developments for the castle and its gardens which occupy the prime defensive site above the river.

7.1.1 Research Agenda

- Establish the presence of any early nodes of activity on the site of the castle and Bailliffgate or around the market place where early, possibly prehistoric, routes coalesce.

7.1.2 Archaeological Priorities

- Any archaeological input in the area should take into account the potential for prehistoric activity

7.2 Early Medieval Potential (figure 3)

The suggestion by Conzen that a number of late-medieval routes through Alnwick which coalesce at the market place are pre-Conquest in date and became the core of an Anglian settlement would seem a reasonable hypothesis. However, there is, as yet, no physical evidence for either of these propositions. In fact, it is just as conceivable that there was an early settlement at Bailiffgate along the ridge now partially taken up by the castle. Although Bailiffgate may have been a planted settlement, set up in the shadow of the Norman castle, this is by no means certain. Figure 3 shows only the proposed core around Market Place.

7.2.1 Research Agenda

- Locate any centres of Anglian activity across Alnwick
- Determine the origins of St Michael's Church in Bailiffgate

7.2.2 Archaeological Priorities

- That archaeologists carrying out investigations in Alnwick should be aware of the potential presence of Anglian remains

7.3 Medieval Potential (figure 4)

By the 12th century there were three distinct centres of civil occupation at Alnwick as well as the castle. The postulated extent of medieval settlement is shown on figure 4.

7.3.2 Research Agenda

- When were settlements established around the market place and along Bailiffgate?
- When was the settlement along Canongate established and can the original plot form be determined?
- What evidence is there in the town for surviving burgage boundaries?
- What evidence is there for surviving medieval structures within burgage properties?
- How extensive is post-medieval cellaring in the town?
- What evidence is there for crafts, industry and trade within the burgage areas?
- Was the Bow Burn utilised as an early boundary around the town?
- Was its course manipulated to improve the boundary?
- Can the course of the town wall be fully established?
- Did the town wall have a rampart behind and ditch in front?
- Was there a medieval tower on the site of the present Pottergate Tower?

7.3.3 Archaeological Priorities

That all development works within the established medieval extent of the town should be preceded by archaeological evaluation to determine the likely impact of the works and to

determine suitable mitigation works.

7.4 Post-Medieval to Nineteenth Century Potential (figure 5)

7.4.1 Rebuilding the Town

The extent and layout of post-medieval Alnwick did not change greatly from that of the later medieval town but the housing stock was just about completely replaced over the period. Little study of housing types in the area has been carried out but Alnwick, with considerable outside influences and with some wealth, will have been open to external influences. The period also saw increasing, undoubtedly on occasion more squalid, development of backland areas at the rear of properties within the town.

7.4.2 Research Agenda

- What were the different styles of domestic architecture in Alnwick and from what models were they drawn?
- What does the housing stock say about social division within the town?
- What archaeological evidence is there for the lifestyle of the population over the 17th 18th and 19th centuries?

7.4.3 Archaeological Priorities

- Any invasive developments to structures within the conservation area will be accompanied by fabric recording carried out by suitably qualified building historians
- In the long term, an overall historic assessment of the housing stock should be built up. This would be of great value in understanding the architectural development of the town

7.4.4 Industries

There was also a considerable continuity of occupation within the town from later medieval times, especially as regards the tanning industry which developed to the west and south of the town. There is probably still considerable archaeological evidence for the development of this industry. The fulling industry developed along the riverside adjacent to Walkergate. There may still be much evidence for this industry in the area.

7.4.5 Research Agenda

- What evidence is there for industries within the town?
- Is there any archaeological evidence to suggest that the livestock trade facilitated the development of the tanning industry?
- What form did the fulling mills take along the riverside?

7.4.6 Archaeological Priorities

- Any developments within the rear areas of properties may hold important evidence for the development of the post-medieval industries of the town and will need archaeological input.

7.4.7 Transport and Communications

Positioned on the Great North Road, Alnwick provided important coaching facilities for travellers.

7.4.8 Research Agenda

- How did the town's inns develop and what markets were they primarily serving?

PART THREE: ARCHAEOLOGY AND THE PLANNING PROCESS

8 THE EXISTING FRAMEWORK

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

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

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

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

heritage issues.

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

8.2 Scheduled Ancient Monuments

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

8.3 Listed Buildings

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

8.4 Conservation Areas

Conservation Areas are designated by the local planning authority under the terms of the Planning (Listed Buildings and Archaeological Areas) Act 1990. Conservation Areas are put in place in parts of towns which are considered to be of special architectural or historic interest, the character of which it is desirable to preserve or enhance. There are more than 50 Conservation Areas in Northumberland of which Alnwick is one.

8.5 Archaeological Sites Without Statutory Designation

Protection and management of the majority of archaeological sites in England, ie those which are not protected by statutory means, is carried out by local authorities. Measures for the protection of both known sites and measures to deal with the discovery of as yet unknown sites are set out within the statutory development plan and include specific requirements as well as reference to nationally agreed planning policy guidelines and statutory obligations.

8.6 Development Plan Policies

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

The relevant policy within the *Alnwick District Local Development Framework Core Strategy* is:

POLICY S15 - Protecting the built and historic environment

The district council will conserve and enhance a strong sense of place by conserving the district's built and historic environment, in particular its listed buildings, scheduled ancient monuments, conservation areas and the distinctive characters of Alnwick, Amble, Rothbury and the villages.

All development involving built and historic assets or their settings will be required to preserve, and where appropriate, enhance the asset for the future.

The saved policy of the *Alnwick District Wide Local Plan* relating to the protection and management of archaeological sites and the historic environment is:

Policy BE2 Regional and local archaeological significance

Planning permission will not be granted for development detrimental to sites of regional or local archaeological importance, unless there is an overriding need for the development and no alternative location for the development can be found. Where the impact of the development is not clear, the developer will be required to provide an archaeological assessment or evaluation as appropriate. Before the development of sites of archaeological interest is permitted, the developer will be required to submit for approval a statement of investigation and proposals to secure the implementation of a programme of archaeological work before development commences.

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

8.7 Pre-Application Discussion

Early consultation with Northumberland Conservation on planning proposals is of enormous importance and is highlighted in PPS5. Where assessment and evaluation are required, this needs to be undertaken prior to the submission of an application and included within the required Design and Access Statement in line with PPS5 policies HE6 and 8.

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

8.7.1 Desk-Based Assessment

Information on the likely impact a proposed development will have on the remains can be estimated from existing records (including this report), historical accounts and reports of archaeological work in the vicinity, in conjunction with a number of sources which suggest the nature of deposits on the site, such as bore-hole logs and cellar surveys. This is presented in a standard format, known as a Desk-Based Assessment, prepared by an archaeological consultant on behalf of the applicant, to a specification drawn up by, or in agreement with, Northumberland Conservation, which can assist by providing a list of organisations which do work of this sort (see Policy BE2, above).

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

8.7.2 Field Evaluation

Where an assessment is insufficient to properly assess the impact of a proposed development on known or potential heritage assets, field evaluation may be required. The requirements of this stage will also be determined by Northumberland Conservation. It may require a range of survey and analytical techniques including limited excavation. An evaluation is designed to provide sufficient information about the extent, character and preservation of archaeological remains to judge what planning decision would be appropriate and, if necessary, what mitigation measures should be adopted (see Policy BE2, above).

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

8.8 Archaeological Planning Conditions

The Planning Authority can make the appropriate decision (in the context of the Policies set out in the statutory development plan) on whether or not to give consent to the scheme, based the information provided by the Historic Environment Record and assessment and evaluation reports, where necessary. If it is considered that an application can be consented, steps may be required to mitigate its impact on the archaeological remains. This can sometimes be achieved by simply designing the scheme to avoid disturbance, for example by the use of building techniques that ensure minimal ground disturbance. If planning permission is given and archaeological remains will be unavoidably destroyed, the developer may be required to ensure that these remains are archaeologically investigated, analysed and published. In this situation, the requirements for further work will normally be attached to the Planning Consent as conditions, such as the standard Northumberland Conservation condition detailed below:

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

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.

8.8.1 Written Scheme of Investigation

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

8.8.2 The Range of Archaeological Fieldwork

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

8.8.3 Building Recording

Where historic standing buildings form a component of the archaeological resource affected by development, there may be a need to undertake building recording in advance of demolition or renovation. This requirement may apply to listed and unlisted buildings and will be dependent on the historical interest of the building; outwardly unprepossessing structures may contain important information about past communities and industries and will merit recording by qualified archaeologists or building historians to an agreed specification.

8.9 Unexpected Discoveries

Developers may wish to incorporate the potential for unexpected discoveries into their risk-

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

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

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

The request for funding must come from the appropriate local government heritage officer with responsibility for the case and not directly from the contractors or consultants conducting the investigation. Funding will be provided via the National Heritage Protection Commissions Programme (replacing the Historic Environment Enabling Programme in April 2011). English Heritage must be consulted at the earliest possible juncture so that they have an opportunity to shape the response to the unexpected discoveries. English Heritage will not consider retrospective applications to cover costs already incurred when they have not been consulted on or agreed to the response and its cost implications. The first point of contact should be the North-East English Heritage offices at Bessie Surtees House, 41-44 Sandhill, Newcastle upon Tyne (0191 269 1200).

8.9.1 How is National Archaeological Importance Defined?

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

- i) the further back in time the origins of the form the greater the interest to archaeology;

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

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

In Alnwick, the majority of sites considered to be of archaeological interest are medieval and 19th century in date. Most listed buildings in Alnwick are Grade II; these are of special interest and warrant every effort made to preserve them. Listed buildings in Alnmouth are shown on Figure 2.

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APPENDIX 1: LISTED BUILDINGS

Bailiffgate

HER 4520, 1, Bailiffgate, early 18th century, Grade II *

HER 4519, 2, Bailiffgate, Duchess Girls School, formerly Derwent House, built 1791, Grade II* (DOE, 1977).

Grade II

HER 4553, 4, Bailiffgate, early 19th century

HER 4554, 6 and 8, Bailiffgate, 18th century

HER 4558, 14 Bailiffgate, late 18th or early 19th century Grade II

HER 4559, 16-20 Bailiffgate, early 19th century

HER 4560, 22-26 Bailiffgate, early 19th century, no. 26 was formerly the Red Lion Public House, which Graham states was first mentioned in 1760 (Graham, 1994, p 36)

HER 4561, 28 and 30 Bailiffgate, early 19th century

HER 4562, 1a and 1b Bailiffgate, 18th century

HER 4563, 1c Bailiffgate, 18th century

HER 4564, 5 and 7 Bailiffgate, early to mid-19th century

HER 4565, 9 and 11 Bailiffgate, early 19th century

HER 4566, 13 and 15 Bailiffgate, late 18th century

HER 4567, 17 and 19 Bailiffgate, 18th century

HER 4568, 21, Bailiffgate, has V.R post box on the wall

Narrowgate

HER 4521, 35, Narrowgate, early 18th century, Dorothy Foster's house, Grade II*

HER 4522, 31-33, Narrowgate, early 19th century, General Lambert's house, Grade II *

Grade II

HER 4713, 1 to 5 Narrowgate, including 24 Fenkle Street, mid-19th century

HER 4714, 7 Narrowgate, mid-19th century

HER 4715, 9 Narrowgate, including 26 and 28 Fenkle Street, early 19th century

HER 4717, Dorothy Foster Court, Narrowgate, refronted in the early 19th century

HER 4718, 8 to 14, Narrowgate, early to mid-18th century with inserted shops

HER 4719, 16 Narrowgate, 18th century with later upper courses and roof

HER 4720, 18 Narrowgate, 18th century, described as Newcastle Bank on Woods 1827 map

HER 4721, 20 and 22 Narrowgate, 1831 rainwater pipe head

HER 4722, 26, Narrowgate, Black Swan Public House, 18th century, described on Woods 1827 map as Black Swan Inn and Excise Office and Graham states that the "Northumberland coach used to stop" there (Graham, 1994, p 36).

HER 4723, 28, Narrowgate, 1790 rainwater pipe head

HER 4724, 30 Narrowgate, early 19th century

HER 4725, 32 Narrowgate, Ye Old Cross Public House, "Dirty Bottles", right hand part is 17th century

HER 4726, 34, Narrowgate, The Kiln, early 19th century.

HER 4727, 36 Narrowgate, front c. 1830

Dispensary Street

HER 4524, 26 Dispensary Street, 18th century, Grade II *

Grade II

HER 4638, Former malt house to north of 20 Dispensary Street, early 19th century with Grade II status, described as Threw and Turnbull, Malting on Woods 1827 map.

HER 4639, No 20 and mill at rear, Dispensary Street, L plan main part before 1851

HER 4640 Alnwick Brewery, Dispensary Street, early and mid-19th century, shown as Smith, Shelly and Co. on Woods 1827 map and The High Brewery on the first edition Ordnance Survey.

Fenkle Street

HER 4528, 1, the old post office, Clayport Street, early 19th century, Grade II *

Grade II

HER 4645, rear elevation of no. 6 Fenkle Street

HER 4646, 14 Fenkle Street, early 18th century

HER 4647, 16 and 18 Fenkle Street, early 19th century

HER 4648, 20 Fenkle Street, 18th/early 19th century
 HER 4649, 22 Fenkle Street, early to mid-18th century
 HER 4650, 3, Fenkle Street, 18th/early 19th century front
 HER 4651, 7, Fenkle Street, late 18th century
 HER 4653, 15 to 19 Fenkle Street, early to mid-18th century
 HER 4654, 31 Fenkle Street, early 19th century
 HER 4655, 37 Fenkle Street, early 19th century
 HER 4656, 39 Fenkle Street, early 19th century, shown as Tweed Bank on Woods map, 1827.

Market Place and Market Street

Grade II

HER 4692, Corner Cafe, Market Place, including 2, Fenkle Street, early to mid-18th century
 HER 4693, 6 Fenkle Street, 18th century
 SMR NU 11 SE 210, The Co-op, Market Place, includes 8 Fenkle Street, late 18th century,
 HER 4694, Easycare Centre, Market Place, 18th century
 HER 4696, Steel's Gift Shop, Market Place, early 19th century front, through passage leads to modernised two storey 17th and 18th century cottage annexe.
 HER 4697, N and B Pringle's Market Place, 18th century
 HER 4698, 10 Market Place, early 18th century
 HER 4699, 7 and 9 Market Street, early 19th century
 HER 4700, 11 Market Street, early to mid-19th century
 HER 4701, 13 and 15 Market Street, early 19th century
 HER 4702, 17 and 19 Market Street, early 19th century
 HER 4703, 21 and 23 Market Street, Crown Public House, 18th century, shown on Woods 1827 map
 HER 4704, 25 and 27 Market Street, Queen's Head Hotel, altered 18th century, shown on Woods 1827 map.
 HER 4705, 29, The White Hart Inn and 31, County House, Market Street, early 19th century, Woods map shows the White Hart Inn
 HER 4706, 33 and 35 Market Street, early 19th century
 HER 4707, 37 Market Street, early 19th century
 HER 4708, 39 Market Street, including the Hat Shop, early 19th century
 HER 4709, 4 and 6 Market Street, late 18th/19th century
 HER 4710, 8 Market Street, 18th century
 HER 4711, 10 Market Street, 18th century
 HER 4712, 12 Market Street, early 18th century

Bondgate

Grade II

HER 4569, 2 Bondgate Within, early to mid-19th century
 HER 4570, 4 and 6 Bondgate Within, early 19th century
 HER 4571, 8 Bondgate Within, late 18th century, and wall enclosing yard (HER 4572)
 HER 4573, 10 Bondgate Within, late 18th century
 HER 4574, 12 and 14 Bondgate Within, late 18th century/early 19th century
 HER 4575, 16 Bondgate Within, early 19th century
 HER 4577, 24, Bondgate Within, Lloyds Bank, c 1910.
 HER 4578, 36 Bondgate Within, formerly part of the Turk's Head Hotel (demolished), mid-19th century front. The Turk's Head Inn is marked on Wood's map of 1827 and Graham states it was built in the early 19th century (Graham, 1994, p 36).
 HER 4579, 46 Bondgate Within, late 18th/early 19th century
 HER 4580, 48 Bondgate Within, early 19th century, modern shop front.
 HER 4581, 50 and 52 Bondgate Within, late 18th/early 19th century, early 20th century shop fronts
 HER 4582, 54 Bondgate Within, early 19th century, modern shop front
 HER 4583, 56 Bondgate Within, 17th or 18th century
 HER 4584, 58 and 60 Bondgate Within, said to have been built with stone taken from the first abbey, burnt in the 12th century and probably is medieval in basic structure, but much altered. 16th or 17th century as it is now with later alterations.
 HER 4585, 1 Bondgate Within, late 19th century adaptation of an older building, 19th century shop front.
 HER 4586, 5 and 7 Bondgate Within, late 18th /early 19th century.

HER 4587, 31 and 33 Bondgate Within, Globe Inn, early 19th century.
 HER 4588, 39 Bondgate Within, early 19th century front.
 HER 4590, 41 and 43 Bondgate Within, early 19th century.
 HER 4591, 47 Bondgate Within, late 18th century, modern shop front.
 HER 4592, 49 and 51 Bondgate Within, incorporates no 3 and 5 Market Street, early 19th century, late 19th century shop fronts.
 HER 4594, 63 Bondgate Within The George Public House, 18th or early 19th century front.
 HER 4595, 67 and 67a Bondgate Within, 18th century, modern shop fronts.
 HER 4596, 69 to 75 Bondgate Within, c. 1720.

Bondgate Without

HER 4530, Bondgate Hall, Bondgate Without, c. 1810, Grade II*
 Stables south west of the hall (HER 4599) c. 1810 reflecting the elevation of the main hall have Grade II listed building status.

Grade II

HER 4597, Column Cottage, Bondgate Without, after 1817. Former "Wager Cottage" built in a fortnight for the Duchess of Northumberland to win a wager with the third Duke (DOE, 1977).
 HER 4598, 1 and 3 Bondgate Without, early 19th century with a Victorian letter box in the wall
 HER 4600, 13 to 17 Bondgate Without, late 18th/early 19th century
 HER 4601, 45 and 47 Bondgate Without, early 19th century
 HER 4602, 49 Bondgate Without, early 19th century
 HER 4604, 8 Bondgate Without, 18th century, interior possibly of an older refronted house.
 HER 4605, 10 Bondgate Without 18th century
 HER 4606, 12 and 14 Bondgate Without, 18th/early 19th century
 HER 4607, 20 Bondgate Without, early 19th century
 HER 4608, 22 Bondgate Without, 17th and 18th century altered
 HER 4609, Alison Place and The Cottage, Bondgate Without, c. 1807
 (** check if the above has been demolished it is not marked on the modern map)
 HER 4610, 52 Bondgate Without, mid-19th century

Canongate

Grade II

HER 4612, 13 Canongate, late 18th century

New Row

Grade II

HER 4567, Coates the Printers, New Row, former mission hall and soup kitchen, 1886, now divided into flats

Green Batt

Grade II

HER 4616, 12 and 14 Green Batt, includes 15, Chapel Lane, no. 14 is the Black Bull Public House, early 19th century.
 HER 4658, The Pinfold, Green Batt, removed to present position in 1819 from Bondgate Without. Shown on Woods 1827 map.
 HER 4659, 19 to 23 Green Batt, includes no. 1 Howick Street, part of Howick Street development, c. 1830. The Howick Street development was a superior quality suburb created by William Smith on land formerly belonging to General Lambert. Ashlar fronts, chimneys and slate roofs were included in the specifications (Pevsner, 1992, p 144).
 HER 4660, Green Batt House, Green Batt, early 19th century after 1827.
 HER 4661, Garden Wall on north and east sides of Green Batt House and gate piers, early to mid-19th century
 HER 4662, Glebelands Lodge, Green Batt, early 19th century, before 1827
 HER 4663, 20 to 22 Green Batt, includes the former Three Tuns House and The Corner House, part of the Howick Street development, after 1830.
 HER 4664, wall to the rear of 22 Green Batt, pre 19th century.
 HER 4667, 36 and 38 Green Batt, early to mid-19th century
 HER 4676, 4 and 6 Grove House, Howick Street, including 17, Green Batt, early 19th century

Howick Street*Grade II*

- HER 4677, 8 to 16 Howick Street, part of the Howick Street development c. 1831
HER 4678, 24 Howick Street, upper, part of the Howick Street development c. 1831
HER 4679, 3 Howick House and Howick Street Garage, part of the Howick Street development c. 1831. The garage was a former coach works that was part of the original development.
HER 4680, 5 to 11 Howick Street, part of the Howick Street development c. 1831
HER 4681, 13 to 17 Howick Street, part of the Howick Street development c. 1831
HER 4682, 19 to 21 Howick Street, part of the Howick Street development c. 1831
HER 4685, 2 and 4 Lisburn Street, part of the Howick Street development c. 1831
HER 4686, 6, Lisburn Street, part of the Howick Street development c. 1831
HER 4687, 6 to 12 Lisburn Street, part of the Howick Street development c. 1831
HER 4688, 1 to 5 Lisburn Street, part of the Howick Street development c. 1831
HER 4689, 7 to 13 Lisburn Street, part of the Howick Street development c. 1831
HER 4690, The Victoria Infants' School, Lisburn Street, founded in 1838/9 on land given by John Lambert and reformed in 1854 as "The Ragged School" (DOE, 1977).

Percy Street

- HER 4531, 4 and 5 Percy Street, 1831, Mechanic's Institute, Grade II *

Grade II

- HER 4730, 1 Percy Street, includes 25 Green Batt, part of the Howick Street development laid out c. 1831
HER 4731, 2 and 3 Percy Street, part of the Howick Street development laid out c. 1831
HER 4732, 5 and 7 Percy Street, part of the Howick Street development laid out c. 1831
HER 4733, 8 and 9 Percy Street, part of the Howick Street development laid out c. 1831
HER 4734, 10, Doric House and 11 Percy Street, part of the Howick Street development laid out c. 1831

Percy Terrace*Grade II*

- HER 4737, 2 Percy Terrace, after 1831
HER 4738, 3 Percy Terrace, Bali Hai, after 1831
HER 4739, 4 and 5, Percy Terrace, after 1831
HER 4740, 8 and 9, Percy Terrace, mid-19th century
HER 4741, 10 and 11 Percy Terrace, mid-19th century
HER 4742, 13 Percy Terrace, mid-19th century
HER 4743, Loan End, Percy Terrace, before 1827
HER 4744, Percy House, Percy Terrace, early 19th century
HER 4745, Percy Villa, Percy Terrace, early 19th century
HER 4746, 1 Lovaine Place, Percy Terrace, early 19th century
HER 4747, 2 Lovaine Place, Percy Terrace, early 19th century
HER 4748, Hope Terrace, 1 Hope Lodge, Percy Terrace, includes 5 South Street, early 19th century
HER 4749, Hope House, Hope Lane, early 19th century
HER 4670, Hope House and Kinraig, Percy Terrace, early 19th century

Hotspur Place*Grade II*

- HER 4671, 2, (The Tanner's Arms), 4 and 6 Hotspur Place, early 19th century.
HER 4672, 2, Hotspur Street, 18th /early 19th century
HER 4674, 1, Hotspur Street, early 19th century
HER 4675, 3 and 5 Hotspur Street, early 19th century

Prudhoe Street*Grade II*

- HER 4753, 1-7 Prudhoe Street, part of the Howick Street development laid out c. 1831
HER 4754, 8-10, Prudhoe Street, part of the Howick Street development laid out c. 1831

St Michael's Lane*Grade II*

HER 4756, 6 and 8 and the Savings Bank, St Michael's Lane, 1851

HER 4757, 14 and 16 St Michael's Lane, early 19th century, possibly related to the Howick Street development.

HER 4758, 22 and 24 St Michael's Lane, part of the Howick Street development laid out c. 1831

South Street*Grade II*

HER 4760, 1 South Street, early 19th century

HER 4761, 2 South Street, Happy Haven, early to mid-19th century

HER 4762, 3 South Street, early to mid-19th century

HER 4763, 4 South Street, early to mid-19th century

HER 4765, Linhope House, South Street, mid-19th century

HER 4764, Garden walls and gates to Linhope House, closing east end of South Street, early to mid-19th century, and fountain in the garden HER 4766

Howling Lane*Grade II*

HER 4683, Barndale Cottage, Howling Lane, before 1827

HER 4684, Barndale House, Howling Lane, early 19th century after 1827

Grey Place*Grade II*

HER 4669, 4, Grey Place, early 19th century

Chapel Lane*Grade II*

HER 4617, 2 to 6 Chapel Lane, early 19th century before 1851

Clayport Square*Grade II*

HER 4618, Gates and railings and steps to Sheraton House, mid-19th century

HER 4619, 7 and 9 Clayport Street, early 19th century, stone built houses with shop frontages

HER 4620, 19, Clayport Street, 18th century, modern shop fronts

HER 4621, 23, Clayport Street, 18th century

HER 4622, 25 and 25a Clayport Street, early 19th century, 19th century shop windows

HER 4624, 2 and 4 Clayport Street, including 1, Fenkle Street, late 18th/early 19th century altered in 1866

HER 4625, Grosvenor Terrace, 1 and 2, Clayport Street, early 19th century

HER 4626, Grosvenor Terrace, 3,4 and 5, Clayport Street, early 19th century

HER 4627, Clive Terrace, no.1-8, Clayport Street, before 1827

HER 4628, Clive Cottage, Clayport Street, before 1827

HER 4629, Clive House, Clayport Street, early 19th century

HER 4631, St Thomas's Farmhouse, Clayport Street, 1829, and outhouse (HER 4632)

Croft Place*Grade II*

HER 4633, 1 to 3, Croft Place, early 19th century

Dairygrounds*Grade II*

HER 4634, The Kennels, Dairygrounds, mid-19th century, former dairy

HER 4635, Houses in the Dairygrounds, early 19th century, originally the Duchess School (DOE, 1977).

Dodd's Lane*Grade II*

HER 4641, Terrace on east side and to the rear of 39 Market Place, Dodd's Lane,

HER 4642, 5 Dodd's Lane, Cross House, mid-19th century, before 1851

HER 4644, Terrace of 4 houses on west side of Dodd's Lane, mid-19th century, before 1851, formerly a smithy.

Northumberland Street

Grade II

HER 4728, 1 to 3 Northumberland Street, early 19th century

Pottergate

Grade II

HER 4751, 1 and 2 Pottergate, includes 5, Northumberland Street, c. 1830-40

HER 4752, Duke's Cottage, 1-6 Pottergate, designed by Lutyens in 1941, built in 1948

Paikes Street

Grade II

HER 4729, 9, 10 and 10a Paikes Street, early 19th century

Walkergate

Grade II

HER 4771, 3 Walkergate, 18th/19th century

HER 4772, Retaining walls, probably early 19th century

HER 4773, 5, Walkergate, early 19th century

HER 4774, 7, Walkergate, early 19th century

HER 4775, 14, Walkergate, late 18th century/early 19th century

HER 4776, 24 and 26 Walkergate, early 19th century

Wagonway Road

Grade II

HER 4769, Former Railway Terminus, Wagonway Road, rebuilt 1887

HER 4770, Former Workhouse, Wagonway Road, 1841

Pants

Grade II

HER 4750, Pant Pottergate, 1875, replacing that of 1790

HER 4636, Former Pant, Denwick Street, early 19th century

HER 4630, High Pant, Clayport Bank, Clayport Street, 18th century

HER 4623, Pant outside Westgate House, Clayport Street, 1755, shown as Keildam well on Woods map of 1827

HER 4593, Robertson's Pant, Bondgate Within, 1890

Wells

Grade II

HER 4538 Castle Well

HER 4541 Well, St Michael's Lane

APPENDIX 2: ARCHAEOLOGICAL EVENTS

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

Event No: 1

Tyne and Wear Museums, 2000, Militia Barracks, Beal's Yard, Alnwick

One trench excavated. No deposits of archaeological significance were found. The yard contained made up levels behind retaining walls.

Event No: 237

Archaeological Services University, 2001, Market Street, Alnwick.

Watching brief carried during excavation for a gas pipeline. Modern layers contained a cut with 19th century leather fragments, probably derived from a saddlery. No other features of archaeological significance seen.

Event No: 316

Timescape Archaeological Surveys, 2002, A geophysical survey at Willoughby's Bank, Alnwick. Phase 2 – September.

A phase of magnetometry and resistivity survey carried out in September 2002 over an area of 1.8 hectares. The aims included searching for any evidence of a medieval chapel and cemetery as well as any prehistoric features associated with Camp Hill. Results showed no clear evidence for a burial ground here, although some anomalies could be masonry foundations and numerous 'pits' were detected. Evidence for ridge and furrow was found.

Event No: 317

Tyne and Wear Museums, 2002, Beal's Yard, Alnwick.

A portion of revetment wall was revealed in the watching brief. This feature had been seen in a previous evaluation. A linear feature was recorded running along the western edge of the trench and both features are thought likely to represent plot boundaries.

Event No: 391

Tyne and Wear Museums, 2002, The Peth and Bow Alley, Alnwick.

Watching brief on excavation of trenches for insertion of replacement water supply. Trench 1 contained a deposit of sand and gravel, considered natural. Trench 2 revealed 19th century deposit and wall fragment.

Event No: 406

Pre-Construct Archaeology, 2001, Pottergate, Alnwick.

Five trenches were investigated, revealing evidence relating to medieval settlement in the Pottergate area, landscaping and development of the site during the post-medieval period, as well as redevelopment during the modern era.

Event No: 442

Pre-Construct Archaeology, 2002, Archaeological excavation at Pottergate, Alnwick.

Excavation involved cleaning and recording of post-medieval structural remains in Areas 1 and 2 and excavation and recording of medieval and post-medieval remains in Area 3. Medieval remains were encountered throughout: The earliest phase of activity comprised the water-worn surface of natural bedrock – the probable former riverbed of the Bow Burn. The stream course shifted to the east in the 12th to 13th century, depositing river silts along its former edge. The eastern end of the site revealed sand and gravel dumps on alluvium and natural deposits used to consolidate and level the surface before flagstone, cobble and clay surfaces were laid. These surfaces were probably back yard areas of a medieval burgrave plot. Evidence of ironworking was found in one of the makeup deposits for the surfaces and probably dates to the 12th to 13th centuries. Large amounts of demolition debris over the surfaces implies a medieval building stood nearby, fronting Narrowgate. Much burnt material

lay over the surfaces implying the structures probably burnt down in the 14th to 15th century. Many large medieval rubbish pits lay west of structural remains in Area 3 and were probably used from the 12th-13th through to the 14th-15th centuries. Post-medieval remains in Areas 1 and 2 included the eastern side of a row of three terraced buildings dating to the late post-medieval period. A yard surface was recorded east of the wall as well as a small stone outbuilding.

Event No: 13190

The Archaeological Practice, 1999, Inkster's Yard, Alnwick.

Two areas were excavated, one being a trench through the earthen bank northwards from a point on the southern boundary wall, the other being an area of three square metres centred on the well. It is recommended on the basis of the excavation that both the remains of the earthen bank and well are preserved, the latter by capping with stone or consolidation as a visible feature.

Event No: 13229

Tyne and Wear Museums, 2002, Beal's Yard, Alnwick.

A single square trench was excavated to the undisturbed subsoil and above this archaeological features and deposits were located. The remains of three general periods of activity were encountered. Firstly, a metalled street; secondly, an episode of substantial ground make-up after the street had gone out of use, possibly associated with the formation of a rampart to the rear of the town wall; and thirdly, possible robbing of the town wall marked by a cut through the make-up deposit.

Event No: 13296

Bernicia Archaeology, 2001, Greenwell Road, Alnwick.

Watching brief on Greenwell Road located the remains of the 15th century town wall.

Event No: 13331

Pre-Construct Archaeology, 2000, The Alnwick Castle Gardens Archaeological Project.

A programme of archaeological investigations was carried out between February and July 2000 in advance of redevelopment of the historic walled gardens as The Alnwick Garden. The walled gardens cover an area of about 3.8 ha to the south-east of the castle and comprised three main areas: (1) the northernmost area was the 'lower' original walled kitchen garden set out in about 1760 and comprised a trapezoidal area of about 1.5 ha; (2) south of this was the 'middle' garden, added in about 1860 during major redevelopment by the 4th Duke of Northumberland and comprising a roughly rectangular landscaped area of about 1.7 ha; (3) south again was the 'upper' garden, also added in about 1860 and comprising an irregular hexagonal walled kitchen garden of about 0.6 ha. A phased programme of archaeological investigations was undertaken comprising open area excavation in the 'lower' garden within a trapezoidal-shaped area (A), measuring about 26 m north-south by a maximum 66 m east-west in the north and 50 m east-west in the south, with aim of investigating the 4th Duke's garden in this area and examine any traces of earlier gardens. Another area (B) investigated the 'middle' garden and measured 38 m east-west by 57 m north-south, with a small sondage to the north. Excavation in Area A revealed traces of medieval soil horizons overlain by evidence of successive garden layouts corresponding to gardens of the 1st, 2nd, 3rd, and 4th Dukes of Northumberland, and dating from the 1750s to the early 20th century. Archaeological data collected are important in several areas, eg local inter-relationships between town, castle and successive Dukes; garden design and technology, as well as trade and exchange networks; and as a reflection of national trends and fashion in garden design and layout.

Event No: 13332

Pre-Construct Archaeology, 2000, The Alnwick Castle Gardens Archaeological Project.

A programme of archaeological investigations was carried out between February and July 2000 in advance of redevelopment of the historic walled gardens as The Alnwick Garden. The walled gardens cover an area of about 3.8 ha to the south-east of the castle and comprised three main areas: (1) the northernmost area was the 'lower' original walled kitchen garden set out in about 1760 and comprised a trapezoidal area of about 1.5 ha; (2) south of this was the 'middle' garden, added in about 1860 during major redevelopment by the 4th Duke of Northumberland and comprising a roughly rectangular landscaped area of about 1.7 ha; (3) south again was the 'upper' garden, also added in about 1860 and comprising an irregular

hexagonal walled kitchen garden of about 0.6 ha. A programme of standing building recording was carried out at the site in order to record historic structures that were to be removed as part of the garden redevelopment. A central ornamental pond, several ashlar terrace-retaining walls and three ruined former hothouses were recorded, along with a small pond and associated terrace in the northern part of the site.

Event No: 13333

Pre-Construct Archaeology, 2000, The Alnwick Castle Gardens Archaeological Project.

A programme of archaeological investigations was carried out between February and July 2000 in advance of redevelopment of the historic walled gardens as The Alnwick Garden. The walled gardens cover an area of about 3.8 ha to the south-east of the castle and comprised three main areas: (1) the northernmost area was the 'lower' original walled kitchen garden set out in about 1760 and comprised a trapezoidal area of about 1.5 ha; (2) south of this was the 'middle' garden, added in about 1860 during major redevelopment by the 4th Duke of Northumberland and comprising a roughly rectangular landscaped area of about 1.7 ha; (3) south again was the 'upper' garden, also added in about 1860 and comprising an irregular hexagonal walled kitchen garden of about 0.6 ha. An earthwork survey was carried out on the 19th century earthworks enclosing Area B in the 'middle' garden.

Event No: 13517

Archaeological Services University of Durham, 2005, Land to the rear of Grosvenor Terrace, Alnwick.

Archaeological monitoring during a development at land to the rear of numbers 3 and 4 Grosvenor Terrace. No deposits or features of archaeological significance were recorded during the monitoring.

Event No: 13526

Alan Williams Archaeology, 2004, Land at Clive Nurseries, Howling Lane, Alnwick. Archaeological Evaluation.

Seven trenches were excavated. Evidence for medieval cultivation was revealed in the form of truncated ridge and furrow in two trenches. Fragmentary structural remains of buildings associated with the nurseries were also uncovered. No concentration of medieval activity was found.

Event No: 13537

Alan Williams Archaeology, 2004, Extension to rear of 29 Bondgate Within, Alnwick, Northumberland. Archaeological Evaluation.

Archaeological evaluation carried out at 29 Bondgate Within, Alnwick ahead of proposed development at the rear of the property to extend the current range of buildings. Two test pits were excavated in the garden area and no evidence of medieval deposits, apart from a few sherds of glazed pottery in poor condition in secondary deposits, was found.

Event No: 13642

GeoQuest Associates, 1999, Archaeological Evaluation at Beal's Yard, Alnwick.

Three trial trenches were excavated at Beal's Yard ahead of residential development. Very little stratigraphy and very few artifacts were uncovered. Medieval pot sherds were recovered from Trench 1. A pipe trench housing a redundant cast iron water supply and the corner of a former cellar were encountered in Trench 2. It is believed that these are part of a row of houses demolished in the 1960s. In Trench 3 a layer of rubble and assorted debris was encountered. It was not possible to establish the depth of the rubble deposit and it remains a possibility that medieval (or older) deposits may survive at a greater depth.

APPENDIX 3: HISTORIC MAPS



Figure 6: Armstrong's map 1769



Figure 7: Wood's map 1827



Figure 8: First Edition Ordnance Survey map 1860 (25 Inches to 1 Mile)



Figure 9: Second Edition Ordnance Survey 1897 map (25 Inches to 1 Mile)



Figure 10: Third Edition Ordnance Survey map 1920 (25 Inches to 1 Mile)

APPENDIX 4: STRATEGIC SUMMARY

ALNWICK STRATEGIC SUMMARY

A4.1 ARCHAEOLOGICAL BACKGROUND

Alnwick appears to have been a focus of settlement activity since at least the early medieval period. The Extensive Urban Survey (EUS) combined documentary and cartographic evidence with the results of recent archaeological investigations within the town.

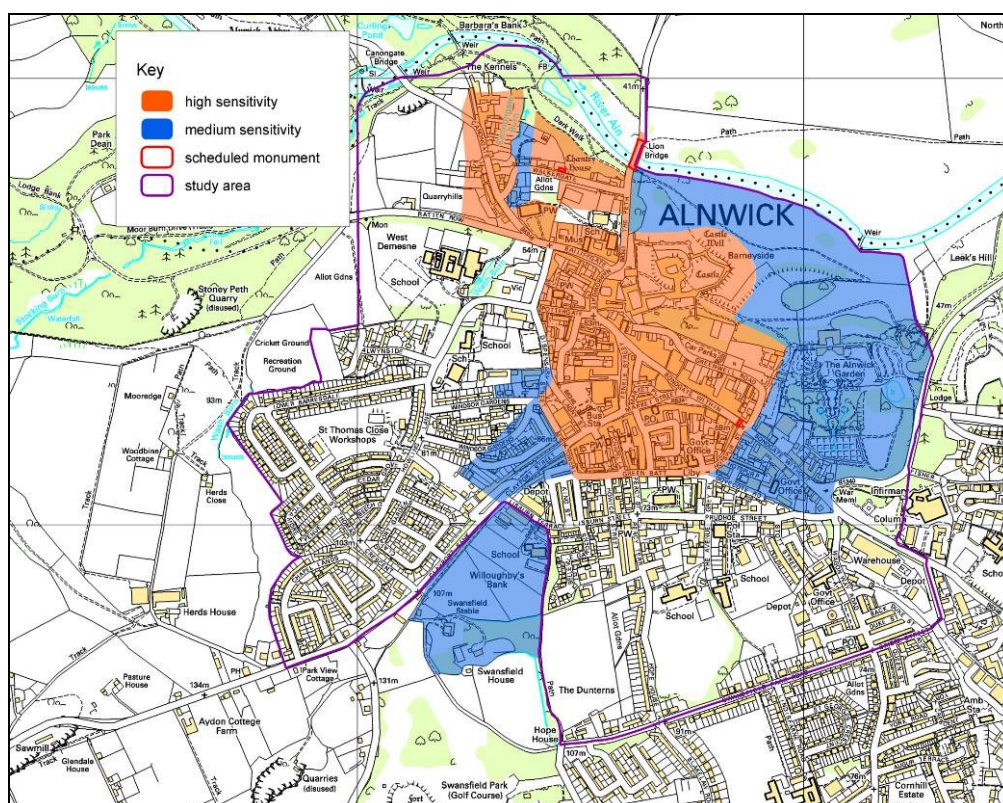


Figure 11: Alnwick areas of archaeological sensitivity

Prehistoric and Romano-British

- Alnwick is located within a wider prehistoric landscape including a number of earthwork enclosures. A number of cist burials of presumed Bronze Age date have been identified around the edges of the town. While stray finds have been found within the town, no prehistoric features have been revealed.
- It has been theorised that the presumed early medieval roads (see section 1.2.2) into Alnwick may have an even earlier origin. The possibility of prehistoric occupation on the site of the castle was also discussed in the 19th century. Neither of these theories has been substantiated by archaeological investigation.
- While the Devils Causeway Roman road runs c.7miles west of Alnwick, there is no evidence of Roman activity in the town to date.

Early Medieval Church

- The parish church of St Michael may have early medieval origins but with no contemporary references to a church or early medieval fabric visible in the present church, this is difficult to prove.

Settlement

- The place-name evidence appears to indicate an early medieval origin to the settlement but this has yet to be established by archaeological investigation and no historic sources refer to its existence.
- The triangular plan form in the centre of Alnwick has been interpreted as being the point where routeways from the early medieval settlements of Eglingham, Edlingham and Whittingham intersected and continued to the coast at Lesbury. This theory lacks secure dating for these routes.
- The precise location of an early medieval settlement is not known. One theory is that the settlement was located on the broad spur of relatively flat land now occupied by Bailiffgate and the castle, close to the parish church of St Michael
- The second theory is that the settlement was located in the area of the present market place and around the junction of Bondgate, Market Street and Fenkle Street where the routeways intersected. The theory is that the Market Place was a triangular green in the early medieval period.

Medieval

Churches and chapels

- **St Michael's parish church**, on the north side of Bailiffgate, is located on the site of a 12th century church, parts of which were revealed during 19th century restoration. The majority of the church is 15th century in date although there is also evidence of 14th century fabric, some *in situ*, some reused.
- **St Mary's Chantry** was located within the church of St Michael while **St Mary's Chantry House** was located on Walkergate. There are documentary sources referring to the Chantry House since at least 1460. It provided accommodation for the chantry chaplains and served as a school until the early 17th century when a new school was built on Pottergate. The ruined building is a Scheduled Ancient Monument.
- **St Thomas' Chapel** stood on land granted to Alnwick Abbey along Howling Lane near Clayport Bank. No apparent traces of the chapel or potential associated cemetery have been identified in this area.

Castle

- The first castle was built on its current site in the early 12th century. The plan appears to have comprised a motte with two baileys to the east and west which determined the layout of the castle in its subsequent phases.
- By 1352, most of the fabric of the castle and its defences had been completed, subject to restoration in the 18th and 19th centuries. The grounds were significantly altered from the medieval parkland in the post-medieval period

Settlement

- By the 12th century Alnwick had three adjacent areas of civilian settlement comprising one along **Bailiffgate**, associated with the castle, a second, the focus of the **Borough Town**, around the triangular open area to the south-east and a third along **Canongate**, associated with the manor of Alnwick Abbey.
- The origin of the development along **Bailiffgate** is not clear. Various theories include an early medieval settlement origin encroached on by the Norman castle and the more unlikely theory of another bailey outside the castle walls including Bailiffgate and part of Narrowgate and used for military exercises. The most generally accepted theory is of a Norman plantation under the jurisdiction of the baron, closely related to the castle and its military and administrative function.
- The existing layout of Bailiffgate appears to reflect that of the medieval settlement with the church at the west end of a wide street which could have housed a market, a market cross in the 18th century if not earlier and properties fronting the street with narrow burgage plots to the rear. Much of the medieval street frontage may have been removed by 18th and 19th century cellaring.
- The **Borough town** appears to have centred on a central triangular block, with narrow burgage plots running back from the street frontages on Narrowgate, Bondgate Within, Fenkle Street and Market Street. Many property boundaries respect the line of medieval boundaries and the boundary walls between 'Cornmarket' and 5 Market Street and the Terrace on the east side of Dodd's Lane may be medieval in origin. Documentary sources indicate that the right to hold a market was granted in 1297. The triangular area

is likely to represent the market place, which has been subject to infilling by later development

- 58 and 60 Bondgate within is traditionally said to be constructed from re-used stone from the first abbey with a possible structurally medieval core. This has yet to be substantiated by detailed building assessment or recording
- Alnwick Abbey was founded in 1147, dissolved in 1539 and is located to the north-west of the town on the north bank of the River Aln. Parts of it have been designated a Scheduled Ancient Monument. The associated manor belonging to the abbey is located at **Canongate** to the south of the river. The nature, extent and layout of the medieval settlement are not known, although sources indicate that it had its own manorial court, market and guilds. Post-medieval maps indicate properties on both sides of the road but it is unclear whether the properties on the eastern side are medieval compared to post-medieval plots on the western side
- Settlement appears to have extended beyond the boundaries of the borough and the town wall (see section 1.3.4). Settlement activity outside the early boundary includes burgage plots to the west and east sides of Narrowgate (which appear to have filled the gap between the Borough town and Bailiffgate settlement), on the north side of Clayport Street and on the north and south sides of Pottergate.
- Medieval development beyond the town gates and wall are located either side of Bondgate Without as far east as Denwick Lane, from Clayport Tower to the present junction with Lisburn Terrace. While properties also developed to the west of Pottergate Tower, their boundary lines have not subsequently been retained.
- Walkergate to the north of Bailiffgate also appears to be of medieval origin, with St Mary's Chantry House on its north side. While early plans and surveys identify a medieval layout, this has subsequently been obscured by demolition, enclosure and encroachment of the historic parkland and population

Town boundaries and defences

- The early borough boundaries appear to have comprised a mixture of utilisation of natural boundaries (the use of the valley of the Bow Burn to the north and west of the settlement), potential manipulation of this natural feature along Clayport Street and agreed demarcation of land to the south along Green Batt (formerly Back Row). While the Allerburn may have been utilised as a boundary to the north of Bondgate, the property boundaries in this area do not conform to the layout in other parts of Alnwick. In this area, some properties do not continue far as the Allerburn while others cross over it.
- Alnwick and Berwick-upon-Tweed are the only towns in Northumberland with town walls. The licence to build a defensive wall around Alnwick was granted in 1433. Documentary cartographic and increasingly archaeological evidence have been combined to indicate the presumed location of the town wall. The wall is thought to have run along Hotspur Street, Green Batt, Dispensary Street, Pottergate, Northumberland Street, Bailiffgate and Narrowgate. The course of the wall from Narrowgate to the castle defences is not certain, neither is it clear whether a defensive wall was built along Bow Burn to the south of the castle defences.
- It appears likely that the town wall ran inside these streets, presumably with an internal rampart and externally a ditch and open area beyond. It is theorised that the roads may have developed as paths running along the ditch. Recent archaeological investigations located the wall, measuring 1.55m wide, 1.1m below Greenwell Road, while in Beal's Yard on the west of Hotspur Street a possible earth rampart was revealed internally to the wall which sealed an earlier metalled surface
- While the scheduled Bondgate Tower is the only visible standing remains of the town defences there was also the larger Clayport Tower to the west. Sources vary on whether there was another tower at Pottergate under the 18th century tower or at Narrowgate

Trade, craft and industry

- The range of trade and craft activity in the area is reflected in the wide range of trade companies and guilds in Alnwick in the 12th, 13th and 17th centuries, most of which had medieval origins. These included wine merchants, cordwainers, shoemakers, weavers, tailors, skinners, glovers, tanners, barkers (associated with tanning), goldsmiths, locksmiths, blacksmiths, joiners, coopers, carters, butchers and millers.

- Fulling mills are likely to have been located along Walkergate, while the town mills were located on the north of the river. The Wheat or High Mill stood to the west of the present Lion Bridge at the foot of the Peth while the Grey or Low Mill (grinding barley and peas) stood to the east of the bridge
- There are documentary references an iron foundry or forge, goldsmiths and locksmiths in 1296 but no indication of their precise location
- The street names of Clayport (formerly Claypitt) and Pottergate indicate medieval pottery production with adjacent clay pits
- There is some suggestion that the street name of Green Batt derives from butts, town pits and ridges which could have included tanning pits and lime pits, presumably in the rear of burgage plots. The post-medieval evidence of tanning to the rear of Fenkle Street and Clayport could also indicate the medieval location. These theories have yet to be elucidated archaeologically.

Post-Medieval

Church, chapels and meeting houses

- After the Dissolution of the Monasteries in 1539, the burgesses of Alnwick took on the maintenance of the Parish Church of St Michael, which had previously belonged to Alnwick Abbey. Renovations and restorations were carried out in 1782 and 1825.
- A range of Non-Conformist meeting houses and chapels were present in the town from the 17th century onwards. The 17th and early 18th century Non-conformists appear to have mainly met in existing buildings in Pottergate, Walkergate, Canongate, the Town Hall and Bondgate Hall. At the Pottergate meeting house, the garden was used for interment and 19th century sources indicate that further 17th century burials may be present in adjacent plots.
- In the 18th and 19th centuries, new custom-built meeting houses were constructed and in many cases replaced due to an increase in congregations or due to decay. These were located on Pottergate, Bondgate, Bailiffgate Square, St Michael's Lane, Ogle Terrace, Clayport Street, Green Batt, Clayport Square, Chapel Lane and Lisburn Street
- A Quaker burial ground was located at the foot of Canongate Street but had been ploughed over and was part of the Dairy Grounds by 1868.

Castle, landscaped park and gardens

- After Warkworth Castle became the preferred residence of the Percy family in the late medieval period, Alnwick Castle began to fall into decay. By 1750, it was a ruin.
- The First Duke of Northumberland chose Alnwick as his place of residence and began the ruined castle's restoration in the 1750s. Much of the both the interior and exterior of the castle was remodelled in a Gothick or Gothic Revival style
- The first duke also embarked on a grand scheme of park development within the existing deer park and estate with extensive landscaped grounds designed by Capability Brown in the 1760s-70s. Work continued intermittently until the 19th century. These grounds are of such significance that they have been included in English Heritage's Register of Parks and Gardens.

Settlement

- Post-medieval Alnwick was a regional centre for a large part of the county with extensive cattle and sheep markets. Its importance was in no small part due to its location within a road system helped by the increase in the movement of goods and people after the Union of the Crowns in 1603.
- The post-medieval town did not expand significantly from the 17th to 19th centuries, mainly comprising rebuilding on existing plots. Following the dismantling of the town walls but the retention of its layout in the road system, a number of plots were divided widthways and new properties formed along the line of the wall on Church Path (later Dispensary Street), Green Batt and Tower Lane.
- Most of the limited early post-medieval expansion was carried out along Clayport Street and Bondgate Without. The 18th and 19th century development occurred in the areas of Canongate, Walkergate, at the south end of Northumberland Street, to the rear of Narrowgate, near the Castlegate, at Hotspur Place and to the south of Green Batt.
- 17th century buildings include Old Cross public house (32 Narrowgate), the cottage to the rear of Steel's Gift Shop in Market Place and the Nag's Head, 9-13 Fenkle Street which could be earlier in date. Other buildings of 17th or 18th century date include 22, 56,

58, 60 and 69 to 75 Bondgate Within. As stated in section 1.3.3, 60 Bondgate Within could actually be medieval in origin

- While the establishment of Alnwick Castle as the place of residence of the First Duke of Northumberland had a significant influence on the physical development of the 18th century town, it also inhibited the expansion of the town in some directions and even encroached on parts of the northern part of the town.
- Encroachment of buildings onto the Market Place had begun by the 16th century and continued into the 18th century. A succession of smaller market houses and shambles were constructed and pulled down on the site of the Assembly Rooms, which was constructed in 1826. The sheep and cattle market had fallen into disuse by the 1820s, however, corn, butcher, fish, poultry, egg and butter markets continued in the area around the shambles and Town Hall in the 19th century. The Corn Exchange was constructed along Bondgate Within in 1862.
- The consolidation and expansion of the Percy Estate and successive flooding led to alterations in the road system and placement of bridges. The road from Denwick to Bondgate was replaced by the present route along Fisher Lane and Denwick Bridge constructed. The Old Drove Road over Canongate Common was closed and replaced by the new Eglington Turnpike. The 18th century wooden footbridge and ford at Canongate were replaced by the stone Abbey Bridge. The line of the Great North Road was altered and following flooding, the Lion Bridge (a Scheduled Ancient Monument) was constructed in 1773
- 18th century buildings include various inns and places of worship.
- 19th century buildings include various inns and places of worship, Alnwick Court House, Workhouse, House of Correction, Dispensary/Infirmary, Subscription Library, banks, schools and the railway

Town boundaries and defences

- The Union of the Crowns in 1603 made the town walls officially redundant, although parts had already been dismantled for building stone by that time. Although the wall was removed, its line was preserved in the post-medieval street layout
- The towers were used for a variety of functions. Bondgate Tower was occasionally used as a prison in the 17th and 18th centuries and is still standing today. Clayport Tower became respectively a meeting place of the incorporated trades, the poor house and a cotton manufactory before demolition in 1804. The present Pottergate Tower was built in 1768 potentially on the site of the previous tower.

Trade, craft and industry

- In the 16th and 17th centuries, tanning was the chief industry in Alnwick, supporting the associated crafts of skimmers and glovers. In the 19th century tanneries are known to have been located on the southern fringe of the town around Green Batt.
- Other trades included brewing (from at least the 16th century onwards in the area around Stone well, west of Market Place and around Back Way), weaving, the timber trade (High Street and west side of Back Way), rope making (north of Stone well and between Fenkle Street and Back Way) and coal mining (on Alnwick Moor)
- A waggonway was constructed in 1809 to transport coal from Shilbottle to a staith close to the future site of Alnwick railway station. It is one of very few examples of a waggonways used for transporting coal to a local market.

A4.2 SUMMARY OF SETTLEMENT SPECIFIC RESEARCH AGENDAS

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

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

These research agendas are discussed in detail in the EUS and in summaries below.

Prehistoric

- Any evidence of prehistoric activity on the site of the castle, Bailiffgate or around the Market Place where the possible ancient routeways intersected.

Early Medieval

- The location, nature and extent of any early medieval activity.
- The re-use of any early medieval fabric or remains of an early medieval church at St Michael's.

Medieval

- The date at which the settlements around the Market Place and Bailiffgate were established, their nature, extent and development.
- The date that settlement was established along Canongate and the original plot form.
- Evidence for craft, industry and/or trade within the burgage plots.
- Whether the Bow Burn was used as an early boundary around the town and whether its course was manipulated to improve the boundary.
- The course of the town wall and its layout. Is there evidence of a ditch in front?
- Any evidence for a medieval tower on the site of the present Pottergate Tower.

Post-Medieval

- Any archaeological evidence indicating the lifestyles of the population in the 17th, 18th and 19th centuries.
- Any evidence of social division indicated by the housing stock.
- The nature, extent and development of the tanning and other industries.

A4.3 ARCHAEOLOGICAL REQUIREMENTS IN THE PLANNING PROCESS

The Extensive Urban Survey (EUS) has identified the areas of greatest archaeological sensitivity and potential in Alnwick 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 Roman 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 Alnwick and the surrounding area.*

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

Further Guidance

Any further guidance or queries should be directed to:

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

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