Holy Island

Northumberland Extensive Urban Survey

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PART ONE: THE STORY OF LINDISFARNE, HOLY ISLAND VILLAGE

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, gardens, streets and shops-beneath our feet - there lie archaeological remains which can tell us how these settlements were once organised 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. Holy Island 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 Holy Island 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 Holy Island and how development could impact on significant archaeological resources which are of both national and local significance.
>
> **Part 3** looks at the national and local planning process with regard to archaeology and is designed to give the developer, planner, and general public, the framework within which development in an historic town will normally proceed.

The present survey (fig 2) encompasses the full extent of the town of Holy Island. Material within this report includes information available on the Northumberland Historic Environment Record (HER) at the time this report was updated. Information on the HER is constantly being updated and should be used as the primary source for historical and archaeological information.
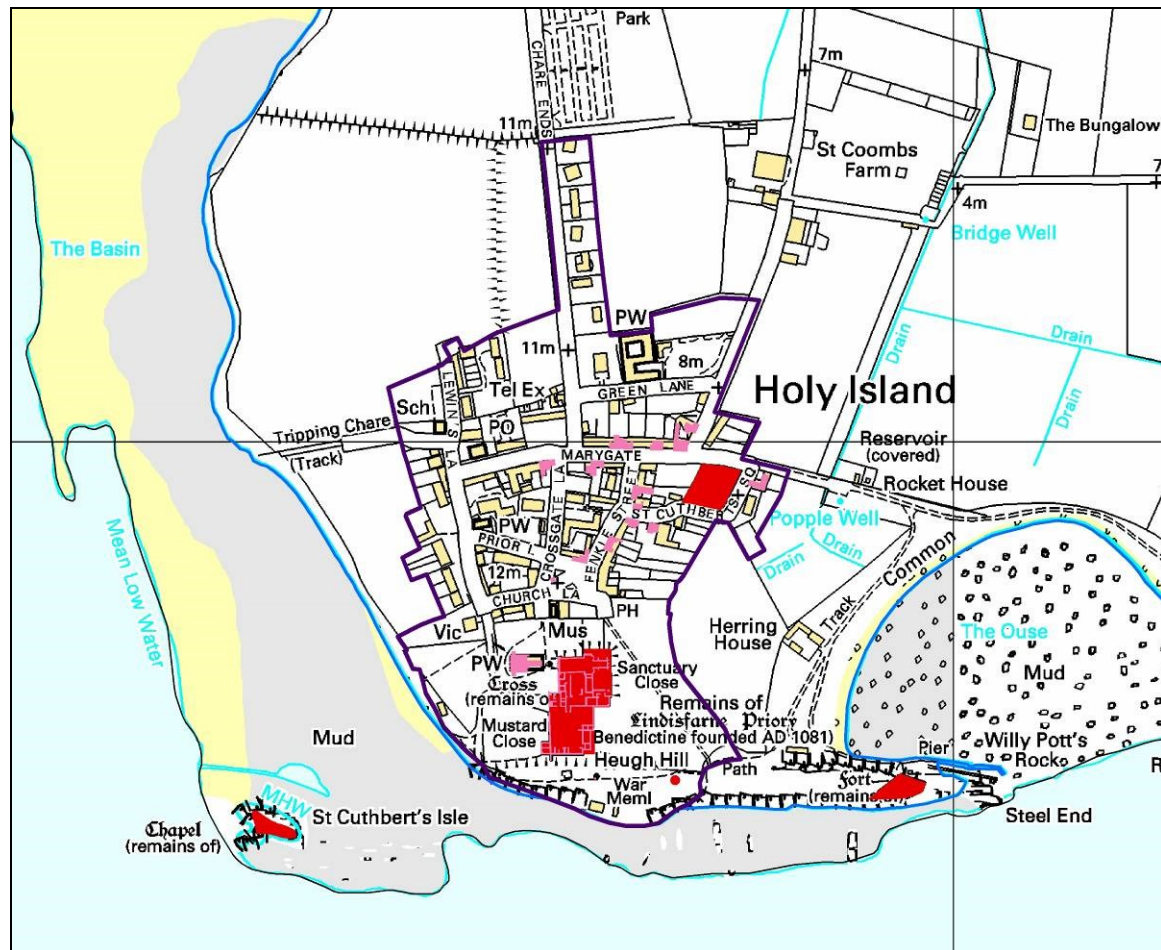
*Figure 2: Study Area (purple line), Scheduled Monuments (red), listed buildings (pink),
conservation area (blue line).*

1.2 Location, Topography and Geology

Holy Island, or Lindisfarne, is a tidal island, which lies approximately one mile off the coast of
Northumberland and some 12 miles south east of Berwick (NU 1241). It is only accessible at
low tide, when a causeway is exposed. Called a "semi-island" by Bede (Parsons and White
1828, 333), the modern metalled causeway was completed in 1954 and crosses at the
shortest point between the mainland and island, but the ancient route across the sands ran
from Beal to Chare Ends and is marked by posts, refuge points and the vestiges of previous
post lines.

Most of the island is relatively flat and low-lying, the exception being Lindisfarne Castle, which
is built on a dramatic, towering outcrop of basalt. The underlying geology of the island is
carboniferous limestones and sandstones, with interleaving bands of coal and iron ore.
Superficial geology consists of boulder clay; excavation near the priory encountered boulder
clay overlying red sandstone (O'Sullivan 1985, 31). The island also possesses natural
resources of limestone, iron ore and coal, as well as some good agricultural land. On the
south side of the island, there is a wide natural harbour known as the Ouse. The margins of

the island have been the subject of flooding and of blown sand but the village occupies a slightly elevated site at 12m aOD. A ridge of higher ground called "the Heugh" shelters part of the village. The form of the village has been strongly influenced by the local topography in that it avoids the extreme margins of the island, has taken a fairly nucleated form, and buildings have been sited at relatively sheltered locations.

1.3   A Brief History

Evidence of prehistoric activity has been found during archaeological field survey and excavation and the island, with a natural harbour and plentiful food supply from the sea, would have been an attractive site for early settlement. The first documentary reference to the island, then called Lindisfarne, is found in the eighth century writing of Bede, who describes how St Aidan arrived from Iona in about AD635 and was invested by King Oswald to found a see and a monastery. Nearby, Bamburgh Castle was a stronghold of the Saxon kings of the kingdom of Bernicia, including King Oswald.

Little is known about the buildings and layout of the early monastic complex but some timber structural remains have also been uncovered behind the Winery which may relate to this early monastic site (Event 13176). The first documented Viking raid on Holy Island occurred in AD793 and the monastery was harassed by the Danes until it was abandoned (or destroyed) in the mid- or late ninth century (O'Sullivan 1985, 27). However, this is not to say the island was unoccupied in the ninth century. The settlement at Green Shiel, on the north of the island, may date from the ninth century and evidence from the parish church suggests a continuity of secular settlement near the priory. For the monks, formal monastic life was not restored until 1083, when the Bishop of Durham re-founded the site as a cell of the Benedictine monastery of Durham administered from Norham.

In the 16th and 17th centuries, Holy Island played a role in the defence of the North East coast when the Crown built a small fort in 1549-50 (HER 5347) on the outcrop now occupied by Lindisfarne Castle, possibly replacing an earlier lookout tower; the fort continued in use as a garrison until 1819. During the Tudor period additional defences were built in recognition of the strategic importance of the island in controlling Scottish neighbours. These consisted of a possible remodelling of the settlement, the conversion of a medieval house to a military supply base and the possible construction of bulwarks around the harbour (see below).

In the 19th century a large-scale lime industry flourished. Its remains are still scattered around the island and include kilns and waggonways (HER 5351, 5353, 5356, 5365, and 5368). Fishing has always been of significance on the island and today there is still a small fishing fleet but the island is now largely dependant on the tourist industry (O'Sullivan and Young 1995, 11). Tourism on the island has its origins in the 18th century when it began to be used as a resort. The advent of the railway in the 19th century, with a station at Beal, brought tourists

with antiquarian interests to the area and the completion of the metalled causeway crossing to the island in 1954 substantially increased the number of visitors.

1.4   Documentary and Secondary Sources

The starting point for this assessment has been the Northumberland Historic Environment Record, together with the work of Leicester University (O'Sullivan and Young 1995). Other sources have also been researched and include a collection of deeds from the 16th to 19th centuries, which could provide more a detailed history of individual plots in the village.

The development of the village of Holy Island has, in general, been overshadowed by the attention given to the important monastic and priory site by historians and archaeologists. The histories by Raine and Hutchinson of the Palatine of Durham include Holy Island and cover the historical background of the island. Modern works include a very general overview by R A and D B Cartwright (1976) and the English Heritage/Batsford guide which covers the whole island, from prehistory to the recent past (O'Sullivan and Young 1995).

1.5   Cartographic Sources

There are numerous cartographic sources for Holy Island, which provide evidence of its development as a village from the 16th century onwards. The earliest map dates to 1548 and depicts proposed fortifications to the village along similar lines to the Elizabethan fortification of Berwick (Public Record Office S.P.15/3 9176 and NRO 275.G2 (Berwick)). Until recently it was assumed that these fortifications were not begun, but recent fieldwork is now questioning this (see below). Speed's map dated 1610 shows "The Abbey" (HER 5346), "the old fort" (HER 5339), and "the towne". The village appears on a plan of Holy Island dated 1673 (NRO 2413/5, 6), and is shown as four rows of buildings, but it is difficult to transpose accurately onto a modern map. The first detailed and accurate survey of the village is Wilkin's *Plan of Holy Island Town with the Enclosures*, dated 1792 (NRO 683/9/1), which shows more properties in the village than the earlier maps; Wilkin also surveyed the whole island at this time (NRO 683/9/2). Nineteenth century cartographic evidence for Holy Island is quite comprehensive. There are two traced plans of the town: both probably early 19th century in date (NRO 683/9/11 and NRO 683/9/19). Holy Island appears on more general maps including a map of Islandshire, Berwick and Holy Island by Robert Rule 1824/44 (NRO ZMB 17) and a plan *c.*1824 of the coast from Spital to Goswick (NRO 463/92). The first and second editions of the Ordnance Survey, *c.*1860 and 1897 give accurate representations of the town in the latter part of the 19th century.

1.6   Archaeological Evidence

There have been various archaeological investigations in the village from the 19th century onwards. Nineteenth century investigations focused on the medieval priory and speculations on the location of the Anglo-Saxon monastery are recorded in William Crossman's papers

(Berwick NRO 683/10/1-78). Although parts of the priory were restored in the 19th century, it was not until the 1890s that any archaeological exploration was undertaken. Crossman excavated the cloisters to recover a plan of the building and to see if any evidence of the earlier monastery survived. The work was published in a brief report in the Berwickshire Naturalist Club where the plan of the medieval cloister is related to buildings mentioned in medieval priory accounts (many published by Raine a few decades before) and also to the history of the site after the Dissolution (O'Sullivan and Young 1995, 14).

In the early 20th century, the Ministry of Works cleared and restored the cloisters and nave of the priory. No plans were published at the time, but a stone-by-stone drawing of the nave walls was produced. The Ministry of Works inspector, Charles Peers, also wrote an account of the Anglo-Saxon carved stones reused in the medieval priory buildings. Although no systematic recording was carried out during this work the quantities of 12th-16th century pottery recovered suggests medieval deposits were removed. Evidence of Saxon buildings could easily have been missed by this work although no Saxon artefacts, apart from re-used stonework, were found (O'Sullivan and Young 1995, 15). As some of these stones were grave markers it is probable that the early monastic cemetery was within the area of the medieval priory but the precise site of the associated building remains is unknown (O'Sullivan and Young 1995, 15).

In the 1960s Hope-Taylor carried out small scale excavation and survey work on Holy Island as part of a wider study of early Anglo-Saxon Northumbria. Although this material is unpublished, it is understood that he discovered evidence of structures at the western end of the Heugh and buildings of medieval date in a field to the west of the present vicarage (O'Sullivan and Young 1995, 15).

In 1977 Leicester University carried out an excavation (HER 5352) on the site of the English Heritage Priory Museum. The excavation established a stratigraphy of deposits and features that have been interpreted as representing early medieval, medieval, and post-medieval settlement on the site.

Since the 1980s the School of Archaeological Studies at Leicester University has been involved in a multi-period landscape survey and excavation project on Holy Island. Within the study area the project has examined a medieval midden at Jenny Bell's Well and surveyed the Heugh.

More recently, there have been a number of archaeological investigations carried out in the village in response to development proposals (see Appendix 2). The archaeological information recovered has largely concerned the medieval and post-medieval periods, although earlier features have been found at the Winery (Event 13176) and along Marygate (Event 11134). Medieval deposits have generally been found beneath a considerable depth of post-medieval and modern garden soils, although to the north of the Winery medieval deposits

lay only a few centimetres below ground level. There is evidence from several periods that settlement was not restricted to the area which is occupied by the village of Holy Island today and the archaeological evidence would strongly suggest that the whole island be regarded as an area of archaeological importance rather than drawing any closer boundary around the modern village.

1.7   Protected Sites

The study area includes three Scheduled Ancient Monuments: Lindisfarne Priory pre-Conquest monastery and post-Conquest Benedictine cell (SAM 23235), 'The Palace' medieval house and Tudor supply base (SAM 24601) and a boundary cross 170m south-west of Herring House (SAM 24609). Some 22 listed buildings lie within the study area; Lindisfarne Priory and St Mary's Church are Grade I, with the remainder being grade II and therefore protected by the local authority. The entire island is designated a conservation area with the village occupying a small portion of its south-west corner; the island and its environs also fall within the Northumberland Coast Area of Outstanding Natural Beauty and Heritage Coast.

2   PREHISTORIC AND ROMAN

2.1   The prehistoric period (Figure 3)

Archaeological evidence suggests there was significant prehistoric activity on Holy Island with a prehistoric flint and stone tool production site at Ness End quarry (Beavitt et al 1986, 3-4), and a possible hearth at The Snook (Cartwright and Cartwright 1976, 46). Within the study area, a number of prehistoric finds and features have been discovered. A Neolithic whinstone adze (HER 5344) was found in the Bishop's Palace Garden in 1926, but how it came to be on the island is unknown and it may not have originated here. In 1986 a sherd of prehistoric pottery and two sherds of Roman pottery were discovered in the medieval midden near Jenny Bell's Well (HER 5343) on the shore line west of the village.

A burnt occupation deposit (HER 5361) beneath the 17th century Fort on the Heugh was observed and recorded in the course of an excavation in 1994 has been interpreted as prehistoric in date. The most significant archaeological evidence was recorded in 1996 at Marygate in the Castle Hotel Gardens (Event 11134). Gullies and slots, a post pit and postholes cut the natural sandy clay and, although no datable artefacts were recovered, charcoal from a posthole produced a radiocarbon date from the Neolithic period with a range of 3365 to 3685 BC (The Archaeological Practice 1996b, 7).

A surprise prehistoric discovery was made during the excavations of The Palace in 2000 (Event 13172). A ditch, cut by a medieval pit, contained a late Neolithic cup-marked rock. This ditch, along with a number of other linear features, contained no other dating evidence, but was clearly earlier than the medieval features and may possibly be prehistoric in date.

In the same year, a number of prehistoric or early medieval features were discovered in excavations north and south of The Winery, cut into subsoil (Event No 13176) (HER 14262, 14263, 14264, 14266, 14269). Taken together with previous work, aceramic negative features appear to extend from Marygate to Prior Lane, and from Fiddlers Green to Crossgate Lane.
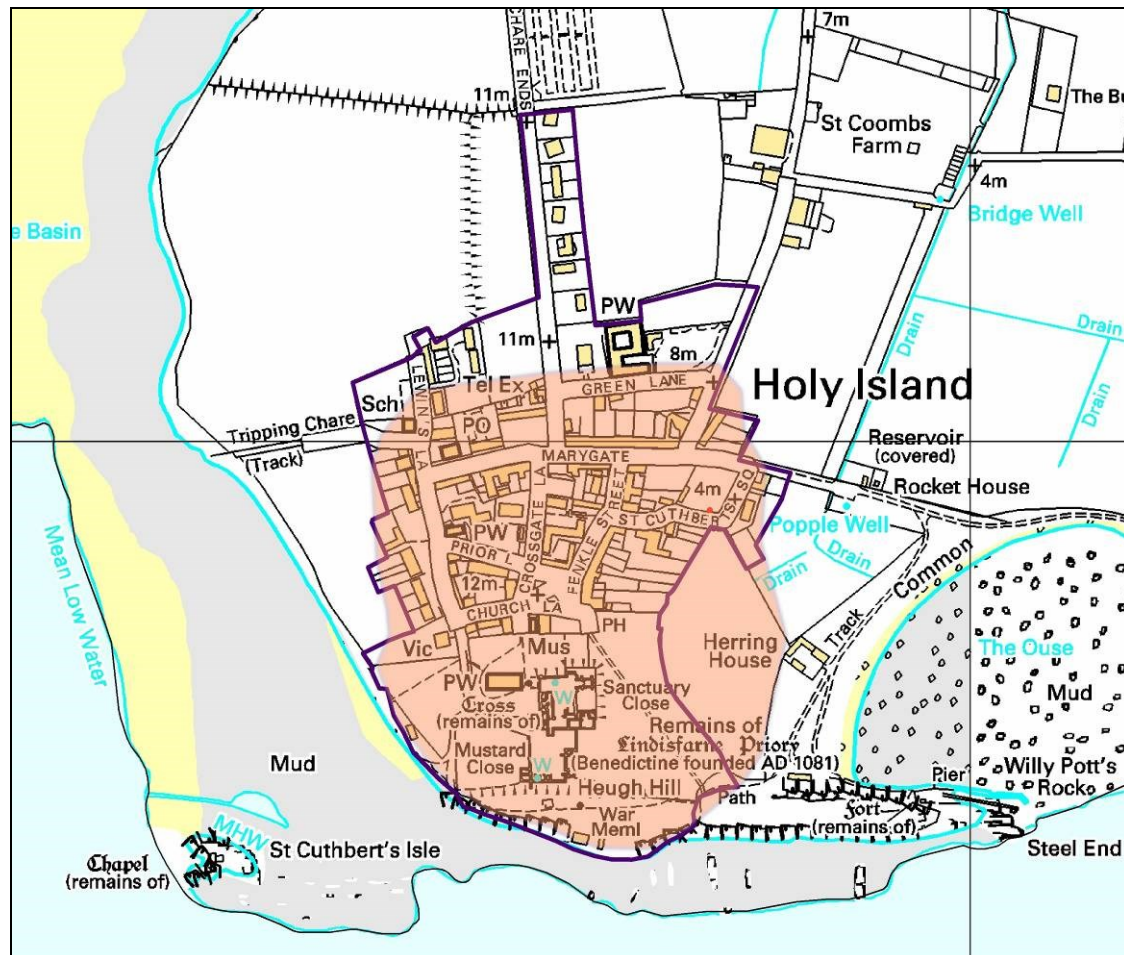
Figure 3: Prehistoric Period (possible extent in orange tone)

2.2   Roman Period

There is no known evidence of Roman remains within the town or immediately surrounding area

3   EARLY MEDIEVAL (Figure 4)

3.1   Pre-Conquest monastery (HER 5346)

The exact location, extent and arrangement of the pre-Conquest monastery remains unknown, although Pevsner says it was arranged in the "Irish way" (1992, 335). However, contemporary historical sources do give an indication of some of the buildings present – two churches, a watch tower (HER 5364), guest house and dormitory (O'Sullivan and Young 1989, 42). Our knowledge of the early monastery comes chiefly from *Vitae,* which were inscribed at

the priory. They suggest that the remains of the early monastery are preserved beneath the later buildings. These remains could also retain evidence of whether the monastery was a single-sex community established for men, or whether it was a double-house for both men and women, such as are known to have existed elsewhere in Anglian Northumbria. The possibility that Lindisfarne was a mixed community is suggested by the inclusion of women in the congregation of St Cuthbert who fled to Lindisfarne from Durham in 1069-70. As a daughter house of the monastery on Iona the monastery on Holy Island might be expected to have modelled itself on Iona, but little is known of its layout (O'Sullivan 1985, 42). Excavations at Iona have confirmed the presence of timber buildings and the practice of various crafts, including woodturning, leather, metal and glass working and possibly lime burning (O'Sullivan 1989, 128), and similar remains may well exist beneath the medieval priory buildings and the surrounding area at Lindisfarne. The two churches included one built by Aidan in about AD634, and a second, by Finan in the AD650s, dedicated to St Peter. Both were timber buildings but Bede records that at St Peter's Bishop Eadberht (688-98) "removed the thatch and covered both roofs and walls with lead" (O'Sullivan and Young 1989, 42).

It is uncertain what relationship the two medieval churches have, if any, to these two early churches. The rectangular foundations recorded in the Ministry of Works clearance in the early 20th century, could have been part of the early St Peter's church, if it was rebuilt in stone in the early eighth or ninth century (O'Sullivan and Young 1989, 43-4). Neither excavations by Crossman in the 19th century, nor clearance by the Ministry of Works in the early 20th century found any evidence of the Anglo-Saxon monastery under the medieval priory. This was possibly because Crossman never got through the later medieval layers, and because the MoW used rather crude excavation techniques. However, there was also an almost total lack of Anglo-Saxon finds, with the exception of reused carved stones. They mostly date from the eighth century and are decorated with runes and interlace (Cramp 1984, 194-208).

Amongst the 51 cross fragments in Lindisfarne Priory Museum many were recovered prior to Crossman's work in the late 19th century and some recorded in the priory walls before 1866-7 (O'Sullivan 1989, 129). Others came from the MoW clearance work in the early 20th century. The fact that some are grave markers, suggests that the early monastic cemetery may have been in the area of the medieval priory (O'Sullivan and Young 1989, 15).

Geophysical survey in 1985 included investigation within the priory. Although the results from the magnetometer survey were not particularly useful the resistivity survey produced results suggesting buried structural remains including ranges of buildings (O'Sullivan 1989, 131). This survey produced no evidence of the Anglian monastery on this site.

An 1891 sketch plan by S P Blackwell survives in the Crossman papers and draws attention to the group of shallow earthworks on the Heugh previously noted by the historian James Raine. It is now appreciated that some of these earthworks may represent buildings associated with

the Anglo-Saxon monastery (O'Sullivan and Young 1995, 13-14). An early Christian date claimed for some remains on the Heugh is also mentioned by Magnusson (1984, 49) and include a possible watchtower or look out (HER 5364). Resistivity survey in 1985 revealed a square foundation east of the coastguard station at a point where a path leads from the south-east corner of the priory and climbs the Heugh. In the outer court of the priory there is a blocked door, and it is suggested that the foundation may be a lookout associated with the Benedictine, or earlier monastery (Beavitt *et al* 1987b, 1-23). Other foundations were noted through survey and geophysical survey along the Heugh and may represent other lookout sites and a possible chapel foundation (*op cit*, 1-23). These structures may have been individual units of accommodation of the hermit monks of the Celtic monastery, although without excavation, this must remain conjecture.

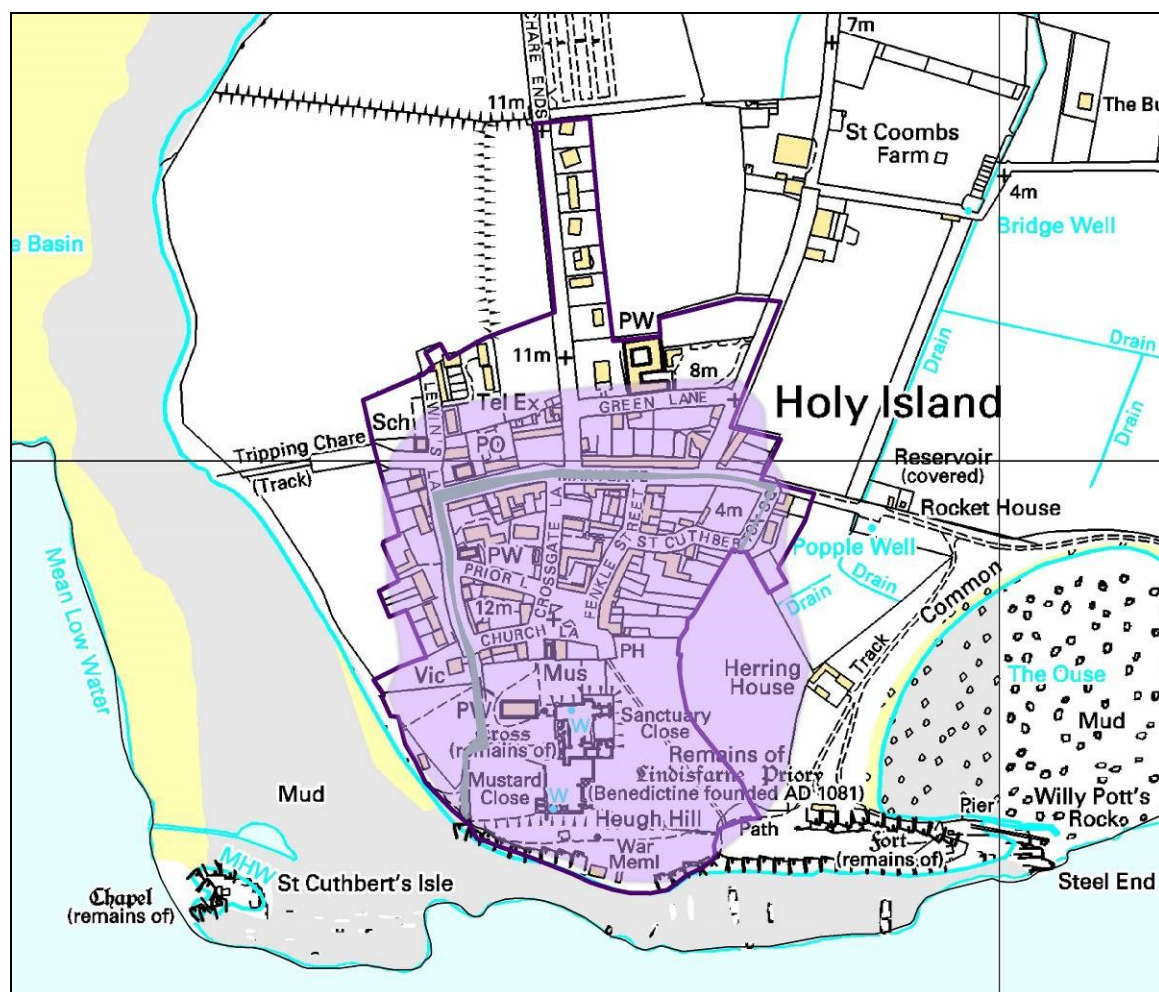*Figure 4: Early medieval period (possible extent in purple tone, with suggested monastic boundary in grey).*

3.2   St Mary's Church (HER 5348)

The parish church of St Mary may stand on the site of an earlier, subsidiary church that was part of the early monastery. Although St Mary's Church dates largely from the 13th century it clearly incorporates earlier features, notably the remains of a Saxon arch and doorway above

the later chancel arch. Earlier fabric can also be seen on the outside the church, comprising heavy quoins at the east end of the nave. Suggestions as to the origins of this early masonry include: survival from a 10th or early 11th century church, which the Norman Chroniclers failed to mention (Pevsner 1992, 338-9); or, it could be the shell of an early monastic church, which survived Vikings raids. The proportions of the original nave (allowing for the loss of half a bay in the 13th century) would tie in well with early Northumbrian churches elsewhere, for example the main church at Jarrow. The pre-13th century chancel arch looks to be an insertion in a still earlier wall (Blair 1991, 49).

The positioning of St Mary's Church, immediately west of the priory church (HER 5346) and on almost the same alignment, is another factor which suggests an early origin. It is possible that this alignment of the two churches was deliberate and may reflect the influence of pre-Conquest planning (Blair 1991, 47). This alignment of two churches can be paralleled with the Northumbrian monastery at Jarrow. The dedication of the church to St Mary would be in keeping with larger Anglo-Saxon minsters, which had subsidiary churches with the same dedication (Blair 1991, 48).

A dowsing survey (Bailey *et al* 1988, 83-5) in 1985 postulated an earlier church beneath St Mary's although this has not yet been tested by excavation (Blair 1991, 47-53). The plan from the dowsing survey shows a small apsidal-ended church (Bailey *et al* 1988, 149). A small excavation carried out in 1986 by Leicester University near the centre of the south aisle found no evidence of any earlier buildings but a large stone-lined burial vault was revealed. It pre-dated the 1860 restoration of the church and may truncate remains of an earlier church in this area.

3.3   The monastic boundary (HER 5359)

Early medieval monasteries were often enclosed by a *vallum monasterii*, that is a boundary formed by a bank and ditch. No trace of a vallum has been found on Holy Island but a conjectured line has been suggested on a similar pattern to the known boundary at Iona (O'Sullivan 1989, 138-40). Using the street patterns in the village, a possible monastic boundary has been outlined, together with the putative inner enclosure (*op cit* 1989, 140). Excavations at The Palace, which fronts on to this indicative line, did not reveal any evidence for a boundary. However, the road surface here has been reduced considerably since medieval times and any evidence may have been destroyed.

3.4   The early medieval village

Archaeological investigations have also examined the possibility of finding remains of the early medieval secular settlement. An excavation in 1977 by Leicester University (HER 5362 and 5352) on the site of the English Heritage Priory Museum revealed early post-medieval buildings, together with part of an earlier building, which may have dated from the time of the

Anglo-Saxon monastery (O'Sullivan and Young 1995, 16, 107), although this dating remains tentative and without any artefactual or absolute dating evidence.

On the west side of the village, excavation in the area of the Winery (Event No 13176) in 2000 revealed a series of gullies or pits which may be prehistoric or Anglo-Saxon in date (HER 14259, 14262, 14263, 14264, 14266, 14269). They were sealed by medieval deposits and structures. Taken together with previous work, aceramic negative features appear to extend from Marygate to Prior Lane, and from Fiddlers Green to Crossgate Lane.

3.5   After the Vikings – the 9th to 10th centuries (Fig XX)

The traditional view of this period is that the island was abandoned (except for burial) after the monastic community fled. However, there is documentary evidence to suggest a continuity of ecclesiastical presence on the island. In 1061 Malcolm of Scotland attacked Northumbria and the account of the invasion in *Historia Regum Anglorum* specifically mentions that the Scottish king violated the *pax sancti Cuthberti* on Lindisfarne. Aird suggests that as Lindisfarne was a target, there must have been some sort of ecclesiastical presence on the island despite the relocation of the community in the late ninth century (1998, 233-4). The Church of St Mary may have survived the Viking raids, or have been rebuilt in this period. There is also significant evidence of a continuity of secular occupation on the island during this period. Some of the pre-Conquest carved stones from the priory have been dated to the 10th century and these include a number of cross shafts which are frequently not purely funerary (O'Sullivan 1985, 42).

Although no archaeological evidence has been found for this period in the area of the present village, a series of 19th and early 20th century discoveries on the north side of the island, have revealed mid-ninth century coins, building foundations, and hearths (HER 5336), all of which may have been associated with kelp burning (kelp was used as a fertilizer). More recently a ninth to tenth century farmstead has been excavated in the same area at Green Shiel in the 1980s and 1990s by Leicester University (HER 5337). This comprises a group of buildings in a cross-plan, with at least five long rectangular structures and linking walls. It is one of only four rural sites of the late Anglo-Saxon or Anglo-Scandinavian period which have been identified and excavated in northern England and may represent a single large farmstead within a pattern of dispersed settlement.

More tentative evidence of settlement comes from environmental sampling at the Fort on the Heugh (HER 5339). Results from a possible medieval sample show the presence of carbonised cereal grain, particularly rye, which is an uncommon cereal in Britain. As rye is a southern Scandinavian staple its presence may reflect Viking occupation of the island (Huntley 1994, 2-3).

4   MEDIEVAL (Figure 5)

4.1   Lindisfarne Priory (HER 5346)

After the Conquest, the first Norman bishop of Durham gave extensive properties to the new Benedictine monastery at Durham including Holy Island and much of the nearby mainland. The priory is an important example of a small Benedictine house re-founded in about 1082 as a cell of Durham Cathedral. The priory endured the Scottish Wars, although raids in the 14th century caused some devastation of the district dependent on the priory the monastery itself was partially fortified and escaped the depredations. The account rolls and inventories for the priory, dating from 1326 until the Dissolution, describe in detail the monks' activities. The accounts mention the making of cobles (a type of local fishing boat) and the purchasing of nets indicating a flourishing fishing industry. Items from these inventories indicate the monks burnt their own lime and had a lime kiln on the island (HER 5398) (Raine 1852, 80-134). The priory was dissolved in 1537 and in 1543 was let to the king's surveyor of victuals at Berwick. In 1560 the cell of the monks of Durham is described as "Queen Majesties Storehouse" (Raine 1852, 133). The connection between the priory and Durham was completely cut in 1613 and the island passed to the Crown.

A detailed description of the architecture is provided in Pevsner and in more detail by Cambridge (1988). Much of the priory church was re-built during 1855-6 and in the early 20th century (1992, 335). The mid-19th century restoration was carried out by F R Wilson whose plans and architectural description were published in 1870 (1870, 15-17).

In 1821 the foundations of the Norman apse were laid bare and a pavement of glazed bricks resting on lime revealed (Tomlinson 1888, 459-60). More was revealed when the site of the medieval priory was cleared in the 1880s and brief records of chance finds and discoveries made in the course of this work survive in William Crossman's papers (NRO 683). For the first time a measured plan of the ruins was drawn by the architect C C Hodges. A detailed description of the monastic plan based on both documentary evidence and archaeological investigation was published in 1890 (Crossman 1890b). However, this report pays little attention to the non-structural archaeological deposits (O'Sullivan 1985, 27-8). The 1880s excavation laid bare the foundations of the various monastic buildings: the cloister-garth, dormitory, chapter-house, cemetery, calefactory, parlour, lavatory, kitchen, buttery, bakehouse and the prior's hall (Tomlinson 1888, 459-60). Further clearance of the site by the Ministry of Works before and after World War I resulted in the discovery of many medieval finds and, as mentioned above, fragments of Anglo-Saxon sculpture (O'Sullivan 1985, 27-8).

A geophysical resistivity survey by Leicester University in 1984/5 in the Sanctuary Close, an open area in the priory, revealed a number of features: the south line of the south cloister walk, the north wall of the south range, and indications of a range of buildings parallel with the

west wall of the outer court (Beavitt *et al* 1987b, 1-23).

4.2   Churchyard of St Columba (HER 5374)

A priory account roll of 1395 refers to the churchyard of St Columba (Raine 1852, 114). This is thought to have stood on the north side of the village between Lewin's Lane and the main road off the island (Chare Ends). The dedication to St Columba suggests a link with Iona. A number of burials have been found east of the presumed site of this churchyard and may indicate that there was more than one early graveyard to retain a distinction, in death as in life, between the secular and religious communities on the island (O'Sullivan and Young 1995, 45-6).
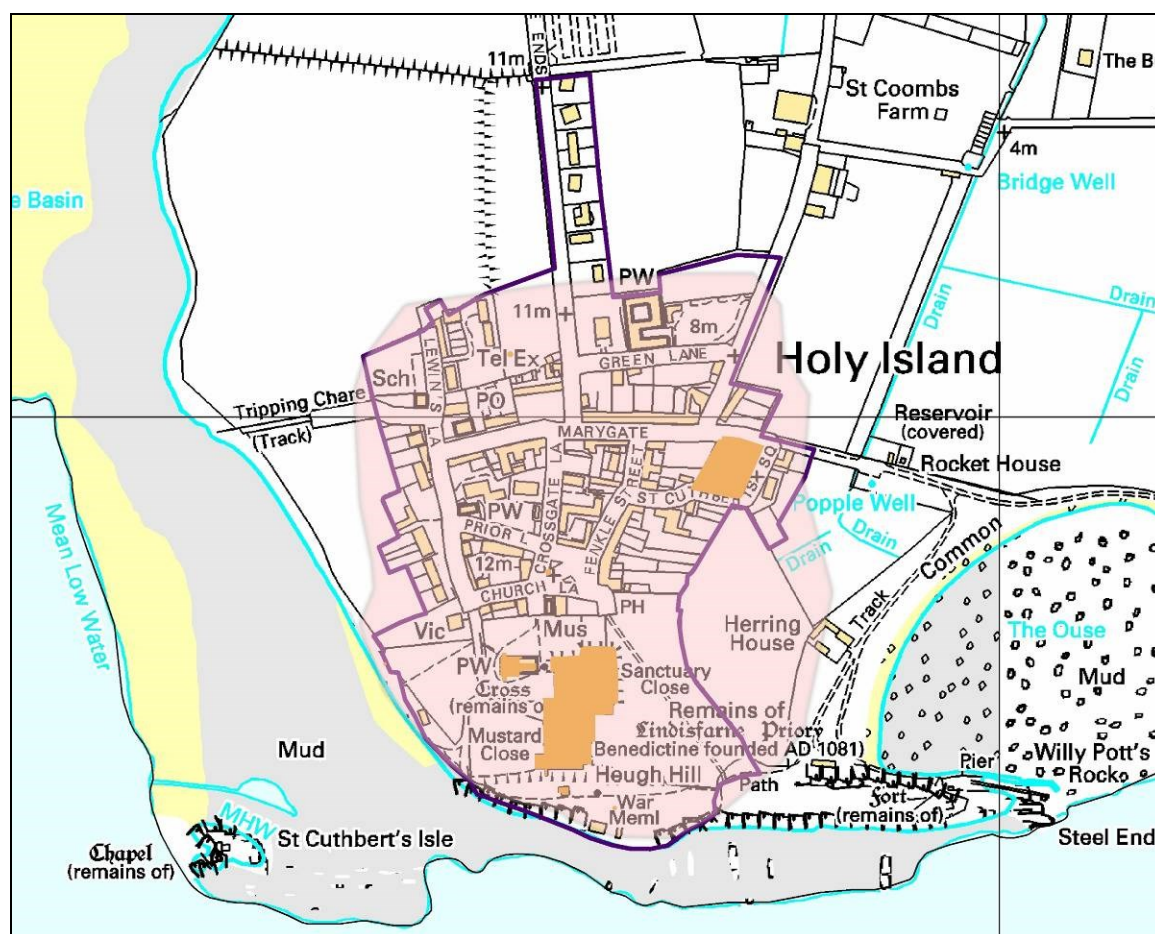
Figure 5: Medieval period (possible extent in pink, with priory, 'Palace' and
St Mary's Church in orange)

4.3   Boundary Cross (HER 5345)

The remains of a medieval boundary cross are situated on an artificially scarped platform on Heugh Hill (SAM 24609). It has been suggested that it marks the southern boundary of the monastic precinct of Lindisfarne Priory. The rectangular socket stone is all that now survives. On land between the priory and the harbour, two other possible boundary stones have been found (pers comm S Ainsworth). Until more are found, it is not possible to say with certainty whether these stones do form a boundary to the Benedictine priory.

4.4   Church of St Mary (HER 5348)

As described above, the precise origins of St Mary's Church are uncertain. Despite a number of early medieval features, it is largely a 13th century building, and was extensively restored in 1860. A small excavation by Leicester University in 1986, near the centre of the south aisle, revealed no evidence of any earlier buildings but did uncover a large stone-lined burial vault containing remains of least eight individuals (O'Sullivan and Young 1995, 103-4). A service trench excavated in St Mary's cemetery in 1998 revealed no remains of archaeological significance at the depth (0.5-0.7m) exposed, but deposits of earlier date may exist below this level (The Archaeological Practice 1998, 3, 9, 11).

4.5 House or "Hall" (HER 5397)

After the Conquest, Gilbert de Behil (Beal) confirmed to the priory of Holy Island the gift made by Gilbert his son of a toft and a cutilage (or croft) on the island for the purposes of maintaining a lamp at the shrine of St Cuthbert. The boundaries described in the grant suggest that the hall of the donor was on the island (Raine 1852, 78). Further research is required to locate the site of the hall.

4.6   The village

The village of Holy Island is likely to have formed in the medieval period, but little is yet known about the secular side of island life, either through documents or archaeology. Although the exact arrangement of the village is unknown, the two open spaces (Market Place and Fiddlers Green) suggest there may have been two foci in medieval times (O'Sullivan and Young 1995, 105). Several street names listed in a Roll of 1592 and others which are mentioned in a survey of the property of the Dean and Chapter of Durham in 1602, are retained in the village today (Raine 1852, 154).

Archaeological investigations have shown that evidence of medieval deposits and features survive at varying depths in the village, but also show that the original street pattern was, in places, quite different from that of today.

An archaeological evaluation in the Castle Hotel Gardens, Marygate, found evidence of 14th to 17th century occupation (Event No 11134). Part of a stone wall and a possible cess pit were sealed by a layer of demolition rubble which may have been associated with a documentary reference to the demolition of two cottages in 1592. The whole site was covered with a layer of garden soil varying from 0.35m depth at the north to over 1m deep at the south of the plot. Map evidence suggests that the site had been an unoccupied garden from the late 18th century, following the demolition of cottages on the property (The Archaeological Practice 1996b).

A small plot of land examined at St Cuthbert's Square revealed significant archaeological deposits (Events 23 and 363; Archaeological Services, University of Durham 2000). This consisted of an 11th to 14th century midden (HER 13864), spread beneath a later medieval building, and apparently extending out into the street suggesting the exact alignment of the medieval street pattern was different from that of today.

At the same time a larger scale evaluation was carried out on land around the Winery, village hall and public toilets in the centre of the village (Event No 13176; Northern Archaeological Associates 2001a). This identified a street frontage of some antiquity fronting on to Fiddlers Green/Prior Row, with buildings lying along this frontage and midden pits immediately to the rear (HER 14260, 14261, 14265, 14267, 14268, 14270). Both Crossgate Lane and Prior Lane appear not to have been laid out until well into the post-medieval period; certainly no evidence was found for medieval or early post-medieval buildings fronting these streets. Archaeological features were sealed by a considerable depth of topsoil and midden soil (0.75-1.25m), except north of the Winery where medieval deposits lay only a few centimetres below present ground level.

Work on Fiddlers Green has also confirmed a deep sequence of archaeology in this area (Event No 411). The trench extended back from the street front and, below the remains of an 18th century cottage and earlier post-medieval structure, was a sequence of two medieval dumping layers (no more than 0.6m deep) which could have been garden soils. These in turn sealed a medieval ditch (HER 14046).

Excavation in the garden of Castle View House in 2006 revealed at least one medieval structure fronting Green Lane, with the possibility that earlier structures may lie beneath (Event No 13663).

4.7   The Palace (HER 5363)

"The Palace", known from documentary evidence as a medieval house and latterly Tudor supply base with brewhouse and bakehouse, lies on the eastern edge of the village indicating that the medieval extent of the settlement, in this direction at least, may have been similar to that of the present day. Although the origin of its name is uncertain it is possible that it derives from its earlier name of Harbottle Place. Such a shift from "Place" to "Palace" is quite common in the north east. At the beginning of the 15th century it belonged to John Jenkyn who later sold it to a John Harbottle of Berwick. In 1462 he used the property as security for a loan which he redeemed. In 1482 the property was sold to John Reyd and in 1485 conveyed again, this time in three parcels. In 1514 two of the parcels were sold to the Prior of Durham and when the monastery was dissolved it was passed, along with the monastery to the Crown. It is not clear what form the medieval house took, although the remains of some of the buildings do suggest that the medieval fabric still survives. The layout of the site suggests that it was a courtyard

house.

The surviving remains were excavated in 2000 and confirmed the survival of the brewhouse and the brewing vats depicted on a plan of 1548 (Event No. 13172). It also confirmed that this supply base was constructed out of an earlier, medieval complex, consisting of a series of buildings located around the perimeter of the site. A number of medieval rubbish pits were found on the west side of the enclosure where the original ground levels were quite close to the modern surface. The archaeological work also showed that ground levels within the Palace site had sloped down to the early foreshore, the Shadwater. The majority of the site appeared to have been reclaimed from the Shadwater foreshore during the medieval period by dumping over the ground where it sloped down to the water's edge. This dumping of material within the perimeter walls raised the ground levels up to the height of the west of the site and accounts for the difference in height between the internal ground surface and that of the present day surrounding roads. Plan evidence shows that the harbour also extended much further inland over the 16th century and presumably over the medieval period also.

4.8   Jenny Bell's Well midden (HER 5343)

Jenny Bell's Well midden is located on the coastline, west of the medieval settlement. Archaeological work has indicated the midden was used from the medieval period onwards. In 1984, an excavation by Leicester University recorded medieval and post-medieval midden deposits (RCHME 1994). The main deposit fills a fault in the bedrock and boulder clay and midden material up to 4m deep can be traced along the cliff north-west to Tripping Chare. It seems to overlie massive dry stone structures (Beavitt *et al* 1985, 26-32). Further archaeological work by Leicester University in 1986 confirmed that the earliest feature was a massively built stone revetment against the cliff face. The earliest midden deposits lay over the wall and contained 13th and 14th century pottery. The midden may be associated with 13th and 14th century buildings that were excavated in the Vicar's Field in the 1960s by Brian Hope Taylor (unpublished). Faint outlines of building foundations are visible in the field although it remains unclear whether they are secular or ecclesiastical remains.

4.9   Chapel or lighthouse (HER 5340)

Towards the west end of the Heugh are the remains of a square building, anciently known as a chapel. East of this ruin, the outline of buildings both round and square are revealed in dry summers. While the remains of the square building incorporate two stones with moulded edges, probably from a plastered doorway, and the plinth of a small column, it is almost certain that these come from the ruined priory. Within the building are traces of foundations of another structure, but there is no evidence of age or purpose and it is concluded from the visible remains and complete lack of documentary evidence that the building was not a chapel, and that it came to be known as such through a corruption of its earlier name "Shepel". The ground to the east of the building is irregular, but there is no definite evidence of

building foundations.

A building in this position is marked on the enclosure award maps of 1792-3. Most 19th century maps show the west wall was then missing. It probably operated as the predecessor of the coastguard station to the east, and is unlikely to be of great antiquity (Beavitt *et al* 1987b, 1-23).

5   POST-MEDIEVAL (Figure 6)

5.1   The village layout

The earliest map of the island, sketch plan of 1548 compiled by Crown Agents, shows the layout of proposed defences around the priory along similar lines to those around Berwick. This proposed installation arose against a background of invasions into Scotland in 1542, 1544 and 1547, when Holy Island was assuming some strategic importance (Hardie and Rushton 2000, 80-1). Whether these defences were ever physically laid out remains an intriguing question, although a number of similarities between the plan and the present street pattern have suggested that these changes were started but never finished (Hardie and NAA 2001, 210); the modern day angle of Prior's Lane can only be explained by the deliberate reorganisation of the street layout.

Speed's map of 1610 shows "the towne" lying to the north of the church (HER 5348) and priory (HER 5346) and is depicted as three small cottages and three larger houses. A plan of 1673 shows four terraces – one to the east of the churches and three in the Marygate area (NRO 2413/5,6); later annotation on the plan makes it difficult to relate to a modern map of the village. Wilkin's detailed survey of the village in 1792 shows a street formation which had hardly altered in the intervening period. This map shows plots with buildings along the street front on Green Lane, Marygate, St Cuthbert's Square, Fenkle Street, and buildings with very small associated plots in Church Lane and the Market Place where space is limited or the plots abut land belonging to the Priory. A comparison of Wilkin's map with one from the early 19th century (NRO 683/9/11) and with the First Edition Ordnance Survey map of 1860 shows plot boundaries remain largely constant throughout this period; they may well reflect those established in the medieval period. This comparison also shows three areas of minor expansion of the village between the 18th and the 19th centuries: firstly, along Lewin's Lane immediately to the north of Tripping Chare where in 1796 a plot of land was allocated for a school room and a house for the school master (Raine 1852, 155); secondly, there was an expansion of the Herring House and a new boat house was constructed on the west coast; and thirdly, a school (HER 5396) was constructed at the junction of Tripping Chare and Lewin's Lane. Differences between the earlier plans (Speed's of 1610 and that of 1673) and Wilkin's map of the village in 1792 indicate that there was either considerable development between about 1680 and 1792, or that the first maps were symbolic representations rather

than detailed surveys.

5.2   Burgage plots

Burgage properties on Holy Island are documented in 1592, although they cannot be identified precisely on the ground (O'Sullivan 1989, 140 citing NRO 683/10/103). Further research of the collection of deeds and papers of the Crossman family, from 1572 to 1960 at Berwick Record Office (NRO 683) might allow a more detailed history of properties to be established, although it may be difficult to identify particular owners with plots on the ground.
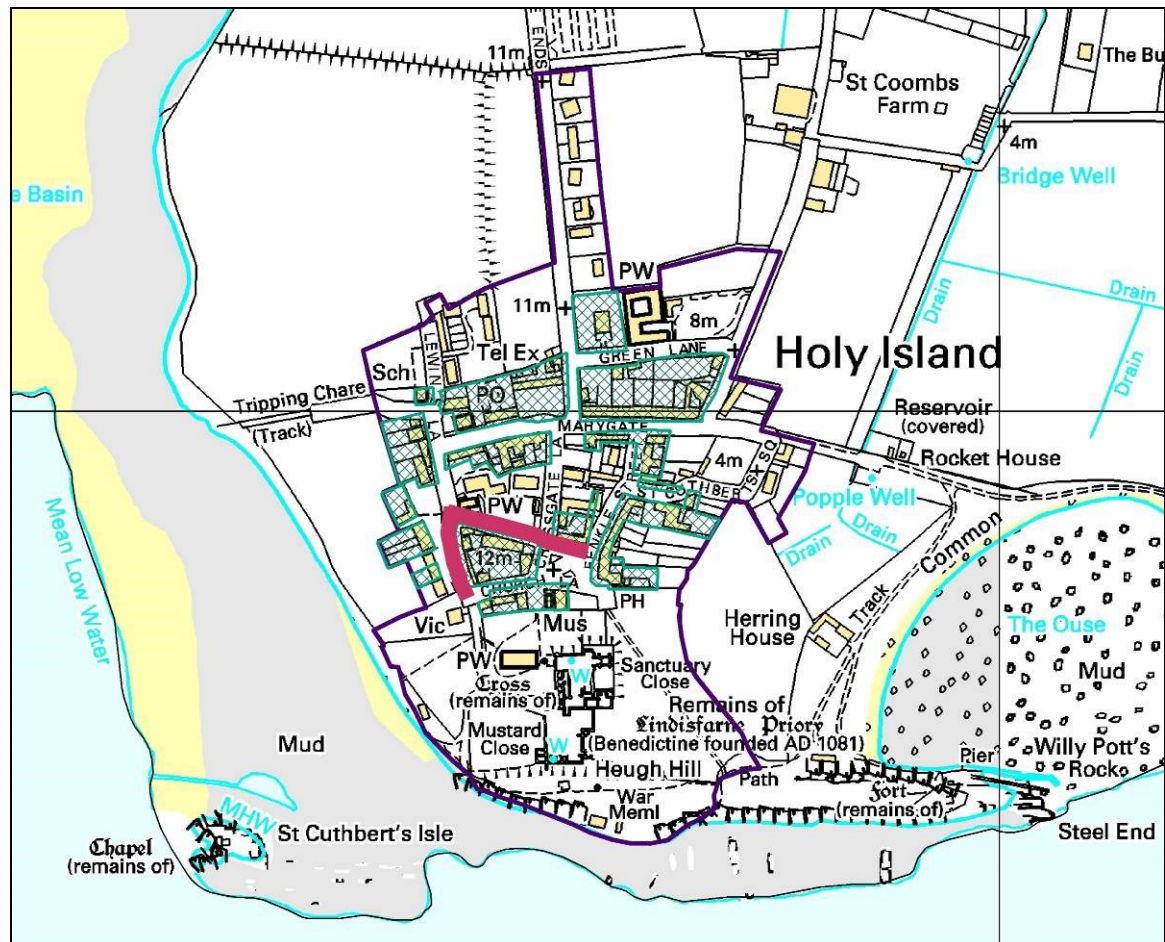
Figure 6: Post-Medieval and 19th Century (hatched green shows buildings from 1806 map, red line shows possible realignment of Prior's Lane for mid 16th century defences)

5.3   Buildings

Materials for building were readily accessible from free stone quarries on the island (Raine 1852, 161). The priory ruins were also a convenient source and consequently many of the buildings in the village incorporate reused masonry. The whole village lies within the Holy Island Conservation Area and many properties have Grade II listed building status. Some of the oldest building remains are incorporated into a house on the south side of St Cuthbert's Square (HER 5391) the earliest parts of which date to the 16th century. Another, on Marygate

(HER 5388), has a part of a date over the door which reads '166-', and Farne View on Fenkle Street (HER 5377) has a 17th century core with an early 19th century façade and earlier foundations are visible in the pavement in front of the house. Two listed buildings date from the 17th or early 18th century: the Old Post Office, Market Place (HER 5380) and North View, Marygate (HER 5387). The chimney stack of the latter is built of stone with brick upper sections and is known as 'The Fiddle Stack'.

In 1977, excavations by Leicester University on the site of the English Heritage Priory Museum revealed parts of two 16th century buildings as well as associated pits. The buildings were abandoned in the later 17th century and the plot left open.

Another 16th century building complex, 'the Palace', was recorded and excavated in 2000 (Event No 13172). This confirmed the use of the site as a Tudor military supply base. Excavation inside a building in the north of the Palace enclosure coincided with the location of a brewhouse shown on the 1548 plan (Northern Archaeological Associates 2001b). The remains were confirmed as a brewhouse; it contained the settings for a mash tun and a fermenting tun. There was also evidence for an associated cellar, a storehouse, a possible malthouse, and a courtyard. The form of the site, ranges of buildings on the north and east sides of a courtyard, seems to have been perpetuated through its lifetime. The courtyard was resurfaced in Tudor times creating a more suitable and level surface for a military supply base.

By 1596 documents tell that the brewing vats were useless and the buildings abandoned. The 1792 enclosure map labels the enclosure 'Palace' but only shows a single building, probably a cottage in the north east corner. A late 18th century drawing by S H Grimm (British Museum Additional MS 15539, p294) labelled 'The Prior's House in Holy Island called the Palace' depicts a ruin with one wall, perhaps a gable end, standing high; this appears to be the brewing house.

5.4   Lindisfarne Castle (Beblowe) and the Fort on the Heugh (HER 5347 and 5339)
Although the castle and the Fort on the Heugh (Osborne's Fort) are beyond the study area, they provide important context to the strengthening of the island as a strategic harbour and supply base. In 1549 a gun platform was constructed on what was known as Beblowe Crag (the castle site) and was later replaced by a fort in the 1560s. Later, in the 17th century, the risk of attack from the Dutch led to the construction of the Fort on the Heugh (Hardie and Rushton 2000, 82); it may have replaced an earlier structure - possibly one of the bulwarks mentioned in 1542. The new fort complemented Beblowe fort in the defence of the harbour.

5.5   Market cross (HER 5341)
A 16th century market cross was replaced in 1828 by a new one designed by John Dobson and erected in the old socket (Grade II listed). About five yards east of the Church of St Mary

is another cross base (HER 5342; also Grade II listed) which may be the socket of St
Cuthbert's Cross erected by Bishop Aethelwold, or more likely the stump of the old market
cross which was moved to this position in 1828.

5.6   Lime kiln (HER 5399)

Predating the 19th century commercial development of the lime industry on the island, the
enclosure award of 1793 states that a lime kiln was to be erected for the burning of limestone
for the general benefit but the location of this kiln is not known. A number of later commercial
lime kiln sites exist on the island, but outside the study area.

5.7   Cockpit or windmill base (HER 5372)

To the east of the Beacon on the Heugh is the traditional site of a cockpit (Jobey 1992, 1-25).
While this undated feature is known locally as the 'cockpit' it has also been interpreted as the
base of a windmill. It is a raised, slightly dished mound, measuring between 10m and 20m
across and is cut by a later trench about 1.5m wide. This narrow trench cut in the western side
is possibly a trench from World War I or II.

5.8   Jenny Bell's Well (HER 13778)

Jenny Bell's Well is an 18th century structure first recorded on the 1792 Enclosure Map. It lies
at the foot of a stone wall. It has been speculated that it may be of considerable archaeological
importance and related to the priory. However, archaeological work in 1996 produced no
material of any great age, although it was only cleared to a depth of 1.5m (Event No 13445).

6   NINETEENTH CENTURY

6.1   The 19th century village

The character and form of the village appears to have remained fairly constant throughout the
post-medieval period and the 19th century, providing a settlement for those engaged in the
fishing and lime industries. Early tourism also provided a spur to some expansion and
rebuilding in the village in the 19th century. The form of the village does not appear to be
particularly 'planned' and is influenced by the topography in that it avoids the extreme margins
of the island and is sited to take advantage of available shelter. This form has survived into the
modern period, with some expansion of the village northwards. Excavation has demonstrated
that stratified archaeological deposits survive well in the village, although at varying depths.

In the 19th century the mineral resources of the island were exploited. Parsons and White's
Directory of 1828 lists limestone, coal and iron ore extraction (1828, 333), although the small
seam of coal was never much worked and the iron ore in a bed of slate had to be worked at
the ebbing tide because the ore lay below the high water mark (Hutchinson 1794, 361).
Outside the study area a number of lime kilns are testament to the increasing lime production

industry in the 19th century: the Kennedy Limeworks (HER 5353) started in the 1840s and the Castle Point lime kilns were built in the 1860s closed in 1896 (HER 5351).

Nineteenth century directories describe the village and its economy. In 1828 Parsons and White's *Directory* said that the island "contains about 100 houses" and gives the population as 601 in 1801 rising to 675 in 1811 and 760 in 1821 (1828, 332-3). The economy of the village continued to be strongly based on fishing with 13 boats on Holy Island and 52 men employed in fishing in 1826 and the greater proportion of houses "humble cottages for fishermen" (Raine 1852, 155). Outside the assessment area, around the harbour and just below the castle, are a number of fishermen's stores made from upturned boats, large Northumbrian cobles, which are cut in two (HER 5370). In the 19th century many such boats were used as dwelling places on the Northumberland coast. At the west end of the harbour behind the upturned boats is a group of stone buildings round a cobble yard, The Herring House, which was formerly a smoke house, probably of early 19th century date from the days of the island's herring industry (Pevsner 1992, 340). A coastguard station, marked on the Second Edition Ordnance Survey of 1897, lies at the northern edge of the village along Lewin's Lane.

From the late 18th century tourism began to be an important element in the economy of the village causing an expansion of the village in the middle of the 19th century (Hutchinson 1794, 361; Whellan 1855, 905). Tomlinson however, writing towards the end of the century, describes the village as having little to recommend it, but he did approve of the reading room (1888, 462).

PART TWO: ARCHAEOLOGICAL POTENTIAL OF HOLY ISLAND

7   RESEARCH FRAMEWORK

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

Historic towns represent one of the most complex and important forms of archaeological evidence, some having been occupied over two millennia (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 to the public, enabling archaeologists and other researchers to create a national picture of urban settlement change. Holy Island, with its prehistoric beginnings, its crucial role in the formation of the early Christian church, and its military strategic importance in the 16th century will have a vital, if not unique, role to play. This assessment suggests that Holy Island village overlies important archaeological remains extending back over 5000 years.

7.1   Prehistoric and Roman Potential

Holy Island has significant prehistoric archaeology, both in the village and in the countryside around. Archaeological fieldwalking on the island frequently recovers flint tools and flakes. Prehistoric, or possible prehistoric, features have been found beneath varying depths of garden soil and later, medieval and post-medieval deposits. Archaeological work at Marygate and the Palace hints at the possibility that Holy Island may be able to produce structural evidence from the prehistoric past.

7.1.1   Research Agenda
- What was the nature and extent of the prehistoric occupation of Holy Island?

7.1.2   Archaeological Priorities
In pursuit of Holy Island's prehistoric past, archaeological briefs and specifications will be

written to:

- ensure that adequate archaeological evaluation takes place within the village so that any constraints can be identified at the earliest opportunity

- enhance our understanding of the prehistoric period by identifying the extent and nature of prehistoric land use

- attempt to obtain more secure carbon dates from structural remains and to obtain a carbon date from the possible prehistoric sequence at the Fort on the Heugh

- provide sufficient information to assist developers in designing schemes which will produce affordable housing while protecting deeply stratified prehistoric remains

7.2   Early Medieval Potential

The early medieval period saw the development of an internationally significant Christian community on the island and disastrous Viking raids. This turbulent period raises many interesting questions which archaeological evidence may help to answer and Holy Island, with its pivotal role in the formation of the early Christian church and one of the first places in Britain to be attacked by the Vikings, has a nationally important role to play. There is a strong probability that remains of the early monastery lie beneath the medieval priory and possibly beyond its precincts into the area of the village. Excavation in the village, near the Winery, has demonstrated the possibility that early medieval remains survive close to the present ground level and could easily be impacted by development.

7.2.1   Research Agenda

- Where was the early monastic community located and what was its extent and character?

- Where was the secular settlement and what was its extent and character?

- How did the establishment of an early Christian foundation affect the existing population and what relationship did they have?

- How much of an impact did Viking raids have on the secular community? Did the Vikings settle on the island?

- Was the monastery and church completely destroyed by the Vikings? And to what extent did Christian life continue?

- What evidence is there for the introduction of a Danish economy on the island? A radiocarbon date of the sample of rye from Fort on the Heugh should be radiocarbon dated to explore this possibility

- What effect did the Norman Conquest have?

7.2.2   Archaeological Priorities

In order to explore these areas of potential, the County Archaeologist will consider the exploration of the historic core of Holy Island village and St Mary's Church to be a high priority and specifications for archaeological work will:

- identify the limits of the early medieval monastery and where possible its nature and form
- seek to identify any of the craft industries which Lindisfarne became famous for during Northumbria's Golden Age, and how they were organised
- seek to identify the impact of the Viking invasions on the island community
- ensure that any works to St Mary's Church are accompanied by archaeological recording in pursuit of the above
- seek to explore the evolution of the village from the early medieval period and its relationship with the priory
- seek to identify the route of a possible *vallum monasterii*.

7.3   Medieval Potential

The priory complex, the parish church and the 'Palace' are significant standing remains of medieval date. Evidence of the plan form of the village for this period is scant. Excavated foundations close to the coast may indicate that the settlement extended further west than at present. The plan form of the plots in the modern village and that represented on historic maps is fairly similar and it is also likely that post-medieval buildings may have reused medieval foundations, and probable that medieval remains are preserved below ground within plot divisions which can be shown to have been well established by the post-medieval period. Excavation has shown that where below ground medieval remains have not been truncated by later development they survive at varying depths across the village; from 0.3m to 1.3m below modern ground level. The modern shoreline has also changed considerably; the Shadwater in medieval times would have reached the 'Palace' and the rear of garden plots extending from the present day Fenkle Street and St Cuthbert's Square.

7.3.1   Research Agenda

What archaeological evidence survives for the lives of the lay population of Holy Island? How does this differ from the life of the monks?

- When was the village of Holy Island proper formed?
- How did the priory complex affect the growth of the village?
- Did the priory undertake any active management lay settlement?
- How different was the medieval street pattern from that of today?
- To what extent do medieval houses still survive within the structure of outwardly later dwellings?
- Where was St Columba's churchyard located?
- Unpublished material relating to the Priory and excavations in the Vicar's Field should be located and assessed

7.3.2   Archaeological Priorities

In pursuit of Holy Island's medieval past, the County Archaeologist will recommend

archaeological works which will:

- establish the extent of occupation on the island in medieval times
- explore the relationship between priory and village
- record the evolution of the village from early medieval times to the Dissolution
- confirm the medieval street pattern
- locate St Columba's churchyard
- ensure proposals to alter listed buildings will be accompanied by recommendations for archaeological recording, so that early features can be identified and recorded

7.4 Post-Medieval and 19th Century Potential

After the Dissolution, the story of Holy Island moves away from the sacred towards the secular. Documentary analysis and fieldwork gives rise to the possibility that a system of bastions to defend the priory may have progressed beyond the planning stages and street lines were altered to accommodate it. Excavations also show piecemeal alterations to street lines not for any obvious security reasons. In the 19th century, Holy Island village grew steadily but did not witness the industrial expansion of some other settlements, remaining largely agricultural, although commercial lime production grew in importance. This period saw many changes to houses and some additional development, but the impact of this century was much less than frequently seen elsewhere in the county.

7.4.1 Research Agenda: Naval Supply Base

The use of the island as a supply base, presumes the presence of numbers of military personnel.

- How were these soldiers accommodated and what effect did this have on the local economy?
- To what extent does archaeological evidence support the recorded presence of soldiers and their families on the island facing increasing poverty as the need for a supply base reduced with the growth of political stability?

7.4.2 Research Agenda: Defences

- What archaeological evidence survives of the early defensive system around the harbour?
- When did it fall out of use?
- Further survey and excavation is needed to explore the possibility that a fortification with bastions was begun on the island similar to the system at Berwick
- How are the Castle, Fort on the Heugh, Palace, and Priory related to each other as component parts of the island's defences?
- The remains of the Fort on the Heugh are largely 17th century, but it may be located on the site of earlier defensive structures. Natural coastal erosion should be monitored to check for new archaeological evidence

7.4.3   Research Agenda: Village Growth and Development

- What archaeological evidence survives to support suggestion of a major reorganisation of the street pattern in the village in post-medieval times?

- What contribution can archives make to our knowledge of island life?

- Many records relating to the island at this time are located in the Public Records Office. They potentially contain a wealth of information about the island but are under used.More locally, the Crossman family papers from 1572 to 1960 and papers in the Berwick Record Office (NRO 683/10/103) may also contain additional information on the village layout. An unpublished and unfinished report by Sheddick in the Northumberland Record Office in Berwick has much unsourced, but detailed, information relating to the island and to the post-medieval period in particular. Its value is limited because the material is unsourced, but the author's reputation suggests a certain reliability; attempts to verify and source his archive should be attempted

- A number of buildings on the island date from the 16th century. Archaeological recording will aid identification of buildings from this period. This should complement any work already carried out by the North East Vernacular Architecture Group on the island

- What evidence is there for change in building traditions and architectural styles over the 18th and 19th centuries?

7.4.4   Archaeological Priorities

In order to discover more about the post-medieval period on the island, archaeological briefs and specifications will direct archaeological contractors carrying out work on Holy Island to:

- explore the evidence for reorganisation of the village and priory as part of post-medieval defensive strategy in the region

- identify arrangements for maintaining and accommodating the military presence on the island

- carry out searches of both local and national archives

- consider the application of building recording in assessing the development domestic life on the island

- establish the changes in settlement pattern brought about by the increasing population

- clarify the development of the town and any related industrial activity

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 or international significance, statutory protections are conferred. For many other sites, those which are considered to be of regional or local significance, protection is provided through planning legislation and policy guidance. An indication of best practice for the protection and management of all archaeological sites is provided by Planning Policy Statement 5 issued by the Government.

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

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

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

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

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

8.2   Scheduled Ancient Monuments

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

8.3   Listed Buildings

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

8.4   Conservation Areas

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

8.5   Archaeological Sites without Statutory Designation

The protection and management of the majority of archaeological sites in England, ie those which are not protected by statutory means, is carried out by local authorities. Measures for the protection of both known and 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 Holy Island village, the statutory development plan comprises the saved policies of the *Berwick-upon-Tweed Borough Local Plan*. The Regional Spatial Strategy was revoked in July 2010.

The saved policies of the Berwick-upon-Tweed Borough Local Plan relating to the protection and management of archaeological sites and the historic environment are:

POLICY F26
There will be a presumption in favour of the physical preservation of Scheduled Ancient Monuments and other nationally important archaeological sites and their settings. Development which would prevent preservation in situ of the visible or non visible archaeological site and its setting will not be permitted.

POLICY F27
Where the impact of a development proposal on an archaeological site or an area of archaeological potential, or the relative importance of such an area is unclear, the developer will be required to provide further information in the form of an archaeological assessment and in some cases an archaeological evaluation prior to a planning decision being made. Where the remains are found to be of national importance Policy F26 will apply.

POLICY F28
Where archaeological sites or their settings will be affected by development, preservation in situ will be preferred. Where preservation in situ is necessary, development will only be permitted where such preservation can be accommodated within the scheme. In cases where preservation in situ is not considered necessary, planning permission may be granted subject to a condition or a legal agreement requiring the developer to make provision for the excavation and recording of the remains and analysis and publication of the findings.

POLICY F29
In considering proposals within, or affecting the setting of, an historic park, garden or battlefield, regard will be had to the avoidance of damaging effects on historically important features of the site, on its appearance or on that of its setting.

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 F27, 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 F27, 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; the fewer the number of examples believed to exist the greater the interest that attaches to those places as representatives of their form;

    ii) 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

    iii) 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 Holy Island, the sites considered to be of archaeological interest range in date from the prehistoric to post-medieval periods. The density of archaeological remains on the island is far greater than many other historic towns on the mainland. This is recognised in the designation of seven Scheduled Ancient Monuments on the island. There are three listed buildings which have been given Grade I status which means that they are of exceptional interest (less than 5% of buildings listed). Twenty one buildings in Holy Island are listed Grade II* or Grade II. These are buildings of special interest which warrant every effort being made to preserve them.

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Views of Holy Island c.1900, photocopy   (F) NRO 539/1+3

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APPENDIX 1: LISTED BUILDINGS

Grade I

Lindisfarne Priory pre-Conquest monastery and post-Conquest Benedictine cell (12/17, HER5346)

Church of St Mary (12/18, HER5348)

Grade II

Village Cross (12/27, HER5341)

Cross base c.5 yards east of church of St Mary (12/20, HER5342)

Sutton(?) memorial c.25 yards south-east of Church of St Mary (12/19, HER5376)

Farne View (12/23, HER5377)

Cottage, Fenkle Street (12/24, HER5378)

War Memorial (12/25, HER5379)

The Old Post Office (12/26, HER5380)

Links View (4/28, HER5381)

Seaburn House (4/29, HER5382)

The Iron Rails (12/30, HER5383)

Northumberland Arms (12/31, HER5384)

The Farne House and attached cottage (12/32, HER5385)

St Oswalds (12/33, HER5386)

North View (12/36, HER5387)

Sally's Gift Shop (12/34, HER5388)

Falkland House (12/35, HER5389)

House occupied by Miss Wallace (12/37, HER5390)

House occupied by Miss Selby Sinton (12/38, HER5391)

Bamburgh View Cottages (12/39, HER5392)

Stable and tower at Snook House (4/40, HER5393)

APPENDIX 2: ARCHAEOLOGICAL EVENTS

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

Event No 23
Archaeological Services University of Durham, 2000. *Land at St Cuthbert's Square, Holy Island. Archaeological evaluation.*
A single trench revealed midden deposits of 11th to 14th century date. They were overlain by a structure with a clay floor associated with postholes of probable medieval date. Further deposits of 17th century date were sealed by a stone and clay foundation, and the floor of a 19th century building. The medieval layers were only 0.3m below present ground level.

Event No 167 and 168
Bernicia Archaeology, 2000. *Archaeological watching brief and building recording at Glen House/Elm House, Holy Island.*
Archaeological and architectural recording. Excavation at the front and rear of the properties; the rear trench revealed a disturbed, midden-rich, post-medieval garden soil. Building recording identified two phases in the front elevation of the properties, indicating it was originally a single storey structure. Full photographic record made.

Event No 275
The Archaeological Practice, 1998. *St Mary's Cemetery, Lindisfarne.*
Watching brief of an electricity cable trench across the northern part of the cemetery. Heavily disturbed ground was encountered together with a considerable build-up of material since the medieval period; no structural features were seen.

Event No 363
Archaeological Services University of Durham, 2003. *St Cuthbert's Square, Holy Island.*
A 2m by 2m trench was excavated to the depth of proposed foundations. Significant archaeological deposits were identified, comprising a cobbled surface and midden deposits of medieval date that continued beyond the maximum depth of excavation. The top 0.4m of the excavation contained no significant archaeological deposits.

Event No 411
Northern Archaeological Associates, 2000. *Fiddler's Green, Holy Island.*
An evaluation trench revealed foundations of an 18th century cottage, together with a sequence of associated stone flag floors and the base of a wooden partition. The cottage appears to have been built on the site of an early post-medieval structure. Medieval dumping layers and a ditch were uncovered beneath the cottage floors.

Event No 11095
Williams, A, 1994. *The Heugh, Holy Island. Archaeological recording of eroded ground surface.*

Event No 11134
The Archaeological Practice, 1996. *Lindisfarne, Marygate. Archaeological evaluation at Castle Hotel Gardens.*
Archaeological evaluation prior to development. Two phases of archaeology were found: firstly prehistoric gullies and slots, post-pit and postholes, radiocarbon dated 3365 to 3685BC; secondly, building remains and pottery dating to the 14th to 17th centuries.

Event No 13172
Northern Archaeological Associates, 2000. *The Palace, Holy Island.*
Five trial trenches were excavated within the 'Palace' field and a further two in neighbouring

gardens to the south, during filming of Time Team. A medieval building complex, comprising a series of building arranged around a courtyard, was later adapted for use as a military supply base. During this later use a brewhouse, cellar, storehouse, possible malthouse and courtyard were identified. The majority of the site appeared to have been reclaimed from the Shadwater foreshore during the medieval period by dumping material over the ground where it sloped down to the water's edge.

Event No 13173
GSB Prospection, 2000. *The Palace, Holy Island.*
A programme of survey using gradiometry, resistivity and ground penetrating radar. The gradiometer survey identified linear anomalies that appear to reflect possible walls associated with the eastern range of buildings. The resistivity survey showed the southern limits of the brewhouse as well as remains of two buildings and internal walls of another. Ground penetrating radar located a large number of responses of possible archaeological interest and predicted the depth of deposits as well as a number of possible structural features and surfaces.

Event No 13174 and 13175
Northern Archaeological Associates, 2000. *The Palace Holy Island.*
Rectified photographic survey of all elevations used to produce record of all built structures.

Event No 13176
Northern Archaeological Associates, 2000. *The Winery, Village Hall and public toilets, Holy Island.*
Seven trial trenches excavated in the centre of the village confirmed the presence of prehistoric/Anglo-Saxon, medieval and post-medieval deposits within the site. The earliest features were gullies or pits, cut into natural subsoil, and which could be prehistoric or Anglo-Saxon in date. These were overlain by a sequence of medieval deposits and structures of 13th to 15th century date, which were in turn sealed by dumps of midden deposits from the medieval to post-medieval periods. A considerable depth of topsoil and midden soil sealed features in all areas, except to the north of the Winery; here, medieval deposits were found only a few centimetres below existing ground level.

Event No 13177
Northumbrian Surveys, 2000. *The Winery, Village Hall and public toilets, Holy Island.*
Ground penetrating radar survey was undertaken across accessible areas of the site. The survey was conducted in transects 2m apart. The area north of the winery identified linear features; the car park indicated a boundary and other disturbances despite corruption by modern services; and a number of either pits or ditches were identified north-east of the Village Hall.

Event No 13309
Archaeological Services University of Durham, 2004. *Lindisfarne Gospel Garden, Marygate, Holy Island.*
Two evaluation trenches excavated to between 0.55 and 1.20m failed to discover any archaeological features.

Event No 13443
Ryder, P, 1994. *The Palace, Holy Island. Archaeological assessment.*
Building survey of the individual standing remains of the complex known as The Palace, with photographs of the internal and external wall faces and plan of whole site. Description of the site and documentary history from the 15th century. The standing fabric is described and an attempt made to marry earlier documentary depictions with the remains as they now stand.

Event No 13444
Ryder, P, 1994. *The Fort on the Heugh, Holy Island. Historical notes and structural account.*
Survey of the above ground remains of the fort as well as documentary survey of the history of the site. A summary of the importance of the site is given as a 17th century artillery fort without major modifications since its construction.

Event No 13445
The Archaeological Practice, 1996. *Jenny Bell's Well, Holy Island. Archaeological clearance.*
Archaeological clearance undertaken prior to restoration and landscaping. Includes summary of documentary history of the well.

Event No 13523
AOC Archaeology Group, 2004. *Electricity Main Refurbishment, Holy Island.*
Watching brief on land just outside the early monastic enclosure at Lindisfarne. Seven trenches were excavated with significant archaeological features were discovered in three of them. An east-west linear ditch at the western end of Marygate with sherds of possible medieval pottery; a pit containing 19th century pottery, bone fragments and slag; 19th and 20th century middens and pits in a trench north of Marygate. A number of medieval pottery sherds were recovered from nearly all the trenches, but previous development has disturbed most of the contexts in all of the trenches.

Event No 13663
Ian Farmer Associates, 2006. *Castle View Gardens, Lindisfarne.*
A series of trenches revealed significant archaeological deposits across the rear garden of Castle View House, including: substantial post-medieval/recent soil accumulation overlying at least one, if not two, medieval structures fronting Green Lane; remains of a possible earlier sunken floored building; a substantial stone flagged floor and possible clay cob wall; a medieval shell midden; and several gullies and pits which appear to cut even earlier gullies.
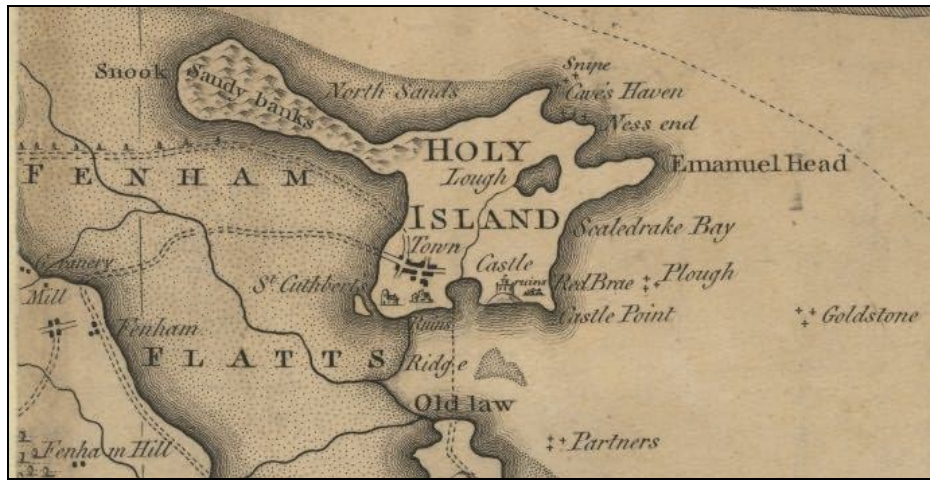
APPENDIX 3: HISTORIC MAPS

Figure 7: Armstrong's Map of Northumberland, 1769

Figure 8: Greenwood's Map of Northumberland, 1828

Figure 9: Tithe Award plan, December 1850 (with permission of the Diocese of Newcastle)

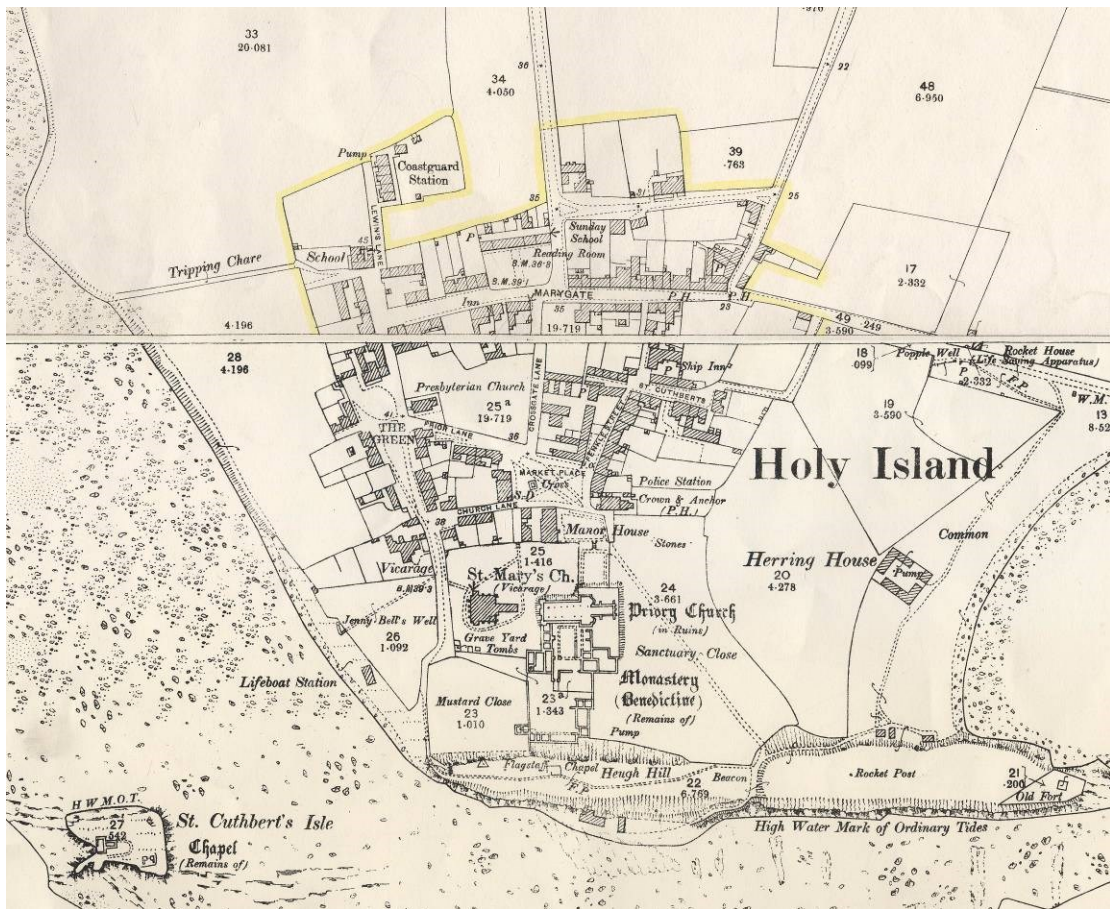Figure 10: 1st Edition Ordnance Survey map 25-inch, 1860

Figure 11: 2nd Edition Ordnance Survey map 25-inch, 1890

APPENDIX 4: STRATEGIC SUMMARY

HOLY ISLAND VILLAGE STRATEGIC SUMMARY

A4.1   ARCHAEOLOGICAL BACKGROUND

Holy Island Village appears to have been a focus of activity since the prehistoric period. The Extensive Urban Survey (EUS) combined documentary and cartographic evidence with the results of recent archaeological investigations within the village.

Holy Island Village has been the subject of a number of archaeological investigations from the 19th century onwards. Earlier investigations may have lacked some of the subtlety and accuracy of modern excavation techniques and as a result more ephemeral features may not have been investigated or recorded. The number of undated features and the frequently small scale investigations which have resulted in the exposure but not necessarily excavation of archaeological remains have resulted in a number of gaps in our understanding of the nature and development of this small but significant village.
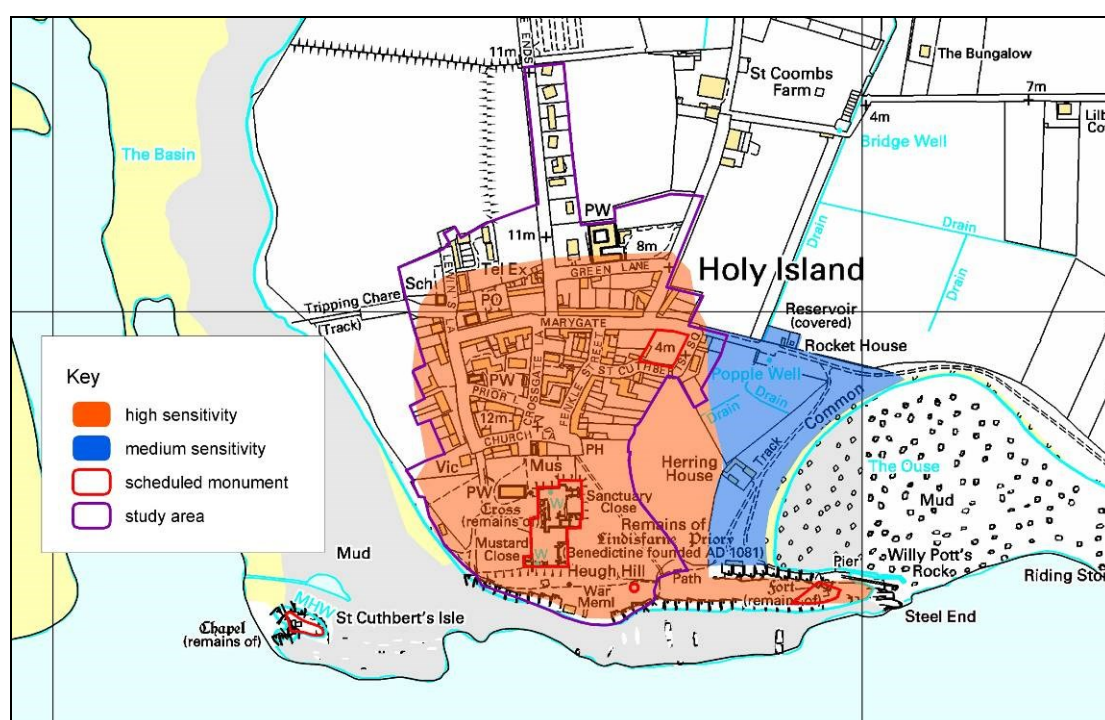

Figure 12: Holy Island village areas of archaeological sensitivity

Prehistoric
- There is prehistoric activity across the whole island.
- A series of prehistoric features have been revealed at the Castle Hotel Gardens, Marygate and stray finds have been recovered over a wider area.
- Further undated features revealed in the village could be prehistoric in date.

Early Medieval
Monastic
- The early monastic complex was established here in the early 7th century and is likely to be located on the site of the medieval priory.
- The early medieval churches may be located on the site of the later medieval church of St Mary and the priory church, the positioning of which appear suggest pre-conquest monastic planning.
- The nature of previous archaeological investigations on this site may not have been conducive to finding earlier more ephemeral remains of wooden buildings.

- Early medieval monasteries were often enclosed by a monastic boundary. On Holy Island Village the later street pattern of Fiddler's Green down to Church Lane, Marygate and the eastern section of St Cuthbert's Square may indicate this boundary. This has yet to be demonstrated by archaeological investigation.
- Documentary evidence appears to indicate that an ecclesiastical presence was retained on the island after the Viking raids.

Settlement
- The precise location, nature and extent of the settlement are not known.
- Undated settlement remains beneath later medieval remains may indicate that it at least covered an area from the north of Marygate to Prior Lane and Fiddlers Green to Crossgate. Some of the undated features could be prehistoric in date.

Medieval
Monastic
- The monastery was re-founded in 1082 and has been subject to a range of archaeological investigations from the 19th century onwards.
- The remains of a medieval boundary cross on Heugh Hill may represent the southern boundary of the monastic precinct. Other potential boundary stones around the village possibly form part of the same boundary.

Settlement
- There is little documentary evidence of the medieval settlement on Holy Island Village.
- Two open spaces at Market Place and Fiddlers Green may reflect two medieval foci. The existing main street pattern is presumed to be broadly medieval in origin; however recent investigations have shown medieval remains continuing under the smaller streets such as Crossgate Lane and Prior Lane.
- Excavations are revealing a wealth of medieval settlement remains sealed beneath medieval midden deposits varying between a few centimetres and over a metre in depth. Later medieval remains have also been shown cutting those midden deposits.
- Jenny's Well medieval midden is located on the coastline to the west of the village.
- The medieval "Palace" located on the eastern side of the village is known from documentary sources as a medieval house and subsequently a Tudor supply base with brew house and bake house. Excavations in 2000 revealed the Tudor supply base and earlier, medieval remains.
- Towards the west end of the Heugh are the remains of a building which has previously been known as a chapel. It is more likely that this is a predecessor of the coastguard station to the east and of no great antiquity.

Post-Medieval
Strategic Defences
- Holy Island Village gained some strategic importance in the 16th century as a result of the Scottish invasions of the wider area. A sketch plan from 1548 shows the layout of proposed defences. Some of the lines of these defences are reflected in parts of the present street pattern and may indicate that the defences were started but never completed.
- Lindisfarne Castle and the fort at the Heugh were also involved in the strengthening of the island as a strategic harbour and supply base.

Settlement
- The post-medieval street pattern incorporated and developed the medieval layout including some expansion. This layout can still be seen in the present street pattern.
- The 16th century market cross was replaced in 1828. There is a cross base in to the east of the church of St Mary's. It is likely to be the stump of the old market cross rather than socket of St Cuthbert's Cross erected by Bishop Aethelwold as sometimes theorised.
- Historic maps show considerable settlement expansion between 1680 and 1792 although these may only be indicative representations. Small-scale expansion continued in the 18th and 19th centuries.
- 18th century buildings and structures include several limekilns across the island, a 'cockpit' or more likely windmill base to the eats of the beacon on the Heugh and, Jenny Bell's Well.

- 19th century buildings and structures include a number of upturned large Northumbrian cobles (boats) used as fisherman's stores around the harbour and below the castle, the Herring House (formerly a smoke house) on the harbour and a coast guard station on Lewin's Lane.

Industry

- Documentary sources indicate that there were limekilns on the island from at least 1793 developing into a much more commercial concern in the 19th century.
- Limestone, coal and iron ore extraction also developed on the island in the 19th century.

A4.2 SUMMARY OF SETTLEMENT SPECIFIC RESEARCH AGENDAS

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

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

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

Prehistoric
- the nature and extent of prehistoric activity on the island.
- more extensive radio carbon dating of remains containing no datable artefacts in order to help establish if features are prehistoric or early medieval in date.

Early medieval
- the nature, extent and location of the early monastic community.
- evidence of the monastic boundary.
- the nature, extent and location of the associated settlement.
- the impact of the monastic foundation on the existing population.
- the impact of the Viking raids on the secular community and any evidence of Viking settlement.
- the level to which the church was destroyed by the Vikings and the extent to which ecclesiastical life continued.
- the effect of the Norman Conquest.
- more extensive radio carbon dating of remains containing no datable artefacts in order to help establish if features are prehistoric or early medieval in date.

Medieval
- the nature, extent and development of the medieval settlement.
- the impact of the priory complex on the growth of the village and the lives of the secular population.
- the differences between the medieval and current street patterns.
- the extent to which outwardly later dwellings may have been built on or utilised medieval buildings in their construction.
- the precise location of St Columba's churchyard.

Post-Medieval
- The presence or absence of evidence for the early defensive system to establish whether any of it was actually constructed.
- the relationship between the Castle, the fort on the Heugh, palace and priory as parts of the island's defences.
- the level to which the largely 17th century fort on the Heugh is on the site of an earlier defensive structure.
- the impact that the use of the island as a supply base had on the existing settlement and local economy.

- establish how the soldiers were accommodated and whether the decline of the supply base and increasing poverty of the soldiers and families can be shown in the archaeological record.
- any archaeological evidence to indicate whether a major reorganisation of the street pattern was carried out in the post-medieval period and how much this may be the result of its strategic defensive role or an increase in population associated with its defensive or industrial role.

A4.3   ARCHAEOLOGICAL REQUIREMENTS IN THE PLANNING PROCESS

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

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

There is a strong potential that archaeological work will be required by the Local Planning Authority on planning applications submitted within the areas highlighted as being of high and medium archaeological sensitivity. Areas outside the EUS area may also be of archaeological sensitivity, particularly remains associated with industrial activity across the island. 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 before the application is submitted to discuss the potential requirements on development sites in Holy Island Village and the surrounding area.

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

Further Guidance

Any further guidance or queries should be directed to:

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

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