

Warkworth Neighbourhood Plan

Non-Designated Heritage Assets Background Paper

May 2023

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1. Introduction

- 1.1 This paper provides the background information to explain the process of considering the identification of non-designated heritage assets through the Warkworth Neighbourhood Plan. Comments were invited on the paper as part of the consultation on the pre-submission draft neighbourhood plan during November 2022 to January 2023. The paper has been updated following comments and to reflect changes to the draft neighbourhood plan.
- 1.2 Heritage assets may be designated or non-designated. Designated heritage assets are designated under provisions in legislation and include scheduled monuments, listed buildings, conservation areas and other protected or registered sites. Information on designated heritage assets within the parish can be found on the Historic England website www.historicengland.org.uk/listing/the-list.
- 1.3 Assets that do not meet the criteria for designation, but which are locally valued due to their heritage interest and merit consideration in planning decisions are non-designated heritage assets. Non-designated heritage assets may be identified in a number of ways, through local heritage lists, the local plan, conservation area appraisals and through the development of neighbourhood plans.
- 1.4 Heritage assets are an irreplaceable resource and the national Planning Policy Framework (NPPF) requires them to be conserved in a manner appropriate to their significance. Northumberland Local Plan Policy ENV 7 protects designated and non-designated assets (known and unknown), across the parish. Planning decisions affecting a heritage asset (both designated and non-designated) are required to be based on a sound understanding of the significance of the asset and the impact of the proposal on that significance.
- 1.5 The identification of non-designated heritage assets in Warkworth Parish have been considered in light of existing data and guidance prepared by Historic England, particularly advice notes 7¹ and 11² and the results of public nomination from the local survey sent to all Warkworth residents and reviewed by the neighbourhood plan steering group.

¹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

² <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/>

2. Warkworth Parish Historic Environment

- 2.1 Warkworth has a long history, with archaeological evidence within the parish dating back to Neolithic, Bronze Age and Roman times. Warkworth enters recorded history in 737 when the Anglo-Saxon church and surrounding estates were given to the monastery in Lindisfarne (Hodgson 1899). It has been central to some momentous events, with the Lord of Warkworth being one of the barons who acted as guarantor for the Magna Carta in 1215. The castle was important in border wars with the Scots and was visited by both King John and Edward I in the 13th century. Its most famous son is Henry Percy (known as Harry Hotspur) who rebelled (unsuccessfully) against King Henry IV and died in 1403.
- 2.2 The medieval core of the village with the castle at one end and the church at the other creates a very special setting. The entry for Warkworth in the influential series of books on The Buildings of England by N Pevsner (1957) reads, *'Warkworth must be approached from the north. With its bridge, its bridge tower and then the main street up a hill to the towering, sharply cut block of the keep is one of the most exciting sequences of views one can have in England.'*
- 2.3 The historic assets of Warkworth are a vital part of its identity. There are 128 nationally protected buildings, structures and sites in Warkworth parish. This includes 122 listed buildings/structures (of which 4 are grade I listed and 2 are grade II*) and six scheduled monuments.
- 2.4 The key buildings in Warkworth today are the 12th century Church of St Lawrence with its Norman origins, the early 13th century Castle, and the old 14th century bridge with its gatehouse. Warkworth also has some quite singular historic features which are comparatively rare in England. These include:
- The elaborate cave hermitage built into the river cliffs upstream from the castle, which is one of the best preserved in Britain. The first mention of Warkworth hermitage (figure 1) occurs in 1487, but its true origin remains a mystery.
 - The fortified gatehouse guarding the bridge (figure 2). This was built around 1380 and is one of only two in the country, although it has been a ruin for at least 200 years.
 - The medieval burgage plots are long thin strips of land owned originally by burgesses of the village and stretching from Castle Street down towards the river on both sides. Figure 3 shows the village in 1860 with the burgage plots clearly marked. Nowadays, the strips can still be seen clearly on the southern side of Castle Street. It is very rare to see them still preserved.



Figure 1 The Hermitage



Figure 2 The Bridge Gatehouse

2.5 There was also a deer park connected to the castle whose boundary bank survives in places as an earthwork. A recent paper by English Heritage shows the boundary (English Heritage 2021). This paper is on the neighbourhood plan website.

2.6 The Historic Environment Record (HER, sometimes referred to as the Sites and Monuments Record) for the area is held by Northumberland County Council. Access to a shortened version is available on the Keys to the Past³ website and Heritage Gateway⁴. In addition to the designated heritage assets in Warkworth parish, there are over 150 additional sites, monuments and findspots which are not designated and are included on the HER. Links to reference numbers, map locations and the legal status of specific features and finds can be found on the Northumberland County Council database.

2.7 The Warkworth Conservation Area Character Appraisal (2006) prepared by the former Alnwick District Council, highlights the special character and significance of the area. It identifies four distinct areas of different character within the conservation area: the Medieval Core; the Butts; Woodlands and; Station Road. (Alnwick District Council 2006). Appendix 2 contains a plan showing the current conservation area boundary. The full report is on the neighbourhood plan website.

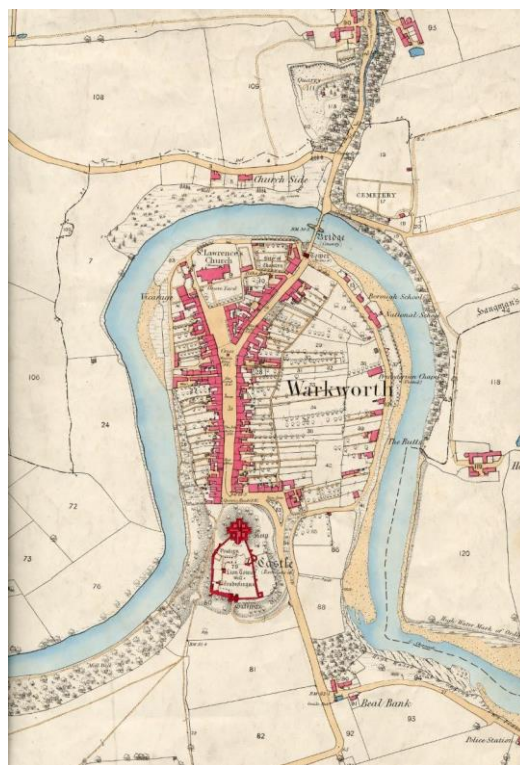


Figure 3 Map of Warkworth 1860

2.8 The Northumberland Coast Area of Outstanding National Beauty (AONB) Partnership commissioned a review of the existing and potential conservation areas within the AONB in 2021. The appraisal for Warkworth, dated January 2022, updates and supports the 2006 Conservation Area Character Appraisal document referred to in paragraph 2.7, ensuring that it reflects the current state of the area. However, it has not yet been adopted by Northumberland County Council. The character appraisal is on the neighbourhood plan website.

3. Methodology

Initial research

3.1 Contact was made with both the neighbourhood planning and conservation teams at Northumberland County Council. The recorded heritage assets contained within Warkworth parish and where they are located was established through the National Heritage List and the Northumberland HER.

3.2 An examination of the HER for Warkworth Parish showed a wide variety of assets and find spots from most historical periods (see Table 1). Many entries relate to finds, or to structures that

³ <https://keystothepast.info/>

⁴ <https://www.heritagegateway.org.uk/gateway/>

are no longer visible. The more substantial structures and remains are already designated heritage assets. Others are within the Warkworth Conservation Area and will be protected by policy W4.

| Historical Period | No. of entries |
|--|----------------|
| Prehistoric (50,000 BC to 43 AD) | 11 |
| Roman (43 AD to 410) | 7 |
| Early Medieval (410 to 1066) | 4 |
| Medieval (1066 to 1540) | 48 |
| Post Medieval (1540 – 1901) | 170 |
| 20 th Century (1901 – 2000) | 42 |
| 21 st century (2001 – 2100) | 0 |

Table 1 Historic environment sites

3.3 Reference to the Historic England at Risk Register 2021 shows that nothing listed in Warkworth Parish appears on the register; although it should be noted that the register does not include information on Grade II listed buildings (in Warkworth parish these make up 95% of the listed buildings). Concern has been expressed locally about the condition of the Bridge Gatehouse, and this has been included as one of the community actions within the plan.

Community nominations

3.4 What people value locally was established from the resident survey in Autumn 2021 and feedback on areas for possible planning policies and community actions between May and July 2022. The residents were asked ‘Are there any buildings or structures you feel are important to the history of our parish? If so, please identify them and explain why they are important to you.’

3.5 There were 385 returns to the survey and 223 respondents replied to this question, 58% of respondents. The bar chart is shown in Figure 4.

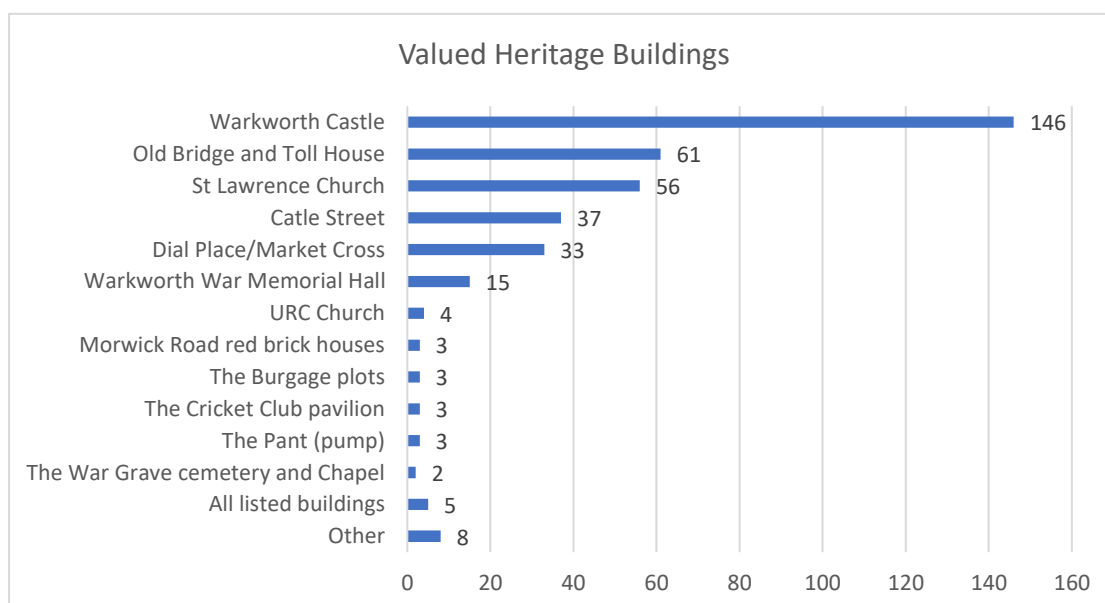


Figure 4 Results of community survey

3.6 Most of the buildings and structures mentioned in the responses are Listed Buildings, and therefore are already protected. Warkworth Castle and the Church of St Lawrence are grade I listed. The castle is also a scheduled monument. The Old Bridge and Gatehouse (Toll House),

- grade II listed and also a scheduled monument. Warkworth Cemetery Chapel, the Pant, the URC Church and the Market Cross are all grade II listed.
- 3.7 Many of the others, such as Castle St, and Dial Place are within the Warkworth Conservation Area and some individual buildings have been highlighted in the updated conservation area character appraisal (see appendix 3). They are of great significance to the parish and recognised by the respondents as needing to be preserved for the present day and future, both for residents and for visitors. Those structures that are not listed were mentioned by lower numbers of respondents and include Warkworth Memorial Hall, the red brick houses on Morwick Road, the Burgage plots and the cricket pavilion. Whilst not all of these are within the conservation area, they are mentioned within the appraisal as forming an important part of its setting.
- 3.8 It was recognised that whilst the question focused on buildings and structures, there could also be historic interest in some local green spaces. Respondents were asked which green spaces in Warkworth Parish should be protected and give reasons for their choices. The neighbourhood plan steering group identified 13 local green spaces and respondents were asked to tick those they wanted to see protected and to nominate any other green spaces not included in the survey. More than one space could be chosen, and respondents were asked to identify why it was important to protect those spaces based on five criteria; recreational value; richness of wildlife; historic significance; tranquillity and beauty.
- 3.9 The historic significance of some local green spaces has prompted the designation of local spaces in the neighbourhood plan for that reason and includes, amongst others, Warkworth Castle grounds, the burgage plots and the rigg and furrow field west of Warkworth Castle.

4. Appraisal

- 4.1 Guidance outlined in the Historic England Advice Note 7 ‘Local Heritage Listing’ has been used to establish a methodology for assessing non-designated heritage assets in the neighbourhood area.
- 4.2 A heritage asset is defined in the NPPF as: *“A building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”* (Annex 2, NPPF 2021).
- 4.3 The NPPF (2021) also states that plans should set out a positive strategy for the historic environment. Northumberland Local Plan identifies that the council will pro-actively conserve and enhance heritage assets throughout the County. Assets that are characteristic of (or even unique to) Northumberland, in the context of its history, cultural development or landscape, will not necessarily be limited to those that are nationally listed or formally designated, but may be identified locally.
- 4.4 The different types of “heritage interest” that define a heritage asset have been identified as **historic, architectural, artistic and archaeological**. If an asset has at least one element of heritage interest it should then be judged on its significance. This can be measured in terms of how it meets any of five criteria, these being: **rarity, aesthetic appeal, integrity, representativeness or association**.

- 4.5 Adherence to these criteria, as defined in Appendix 1, has ensured consistency in assessment of heritage assets across the parish as well as with government policy and guidance on heritage assets, settings and local listing. The assessment of possible sites nominated by the public (that are not already designated) is shown in Appendix 1. In addition, the non-designated assets identified in the updated conservation area character appraisal, which are considered to be of architectural or historic interest and that make a positive contribution to the character of the conservation area, are set out in Appendix 3.
- 4.6 The assessment concluded that the significance of the identified heritage assets will be conserved and enhanced through the application of neighbourhood plan policies W1, W3 and W4. Policy W1 (design) requires new development to conserve or enhance the significance of heritage assets and where the application site lies within the AONB, that proposals are informed by the AONB Design Guide for the Built Environment. Policy W3 (local green space) allocates 17 sites as local green spaces to be protected from inappropriate development, the historic importance of these sites was captured through the site assessment process. Policy W4 (Warkworth Conservation Area) requires development to preserve or enhance the character or appearance of the conservation area and its setting.

5. References

- Alnwick District Council (2006). *Warkworth Conservation Area Character Appraisal*.
- English Heritage & Castle Studies Trust (2021). *Warkworth Castle, Northumberland, England, Report on two geophysical surveys*.
- Historic England (2021). *Local Heritage Listing: Identifying and Conserving Local Heritage*. Advice Note 7.
- Historic England (2022). *Neighbourhood Planning and the Historic Environment*. Advice Note 11.
- Hodgson JC (1899). *A History Of Northumberland' Vol. V, The Parish of Warkworth, The Parish of Shilbottle, The Chapelry or Extra-Parochial place of Brainshaugh*.
- Ministry of Housing, Communities & Local Government (2021). *National Planning Policy Framework*.
- Northumberland Coast AONB Partnership (2022) *Warkworth Conservation Area Character Appraisal (draft)*
- Northumberland Coast AONB Design Code for the Built Environment
- Pevsner, N (1957). *The Buildings of England, Northumberland*, Penguin Books

Appendix 1 Community nominated non-designated heritage asset assessment based on interest and significance

| Non-Designated Heritage Assets | Heritage interest | | | | Significance | | | | | Designate | Comments |
|--------------------------------|-------------------|---------------|----------|----------------|--------------|------------------|-----------|--------------------|-------------|-----------|--|
| | Historic | Architectural | Artistic | Archaeological | Rarity | Aesthetic appeal | Integrity | Representativeness | Association | | |
| Warkworth War Memorial Hall | ✓ | x | x | x | x | x | ✓ | ✓ | ✓ | x | This 19 th century property lies behind a listed building on Castle St. The legacy of an individual, it has been used for nearly 100 years as the meeting place for the British Legion and is also used as a community centre. It is in the conservation area and protected by Policy W4. It is recorded in the historic environment record under reference N24505. |
| Burgage plots | ✓ | x | x | x | ✓ | ✓ | ✓ | x | x | x | These medieval strips of land are of great historic interest and have been protected by Policy W3. They are recorded in the historic environment record (refs N5522,N5523 and N5524) |
| Deer Park boundary | ✓ | x | x | x | x | x | x | x | x | x | The old deer park occupied a considerable stretch of land. Some of the boundary ditches can be seen in the field known as St John's Close. This is one of the sites to be protected by Policy W3. |
| Cricket pavilion | x | x | x | x | x | x | x | x | x | x | The cricket pavilion was nominated by a few people in our survey because of its community service. It lies within the AONB and has some protection even though it is not considered appropriate for designation. |
| Red brick houses on Morwick Rd | x | x | x | x | x | x | x | x | x | x | These houses are a group of red brick 1930's houses lining the opposite edge of Morwick Road which forms |

Appendix 3 Non-designated Buildings of Local Interest identified by the Warkworth Conservation Area Appraisal (2022)

- 2 Station Road
- 4 and 4a Station Road
- 6 Station Road
- 10 and 12 Station Road
- 14 Station Road
- 16 Station Road
- 1 Beal Bank
- 2 Beal Bank
- 6-11 The Butts (consecutive numbers) and Riverside
- 15 The Butts
- 16 The Butts
- 17 The Butts
- 18 The Butts
- 19 The Butts
- 20 The Butts
- 1-4 Elm Grove, The Butts
- 2-3 Castle Terrace
- 4 and 5 Castle Terrace
- War Memorial outside the Church of St Lawrence
- 1, 2 and 3 St Lawrence Terrace, including boundary walls
- 4, 5 and 6 St Lawrence Terrace
- 5 Dial Place
- Historic stone and brick walls to Ember path (excluding modern brick and fencing, including doors and gates)