Haltwhistle

Northumberland Extensive Urban Survey

2009

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PART ONE: THE STORY OF HALTWHISTLE

1   INTRODUCTION

1.1   Project Background

Towns and villages have been the focus of settlement in this country for many hundreds of years. Beneath our workplaces, beneath our houses and gardens, streets and shops – beneath our feet – there 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. Haltwhistle is one of 20 towns in Northumberland to have been reviewed and this report is divided into three parts:

> **Part 1** summarises the development of Haltwhistle 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 Haltwhistle and how development could, potentially, impact on significant archaeological resources which are of both national and local significance.
>
> **Part 3** looks at the national and local planning process with regard to archaeology and is designed to give the developer, planner, and general public, the framework within which development in an historic town will normally proceed.

The present survey (fig. 2) encompasses the historic core of the town of Haltwhistle and the adjacent valley of the Haltwhistle Burn. Its boundary is coincident with that of Haltwhistle Conservation Area. Material within this report includes information available on the Northumberland Historic Environment Record (HER) at the time this report was updated. Information on the HER is constantly being updated and should be used as the primary source for historical and archaeological information.
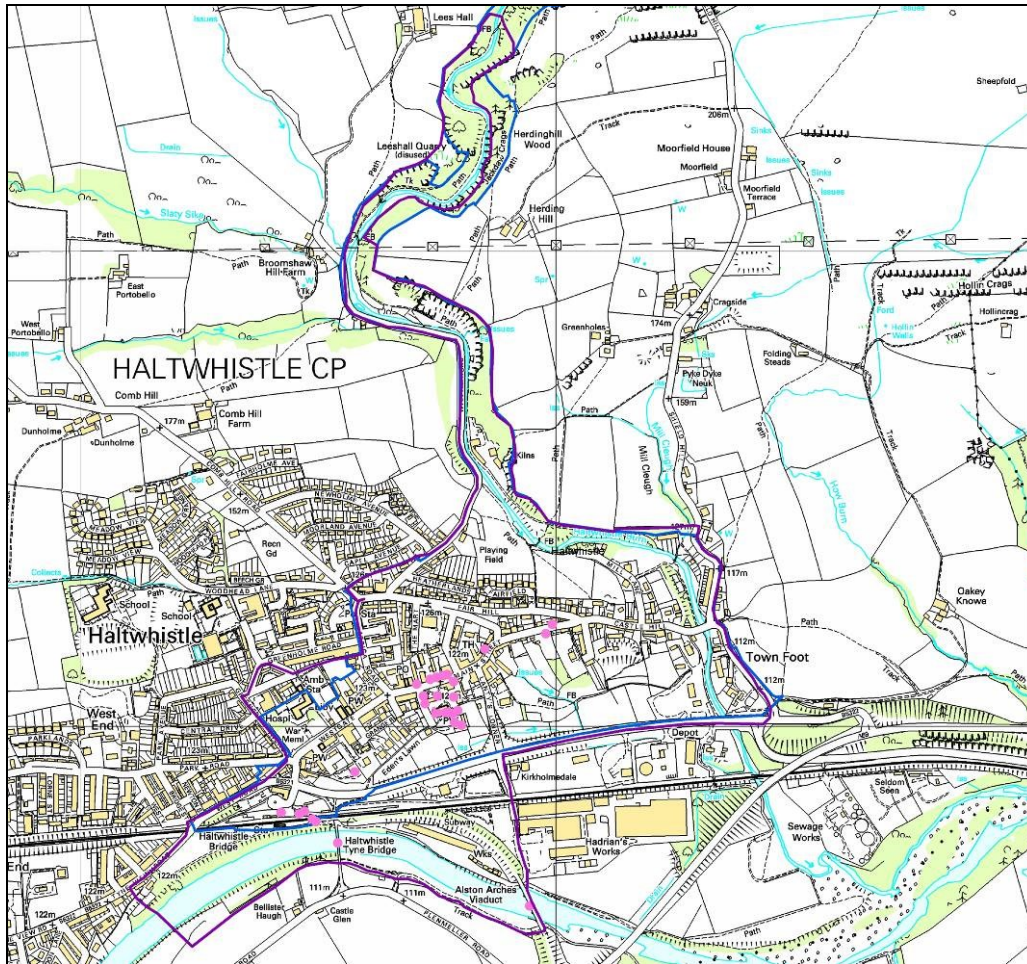
Figure 2: Study Area (purple line), Listed Buildings (pink), Conservation Area (blue)

1.2   Location, Topography and Geology

The market town of Haltwhistle, the largest settlement in South Tynedale with a population of just under 4000 people, lies immediately to the east of the watershed between the River South Tyne, which turns east at Haltwhistle into the Tyne Gap, and the westwards flowing Solway drainage system, represented here by the River Irthing. The town is located on the northern slope of the South Tyne valley, above the flood plain, and between 120m and 150mOD. In this area, the valley edges are fairly steep and relatively confined with fertile haugh lands along the valley floor. Mixed arable and pasture fields climb up to Plenmeller Common to the south and to the north lies Haltwhistle Common and the Roman frontier landscape of Hadrian's Wall and the Stanegate. Here, enclosed pasture and arable fields run beyond the valley edge, dwindling northwards to unimproved grazing and then moorland, moss and forest. Modern communication routes, both road and rail, have been pushed east-west along the valley through Haltwhistle, although the A69, the main trunk road between Newcastle and Carlisle (36 miles to the east and 22 miles to the west, respectively) has now bypassed Haltwhistle. The A69 superseded an earlier valley route which can be seen on historic maps and also cut through the town. However, two historic east-west routes, the Roman Stanegate and the 18th century Military Road (the B6318), both designed by the

military mind, kept to the northern edge of the valley beyond Haltwhistle before running west to Greenhead and Gilsland.

The earliest part of Haltwhistle, the eastern half of the present town, lies within a crook of the South Tyne and its southwards flowing tributary, the Haltwhistle Burn. It is possible that the name Haltwhistle derives from the location of the early settlement, with the rare combination of the Old English *Twisla,* a fork (generally in a watercourse) and the (presumably Norman) French *haut*, for high - the junction of two waters at a hill or high point. Certainly, in 1240, the town was called Hautwisla. As with the derivation of the names of many settlements, the truth is uncertain.

The Tipalt Burn runs into the South Tyne some way to the west of the historic core of Haltwhistle, but modern developments have run up against it and today the burn defines the maximum western extent of the town. Westgate, Main Street and Castle Hill form the main route through Haltwhistle, Aesica Road running northwards from the junction of Westgate and Main Street to join with Fair Hill, which runs east to join Castle Hill at an acute angle.

The solid geology of the area around Haltwhistle is mainly of the Lower Carboniferous Cementstone Group which includes bands of limestone, sandstone, shale and, significantly for the later economy of the town, some fairly shallow coal measures. A little way to the north of the town is the westernmost outcrop of the east-west running Whin Sill, a near horizontal slab of igneous Dolerite which intruded into the older Carboniferous strata about 280 million years ago, forming rugged north-facing escarpments, exploited by the builders of Hadrian's Wall, and now the iconic image of the northern frontier of Rome. Above solid geology are glacially deposited beds of Boulder Clay or Till, succeeded along the South Tyne by periglacial terraces of sand and gravel with post glacial alluvial deposits forming the broad levels along the valley bottom known as haughs.

1.3   Brief History

There is a range of early prehistoric sites scattered around Haltwhistle as well as a number of Iron Age or Romano-British enclosed and unenclosed settlements a little way to the south. And although the extensive Roman frontier works of the Stanegate and Hadrian's Wall lie in a broad corridor to the north, to date, no prehistoric or Roman remains have been found within the town itself.

The early version of the name Haltwhistle - *Hautwysel* or *Haltwesell* - at least partly of Anglo-Saxon origin, suggests that the town may have had early-Medieval beginnings, but again, there is no physical evidence to confirm this. The north was controlled by the Norman Kings from the late 11th century, Castle Hill, possibly a post-Conquest ringwork, may reflect the dispositions of this period. From the mid 12th century, the area lay within the Liberty of

Tynedale, a part of England administered and effectively ruled by the Scottish King. Within the liberty, Haltwhistle was the centre of a manor held by the de Roos family. It became an established market centre with 13th century church and rows of properties running back from the main east-west road.

The Borders were troubled over much of the medieval period. After 1296 there was intermittent war between England and Scotland for centuries. In 1306 Edward I rested at Haltwhistle on his way to fight the Scots, and the town suffered from the Border conflicts and was the subject of raids to at least the end of the 16th century. There is no better testimony to these troubles than the number of fortified houses which survive within the town.

Security, when it came, allowed the town to develop. Initially, industries were based on the local pastoral farming; mills for making woollen baize cloth, fulling and dyeing were set up along the Haltwhistle Burn. The arrival of the railway in the late 1830s allowed the distribution of a range of products from the area, the most significant of which was coal, which now became economic to mine on a large scale locally. The growth in population in Haltwhistle at this time is reflected in the significant expansion of the town both to the east and to a greater degree to the west. The town also acquired the facilities which follow from a larger population; new chapels, banks and inns were opened, mostly in the historic core of the town. The character that Haltwhistle acquired at this period is still apparent today although the industries have mostly gone; in 1992, Pevsner could describe Haltwhistle as an unspoilt country market town, and the Haltwhistle Burn is now a picturesque stream rather than a thriving industrial landscape.

1.4   Documentary and Secondary Sources

Surviving primary documentary sources for Haltwhistle include deeds for properties in the town from the 14th and 15th centuries. There are also useful post-medieval manorial records which include evidence of early industrial activities. There is, however, little documentary evidence relating to the foundation of the medieval settlement. Hodgson felt, rather dismissively, that Haltwhistle's *"records and annals have been too unimportant to be preserved"* (Hodgson 1841, 119). But it is Hodgson, himself, who has provided the only significant published history of the town, in part II vol. 3 of his *History of Northumberland* (1841). Apart from this, secondary sources for the history of Haltwhistle are limited although, in more recent times, Storey has produced various useful publications which summarise the general and especially the industrial history of the area. Other published references to the town are largely within directories and almanacs and frequently derivative or very limited in scope. Available material is referenced in section 8 of this report.

1.5   Cartographic Sources

Saxton's County Map of Northumberland (probably 1576) shows *Haltwessell* and Haltwhistle

is marked on Speed's Map of Northumberland of 1610 on the road between Hexham and Newcastle as *Haltwesell*. Armstrong's 1769 map of the County shows Haltwhistle as rows of houses on each side of the road from Hexham to Carlisle and includes a sketch of the Church of the Holy Cross. Later County maps by both Fryer (1820) and Greenwood (1828) show but present no detailed picture of the town. The first survey which does so is by William Bell and dates from 1849 (NRO ZCL D/17). The First (1860) and Second (1897) Edition Ordnance Surveys demonstrate the considerable expansion of the town over the second half of the 19th century. Maps are catalogued in Appendix 3 of this report.

1.6   Archaeological Evidence

Although a number of antiquarians comment on the archaeology of Haltwhistle, there have been few archaeological investigations within the town in modern times. These few comprise Peter Ryder's survey of The Red Lion Hotel on Main Street, which indicated that the tower at the core of the complex was no earlier than 17th century in date, and an archaeological watching brief, also by Ryder, when foundations for an extension to Brae Bonny House were dug in 1992 alongside the earthworks on Castle Hill, the results of which were fairly inconclusive as to the nature of the feature. An archaeological evaluation which involved the excavation of three trenches was also carried out adjacent to The Grey Bull Hotel on Fair Hill in 2004 by the North Pennines Archaeological Trust (Event No. 13352). No archaeological deposits were seen in any of the trenches, ascribed to terracing of the slope prior to construction of the standing buildings in the area.

Outside the town, an archaeological watching brief was carried out within the corridor of road construction when the A69 bypass was built in 1996. This found evidence for an Iron-Age/Romano-British settlement. Although the Roman Wall and many Roman stations lie within the vicinity of Haltwhistle, no discoveries of *in-situ* Roman material have been made from within the town. The archaeological data available, therefore, does not provide the basis for an assessment of the extent or state of preservation of below ground deposits within the historic town. Archaeological events within Haltwhistle are listed in Appendix 2 of this report.

1.7   Protected Sites

Within the survey area (fig. 2) there are no Scheduled Ancient Monuments but 28 buildings are listed (see Appendix 1 for catalogue). The Parish Church of the Holy Cross is listed Grade I, The Centre of Britain Hotel (formerly the Red Lion Hotel) Grade II*, and the remaining buildings Grade II. The historic core of Haltwhistle is a conservation area, the extent of which can also be seen on figure 2. Haltwhistle lies approximately one and a half miles to the south of Hadrian's Wall and immediately to the south of Hadrian's Wall World Heritage Site. Northumberland National Park extends northwards from the B6318 to the north of Haltwhistle.

2   PREHISTORIC AND ROMAN

2.1   Prehistoric and Romano-British

Although there will have been unbroken human occupation of the area around Haltwhistle
since the Mesolithic period following the last glaciation, little evidence for early prehistoric
activity has been found locally, and none within the town. This is almost certainly a reflection
of the limited archaeological investigation which has taken place in these western-upland
areas of Northumberland and certainly not a genuine reflection of absence.   Alluvial terraces
elsewhere in the Tyne Valley and within the county are known to have been intensively
exploited in prehistoric times. The Tyne Gap will also have provided an important routeway
across the country, for both animals and man, from post-glacial times.

The earliest known monument around Haltwhistle, of the Bronze-Age period and a mile and a
half north of the town, is two standing stones (formerly at least three) known as the Mare and
Foal. No associated settlement has been found on this side of the valley, but across the
South Tyne in the parish of Featherstone a series of tree-trunk coffins (**HER???**), thought to
be Bronze-Age in date, were discovered during the draining of marshy land in the 19th century
near Wydon Eals Farm to the south-west of Bellister.

Also to the south of the Tyne Valley, in Plenmeller and Featherstone parishes, there is
evidence for later prehistoric occupation of the area, in the form of a possibly Iron Age 'D'
shaped enclosure at Oakwood (HER 6686) and a rectilinear Romano-British enclosed
settlement on Broomhouse Common (HER 6696), both of which remain as earthworks.
Closer to Haltwhistle, on low-lying haugh lands on the valley floor, evidence of a Romano-
British settlement (HER 6775) was found during archaeological monitoring of construction of
the A69 Haltwhistle Bypass in 1996 (Fraser 1997, 4-5). This consisted of two curvilinear
construction trenches, presumably for timber-built roundhouses. The trenches survived as
short, vestigial arcs between 0.15m and 0.3m deep and filled with packing stones. Associated
with one of the trenches were two post holes, interpreted as a projecting porch, and an area
of external cobbled yard. A shallow pit situated almost centrally within one of the round
houses contained charcoal and burnt bone from the cremation of an adult human. The
cremation had been carried out elsewhere (the edges of the pit were not scorched) and the
ashes only then deposited in the pit. Two sherds of abraded pottery were also found in the pit,
tentatively identified as Roman. The site would seem to represent evidence of an unenclosed
settlement (no surrounding ditch was located during further monitoring of the road
construction) on the gravel terrace. The majority of settlements of late Iron-Age /Romano-
British times would seem to have been enclosed by a ditch and bank or palisade (as with the
Broomhouse Common and Oakwood settlements mentioned above). The deposition of
cremated remains within one of the roundhouses is also unusual.

Aerial photography has identified a limited area of cord-rig cultivation adjacent to Haltwhistle

Burn (HER 6472). This method of cultivation, with narrow, parallel ridges, is seen as indicative of pre-Roman Iron-Age farming.

2.2   Roman Frontier

Haltwhistle lies a little way to the south of the designated World Heritage Site of Hadrian's Wall and in what is known as the Central Sector of the Wall, the most spectacular and rugged part of its course across the country. Around Haltwhistle, this includes pre-Hadrianic frontier works, comprising the east-west Stanegate road and the Haltwhistle Burn fortlet (which presumably guarded the road's crossing of the burn) as well as all the later features of the Hadrianic frontier including the Wall and attached structures, the Wall Ditch, Vallum and Military Way. As well as the pre-Hadrianic fortlet, a complex of undated Roman temporary camps lies along Haltwhistle Burn towards the Wall. Conceivably, they were set up by the Roman army as work camps during construction of the Wall or possibly during manoeuvres. They include Sunny Rigg (SAM 26023; HER 6474) and Lees Hall (SAM 26020; HER 6475). There is also a Roman tumuli cemetery at Four Laws just to the north of the Stanegate (SAM 26019; HER 6492) signifying more permanent occupation in the area. On the line of the Wall, directly to the north of Haltwhistle, lies the Fort of *Aesica* or Greatchesters with extensive, probably associated, cultivation terraces to the west.

Despite the richness of the adjacent archaeology, no evidence of Romano-British occupation or artefactual material of Romano-British date has been found within the town of Haltwhistle. In view of the proximity of the frontier remains and the lack of archaeological investigation within the town, though, the eventual discovery of Roman material from within the assessment area clearly should not be discounted.

3   EARLY MEDIEVAL

3.1   Placename Evidence

Placename evidence may suggest an early medieval date for the formation of a settlement at Haltwhistle but physical and documentary evidence is entirely lacking. Hodgson was uncertain about the derivation of the name of the town, either it was of Anglo-Saxon origin from *Hau* and *Twysel*; or Norman from *Haut* meaning high and *wes* meaning watch (1841, 117). Storey thought that the name derived from the Anglian, *Hautwysel* meaning hamlet on a hill above the confluence of streams (1973, 21-3; 1998, 4). An alternative derivation has already been mentioned in section 1.2 above.

Hodgson also conjectured on the presence of an earlier church than the standing 13th century Church of the Holy Cross lying further down the valley slope. There seems to be no convincing evidence for this, and even if there were, it would not necessitate a pre-Conquest foundation.

4 MEDIEVAL

4.1 Early Development and Nature

From the mid 12th century and to the start of the 14th century, Haltwhistle lay within the Liberty or Franchise of Tynedale. This was one of a number of areas of northern England, such as the Umfraville Liberty, the Palatinate of Durham, or the ecclesiastical liberties of Hexhamshire and Tynemouth, within which direct administration by the Crown and its officers was represented by a vice-regal or subordinate authority. In the case of the Liberty of Tynedale, this authority was the King of Scotland and although the liberty was certainly not Scottish territory, this may have seemed a legal nicety to the population. Within much of it, subordinate appointees of the Scottish King held sway. Haltwhistle, for instance, was held by the de Roos (see below), who also held Bellister and Wark-on-Tyne up to the 14th century.

English Kings were careful to retain certain powers within liberties. These included the rights to allow settlements to establish markets and fairs and to be constituted as boroughs. Hodgson (1840, 121) was in no doubt that 'In antient times this town was styled a borough and governed by a bailiff', providing evidence for this assertion in the form of deeds from the 15th century which describe the conveyance of burgage properties and another which records the title of seneschal ('Robert Stevenson, presbyter of the parish and seneschal of Hawtwessil, witness to an admittance to a burgage in that town, 3 July 1473' 1840, fn125) But no authority by an English King for the establishment of a borough at Haltwhistle has ever been located.

The earliest documentary evidence for Haltwhistle, the 12th century Melrose Chronicle, mentions that William the Lion, King of Scotland, on the marriage of Robert de Roos to Isabella, his natural daughter, gave Robert certain lands at Haltwhistle (Melrose Chronicle, 48). There is also a record of the same king granting a carucate of land in *Hautwisel* to the Priory of Carlisle, a grant confirmed by Henry II (Hodgson 1840, 115). Neither of these necessarily refers to an urban centre. The de Roos also held Bellister Castle (immediately to the south of the Tyne from Haltwhistle) and Wark-on-Tyne from the 12th to the 14th century. From this family, the Manor of Haltwhistle passed to the Musgraves of Hartley Castle and Eden Hall (Hodgson 1840, 115). Other than these references, and a number of surviving deeds, there is little archival material on which to assemble a history of the medieval settlement. Compounding this sparseness of written evidence is the near absence of archaeological investigation in the historic core of the town. As a result, current understanding of the extent and layout of the medieval town is limited. Components of the town are described below.
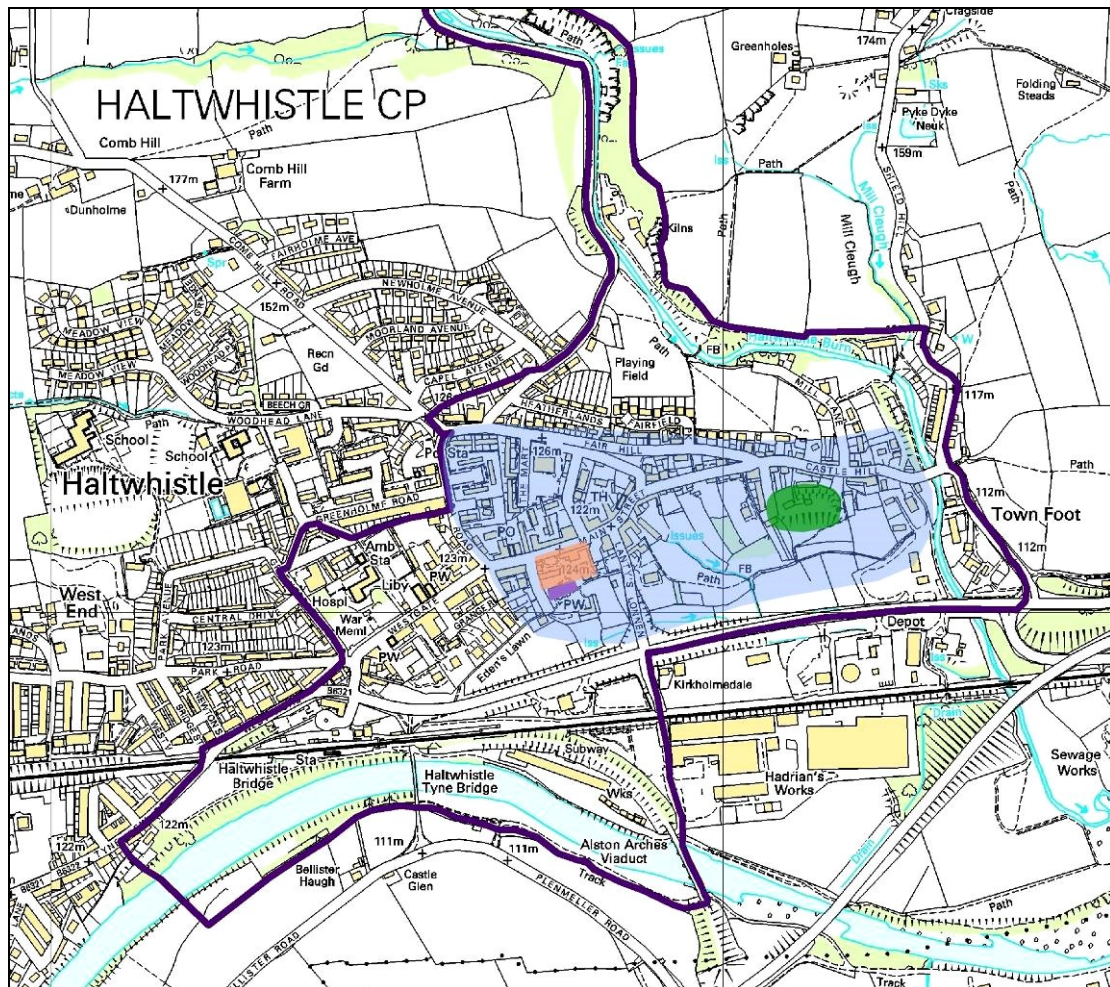
Figure 3: Medieval Period. Study Area (purple line), Church of the Holy Cross (purple), Castle Hill (green), ?Market Place (orange), medieval properties (blue)

4.2   Castle Hill (HER 6684)

Castle Hill is a prominent, probably natural mound located towards the eastern end of Haltwhistle and a little way to the west of the steeply incised Haltwhistle Burn. It has long been considered a motte (Hodgson 1840, 117-18; Hunter Blair 1944, 164; Long 1967, 114). The western side of the mound certainly appears to have been artificially scarped and it is topped with a bank between 0.9m and 1.2m in height which today survives around the north and east sides. This would seem, morphologically, to make it a ringwork rather than a motte. Despite much conjecture, little has been determined about the detailed chronology of these earthworks, and the mound is, today, quite severely impacted by development. An archaeological watching brief carried out in 1992 when foundations were dug for an extension to Brae Bonny House, which lies against the mound, recovered one sherd of green-glazed pottery. The monitoring archaeologist concluded that the site had been levelled at some previous date and also established that an earlier extension of an adjacent house had required excavation deep into the mound, revealing 'several layers of stratigraphy'.

Hodgson conjectured that Castle Hill was the site of the medieval court for South Tynedale,

as Wark-on-Tyne was for North Tynedale (1840, 119), but this does not appear to be supported by any documentary evidence, which is relatively plentiful for the role of Wark in this function. Indeed, in 1290, an inquiry into the death of a man in Haltwhistle resulting from a quarrel in the town was heard at Wark before the Bailiffs of Tynedale (Polson 1902, 74), presumably meaning that there was no court at Haltwhistle to carry out this function.

4.3   Church of the Holy Cross (HER 6687)

The Parish Church of the Holy Cross (listed Grade I) sits to the south of properties along Main Street, its churchyard to the south provides unrestricted views over the Tyne Valley. Apart from the projecting 19th century vestry on the north wall of the nave and a few other modern additions, Holy Cross Church is entirely 13th century in date and Early-English in form with lancet widows almost throughout. The nave, considerably taller than the chancel, has lower north and south aisles with clerestories above. There are clasping buttresses on all angles of the nave and chancel, and the nave also has original buttresses on north, south and west walls. Buttresses midway along the north and south walls of the chancel are later additions (they are certainly not shown in the illustration of the church in Hodgson 1840, 123). Pevsner describes the church as exceptionally complete and well preserved (1992, 299). It was restored by the architect R J Johnson in 1870, who, amongst other alterations, removed later additions to the aisle and nave roofs. Three 14th century cross-slabs lie inside the church as well as the damaged effigy of a knight of the same period.

The first reference to the church is found within the Charter of the Abbey of Arbroath which records that the master builder of the monastery also constructed the church at Haltwhistle (Polson 1902, 68). There is also a record of a dispute in 1240 between William de Roos and the Abbot of Arbroath concerning the church (*ibid*. 72). The church was forfeited from the Crown of Scotland with the demise of the Liberty of Tynedale and possibly passed directly into the hands of the English Crown when the liberty was forfeited, although in 1304, the Bishop of Durham took possession of the church, ignoring the command by Edward I that it should be returned to Arbroath (Polson 1902, 76-7). It was granted to the Prior and Convent of Tynemouth in 1378 by Richard II.

Was there an earlier church at Haltwhistle? Polson's suggestion (1902, 72) that there may have been a pre-Conquest church on the site of the present church is unverified; certainly no fabric within the standing structure would lead to such an assumption. But 'according to tradition' says Hodgson, the church at Haltwhistle 'formerly stood on the haugh by the river side where Wallis says there is a piece of ground, now part of the vicarage glebe called the church yard, where it is supposed the church anciently stood; gravestones and bones being frequently dug up' (1840, 123). He also repeats the story told to him by a local man, Simon Musgrove, who 'when he was a boy, hunting in the old kirk yard... often stood on coffins and large figured stones. The coffins were cut out of solid trunks of oak trees' (1840, 123 fn).

It is certainly not impossible that the churchyard may at an earlier date have been more extensive and run down slope to the haughlands. The presence of graves in this area need bear no relation to any 'tradition' of an earlier church on the haugh. And Simon Musgrave's deposition is, of course, only as good as his memory; the tree-trunk coffins sound curiously like the Bronze-Age coffins excavated in 1825 at Wydon Eals to the west of Haltwhistle and suggest either a conflation of memories or the presence of these features more locally. Hodgson certainly mentions that some of these coffins were put on display in the market place at Haltwhistle.

4.4   Burgage Plots (HER 6824 and 6825)

That at least part of the medieval settlement at Haltwhistle was laid out in burgage plots is shown by surviving deeds (NRO ZSW 1/67, 2/63; ZBL 1). A deed mentioned by Hodgson, from 1468, describes a burgage property called 'Stanehouse' with an attached garden (1840, fn121). Other deeds from the late 15th century note the transfer of properties between owners, such as the burgages given by Thomas Knage in 1481 to 'Nicholas Ridley of Wyllemondswyke esquire... one of which was situated between the burgages of Nicholas of Federstanhauge on the east and that of Richard Symson on the east, and the other two between the burgages of Nicholas de Ridley'. From examination of post-medieval maps (Bell 1849, NRO ZCL D/17) and the First Edition Ordnance Survey (1860) it can be suggested that burgage plots, long, narrow properties frequently of a fairly standard width, lay to each side of the Main Street, near to the Market Square. Elsewhere in the town, notably running from the south side of Main Street between Lanty's Lonnen and Castle Hill, are other properties, which are broader and longer, but which may have also originated in medieval times. The development of the original planned extent of many medieval towns was frequently not achieved, this would especially be the case in troubled areas such as the upper Tyne Valleys, and the occupied space in Medieval Haltwhistle may only have been a fraction of that hoped for.

4.5   Market Place (HER 6823)

In 1306 Edward I granted William de Roos the right to hold markets and fairs at Haltwhistle (Hodgson 1840, 121). The current Market Place, to the south of Main Street and north of Holy Cross church, has been partly infilled by modern buildings but would, originally, have formed an open square adjoining the churchyard. Whether this area overlies the medieval market place is uncertain but would seem very probable.   Interestingly, limited archaeological investigations have suggested that The Centre of Britain Hotel (formerly the Red Lion) on the northern side of Main Street opposite Market Place, a Tower House in origin with later additions and probably no earlier than 17th century in date, contains no evidence within or below it for any earlier structure on the site. Could this be evidence of infill within a more extensive open area extending to the north of Main Street?

4.6   Corn Mill (HER 6722)

Evidence for Manor Corn Mill on the south bank of Haltwhistle Burn is exclusively of the post-medieval period and is discussed in section 5. The name alone may indicate it was also the site of a mill over the medieval period.

4.7   Green

The triangle of land between Fair Hill and Main Street, on plan evidence alone, looks rather like a green. No evidence for early structures was found within the area during archaeological evaluation on the site of The Grey Bull Inn (Event No. 13352) but this was ascribed at the time to terracing.

4.8   Extent of Medieval Haltwhistle

Given the very sparse documentary and archaeological evidence for medieval Haltwhistle, it is currently possible to provide only predictions for its extent, layout and preservation of its remains.   The settlement would have ranged along what are today Main Street and Castle Hill. Possible burgage plots lies to the north, east and possibly also west of Market Place. There is little obvious evidence for this layout elsewhere to the north of Main Street although wide linear properties on the south side of Main Street to the east of Lanty's Lonnen could also reflect medieval dispositions. It is possible that the triangular plot of land between Fair Hill and Main Street may have once formed a green, but there is no current evidence other than its form to support this. It is uncertain whether the medieval market occupied the same general area as that of the modern Market Place.

The motte or ringwork of Castle Hill may well have defined the eastern extent of the settlement a little way to the west of the steep Haltwhistle Burn. The western edge of the settlement is less physically defined, but there is no evidence for medieval plot divisions along Westgate and the settlement may have ended around the line of Aesica Road.

This can be regarded as the core of the medieval settlement, within which area archaeological remains from the period may survive incorporated in standing buildings, as fabric, and below or around them as occupation deposits. However, as there has been no significant archaeological excavation within the town, it is not possible to assess the degree or quality of likely preservation. Cellars are not common in the town and therefore medieval deposits will not generally have been truncated in this way.

5   POST-MEDIEVAL

5.1   Development of the Town

Haltwhistle appears on Saxton's county map of Northumberland of the mid 1570s and on Speed's map of the county of 1610 but with no other detail provided than the name. There are no more maps of the town until Armstrong's of 1769 which provides some insight into a later period but possibly little for the troubled times up to at least 1603 and the Union of the Crowns. Prior to this, and probably for some time after, there would seem to be little reason, or hope, for there to have been any expansion of the town from its medieval core.

5.2   Defensible Buildings

In 1828, Archdeacon Singleton described Haltwhistle as "full of uncouth but curious old houses which betoken the state of constant insecurity and of dubious defence in which the inhabitants of the Border were so long accustomed to live" (1895, 261 fn). They were indeed dangerous times as recounted by Robert Carey, Earl of Monmouth, Warden of the March in the late 16th century: on taking up his position, the first thing the outlaws of Liddesdale, led by the Armstrongs, did was 'the taking of Haltwhistle and the carrying away of prisoners and all their goods'. On complaining to his opposite number in Scotland, he was told that the outlaws were 'all fugitives and not answerable to the king's laws'. On going to the king, James confirmed the position and told Monmouth that if he could get redress without harming his honest subjects that he would be glad of it. Monmouth's answer, to raid the strongholds of the outlaws and bring back those things taken, resulted in the death of one of the Armstrong chiefs, speared by a Ridley from Haltwhistle. The outlaws vowed revenge and planned another raid on the town:

> *Thither they came and set many of the houses on fire, and took away all*
> *their goods: and as they were running up and down the streets with lights*
> *in their hands to set more houses on fire, there was one other of the*
> *Ridleys that was in a strong stone house that made a shot out at them,*
> *and it was his goodhap to kill an Armstrong, one of the sons of the*
> *chiefest outlaw...This was done about the end of May 1598,*
>
>   (Hodgson 1840, fn 120-121).

There was no third round, though, Monmouth managed to capture the leaders of the outlaw clan and brought many of them to trial. But even after the Union of the Crowns, there was still raid and counter raid.

A number of strong buildings, now heavily disguised and made polite (frontages along both sides of Main Street and Market Place were refaced, refenestrated and sometimes raised a storey in the late 18th to early 19th century) still survive in Haltwhistle on both sides of Main Street and on the northern edge of the Market Place. The Centre of Britain Hotel (formerly the Red Lion Hotel, HER 6689, listed Grade II*) on the north side of Main Street incorporates at its core an unusually late, almost archaic tower house of some pretension; a very rare urban

survival with corbelled-out parapet (restored along the frontage but original elsewhere) and a gabled cap-house. Archaeological monitoring of developments at the hotel in 1996-7 indicated that the tower was probably built as a free-standing structure in the early 17th century (fragments of clay pipes of this date were found stratified under areas of the foundations of the building which were removed for underpinning). The basement of the tower, which was provided with its own water supply, included a narrow stair set into the west wall to provide access to the first floor, the principal apartment of the tower and fitted out with fireplace and garderobe. The main access to this apartment, though, was a door in the north wall which, in the absence of stairs, must have been reached by ladder. The second floor, in the absence of any other obvious means, was, again, presumably accessed by ladder. It would have served as a solar or private chamber and contains an original fireplace. A substantial three-storey block attached to the south of the tower in the late 17th century was probably one half of a symmetrical arrangement, a similar block appended to the north, but this part was demolished, certainly by the late 18th century, before the present rear wings and outshot were added.

Other disguised strong houses along the north side of Main Street include an adapted bastle immediately to the east of The Centre of Britain Hotel. This too is a late example, constructed between the late 16th and early 17th century. Although the roof is formed of two upper crooks, these are probably not original as the whole second floor of the building may well be an addition (Ryder 1994-5, 80). The next two properties are also in part late bastles (HER 6699 and HER 6698, both listed Grade II).   HER 6698 has been greatly altered but retains a plinth of massive boulders and bastle-like masonry in the west return. It forms the eastern part of a three-storey block on the north side of Market Place. During renovations in 1994, the southern face of the block, normally rendered, was exposed. It was formed of neatly coursed stone blockwork, probably of 18th century date, whereas an inspection of the internal face and features set into the east wall (and the fact that it was 1.2m thick) suggested that it was also a remnant of a bastle (*ibid*).

Converted bastles on the south side of Main Street include Archway Cottage (HER 6700; listed Grade II) which sits to the east of the Manor Hotel and dates from the late 16th to early 17th century. It was probably first altered in 1740 (at least there is a date stone of 1740 on the lintel of the present front door which would suggest this) and again in the late 19th century. Although the north frontage is rendered, the original square-headed entrance into the byre, now blocked, can be seen in the centre of the east gable. The attic floor of the building reportedly contains an old winder staircase and original roof trusses. No 1 Golden Square, further to the east (HER 6712) is probably another bastle, although further investigations would be required to confirm this.

A number of fortified houses from the town have also been demolished in fairly recent times.

A 'pele house' (HER 6707) on the north side of Main Street, reputedly dating to between 1541 and the 17th century was demolished in 1969 (Campbell and Dixon 1970, 178-81). And east of the town centre, to the rear of Castle Hill, another post-medieval defensible house was demolished in 1963; it was formerly a scheduled monument (SAM 281). Although frequently referred to as a 'pele tower' it would be more suitably classified as a 'strong house', like the tower at the core of the Centre of Britain Hotel, rather superior to the usual bastles. The three-storeyed block, which retained its original gabled roof, was though to have been built between 1607 and 1611, with a two-storey wing added to the east end; various alterations were carried out c.1680 (Campbell and Dixon 1970, 169-78).

5.3   Other Buildings

The vicarage (HER 6788) lies to the south of the parish church. It probably dates from the 17th century but perhaps has earlier fabric (it was altered by John Dobson in 1826 and is now divided into three properties; Coldor, Valley View and Oakdene).

The manor of Haltwhistle passed from the de Roos to the Musgrave family, who held it until Elizabethan times. By 1663 it was in the possession of Mr William Pearson and was then passed on to the Cuthbertsons (Hodgson 1840, 115-116). The rental list of the Cuthbertson estate at Haltwhistle includes Haltwhistle manor house, rented to William Ridley in 1763 but not located (probably not the Manor House Hotel). The date of the house is unknown.

5.4   Eighteenth Century Developments

Celia Fiennes, writing in 1698, described Haltwhistle as 'but a little town; there was one inn but they had no hay and would not get none' (Storey 1998, 17). Haltwhistle was not, apparently, even a one horse town in those days, but by the later 18th century, visitors were served by a number of new inns. The development of inns was at least in part a consequence of the coaching service between Newcastle and Carlisle, most of which used Hexham and Haltwhistle for changes of horses and as mail points. The trip took about eight hours. Many other buildings in the town date from the late 18th century and Armstrong's 1769 map of the county provides a little insight into the layout of Haltwhistle at this time, showing rows of houses on each side of the main road, the Market Place and a miniature of the church, but it is only a very schematic view of the town. Much development in the town seems to have involved the upgrading of buildings; the north side of Market Place, for instance, was remodelled as a row of three-storey buildings in the later 18th century, but retained the cores of earlier bastle houses (HER 6698 and 6699).

New developments include the row of buildings on the south side of the Market Place, which may infill a part of the medieval market place. It comprises mainly 18th to early 19th century buildings including the Black Bull Inn (HER 6780), an Ironmonger's Shop (HER 6779). On the eastern side of the Market Place is the 18th century Manor House Hotel (HER 6796) which

abuts Archway Cottage, a converted bastle house (HER 6700). A school house was built in Haltwhistle by the vicar at his own expense in 1722. Its location is unknown, possibly near the church and Vicarage.

5.5   Corn Mill

The rental lists of Mrs Cuthbertson's Estate at Haltwhistle of 1763-1768 (NRO ZAD 1d) include Haltwhistle Corn Mill, rented to Edward Robson in 1763 for £27 10s. A mill complex (HER 6722), including mill, mill race, sluice and weir (these last two HER 6734) are shown on the First Edition Ordnance Survey of 1860 and named Manor Mills.

5.6   Woollen Mills

On the Haltwhistle Burn to the north of town lay High Mill (HER 6716) and Low Mill (HER 6718). Both produced coarse baize cloth from wool during the 18th century and later. They were water powered and served by a dam (HER 6717). Unusually, they are indicated on Armstrong's county map of 1769, indicating their importance. There was a drying ground (HER 6808) for baize cloth at High Mill (Storey 1973, 58). Haltwhistle Mill, another woollen mill (HER 6727) lay on the burn to the south of town. This began production around 1762 (Pevsner 1992, 302). The woollen industry carried on for many years in Haltwhistle. Hodgson, quoting Wallis, says that it was begun by two Quakers in 1762 and was carried on by Messrs Bell.

5.7   Other Industries

The 18th century Cuthbertson rental (NRO ZAD 1d) also gives an indication of the character of industrial activity in the manor, frequently the precursors of industries which developed more extensively in the 19th century. Haltwhistle Hato Quarry was rented to James Housdon in 1763 for £1 1s; a lime kiln was rented to Mr Tweddle in 1763 for £2; a colliery rented to Mr Tweddle in 1763 for £5 and a walk (fulling) mill rented to Joseph Saint in 1764 for £8 8s. Some of these industrial activities were concentrated in the valley of the Haltwhistle Burn which Storey describes as having a long industrial history, with three 18th century baize mills using water wheels, early coal adits, quarries for Carboniferous limestone building stone and "slates" and lime kilns (1998, 9).

5.8   Coal workings

A plan of the west end of Haltwhistle Fell belonging to Mrs Cuthbertson, 1786 (NRO ZAD 1a) shows old mine workings, described as Tweddle's ancient workings, and proposed new shafts which are probably parts of the colliery referred to in the rental of 1763 (NRO ZAD 1d). These workings all lie to the west of Haltwhistle close to the Painsdale Burn. A much wider area would have to be examined to establish a more complete industrial history of the manor of Haltwhistle.

6   NINETEENTH CENTURY

6.1   The Coming of the Railway

By the 1830s, Haltwhistle had about 700 inhabitants, many of whom were tradesmen and artisans who provided for the needs of the surrounding farms and villages and serviced the traffic between Newcastle and Carlisle. But changes were coming: Hodgson described the town freshly linked to the Newcastle to Carlisle Railway as consisting of:

> *one long narrow street running east and west and having a cluster of houses*
> *at each end of it and the Market Place at the west. Many new houses have*
> *been built in it of late years; and its western suburbs begin to glisten with villa*
> *architecture and parterres: but when the railway shall take every other kind of*
> *carriage out of its streets, as it has already done his Majesty's merry mail-*
> *coach, we fear that many more houses in the middle and eastern part of the*
> *town will start to show timber through their roofs (1840, 122).*

The railway had arrived at Haltwhistle in 1838, carried on a long embankment across the flood plain of the South Tyne. It was a coast-to-coast link (the first of its type in Britain) and greatly stimulated the economy along its route, especially of those areas with mineral resources. There was a passenger station (HER 6708) at Haltwhistle and to the east, a few hundred yards down the line, a major freight siding developed serving the industries along Haltwhistle Burn, greatly facilitating the expansion of local coal mines and quarries (Storey 1998, 9). It closed in the 1930s along with the South Tyne Colliery.

Many early components of Haltwhistle Station survive including Station House, formerly the station master's residence (HER 6791), the ticket office and the waiting room (HER 6792). These buildings were constructed in 1838 in a 'Modern Gothic' or Tudor style, probably by Benjamin Green. A water-tank building and two water columns (HER 6793), on the west side of Station Road, were built in 1861 for the North Eastern Railway (NER), designed by Peter Tate and built by Wylie and Co. A signal box (HER 6789) on the south platform, of brick and weather-board construction and a cast-iron footbridge over the line (HER 6790) both date from the late 19th century and were built for the London and North Eastern Railway (LNER).

In the 1850s, a branch line to Alston from the main line at Haltwhistle was opened (Storey 1998, 4), providing a link to the near 60 lead mines of Alston, Garrigill and Nenthead. The branch line included some major engineering works, most notably the Alston Arches Viaduct (HER 6711) built in 1852 by Sir George Barclay Bruce. The branch ran until 1976. A Coal drop siding (HER 6810) at the end of the Alston line in Haltwhistle also served as the yard for deliveries of coal by horse and cart throughout the town until the 1950s (Storey 1998, 8).
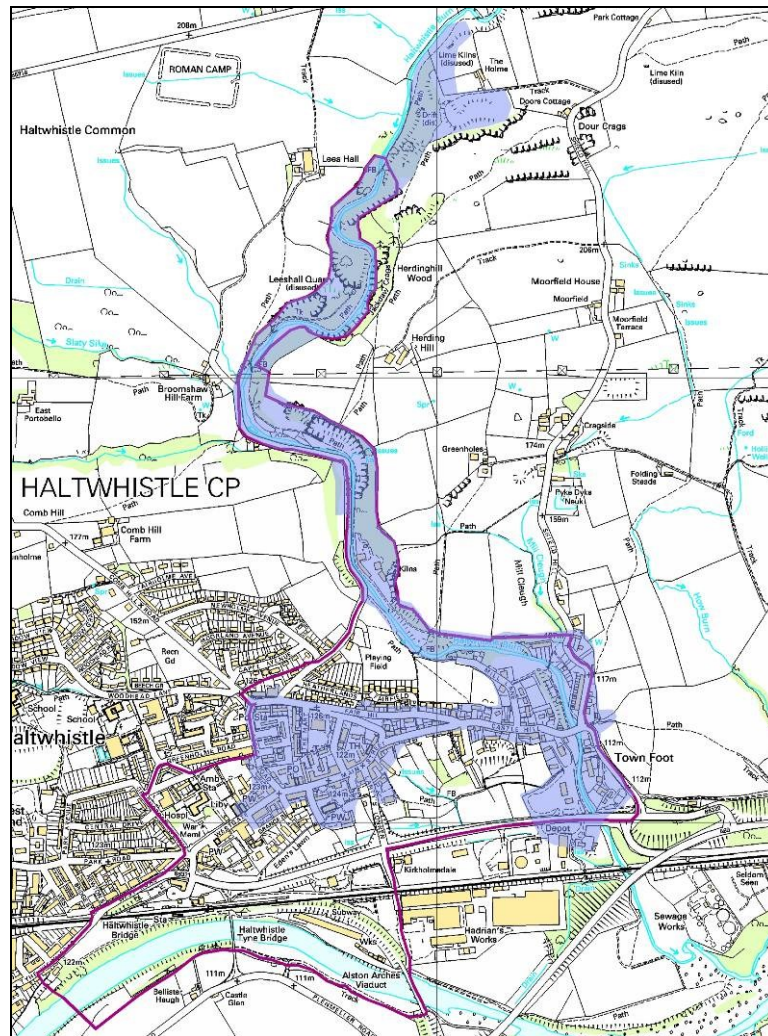
Figure 4: Mid-19th century Haltwhistle.

6.2   Urban Expansion

Hodgson's worry over the possible adverse effect of the new railway on Haltwhistle proved unfounded. Its arrival facilitated the development of large scale coal mining in the area and resulted in the population of the town more than doubling during the period from 1840-1900, countering any loss of traffic along the roads. But the new did not overawe the old; Bulmer's Directory of 1886 (647-648) could still describe Haltwhistle as 'a little quiet country town of some 1600 inhabitants' and whilst pointing out that it 'has been greatly improved during late years by the erection of several terraces of well- built stone houses and some superior business premises' had to admit that in many parts the town retained 'the rude features of the olden time'

Maps of the 19th century show where the town developed. Between Thomas Bell's town plan of 1849 and the First Edition Ordnance Survey of 1860 there was very little change; the town lined each side of the Main Street, West Gate and Castle Hill, although a new row of 'Workers Housing' (HER 6730) does appear on the First Edition Ordnance Survey of 1860 at the corner of Aesica Road and Banks Terrace. By the time of the Second Edition Ordnance Survey,

though, the town had expanded greatly, with the development of villas to the north of West Road for the most affluent and terraced accommodation for new workers. The NER, for instance, built two short terraces of brick houses for their employees. One of these, Railway Terrace, remains opposite the station entrance (HER 6798). The other terrace stood next to the Metal Bridge and was demolished when the bridge was rebuilt and the A69 widened in the 1960s (Storey 1998, 15).

The growth of the South Tyne Colliery (HER 6719, see below), which became the biggest employer in the town from the mid-19th to the early 20th centuries, is mirrored by a growth of terraced housing beyond the old town built by the colliery company. Oakwell Terrace (HER 6801) and Shepherd Terrace (HER 6800) were both built around the mid nineteenth century on the north-eastern edge of the town. Oakwell Terrace even had a spur from the coal waggonway (HER 6810) running down Haltwhistle Burn to deliver concessionary coal straight to the terrace (Pevsner 1992, 301). Farming remained a constant background to the town, though, and Haltwhistle became the venue for the sale and distribution of livestock, the extensive cattle mart was set up to the north of Main Street in the later 19th century, the railway allowing the movement of stock throughout the country.

6.3 Coal Mining

The evidence for coal mining adjacent to Haltwhistle lies mostly along the valley of the Haltwhistle Burn. A mid-nineteenth century colliery (HER 6809) with two adjacent limekilns lies at the top of the valley one mile to the north of the town (the remains of an earlier limekiln, HER 6514, lie close by). Remains of the colliery include an engine house (listed Grade II), a cylindrical chimney, engine beds and a collapsed level or adit, a secondary entrance to the South Tyne Colliery, as well as the course of a waggonway later exploited by Cawfields quarry on Hadrian's Wall, which worked whinstone during the twentieth century (see section 6.5). Some way to the south along the burn lies the first site of the South Tyne Colliery where a shaft had been sunk and opened by the early 1850s (HER 6719). The First Edition Ordnance Survey shows associated tile and brickworks (HER 6720 and HER 6721 respectively). Nelson and Co of Carlisle had begun making firebricks on the site by 1848 (Davison 1980, 119) presumably initially exploiting the clay removed during the sinking of the shaft. There are few surviving indications of the colliery apart from parts of the line of its waggonway along the valley and an air shaft (HER 6802).

The first South Tyne Colliery closed during the 1920s. A second South Tyne Colliery had already opened up along the valley to the south in 1871 and remained in production until the 1930s. Some buildings survive from this second colliery. They include a range of two-storey brick buildings which housed blacksmith and joiners' shops, stores and offices (Pevsner 1992, 301). The Tyne Fireclay Co. opened a new drift near to the closed colliery in the 1930s and continued in production (mostly of salt-glazed sanitary pipes) into the 1960s.

6.4   Woollen Mills

High and Low Mills and their dam, established in the 18th century (see above), continued in production as did Haltwhistle Mill, but all may have varied what they produced. In 1840, Haltwhistle Burn Mill was rented from the Bells by William Madgean who also had a weaving establishment in the town and other carding, dressing and fulling mills on Haltwhistle Burn. Hodgson noted that above these establishments on the burn was a spinning, formerly a dyeing, mill (1840, 122).

High Mill survived until the early 1900s but is now completely demolished; Low Mill could still be made out as tumbled walls in the 1970s (Storey 1973, 28, 58). A gate post marks the site of a ford (HER 6827) across the river immediately to the north of High Mill and the site of the mill dam (HER 6717) can still be made out as a line of steeply sloping bedrock in the course of the burn.

6.5   Quarries and Mineral Line

A number of small quarries (HER 6816-6821) lie in or near the valley of the Haltwhistle Burn. To the north of the assessment area, Cawfields whinstone quarry on the line of Hadrian's Wall re-used the route of the waggonway (HER 6802) previously established by the colliery and limelkilns at the top of the valley and also used by the South Tyne Colliery, to transport stone along a narrow-gauge tubway to the Haltwhistle sidings. This was in use from 1902 to 1952, initially using horses for motive power, and from the 1920s a steam engine. The route of this tubway now forms a path down the valley. The only place where the narrow gauge track can still be seen is on the bridge over the burn just to the north of High Mill (HER 6716).

6.6   Gas Works

The 'Haltwhistle Gas Light Company Incorporated' was set up in 1856 (Pevsner 1992, 301). Its gas works (HER 6723) appears on the First Edition Ordnance Survey of 1860 at the site of the Manor Corn Mill on Mill Lane.

6.7   Brewery

Further south, on the east bank of the Burn was a brewery (HER 6726) which appears on the First Edition Ordnance Survey of 1860 and was established before 1825. It occupied premises which are now a house, a row of two storey cottages and a cart shed.

6.8   Ironworks

On the opposite side of the burn to the brewery and now the depot of a haulage contractor, was the short-lived Haltwhistle Ironworks (HER 6728). It began production in 1856 and closed during the next decade. It can be seen on the First Edition Ordnance Survey of 1860 and included a blast furnace, calciners, coke oven and an engine house. Storey (1998, 9)

describes the site as a 'country' blast furnace which provided iron for largely agricultural use, exploiting a seam of ironstone exposed along the Haltwhistle Burn and carried to the site using the same waggonway (HER 6802) which linked the South Tyne Colliery to the NER rail sidings.

6.9   Varnish and Paint Manufacture

The railway also facilitated other industrial development at Haltwhistle. A varnish-making factory (HER 6733) was established at Greystonedale at the western end of the town around 1860 and in the 1930s Waltons Paint and Varnish Works was erected to the south of the railway where the factory set up its own private siding (Storey 1998, 9).

6.10   Saw Mill

A saw mill (HER 6749) was established around the middle of the 19th century, conveniently close to the railway, just to the south of the line.

6.11   Places of Worship

Holy Cross Church (HER 6687) was restored in 1870 by R. J. Johnson (Pevsner 1992, 299-300), largely following the original pattern and plan of the building but with the addition of a new north vestry, the removal of late additions to the rooflines of aisles and nave and alterations to windows on the west end. Buttresses were also added midway along the north and south walls of the chancel. Stained glass windows added at the time include designs by Morris and Co., Burne Jones, Ford Maddox and Philip Webb. The hearse house (HER 6782) 30m north-west of the church was built in the 19th century and is listed grade II. Some headstones in the churchyard are also listed (all grade II) and are catalogued in appendix 1.

The increase in population of Haltwhistle over the 19th century led to the construction of a number of new places of worship. Probably the first was a Methodist Chapel (HER 6807) in Westgate which dates from 1848. Its frontage has a stepped gable flanked by octagonal pinnacles presenting an impressive frontage. Three Presbyterian chapels were also built in town, two on opposite sides of Fair Hill. That on the north side (HER 6714) has a stone tablet inscribed 'English Presbyterian Church 1862'. It may be an earlier building (Stell 1994,165), whilst that to the south is shown on the First Edition Ordnance Survey but has now been converted to a house (HER 6826). The third Presbyterian Chapel (HER 6806) is on Westgate. It was built in 1899 and is now a United Reformed Chapel (Pevsner 1992, 300).

6.12   Public Buildings

The Second Edition Ordnance Survey shows two schools (HER 6814 and 6815), neither of which appear on the First Edition Ordnance Survey of 1860.

The Union Workhouse (HER 6731) appears on the 1st edition OS map, c.1860 and lies just

outside the assessment area. **The Mechanic's Institute** was founded in 1848; the frontage of this three-storeyed building on the Main Street is dated '1900'.

6.13   Banks

On the south west corner of the Market Place stands the Midland Bank (HER 6804) built around 1900. A building at the south east corner of the Market Place (HER 6805) was built as a bank in about 1875.

6.14   Ferry, Bridges and Fords

By the mid 19th century the town had expanded across the fields flanking West Gate towards the new railway station and a wooden bridge replaced a ferry across the South Tyne (Storey 1998, 4). The ferry (HER 6813), giving its name to Boat Road, appears to have crossed just downstream from the bridge. The wooden bridge across the Tyne was replaced by an iron bridge, Haltwhistle Tyne Bridge (HER 6710), constructed in 1875, designed by G. G. Page and built by Stansfield and Son. It is now pedestrian only and is listed Grade II. Several fords (HER 6827; HER 6829) and a bridge (HER 6828) provide crossing points of Haltwhistle Burn.

PART TWO: ARCHAEOLOGICAL POTENTIAL OF HALTWHISTLE

7   RESEARCH FRAMEWORK

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

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

7.1   Prehistoric and Roman Potential
The area around Haltwhistle has a number of Iron Age and Romano-British sites, and many Roman military installations, but within the town there are no known remains from these times. It is considered unlikely that major prehistoric or Roman remains will be uncovered in the town and as such it does not yet have a definable contribution to make to national or local research objectives.

7.2   Early Medieval Potential
Although Placename evidence could indicate that there was a settlement at Haltwhistle in early-Medieval times, there is as yet no physical or documentary evidence to prove this. It is not possible, therefore, to suggest any areas of archaeological potential and the town does not, as yet, have a definable contribution to make to national or local research objectives.

7.3   Medieval Potential

Haltwhistle was certainly a settlement by the 12th century with a defensible earthwork on Castle Hill, probably a ringwork. There is no physical or contemporary documentary evidence for a church earlier than the standing parish church which is of 13th century date. Insufficient archaeological fieldwork has as yet been carried out in Haltwhistle to determine either the full extent or nature of other medieval occupation around these foci. It seems very likely, though, that Main Street and Castle Hill are of medieval date and that properties ran back from both sides of these streets. The assumption that the present Market Place is in the same location as the medieval market area is unproven. The presence of a corn mill and a green are also unproven. The assessment has suggested that the areas most likely to contain medieval archaeological deposits and remains will be Castle Hill and its environs; the site of the parish church and churchyard (the extent of which in medieval times remains uncertain); properties running back from Main Street and Castle Hill and possibly beneath these street lines; the present Market Place. Early fabric may also be present in buildings along Main Street.

Given the survival, or potential for survival, of medieval remains in Haltwhistle described above, the following issues could be addressed:

7.3.1   Research Agenda: Castle Hill and the Secular Authority

- What survives of the Castle Hill earthwork?
- What are its historic context, function and form?
- Where was the Medieval Manor?
- Is Manor Corn Mill of Medieval origin?

7.3.2   Research Agenda: The Parish Church of The Holy Cross

- Is there any pre-13th century fabric in the church, either *in-situ* or displaced?
- Is there any substantive evidence, documentary or physical, for an earlier church in Haltwhistle?
- What evidence is there for the medieval churchyard being more extensive than at present?
- How old is the Vicarage?

7.3.3   Research Agenda: The Medieval Settlement

- Can the form and extent of medieval properties be established?
- Is there any evidence for the physical survival of medieval property boundaries?
- Can surviving medieval deeds be linked to properties on the ground?
- Does any medieval fabric exist in later buildings along Main Street and Castle Hill?
- What evidence is there for the location and extent of the medieval market place?
- Is there any evidence that the triangular block of land between Fair Hill and Castle Hill was a green?

7.3.4   Archaeological Priorities

In order to address the medieval research agenda set out above, the County Archaeologist will, as appropriate, seek to:

- explore the development and extent of the town over the medieval period, in particular, to examine the area around the parish church and its churchyard, Castle Hill, Main Street, Castle Hill (road) Fair Hill and Market Place.
- use building recording as a means of identifying early fabric at the parish church and within buildings along Main Street and Castle Hill, so that the evolution, date and function of buildings can be established
- ensure that works to the church and around it which require a Faculty from the Diocesan Advisory Committee are accompanied by archaeological recording to help record the development of its structure and deal appropriately with human remains impacted by any works (which holds good for later periods)

7.4   Post-Medieval to the 18th Century

The post-medieval period was one of endemic lawlessness in the Borders. Security was vital and numbers of defensible buildings constructed at this time have survived along Main Street and in Market Place. Most seem to be late, dating from the end of the 16th or early 17th century. The second half of the 18th century, and the complete pacification of the area after the Jacobite Rebellions of the first half of the century saw an upturn in the fortunes of the town with evidence for building and rebuilding and the introduction of woollen cloth production and associated industries along the Haltwhistle Burn as well as mineral and coal extraction in the vicinity of the town.

7.4.1   Research Agenda: The Town

- What was the character and extent of Haltwhistle over the 16th and 17th centuries?
- When was 'polite' architecture introduced to the town?

7.4.2   Research Agenda: The Economy and Development of Industries

- Is there any evidence for industrial or mining activity in or around Haltwhistle over the 17th century?
- Can documentary evidence be linked to early industrial remains along Haltwhistle Burn?
- When and why did the water-powered industries along Haltwhistle Burn develop?
- Was the financing of these industries local?
- Can the early forms of the woollen mills along the burn be established?
- What evidence is there for the movement of materials to, through and beyond the burn?

7.5 The 19th Century and Later

The 19th century saw Haltwhistle develop from a small market town with a few mixed industries based on the products of local farming – mainly wool, to an area of extensive coal mining made economic by the railway. The character of the town changed and its focus shifted towards the west and the railway station.

7.5.1   Research Agenda: The Coming of the Railway

- Did the introduction of the railway influence or dilute any surviving vernacular tradition?

7.5.2   Research Agenda: The Town and Industries

- Was the introduction of Nonconformism to Haltwhistle entirely a product of the expansion of its industries and population?

7.5.3   Archaeological Priorities

In order to address the post medieval to modern research agendas set out above, the County Archaeologist will, as appropriate, seek to:

- establish by the use of building recording and excavation the character and extent of the early post-medieval town
- establish the sequence of industrial development along the Haltwhistle Burn and in the vicinity of Haltwhistle by excavation, building survey and documentary research
- compare these industries with other industrial complexes in the region and nationally
- explore the methods of transport used by the pre-railway industries using documentary research and extensive survey
- establish the development of Nonconformism within the town
- explore the diverging styles of architecture within the town subsequent to the coming of the railway
- how did Haltwhistle fit into the broad industrial canvas of the North of England?

PART THREE: ARCHAEOLOGY AND THE PLANNING PROCESS

8   THE EXISTING FRAMEWORK

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

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

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

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

particular Northumberland Conservation, who provide planning advice to the local authority on heritage issues.

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

8.2   Scheduled Ancient Monuments

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

8.3   Listed Buildings

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

8.4   Conservation Areas

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

8.5   Archaeological Sites without Statutory Designation

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

nationally agreed planning policy guidelines and statutory obligations.

8.6   Development Plan Policies

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

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

Core Strategy Policy BE1 (extract from)

The principles for the built environment are to:

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

The saved policies of the Tynedale District Wide Local Plan relating to the protection and

management of archaeological sites and the historic environment are:

Policy BE25
*There will be a presumption in favour of the physical preservation in situ of Scheduled Ancient
Monuments and other nationally important archaeological sites. Development, which would
be detrimental to these sites or their settings, will not be permitted.*

Policy BE27
*Development, which would be detrimental to regionally or locally important archaeological
sites or their settings, will not be permitted unless the proposed development is considered to
be of overriding regional importance and no alternative site is available.*

Policy BE28
*Where it is not clear how important an archaeological site is, or where the impact of a
development proposal on an existing archaeological site is uncertain, the developer will be
required to provide further information in the form of an archaeological assessment and,
where such an assessment indicates that important archaeological remains may be affected,
a full archaeological evaluation.*

Policy BE29
*Where sites or monuments of archaeological importance would be affected by development,
their preservation in situ is preferred. Where the site is not considered to be of sufficient
importance to merit preservation in situ and development is subsequently permitted, planning
permission will be subject to an archaeological condition, or a Planning Obligation will be
sought, which will require the excavation and recording of the remains prior to or during the
development. In such instances, publication of the findings will also be required.*

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

8.7   Pre-Application Discussion

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

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

8.7.1   Desk-Based Assessment

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

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

8.7.2   Field Evaluation

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

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

8.8   Archaeological Planning Conditions

The Planning Authority can make the appropriate decision (in the context of the Policies set out in the statutory development plan) on whether or not to give consent to the scheme,

based the information provided by the Historic Environment Record and assessment and evaluation reports, where necessary. If it is considered that an application can be consented, steps may be required to mitigate its impact on the archaeological remains. This can sometimes be achieved by simply designing the scheme to avoid disturbance, for example by the use of building techniques that ensure minimal ground disturbance. If planning permission is given and archaeological remains will be unavoidably destroyed, the developer may be required to ensure that these remains are archaeologically investigated, analysed and published. In this situation, the requirements for further work will normally be attached to the Planning Consent as conditions, such as the standard Northumberland Conservation condition detailed below:

> *A programme of archaeological work is required in accordance with the brief provided by Northumberland Conservation (NC ref X dated X). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged:*
>
> *a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.*
>
> *b) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.*
>
> *c) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.*

8.8.1   Written Scheme of Investigation

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

8.8.2   The Range of Archaeological Fieldwork

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

8.8.3   Building Recording

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

8.9   Unexpected Discoveries

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

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

- The discovery is genuinely unexpected and could not have been predicted

- The asset discovered is of national significance

- The planning process set out in PPS5 has been followed

- Every effort can be demonstrated to have been made to accommodate unexpected discoveries within the available resources by prioritising the most important elements of the asset(s) being investigated

The request for funding must come from the appropriate local government heritage officer with responsibility for the case and not directly from the contractors or consultants conducting the investigation. Funding will be provided via the National Heritage Protection Commissions Programme (replacing the Historic Environment Enabling Programme in April 2011). English Heritage must be consulted at the earliest possible juncture so that they have an opportunity to shape the response to the unexpected discoveries. English Heritage will not consider

retrospective applications to cover costs already incurred when they have not be 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 Haltwhistle, the majority of sites considered to be of archaeological interest are medieval and post-medieval to 19th century in date. There is one Grade I listed building, the parish Church of the Holy Cross, which means that it is of exceptional interest (less than 5% of buildings listed nationally are Grade I). One building is listed Grade II* (The Centre of Britain Hotel) and all other buildings are listed Grade II; these are buildings of special interest, which warrant every effort to preserve them.

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Plans and valuations 1796- c. 1840	ZGI / XXIX/1-2
Including Haltwhistle brewery	ZGI / XXIX/2a-e
Mr. Beavis' plan of mineral railways of Haltwhistle Burn	NRO 1486
Plan of the Haltwhistle housing layout 1825	ZCL/B/362a
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Plan of the manor of Haltwhistle, W. Walker, 1838	ZCL D/16
Plan of Wm. Hutchinson estate at Haltwhistle 1839	ZCL/C/1/120
Map of the township showing common allotments with reference to lease of minerals to South Tyne Colliery Co. 1848-1851	ZCL/C/5
Plans including Common award plans 1849 plan of manor 183?	ZCL/D/ 16-49
Plan of lands in the Manor of Haltwhistle 1859	NRO 4922
Block plan of the Manor House Hotel 1896	ZCL/B/179
Plan of Spotted Cow Inn, 1896	ZCL/B 287a
Plan of 7 cottages to be erected on Fair Hill 1897	ZCL/B/168
Plan of alterations to Bluebell Inn 1899	ZCL/B/35
Haltwhistle tithe map and tracing	NRO 2588
Plan of Haltwhistle showing field names n.d	NRO 4775/1

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Deed 1614	B22/2
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Deeds 18th -20th century	NRO 623
Deeds re Hankin family lands 1711	NRO 467/30

Deeds 1714-1859	ZNI 12 + 13
In box ZNI 13	
1738 deed	
1855 deed for a dwelling house	
Deeds of Black Bull Inn 1724-1894	NRO 567
Deeds 1742	ZAL 98/1/13
Award Melkridge Manor/Haltwhistle Manor	
boundary 1744	ZBL/1/102
Haltwhistle Manor Estates Mss.	
Manor court book 1770-1857, plans, enclosure	
papers, accounts and awards 1713-1845.	
Deeds to lands and coalmines 1756-1875, plans	
Re. workhouse 1838, dye house c. 1845 and	
gas works 1856	ZAD 1-18

includes

Plans 1786 and c. 1830	(ZAD 1)
Plan of the w. end of Haltwhistle Fell belonging to Mrs. Cuthbertson, 1786 showing mine workings	ZAD 1a
Roll of the freeholders of the manor of Haltwhistle, 1761-179	ZAD 1d
Rental of Mrs Cuthbertson's Estate at Haltwhistle 1763-1768	ZAD 1d
Haltwhistle Enclosure papers 1842-1845 with a copy of the division made in 1713	ZAD 2
1713 Enclosure Award	ZAD 3/1-2
Deeds Cross Bank, 1841-1866	ZAD 4
Deeds and leases of coalmine 1842-1875	ZAD 5
Haltwhistle Mill, building of the Union Workhouse 1838, Haltwhistle Dye house c. 1845	ZAD 15
Copy of a plan of 1920 based on the awards of 1713 and 1849	ZAD 17

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Deed 1724	QRD 1 p 82
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Deeds 1757, 1760, 1763	QRD 2/2
Deed 1760	QRD 3
Deed 179_	QRD 1 p 158
Deed 1845	QRD 9, 10, 11

Appendix 1 : LISTED BUILDINGS

Grade I

Holy Cross Church (HER 6687, LB No. 20/20)

Grade II*

Red Lion Hotel (HER 6689, LB No.20/10)

Grade II

Fish and Chip Shop, Main Street (HER 6697, LB No. 20/11)

T C Video, Main Street (HER 6698, LB No. 20/13)

The Dairy Shop, Main Street (HER 6699, LB No. 20/12)

Archway Cottage, Main Street (HER 6700, LB No. 20/15)

Haltwhistle Tyne Bridge (HER 6710, LB No. 16/3)

Alston Arches Viaduct (HER 6711, LB No. 16/8)

South Vale, Eden's Lawn (HER 6776, LB No. 16/7)

Georgie Girl Hair Salon (formerly the Town Hall), Main Street (HER 6777, LB No. 20/9)

Premises of Gregg's, Billy Bell and Walter Wilson, Main Street (HER 6778, LB No. 20/14)

Ironmonger's Shop (trading as F Jackson's and Sons), Market Place (HER 6779, LB No. 20/16)

The Black Bull Inn, Market Place (HER 6780, LB No. 20/17)

Sammy's Chop Suey House, Market Place (HER 6781, LB No. 20/18)

Hearse House, 30m north-west of church of the Holy Cross (HER 3782, LB No. 20/19)

Borrow headstone 2m south of Church of Holy Cross (HER 6783, LB No. 20/21)

Blenkinsopp headstone 1m south of Church of the Holy Cross (HER 6784, LB No. 20/22)

Armstrong headstone 7m south-east of Church of the Holy Cross (HER 6785, LB No. 20/23)

Armorial headstone 20m south-east of Church of the Holy Cross (HER 6786, LB No. 20/24)

Whitfield headstone 20m south of Church of the Holy Cross (HER 6787, LB No. 20/25)

Coldor, Valley View and Oakendene (previously listed as The Vicarage) (HER 6788, LB No. 16/26 and 20/26)

Railway signal box on south platform, Station Road (HER 6789, LB No. 16/27)

Footbridge connecting platforms at Haltwhistle Railway station (HER 6790, LB No. 16/28)

Station House, Station Road (HER 6791, LB No. 16/29)

Ticket Office and Waiting Room, west of Station House, Station Road (HER 6792, LB No. 16/30)

Water tank building and two water columns at Haltwhistle Railway Station (HER 6793, LB No. 16/31)

Pleasant Place House, Wapping (HER 6794, LB No. 30/32)

Nursery Gardens, Wapping (HER 6795, LB No. 20/33)

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.

Peter Ryder, 1992. *Watching Brief During Developments at Castle Hill*

Peter Ryder, 1997. *Building Recording at the Red Lion Inn.*
The Grade II* listed Red Lion Hotel (now The Centre of Britain Hotel) underwent major refurbishments in 1996-7. This was monitored, allowing considerable reappraisal of the structure. This indicated that it had been constructed as a free-standing Tower House of archaic and quite grand form only in the early 17th century. It incorporated an unvaulted basement with narrow mural stair in the west wall accessing first floor; first-floor principal apartment with main entrance in the north wall accessed by ladder; and a second-floor solar also accessed by ladder. Externally, much of the corbelled parapet survives as does a gabled caphouse. Later additions include north and south wings of three storeys-of which the north wing was demolished in the 18th century before the rear wing and outshots were added.

Event No 13352
North Pennines Archaeology Ltd, 2004. *Land at The Grey Bull Hotel, Haltwhistle*.
The site is situated within the centre of the medieval settlement of Haltwhistle, in an area of former burgage plots. Three trial trenches were excavated but revealed no significant archaeological deposits. There were no signs of any medieval activity; the earliest recorded deposits were 19th century in date. The total absence of archaeological deposits was considered to be the result of major terracing associated with the development of the area in the 19th century.
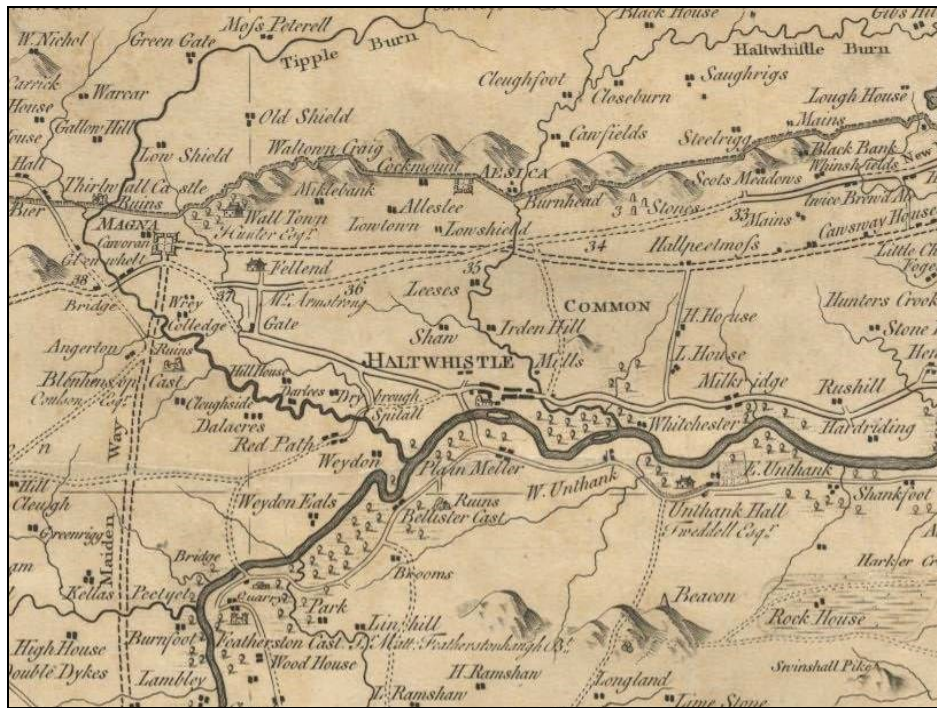
APPENDIX 3: HISTORIC MAPS

Figure 5: Armstrong's map of Northumberland (1769)

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

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

APPENDIX 4: STRATEGIC SUMMARY

HALTWHISTLE STRATEGIC SUMMARY

A4.1   ARCHAEOLOGICAL BACKGROUND

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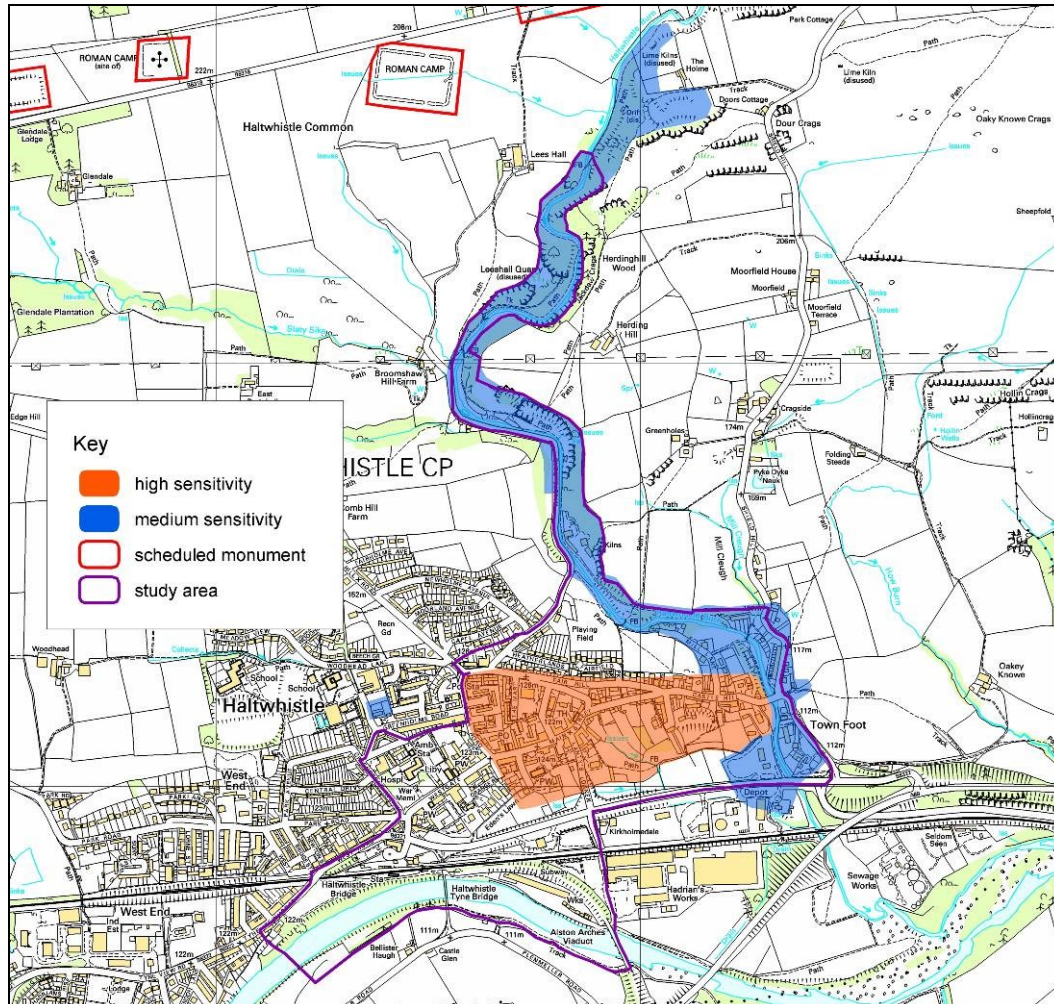

Figure 8: Haltwhistle areas of archaeological sensitivity

Prehistoric

- Haltwhistle is located within a wider prehistoric landscape, with find spots and sites from the Mesolithic period onwards. No prehistoric sites have been revealed within the town to date.

Romano-British

- Haltwhistle is located adjacent to known sites including a Roman fortlet on the Haltwhistle Burn and the Stanegate Roman road. Given this close proximity, there remains the possibility that the lack of Roman remains uncovered in the town to date may reflect a lack of archaeological investigation rather than a lack of activity in this area.

Early Medieval
- The place-name evidence appears to indicate that the town has Anglo-Saxon origins but this has not been substantiated by documentary sources or archaeological evidence.
- There has been some discussion about whether the church of the Holy Cross stood on or near to the site of an early medieval church. There are antiquarian reports of wooden coffins and burials nearby in the vicarage glebe. There is no documentary or physical evidence to substantiate this theory but the potential location of archaeology in this area should be considered.

Medieval
Church
- The first documentary evidence of the church dates to 1240 and the current church is still largely 13th century in date. It was restored in 1870.
Castle
- Castle Hill at the eastern end of Haltwhistle appears to be a natural mound which has been artificially scarped on the east with a bank on top. Despite subsequent housing development and truncation, parts of the bank survive in the north and east.
- Theories vary on whether this is a motte or ringwork. There are no documentary sources to elucidate this.
Settlement
- Documentary sources indicate that Haltwhistle lay within the Liberty or Franchise of Tynedale from the mid-12th century to the start of the 14th century. It was under the authority of the King of Scotland with various powers retained by the English king.
- Documentary sources and post-medieval maps indicate that the medieval settlement comprised narrow burgage plots along Main Street around the Market Place. It is possible that the castle marked the eastern extent of the medieval town. Its western limit is not as clear as there is no evidence for medieval plot divisions along Westgate. It is possible that the settlement may have ended around the line of Aesica Road.
- Other broader longer properties on the south side of Main Street between Lanty's Lonnen and Castle Hill may not be medieval in origin but the evidence remains inconclusive.
- The triangle of land between Fair Hill and Main Street has the form of a medieval village green but this has yet to be substantiated by archaeological investigation.
- A licence was granted to hold markets and fairs at Haltwhistle in 1306. The medieval market place is likely to be on the site of the current market place which would originally have stood next to the churchyard to the south of Main Street and north of Holy Cross church. It has been partly unfilled by modern buildings.
- Manor Corn Mill on the south bank of Haltwhistle Burn is post-medieval in date but its name may indicate that there was a mill on this site in the medieval period.

Post-Medieval
Settlement
- The town was located in a much fought over area until the Union of the Crowns in 1603. Raiding did, however, continue after that date. This is reflected in the number of strong houses (with later reworking) which survive in the town and the apparent lack of expansion for the medieval layout in that period.
- The Centre of Britain Hotel (formerly the Red Lion Hotel) on the north side of Main Street comprises a later building incorporating an unusually late and grand tower house at its core. There are further examples of tower houses both to the north and south of Main Street.
- The town developed to a greater extent in the 18th century. The number of inns increased, as both Hexham and Haltwhistle were used as stops on the coaching service between Newcastle and Carlisle.
- Documentary and map evidence indicate the site of both corn and woollen mills along Haltwhistle Burn. Baize mills, fulling mills, quarries, collieries and limekilns were also present in the valley of the Haltwhistle Burn and coal working are known to have been located to the west end of Haltwhistle Fell.

- The railway was constructed at Haltwhistle in 1838 with a passenger station and a major freight siding. This had a direct, positive impact on the expansion of the coal and quarrying industries in the area. The addition of a branch line in the 1850s further helped in the expansion of industry.
- The development of large-scale coal mining in the area resulted in the population of the town more than doubling between 1840 and 1900.
- The range of industries which developed in the 18th century continued to develop and expand in the 19th century, mostly along the valley of the Haltwhistle Burn. Further industries such as a gasworks, ironworks, brewery, saw mill and paint and varnish manufacture also sprang up in this period.
- 18th century buildings include various inns, a school and mills.
- 19th century buildings include the Union Workhouse, Mechanics Institute, various inns, places of worship, banks and structures associated with the railway and industry.

A4.2   SUMMARY OF SETTLEMENT SPECIFIC RESEARCH AGENDAS

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

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

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

Prehistoric and Romano-British
- While there is the possibility that prehistoric and Romano-British remains could be located within the town, the evidence remains inconclusive.

Early Medieval
- While there is the possibility that the settlement and church could have an early medieval origin, the evidence remains inconclusive.

Medieval
- The survival, location, nature and extent of remains on Castle Hill.
- The location of the medieval manor and whether the manor Corn Mill is located on the site of a medieval mill.
- The location, nature, extent and development of the medieval settlement.
- Any evidence of medieval buildings surviving in what would appear to be later buildings.
- Any differences between the medieval and present street pattern.
- The actual location of a medieval market place on or close to the current market place.
- Any evidence that the triangular block of land between Fair Hill and Castle Hill was a green.
- Any evidence for further burials or an earlier church on the site of or away from the existing church and churchyard.

Post-Medieval
- The extent of the 16th and 17th century town before the 18th century "gentrification".
- The impact of border warfare and reiving on the growth of Haltwhistle, the nature of the settlement and its market.
- Evidence of industry, particularly mining activity in the 17th century and before.
- Evidence of how material got to and from the industrial sites.
- Comparison of these industries with other industrial complexes locally, regionally and nationally.

A4.3   ARCHAEOLOGICAL REQUIREMENTS IN THE PLANNING PROCESS

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

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

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

The nature and extent of archaeological work required as part of the planning process will depend on the location of the development in relation to the most archaeologically sensitive areas, the size of the development and the level of previous disturbance on the site. This could comprise one or more of the following:

Pre-application work
1.   PPS5 indicates that, where assessment and/or evaluation are required on a site, the results of this work will need to be submitted in support of the planning application, and therefore will need to be completed prior to the submission of the application.
2.   The EUS is used as an aid in the decision making process and helps to highlight large or particularly archaeologically sensitive sites which may require further, site specific, assessment or evaluation. 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 to discuss the potential requirements on development sites in Haltwhistle and the surrounding area.

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

Further Guidance
Any further guidance or queries should be directed to:

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

     Tel: 01670 620305
     e-mail: archaeology@northumberland.gov.uk