

# Norham

## Northumberland Extensive Urban Survey



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

© Northumberland County Council and English Heritage

2009

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

All the mapping contained in this report is based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. © Crown copyright. All rights reserved 100049048 (2009)

All historic mapping contained in this report is reproduced courtesy of the Northumberland Collections Service unless otherwise stated.

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

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

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

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

## **CONTENTS**

### **PART ONE: THE STORY OF NORHAM**

#### **1 INTRODUCTION**

- 1.1 Project Background
- 1.2 Location, Topography and Geology
- 1.3 Brief History
- 1.4 Documentary and Secondary Sources
- 1.5 Cartographic Sources
- 1.6 Archaeological Evidence
- 1.7 Protected Sites

#### **2 PREHISTORIC AND ROMAN**

- 2.1 Prehistoric Period
- 2.2 Roman Period

#### **3 EARLY MEDIEVAL**

- 3.1 Monastery and Church
- 3.2 The Ford
- 3.3 The Village

#### **4 MEDIEVAL**

- 4.1 Norham Castle
- 4.2 Mill and Aqueduct
- 4.3 Church of St Cuthbert
- 4.4 Village
- 4.5 Market and Market Cross
- 4.6 Hospital

#### **5 POST-MEDIEVAL AND NINETEENTH CENTURY**

- 5.1 Village Layout
- 5.2 Places of Worship
- 5.3 Schools
- 5.4 Town Hall
- 5.5 Norham Station

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

#### **6 RESEARCH FRAMEWORK**

- 6.1 Prehistoric and Roman Potential
- 6.2 Early Medieval Potential
- 6.3 Medieval Potential
- 6.4 Post-Medieval and 19<sup>th</sup> Century Potential

### **PART THREE: ARCHAEOLOGY AND THE PLANNING PROCESS**

#### **7 THE EXISTING FRAMEWORK**

- 7.1 Planning Policy Statement 5: Planning for the Historic Environment (PPS5)
- 7.2 Scheduled Ancient Monuments
- 7.3 Listed Buildings
- 7.4 Conservation Areas
- 7.5 Archaeological Sites without Statutory Designation
- 7.6 Development Plan Policies
- 7.7 Pre-Application Discussion

- 7.8 Archaeological Planning Conditions
- 7.9 Unexpected Discoveries

## **8 SOURCES**

Bibliography  
Maps and Plans  
Documentary Sources

### **APPENDIX 1: LISTED BUILDINGS**

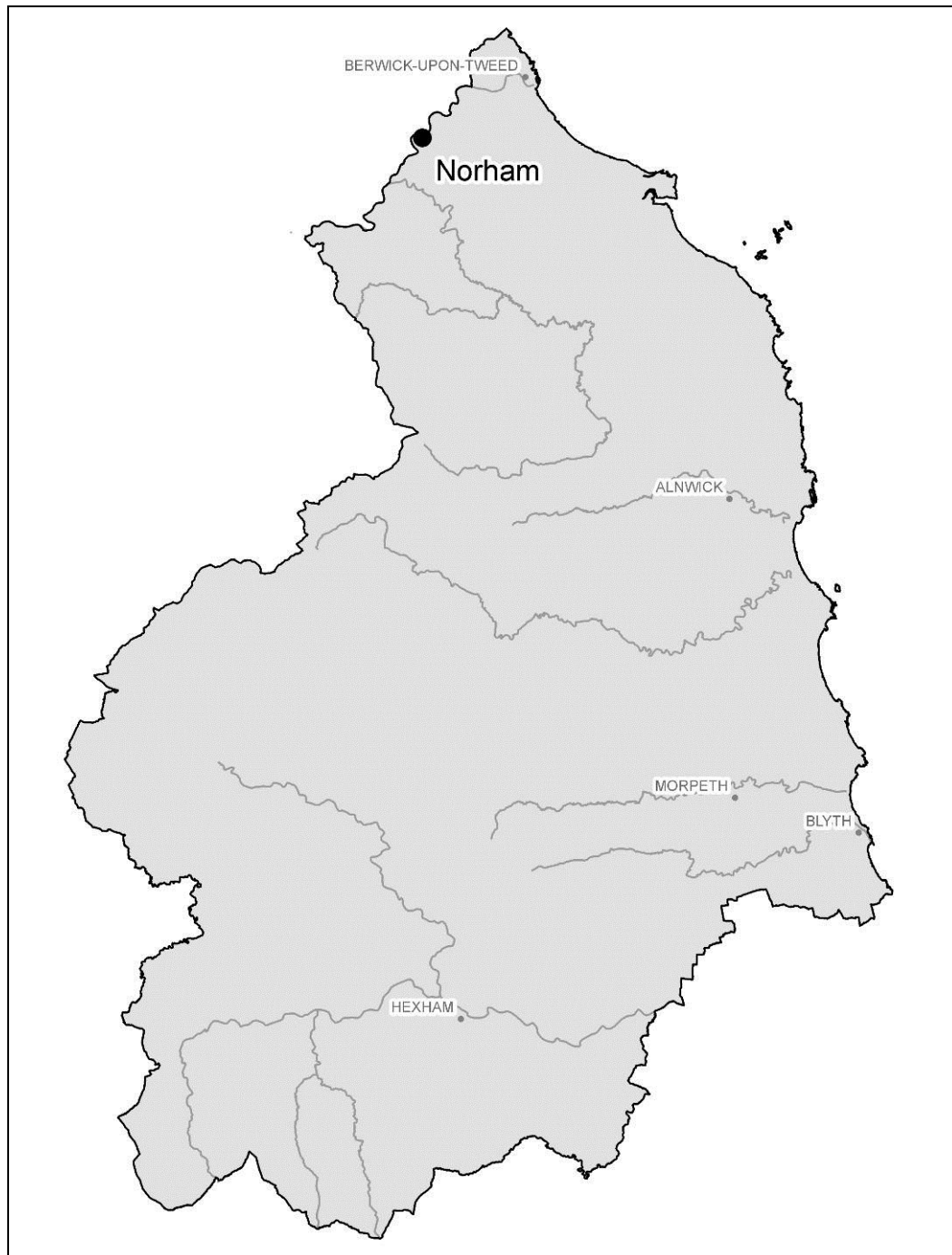
### **APPENDIX 2: ARCHAEOLOGICAL EVENTS**

### **APPENDIX 3: HISTORIC MAPS**

### **APPENDIX 4: STRATEGIC SUMMARY**

## **LIST OF FIGURES**

Figure 1: Location  
Figure 2: Study Area  
Figure 3: Early Medieval Norham  
Figure 4: Medieval Norham  
Figure 5: Post-Medieval Norham  
Figure 6: First Edition 25-inch Ordnance Survey map c.1860  
Figure 7: Second Edition 25-inch Ordnance Survey map c.1898  
Figure 8: Norham areas of archaeological sensitivity



*Figure 1: Location*

## PART ONE: THE STORY OF NORHAM

### 1 INTRODUCTION

#### 1.1 Project Background

Towns and villages have been the focus of settlement in this country for many hundreds of years. Beneath our places of work, beneath our houses, gardens, streets and shops – beneath our feet, there lie archaeological remains which can tell us how these settlements were once arranged and how people went about their lives. Awareness and appreciation of this resource can enhance our sense of place and identity and help us understand how the past has directly shaped our present and how we may use it to shape our future. To ensure that evidence for our urban past is not needlessly lost during development local and national government have put in place a range of statutory designations and policies to make sure that valuable remains are protected, preserved and understood.

In 1992, English Heritage published a national policy to help planners and developers deal with urban archaeology and any issues that might arise during the planning process (*Managing the Urban Archaeological Resource*). This led to the Extensive Urban Survey programme, where funds were made available to individual planning authorities to prepare material to explain how archaeology fits into the planning process and how issues raised can be best resolved. Norham is one of 20 towns in Northumberland to have been reviewed within this programme. The report is divided into three parts:

**Part 1** summarises the development of Norham 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 Norham 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 (figure 2) encompasses the whole of the modern village and castle, and coincides with the boundaries of the Norham Conservation Area. Material within this report includes information available on the Northumberland Historic Environment Record (HER) at the time this report was updated. Information on the HER is constantly being updated and should be used as the primary source for historical and archaeological information.

## 1.2 Location, Topography and Geology

Norham is one of the most northerly villages in England and is situated some eight miles south-west of Berwick and seven miles north-east of Coldstream. The village lies on a terrace on the south bank of the River Tweed, which here forms the English-Scottish border, and the castle is located on higher ground to the east. The positioning of a settlement here would have been strongly influenced by the presence of a fording point across the Tweed. The naturally defensible topography, together with its border location and proximity to a fording point, were also important factors in the location of the castle at Norham and from which the town derived much of its importance. The geology of the area is carboniferous red sandstone through which the River Tweed cuts; the red sandstone provided much of the stone for building the castle and village. This rock outcrops below the north side of the castle, but is elsewhere covered by a considerable thickness of sandy soil (Pearson 2002, 3).

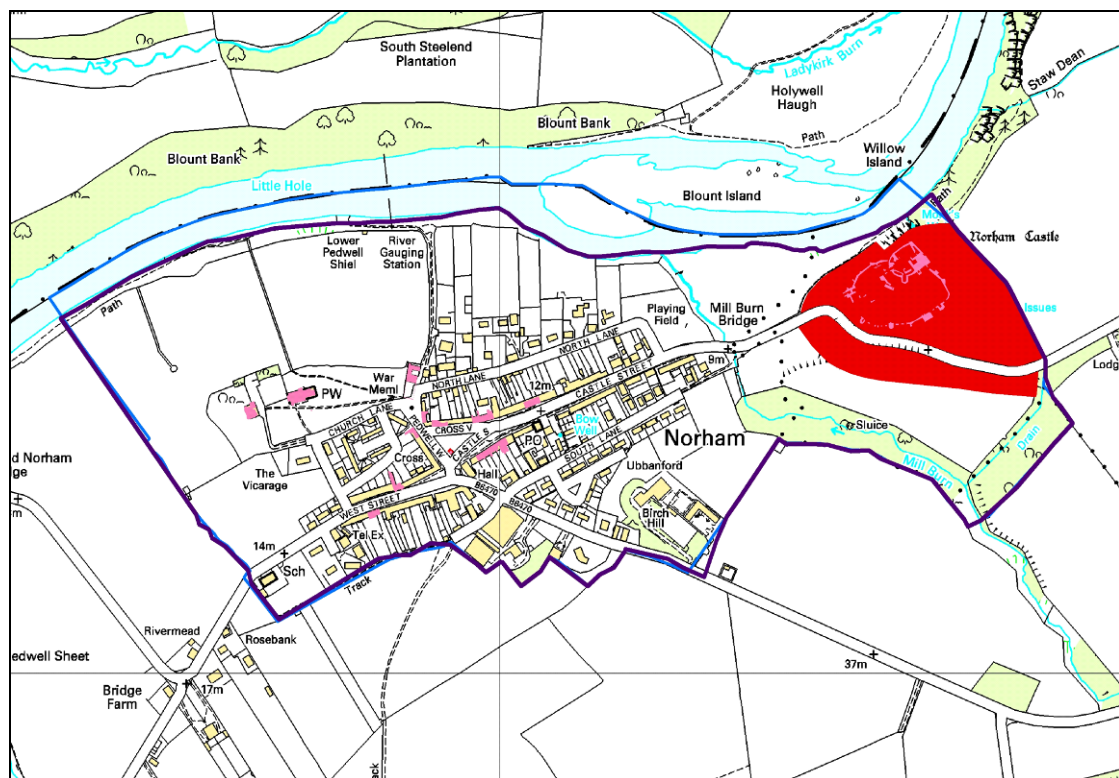


Figure 2: Study Area (purple), Scheduled Monuments (red), Listed Buildings (pink), Conservation Area (blue)

## 1.3 Brief History

There is substantial evidence for prehistoric occupation in the vicinity of Norham with a number of settlements known from cropmarks just to the west of the study area at Bridge Farm. The topography of the site where the castle was later located, along with limited artifactual evidence, may indicate prehistoric activity here. Indeed, fieldwork in 2002 revealed that the castle may be situated within an earlier, possibly Iron Age fortification, although trial excavation in 2005 did not find any evidence to confirm this.

In the early medieval period Norham was known as Ubbanford whose name suggests it was a fording point, possibly "*the upper ford*", on the River Tweed (Raine 1852, 256; Aird 1998, 24). At this time the *vil* of Norham was part of the earliest possessions of the see of Lindisfarne and may have been the seat of the episcopacy before Lindisfarne. A grant of land to create a monastery at Norham was made in AD655 and a church was recorded here in AD830. The focus of any early medieval settlement at Norham may have been the Saxon church and the fording point.

By 1082, Ubbanford had assumed the name Norham. In the medieval period Norham was part of the County Palatine of Durham, an area in which the Prince Bishops of Durham enjoyed the rights and privileges which, elsewhere in the kingdom, were exercised by the king. Norham Castle, built in 1121, became the chief northern stronghold and administrative centre of the bishop's principality and was usually governed by a constable appointed by the bishop, although at times of national emergency the Crown took possession of the castle and placed a royal garrison in it. It commanded one of the fords of the Tweed and, together with Berwick and Wark-on-Tweed, guarded the eastern sector of the England-Scotland border. The castle withstood sieges and attacks during the years of border conflict from the 13<sup>th</sup> to the 16<sup>th</sup> centuries, and was eventually forced to surrender to James IV, France's ally, in the early 16<sup>th</sup> century. Although the castle was repaired after this event no further work was carried out after 1550.

Norham was one of about 30 townships in the northern part of the Palatinate of Durham and was regarded as the "capital" of the district on account of the administrative function it served on behalf of the bishops of Durham. The village was probably established in the 12<sup>th</sup> century as documentary evidence records the grant of a borough charter in 1160 and the Church of St Cuthbert also dates to this period. The fortunes of the town were certainly closely linked to those of the castle and while the castle clearly provided defence and a refuge for the inhabitants of the town it was also a target for attacks with the result that the town suffered destruction and burning several times during the years of medieval border conflict. There is also evidence that the wars caused the economic prosperity of the town to fluctuate, for example, the siege of Berwick in 1332 directly affected the price that the proctor of Norham could sell tithes of corn (Lomas 1996, 41-2, 48).

In the post-medieval period the castle passed back to the Crown in 1559 and was allowed to decay as Elizabeth I refused to allocate money for its repair. With her death in 1603 and the union of the Scottish and English crowns, the castle effectively ceased to have a strategic function and the importance of the town was also lost. While buildings in the village have been rebuilt, Norham forms an excellent example of a small late 18<sup>th</sup> and early 19<sup>th</sup> century Northumberland village, with development during the 20<sup>th</sup> century restricted to an area behind the main street frontages.



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

The importance of the castle and church has attracted the attention of both historians and archaeologists and, as a consequence, the history of the development of the rest of the village has generally been overshadowed. The histories by Hutchinson (1794) and Raine (1852) cover the historical background of the church and castle with little reference to the rest of the settlement. However, documentary evidence does provide an indication of its antiquity with the borough of Norham recorded in 1183 in the Boldon Book (Austin 1982, 35). Although little record of the administration of North Durham has survived, Raine's 'History' demonstrates that there are good records – in the form of inventories and accounts of the lands held by the bishops of Durham, including evidence of Norham in the later medieval period – held in the Palace Green Library of Durham University. There are also 17<sup>th</sup> and 18<sup>th</sup> century deeds and court rolls of the manor of Norham in the Northumberland Record Office, which, with further study, might allow a more detailed history of the post-medieval town to be established.

#### **1.5 Cartographic Sources**

There is limited cartographic evidence for the development of the town. Norham appears on Speed's 1610 map of Northumberland; Armstrong's 1769 map of Northumberland; and Rule's c.1824 map of Norhamshire and Islandshire (NRO ZMB 17). There is no detailed survey of the town until the 25-inch Ordnance Survey first edition c.1860.

#### **1.6 Archaeological Evidence**

Archaeological information from Norham is limited to antiquarian investigations at the church and castle, and more recently two watching briefs in the village in the early 2000s (Event IDs 130 and 13540), and an earthwork survey and evaluation at the castle in 2002 and 2005 respectively (Event IDs 13511 and 13483). Despite this work there is an absence of data on which the depth, character or degree of preservation of below ground deposits in the town can be assessed.

#### **1.7 Protected Sites**

The study area contain two scheduled monuments – Norham Cross (HER 923, SM 140) and Norham Castle (HER 2207, SM 23229), which are of national importance. In addition many of the standing buildings in Norham are Listed Buildings and the village is designated as a Conservation Area (see figure 2).

## **2 PREHISTORIC AND ROMAN**

### **2.1 Prehistoric Period**

There is archaeological evidence for prehistoric settlement in the area around Norham from numerous cropmarks recorded by aerial photography. The closest is a settlement (HER 927 and 959) at Bridge Farm, about 400m south-west of Norham and, further west, at Groat Haugh is a complex of enclosures, pit alignments, and linear markings which show a possible ritual landscape with a mixture of settlements and burials (HER 930, 931 and 932). Conjoined rectilinear enclosures of unknown date appear to lie in a field north of Riddles Cottage, immediately west of Norham (HER 929). Only two finds of prehistoric date have been found in Norham: a Bronze Age bell beaker (HER 2213) at Norham Castle and another beaker (HER 2216) from an unrecorded location in Norham. These finds point to some form of prehistoric activity here in the Bronze Age but its nature and extent remain elusive. Later prehistoric activity is also scant, although the results of an earthwork survey at Norham Castle in 2002 suggested that it stands on the site of a possible Iron Age fortification (Event ID 13511). Evaluation of peripheral earthworks, in 2005, found no dating evidence to support this theory (Event ID 13483).

### **2.2 Roman Period**

Although there is no evidence of a Roman presence in the village itself, there are a number of sites in the immediate area. These include a military camp (HER 924) on the south bank of the Tweed approximately two kilometres south of Norham as well as other, small, native settlements or farmsteads one to two kilometres south of Norham near East and West Newbiggin (HER 2239, 2226, 934, and 2234), all surviving as cropmarks and only visible from the air.

## **3 EARLY MEDIEVAL (figure 3)**

### **3.1 Monastery and Church (HER 919 and 14915)**

In the seventh century, Norham was established as an important monastic centre. Documentary evidence records a grant of land to create a monastery here as early as AD655 by King Oswy. The location and layout of this monastery is unknown, however, historical sources refer to a church at Norham in AD830 when the body of St Ceolwulf was translated here by Bishop Egred. It remains unclear whether Egred reconstructed a timber church, physically removed from Lindisfarne, or built a new church (Aird 1998, 25).

Although the exact site of the early medieval church is unknown, many sources report traces of it to the east of the present Church of St Cuthbert. Antiquarian investigations in the 1820s discovered traces of a building which was interpreted as Egred's church on the site of a

Roman temple (Gilly 1846, 180-90); but later attributed to be part of the proctor's hall. A few years later, in 1833, fragments of pre-Conquest sculpture were found when the foundations of a building in the churchyard were investigated – although it is unclear if these investigations were of the same building. More recently, a dowsing survey in 1986 claimed to have found evidence of a small early church, less than 100ft to the north-east of the present church (Bailey *et al* 1986, 161). While evidence for the position and layout of an early church is somewhat uncertain, and has not been tested by modern archaeological investigation, the sculptured stone fragments described above suggest this was the site of an early medieval Christian church. The fragments were built up into a pillar, which at first stood in the churchyard and now stands in the church. Important early medieval remains are likely to survive below ground, but there is very limited evidence on which to define their extent beyond suggesting a widely drawn area around the later church.

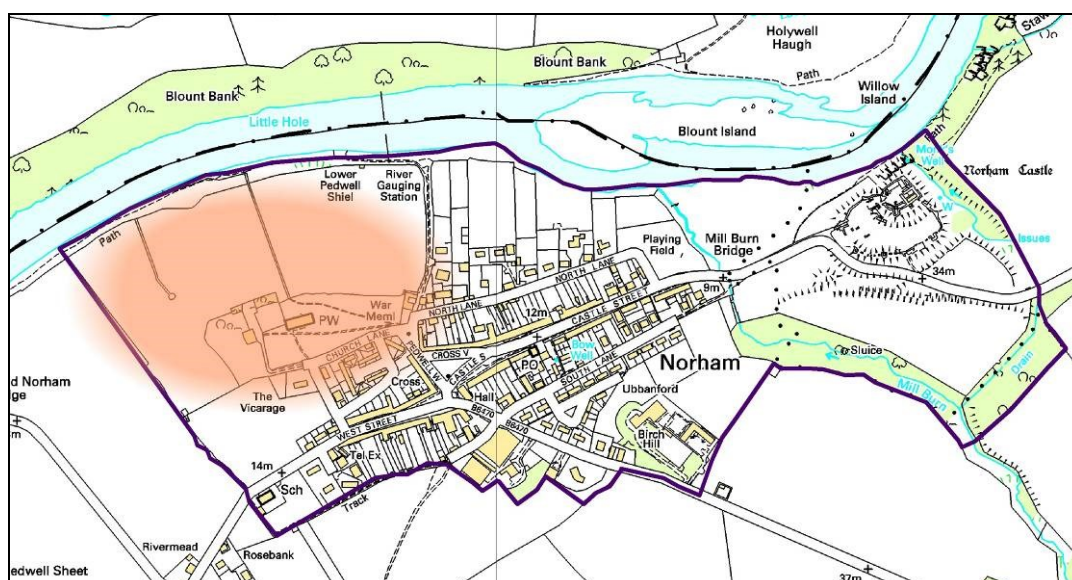


Figure 3: Area of early medieval potential.

### 3.2 The Ford

The annal for 854 in the *Historia Regum Anglorum* makes it clear that Ubbanford was an early name for Norham (Aird 1998, 24), perhaps a corruption of “Upper” ford, indicating the site of an ancient fording point on the river Tweed (Tomlinson 1888, 550); the name has also been interpreted as meaning Ubben’s ford (Beckensall 1992, 39). The position of this ancient ford is unknown, but a ford (HER 2267) marked across the Tweed at Blount Island on the first edition Ordnance Survey map may have older origins.

### 3.3 The Village

No evidence has yet been found of any secular settlement associated with the monastery. If such a settlement existed it is likely to have focused on the monastic foundation and ford. A medieval village may have stood at Norham Ford (HER 926), immediately west of the church

and may have early medieval origins. It is unclear what evidence there is for this site, and there is nothing visible on available aerial photographs, but the area should be examined in the event of proposed ground disturbance.

## **4 MEDIEVAL (figure 4)**

### **4.1 Norham Castle (HER 2207, SM 23229)**

The detailed history of Norham Castle and architectural descriptions can be found in antiquarian and modern sources: for example Clarke's *Medieval Military Architecture in England* (1884), as well as past and present guidebooks (Hunter Blair and Honeyman 1966; Saunders 1997; and Saunders 1998).

After the Norman Conquest, Norham became one of the areas of Northumberland under the jurisdiction of the Bishops of Durham. Documentary evidence records the first castle was built here in about 1121 for Bishop Ranulph Flambard (Lomas 1996, 20) and it is likely to have been a timber keep and palisade. Later, when Henry II regained Northumberland in 1157 he strengthened the northern frontier of England, and began building the present castle. By 1174 a new stone keep and curtain wall had been built, but this was just the beginning of a series of repairs, adaptations and strengthening which were carried out in response to attacks and sieges by the Scots throughout the medieval period. After 1550 the castle was allowed to decay. It was later purchased by George Home, Earl of Dunbar and since then has had numerous owners and has been in State guardianship since 1923.

The curtain wall and the buildings on its inner face were rebuilt several times and much of what is present today is of the 16th century. An original section of 12<sup>th</sup> century curtain wall can still be seen above the ditch along the east side of the outer ward, crossing the ditch round the inner ward and joining the wall of the keep. Fragments of the 13<sup>th</sup> century arches, which originally supported the wall, survive, along with the remains of two round-fronted bastions of a similar date. In a bastion east of the South or Sheep Gate are well-preserved 16<sup>th</sup> century gun-ports. Access to the outer ward was via a drawbridge whose pit survives beneath the modern timber bridge. The outer ward was also the site of ancillary buildings including workshops, lodgings for the castle garrison and stables, and the remains of these will survive as buried features. In addition, a number of buildings survive as standing remains, for example, the chapel at the north end of the inner ditch, and a lean-to building which served as a workshop and ox-shed. In the inner ditch are the remains of a watering and washing place and a stone conduit at the east end of the ditch supplied it with water from Mill Burn nearby.

The modern road to Berwick divides the scheduled area of the outer southern ward in two. The scheduled area probably does not cover the full extent of the southern ward and

important remains may lie beyond it to the south. In the same area, to the south of the castle the first edition Ordnance Survey map records an “old wall” (HER 2270) and further research might ascertain if this is associated with the castle or a mill.

Archaeological work at the castle includes excavations carried out between 1923-25 during which foundations of domestic buildings were revealed and parts of the castle repaired; a photogrammetric survey in the 1980s which provides a detailed description of the Great Tower with stone by stone elevations (Dixon and Marshall 1993, 410-32); a survey in 2002 to assist with the management and interpretation of the castle (Pearson 2002; Event ID 13511); and evaluation of an earthwork in 2005 to test the hypothesis that it may be the bank of an Iron Age promontory fort (Brightman and Waddington 2005; Event ID 13483).

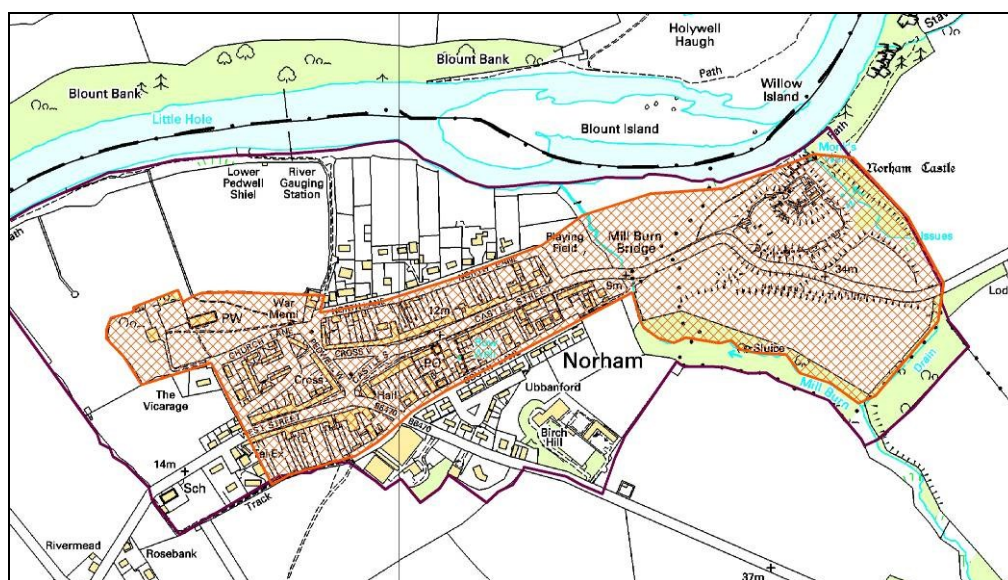


Figure 4: Area of medieval potential.

## 4.2 Mill and aqueduct

The stream which runs into the Tweed between the village and the castle at Norham is called the Mill Burn indicating that there was a mill in the vicinity but its exact location is not now known (HER 2272). One possible location might be where the first edition Ordnance Survey map records ‘old walls’ but field investigation by English Heritage in 2002 established this was most likely to be the remains of a post-medieval mill, and possibly even 19<sup>th</sup> century in date. Documentary evidence also records an aqueduct at Norham Castle; in the 15<sup>th</sup> century Richard Fox, keeper of the Privy Seal, designed an aqueduct with doors and openings for flooding the moat with water from the Mill Burn, although the question has been raised as to how this might be possible when the land slopes down, away from the castle (D Sherlock, pers comm.).

#### 4.3 Church of St Cuthbert (HER 919)

The Church of St Cuthbert was originally built in the 12<sup>th</sup> century but has been rebuilt in places and been the subject of two restorations in the 17<sup>th</sup> and 19<sup>th</sup> centuries. For example, the east end of the chancel was rebuilt in the early 14<sup>th</sup> century after being damaged during a siege of the castle by Robert the Bruce, who occupied and fortified the church. Towards the end of the medieval period, the church seems to have fallen out of use and may have been roofless for 100 years before it was restored in 1619. The church which stands today is largely the result of restoration from 1837-52, the earliest elements being the chancel arches, parts of the south nave wall, and three pillar bases on the north side of the nave. The dedication to St Cuthbert is a reminder of its connections with Durham. The south arcade has been described as 'truly majestic' for a parish church (Pevsner 1992, 523).

#### 4.4 Village

The extent and form of the village prior to the building of the castle in 1121 is not known with any certainty, but it is presumed a settlement grew up around the border castle (Raine 1852, 257). Documentary evidence records that in the 12th century Bishop Pudsey made the grant to the burgesses of Norham equal tenure with other burgages north of the Tyne and similar to those of Newcastle (Hutchinson 1794, 395; Page 1905, 308). Norham is also recorded in the Boldon Book of 1183 as "The borough of Norham" and its tolls, stall-fees and fines as worth 25 marks (Austin 1982, 35).

Burgage plots are mentioned in various 14<sup>th</sup> century sources which also record street names, eg. Castlegate and Street of St Mary, as well as a shambles and burial ground (Hutchinson 1794, 407-9). This evidence, while not indicating the total number of burgage plots in the 14th century *vill*, or their layout, does indicate that there was a good number and that they were adjacent to street frontages. It is possible that the layout of the town, with rows to each side of a main street (Castlegate) leading to the castle may have been established at this time.

The present layout of the village demonstrates a typical medieval form: a central green with buildings fronting the main streets and linear plots to their rear. However, this may not have been the original form of the medieval settlement as the route of Castlegate ignores the fording point of the River Tweed suggesting that it was a new layout imposed in the 14<sup>th</sup> century. The post-medieval and modern plots and form of the village are likely to reflect boundaries established in the medieval period.

The Durham inventory roll for Norham provides some evidence of the construction of houses. In 1333-4 there is mention made of *sylis* (large timber truss) for building a house at Norham (Raine 1852, 273) and mention is made of timbers from a wreck off Holy Island being taken to Norham for use in house building; in the same year mention is also made of the repair to the gable end of the woolhouse. There are frequent mentions made of wool being transported

from Norham to Holy Island and also thence to Newcastle and to Wardley (Raine 1852, 271-3).

Buildings in the town are likely to have been rebuilt several times during the medieval period since Norham and its castle, in its frontier position, were subject to the ravages of the Scottish Wars. For example *“in 1355 during the episcopacy of Thomas Hatfield, a party of Scotch, under the command of Sir William Ramsey, plundered and burnt the town of Norham”* (Hutchinson 1794, 401).

Archaeological investigation in the village is so far limited to two watching briefs and no evidence of medieval settlement or building remains have yet been found. However, it is thought likely that the remains of medieval buildings may survive below ground and that post-medieval buildings could be constructed on medieval foundations.

#### **4.5 Market and Market Cross (HER 923, SM 140)**

The earliest record of a market and fair at Norham is in 1293 granted by the Bishop of Durham; the remains of a market cross stand on the village green. The steps, base, and possibly the shaft, are medieval in date but the cap was added in the 1870s when the cross was restored.

#### **4.6 Hospital (HER 2215)**

The Hospital of St Mary Magdalene at Capelford, or Chapelford, by Norham was built before 1311 and demolished before 1333. Hospitals with this dedication are often leper hospitals and the location at Chapelford would be in keeping with their usual location outside a settlement. The exact site of the hospital cannot be established but it may be at St Mary's Well (NT 88854683) to the south-west of Norham and outside the study area.

### **5 POST-MEDIEVAL AND NINETEENTH CENTURY (figure 5)**

#### **5.1 Village Layout**

Documentary evidence from the 17<sup>th</sup> century provides information about rentals and tenants in the Borough of Norham, which comprised over 100 burgages. This compares with the first edition Ordnance Survey map of c.1860 which shows approximately 100 plots with buildings in the villages – suggesting that the early post-medieval town may have been of similar size to that of the mid 19<sup>th</sup> century. Nineteenth century directories describe the economy of the town as based on agriculture and fishing.

The earliest cartographic representation of Norham is Rule's 1824 map of Norham and Islandshire (NRO ZMB 17). Although it does not provide a detailed survey of the town, it does show its extent and form to be almost identical to those as depicted on the first edition



Ordnance Survey map of c.1860 – with the castle at the east end of Castle Street and the church at the west end of the village. The only additional development to appear on the first edition map is a Presbyterian meeting-house (HER 2263) and a farm and buildings in Galagate. The layout of the modern village has changed little since the 19<sup>th</sup> century, with the exception of some expansion along West Street and areas of infill along the streets at the back of the medieval and post-medieval burgage plots, eg. South Lane, North Lane, and Church Lane. The historic core of the town therefore appears to have retained its form and extent largely unchanged from the medieval period until modern expansion has enlarged the town around this core. Many of the buildings within the historic core date from the 19<sup>th</sup> century with a few from the 18<sup>th</sup> but the boundaries of these plots are likely to have been established in the medieval period. Most of the buildings along the main streets of Norham are built of stone with a mixture of slate and pantile roofs, some with bow windows. Many of these buildings have listed building status (see map 2 and Appendix 2) and others have frontages that appear to be equally good examples (eg. Nos 9-11 Castle Street), and all fall within the Conservation Area.

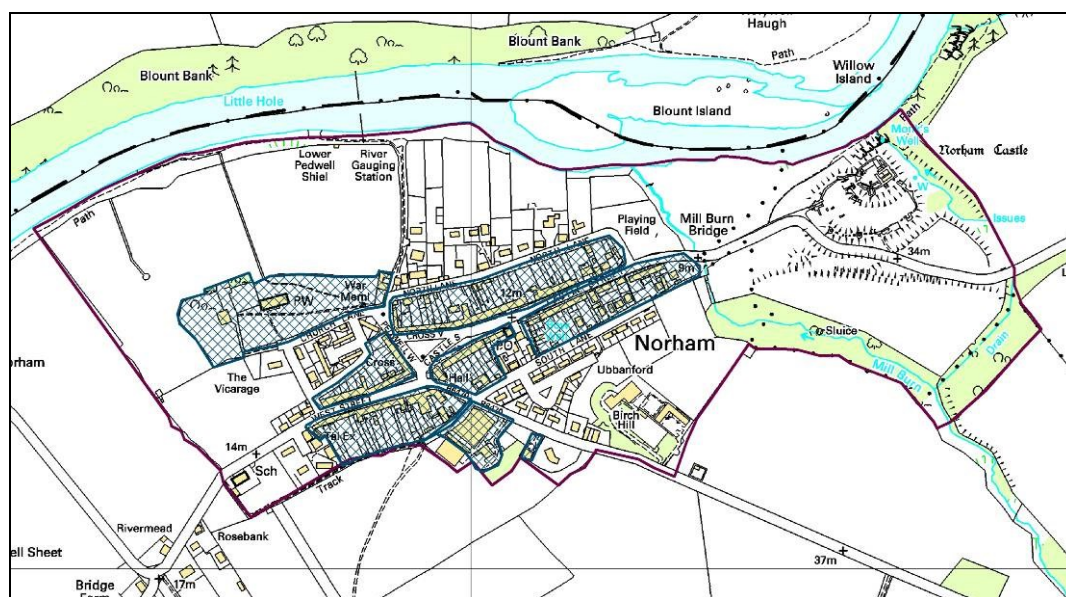


Figure 3: Mid 19<sup>th</sup> century Norham.

## 5.2 Places of Worship

The **Church of St Cuthbert** (HER 919), as described above, was restored in 1619 and extensive repairs were carried out in the 19<sup>th</sup> century. The porch and south aisle were rebuilt in 1846 by Ignatius Bonomi; the north aisle in 1852 by D Gray; and the north transept was built in 1883/84. The nave was originally longer than the present five arches – a painting of 1835 shows a sixth and part of a seventh arch, but the west tower (built in 1837) is now in the position of the sixth arch.

A **Presbyterian meeting-house** (HER 2263) was built in 1753 and altered c.1860-70 with



addition of a north-east wing; the interior has been refitted and it is now a United Reformed Church. Another **Presbyterian Chapel** (HER 2268) is shown on the first edition Ordnance Survey map in South Lane and although the building survives it now appears to be used as an agricultural storehouse.

### 5.3 Schools

The church hall in Norham is an early 19<sup>th</sup> century building that was originally a Free School and appears on the first and second edition Ordnance Survey maps (HER 954); it stands at the rear of No.12 Pedwell Way which was once the schoolmaster's house (HER 952). Another school is marked on the first edition Ordnance Survey map immediately adjacent to the Presbyterian Chapel on South Lane (HER 2268).

### 5.4 Town Hall (HER 958)

The town hall has a date stone of 1839 and is constructed of red sandstone. It occupies the corner plot on Castle Street at its junction with West Street. From the appearance of the boundary of this plot it appears that it may be an addition to the end of a row of older, established burgage plots along Castle Street.

### 5.5 Norham Station (HER 2257)

Norham Station lies about 1km south-east of the village, outside the study area, and comprises a house, offices, waiting room, platforms and lamps – all of which date from c.1894 when they were constructed for the Berwick to Kelso branch line of the York, Newcastle and Berwick Railway. It has been described as the best surviving station on the Berwick to Kelso branch line and has been attributed to Benjamin Green in 1851 (Pevsner 1992, 524).

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

### **6 RESEARCH FRAMEWORK**

This section deals with the likely potential of discovering archaeological remains in Norham 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 in Norham should be weighed against the value of the likely returns. The most useful way of assessing this value is for it to be set against locally and nationally agreed research agendas which will allow relevant work to be planned and delivered to best value. Developer-funded archaeological work within Northumberland will always refer to 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. Norham, with its medieval national strategic function and fluctuating wealth reliant on stability in a conflict zone will have a useful role to play in this. This assessment suggests that the most likely areas to contain early remains will be around the castle, the church, the land between them, and the fording point. The Mill Burn is also the likely location for an early mill site and medieval development to the east of the castle cannot be ruled out.

#### **6.1 Prehistoric and Roman Potential**

A number of prehistoric monuments are known in the surrounding area, but in Norham itself the only firm evidence of prehistoric activity has been the discovery of Bronze Age pottery at the castle. If this material was found *in-situ* the natural mound on which the castle is built could have been the focus of much earlier activity. In addition, recent fieldwork by English Heritage suggests that Norham Castle may stand on the site of an earlier, possibly Iron Age fortification, although this has not been confirmed by excavation. No evidence exists to suggest there was ever any settlement at Norham in the Roman period and discovery of remains of this date are thought to be unlikely.

### 6.1.1 *Research Agenda*

- What was the nature and extent of prehistoric activity in Norham?
- Can further trial excavation confirm the hypothesis that Norham Castle stands on the site of an Iron Age fortification?

### 6.1.2 *Archaeological Priorities*

In pursuit of Norham's prehistoric past, archaeological briefs and specifications will be written to:

- enhance our understanding of the prehistoric period by identifying the extent of prehistoric land use;
- establish the potential for prehistoric survival below the extant buildings on the castle mound should the opportunity arise.

## 6.2 **Early Medieval Potential** (figure 3)

The early medieval period saw the flourishing of Christianity and Norham appears to have had some role in this with the founding of a monastery and a church as well as its position on the route from Melrose to Lindisfarne. The presence of a secular settlement at Norham is thought to be likely and was possibly focused to the west of the church or near the ford, but its precise location is unknown. The layout of the village, with the church on a slightly different alignment to Castle Street and the fording point west of Blount Island, has led to the suggestion that the site of the church was already established before the layout of the town in its current form and supports the theory that the church is more or less on the site of the early medieval structure.

### 6.2.1 *Research Agenda*

- What role did Norham play in the development of early Christianity?
- What evidence is there that the monks of Lindisfarne brought their church and St Cuthbert's remains to Norham after the Viking raids; and could there be evidence of their timber church in Norham? To what extent was the early church rebuilt and are its remains incorporated in the new church?
- Where was the early monastic community located and what was its extent and character? When was the monastic community founded and when did it cease?
- Where was the early church sited and what form did it take?
- Where was the secular settlement and what was its extent and character? Does the layout of the present village retain any elements of this early village?
- Where was the ford located and what is the significance of the name Ubbanford?

### 6.2.2 *Archaeological Priorities*

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

- ensure that any building repair programmes record upstanding fabric to identify different phases of construction;
- ensure that any works at St Cuthbert's Church are accompanied by recommendations to carry out building recording to establish the different phases of construction of the church, and in particular, try to identify earlier fabric relating to the early medieval period. Changes, which require ground disturbance, may also provide an opportunity to examine earlier ground plans of previous buildings;
- ensure that work to the river banks are mindful of the potential to identify the fording point of the Tweed at Norham and the possibility of waterlogged archaeological deposits.

### 6.3 **Medieval Potential** (figure 4)

Norham saw significant changes in the medieval period due largely to its strategic importance on the English-Scottish border. Following the Norman Conquest a major programme of castle building took place across England and Norham was one of many towns in which new fortifications were built. The 12<sup>th</sup> century saw the construction of the castle and church, and the laying out of a new village plan. The plan form of the plots in the modern village and those depicted on historic maps is fairly similar and it is likely that post-medieval buildings may have reused medieval foundations, and probable that that medieval remains are preserved below ground within plot divisions which can be shown to have been well-established by the post-medieval period. Opportunities to explore this possibility by archaeological excavation and observation have not yet arisen.

#### 6.3.1 *Research Agenda*

- When was the village layout established and what was its extent?
- To what extent do medieval houses still survive within the structures of outwardly post-medieval and later dwellings?
- What archaeological evidence survives in the burgage plots for the daily lives of Norham's inhabitants?
- What effect did the link with Durham have on the development of Norham?
- Was there a difference between the wealth and status of people living in different parts of the town?
- What evidence is there of trades in Norham and how were they organised? Were the woolhouses of Norham's flourishing wool industry located within a specific area of the town?

- To what extent were the houses destroyed by repeated conflict between Scotland and England? Did people continue to invest in their buildings when they were regularly sacked, or were flimsy building materials adopted in the acknowledgement that they will be destroyed anyway?
- What evidence is there of contraction and expansion of the town in the medieval period and can this be related to national events?
- Where is the 14<sup>th</sup> century hospital of St Mary Magdalene located?
- Non-destructive techniques such as geophysical survey could provide a full ground plan of the castle which would help to understand how it functioned, and could also be used to redefine the protected area;
- What evidence is there for the presence of a medieval mill on the Mill Burn?
- Where is the 15<sup>th</sup> century aqueduct that supplied the castle with water?
- Unpublished records of excavations in the castle in the 1920s should be located and published.

### 6.3.2 *Archaeological Priorities*

In order to explore these areas of potential, the County Archaeologist will consider the exploration of the historic core of Norham and the site of the church, to be a high priority and specifications for archaeological work will:

- seek to explore the evolution of the village from the early medieval period and examine the possible shift in the focus of development from church to the present day village;
- establish the extent of the medieval town and where possible relate the plots to those mentioned in documentary sources;
- use building recording wherever possible as a means of identifying earlier buildings, so that the evolution, date and function of these buildings can be examined;
- seek to locate the site of the medieval mill and aqueduct;
- seek to locate the 14<sup>th</sup> century Hospital of St Mary Magdalene;
- establish whether the present village green was the medieval market place;
- ensure that works to the church which require a Faculty are accompanied by archaeological recording to help establish a ground plan for the early churches and to record the development of the church;
- consider the potential for excavation in the historic core to reveal evidence of daily life in the medieval settlement, of small scale trades and industries, and especially evidence of the wool trade.

## 6.4 **Post-Medieval and Nineteenth Century Potential** (figure 5)

Documentary and cartographic evidence suggests Norham changed little between the 17<sup>th</sup> and 19<sup>th</sup> centuries. Therefore archaeological remains of the post-medieval period are likely to lie largely within the medieval plan form of burgage plots and directly over medieval remains.

The arrival of the railway and the construction of a bridge across the River Tweed in the 19<sup>th</sup> century must have influenced how Norham developed and may have brought new building materials to the village, and the bridge may have attracted some of the new development along West Street.

#### 6.4.1 *Research Agenda:*

- how did the village develop in the 19<sup>th</sup> century and what influence did the arrival of the railway have on its development? What other factors affected the development of Norham at this time?
- To what extent do the 18<sup>th</sup> and 19<sup>th</sup> century buildings reflect increased wealth on Norham? Can building recording reveal information about their past uses, status and method of construction?
- Where did the people of Norham worship whilst the Church of St Cuthbert was a roofless ruin before its restoration in the early 17<sup>th</sup> century?

#### 6.4.2 *Archaeological Priorities*

The extent of post-medieval and 19<sup>th</sup> century Norham is shown on Map 5 and within these areas, archaeological briefs and specifications will direct contractors in Norham to consider:

- the potential for excavation within the historic core for evidence of commercial and residential use in the village
- the usefulness of building recording in assessing the development of homes and the changing use of space within them
- archaeological and architectural recording of the South Lane Chapel
- the changes in settlement pattern and architectural traditions brought about by the introduction of the railway and the bridges across the Tweed

## PART THREE: ARCHAEOLOGY AND THE PLANNING PROCESS

### 7 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.

**7.1 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 7.7 and 7.8 below.

## **7.2 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.

## **7.3 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.

## **7.4 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 Norham is one.

## **7.5 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.



## 7.6 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 Norham, 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.

## 7.7 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.

#### **7.7.1 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.*

#### **7.7.2 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.*

### **7.8 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.*

#### *7.8.1 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.

#### *7.8.2 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.

#### *7.8.3 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.

## 7.9 Unexpected Discoveries

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

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

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

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

### 7.9.1 *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 Norham the majority of sites considered to be of archaeological interest are medieval in date and three of these (the church, castle and cross) are already designated as being of national importance. It is unlikely that additional sites will be designated as Scheduled Ancient Monuments within the village, but the boundaries of existing designated areas might change. There are two listed buildings which have been given Grade I status which means that they are of exceptional interest (less than 5% of buildings listed nationally). All other buildings are listed Grade II; these are buildings of special interest which warrant every effort being made to preserve them (see Appendix 1).

## 8 SOURCES

### Bibliography

- Aird, W, 1998. *St Cuthbert and the Normans the Church of Durham, 1071-1153*
- Anon, undated. *St Cuthbert's Church, Norham* (guide leaflet)
- Austin, D, 1982. *Boldon Book, Northumberland and Durham*
- Bailey, R N, Cambridge, E and Briggs, H D, 1988. *Dowsing and Church Archaeology*
- Beckensall, S, 1992. *Northumberland Place Names*
- Boniface, P and Fowler, P, 1989. *Shire County Guide: Northumberland*
- Brightmand, J and Waddington, C, 2005. *An evaluation of a possible prehistoric earthwork at Norham Castle* (Unpublished)
- Clarke, G T, 1884. *Medieval Military Architecture in England*, Vol. 2
- Chapman, J C, and Mytum, H C (eds.), 1983. *Settlement in North Britain 1000 BC- AD 1000*.  
British Archaeological Report No 93
- Cramp, R, 1984. *The Corpus of Anglo-Saxon Stone Sculpture in England*
- Dixon, P J, 1984. *The Deserted Medieval Villages of North Northumberland*, Vol. 2,  
Unpublished thesis University of Wales
- English Heritage, 1992. *Monuments Protection Programme Part IV Urban Areas*
- Gilly, W S, 1846. "Norham Church and churchyard," *History of the Berwickshire Naturalist Club* 1842-49, 180-90
- Graham, F, 1987. *A Short History of Berwick, including Tweedmouth, Spittal and Norham*
- Hunter Blair, C H and Honeyman, H L, 1966. *Norham Castle, Northumberland*. HMSO
- Hunter Blair, C H, 1944. "Early castles of Northumberland," *Archaeologia Aeliana* 4 series 22
- Hutchinson, W, 1794. *History of the Antiquities of County Palatine of Durham* Vol. III
- Knowles, D and Hadcock, R N, 1953. *Medieval Religious Houses*
- Lomas, R, 1996. *County of Conflict: Northumberland*
- Page, W, 1905. *History of the County of Durham* Vol. I
- Pearson, T, 2002. *Norham Castle, Northumberland*, English Heritage Survey Report  
(AI/25/2002)
- Pevsner, N, et al, 1992). *The Buildings of England: Northumberland*
- Raine, J, 1852. *The History and Antiquities of North Durham*
- St Joseph, J K, 1950. "Castles of Northumberland from the air," *Archaeologia Aeliana* 4 series  
28
- Saunders, A D, 1997. "Norham Castle and early artillery defences", *Fort* 25, 37-59
- Saunders, A D, 1998. *Norham Castle, Northumberland*. English Heritage
- Stell, C, 1994. *An Inventory of Nonconformist Chapels and Meeting Houses in the North East of England*
- Tait, J, 1965. *Beakers of Northumberland*
- Tomlinson, W W, 1888. *Comprehensive Guide to Northumberland*
- Wilson, F R, 1870. *Churches of Lindisfarne*

**Maps and Plans** (Northumberland Record Office, Woodhorn)

Armstrong, 1769. *Map of Northumberland*

Rule, R., 1824. *Map of Norham, Islandshire and liberties of Berwick*, ZMB 17

Speeds, 1610. *Map of Northumberland*

First Edition Ordnance Survey map, c.1860

**Documentary Sources** (Berwick Record Office)

Norham manor court rolls 17<sup>th</sup> and 18<sup>th</sup> centuries NRO 558

Property in Norham, fisheries 18<sup>th</sup> century NRO 580

Lease of land in Norham 1791 ZMD 170/96

Map of Norham, Islandshire and liberties of Berwick by Robert Rule 1824 ZMB 17

Copy of grant dated 1604 of Norham castle 1818 ZMD 72/2/3/33

**Documentary Sources** (Northumberland Record Office, Woodhorn)

Deed 1614 NRO B22/2

Draft deeds 1684-88 NRO B18/11/3

Deeds, plans, tithe awards 18<sup>th</sup> century EP 4 27/1-5

Deed, fishery, water corn mill and lands 1712 NRO B20/61

Murton estate deeds and papers re coalmines and Norham 1721-30 NRO 324/W 3/3

Sketch of Norham castle 1760 ZAN M13/F13 p 41

Enclosure plan 1763 ZCR map 6

Plate of Norham castle 1785 NRO 2648/2

Norham castle engraving n.d. c. 1800 NRO 603/8

Map of Norham and Islandshire by Robert Rule, 1824 photocopy ZBM 17

Tithe award 1841 EP 4/31/11

OS maps of rural district of Norham and Islandshire showing buildings of special architectural and historical interest 1969 NRO 2694/16

Plan of Norham church showing results of dowsing investigations 1982 NRO 2190/6

Plan of Norham church by C.H Fowler n.d, NRO 626/10,

Presbyterian church register book 1753-1854 NRO 987

Tithes 1755 QRD 2/1

Tithes 1773 QRD 4

**Documentary Sources** (University Library Palace Green Section)*Church Commission Durham Bishopric deposit (CCB HUB)*

Other ministers' accounts 1337-1567

Norham miscellaneous accounts 1403-c.1525

These 12 accounts concern the Bishop of Durham's estates and buildings in Norhamshire and Islandshire including Norham Castle. They cover escheated lands and also concern the courts held in the area whose profits the sheriff collected. They comprise five account rolls of rents and dues, one roll of views (summaries) of such accounts, four separate accounts of building works at Norham Castle, one account of the sheriff and Escheator of the area with one account of the Prior and Convent of Durham's proctor for ecclesiastical dues, tithes and rents in the same area, relating to the series for Norham and Islandshire 1299-1535 in the Durham Dean & Chapter Muniments. (The Clerk of Works account listed under Norham has been replaced with other Clerk of Works accounts.)



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

Church of St Cuthbert (HER 919)  
Norham Castle (13/16, HER2207, SM23229)

**Grade II**

Norham Cross (12/71, HER923, SM Nd140)  
No 1 Castle Street (HER938)  
No 3 Castle Street (The Victoria Hotel) (HER939)  
No 4 Castle Street (HER940)  
No 6 Castle Street (HER941)  
No 8 Castle Street (HER942)  
No 10 Castle Street (Albion House) (HER943)  
Gravestone c.24 yards south of Church of St Cuthbert (12/83, HER944)  
The Old Vicarage, Church Lane (HER945)  
No 3 Cross View (HER946)  
No 4 Cross View (HER947)  
No 5 Cross View (HER948)  
No 10 Cross View (HER949)  
Buchan Lodge, Pedwell Way (12/94, HER950)  
Nos 8 and 9 Pedwell Way (HER951)  
No 12 (Drumore House) Pedwell Way (HER952)  
Garden walls attached to south of No 12 Pedwell Way (HER953)  
Church hall attached to rear of No 12 Pedwell Way (HER954)  
No 16 (The Masons Arms) West Street (HER955)  
No 41 West Street (HER956)  
No 43 West Street (HER957)  
No 21 Castle Street (HER2252)  
No 23 Castle Street (HER2253)  
No 25 Castle Street (HER2254)  
No 12 Castle Street (HER2255)  
Presbyterian Meeting House (HER2263)

## 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 130

AOC Archaeology Group, 2000. *An Archaeological Watching Brief at Buchan Lodge, Norham. Data structure report.*

A foundation trench for an extension revealed nothing of archaeological significance. The base of a 19<sup>th</sup> century wall was located beneath modern deposits.

### Event ID 13483

Archaeological Research Services Ltd, 2005. *An evaluation of a possible prehistoric earthwork at Norham Castle.*

An evaluation was undertaken as an extension to the Till-Tweed Geoarchaeology Project. A trench was excavated across an upstanding bank, tentatively dated to the Iron Age based on its morphology and relationship with the medieval castle defences. The trench revealed the stratigraphy of the bank's construction, although no features were found set or cut into the crest of the bank. No buried land surface which could provide dating samples was found as the bank was built onto natural boulder clay after prior removal of topsoil. The only finds came from the topsoil and were undiagnostic except for a fragment of medieval green-glazed pottery. A thin branch of wood found in the primary dump at the east end of the trench, if radiocarbon dated, may provide a *terminus ante quem* for the construction of the bank. The constructional form of the bank suggests that this is not a prehistoric structure and is more likely to be associated with the medieval phases of activity on the site.

### Event No 13511

English Heritage, 2002. *Norham Castle, Northumberland.* Archaeological Investigation Report Series AI/25/2002.

Archaeological field investigation of Norham Castle to assist with the management and interpretation of the castle and, more specifically, to understand the relationship between the castle and a series of earthworks in the field to the south. Fieldwork revealed that the medieval castle is situated within an earlier, possibly Iron Age, fortification defined by a rampart on the east side of the promontory.

### Event No 13540

Alan Williams Archaeology, 2005. *47-49 Castle Street, Norham. Watching brief during building extension.*

Foundation trenches were dug to a maximum depth of 2.25m as well as two short trenches each 0.6m deep. No medieval features were uncovered although a few sherds of medieval pottery were recovered.

## APPENDIX 3: HISTORIC MAPS

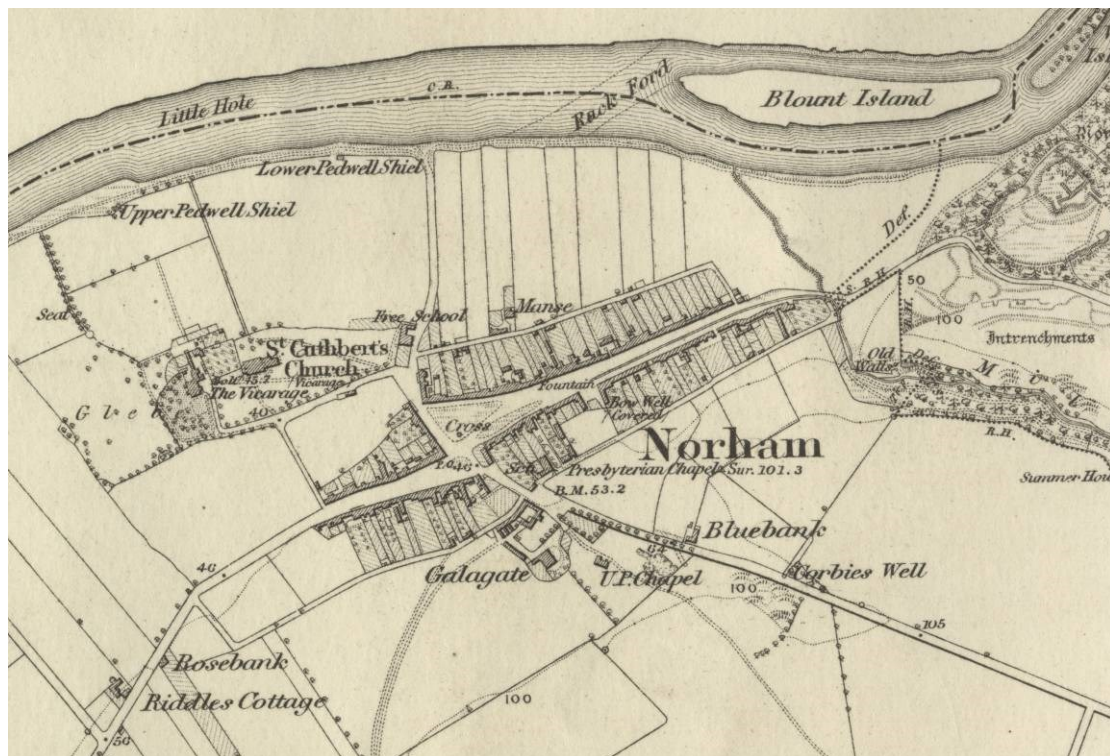


Figure 6: First Edition 25-inch Ordnance Survey map c.1860



Figure 7: Second Edition 25-inch Ordnance Survey map c.1898

## APPENDIX 4: STRATEGIC SUMMARY

### NORHAM STRATEGIC SUMMARY

#### A4.1 ARCHAEOLOGICAL BACKGROUND

Norham has been the focus of activity since at least the early medieval period. The Extensive Urban Survey (EUS) combined documentary and cartographic evidence with the results of relatively limited archaeological investigations.

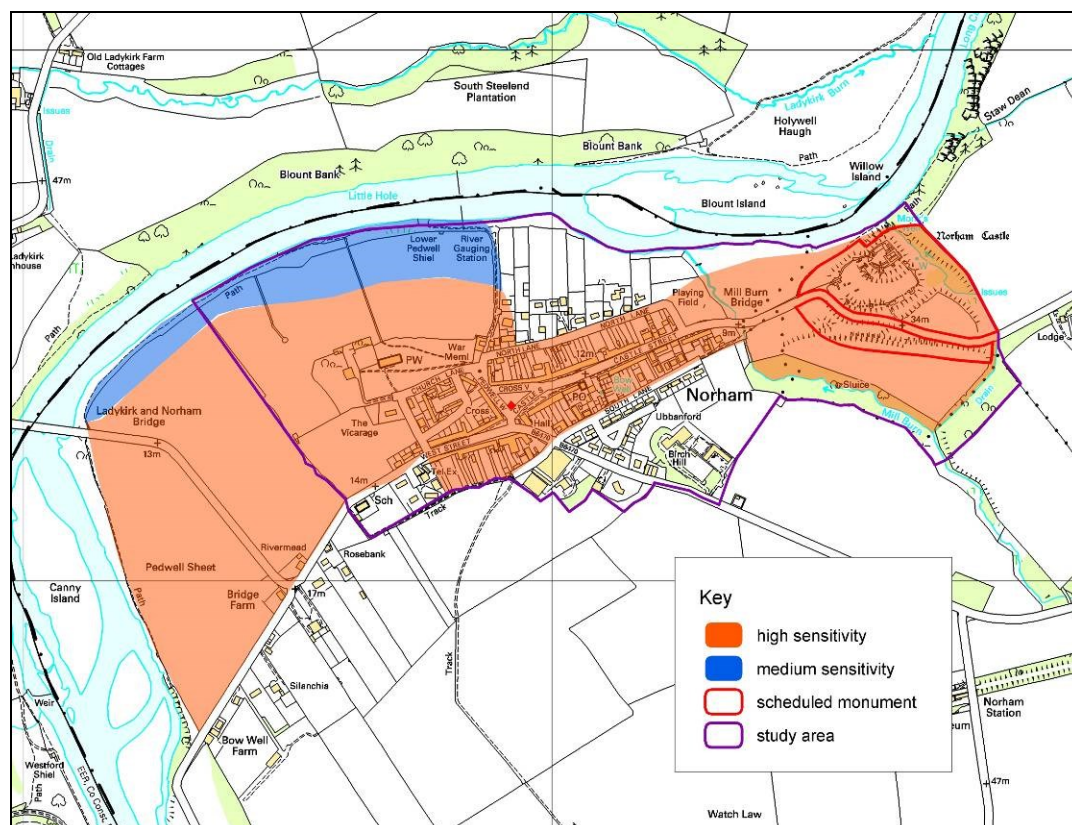


Figure 8: Norham areas of archaeological sensitivity

#### Prehistoric

- The available evidence indicates a reasonable amount of prehistoric occupation, burial and ritual activity in the area around Norham.
- Stray Bronze Age finds have been recovered from Norham and a survey of the castle in 2002 identified the possibility that the castle stood on a possible Iron Age fortification. Trial trenching of peripheral castle earthworks in 2005 did not reveal any datable evidence to support this theory. Roman and Romano-British sites are located in the wider area but there is no evidence from that period within Norham itself.

#### Early Medieval

##### Church and monastery

- Sources state that Norham stood on the route from Melrose to Holy Island and was established as an important monastic centre in the 7<sup>th</sup> century.
- The body of St Ceolwulf was transferred here by Bishop Egred in AD 830 and housed in a timber church. It is not clear whether this was a re-constructed church brought from Holy Island or a new one.



- The precise location of the monastery and church are not known although they are thought to be focussed around the present church of St Cuthbert. The early church is popularly thought to be located in the present church yard.
- This is attested to by the discovery of a number of re-used pre-conquest sculptures in later foundations. The early church is likely to be located within the church yard rather than under the present church.

#### Settlement

- Ninth century sources refer to a ford at Norham. This was reflected in its original name of "Ubbanford".
- The early medieval ford is presumed to be located close to the site of the 19<sup>th</sup> century ford (HER 2267).
- There is likely to have been a settlement at Norham in this period presumably focussed on the monastery and fording point. While the precise location of any of these remains has not been established by modern archaeological investigation, their general location can be presumed based on topography, documentary sources and antiquarian finds.
- It is likely that the settlement was located to the west of the present church.

### **Medieval**

#### Church

- The present church dates back to the 12<sup>th</sup> century and has been the subject of re-building and restoration.

#### Castle

- There has been a castle at Norham since 1121 when documentary sources indicate that it was the northern stronghold and administrative centre of the County Palatine of Durham.
- The border conflicts that raged in this area between the 13<sup>th</sup> and 16<sup>th</sup> centuries led to a number of developments and rebuilding of the castle within that period until it fell into disrepair in 1550.
- Most of the castle has been designated a scheduled ancient monument. Although parts of the southern outer ward are located outside the designated area, there should still be regard as being of national importance.

#### Settlement

- Documentary sources indicate a settlement at Norham in the medieval period, presumably growing up around the castle.
- While the present historic core of the town has a typical medieval layout, it ignores the fording point and may represent a new layout imposed in the 14<sup>th</sup> century.
- Documentary sources indicate that buildings may have been destroyed in the border conflicts and rebuilt a number of times. The sources also indicate that there was a market and fair here in this period [date]. The steps, base and possibly the shaft of the current, scheduled, market cross are medieval (HER 923, SM 140).
- Documentary sources indicate that there was a medieval mill and aqueduct on the Mill Burn although the precise location of both of these sites is not known. The topography of the area does not necessarily lend itself to an aqueduct associated with the castle.

#### Hospital of St Mary Magdalene

- Sources refer to the Hospital of St Mary Magdalene at Capelford or Chapel ford (HER 2215) which may have been a medieval leper hospital, given its dedication. It is likely to be located at the site of St Mary's Well to the south-west of Norham.

### **Post-Medieval**

#### Settlement

- Sources indicate that the 17<sup>th</sup> century town was about the same size as the 19<sup>th</sup> century town, which reflects the typical medieval layout of the town.
- While there has been some expansion since the 19<sup>th</sup> century and rebuilding within the post-medieval period, the town does not appear to have expanded significantly since the medieval period. This may reflect the loss of the castle's strategic importance.
- 18<sup>th</sup> century buildings include a Presbyterian meeting house built in 1753 and altered in the 19<sup>th</sup> century.
- 19<sup>th</sup> century buildings include a Presbyterian chapel on South Lane (now in use as a agricultural storehouse), schools, the Town Hall and Norham Station.

#### **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 location of ant prehistoric activity in Norham and particularly the area round the castle.

##### **Early Medieval**

- The location and form of the early church.
- The location, extent, character and date of the early monastic community.
- The location, extent and character of the settlement and whether the present village retains elements of the earlier settlement.
- The location of the ford.
- The significance and role of Norham within early Christianity.
- Establish whether the monks of Lindisfarne brought their church at St Cuthbert's remains to Norham and whether there is any evidence of the timber church.

##### **Medieval**

- The nature, extent and development of the medieval settlement and the possible shift of focus from the early medieval settlement around the church and ford to the present layout.
- Any differences in the wealth and status of people in different parts of the town.
- Evidence of specific trades such as the wool trade in Norham, their location and organisation.
- Evidence of buildings being destroyed in the border conflict and whether flimsier buildings were subsequently built.
- Evidence of expansion or contraction of the town within the medieval period and whether this can be related to the border conflict and national event.
- Evidence that the medieval market place was on the site of the present village green.
- The precise location, nature and extent of the mill, the hospital of St Mary Magdalene and the aqueduct establishing whether any medieval fabric survives within existing buildings.
- Evidence of medieval buildings incorporated into later buildings.

##### **Post-Medieval**

- Establish where the inhabitants worshipped when the church of St Cuthbert was a roofless ruin for 100 years before restoration in 1619.
- The impact of the arrival of the railway on the town's development in the 19<sup>th</sup> century.
- The extent to which the 18<sup>th</sup> and 19<sup>th</sup> century buildings reflect increased wealth.

#### **A4.3 ARCHAEOLOGICAL REQUIREMENTS IN THE PLANNING PROCESS**

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

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

EUS.

There is a strong potential that archaeological work will be required by the Local Planning Authority on planning applications submitted within the areas highlighted as being of high and medium archaeological sensitivity. Areas outside the EUS area may also be of archaeological sensitivity, particularly remains associated with prehistoric activity. 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 Norham and the surrounding area.*

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

#### **Further Guidance**

Any further guidance or queries should be directed to:

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

Tel: 01670 620305  
e-mail: [archaeology@northumberland.gov.uk](mailto:archaeology@northumberland.gov.uk)



