

Hexham

Northumberland Extensive Urban Survey

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PART ONE: THE STORY OF HEXHAM

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

In 1992, English Heritage published a national policy to help planners and developers deal with urban archaeology and any issues that might arise during the planning process (*Managing the Urban Archaeological Resource*). This led to the Extensive Urban Survey programme, where funds were made available to individual planning authorities to prepare material to explain how archaeology fits into the planning process and how issues raised can be best resolved. Hexham 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 Hexham 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 Hexham and how development could, potentially, impact on significant archaeological resources which are of both national and local significance.

Part 3 looks at the national and local planning process with regard to archaeology and is designed to give the developer, planner, and general public, the framework within which development in an historic town will normally proceed.

The present survey (fig 2) encompasses the historic core of Hexham. 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, Geology and Topography

The market town of Hexham lies on the south side of the valley of the River Tyne perched on a flat terrace over the broad flood-plain. The centre of the town lies to the north of a formerly very significant east-west route (represented in Hexham by the B6305, today, superseded as a trunk route by the A69) and at a crossing point of the River Tyne just to the east of the confluence of the North and South Tynes at Warden.

The town has a population of about 12,000 and is the largest settlement between Carlisle (40 miles to the west) and Newcastle (20 miles to the east). It is a popular tourist destination, especially for visitors to the Wall country, and is a thriving shopping and market town for the surrounding rural population. Its centre is dominated by the former priory, now the parish Church of St Andrew, universally known as Hexham Abbey. This church and former conventual structures sit to the west of the Market Place with parkland beyond this. St Andrew's is counterbalanced on the eastern edge of the Market Place by the mass of the Moot Hall which served historically as a gatehouse to the 'precinct' of the Archbishops of York beyond, which contained the Old Gaol, which survives, and other medieval structures, now lost. The street pattern in the town has been altered most notably since the middle of the 19th century by the insertion of Beaumont Street, which cuts obliquely between Market Place and Battle Hill to the south of the Abbey. Historic thoroughfares within the town include Cockshaw, Gilesgate and Market Street, with Eilansgate running in from the west. To the south are Priestpople, Battle Hill and Hencotes.

The superficial geology of the terrace at Hexham is composed of alluvial sands, clays and gravels, lying above sands and gravels of glacial origin which in turn lie above a solid geology of Carboniferous rocks, predominantly sandstones.

1.3 Brief History

Although there are a number of Bronze-Age cist graves in the vicinity of Hexham, there is no evidence for prehistoric occupation within the core of the town. Nor is there any substantive reason to think that there was a Roman military presence. It would seem feasible, however, that the early monastery was set alongside a pre-existing secular site; a not uncommon practice. There is, however, no present evidence for this, although a likely site would be on the spur of land to the south of Hallstile Bank.

In the early 670s, Queen Etheldreda of Northumbria granted land to Wilfrid, an Anglo-Saxon noble, to found a monastery at Hexham. It is not certain if anything sat on the site before Wilfrid was there, but Eddius (Wilfrid's contemporary and biographer) names the site of the monastery as *Hagustaldesei*. The last element of the name, probably derived from the Anglo-Saxon *eg* which although in the strictest sense translates as island, was also frequently

applied to promontories and hills projecting into flatter land; very appropriate for the topography of Hexham. The remainder of the name, *Hagustaldes*, probably means 'young warrior' or 'warrior's enclosure', perhaps an indication of the use of the prominent and defensible site in times before Wilfrid (Cambridge and Williams 1995, 72-3).

Wilfrid built a church on the site dedicated to St Andrew and he may also have been responsible for the construction of another church, dedicated to St Mary, possibly a round building and the precursor of the later St Mary's (fragments of this later church can still be seen along St Mary's Chare). There may have been a third church, dedicated to St Peter, although its location, even its existence, is problematic.

St Andrew's became a cathedral in 681 and was a flourishing centre of both learning and administration. Wilfrid was succeeded as Bishop by Acca who improved and ornamented the church. In 821, the last Bishop, Tilberd, was forced to abandon Hexham following raids by the Vikings. But worse was yet to come, and Hexham was severely damaged by the Vikings in 876. Monastic life at the church of St Andrew continued in some form over the 10th and 11th centuries under the jurisdiction of the Bishops of Durham but there is little evidence for this. In post-Conquest times, Henry I quarrelled with Bishop Flambard of Durham. He took Hexham from Durham's jurisdiction and gave it and Hexhamshire to the Archbishopric of York. St Andrew's was refounded under Archbishop Thomas II in 1113 as a priory of Augustinian canons.

The decline in Anglo-Scottish relations over the late medieval period is marked at Hexham by a number of Scottish military visitations. During the invasion of England by David in 1137 good relations with the canons was maintained by the Scots and Hexham remained untouched. A period largely of prosperity and peace followed over the remains of the 12th and almost the whole of the 13th century. This was terminated in 1296 with the invasion of Scotland by Edward I and the widespread destruction of Hexham and St Andrew's by William Wallace in the same year. The Scots again invaded in 1312, when Robert the Bruce is thought to have sacked the town. The canons temporarily fled. They returned, but the town was again attacked in 1364 during the time of Edward III.

When Henry VIII's Commissioners arrived in Hexham in 1536 to dissolve the Priory, the canons defended it so strongly that they were forced to temporarily retreat to Corbridge. Five months later, the dissolution of the Priory was carried out with no violence. The priory church was handed to the parishioners and the conventual buildings to Reginald Carnaby who lived as lord of the manor. On Carnaby's death the land reverted to the Crown and in 1572 an Act of Parliament finally abolished the regality and special liberties of Hexham.

But Hexham continued to be a focus for disturbance. The Jacobite cause had a significant following in Hexhamshire. A group of rebels is known to have gathered in Hexham and proclaimed the Pretender as King James III. The bloody Hexham Riot of 1761 was caused by ill feeling arising from a change in the arrangements for service with the Militia.

From late-medieval times the town served as a market for the surrounding agricultural area of Hexhamshire. It also grew to be an important centre of industry and crafts; tanning and the production of leather gloves – Hexham tans - were of great importance. In fact, the development of the leather industry in Hexham resulted in the agricultural regime in the surrounding countryside becoming increasingly reliant on livestock, providing hides to be sold and processed in the town. As a result, the town flourished in the 17th and 18th centuries, with the leather industry carrying on well into the 19th century until other larger industrial centres took over.

1.4 Documentary and Secondary Sources

Hexham has attracted much antiquarian interest. Consequently there is a wealth of secondary source material available, much of it dating to the 19th century. The *History of Hexham* published in 1823 by A B Wright provides a detailed account of the history of the priory and town. Hexham is also covered by the County History series, *A History of Northumberland* volume III, Hexhamshire part one published in 1896 by Allen Hinds. Hinds relies heavily on Wright's account and both refer to the historical accounts of the priory written by Prior Richard and Prior John in the 12th century (Hinds 1896, 105-6, 131, 134). The architect, CC Hodges carried out much work on the Priory church and wrote extensively about remains he had seen and the standing structure between 1888 and 1913. Gibson wrote with Hodges slightly later, in 1919.

1.5 Cartographic Sources

Cartographic sources are particularly useful in showing how a town changes over time. The earliest maps showing any detail of Hexham are John Ogilby's road map from 'Tinmouth to Carlisle' dated 1675 and Armstrong's map of Northumberland dated 1769. Ogilby's road map shows a wooden bridge crossing the Tyne near Hexham and Armstrong's map shows the extent of urban development in Hexham in the mid 18th century. Wood's town plan of 1826 is the first survey to provide a detailed picture of the town. The first edition of the Ordnance Survey map for Hexham was published in 1859. Cartographic sources, which illuminate the urban development of Hexham prior to 1826, are not numerous. Hexham Common Plans dating to 1753 show the common land divisions around the town and the names of the tenants against each area (NRO ZGI.XXX11/1, 2).

Figure 2: Study Area (purple), conservation area (blue), scheduled monuments (red), listed buildings (pink).

1.6 Archaeological Sources

Archaeological excavations also provide evidence of the development of Hexham. There have been a number of small-scale excavations in Hexham and these have been listed in Appendix 2. Most of these excavations have focused on the Abbey and little has been done to explore the secular development of the town.

1.7 Protected Sites (figure 2)

The study area includes three Scheduled Ancient Monuments: the abbey and its monastic precinct (SAM Nd51), the Old Gaol (SAM Nd277), and the Tyne Bridge (SAM Nd122). The Old Gaol and the Tyne Bridge are both buildings which are currently in use; although their designation as nationally important does reflect their status adequately, protection through listing would be more appropriate. It is therefore recommended that these buildings be descheduled and relisted as Grade I listed buildings. The scheduling around the abbey is quite complex. The scheduling aims to protect the remains of the medieval priory and therefore includes the remains of the west range of the cloister, the east range of the cloister including the chapter house vestibule and other buildings and the main gatehouse to the north of the church (St Wilfrid's Gateway). The foundations of several other major priory buildings are known to lie beneath the modern ground surface immediately around the priory church and

these along with the reused burial ground to the north of the church are also included. The fabric of the church is excluded as are the post-medieval buildings to the west of the medieval cloister range. The ground beneath all of these buildings is included within the scheduled monument. Many of the standing buildings within the study area have Listed Building status and are included in Appendix 1. The centre of the town is designated as a Conservation Area.

2 PREHISTORIC AND ROMAN

2.1 The Prehistoric Period

The Tyne-Solway Corridor has been identified as a major and early east-west route across the country. A recent project, carried out by the University of Newcastle (the Tyne-Solway Project; Dr C Tolan-Smith) has archaeologically investigated parts of the corridor. Fieldwalking has located numerous scatters of prehistoric flint from the valley showing that it was occupied from the Mesolithic period onwards. Two cup and ring marked stones, probably Neolithic in date, have been found at Shield Croft Farm (HER 8767) under a kilometre to the south of Battle Hill and on the very edge of the modern town but well beyond the historic core. There are also a number of cup and ring marked stones held at the Abbey but their provenance is uncertain.

A number of Bronze Age funerary sites lay in the vicinity of Hexham. A stone cist was found in the 19th century during the construction of a house on Eilansgate. This is probably the same site from which came a small pottery urn (HER 8726), given to the British Museum in 1874 and often cited as coming from Windmill Hill. Other Bronze Age cist burials have been found slightly more remotely from the town; one in 1921 during the construction of a green at Hexham golf course (HER 8723) to the west of Hexham and another found in 1830 on the Newcastle Road to the east of town (HER 8983). It is uncertain whether the surviving burials represent single examples or originally lay within clusters. Reportedly, also found in Hexham were a stone axe-head dated to the Neolithic period (HER 8770) and a Bronze-Age flat axe-head (HER 8725). The original provenance of both objects is uncertain.

There is also little evidence for later prehistoric activity at Hexham. The closest known site of occupation is the hillfort on Warden Hill two miles to the west above the confluence of the North and South Tynes (HER 8558). The prominent spur or bluff to the south of the present Hallstile Bank would have been a good location for a defensive site, but there is no present evidence for this. Although the alluvial soils of the terrace at Hexham are fertile and have been intensively cultivated, no direct evidence of farming in early times has yet been found which is perhaps not surprising given its constant use. An Iron-Age coin was also reportedly found in Hexham (HER 8742) but its provenance is uncertain.

2.2 The Roman Period

The existence of numbers of reused Roman stones in the Priory and most notably in the early-medieval crypt below the nave, has led to much speculation that a Roman site lies in the immediate area. However, recent work has shown that many of these re-used stones derive from the Roman Bridge across the Tyne at Corbridge and from the Roman mausoleum at Shorden Brae also near Corbridge. Two Roman altars were also found when Beaumont Street was cut through the Abbey grounds in 1864. Interlocking pottery water-pipes found below the Manor Office have been described as of 'manifest Roman workmanship' (Tomlinson 1912, 102), but they would certainly not be out of place in the context of a medieval priory (Coppack 1990, 95, fig. 61). Only one Roman coin has ever been found in Hexham.

A dowsing survey by Raymond Selkirk in 1988 on land around the Priory church located what was interpreted as parallel ditches (HER 8979). Their context was suggested as Roman, but additional evidence would be required to confirm their presence and their chronology. A series of geophysical surveys (including tomography, which provides a sectional view of below-ground features) was carried out on the bowling green to the north-west of St Andrew's in 1997 again to investigate the possible survival of Roman remains around the precinct (HER 8981; Event No 83). Features were located but their interpretation was problematic.

There is little evidence for any significant Roman route running to Hexham and certainly no evidence for a crossing of the River Tyne, which was adequately catered for at Corbridge less than 3 miles to the east.

3 EARLY-MEDIEVAL (figure 3)

Land around the present town of Hexham was granted by Queen Etheldreda of Northumbria to Wilfrid to establish a new monastic foundation in the early 670s. The land donated was probably a pre-existing holding or estate. This, together with the often cited fact that the 'best' location for settlement at Hexham lies some way to the east of the site of the early-medieval church, on the bluff to the south of Hallstile Bank above the now conduited Skinners Burn (taken up in late-medieval times by the Archbishop of York's precinct), has led to the speculation that there may have been a pre-existing secular settlement there. As yet, no archaeological evidence for this has been found.

Wilfrid built a church at Hexham, part of a Benedictine monastic foundation, and dedicated it to St Andrew on a site set back from the edge of the river terrace. Wilfrid's biographer, Eddius, writing around 720 said that the first church was built around 675-680 and that no other this side of the Alps could compare with it. In 681 it became a cathedral. Wilfrid gained the

privilege of sanctuary for the church, which extended for a mile radius around and was marked by four crosses, of which some fragments have probably survived (HER 8724, 8735, 8736 and 8737)

Wilfrid was succeeded by Acca as Bishop of Hexham who carried on improving and ornamenting the Church of St Andrew, encouraging church music, setting up a library (Hinds 1896, 15) and completing the Church of St Mary begun by Wilfrid. The monastery survived for some years despite Viking attacks and the departure of the last Bishop, Tilberd, in the 820s. But it was in decline and came under the jurisdiction of the Bishops of Durham. A coin hoard, probably concealed at the time of the Viking raids, was discovered during the digging of graves in the north transept of St Andrew's in 1832. It consisted of 8000 *stycas* with dates between the mid 790s and mid 830s all in a bronze bucket (HER 8744). More coins were found close by in 1841.

3.1 The Churches

The only known *in-situ* remains of early-medieval Hexham lie below and around the **Church of St Andrew** (see section 4.1 for designations). Most notable is the crypt of Wilfrid's church under the present nave, but foundations of early structures have also been seen during restoration and building works on the site over the later 19th and early 20th centuries, recorded mainly by CC Hodges, the church architect. Many of these foundations, long believed to be part of the Wilfridian church have recently been shown to be of 12th century and later phases of construction. Only a few of the walls revealed are certainly of early-medieval date (Cambridge and Williams 1995, 53-60, 72-94). Other early remains have also been identified; a small excavation within the church in 1978 revealed the south wall of the early church, contemporary with the crypt (Bailey and O'Sullivan 1979, 150-54).

The most recent conjectured ground plan of Wilfrid's church and associated buildings appears in Cambridge and Williams (1995, 78 fig. 16, 87 fig. 21). This proposes a church with a long nave and narrow, square-ended chancel with porticus to north, south and west, possibly with a porch to the west, and a separate apsidal-ended (probably mortuary) chapel placed axially to the east discovered during construction work in 1908. Beneath the eastern end of the early church (and the nave of the present church) lay the crypt, similar to the early-medieval crypt at Ripon where Wilfrid was Abbot. It is composed of a vaulted antechamber to the west accessed by steps running down from the nave, and with a door into the vaulted main chamber to the east which would have contained relics for pilgrims to view. Two passages with twisting stairs-now blocked- ran in from the east (probably from beyond the walls of the early church) and provided access to the antechamber (north passage) and to the relic chamber (south passage). At some point over the later medieval period the crypt was abandoned and lost. It was only re-discovered when foundations for tower buttresses were

being excavated in 1725 (Horsley 1732, 248). It was used for some time as a burial vault and only in the 19th century was its significance realised.

Figure 3: Early Medieval Hexham: 1, Church of St Andrew and chapel to east; 2, Possible site of Church of St Mary; Purple tone represents possible extent of settlement including the area of the bluff to the east of the churches.

Although two probably contemporary foundations were seen running to the north from the early church's north-east corner, there is little evidence for the layout of associated monastic ranges. Excavations at other Anglo-Saxon monasteries such as Jarrow show that buildings were frequently located to the south of the church but this need not have been the case at Hexham. There is as yet no evidence for any contemporary structures to the west of the early church.

A number of important early medieval carved stones are displayed within St Andrew's, including 'Acca's Cross' (HER 8745). Other early medieval carved stones have been incorporated into the church building. All have been catalogued by Cramp (Kirby 1974).

Fragments of the late-medieval **Church of St Mary** (HER 8729) are incorporated within later buildings at the northern end of St Mary's Chare, to the east of St Andrew's. Eddius, Wilfrid's

biographer, records that whilst Wilfrid was in France in 705, he fell ill. During his illness he had a vision of the Archangel Michael, who told him to build a church in the honour of the Virgin Mary. This he began on his return to Hexham (the later medieval church, a rectangular structure, is thought to lie over the location of the early-medieval church). It was reportedly completed by Acca after Wilfrid's death and destroyed by the Danes in 875, but rebuilt, following the original plan, as a circular church with four apses facing the cardinal points (Hinds 1896, 201). No evidence for this church has as yet been recovered from the site although remains of its medieval successor are incorporated into Nos 11-13 Market Street (Event No 375).

Evidence for an early-medieval **Church of St Peter** at Hexham is derived only from a 12th century documentary reference by Prior Richard of Hexham (Raine 1864-5, 14-15). It is described as being further from St Andrew's than the Church of St Mary. It may have been destroyed during the Viking raids of the 9th century but even its existence is uncertain.

3.2 Graveyards

A number of probably early-medieval graves have been located to the south and east of the present St Andrew's church including a grave marker to 'Tundwini' (Cambridge and Williams 1995, 78, fig 16, 82, fig 17, 100). Possibly pre-Conquest burials were also seen in the 1984 excavation of the vestibule of the chapter house (*ibid.* 56).

3.3 Secular Settlement

The putative presence of a secular settlement adjacent to the planted monastic site has been discussed above. In addition to any pre-existing occupation, the construction of the church and monastic complex buildings, their adornment and their use as a flourishing religious centre of learning would indicate that the population of Hexham extended beyond religious functionaries, but to try and demarcate the extent of any associated settlement would be, at present, pure speculation.

3.4 Communications

The Stanegate had been the main east-west route across the country in Roman times and may have continued in use into this period. Presumably, a predecessor of Gilesgate took travellers to a ford across the River Tyne to the north of the settlement. Just when the east-west route to the south of the town came into use is uncertain.

4 MEDIEVAL (figure 4)

Hexham continued as a monastic and administrative centre in the late medieval period with the Priory and Archbishops' precincts facing each other across the Market Place. The late 13th to the 16th centuries were times of great unrest for Hexham and the Borders. In 1296, Edward I invaded Scotland. This led to an attack into England by the Scots in the same year under William Wallace, who burned much of Hexham. The canons fled when Robert the Bruce's forces burnt the town again in 1312. They returned but were again threatened in 1364 during Edward III's campaigns in Scotland. While the time was one of disruption for the priory, the archbishop of York maintained authority over his estates in Hexhamshire, this power being invested in the bailiff and justices. The outward symbols of this authority included the Moot Hall and the Old Gaol, which are still standing. In 1319 Hexhamshire supplied one third of the revenues of the Archbishopric. After the mid 1360s, the Priory income began to recover. Documents illustrating the administration of the Priory can be found in *The Black Book of Hexham* of 1479.

4.1 Churches and other Religious Foundations

St Andrew's Church and Claustal Ranges (SAM Nd 51); church (HER 8722) and claustral ranges (HER 8822) listed grade I.

The church was re-founded under the jurisdiction of Archbishop Thomas II of York in 1113 as a priory of Augustinian canons. The church was rebuilt above the foundations of the early-medieval church. The new church had an eastern apse and transepts, a nave probably only aisled on the north side (the western respond of this survives) and ranges round a cloister to the south (Cambridge and Williams 1995, 80-89). Stone-built ranges were erected around 1130 (HER 8822).

This church was swept away over the late 12th and 13th century when a six bay choir and transepts were constructed along with a new nave. During the reign of Henry III the church received many gifts, and work continued on the church, the cloister walk, chapter-house, a school room and refectory. In 1296, Scottish forces attacked Hexham. Documentary evidence (the Lanercost Chronicle) suggests that much damage occurred during this raid and it is probable that both the church and ranges were affected. Legend has it that the church was burnt down and many schoolchildren killed within it. A range of eastern chapels, projecting from the east end of the choir, was constructed in the mid 14th century.

The nave was lost at some time over the later-medieval period, but the choir and transepts and eastern chapels survived. The 14th century eastern chapels were demolished only in 1858 when John Dobson remodelled the eastern end. The nave was rebuilt by Temple-Moore in 1908 over the lower portions of the south and west walls. The remaining parts of the monastic buildings dating to this period are described in Pevsner (1992, 326) and details of

the monastic cemetery can be found in Cambridge and Williams (1995, 100-8).

Ryder (1988, part 3ia) notes that Prior Richard's history mentions an enclosing wall of great thickness and strength, a defensive *vallum monasterii* enclosing the ecclesiastical precinct, probably constructed at the same time as the 12th century priory gatehouse, known as Wilfrid's Gateway to the north of St Andrew's on Gilesgate (listed grade I; HER 8844). This wall has been traced at a number of points around the perimeter of the precinct.

The Canons Graveyard (HER 14752) extended to the south of the chancel of St Andrew's and 12th century (probably earlier) graves run below the area of the 13th century south transept. It was contained to the east by the precinct wall and eventually by the eastern chapels. Beaumont Street was cut across the cemetery in the 1860s. The parochial cemetery (HER 14751) lay on the north side of the church and several medieval memorials have been found here. This continued over post-medieval times as Campy Hill.

St Mary's Church was rebuilt in the 13th century, probably at the same time as the major remodelling of the priory church. Medieval records refer to the building as a chapel, despite a tradition that it in fact served as the parish church (Wright 1823, 24). Fragments of the church survive today, incorporated in the buildings of Nos 14 and 16 Market Place and Meal Market. Recent archaeological work (Ryder 2001, 30; Event no. 375) has uncovered more of this church inside Nos 11-13 Market Place.

Three-quarters of a mile north-west of the priory church, within Hexham golf course, is the site of the late-medieval **Hospital of St Giles** (HER 8568), likely to have been founded soon after the Augustinian canons arrived at the priory. The earliest documentary reference is in a charter dated 1201 granting the lepers of Hexham freedom from all tolls. A leper's hospital dedicated to St Giles is referred to in the *Black Book of Hexham*, presumably the same foundation.

A **Pilgrim's Hospital** was founded at Hexham in the 14th century (HER 8727). No information has been found to locate this site.

4.2 The Sele and Corn Mills

The Sele, today mostly an open area of parkland, lies between Market Street and Hencotes and lies to the west of the priory precinct. The name may be a corruption of *Champs du Ciel*, a name sometimes applied to monastic enclosures (Hinds 1896, 307). It is likely that the area was cultivated. Grimm's drawing of Hexham Abbey c.1778 shows a detached rectangular building with a wooden turret (dovecote) capping its gabled roof (Ryder 1988, part 3ic), possibly an early monastic barn, but by no means certainly so.

In 1328 Archbishop Melton ordered the building of two mills at Hexham; one of these on or near the site of Tyne Mills on the south bank of the Tyne and the other to the west side of the Sele by the Cockshaw Burn.

Figure 4: Later Medieval Hexham. Refer to key for description

4.3 The Archbishops' Precinct

Hexham was the administrative centre of the Liberty and Regality of Hexhamshire held by the Archbishops of York. The buildings in which this administration took place were located on a bluff over the Skinners Burn at the east end of town and included the still standing Moot Hall and Old Gaol along, presumably, with other buildings now gone. Whether the buildings were contained within a defensive wall is not entirely certain but truncated remains on the south side of Hallstile Bank may be medieval in date and could form a portion of just such a structure (Pevsner 1992, 330).

The Moot Hall (listed grade I; HER 8730) overlooks the eastern side of the Market Place and functioned as the compound's gatehouse. It housed the Archbishops bailiff and served as the courthouse for the Regality. It is of three storeys with halls on two floors, and can be compared with castles such as Langley and Thirlwall. It probably dates to the later 14th century. There may have been an earlier structure on the site; a document from Archbishop Thoresby of 1355 orders the repair of a dilapidated building for his bailiff. **The Old Gaol** (HER 8731; SAM Nd 277), a suitably grim construction, was built around 1330. It is partly constructed from re-used Roman masonry and appears to be unique for its time as a purpose built gaol, indicating the lawlessness of the area. It later became the Manor Office.

4.4 Properties in the Town

The two precincts, of the Archbishop of York and of the Priory of St Andrew, were probably established and defined in the 12th century. The town will have developed, quite possibly also to a plan, around these features. The thoroughfares on which the settlement was hung were the major east-west route to the south of the precincts and the road running south from the ford across the River Tyne. This last road, Gilesgate, joined with two roads running in from the west, Cockshaw and Eilansgate at Holy Island, clearly an important nodal point. This route then ran between the two precincts to join the major east-west route which, within the breadth of the town, was divided by name into Priestpopple, Hencotes and Battle Hill. St Mary's church, as rebuilt in the 13th century as a fully aisled seven-bay rectangle, almost spanned the gap between the Priors and Archbishops precinct. It is likely that market areas were established to the north and south of St Mary's and probably along Priestpopple. Whether there was an early market at the junction between Cockshaw and Gilesgate at Holy Island is uncertain, but the idea should not be discounted.

Evidence of the location and extent of late-medieval properties at Hexham can be gathered from documentary sources including an account of income derived by the priory from a large number of messuages or properties in 1297 including 'The entire street of Cockshaw, 24 messuages in Priestpopple, 14 in Market Place and 16 in Hencotes' (ref). It would seem reasonable to suppose that these streets and areas formed, or composed a good part of, the core of the late-medieval town. Many property boundaries shown on Wood's town plan of 1826 quite probably originated in medieval times, and an estimate of the extent of medieval settlement has been provisionally mapped using this and the documentary evidence (figure 4). The most extensive block of early properties runs along the north flank of Gilesgate, Market Street and Market Place. There is little early plan evidence for properties along Cockshaw. Possibly, the earliest properties on Hencotes ran to the south of the thoroughfare. Properties which developed between the precincts in the present Market Place and to the south of St Mary's church, between St Marys Chare and Fore Street, represent encroachment on market areas (see below) which may have started soon after they were established.

4.5 Markets and Industries

Hexham was a market centre for grain, other agricultural produce and livestock. A weekly market held on Mondays and a two-day fair on St Luke's Day and the preceding day was granted in 1239 by Henry III. More fair days were granted in 1319 indicating a growing prosperity. The location of early markets is not certain but probably as today to the east of St Andrew's in the modern Market Place and probably to the south of St Mary's and north of Hencotes. The form of Priestpople, with a distinct narrowing at either end, suggests that it may have also been a livestock market. Parts of the market areas to either side of St Mary's were encroached over the period resulting eventually in the loss of any open space to the south of the church. St Mary's Chare and Fore Street were defined during this encroachment. There may also have been a market place at the junction between Cockshaw and Gilesgate, infilled by Holy Island.

Industries began to develop in Hexham. Weavers, tanners and shoemakers, skimmers and glovers and hatters were companies of traders or guilds set up in the town. The earliest surviving rules for these companies date to 1613, but they certainly originated in the medieval period. There are, for instance, specific regulations for tanneries from the 14th century. These state that they should be downstream from the town's water supply (Hexham Historian 1994). Cockshaw, close to the burns and to the edge of the town, appears to have been an early location of tanneries.

4.6 Communications

The main road through Hexham to the north led to the fording point at the foot of Gilesgate, across High Ford. Low Ford provided access over the river from West Mill Lane. Both routes are probably early.

Hinds found no documentary evidence for a bridge across the Tyne at Hexham until the late 12th or early 13th century (1896, 263). Linsley (1994, 235) mentions documentary evidence for a bridge at hexham before 1263. This was lost and another bridge begun by 1294. By 1307 the bridge was still not complete; it possibly never was. Ferries operated at Warden or at Hexham near the Hermitage as the only dry alternative. The lack of a permanent, safe north-south crossing of the Tyne must have had a major impact on the economy of Hexham, especially as a market centre.

A medieval bridge (with a later crenellated parapet) over Halgut Burn in the grounds of later Hexham House survives (listed grade II*; HER 8752).

The east-west route along the valley was incorporated into the southern fringe of the town

along Hencotes, Battle Hill and Priestpople.

5 POST-MEDIEVAL (figure 5)

5.1 The Town

Following the dissolution of the Priory in 1536, the Church of St Andrew was handed to the parishioners and the attached conventual buildings to Reginald Carnaby who lived as lord of the manor although the archbishop retained the title. On Carnaby's death the land reverted to the Crown and in 1572 an Act of Parliament finally abolished the regality and special liberties of Hexhamshire. The former tithe rights were granted by Elizabeth I to Sir Christopher Hatton who sold the monastic buildings to Sir John Fenwick in 1632. The manor was sold on to Sir William Blackett in 1689, later to the Wentworths and later still to the Beaumonts. The Sele, which had been a part of the monastic enclosure between Market Street and Hencotes was given to the public by Sir William Calverley Blackett in the 18th century and was not encroached by the town.

The street pattern remained stable apart from any final encroachment of the area to the south of St Mary's Church, where properties developed around St Mary's Chare and Fore Street, within the area of Holy Island and at the north of the Market Place.

The Hexham Manor Rolls Borough Book of 1661 mentions that a number of bakehouses were located too close to thatched houses, and lays down a prescription that 40 yards should be left between any bake or malt house and thatched dwellings. Despite this, there were several serious fires in Hexham in the 17th century and partly as a consequence of these, no medieval buildings have survived. Hinds mentions that the largest number of old houses remaining in Hexham in the 19th century were in Market Street and Gilesgate (1896, 307-8).

At the top of Market Street on the west side there was a picturesque group of 17th century buildings, one door bearing the inscription 1641. These were demolished at the time of his writing. Further down Gilesgate on the opposite side of the road, was one house dated 1638, and at the bottom of the same street was the Skinners Arms dated 1683 (Hinds 1896, 308). A Tudor House in Back Street was called the Grapes Inn in 1896. The White Horse Inn dated 1604 is marked on Woods map on Costerly Road, which later became Fore Street.

The location of both early mills and tanning industrial sites was primarily influenced by the requirement for water. Industrial growth in Hexham is thus located close to the burns and to the River Tyne. As these industries developed, and as housing infilled areas to meet the demands of a rising population, Hexham, in the 18th century, for the first time, grew to cover a

larger area than the medieval core.

Figure 5: Post-medieval Hexham: Red, Parish church, formerly Priory church; Green, manor house, formerly conventual ranges and priors house; Blue, probable urban extent, showing approximate spread of structures but not attached landholdings.

5.2 Markets and Industry

In 1662 the Lord of the Manor, Sir William Fenwick, petitioned Charles II to change the day of the weekly fair at Hexham from Monday to Tuesday, to hold an additional cattle market. This petition was granted. The document states that the fairs were held in Hencotes and Priestpopple. It seems from this that the town had a number of venues for markets and fairs. A stone pinfold was built in the ward of Priestpopple and is mentioned in the Borough Book for 1661. This could have been used to hold livestock prior to a fair.

The addition of a cattle market in 1662 illustrates the increasing importance of livestock in the area which continued in the 18th century and at least in part because of the need for hides by the flourishing tanning industry in Hexham. In the Court Rolls dating to the 17th century the trades of tanner, glover, cordwainer and saddler were very heavily represented amongst the population of Hexham. The guilds for these associated trades also developed strongly. The

Skinners Arms, dated 1683 and the Tanners Arms in Gilesgate were the traditional meeting places for the members of these guilds.

Specific fairs were held for the leather trade. From 1741 two fairs for leather were held annually, one on 29th June and the second on 29th October. With livestock markets held fortnightly from March to November and butchery carried out locally. Some butchers premises, the shambles, sat within the Market Place. Hexham market also had “scalerakers” who are mentioned in a survey dated 1608 and who kept the market clean, and who, from 1678 also had to erect hurdles in the market place (Hinds 1896, 280-1).

In addition to skins traded locally, importing of skins and hides was facilitated by river and road transport. Alum, a necessary raw material in processing, was also imported over a considerable distance from Ravenscar in North Yorkshire. Oak bark was the only legally permitted vegetable tanning agent from 1563-1808 and was obtained from local coppiced oak trees, and imported later when larger quantities were required. The barn at Wester Byres near Slaley was the storage place for this bark, and it was crushed at the windmill shown on the Wood’s map dated 1826 at Tyne Green. Mills were used to grind oak bark used in the tanning process, and are likely to have been located within other tanning complexes. Lime used in the removing of hair from the hides was available locally. The Cowgarth (Halgut) Burn and the Cockshaw Burn provided the water needed for processing the hides. The tanneries at Cockshaw remained on the same properties and were developed and remodelled over time. Areas of housing for workers in these trades grew up close to the tanneries.

The skins traded and processed in Hexham were then used in the town for the manufacture of leather goods, primarily gloves, known as Hexham tans. Glove making factories were established. Additionally, many outworkers lived in the surrounding area.

5.3 Churches

As mentioned, after the dissolution, the Church of St Andrew was handed over to the people of Hexham as a parish church. Its condition soon began to decline and the building was neglected over the 17th and 18th centuries (Hinds 1896, 167-9). There is documentary evidence for various repairs on the church and for the difficulties in getting money for these (Wright 1823). The area of the former nave, now just a grassed enclosure, was incorporated into the extensive Campy Hill graveyard (HER14751) which extended to the properties along Gilesgate.

St Mary’s Church also fell out of use. There is a 1634 reference to a bakehouse “in the old church” (Hinds 1896, 203).

In the 18th century, non-conformist religious groups began to appear in Hexham. The Ebenezer Independent Chapel (now a store) was constructed on Broadgates in 1789.

5.4 Schools and Public Buildings

Hexham Grammar School or the Queen Elizabeth School was founded by Royal Charter in 1599. A schoolmaster's house was built at the expense of the town in 1684. This became a private house in 1902, and is now the property of Tynedale District Council.

The House of Correction was built in the 18th century and was extended in 1820. The extension survives and has been restored, but the main building is no longer standing.

5.5 Communications

Prior to the building of a bridge in 1770, it was only possible to cross the Tyne by ford or ferry. This limited the role of Hexham as an important north-south route. Nevertheless, several turnpikes passed through or near to Hexham: the Newcastle to Carlisle (Military) turnpike (1751); the Aydon to Corbridge to Hexham to Greenhead (Glenwelt) turnpike (1752) and the Hexham to Alesmouth turnpike (1752). The expense of building a bridge at Hexham discouraged the Alesmouth Trustees from building a bridge despite the inconvenience to their travellers. Because of the lack of a safe north-south route, drove roads avoided Hexham.

The Tyne appears to have been crossed by means of ferries at Hexham throughout this period until 1767 when a stone bridge was built at High Ford, the fording point reached from Gilesgate. This bridge was finished in 1770, only to be destroyed by a great flood a year later in 1771. Attempts to make a replacement bridge were begun in 1774 but abandoned. A further bridge was completed in 1780, and destroyed by flood in 1782. Finally, a successful bridge was completed by Johnson and Thompson following Smeaton's design in 1793 (HER 8738; SAM Northumberland 122). This bridge stands today. The establishment of the bridge altered the principal route to the north, which had previously taken a route to the fording point at the northern end of Gilesgate.

Windmill Hill was probably (although not certainly) the site of a windmill. Wright (1823, 28). also refers to a windmill on Tyne Green. The date of which is not known.

6 NINETEENTH CENTURY

The 19th century saw many innovations come to Hexham. In 1824 it was first lit with oil lamps. In 1835 it was first lit with gas. In 1865 Hexham Water Works opened and in 1878, a thorough drainage system was introduced (Hinds 1896, 262).

6.1 Housing

The housing stock was also changing. In 1823, Wright describes Priestpople, Battle Hill and Hencotes as one long handsome street formed along the route from Newcastle to Carlisle and that the houses were mostly new. Hinds noted that the houses which stood on the west side of the market place and next to the church, were pulled down in 1840-1852 (1896, 307). The Allgood House, built over the entrance to St Mary's Chare was demolished in 1879. The White Horse Inn, built in 1604, was demolished and a row of shops was built. Hodges and Gibson, writing in 1919, said that in the previous half century many of the older, better houses in Hexham had been removed or rebuilt and that there were almost no cottages with heather thatch and whitewashed rubble walls left.

A number of public buildings were added to the town centre in the later 1860s along the newly formed Beaumont Street. These included the Town Hall (now the Queen's Hall), The Corn Exchange (now an Arts Centre) and the Public Library.

6.2 Churches and Chapels

In 1828 a part of the east end of the Church of St Andrew fell down, breaking through the roof of the "Old School" (the eastern chapels). In 1841 a public meeting was held to raise public subscription for repairs. The church was substantially altered at this time, culminating over the 1850s in the demolition of the eastern chapels.

There were three Methodist chapels in Hexham: the first was built in 1830 on Hallstile Bank dated 1830; it was replaced by St Mary's Chare Primitive Methodist Chapel (HER 8958) in 1862; Trinity Methodist Church on Beaumont Street was built in about 1880 (HER 8827); and another stood on the site of a former Post Office in Market Street (HER 8941).

6.3 Industrial Areas

Rapid industrial growth in Tyneside resulted in the relative decline of industries in Northumberland and a population movement into the industrial towns. Additionally, cheap rail transport drove many manufacturing industries in rural areas out of production.

In 1832 there were four tanning yards in Hexham but production had fallen off from the heights achieved in the previous century. The modern Tanner's Row was once the Hextol Tannery yard. In 1830 No 8 Gilesgate was sold at auction. It was a tannery with 52 tanning pits, 2 drying houses, a bark mill and loft, a ring wheel and hay loft. This property was acquired by Henry Bell whose family supplied sheep and lamb skins to the trade fellmongering and wool stapling. The yard at Gilesgate was used until its closure in 1975. Nineteenth century Tanneries on Burn Lane in Hexham were archaeologically investigated in 2003. Preservation was good and features lay close to modern ground surface (Event No 13278).

Glove making was the principal industry in Hexham using most of the hides produced by the Hexham tanners in the production of gloves known as “Hexham Tans”. The 1822 Pigots directory shows 11 glove manufacturers in Hexham, two in Cockshaw (one former glove factory remains standing at the end of the modern Tanner’s Row). Wright lists those employed in this trade in 1823 as the following: *‘71 men and boys employed as leather dressers and glove cutters, 40 boys employed as dusters, 1000 women employed in sewing’*

Two glove factories are shown on a plan of 1853 in the Cockshaw area (Hexham Historian 1994) and many outworkers lived nearby. Following the end of the Napoleonic Wars in 1815 and the lifting of import restrictions, the economy of the town and especially the glove trade went into decline. By 1886, only two glove factories were left in the town. By the end of the century, the trade had virtually ceased.

A bone meal fertiliser works at Tyne Green was set up in 1859 and extended in 1889. It used bones from the tanning industry (Hexham Historian 1994).

Carding and dressing wool was begun in the 19th century in premises close to St Wilfrid’s Gate. A warehouse for wool was built in 1885 opposite No 8 Gilesgate (which became the municipal swimming baths in 1974). Hinds also lists the weaving of linen and cotton on hand looms and the manufacture of rope and brewing as smaller industries, which took place in Hexham (1896, 270); the Ropery is still extant (HER 8787).

A sawmill with its associated millrace is marked on Wood’s town plan of 1826 on the Cockshaw Burn (HER 8980), but it does not appear on the 1859 Ordnance Survey first edition survey.

Cockshaw Iron Works went out of business in 1867 (Hexham Historian 1994).

On the Allendale Road a ‘Hydropathic Mansion’ was constructed in 1878 (HER 8802). It was originally a health spa and is now a part of Queen Elizabeth School. It was an example of the vogue for health-giving spa holidays prevalent around that time throughout the country. It used water from the Ladel Well Springs.

6.4 The Carlisle to Newcastle Railway

The Blaydon to Hexham section of the Carlisle to Newcastle Railway was opened in 1835, and the section to Carlisle completed in 1838. The station, to the north of the town, incorporated goods as well as passenger facilities. In 1858 Hexham was incorporated into the North British system and in 1869 the Hexham to Allendale line was completed.

6.5 Horticulture and Parks

Market gardening was carried out on the fertile haughlands to the north of the town, with the produce finding a market in Hexham. Hinds notes that in Hexhamshire poorer land was used for arboriculture (1896, 17).

Tyne Green, formerly common land, was given to the town by Wentworth Blackett Beaumont, Lord Mayor to mark Queen Victoria's Jubilee in 1887. It was laid out as gardens, with avenues of trees.

6.6 Schools

A subscription school was opened in 1813 (Hinds 1896, 225), and moved to bigger premises on the Sele in 1856.

PART TWO: ARCHAEOLOGICAL POTENTIAL OF HEXHAM

7 RESEARCH FRAMEWORK

This section deals with the possibility of discovering archaeological remains in Hexham in the course of development and the potential these remains could have for the understanding of the past of the town, region and country as a whole. To be meaningful, any archaeological input in Hexham should be weighed against the value of the likely returns. The most useful way of assessing this value is for it to be set against locally and nationally agreed research agendas which will allow relevant work to be planned and delivered to best value.

Developer-funded archaeological work within Northumberland will always refer to 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 and Hexham, with its medieval and ecclesiastical origins, will have a useful role to play in this.

7.1 Prehistoric and Roman Potential

There is no evidence for prehistoric activity in the core of the town. A probable Bronze-Age cist burial has been found at Windmill Hill or Eilansgate, but does not necessarily indicate any more extensive activity in the area. The defensible nature of the bluff to the south of Hallstile Bank may have been occupied in prehistoric times, but as yet this remains conjecture.

Nor is there any substantive evidence for Roman occupation within the historic core of the town. Re-used Roman stones found in early-medieval and later structures were imported from the settlement and bridge at Corbridge and the nearby sepulchral monument at Shorden Brae. Features identified during dowsing by Selkirk and in radar scanning on open land to the west of the Abbey are certainly not diagnostic and may, if they exist, belong to other phases of occupation which are securely attested in the area.

7.1.1 *Research Agenda*

- Is there a prehistoric or Roman presence in the historic core of Hexham?

7.1.2 *Archaeological Priorities*

- Archaeologists working in the town should be aware of the possibility of recovering prehistoric or Roman remains and of their implication for the development of the settlement.

7.2 **Early Medieval Potential**

The North of England held an important position in the affairs of Western Europe during the seventh and eighth centuries AD, the so-called 'Golden Age of Northumbria', when monastic institutions had a major influence on both spiritual and cultural development. The sub-surface survival of parts of Wilfrid's early-medieval monastery in Hexham is therefore of national and international interest and significance.

Only a partial picture of the extent of the early-medieval foundation at Hexham has been established. There are numerous alternatives for its overall layout which may include axial or non axial arrangements of churches and of associated ranges to north or south, or potentially, both.

It is possible that the later medieval Church of St Mary overlies a church of this dedication recorded in the early eighth century. Archaeological evidence for such a church is likely to be slight given the presence of the later church and a number of 18th century cellars in the area but makes any surviving stratigraphy in the area of great importance. There is possibly another early-medieval church in Hexham, dedicated to St Peter.

Early medieval graves and graveyards may be scattered widely across the area within and around St Andrew's church, the Market Place and across Beaumont Street.

There is currently no evidence for an associated secular settlement, although this would seem a reasonable possibility. A location on the bluff to the east of the monastery has frequently been mooted as a location.

7.2.1 *Research Agenda*

- What is the extent and layout of the early-medieval monastery and associated churches?
- What is the location, extent and layout of any early-medieval secular settlement?

7.2.2 *Archaeological Priorities*

Invasive development within the possible area of early medieval occupation will require archaeological input during the planning process to establish the likely impact of the development and to prepare an appropriate strategy for archaeological mitigation. Most developments will require evaluation at an early stage. This is to ensure that nationally and in some cases internationally significant remains are protected during developments in the core of the town whilst all possible information is gained during any necessary exposures

7.3 **Medieval Potential**

7.3.1 *The Priory and St Mary's Church*

The Church of St Andrew was rebuilt as a priory church in the early 12th century above the foundations of the early-medieval church. It included ranges to the south. The church was refashioned again in the late 12th and 13th century, as were associated ranges. There is evidence that some structural remnants of the smaller 12th century ranges survive but hardly anything of the church other than some foundations. Much of the 13th century west range survives but in altered form. The southern range and much of the east range have gone, but evidence for them is likely to survive below ground. Outer court buildings may have existed between St Wilfrid's Gateway on Gilesgate and the Prior's House, and remains may survive within the Campy Hill area and beyond.

The canons cemetery extended to the south of the chancel of St Andrew's and 12th century graves run below the area of the 13th century south transept. It was contained to the east by the perimeter wall and eventually by the eastern chapels. Beaumont Street was cut across the cemetery in the 1860s. Archaeological deposits throughout this area survive beneath a very thin overburden and have been disturbed on numerous occasions. The parochial cemetery lay on the north side of the church and several medieval memorials have been found here.

A precinct wall extended around the Priory. Areas of the wall survive as does St Wilfrid's Gateway, the entrance into the precinct on Gilesgate. The medieval water supply to the Priory has never been traced. Presumably the Halgut Burn fed the precinct and water was then channelled out into the Skinners Burn.

St Mary's was constructed on a rectangular plan in the 13th century but there is as yet no evidence for its putative round predecessor.

7.3.2 *Research Agenda*

- What was the extent and layout of the 12th century priory?
- Can the extent of 12th century fabric in the west range be established?
- Has the extent of the precinct altered?
- How does the Sele relate to the precinct?
- How much of the precinct wall can be defined on the ground?
- How complete is our picture of the priory's ranges in the 13th century?
- Where did the priory's water supply run?
- Where could geophysical survey best be used to add to our understanding of the priory and its ranges?

7.3.3 *Archaeological Priorities*

Invasive development within the possible area of the medieval priory and historic core of the town will require archaeological input during the planning process to establish the likely impact of the development and to prepare an appropriate strategy for archaeological mitigation. Most developments will require evaluation at an early stage. This is to ensure that nationally significant remains are protected during developments in the core of the town whilst all possible information is gained during any necessary exposures

7.3.4 *The Archbishops' Precinct*

The Moot Hall and Old Gaol are the sole standing survivors this area, but other medieval structures once existed here and sub-surface remains may survive. The Moot Hall is a gatehouse, allowing access to a defined, probably defended area. No defensive wall is evident today but its route, due to topographic constraints, is at certain points predictable. The Moot Hall may be built over its predecessor referred to in 1355, suggesting that the defences may have been constructed at the same time as this predecessor. The car park to the rear of the District Council offices (Prospect House) as a potentially little disturbed area, is one of the most sensitive archaeological areas in Hexham and may hold the key to the origins of the town and the layout of the archbishop's precinct.

7.3.5 *Research Agenda*

- What evidence is there for a perimeter wall around the Archbishops' precinct?
- Can the precinct be compared with other examples?
- What other buildings should be expected in the precinct?

7.3.6 *Archaeological Priorities*

Invasive development within the possible area of the Archbishops' precinct will require archaeological input during the planning process to establish the likely impact of the development and to prepare an appropriate strategy for archaeological mitigation. Most

developments will require evaluation at an early stage. This is to ensure that nationally significant remains are protected, whilst all possible information is gained during any necessary exposures

7.3.7 *Civil Settlement*

Limited archaeological evidence indicates that medieval stratigraphy can be expected to survive intermittently throughout the historic core of Hexham along street frontages which have not been cellared and in back plots. Cellars have been mapped by Peter Ryder (see appendix 4) but their extent within individual plots is not known. Excavations at Back Row (Pudding Mews) showed that undisturbed stratigraphy can survive in cellared areas beneath passages and in entries to alleys and yards.

Evidence from tenement properties will relate to craft and industrial as well as domestic activities; the 1988 Back Row (Pudding Mews) excavation revealed traces of 13th century metal-working close to the Market Place, for instance. There will also be evidence for the development of the housing stock. In general, investigations will provide insight into how the town expanded and contracted and the economic and social factors behind these developments.

7.3.8 *Research Agenda*

- What evidence is there for surviving medieval structures within properties?
- What evidence is there for crafts, industry and trade within these areas?
- When did properties develop in the area of St Mary's Chare and Fore Street?
- When did properties develop on the west side of Market Place?
- How do properties on the north side of Hencotes (to the west of Battle Hill) and along the south side of Gilesgate relate to the Priory precinct?

7.3.9 *Archaeological Priorities*

Any interventions within the likely area of medieval occupation will require archaeological input during the planning process to establish the likely impact of the development and to prepare an appropriate strategy for archaeological mitigation. Most developments will require evaluation at an early stage.

7.4 Post-Medieval Potential

7.4.1 Change and Renewal

Although the extent and layout of the town altered little, the housing stock was almost completely renewed over the period. Numbers of houses of the 17th and 18th century survive, affording an opportunity to examine a period of social and architectural transformation in the town and the introduction of new and polite building styles.

Areas of the town will also contain archaeological remains of demolished early buildings which have not been developed, such as those which backed on to the eastern chapels in Market Place

7.4.2 Research Agenda

- What were the different styles of domestic architecture in Morpeth and from what models were they drawn?
- What archaeological evidence is there for the lifestyle of the population over the period?

7.4.3 Archaeological Priorities

- Any proposals to change the use of early buildings or to redevelop them should be accompanied by recording of the fabric. The results of this recording exercise will be used to influence an acceptable design for new works.
- In the long term, an overall historic assessment of the housing stock should be built up. This would be of great value in understanding the archaeological development of the town.

Any invasive developments within the likely area of post-medieval occupation will require archaeological input during the planning process to establish the likely impact of the development and to prepare an appropriate strategy for archaeological mitigation. Most developments will require evaluation at an early stage.

7.4.4 Industry

There will have been considerable continuity in the location and methods of production of goods from the late-medieval into the post-medieval period. Tanning was centred in the Cockshaw and Gilesgate area around the Halgut and Cockshaw burns. It grew into a very important industry over the 18th century. There is likely to be considerable evidence for this industry and in contexts which are favourable for the preservation of organic remains. The associated leather glove-making industry was also a major business in the town.

The modern Tyne Mills estate downstream of Hexham Bridge is the site of a water corn mill and Windmill Hill may have been the location of a windmill as was the Tyne Green. In the 13th century metalworking was carried out at Pudding Mews (Back Row), but it is not known

whether this continued into the post-medieval period.

7.4.5 *Research Agenda*

- What likely physical evidence is there for the tanning industry in the town?
- What is the likelihood for the survival of evidence for the glove-making industry in Hexham?
- What evidence remains for water and wind mills in the town?

7.4.6 *Archaeological Priorities*

Any developments within the rear of properties and along Cockshaw and Gilesgate in particular may provide important evidence for the industrial development of the town and tanning in particular. These areas lie within areas already characterised as of archaeological significance and therefore requiring archaeological input during the planning process

7.5 Nineteenth Century Potential

The 19th century saw the decline of traditional industries and markets. It also saw considerable expansion of the town and its growth as a retail centre for the surrounding communities

7.5.1 *Research Agenda*

- How late in the century did the tanning industry continue?
- Where was it based?
- How were the suburbs of Hexham developed?
- What evidence is there for the retail development of the town in the 19th century
- How did the markets develop over the century

7.5.2 *Archaeological Priorities*

An analysis of trade directories would illustrate the development of the town as a retail centre. A record of 19th century housing types should be built up related to the areas of development around the town

PART THREE: ARCHAEOLOGY AND THE PLANNING PROCESS

8 THE EXISTING FRAMEWORK

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

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

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

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

application discussion with the Local Planning Authority (LPA) is recommended (HE8), in particular Northumberland Conservation, who provide planning advice to the local authority on heritage issues.

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

8.2 Scheduled Ancient Monuments

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

8.3 Listed Buildings

This is a statutory designation, the equivalent of scheduling for a building. Listed buildings can be altered, but only after due consideration to the nature of the building and its historic context. There is currently a range of listing grades: grades I and II* are protected directly by English Heritage, grade II by local authorities. The current list of buildings of special architectural or historical interest for Hexham is inadequate and out of date. A significant number of properties have been misidentified and some potentially important buildings excluded. In order to protect this resource adequately through the listed building legislation, a review should be conducted within the town.

8.4 Conservation Areas

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

8.5 Archaeological Sites without Statutory Designation

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

8.6 Development Plan Policies

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

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

Core Strategy Policy BE1 (extract from)

The principles for the built environment are to:

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

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

Policy BE25

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

Policy BE27

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

Policy BE28

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

Policy BE29

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

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

8.7 Pre-Application Discussion

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

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

8.7.1 Desk-Based Assessment

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

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

8.7.2 Field Evaluation

Where an assessment is insufficient to properly assess the impact of a proposed development on known or potential heritage assets, field evaluation may be required. The requirements of this stage will also be determined by Northumberland Conservation. It may require a range of survey and analytical techniques including limited excavation. An evaluation is designed to provide sufficient information about the extent, character and preservation of archaeological

remains to judge what planning decision would be appropriate and, if necessary, what mitigation measures should be adopted (see Policy BE28, above).

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

8.8 Archaeological Planning Conditions

The Planning Authority can make the appropriate decision (in the context of the Policies set out in the statutory development plan) on whether or not to give consent to the scheme, based on the information provided by the Historic Environment Record and assessment and evaluation reports, where necessary. If it is considered that an application can be consented, steps may be required to mitigate its impact on the archaeological remains. This can sometimes be achieved by simply designing the scheme to avoid disturbance, for example by the use of building techniques that ensure minimal ground disturbance. If planning permission is given and archaeological remains will be unavoidably destroyed, the developer may be required to ensure that these remains are archaeologically investigated, analysed and published. In this situation, the requirements for further work will normally be attached to the Planning Consent as conditions, such as the standard Northumberland Conservation condition detailed below:

A programme of archaeological work is required in accordance with the brief provided by Northumberland Conservation (NC ref X dated X). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged:

- a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.*
- b) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.*
- c) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.*

8.8.1 Written Scheme of Investigation

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

8.8.2 The Range of Archaeological Fieldwork

The range of archaeological requirements set out in the Written Scheme of Investigation will vary. Many sites in historic urban areas will require full excavation. Frequently, though, the

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

8.8.3 *Building Recording*

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

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

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

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

- The asset discovered is of national significance
- The planning process set out in PPS5 has been followed
- Every effort can be demonstrated to have been made to accommodate unexpected discoveries within the available resources by prioritising the most important elements of the asset(s) being investigated

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

8.9.1 How is National Archaeological Importance Defined?

A number of assumptions will be made when determining whether archaeological remains are nationally important or not. These have been set out by English Heritage (1992, 47):

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

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

archaeological remains are nationally important or not.

In Hexham the majority of sites considered to be of archaeological interest are medieval and post-medieval in date although there is also a small area of prehistoric interest. There are five listed buildings which have been given Grade I status, which means that they are of exceptional interest (less than 5% of buildings listed nationally are Grade I); 17 Grade II* buildings; and 179 Grade II building. These are buildings of special interest, which warrant every effort being made to preserve them. The large numbers of listed buildings reflect the high quality of historic traditional architecture in the village.

9 SOURCES

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Primary documents

Documentary sources which are reproduced in published sources have been consulted e.g. A survey of the income of the Priory of Hexham, 1297 (in Wright), *The Black Book of Hexham*, 1479 (in Hinds), Rules for the company of skippers and glovers, 1613 (in Hinds), but a full assessment of documentary sources is awaited.

Northumberland Record Office

In the NRO, Gosforth these are some of the principal documentary sources which might be assessed:

Hexham Manor Court Rolls 1572-1668 (A) NRO 322 /B/123
Allgood family deeds ZAL/1
Hexham School Board records 1879-1903 (H)CEB14
Records of Hexham Grammar School ZLX
Deed of William Bates, Hexham Foundry 1820-1835 and Hamilton Purvis ironfounders c. 1864-67 (A)ZLX//
Deeds of Hexham foundry (A) NRO 393
Rawlinson's Report to the General Board of Health 1853 (G) NRO 2012
Hexham Abbey Restoration Committee papers 1858-1859 (A) NRO 692/40/Box 6
Grant to Hexham Priory 1274 ZBR 6-7
Gibson photographic collection

Maps

Hexham Common Plans 1753 (NRO ZG1.XXX11/1,2) this map shows the common land divisions and the names of the tenants against each area. Paths and buildings are marked. The plan is large, rolled and fragile....difficult to use other than to study
Hexham tithe plan of the parish by the Rev. Bird 1863 (E) NRO 401/1

The earliest maps of Northumberland showing any detail of Hexham are John Ogilby's road map for Tinmouth to Carlisle dated 1675 and Armstrong's map of Northumberland dated 1769. Ogilby's road map shows a wooden bridge crossing the Tyne at Hexham and Armstrong's map shows the extent of urban development in Hexham in the mid 18th century. Wood's map dated 1826 is the first map to provide a detailed survey of the town. The first edition of the Ordnance Survey for Hexham was published in 1859.

Speed's map of Northumberland 1610
John Ogilby's road map Tinmouth to Carlisle 1675
Robert Morden's map of Northumberland 1695
H. Moll's map of Northumberland 1724
Thomas Kitchin 1748 map of Northumberland
Armstrong's map of Northumberland 1769
Haywood's map of Northumberland 1789
J. Wood's map of Hexham 1826
Ordnance Survey first edition for Hexham (Northumberland surveyed 1855-64, maps issued 1859-66)
Rawlinson's Report to the General Board of Health 1853, includes a plan of "the long yard" in an area close to the abbey (G) NRO 2012
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Pictorial Sources

Grimm watercolours of a series of views of Hexham Abbey c. 1778
Carter, sketches of Hexham Abbey c. 1790
Nathaniel Blake 1728 reproduced in C.C Hodges monograph
J.W. Carmichael, Market Place, 1825
Edward Swinburne, engraving of Hexham, 1828
Photographic record of the Gilesgate wool stapeling made by Hylton Edgar (see Hexham Historian 1994)

APPENDIX 1: LISTED BUILDINGS**Grade I**

HER8722, Remains of Medieval Priory and Anglo-Saxon Monastery: Hexham Abbey (709/1/1)
HER8730, Moot Hall
HER8731, Manor Office (or gaol) (1/4)
HER8822, The Claustral Buildings of the former Augustinian Priory of St Andrew now incorporated in Hexham Court House and Hexham House Clinic, Beaumont Street (north west side) (1/2)
HER8844, The Priory Gatehouse (St Wilfrid's Gateway), Cowgarth (1/9)

Grade II*

HER8740, The Old Queen Elizabeth Grammar School, Bankhead (1/111)
HER8738, Hexham Bridge
HER8750, War Memorial
HER8751, Hexham House
HER8752, Bridge over Halgut Burn in grounds of Hexham House
HER8753, Roman Catholic Church of St Mary
HER8754, No 1 Holy Island
HER8755, No 2 Holy Island
HER8756, Nos 27 And 28 Market Place
HER8757, Nos 20 And 22 Market Street
HER8758, Nos 19 And 21 Priestpopple
HER8759, Orchard House, Priestpopple
HER8760, 17 and 17a St Mary's Chare (2/120)
HER8761, Nos 19 And 19A St Mary's Chare
HER8766, The Shambles, Hexham
HER8885, Entrance gateway to the Henry King Memorial Almshouses, Hall Stile Bank (south east side) (1/116)
HER8924, No 22 Market Place (north west side) (1/15)

Grade II

HER13713, Hexham War Memorial (1/113)
HER14141, The Red Lion and Red Lion Cottage (1/192)
HER8959, Nos 2 and 4 St Mary's Chare (east side) (1/53)
HER8960, No 6 St Mary's Chare (east side) (1/82)
HER8961, No 8 St Mary's Chare (east side) (1/51)
HER8962, No 16 St Mary's Chare (east side) (1/45)
HER8963, No 18 St Mary's Chare (east side) (2/328)
HER8964, No 20 St Mary's Chare (east side) (2/119)
HER8965, Bandstand, The Sele (1/329)
HER8966, Hexham Primary Infants and Junior School, The Sele (1/330)
HER8967, Drinking fountain to south of central range of Hexham County Primary Infant and Junior School, The Sele (1/331)
HER8969, Sele House, The Sele (2/333)
HER8970, The Leazes, Shaws Lane (3/335)
HER8971, No 1 (The Foundry) Tyne Green Road (8/341)
HER8972, Quatre Bras (No 1) West Road (1/33)
HER8958, No 15 St Mary's Chare (west side) (1/326)
HER8777, Causeway and bridge over Cockshaw Burn on drive to Breckon Hill Farm
HER8778, Bridge and causeway over Halgut Burn
HER8779, Bridge on path south of Cuddy's Lane, also over Halgut Burn
HER8748, High Shield House
HER8749, Middle Shield House
HER8781, Bridge over Cockshaw Burn
HER8782, Abutments and retaining walls to road bridge over line to south and west of Hexham Railway Station
HER8787, The Ropery

- HER8788, Former Tannery building over Cockshaw Burn
HER8789, Hexham Railway Station, Station Road (10/401)
HER8790, Goods shed to east of Hexham Railway Station (10/402)
HER8791, Water tower to south east of Hexham Railway Station (10/403)
HER8792, Station cottages (Nos 2-5 consecutive), Station Road (10/404)
HER8793, Garden walls to south of Station Cottages, Station Road (10/405)
HER8794, Overtrack signal box to east of Hexham Railway Station, Station Road (east side off) (10/406)
HER8795, Queen Elizabeth County Junior School (2/118)
HER8796, Woodley Field Farmhouse (4/137)
HER8802, The former Hexham Hydropathetic (now part of Northumberland College of Education), Allendale Road (north side) (7/146 and 8/146)
HER8803, Former North Eastern Hotel, Back Row (1/148)
HER8805, Railings to north east of the Old Grammar School, Bankhead (1/111A)
HER8806, Archway to north west of the Old Grammar School, Bankhead (1/111B)
HER8807, Hall Bank House, Bankhead (1/149)
HER8808, Crenellated retaining wall to east of the Old Grammar School, Bankhead
HER8809, Crenellated retaining wall to north east of Prospect House, Bankhead (1/152A)
HER8810, Prospect House, Bankhead (1/152)
HER8811, Former stable building to north west of Prospect House, Bankhead (1/153)
HER8812, The Old Grey Bull Public House, Battlehill (north side) (2/154)
HER8813, Nos 3 and 5 (National Westminster Bank), Battlehill (north side) and No 31 St Mary's Chare (west side) (2/155)
HER8814, No 7 (The Old Globe Public House) and No 9 Battlehill (north side) (2/81)
HER8815, No 11 Battlehill (north side) (2/84)
HER8816, Nos 19 and 21 Battlehill (north side) (2/156)
HER8817, No 2 Battlehill (south side) (2/157)
HER8818, No 4 Battlehill (south side) (2/77)
HER8819, Nos 6 and 8 Battlehill (south side) (2/78)
HER8820, Remains of former No 20 Battlehill (south side) (2/87)
HER8821, Roman Catholic Presbytery, Battlehill (south side)
HER8823, Gates to the Sele at junction with Battlehill, Beaumont Street (north west side) (2/161)
HER8824, Statue of Lieut. Col. G E Benson at southern end of Beaumont Street (north west side) (2/162)
HER8825, No 9 Beaumont Street (1/168)
HER8826, Queens Hall and Town Hall Buildings, Beaumont Street (south east side)
HER8827, Trinity Methodist Church and Church Hall, Beaumont Street (south east side) (2/169)
HER8828, Midland Bank, Cattlemarket (north side) (2/114)
HER8829, No 4 Cattlemarket (north side) (2/74)
HER8830, Bellevue, Causey Hill
HER8831, Westburn, Causey Hill (west side) (7/175)
HER8832, The Farmhouse, Causey Hill
HER8834, House of Correction, Chareway Lane (8/121A)
HER8835, Three gate piers of East Lodge, Chareway Lane (8/180)
HER8836, Gates opposite North Transept, Church Flags (1/182)
HER8837, Archway to Cowgarth, Church Flags (1/183)
HER8838, Wall on north side, Church Flags (1/184)
HER8839, Tomb of John Ridley, Churchyard (1/185)
HER8840, Nos 8 and 9 Cockshaw (north west side) (1/189)
HER8841, No 10 Cockshaw (north west side) (1/191)
HER8842, No 12 (Cockshaw House), Cockshaw (north west side) (1/192)
HER8843, Halliwell Dene, Corbridge Road (north side) (10/121B)
HER8845, The 'Tannery', to south east of High Shield House, Dipton Mill Road (3/105B)
HER8848, Walls to path leading to Gaprigg Lane, Eastgate (west side) (2/212)
HER8849, Nos 18 and 18A Eastgate (east side) (2/213)
HER8850, Nos 19 and 20 Eastgate (east side) (2/214)

HER8851, Shieldcroft, Fellside
HER8853, No 14 Fore Street (east side) (1/226)
HER8854, Nos 16 to 20 (even) Fore Street (east side) (1/227)
HER8855, Nos 22 and 24 Fore Street (east side) (1/37)
HER8856, Nos 26 and 28 Fore Street (east side) (1/39)
HER8857, No 30 Fore Street (east side) (1/41)
HER8858, No 36 Fore Street (east side) (1/228)
HER8859, No 44 (Burton's) Fore Street (east side) (2/229)
HER8860, Nos 23 and 25 Fore Street (west side) (1/42)
HER8861, Nos 27 and 29 Fore Street (west side) (2/44)
HER8862, No 45 Gilesgate (north east side) (1/30)
HER8863, Nos 47 and 49 Gilesgate (north east side) (1/31)
HER8864, Wall to Bowling Green, from Hexham House to Priory Gateway, Gilesgate (south west side) (1/26A)
HER8865, No 2 Gilesgate (south west side) (1/231)
HER8866, Nos 4 to 8 (even) Gilesgate (south west side) (1/232)
HER8867, No 10 Gilesgate (south west side) (1/233)
HER8868, Nos 1 and 1A Glovers' Place (1/238)
HER8869, Manor Cottage, Hallgate (north east side) (1/239)
HER8870, Archway to garden of Manor Cottage and wall before Manor Office, Hallgate (north east side) (1/4A)
HER8871, Nos 17 and 18 Hallgate (south west side) (1/241)
HER8872, No 19 Hallgate (south west side) (1/242)
HER8873, No 25 (Hallgarth House) Hallgate (south west side) (1/243)
HER8874, Archway to east of No 25, adjacent to No 26 Hallgate (south west side) (1/244A)
HER8875, Nos 26 to 29 (consec) Hallgate (south west side) (1/244)
HER8876, Wentworth Place (Nos 1 to 4 (consec)), Hallgate (south west side) (1/245)
HER8877, No 17 Hall Stile Bank (north side) (1/251)
HER8878, Retaining wall in front of Nos 9 to 17 (odd) Hall Stile Bank (north side) (1/251A)
HER8880, No 14 Hallstile Bank (south east side) (1/14)
HER8881, No 16 Hall Stile Bank (south east side) (1/254)
HER8882, Nos 24 and 26 Hall Stile Bank (south east side) (1/255)
HER8883, No 30 Hall Stile Bank (south east side) (1/257)
HER8884, No 32 Hallstile Bank (south east side) (1/117)
HER8886, Henry King Memorial Almshouses, Hall Stile Bank (south east side) (1/259)
HER8887, Gateway to Roman Catholic Cemetery from Gaprigger Lane, Hencotes (south side) (2/260A)
HER8888, Burn Brae House, Hencotes (south side) (2/90)
HER8889, Catholic Club, Hencotes (south side) (2/262)
HER8890, Nos 6 and 8 Hencotes (south side) (2/264)
HER8891, No 12 Hencotes (south side) (2/92)
HER8892, No 14 Hencotes (south side) (2/93)
HER8893, Nos 16 and 18 Hencotes (south side) (2/94)
HER8894, No 20 (Hencotes House) Hencotes (south side) (2/96)
HER8895, No 1 Hencotes (north side) (2/266)
HER8896, Nos 3 and 5 Hencotes (north side) (2/267)
HER8897, No 15 Hencotes (north side) (2/271)
HER8915, Nos 8 and 9 Holy Island (1/288)
HER8916, No 10 Holy Island (1/289)
HER8917, Nos 12 to 14 (consec) Holy Island (1/290)
HER8918, Bursewell House, Leazes Lane (8/291)
HER8919, Pant, Market Place (1/296)
HER8920, Nos 11 to 13 (consec) Market Place (south side) (1/10)
HER8921, No 14 Market Place (south side) (1/11)
HER8922, No 15 Market Place (south side) (1/12)
HER8923, Nos 20 and 21 Market Place (north west side) (1/298)
HER8925, No 23 Market Place (north west side) (1/16)
HER8926, Nos 25 and 26 Market Place (north side) (1/299)

HER8927, Nos 29 and 30 Market Place (1/18)
HER8928, No 31 Market Place (north side) (1/20)
HER8929, Nos 32 and 33 Market Place (north side) (1/300)
HER8930, No 4 Market Street (south west side) (1/302)
HER8931, Nos 6 and 8 Market Street (south west side) (1/303)
HER8932, No 18 Market Street (south west side) (1/306)
HER8933, No 24 Market Street (south west side) (1/24)
HER8934, No 26 Market Street (south west side) (1/25)
HER8935, No 3 Market Street (north east side) (1/308)
HER8936, No 5 (Heart of All England Tavern) Market Street (north east side) (1/309)
HER8937, No 7 Market Street (north east side) (1/310)
HER8938, No 9 Market Street (north east side) (3/311)
HER8939, No 11 Market Street (north east side) (1/312)
HER8940, Nos 13 and 15 Market Street (north east side) (1/313)
HER8941, Former Post Office, Market Street (north east side) (1/75)
HER8942, No 4 Meal Market (1/314)
HER8950, K6 Telephone kiosk, Priestpopple (2/402)
HER8951, K6 Telephone kiosk, Hall Stile Bank (2/403)
HER8914, Glover's Pant, Holy Island (1/287)
HER8898, No 17 Hencotes (north side) (2/272)
HER8899, Nos 23 and 25 Hencotes (north side) (2/88)
HER8900, No 35 Hencotes (north side) (2/100)
HER8901, No 37 Hencotes (north side) (2/101)
HER8902, Nos 39 and 39A Hencotes (north side) (2/278)
HER8903, No 43 Hencotes (north side) (1/102)
HER8904, Temperley Place (Nos 1 and 2) Hencotes (north side) (2/103)
HER8905, Garden wall between Temperley Place (Nos 2 and 3), Hencotes (north side) (2/103A)
HER8906, Temperley Place [No 3 (Colfield House)] Hencotes (2/280)
HER8907, Temperley Place (No 4) Hencotes (2/281)
HER8908, Low street wall in front of Temperley Place (No 4) Hencotes (2/281A)
HER8909, Temperley Place (No 5) Hencotes (2/282)
HER8910, Courtyard walls in front of Temperley Place (No 5) Hencotes (2/282A)
HER8911, Garden wall at rear of Temperley Place (No 5) following footpath to the Sele, Hencotes (2/282B)
HER8943, No 23 Priestpopple (south side) (2/315)
HER8944, County Hotel, Priestpopple (south side) (2/316)
HER8945, No 2 (Lloyd's Bank) Priestpopple (north side) (2/317)
HER8946, No 4 (Barclay's Bank) Priestpopple (north side)
HER8947, No 20 Priestpopple (north side) (2/63)
HER8948, Nos 22 and 24 (The Royal Hotel) Priestpopple (north side) (2/319)
HER8949, Nos 36 to 40 (even) Priestpopple (north side) (2/321)
HER8952, K6 Telephone kiosk, Hencotes (2/403)
HER8953, Orchard Place [Nos 1 to 4 (consec)] Priestpopple (north side) (8/56)
HER8954, Archway to west of No 1 Orchard Place, Priestpopple (8/56A)
HER8957, Nos 9 to 13 (odd) St Mary's Chare (west side) (1/325)
HER8956, Nos 5 and 7 St Mary's Chare (west side) (1/324)
HER8955, No 3 St Mary's Chare (west side) (1/55)
HER8734, No 14A (Storehouse adjacent to east of No 12) Hall Stile Bank (south side) (1/14A)

APPENDIX 2: ARCHAEOLOGICAL EVENTS

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

Event No: 13659

P Ryder, 1990. *Hexham Abbey Clinic. Archaeological Watching Brief*

A watching brief during alterations being made at the Abbey Clinic. Structural works were largely confined to the removal of internal partitions, installation of services and the rebuilding of a mid-20th century porch at the east end of the building. During the watching brief the irregular footings of a roughly square building were encountered. It is supposed that this is a building which appears on the 2nd edition Ordnance Survey map (c. 1896).

Event No: 13656

Ryder, P, 1992. *No 15 Market Place, Hexham. An Archaeological Investigation*

As part of a planned refurbishment of the property it was intended to lower the floor of the Coal Hole of No. 15 Market Place. An archaeological investigation of the deposits beneath the current floor was undertaken prior to the works. A cobbled surface was uncovered which may be the original floor of the 18th or early 19th century cellar or a later replacement.

Event No: 13370

RCHME, 1992. *17 and 17a, St Mary's Chare, Hexham, Northumberland. Building survey*

Survey of both internal and external standing building with broad assignments of the phasing within the building. Alterations noted throughout the whole of the building from construction in the late 17th century.

Event No: 13658

Ryder, P, 1995. *Hexham Abbey. Archaeological Recording of the 'Bakehouse Wall'*

The archaeological recording of both faces of the Bakehouse Wall before and after re-pointing and consolidation work in 1995.

Event No: 13371

Ryder, P, 1996. *Hexham Abbey: the reflooring of the crossing area, August 1996: an archaeological watching brief*

Unpublished report on the replacement of paving slabs within the crossing area; with description of the slab floor and also the sub-floor features. Variety of heating systems revealed, and also some architectural details. Recording of burial slabs made as existing and with details of those remaining in situ.

Event No: 83

Dept Electronics, University of York, 1997. *Geophysical Surveys at Hexham: Initial Resistive Tomography Surveys*

A series of scientific research surveys were undertaken on the bowling green north west of Hexham Abbey at the request of Dr Grace Simpson to investigate the possibility of Roman material remaining in the vicinity of the Abbey. Considerable subsurface variations are indicated which overall 'seem consistent with a structure such as a north-south ditch (now partly rubble-filled) of several metres width, embraced by a constructed dike on both the western and eastern sides - these would also be of a significant size, several metres wide'. An alternative interpretation could be subsurface voids or tunnels, such as those found at Fountains Abbey over a series of medieval river tunnels. The features seem to turn towards the east at the northern end.

Event No: 13369

Ryder, P, 1997. *The Hexham Ropery: an archaeological assessment*

Building survey of the standing and in use buildings formerly a ropery. Includes notes on the making of rope in the general area and makes comparisons to a further standing building at Hawes, where still in use.

Event No: 89

Tyne and Wear Museums, 1999. Hexham Abbey grounds. Watching brief

An area was examined near Hexham House 200mm wide by 300mm deep. Five sections of stone features were located beneath the paths. They may represent early Abbey buildings.

Event No: 13657

Ryder, P, 1997. *No. 15 Market Place, Hexham: Archaeological Recording*

Prior to refurbishment of the property after a serious fire in 1997, the known medieval walling of No. 15 Market Place was stripped of plaster and recorded using rectified photography and scale drawings. Features in other post-medieval parts of the building were also recorded.

Event ID: 82

The Archaeological Practice, 1999. *Battle Hill Redevelopment, Hexham. Trial trenching.*

Two evaluation trenches were excavated, 6m by 1.5m and 8m by 1.5m. No archaeological deposits or finds of a medieval or earlier date were found. The site appears to have been terraced when the GPO building was built in 1963.

Event No: 375

Ryder, P, 2000. *St Mary's Church, Hexham. Archaeological recording at 11-13 Market Place*

Following a fire in Nos 11-13 Market Place a section of the north wall of the chancel or sanctuary was revealed. During refurbishment, the known medieval walling was stripped of plaster and recorded by rectified photography and scale drawings. The report contains a speculative reconstruction of the church showing the plan in relation to the modern street pattern.

Event No: 194

Ryder, P, 2000. *Nos 11-13 Market Place (Stafford's Fruiterers), Hexham. A provisional archaeological assessment*

Initial observations were made following a fire at the property. This revealed medieval features associated with the former Church of St Mary.

Event No: 188

WSP Environmental, 2000. *Borehole and trial pit at Haugh Lane, Hexham*

A borehole and four test pits were excavated. The borehole was sunk to 12m below ground level and encountered brown silty sand with gravel and cobbles to about 2.2m. Subsoil lay below this level. Test pit 1 measured 3.6m deep and encountered made ground for 3.4m; below this was 0.2m depth of brown sand with gravel and cobbles. Test pit 2 measured 3.5m deep with made ground to a depth of 0.9m, beneath which was a sandstone flagged floor over sand and gravel to a depth of 1.2m; below this was brown clayey sand with gravel and occasional cobbles. Test pit 3 measured 2.2m deep, with made ground to a depth of 1.8m including intact stone stairs and brick walls; below this was brown sand with gravel. Test pit 4 measured 2m deep with made ground to 0.5m deep; below was brown sand with gravel and occasional cobbles. A considerable depth of made ground is evident, especially in the western part of the site where structural remains were noted. These are interpreted as post-medieval buildings demolished in recent times and subsequently levelled. The potential for early medieval remains is uncertain as they would probably be deeply buried or removed by later structures built into the terracing.

Event No: 88

Tyne and Wear Museums, 2000. *Hexham Abbey grounds*

Four trenches were excavated to a maximum depth of 0.75m. They revealed evidence of 19th and 20th century landscaping. No medieval layers were found, although displaced medieval

pottery was located.

Event No: 90

Tyne and Wear Museums, 2000. *Hexham Abbey grounds. Watching brief*

A watching brief was kept in the south of the park of a curving trench upto 1.6m wide with an average depth of 0.25 and maximum depth of 1.5m. A small section of metalling edged on its west side by unworked sandstone fragments was revealed. It was orientated north-south and appears to lead from the southern entrance of the Abbey Park to the top of a low mound (to be used for modern seating). It is interpreted as a path to a late post-medieval mound. The mound was composed of material containing modern mass-produced brick.

Event No: 142

The Archaeological Practice, 2000. *Battle Hill redevelopment, Hexham, Northumberland. Archaeological watching brief*

A watching was kept on an area of development. No archaeological deposits were recorded.

Event No: 185

Tyne and Wear Museums, 2000. *Hexham Abbey Grounds, Hexham, Northumberland. An archaeological watching brief*

A series of watching brief programmes during ground disturbance work in the grounds of Hexham Abbey. In programme A, in the grounds, evidence of 19th century landscaping was revealed. In programme B, near St Wilfrid's Gate, stonework which may be part of the gate foundations was revealed. The trenches were excavated to a depth of 75mm to 250mm. Trenches located on the Cowgarth roadway south of St Wilfrid's Gate, an area adjacent to and west of Abbey Cottage and an area south of Abbey House Clinic were also observed but no archaeological deposits were found.

Event No: 187

Archaeological Services University of Durham, 2001. *Tynedale Young Persons Centre, Haugh Lane, Hexham, Northumberland. Archaeological assessment*

The site is located at the rear of tenements which may have their origins in the medieval period.

Event No: 386

Northern Archaeological Associates, 2001. *Land at Burn Lane, Hexham. Trial trenching.*

Two trial trenches were excavated within the tanyard of the southern tannery at Burn Lane. Archaeological deposits of the tannery survived beneath later made-ground. Parts of four well-preserved tan pits (apparently surviving to original height) and later structures were identified as well as part of the tanyard surface revealed.

Event No: 385

Northern Archaeological Associates, 2001. *Land at Burn Lane, Hexham. Desk-based assessment*

Building appraisal and archaeological assessment carried out on a proposed development site on the northern edge of Hexham. The site overlies two tanneries and a Grade II listed building, as well as other, unlisted, buildings. The tanneries are likely to be 18th or 19th century in date and are two of at least five tanneries known in Hexham at this time.

Event No: 387

Archaeological Services University of Durham, 2001. *Burn Lane, Hexham. Timber sampling*

Samples of the wood from two pairs of tanning pits were sampled. They were identified as pine and oak.

Event No: 323

Tyne and Wear Museums, 2002. *Hexham Abbey Grounds. Watching brief*

Watching brief carried out during installation of new lighting adjacent to Hexham War Memorial. A trench was dug measuring 5m long by 0.5m wide and 0.7m deep. It was largely located over a pre-existing service trench. No archaeological finds or deposits were encountered and natural was not reached. Extensive deposits of topsoil is evidence of modern

landscaping within the parkland.

Event No: 13221

Ryder, P, 2002. *The Hebborn Memorial Chapel, Back Street, Hexham. Building recording*
Archaeological recording/analysis.

Event No: 297

Tyne and Wear Museums, 2002. *Beaumont Street, Hexham. Watching brief*
A watching brief of the removal of paving slabs and excavation in preparation for repaving and seating provision. A trench was excavated to a maximum 0.36m from the surface of existing paving slabs. No deposits of archaeological interest were found.

Event No: 337

Archaeological Services University of Durham, 2003. *Tynedale Magistrates Courts, Hexham. Watching brief*

A programme of archaeological recording and monitoring during alterations to the holding cells at Tynedale Magistrates Court. The cells lie within a section of medieval cloister associated with the neighbouring priory. The internal and external faces of the early opening in the west wall were recorded before and after blocking was removed. The walls and vault were examined and photographed as they were exposed. The window embrasure was found to be structurally quite complex. An original doorway seems to have stood here and would have given access from the cell chamber to the court between the Prior's House and the Priory barn. The opening was later reduced in size to create a window. The ceiling of the chamber was later replaced with the present ribbed barrel vault and the shape of the embrasure altered. The door head is contemporary with the rest of the west range of the cloister and a suggested date for the replacement of the vault is suggested as mid 16th century after the Dissolution of the monasteries.

Event No: 13215

Babtie Brown and Root, 2003. *Hexham Flood Alleviation Scheme. Desk-based assessment*

Event No: 13237

Ryder, P, 2003. *The Abbey House, Hexham. Desk-based assessment*

Event No: 13243

Alan Williams Archaeology, 2003. *Hexham Abbey. Watching brief during installation of floodlights*

Archaeological monitoring was requested during a project to install a new system of floodlighting within the Scheduled Monument of Hexham Abbey. Although of a relatively limited nature, archaeological deposits were impacted during the work at a number of points around the Abbey including: Campy Hill, the post-Dissolution parish graveyard of the town; to the south-east of the Abbey within the site of the high medieval graveyard of Augustinian Canons; and at the western entrance to the slype, the passage between the cloister and the medieval graveyard. The report notes and records that these revealed archaeological deposits and concludes that given the general stripping away of post-medieval deposits around the Abbey through developments over the last 150 years, even minor disturbances will have immediate and significant archaeological impacts, in certain areas, on a wasting and fragile resource.

Event No: 13278

Northern Archaeological Associates, 2003. *Land at Burn Lane, Hexham. Trial trenching*
Second phase of archaeological trial trenching and subsequent recording of a sewer pipe trench and building footings at Burn Lane. The siting of new buildings would not encroach upon the remains of the former tannery, which would lie primarily beneath a new roadway, car-parking area and landscaping. A second phase of trial trenching was undertaken in order to determine the level to which archaeological remains survived below the route of the new roadway. The results of this exercise showed that the remains of the tanyard could be retained 'in situ' beneath the road-bed, with only the trench for a new sewer pipe likely to

cause significant destruction. A watching brief with opportunity for recording was subsequently carried out along the sewer trench. The trial trenches and watching brief showed that substantial below-ground remains of the former tannery survived intact across the majority of the area of the tanyard up to a level at or very close to contemporary ground surface. Across much of the area, the tannery remains identified correspond closely with features shown on the 1860 Ordnance Survey plan of the site. Little evidence was identified for any re-arrangement or re-lining of the tanning pits, although the range of construction styles and materials suggested that the tanning pits had been constructed successively at a number of different dates. Since the tanning pits were located discretely, it was not possible to suggest any order of construction. The tanning pits had been cut into natural subsoil and some retained remnants of their timber, stone or brick linings. The tanning pits had generally been in-filled with a variety of dumps of soil, rubble and ash, although several contained deposits probably associated with the tanning process, such as bark or quicklime. Little evidence survived for the contemporary tanyard surface, although patches of yellow sand observed in a number of areas probably represented bedding for a flagged stone or cobble surface which had been removed. Across much of the area the in-filled tanning pits had been sealed by a thin layer of soil suggesting a period of disuse. Subsequently, the whole area had been sealed by a layer of coal ash sufficiently uniform as to suggest that it had been laid as a surface, perhaps during the 20th century as a yard or car-park. The ash layer had subsequently been sealed by a layer of demolition rubble presumably as bedding for the concrete floors of the later 20th century industrial buildings which covered the site until clearance in early 2003. Possible evidence for undated earlier activity, in the form of part of a cut feature, was noted in one trial trench.

Event No: 13340

Babtie Brown & Root, 2003. *Cockshaw Catchment Flood Alleviation Scheme. Photographic survey*

Photographic record of the walls alongside the Cockshaw Burn.

Event No: 437

Alan Williams Archaeology, 2003. *Hexham Railway Station West Sidings. Photographic survey*

The derelict West Sidings and surrounding sandstone retaining walls were recorded prior to, and during, levelling to create a car park. Primarily a photographic record with limited survey of a surviving section of the coal and lime drop line.

Event No: 13236

Centre for Archaeology, English Heritage, 2004. *Tree-Ring Analysis of Timbers from Moot Hall, Market Place, Hexham*

Analysis on 19 samples taken from timbers of the roof of the Moot Hall resulted in the construction of two site sequences. Site sequence HEXBSQ01 contains ten samples and spans the period AD1244-1378. Two of these samples are from timbers felled in c.AD1379, with the other eight having an estimated felling date range also consistent with this felling. Seven of these samples come from timbers with obvious signs of reuse. Site sequence HEXBSQ02 contains eight samples and spans the period AD1341-1539. One of these samples is from a timber felled in AD1539, with it likely that the other seven were also felled at this time. This roof was previously thought to date to c.AD1400. Tree-ring analysis has shown it to be constructed with timber felled in AD1539 but incorporating a large amount of reused timber from c.AD1379, possibly from the original roof.

Event No: 13279

Centre for Archaeology, English Heritage, 2004. *Tree-Ring analysis of timbers from 17 and 19 St Mary's Chare, Hexham*

43 samples were obtained from timbers of the street front and rear range roofs of both numbers 17 and 19 St Mary's Chare, Hexham. Of these 43 samples 39 were analysed by tree-ring dating, this analysis producing two site chronologies. The first site chronology comprises 33 samples having a combined overall length of 154 rings, these dated as spanning the years AD 1536 to AD 1689. The second site chronology comprises two samples

with an overall length of 79 rings. The second site chronology cannot be dated. Interpretation of the sapwood on the dated samples would indicate that the roofs of both the front and rear range of number 17 are constructed of timbers felled in AD 1682. It is further indicated that the roofs of the front and rear range of number 19 are both constructed of timbers felled a few years later in AD 1689.

Event No: 13354

Tyne and Wear Museums, 2004. *Hexham House, Hexham*

Watching brief of groundworks to erect a signpost to Hexham House. Two holes were dug, one of which contained a mortared sandstone wall just beneath the modern turf and topsoil. The small size of the hole prevented any further information being gained about this feature. The trenches measured 0.6m by 0.4m by 0.6m deep and 0.8m by 0.4m by 0.6m deep.

Event No: 13531

Pre-Construct Archaeology, 2004. *An Archaeological Watching Brief at Gilesgate, Hexham, Northumberland*

An archaeological watching brief at Gilesgate Hexham to monitor groundworks associated with the excavation of a trench for a new electricity supply along Gilesgate, Circle Place and Haugh Lane. The trench measured approximately 120m by 0.4m to 0.6m to a maximum depth of 0.9m below the present ground level. The majority of the trench exposed only service trenches and modern make-up deposits. Two small areas of brick foundations, probably of post-medieval date, were recorded towards the north-western end of the trench in Gilesgate. A portion of cobbled surface, probably of post-medieval date, was exposed at the base of the trench at the eastern end of Circle Place.

Event No: 13764

Alan Williams Archaeology, 2005. *Nos 3, 5 and 7 St Mary's Chare, Hexham, Northumberland (NY 9359 6404): archaeological watching brief*

Series of small trenches and test pits archaeologically monitored in the frontage and backlands of St Mary's Chare, for traces of the Hexham Abbey, medieval precinct wall and adjacent properties. Ground reduction in Area A revealed a raft of substantial worked stones, which appeared to pre-date the standing properties, in places exposed as the base of a wall. This raft/wall is interpreted as the Precinct Wall. Ground reduction and the cutting of service trenches in six areas - four trenches and two test pits - failed to reveal any medieval deposits, though no subsoil was reached, whilst archaeological stratigraphy will likely survive beneath the depths investigated in this work. The southern passage wall of 3 St Mary's Chare has been constructed over the edge of a cellar.

Event No: 13781

Pre-Construct Archaeology, 2006. *Archaeological Watching Brief at Hexham Market Place*

Watching brief carried out in the removal of paving slabs over a 2m by 1.75m area. The trench was excavated to a depth of 0.25m to locate the existing electricity cable. A clean sand had been laid to protect the original cable. No archaeological features were recorded at this shallow depth, nor were any residual finds made. It is unknown within the scope of the present work when the electricity cable was inserted here.

APPENDIX 3: HISTORIC MAPS

Figure 6: Armstrong's map 1769 (NRO ZBK sheet 8)

*Figure 7: Wood's map 1826 (NRO 324 G5)
(With permission of Mr Blackett-Ord)*

Figure 8: First Edition Ordnance Survey map 25-inch c.1860 (Sheet 94)

Figure 9: Second Edition Ordnance Survey 25-inch c.1897 (Sheet 94.6)

Figure 10: Third Edition Ordnance Survey 25-inch c.1920 (Sheet 91 SE)

APPENDIX 4: PLAN OF RYDER'S CELLAR SURVEY

Figure 11: Plan of cellared or truncated areas in Hexham (purple)

APPENDIX 5: STRATEGIC SUMMARY

HEXHAM STRATEGIC SUMMARY

A5.1 ARCHAEOLOGICAL BACKGROUND

Hexham appears to have been a focus of settlement activity since at least the early medieval period, but potentially for the prehistoric period onwards. The Extensive Urban Survey (EUS) combined documentary and cartographic evidence with the results of recent archaeological investigations within the town.

Figure 12: Hexham areas of archaeological sensitivity

Prehistoric and Romano-British

- A number of Bronze Age cist burials have been identified in the vicinity of Hexham in the 19th and 20th centuries at Eilansgate, Hexham Golf Course west of the town and Newcastle Road east of the town. It is not yet known whether these were single examples or formed part of a cluster in those areas. Stray finds of Neolithic, Bronze Age and Iron Age date have been recovered from in and around the town.
- The prominent spur of land to the south of the present Hallstile Bank has previously been identified as a good location for an Iron Age defensive site but there is no archaeological evidence to support this theory to date.
- The re-used roman masonry in the Priory has led to speculation that there may be a Roman site in this area. While a dowsing survey and a series of geophysical surveys have been carried out around the priory and potential Roman remains identified, their precise nature and date have yet to be established by intrusive investigations. Recent work has shown that the re-used stones are likely to come from the Corbridge Roman Bridge and

the Roman Mausoleum at Shorden Brae near Corbridge. There is no evidence of a Roman road or crossing point on the River Tyne at Hexham.

Early Medieval

Ecclesiastical sites

- Queen Ethelreda of Northumbria granted the land around the present town to Wilfrid in the early 670s to establish a new monastic foundation. It has been theorised that this land was already an existing holding or estate. This could be backed up by its location away from more appropriate sites such as the spur of land to the south of Hallstile Bank.
- **The Church of St Andrew** and the Benedictine Foundation it was part of were constructed around 675 and 680 and became a cathedral in 681. It gained the privilege of sanctuary over a 1 mile radius from the church marked by four crosses, some fragments of which have probably survived. While the monastery survived Viking attacks and the departure of the last bishop in the 820s, it went into a decline.
- The *in situ* remains of the early medieval church include the crypt and surviving below ground walls identified during investigations in the 19th and 20th centuries. There is little evidence of the layout of the associated monastic ranges. Excavations at Jarrow show that Anglo-Saxon monastic buildings were located to the south of the church but this need not be the case at Hexham.
- **The Church of St Mary** was started by Wilfrid and completed by Acca. It was destroyed by the Vikings in 875 and sources state that it was re-built with its original plan as a circular church with four apses. It is thought that the later medieval church stands on the site of the early medieval church although the remains of the early church have yet to be revealed.
- **The Church of St Peter** is described in 12th century documentary sources as being further from the church of St Andrew than the church of St Mary. The location and nature of the church are not known and it may also have been destroyed by the Vikings in the 9th century.
- A number of probable early medieval graves have been identified to the south and west of the present church of St Andrew and within the vestibule of the chapter house.

Settlement

- While there may have been a secular settlement pre-dating the monastic foundation, it is also likely that a secular settlement would have grown up around the monastic site. The nature, extent and location have yet to be established.
- The Stanegate Roman road is likely to have continued as a road in early medieval times and Gilesgate which runs to the fording point to the north of the town may also have had an early medieval predecessor. The origin of the east-west route to the south of the town is not known.

Medieval

Ecclesiastical

- **The Church of St Andrew** was refounded in 1113 as a priory of Augustinian canons. The church was rebuilt and stone-built ranges constructed in c.1130. The church was reworked in the late 12th and 13th centuries, both as a result of gifts to the church and as a result of damage caused by Scottish raids. A range of eastern chapels was constructed in the 14th century which was pulled down in the 19th century.
- A range of the associated monastic buildings survive and much of the site has been designated a Scheduled Ancient Monument and grade I listed building.
- Documentary sources refer to a substantial *vallum monasterii* or precinct wall enclosing this ecclesiastical site, probably constructed at the same time as the 12th century priory gatehouse, known as Wilfrid's Gateway, located on Gilesgate to the north of St Andrew's church.
- The Canons graveyard extended to the south of the chancel with 12th century, if not earlier, graves beneath the 13th century south transept. In the 19th century, Beaumont Street was constructed across this graveyard. The parochial graveyard was located to the north of the church and continued into the post-medieval period as Campy Hill.

- **The church of St Mary** was re-built in the 13th century at the same time that major remodelling of the priory church was taking place. The remains of this church have been incorporated into 14 and 16 Market Place, Meal Market and 11-13 Market Street.
- **The Hospital of St Giles** was a leper hospital located three quarters of a mile north-west of the priory church within the present Hexham Golf Course. The earliest reference is from 1201, although it is likely to have been constructed soon after the Augustinian canons arrived. **A Pilgrim's Hospital** was also founded at Hexham in the 14th century at an unknown location. The precise nature and extent of both of these hospitals is not known.

Administrative: the Archbishop's Precinct

- Hexham was the administrative centre of the liberty and regality of Hexhamshire and the Archbishop of York's precinct faced the priory across the Market Place at the east end of the medieval town. It included the Moot Hall and Old Gaol, both still standing. The Moot Hall (Grade I listed) probably dates to the late 14th century and sources indicate it may be constructed on the site on an earlier building. The scheduled Old Gaol was built around 1130, partly from re-used roman masonry. It was purpose built for its function and is therefore unique for this period.
- The precinct may have been enclosed by a defensive wall and despite the discovery of a truncated wall of potential medieval date on the south side of Hallstile Bank, evidence remains inconclusive.

Settlement

- The medieval settlement is likely to have developed and potentially to have been planned around the focus of the Archbishop's and Priory's precincts. Documentary sources from 1297 refer to properties along Cockshaw, Priestpopple, Market Place and Hencotes and it is likely that these streets formed a large part of the late medieval settlement. Woods' map of 1827 shows a number of property boundaries of presumed medieval date. The most extensive block runs along Gilesgate, Market Place and Market Street with little settlement evidence shown on plan along Cockshaw.
- In the medieval period the roads associated with the settlement appear to comprise a major east-west road to the south of the two precincts known variously as Priestpopple, Hencotes and Battle Hill along its length within the settlement. It appears that a road running between the two precincts connected up with that route. Gilesgate connected the town with the ford to the north and two roads running from the west (Cockshaw and Eilansgate) at an area known as Holy Island.
- The right to hold markets was granted in 1239. In the 13th century St Mary's church was constructed almost spanning the gap between the two precincts and it appears that the market areas were established to the north and south of St Mary's church. There is also the possibility that an early market was located at the junction of Cockshaw and Gilesgate at Holy Island. The form of Priestpopple, which narrows at both ends may indicate that it was used for livestock markets, however evidence remains inconclusive.
- Parts of the areas to the north and south of St Mary's church were encroached on over the medieval period eventually leading to there being no open space to the south of the church. St Mary's Chare and Fore Street are associated with that encroachment.
- There were fording points with presumed early origins at Low Ford and High Ford and ferries at Warden and at Hexham, near the Hermitage. There are documentary references to a bridge at Hexham constructed before 1263, lost, presumably due to flooding and replaced by a bridge started in 1294 but not finished by 1307. Contemporary or later sources do not indicate whether the bridge was ever completed. The absence of a safe north-south crossing point of the river must have had an economic impact on the town and its market place. A medieval bridge survives over Halgut Burn in the grounds of Hexham House.

The Sele

- The Sele lies between Market Street and Hencotes and its name is likely to be a corruption of 'Champs du Ciel', and consequently is likely to have been a monastic enclosure. It is likely to have been cultivated and an 18th century map may indicate the site of an early monastic barn

Trade, craft and industry

- The range of craft and industry activity in the town is reflected in the wide range of trade companies and guilds known from the 17th century onwards which are likely to reflect

earlier, medieval activity. These include weavers, tanners, shoemaker, skinner, glovers and hatters. Tannery regulations survive from the 14th century and Cockshaw, close to the burns on the edge of town appears to have been an early location for this activity

- In 1328 Archbishop Melton ordered the construction of two mills, one near the site of Tyne Mills on the south bank of the Tyne and the other to the west of the Sele by Cockshaw Burn.

Post-Medieval

Churches

- After the dissolution of the Priory in 1536, the church of St Andrew was given to the parishioners. The attached conventual buildings and land passed through a range of owners over the following centuries. In the 18th century, the Sele was given to the public and as a result was not encroached on by the town
- The condition of the church of St Andrew declined in the post-medieval period, particularly in the 17th and 18th centuries. St Mary's church fell out of use and there are references to a bakehouse in the old church in 1634.
- The east end of the church of St Andrew fell down in 1823 breaking through the roof of the "Old School" (the eastern chapels). The church was subsequently rebuilt and altered and the eastern chapels demolished in the 1850s.
- Several Methodist chapels were constructed in the 19th century

Settlement

- The medieval street pattern appears to have been broadly retained in the post-medieval period, with continued encroachment to the south of St Mary's church (around St Mary's Chare and Fore Street), within the area of Holy island and the north of the Market Place
- Several serious fires in the 17th century and subsequent development may account for the lack of medieval buildings surviving in Hexham. The town expanded beyond its medieval core for the first time in the 18th century. Sources indicate that a number of 17th century buildings did survive into the 19th century but were subsequently demolished.
- The town had a number of venues for markets and fairs in this period, with fairs held at Priestpopple and Hencotes, a 17th century stone pinfold for holding livestock constructed in the ward of Priestpopple and a cattle market. Specific leather fairs were held biannually from 1741.
- There are no definite sources relating to a functioning bridge across the River Tyne until 1770. It was destroyed by flooding in 1771, which also destroyed its successor in 1782. The current bridge dates from 1793 and is a Scheduled Ancient Monument. A further bridge was constructed in 1767 at High Ford, the fording point reached from Gilesgate.
- While several turnpikes ran through or near Hexham, the absence of a reliable north-south route through Hexham will have had an economic impact on the post-medieval town.
- Hexham Grammar School or the Queen Elizabeth School was founded by royal charter in 1599. A school master's house was constructed in 1684 which became a private house in 1902 and is now the property of Tynedale District Council.
- 18th century buildings include The House of Correction (now demolished although its 19th century extension survives).
- In the 19th century many of the old buildings were pulled down for new development, particularly around the Market Place, the church, Priestpopple, Battle Hill and Hencotes
- 19th century buildings include the Town Hall (now the Queen's Hall), The Corn Exchange (now an Arts Centre, the Public Library, the 'Hydropathic Mansion' health spa which is now a part of Queen Elizabeth School

Trade, craft and industry

- The 17th century court rolls indicate that the trades of tanner, glover, cordwainer and saddler were very heavily represented in Hexham in the post-medieval period with strongly developed guilds. The Skinners Arms (dated 1683) and the Tanner's Arms on Gilesgate were the traditional meeting places for members of those guilds.
- The raw materials required for the tanning process came from a variety of sources. Alum came from Ravenscar in North Yorkshire while the skins, lime and oak was sourced locally until the scale of production required oak bark to be obtained from further afield. The oak bark was crushed at the windmill at Tyne Green and ground in mills probably

located within the tanning complexes which were focussed around the vital water courses of the Cowgarth (Halgut) Burn and the Cockshaw Burn. The tanneries at Cockshaw developed and were remodelled on the same sites over time and workers' accommodation also developed around this area.

- The skins traded and processed in Hexham were used in the production of leather goods in the town, primarily gloves, known as Hexham tans and glove factories developed over time.
- The arrival of the railway and rapid industrial growth in Tyneside in the 19th century led to the decline of the tanning and glove making industries. A number of further industries were set up and in many cases went out of use in the 19th century. These included a bone meal fertiliser works at Tyne Green using bones from the tanning industry, carding and dressing wool with associated warehouses around Gilesgate, brewing, the manufacture of rope (one ropery is still extant), a saw mill and Cockshaw Iron Works.
- In the 19th century, market gardening was carried out on the fertile haughlands to the north of the town.

A5.2 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

- Any evidence of prehistoric or Roman activity in the historic core of Hexham.

Early Medieval

- The extent and layout of the early medieval monastery, associated churches and graveyards.
- The location, extent and layout of any early medieval settlement.

Medieval

- The extent and layout of the 12th century and 13th century priory.
- The extent of 12th century priory fabric in the west range.
- Whether the extent of the Priory precinct has altered and how much of the precinct wall can be defined on the ground.
- How the Sele relates to the priory precinct.
- The location of the priory water supply.
- Any evidence of a perimeter wall around the Archbishop's Precinct and comparison with other examples.
- Any evidence of other buildings within the Archbishop's Precinct.
- Any evidence of medieval structural fabric within later buildings.
- Evidence of trade, craft and industry.
- The development of the medieval settlement, particularly properties in the area of St Mary's Chare, Fore Street, to the west of Market Place, the north of Hencotes and the south side of Gilesgate and how they relate to the precincts.

Post-Medieval

- Any archaeological evidence indicating the lifestyles of the population in the 17th, 18th and 19th centuries.
- The nature, extent and development of the tanning, glove making and other industries.
- Any evidence of water and wind mills in the town.

A5.3 ARCHAEOLOGICAL REQUIREMENTS IN THE PLANNING PROCESS

The Extensive Urban Survey (EUS) has identified the areas of greatest archaeological sensitivity and potential in Alnwick 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 Roman 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 Hexham 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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