Bellingham

Northumberland Extensive Urban Survey

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PART ONE: THE STORY OF BELLINGHAM

1   INTRODUCTION

1.1   Project Background

Towns and villages have been the focus of settlement in this country for many hundreds of years. Beneath our workplaces, beneath our houses and gardens, streets and shops – beneath our feet – there lies archaeological remains which can tell us how these settlements were once organised and how people went about their lives. Awareness and appreciation of this resource can enhance our sense of place and identity and help us understand how the past has directly shaped our present and how we can benefit from it in the shaping of 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. Bellingham is one of 20 towns in Northumberland to have been reviewed, the results appearing in the following report which is divided into three main parts:

> **Part 1** summarises the development of Bellingham using documentary, cartographic and archaeological sources, and examines the evidence for the survival of archaeological remains in the town.
>
> **Part 2** assesses the detailed archaeological potential of the town of Bellingham and how development could, potentially, impact on significant archaeological resources which are of both national and local significance.
>
> **Part 3** looks at the national and local planning process with regard to archaeology and is designed to give the developer, planner, and general public, the framework within which development in an historic town will normally proceed.

The present survey (fig 2) encompasses the full extent of the town of Bellingham. 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

The small market town of Bellingham (population 845 in 2001), lies on a terrace on the north bank of the River North Tyne, astride the Hareshaw Burn and in rolling countryside 16 miles north-west of Hexham. The geology around the town is a superficial glacial drift above Carboniferous Limestone, this latter outcropping on slopes above the town. The presence of bands of coal and iron ore within the limestone sequence has influenced the growth of Bellingham, most notably with the brief but meteoric development of Hareshaw Ironworks over the 1830s and 40s.

Figure 2: Study Area (purple), scheduled monument (red), listed buildings (pink)

1.3   Brief History

Within two or three miles of Bellingham are several settlements dating to the Roman period, but the town itself appears to be no earlier than the 12th century – although the ending 'ham' could indicate an early medieval origin (Mawer 1920). The early settlement seems to have been divided by the Hareshaw Burn: on the west was the Church of St Cuthbert, and on the east settlement focused around the probable manorial seat, possibly a castle with a demesne farm (HER 8048).

The North Tyne was fordable near the town and during the medieval period there also appears to have been a bridge (HER8024). The present bridge was only built in 1834, reflecting the relative unimportance of the crossing of the North Tyne at this point, with the main north-south route from Edinburgh to Newcastle, via Jedburgh, running through neighbouring Redesdale. During much of the medieval period, an extensive tract of Tynedale, including Bellingham, was administered as an independent liberty owned by the Kings of Scotland and known as the Lordship of Tynedale. It was not fully integrated into the rest of Northumberland until the very end of the 15th century.

A manorial seat over the medieval and post medieval periods, Bellingham also functioned as a service and market centre for the surrounding rural economy. However, over a ten year period between 1838 and 1848, the town also became an industrial centre based around the Hareshaw Ironworks. Major iron working was a short-lived expansion in the area, and its contraction even speedier. The town survived the closure of the Hareshaw works, though, and to this day remains a service centre for its rural hinterland, its economy supported by forestry, echoing medieval times when the Bellingham family held the manor by virtue of their service as foresters to the king of Scotland.

1.4 Documentary and Secondary Sources

Research on the town in this survey began with a review of information held in the county's Historic Environment Record (HER). For Bellingham, this was restricted largely to antiquarian discoveries and standing building descriptions. As additional sources were examined during this survey new entries were added to the HER and are noted throughout the report. The published information on the development of Bellingham is also limited: one of the effects of Bellingham's inclusion in the Liberty of Tynedale is that it was excluded from the Lay Subsidy Roll of 1296, one of the most valuable sources of information about the character of settlement in medieval Northumberland (Haigh and Savage 1984, 52). However, the *Iter of Wark*, dated to 1279, mentions Bellingham. The development of the town is described in volume 15 of *A History of Northumberland* (Dodds 1940) and is mentioned in Tomlinson's *Comprehensive Guide to Northumberland* (1888), and in other 19th century Directories. Its industrial history has been described by Stafford Linsley of the former Centre for Lifelong Learning at Newcastle University.

1.5 Cartographic Sources

Cartographic sources for the town are also limited and whilst Speed identifies the town on his 1610 County of Northumberland map and Armstrong's county map of 1769 shows the form of the town at that date, there is no detailed survey until the 19th century.

1.6 Archaeological Evidence

There have been no archaeological interventions within the study area to provide any useful indication of the presence, character or degree of preservation of archaeological deposits within the town. The only excavations in the vicinity were carried out by George Jobey in 1958 at the adjacent Romano-British settlement at Riding Wood (HER 7972).

1.7 Protected Sites

There is one Scheduled Ancient Monument in Bellingham - the site of the 19th century Hareshaw Ironworks (SAM ND594; HER 7993) immediately to the north of the town as shown on figure 2. There are also 21 listed buildings in the town. The Church of St Cuthbert is listed Grade I; the remainder are listed Grade II and therefore protected by the local authority. Bellingham has no designated conservation area.

2 PREHISTORIC AND ROMAN

There is no evidence for early prehistoric activity from within the town of Bellingham. Evidence from the vicinity includes a Bronze-Age axe (HER 7975), found in 1852 at Hesleyside and prehistoric carvings (HER 7985 and 7991) cut into exposed bedrock about one mile to the north-west of the town.

Apart from a single Roman coin found in 1975 in the garden of Treeton House, Reedsmouth Road (HER7990), no evidence for the late Iron Age and Romano-British occupants of the area has been found within Bellingham. However, excavation and field investigation has shown that a farmed landscape dotted with enclosed settlements lay across the area. A sub-rectangular, double-banked enclosure (HER7972) at Riding Wood (about one and a half miles north west of the town) contained at least four round houses; a Romano-British enclosure at West Charlton is recorded by Dodds (1940, 57), and at Stirks Cleugh, to the south of Bellingham, another sub-rectangular enclosure of Romano-British date has been recorded (HER7980).

There is no suggestion from any of the historical commentators of the town that Castle Mound, to the east of the Hareshaw Burn, was of early strategic significance; the site lacks height above the river and is overlooked immediately to the north-east.

3   MEDIEVAL (figure 3)

3.1   Foundation of the Medieval Town

There is no evidence for early-medieval activity in the town or the surrounding area. From 1158, the Liberty of Tynedale was held by the Scottish Crown, who administered it through its principal manor of Wark. The manor of Bellingham lay within this lordship. In 1279 two-thirds of the manor, including the town, was held by the Bellingham family and one third by the King of Scotland.

The Liberty of Tynedale was the subject of Anglo/Scottish dispute over the medieval period; it was only in the 14th century that even the position of the border between the two countries was stabilised, from which time major military campaigns were largely superseded by bloody skirmishes and border raids that continued at least into the 16th century (Haigh and Savage 1984, 51). Settlement at Bellingham will have focused on the seat of the lord of the manor, some form of defensible residence, probably located on the mound on the east bank of the Hareshaw Burn, and also around the church to the west of the burn, the only ecclesiastical building in the upper part of Tynedale (Harbottle and Newman 1973, 139).

Figure 3: The medieval town (blue hatch)

3.2   Castle Mound (HER 7979)

It is possible that a motte-and-bailey castle was built at Bellingham by the Bellingham family in the early 12th century (Hunter-Blair 1944, 162) perhaps during Stephen's reign (1135-54) or even earlier (Dodds 1940, 234). Certainly by 1279 William de Bellingham, resident at Bellingham, was the sheriff of Tynedale and subsequently forester of the same district under the king of Scotland (Bulmer 1877, 564) which must indicate at least the presence of a substantial fortified house at Bellingham by this time.

A low mound lying on the east side of the Hareshaw Burn about 350m from its confluence with the North Tyne is the generally accepted location of this defensible building. A stone structure on the mound was described as in ruins in 1825 by Mackenzie (1825, 250), but any above ground traces of a structure have been eradicated for some time (Hunter Blair 1944, 162; Dodds 1940, 234). There is even disagreement as to whether the mound is a natural feature or a motte; there is certainly no evidence for a lower bailey.

3.3   Demesne Farm (HER 8042)

Demesne Farm lies immediately to the north east of the castle mound. Agricultural buildings within the complex appear to date at the earliest from the 18th century, although they may well incorporate earlier fabric. The location of the farm and obviously its name supports the interpretation of the mound as the location of the manorial seat.

3.4   Parish Church of St Cuthbert (HER 7994)

Much of what was probably a 13th century church was rebuilt in the early 17th century with a remarkable barrel-vaulted nave and south transept (Tomlinson 1888, 214). The remains of the earlier church (which seems to have consisted of a chancel, a nave with north and south aisles and an aisled south transept) include the north and east walls of the chancel with three lancet windows; the chancel arch; the four responds of the nave arcades in the east and west walls; and remnants of the south transept. It has been suggested that the 13th century church replaced an early 12th century structure which stood on the same site (Dodds 1940, 227) but there seems to be no real evidence for this.

In 1297 the *Iter of Wark* records goods being stolen from the church at Bellingham and a chapel is mentioned in 1360 (Dodds 1940, 221). The commissioners of 1541 reported that Bellingham chapel was used rather than the church at Simonburn, but that the chapel was dependent on Simonburn rectory (Dodds 1940, 223, 226-7). The records of the Dean and Chapter of Durham show that the chapel was not much used by 1607 (Tomlinson 1888, 214) and the church was reconstructed in 1609 (Tomlinson 1888, 214). Historically, the church lay within the parish of Simonburn, but Bellingham became a separate parish in the mid 18th century.

In the church yard at Bellingham there is a 13th century gravestone called "the Long Pack" to which a traditional Border legend is attached. In addition, there are several incised and sculptured grave covers (Tomlinson 1888, 215) and five 13th century tombstones illustrated in Dodds (1940, 231) only one of which can be identified in the church yard today.

3.4 St Cuthbert's Well (HER 7983)

Reginald of Durham, writing in the middle of the 12th century, describes a miracle worked by St Cuthbert at Bellingham and the resulting healing powers of the water from the well at the church. St Cuthbert's Well (a pant or spring) still sits outside the churchyard wall (Dodds 1940, 222). It has Grade II listed status. It is an octagonal sandstone structure two feet high with a modern iron spout. The main structure is probably of 18th century date, with a stone cover possibly of medieval date.

3.5 Market Place (HER 8046) and Associated Settlement (HER 8047)

From the relatively sparse information available it suggests that medieval settlement at Bellingham was essentially manorial and what there was of it focused around the church to the west of the Hareshaw Burn and a castle or defensible house, with a home (demesne) farm to the east (mapped as HER 8047 and 8048). Apart from the church there are no standing medieval buildings in the town and the property boundaries shown on post-medieval maps are not characteristic of medieval burgage plots. The earliest cartographic evidence for the form of the town is Armstrong's *Map of Northumberland* of 1769 which shows a triangular open space immediately to the north-east of the church bordered by houses; however, it is possible that this layout reflects an earlier, medieval layout. A Saturday market is mentioned in the *Iter of Wark* of 1297 (Bulmer 1877, 565) and it can be conjectured that the open area in front of the church was a market place from the medieval period into the post-medieval period. Subsequently, in the 19th century, this area was infilled with buildings, a pattern of encroachment that parallels the development of the market area in Alnwick.

It can be postulated, therefore, that although surviving buildings and property boundaries are of a later date, medieval properties bounded the former market place. An area encompassing the church and the area around the conjectured medieval market place has, therefore, been mapped as an area of medieval settlement (HER 8047; see figure 3).

3.6 Bridge (HER 8024) and Ford (HER 8049)

There is documentary evidence for the presence of a bridge across the river just below Bellingham during the medieval period, reputedly the scene of another miracle of St Cuthbert. This bridge was lost at a later date and for a considerable period there was no bridge over the Tyne above Chollerford, although the river was fordable in the summer months at Bellingham. House (1952, 10) sites the ford "*at the bottom of Wellbank*" and on the modern map the area behind the current rectory is called "Summer Ford".

3.7   Mill (HER 8025)

A mill stood on the Hareshaw Burn at Bellingham, close to the castle, for which in 1263 the Bellingham family paid £10 rent to the King of Scotland (Tomlinson 1888, 214). Further research would be required to ascertain if this postulated mill has not been conflated historically with a mill within the demesne at Wark on Tyne which in 1279 was rented by William and Robert de Bellingham (Hartshorne 1858, 256). A mill is certainly marked on the first edition Ordnance Survey map of 1863, about 450m to the south of the castle mound.

3.8   Common Pasture (HER 8027)

A survey of 1604 locates the Common Pasture of Bellingham at Hareshaw, to the north of the town (Dodds 1940, 235). In 1815 there was a dispute over the rights to the waste of Hareshaw Common between the Duke of Northumberland and the Commissioners of the Greenwich Hospital, which found in favour of the Hospital.

3.9   Tynedale Forest

In 1279 William of Bellingham held two-thirds of the manor of Bellingham for the service he provided as the King of Scotland's forester in Tynedale forest. The forest probably covered the hillsides of the North Tyne above Bellingham. Hedley notes that there are examples of old woodland remaining which have probably not changed greatly in 500 years, for example between Riding and Charlton (1950, 102).

4   POST-MEDIEVAL AND EARLY NINETEENTH-CENTURY (figure 4)

4.1   Context of the Settlement

In 1541 the King's Commissioners described Bellingham as "*the highest and uttermost in habitation*" (Hodgson 1828, 231) but Harbottle and Newman (1973, 142) suggest that the commissioners were in error when they thought that the town was the most remote settlement in the North Tyne valley. There is evidence for more than 70 settlements, probably belonging to the 16th century, along either side of the North Tyne with Bellingham acting as a nodal centre for the area. Despite this, the town did not develop significantly over the post-medieval period as the surrounding area was poor and remained so; for example, in the later 18th century when improvements were being made in farming methods in many other areas of the county, they were not applied to the moorland and lower grade valley pastures in the Bellingham area (House 1952, 8).

The manorial rights to Bellingham eventually passed to the Gibsons at Stagshaw Close House in the 18th century. In 1817, they sold the rights to the Commissioners of the

Greenwich Hospital (Dodds 1940, 237). Later in the 19th century, the township was largely
divided between Sir John Haggerston and the Duke of Northumberland (Bulmer 1877, 564).

4.2   Layout

There are only few early maps of Bellingham: Armstrong's map of 1769 (fig 5), although to a
small scale, does show some detail of the layout of the town centre. Houses border two sides
of an elongated triangle (a market place) adjoining the church and the settlement does not
extend beyond what is now Kings Street and Parkside Place. The extent of the town at this
period is shown on figure 4. Unlike the present day arrangement, the road running from the
south east point of the triangle followed the north bank to a crossing of the North Tyne
midway between Bellingham and Redesmouth (House 1952, 10). The form changed little
between maps of 1769 and 1827, when a survey by Greenwood was carried out, although in
the latter buildings extend further north and the open triangular space has been encroached
upon. There are a few buildings remaining in Bellingham which date from this period, the
finest of which may be Numbers 1-3 High Street, formerly one house dating from the 18th
century, with an older core with Grade II status (HER8013). Other buildings from this period
include North View on Front Street (HER8011), an 18th century cottage which may
incorporate an older core, and has Grade II listed status (DOE 1985) and the row of three
stone houses (HER8050) opposite the Town Hall (date stone of 1731).

The town can be considered typical of small settlements in the North Tyne Valley where
defence against Border raiding was important, and thus a castle or defensive house had local
importance, but did not have regional significance. The castle or defensible house to the east
of the Hareshaw Burn appears to have eventually fallen into disuse and disrepair, probably
toward the end of this period. There are a few 18th century houses surviving in the town today.
Further investigation of primary sources might allow a fuller picture of the post-medieval town
to be developed than that which is currently afforded by secondary sources.

4.3   Places of Worship

The 13th century Church of St Cuthbert (HER 7994) was almost entirely reconstructed in the
early 17th century. Although this rebuilding removed parts of the medieval church it
contributed the most remarkable feature of the church today – the barrel-vaulted roof of the
nave and transept. This is formed of closely-spaced transverse ribs, 15 in the nave and 7 in
the south transept. It is a church 'exceptional in Northumberland' (Pevsner 1992, 165), and
'almost unique in England' (Tomlinson 1888, 214). In the 18th century, a segmental-headed
window was made by enlarging one of the 17th century lancets and the nave walls were
strengthened by external buttresses in 1763, similar to those at Simonburn church. The stone
floor probably dates from around the same time (Dodds 1940, 227-8). Parts of the church
were also restored in the 1860s. A **Presbyterian chapel** (HER 8043), now called the Old

Manse *c.*1800 (Bulmer 1877, 568) was converted to a dwelling when the **new chapel** was built in 1882-3 (HER 8005).

4.4   School

In 1730 Isabella Reed left a sum of money to her brother John Reed of Chipchase along with instructions to build a school at Bellingham (Dodds 1940, 232-3).

Figure 4: Post-medieval town (blue tone) and 19th century expansion (pink)

5   NINETEENTH CENTURY (figure 4)

5.1   Industrial Development

Towards the middle of the 19th century, Bellingham experienced a period of unprecedented economic and physical growth when Hareshaw Ironworks (HER 7993) was set up immediately to the north of the town. Most of the structures in modern Bellingham date from this period or afterwards. As noted in Pevsner, the "*little town has not much that is old, but it is attractive nevertheless, characterised by good 19th century shop fronts and a wealth of late 19th century railings*" (1992, 165). These include a row of shops in Parkside Place, three out

of four having retained their 19th century shop fronts, although none currently have listed building status.

Comparison between Armstrong's map of 1769 and Greenwood's of 1827 shows a general expansion of the town on the west side of the Hareshaw Burn. The central open space had been partly filled in by a row of stone cottages and housing had also spread along the slope down to the bridge over the Hareshaw Burn and north along the road to Otterburn. The Union Workhouse (HER 8034) is dated in Whellan's directory to 1839 (1855, 855). Other notable buildings date from the earlier part of the 19th century. They include Nos 1-3 King Street (HER 8014) early 19th century cottages and a later 19th century shop which have Grade II listed status; Nos 1 and 2 West View (HER 8022) and Homelea (HER 8010), on Front Street, are early 19th century houses with Grade II listed status. A rectory (HER 8020) for St Cuthbert's was erected by the Commissioners of the Greenwich Hospital probably by H H Seward – Whellan's directory dates it to 1828 (1855, 854) and Bulmer's directory and Pevsner to 1818 (Bulmer 1877, 58; Pevsner 1992, 165). The former stables and carriage house (HER 8021) at the rectory now function as a garage and stores; all have Grade II listed status.

In the ten years after 1841, the number of houses in Bellingham just about tripled. A number of long low terraces were built for the iron workers on the slopes north of the town, immediately accessible to the works. A mid-19th century plan of Hareshaw Ironworks (NRO BG 36) shows the new housing including the terrace of cottages at Bellum Brae (HER 8030) which is shown as a row of ten cottages, of which six still survive, now called Cruddas Terrace (Linsley 1978b, 13). Other terraces built to house the iron workers are now demolished and included Percy Row (HER 9031), Upper Hall Row (HER 8032), Northumberland Terrace and two other unnamed terraces (HER 8033) (possibly Hutchinson Street and Nobel Street) which are marked on the same ironworks plan (NRO BG 36) and the first edition Ordnance Survey. The founding of the Mechanics Institute (HER 8040) in 1846 (Whellan 1855, 855) was, unsurprisingly, associated with this period of development.

The closing of the ironworks in 1848 meant that the population of Bellingham fell immediately. House (1952, 12-13) notes that by 1851, 171 of the 318 habitable dwellings in the town were empty. And Linsley (1978, 11) mentions that in 1852, 68 of the 90 workers cottages were unoccupied. Three of the rows of workers houses survived into the 1950s (House 1952, 12-13) and now part of the area has been redeveloped with houses at Hillside, Braeside and Lorien. The growth of the ironworks and the population of Bellingham in the 1840s led to an increase in the numbers of shops in the town (House 1952, 13). In 1855 Whellan's Directory lists 11 grocers in Bellingham (1855, 856) compared with the five listed in Parson and White's Directory of 1828. Even in 1877, ten appear in Bulmer's Directory (576-7) enhancing Bellingham's role as a service centre. Mackenzie noted that in the 1820s the Saturday market

at Bellingham had become of little consequence. But by the end of the century the town was described as the principal market town of the North Tyne district (Alexander 1897, 9) and the wool fair at Bellingham was one of the largest in the county (Tomlinson 1888, 215).

The First Edition Ordnance Survey of Bellingham for 1863 still shows the disused ironworks but with some housing demolished. The appearance of the present town dates to a large extent from the second half of the 19th and first part of the 20th centuries, with many older properties being replaced, and the central market place of the town infilled. In the late 19th century, some substantial terraces and detached villas were added on the fringes of the old town (House 1952, 14 and 17). Other notable additions at this time include the Town Hall (HER8012) on Front Street which is Grade II listed. It has a "rustic" wooden frontage with a lead clock turret and a lead spire. The impressive Lloyds Bank (HER8015) on Front Street dated *c*.1900 is also Grade II listed. In the 20th century, council housing has expanded the town further.

5.2   Places of Worship

A **Presbyterian Chapel** (HER 8005), now a United Reformed Church, was built in 1882-3 by W L Newcombe and replaced an earlier chapel dated 1806 (Stell 1994 and Bulmer 1877, 568). A **Methodist Chapel** (HER 8041) was also built in the town in 1896.

In 1800, Edward Charlton and others conveyed land at Bellingham to found a **Roman Catholic Chapel** (HER 8026) but the specific location of this first chapel is not known. It was found to be inconvenient and a new one, the **Church of St Oswald** (HER 8007), was built in 1839 on land at Doctors Close, Shaw near Bellingham (Dodds 1940, 233). It was designed by Ignatius Bonomi and is Grade II listed. The associated **church hall** (HER 8009) was built as a school in 1849 and is also Grade II listed.

5.3   Schools

A **free school** (HER 8028) was built and demolished in 1851 to be re-built on the same site, next to the church (Whellan 1855, 854 and Bulmer 1877, 568-9) and was later used until 1950 as a Church of England school. The **British School** (HER 8029) was built in 1857 on the Otterburn Road (Bulmer 1877, 569).

5.4   Bridges

The bridge (HER 8002) at Bellingham was one part of a plan by the Greenwich Commissioners to open up their estates. They commissioned the engineer Macadam to build a road from Hexham to Bellingham where, in 1834, a bridge was erected across the North Tyne (Dodds 1940, 234). The single storey Toll House (HER 8006) was also built in 1834 by John Green and is Grade II listed. Previously, the river had been crossed by ferry (House

1952, 11) and ford (HER 8049). A stone bridge (HER 8045) across the Hareshaw Burn was built after the previous wooden footbridge was swept away by flood in 1911.

5.5   Railway (HER 7811)

The Border Counties Railway extended a branch line to Bellingham in 1862 (Linsley 1978b, 12). There were hopes at the time that the railway would allow the ironworks to reopen, but the growth of the industry in Teesside still made this an entirely uneconomic proposition (Linsley 1978, 17). A station (HER 8001) was built in 1895 at Bellingham. The railway finally closed in 1956.

5.6   Hareshaw Ironworks (HER 7993)

Hareshaw Ironworks is a Scheduled Ancient Monument (ND594). This short-lived works (1836-48) was probably the most remarkable development in the history of Bellingham. It was one of a number of widespread sites in the region which grew up to satisfy the rising demand for iron from the 1830s onwards. It exploited local supplies of coal, iron ore and limestone. Its early demise was the result of the exhaustion of raw materials and its peripheral location relative to markets compared with rivals on Teesside. Even its temporary success is rather surprising in view of the poor transport of the times; iron was moved by indifferent roads over considerable distances to Newcastle and Tyneside (House 1952, 12) where amongst other things, iron from Bellingham was used in the construction of the High Level Bridge over the Tyne.

The enterprise at Bellingham was established by Messrs Bigge, Cargill and Johnson. It used two blast furnaces initially, with another coming into production in 1840. The works were acquired by Messrs Woods, Parker and Co. shortly afterwards and then in 1846 by the Union Bank of Newcastle. The works closed in 1848 (Bulmer 1877, 561) and was ruinous by the 1860s (Linsley 1978, 16-17).

Iron ore was obtained from the hills north of Bellingham and from Redesdale Common to the north east (House 1952, 12). The First Edition Ordnance Survey of 1863 shows an area just to the north of the ironworks as "old workings" and "ironstone levels" (HER 8035). About 350m to the east another area of iron workings is shown, and includes shaft number 1 with shaft number 2 a little further to the east (HER 8036 and 8037 respectively). Coal from the local Hareshaw Head Pit (still working in 1952) was unsuitable for either coking coal, for use in blast furnaces, or for calcining iron ore, which meant that fuel had to be brought from Plashetts Colliery at considerable cost in spite of a mineral line running down the North Tyne valley (House 1952, 12; Linsley 1978, 17). Surviving company records show that the three blast furnaces were blown by a 70 horsepower water wheel and a 120 horsepower steam engine. In addition, there were 70 coke ovens, 24 roasting kilns, a range of coal stores, and a railway on gears communicating with the stores. Other structures included offices, a joiners

shop, a smithy, a large store, stables and a waggon shed while tramways and waggonways (HER8038) communicated with several buildings, the mines and the quarries (Linsley 1978b, 11).

Today, the site of Hareshaw Ironworks has reverted largely to pasture with demolished remains showing as irregular earthworks. Grass-covered waste heaps on adjacent hillsides are the most visible evidence of the once industrial landscape. The main blast furnace site is largely occupied by a modern factory. Still visible structures include the remains of the works dam across the Hareshaw Burn, built in 1838. It now stands to half its original height of 6m. It was consolidated in the early 21st century. The remains were consolidated at the beginning of the 21st century. A nearby tramway formation can be followed to the earthworks of the collapsed coke ovens 20m above the floor of the main ironworks site. The site of the blowing engine house and the water wheel also survive as earthworks. The agricultural buildings of Foundry Farm, which lie across the site, may have been constructed from material salvaged from the demolished ironworks (Linsley 1978b, 13). Other remains include the lower parts of a furnace stack and the foundry yard. Earthwork features, recorded by Linsley in the late 1970s have become less sharply defined. A row of houses, adjacent to the current ambulance station, built to house the manager and officers of the works (Roberts and West 1998, 62), is still standing. The site is managed by the Northumberland National Park Authority.

The works are a very important example of factory-scale production and development of ironworking, with associated waggonways works buildings, offices and workers' housing in a rural setting. Although the standing remains of the works represent a fraction of the complete complex, the site has great archaeological potential.

5.7   Tile Works (HER 8039)
Some of the disused buildings of Hareshaw Ironworks were re-let as a tilery (Linsley 1978b, 12). The first edition Ordnance Survey of 1863 shows a tile works near to the former works. The manager of the tilery and a tile worker are listed in Whellan's directory of 1855 (855).

5.8   Bottle Works (HER 8044)
A 19th century bottle works stood on the west bank of the Hareshaw Burn.

PART TWO: ARCHAEOLOGICAL POTENTIAL OF BELLINGHAM

6   RESEARCH FRAMEWORK

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

Historic towns represent one of the most complex and important forms of archaeological evidence, some having been occupied over two millennia (English Heritage 1992, 13). As well as information about the overall development of urban settlement and its planning, towns can also provide information on defence, ecclesiastical organisation, crafts, commerce, industry and the environment as well as about the individual occupants of a town and how they lived and died. As more work is carried out in our urban centres because of archaeological intervention in the planning process, more information is being accumulated. It is important that this information is synthesized and made accessible publicly, enabling archaeologists and other researchers to analyse this material to create a national picture of urban settlement change. Bellingham, with its medieval origins, location within a disputed border zone, plus its brief period of industrialisation in the 19th century, will have a useful role to play in this research.

This assessment has suggested that the most likely areas to contain archaeological remains will be around the castle, the church, the present day market place and the area which once formed the ironworks.

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

6.2   Medieval Potential
Although Bellingham is a medieval foundation, insufficient archaeological fieldwork has as yet been carried out to determine either the full extent of the occupation or its nature.

We can say with certainty, however, that the parish church and probably the castle mound would have been the foci of this settlement, and that any development in their vicinity would have a high potential to impact on medieval remains. Within these areas, archaeological recording may be required depending on the scale of development, either before the determination of a planning application, or as a mitigating measure as part of a planning permission. The castle mound appears to have been reduced in size and encroached upon by modern building, so reducing its archaeological potential.

Although the street plan and market place are not certainly of medieval origin, archaeological remains of medieval date may well survive beneath any of the properties along High Street, Fore Street and Front Street and land to the rear. Structurally, numbers 1-3 High Street and North View on Front Street may have older cores behind 18th century facades.

6.2.1   Research Agenda: The Growth of the Medieval Town

- What was the extent and character of the medieval settlement?
- Why has the street plan never conformed to the typical medieval pattern of linear plots running back from street frontages? Was the settlement dispersed or did poverty brought about by the Scottish wars ensure that no effort was put into creating a formal street layout?
- Where were the medieval bridge and ford?
- What was the layout of the medieval market place?

6.2.2   Research Agenda: The Parish Church of St Cuthbert

- What was the character of the 12th century church and how much survives? Are there remains buried around or within the present structure?
- Are there surviving remains of the possible early 12th century church buried within or around the present building?
- Can a chronology of the church be established through detailed fabric recording and analysis?
- Can documentary research establish what relationship there was between the church and chapel?

6.2.3   Research Agenda: The Castle Mound and Demesne Farm

- What was the early extent and nature of the castle mound at Hallfield?
- What was the relationship between the secular and ecclesiastical authorities at Bellingham and how did this affect the layout of the settlement?
- What is the origin and history of the structures at Demesne Farm?

6.2.4   Archaeological Priorities

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

- seek to explore the evolution and extent of the town from the medieval period: in particular, to examine the area around the church, castle mound, Demesne Farm, Front / High Street, and the market place.
- wherever possible use building recording as a means for identifying earlier building remains at the Demesne Farm and the Church, so that the evolution, date and function of these buildings can be examined. Also, as the opportunity arises, properties along the High Street and Front Street should be examined for earlier building cores contained within later facades, especially numbers 1-3 High Street and North View on Front Street.
- ensure that works to the church which require a Faculty from the Diocesan Advisory Committee are accompanied by archaeological recording to help establish a ground plan for the early church, record the development of its structure and deal appropriately with human remains impacted by any parish works

6.3   Post-Medieval and Nineteenth Century Potential

Before Armstrong's map of 1769 the extent of post-medieval Bellingham is uncertain. Maps from the 19th century show the settlement lay to the north of the church and the triangular market area had been encroached upon. Hareshaw Ironworks is already recognised as being nationally important, although the scheduling does not take in the entire extent of the works or the housing associated with it. Remains of the ironworks and associated workers' housing are visible, variously as earthworks, foundations and extant structures. Most of the site remains undeveloped and therefore preservation should be excellent. The remains, both domestic and industrial, have considerable potential to provide information relating to a distinct industrial community within the town. In this respect, Bellingham can offer research potential at a national as well as a local level into an important industrial landscape at a key moment in the Industrial Revolution.

6.3.1   Research Agenda: The Built Landscape

- What was the character and nature of buildings in the town before the 18th century?
- Can detailed building recording and analysis add to our understanding of the development of domestic properties in the town?
- Did the introduction of the railway influence or dilute any surviving vernacular tradition?
- What influence did part-ownership of the town by the Greenwich Hospital Commissioners have on its development and growth?

- As the Greenwich Hospital Commissioners also owned part of nearby Wark-on-Tyne did the processes of change in one town have an effect on the other??

6.3.2   Research Agenda: The Growth of Nonconformism

- Can we establish the number of nonconformist chapels in Bellingham in the 18th and 19th centuries through existing documentary research and establish their location and degree of survival?

6.3.3   Research Agenda: The Industrial Revolution

- A detailed survey and selective excavation of Hareshaw Ironworks will improve our understanding of such industrial landscapes and meet national research priorities.
- Can we define the locations and extent of smaller-scale industries already established through documentary sources, eg. bottle works, tile works and coal mining?
- What were the main sources of investment in the town during the industrial period?

6.3.4   Archaeological Considerations

The extent of post-medieval and 19th century Bellingham is shown on Figure 4 and within these areas, archaeological briefs and specifications will direct archaeological contractors working in Bellingham to consider:

- the usefulness of building recording in assessing the development of homes and the changing use of space within them
- the impact on the town of the rise and fall of Hareshaw Ironworks
- the changes in settlement pattern brought about by the limited sponsorship of industry and the purchase of land by Greenwich Hospital
- the potential for excavation within the historic core to reveal evidence of smaller industries
- the potential role of building recording to identify nonconformist chapels
- the potential of the archives of Greenwich Hospital Commissioners and the Ridley Estate for evidence of changing settlement patterns and investment in the town
- the potential for comparison with Wark-on-Tyne, where Greenwich Hospital Commissioners also owned part of the town.

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 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 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 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 more than 50 Conservation Areas in Northumberland but Bellingham is currently not one of them.

7.5   Archaeological Sites without Statutory Designation

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

statutory development plan and include specific requirements as well as reference to nationally agreed planning policy guidelines and statutory obligations.

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 Bellingham, the statutory development plan comprises the *Tynedale District Local Development Framework Core* Strategy and the saved policies of the *Tynedale District Wide Local Plan*. The Regional Spatial Strategy was revoked in July 2010.

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

Core Strategy Policy BE1 (extract from)

The principles for the built environment are to:

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

The saved policies of the Tynedale District Wide Local Plan relating to the protection and management of archaeological sites and the historic environment are:

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

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

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

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

These objectives are implemented through the planning system and through protective

legislation.

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 BE28, above).

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

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 BE28, above).

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

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.

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

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

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

- The asset discovered is of national significance

- The planning process set out in PPS5 has been followed

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

The request for funding must come from the appropriate local government heritage officer with responsibility for the case and not directly from the contractors or consultants conducting the investigation. Funding will be provided via the National Heritage Protection Commissions

Programme (replacing the Historic Environment Enabling Programme in April 2011). English Heritage must be consulted at the earliest possible juncture so that they have an opportunity to shape the response to the unexpected discoveries. English Heritage will not consider retrospective applications to cover costs already incurred when they have not be consulted on or agreed to the response and its cost implications. The first point of contact should be the North-East English Heritage offices at Bessie Surtees House, 41-44 Sandhill, Newcastle upon Tyne (0191 269 1200).

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

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

In Bellingham, the majority of sites considered to be of archaeological interest are medieval and 19th century in date. The ironworks is already recognised as being nationally important. There is one Grade I listed building, the parish Church of St Cuthbert, which means that it is of exceptional interest (less than 5% of buildings listed nationally are Grade I). All other buildings are listed Grade II; these are buildings of special interest, which warrant every effort to preserve them.

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Including:

Stacking Hay, Foundry Yard, 1919, NRO 1366/3

Coulson, Saddler, Ironmonger, NRO 1366/12

Bellingham Railway Station, 1935, NRO 1366/10

Percy Street, Bellingham, showing gardens to the rear, c. 1913, NRO 1366/9

Bellingham Foundry Yard c. 1900, NRO 1366/6

Deeds re property in Bellingham 1789-1877   NRO 39113

Tithe award 1845   NRO DT 32/1 M

Index to plan of Bellingham parish taken from tithe plan at the rectory 1888

NRO 2950/18

Dowsing survey of the parish church   NRO 2190/8

Abstract and title, Greenwich Hospital to Bellingham fairs and markets

ZAN M13/D12

Photos of Bellingham   NRO 1366

Typescript notes concerning Bellingham township and demesne and mill farms including

plans. Descent from the manor   NRO 542/23

Deed 1743   NRO QRD 1 p 330

Parish records 1684-1910   NRO EP 48

Deed 1752   NRO QRD ½

Newcastle Local Studies Library

Large Quantities of oaks and ashes to be sold Hesleyside, timber trade Newcastle Courant

1.2.1723-4 p 11

Bellingham, Bridge illustration c. 1890	VF 23732
St Cuthbert's Churchyard (Long Pack) photo c. 1900	VF 24259 // 1055/ K107
St Cuthbert's Church photo c. 1900	VF 33315 9116
Bellingham Presbyterian Church photo c. 1900	VF 24294/ 1024/ K79
St Oswald's Chruch Bellingham photo c. 1900	VF 28934
St Cuthbert's Well, photo c. 1900	VF 24263 1059/ K113
Bellingham, bridges photo c. 1900	VF 26478
Belligham, Fountain photo c. 1902	VF 24239/ 1034/ K88
Rose and Crown Bellingham, photo c. 1910	VF 31079/ 7501/ 1084

APPENDIX 1: LISTED BUILDINGS

Grade I

Church of St Cuthbert 21/42 (HER7994)

Grade II

Bellingham Bridge 21/2 (HER8002)

Bridgend 21/2 (HER8006)

Lychgate to Bellingham Cemetery 5/3 (HER13400)

Church of St Oswald 21/4 (HER8007)

Monument to John Bell c.10yds north of St Oswald's Church 21/5 (HER8008)

St Oswald's Church Hall 21/6 (HER8009)

Homelea 21/18 (HER8010)

North View 21/19 (HER8011)

Town Hall 21/20 (HER8012)

Nos 1-3 High Street 21/28 (HER8013)

Nos 1-3 King Street 21/31 (HER8014)

Lloyds Bank 21/34 (HER8015)

Boer War Memorial Fountain 21/35 (HER8016)

Memorial to Gillespie children c.10yds south of St Cuthbert's Church 21/43 (HER8017)

Memorial to Anne Heslop c.20yds south of St Cuthbert's Church 21/44 (HER8018)

Robson family memorial c.30yds south-west of St Cuthbert's Church 21/45 (HER8019)

St Cuthbert's Well 21/46 (HER7983)

The Rectory 21/47 (HER8020)

Outbuildings c.10yds north-east of Bellingham Rectory 21/48 (HER8021)

Nos 1 and 2 West View 21/51 (HER8022)

APPENDIX 2: HISTORIC MAPS

Figure 5: Armstrong's map 1769 Ref ZBK sheets 4 and 5.

Figure 6: Tithe Award 1845 Ref DT32 (with permission of the Diocese of Newcastle)

Figure 7: First Edition 25 inch to 1 mile Sheet 68

Figure 8: Second Edition 25 inch to one mile Ref Sheet 68.6

Figure 9: Third Edition 25 inch to 1 mile Ref Sheets 65.11 and 65.15

APPENDIX 3: STRATEGIC SUMMARY

BELLINGHAM STRATEGIC SUMMARY

A3.1   ARCHAEOLOGICAL BACKGROUND

Bellingham has been the focus of activity since at least the medieval period. The Extensive Urban Survey (EUS) combined documentary and cartographic evidence as Bellingham has not been the subject of extensive recent archaeological investigations.

Figure 10: Bellingham areas of archaeological sensitivity

Prehistoric/Romano-British
- The available evidence indicates that while it is located in a wider prehistoric and Romano-British landscape, no archaeological remains from those periods have been revealed within the historic town

Early Medieval
- There is no evidence of an early medieval settlement at Bellingham

Medieval
Castle
- Castle Mound to the east of Hareshaw Burn is likely to have housed a castle or at least a substantial fortified house with an associated Demesne (Home) Farm to the north-west.
- While is possible that an early 12th century motte and bailey castle could have been located on this site, some sources believe this is a natural mound subsequently utilised as a manorial seat.

Settlement
- The town plan shown on post-medieval maps is not characteristic of medieval burgage plots and therefore the location of the medieval settlement is difficult to accurately establish.
- As the settlement appears to be essentially manorial in origin, it is likely to have focussed around the church of St. Cuthbert and castle.
- The church is located to the east of Hareshaw Burn and 18th century maps show a triangular market place to the north-east of the church which may have a medieval origin, presumably with medieval properties bounding its extent.
- Other structures of medieval origin in Bellingham include St. Cuthbert's Well in the churchyard wall, a bridge, ford and mill.

Post-Medieval
- The town did not develop significantly over the post-medieval period. It is typical of small settlements in the North Tyneside Valley where the castle or defensive house had a local importance in the defence against Border raiding but little regional significance.
- Kings Street and Parkside Place.
- The few surviving buildings from this period include 1-3 High Street, North View on Front Street and three stone houses opposite the Town Hall.
- Bellingham expanded from the late-18th into the early-19th century, including a partial infilling of the market place.
- The town experienced a brief period of significant growth as a result of the setting up of the Hareshaw Ironworks to the north-east of the town. The records indicate that the town tripled in size for the 10 years after 1841 followed by an immediate reduction in the population resulting from the closure of the ironworks.
- 19th century buildings include various places of worship and schools

Industry
- Hareshaw Ironworks was in use from 1836 to 1848.
- Parts of the ironworks have been scheduled although historic maps show that associated remains extend over a wider area, which are also of significance. Further 19th century industries included the tile works on the site of the disused ironworks and a bottle works on the west bank of the Hareshaw Burn

A3.2   SUMMARY OF SETTLEMENT SPECIFIC RESEARCH AGENDAS
As part of the planning process, it is important to establish the significance of surviving remains, in order to provide an appropriate and informed response for planning applications with the potential to impact on archaeological remains.

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

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

Prehistoric and Romano-British
- No known prehistoric sites are located within the town of Bellingham.

Early Medieval
- No known early medieval sites are located within the town of Bellingham.

Medieval
- The location, presence, nature, extent and development of the medieval settlement, bridge, ford and mill.
- The origin and history of the church, castle mound, market place and Demesne Farm.

- The relationship between the secular and ecclesiastical authorities at Bellingham and how this affected the layout of the town.

Post-Medieval
- The nature, extent and development of the post-medieval town.
- The presence of earlier buildings incorporated within the 18th century and later buildings.
- As the Greenwich Commissioners who owner part of Bellingham also owned Wark-on-Tyne, did the processes of change in one town affect the other.
- The nature and extent of the Ironworks, tile works and Bottle works.

A3.3 ARCHAEOLOGICAL REQUIREMENTS IN THE PLANNING PROCESS

The Extensive Urban Survey (EUS) has identified the areas of greatest archaeological sensitivity and potential in Bellingham 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 Bellingham 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:

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Northumberland Conservation
Planning Strategy & Development Management
Local Services
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