



Allerburn House, Alnwick
Historic Environment
Desk-Based Assessment

Client: ARCH

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Allerburn House, Alnwick

Historic Environment Desk-Based Assessment

Client Arch
Project Number 60307
Prepared By Daniel Dodds
Illustrated By Zoe Edwards
Approved By Andy Buckley

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Enquiries To:

AB Heritage Limited (Head Office)

Jarrow Business Centre

South Tyneside

NE32 3DT

Email: info@abheritage.co.uk

Tel: 03333 440 206



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EXECUTIVE SUMMARY

In 2016 AB Heritage Limited was commissioned by Arch Development Projects Ltd to produce an Historic Environment Desk-Based Assessment, ahead of the proposed sale and development of the site of Allerburn House and grounds at Allerburn Lea, Alnwick, Northumberland, NE66 1YY.

In 2018, AB Heritage undertook an update to the document, associated with design changes for proposed development that required a new Planning Application.

This overall assessment has reviewed all of the known cultural heritage features within a 1km study area around the proposed development site boundary in order to gain an understanding of the potential for the presence of archaeological features within the site boundary, and the potential impact of the proposed development upon these.

Within the proposed development site, the only known cultural heritage features are Allerburn House and Lodge. Based on historic records the site appears to have undergone little to no discernible change from its development in the Victorian period up to the time when Alnwick District Council took control of the site, developing it for offices and parking in the 1970s.

It is thought that the proposed development will have an impact on any potential archaeology, but that the value of such deposits is negligible.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 In 2016 AB Heritage Limited (hereinafter AB Heritage) were commissioned by Arch to produce an Historic Environment Desk-Based Assessment (DBA) covering the proposed development of housing and landscaping at Allerburn House and grounds, Alnwick, Northumberland, NE66 1YY.
- 1.1.2 In 2018, AB Heritage undertook an update of the original DBA associated with design changes (Fig. 4) that required submission of a new planning application. The updated document assessed the changes to proposals and also examined whether there had been any recent additions to the Northumberland Historic Environment Record.
- 1.1.3 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage assets within the site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such a works is deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site consists of a narrow strip of land of c.1.33ha containing the driveway and gardens for Allerburn House. At the eastern end of the site the building of Allerburn House sits on a natural rise at the top of the slope, with wide views to the north, east and west. At the western end of the site Allerburn Lodge and the joining of the private drive and public roads leading west into the historic core of Alnwick town. The site lies c. 1km to the east of the historic core of Alnwick.
- 1.2.2 The site is aligned east to west with the east end being considerably wider than the west. The site slopes up from the west (at to the high point at the site of Allerburn House. The grounds between the Lodge in the west and the house to the east are taken up by the grand drive complete with protected, mature ornamental trees up the south side, with the now overgrown, gardens taking up the majority of the north side.
- 1.2.3 The site is enclosed on all sides by a stone wall of varying heights and state of repair. Beyond the site to the north is the very large car park for the Alnwick Garden visitor attraction. To the west the site joins the public road of Denwick Lane which leads north out of town to Denwick and south into the town centre. To the east and south the site is surrounded by the late 20th century residential housing estate of Allerburn Lea.

1.3 Geology & Topography

- 1.3.1 The proposed development site is situated upon Glaciofluvial deposits of sand and gravel laid down 2 million years ago during the Quaternary period. This superficial geology overlies the Tyne and Alston formations of undifferentiated limestone, sandstone and siltstone, deposited in the Carboniferous period.
- 1.3.2 The site lies on a natural rise from the surrounding area, climbing from c.59 m OD at the west end, up to c.60m OD at the highpoint at Allerburn House. The area to the north drops off

significantly to the car park of Alwick Garden at c.53 m OD. The surrounding housing estate follows a similar landform to the site.

1.4 Proposed Development

Initial Plans 2016

- 1.4.1 The proposed development consists of plans to construct 9 new dwellings with associated garages and services. The plans, include retaining the non-designated Allerburn House and the Lodge, involved the development of the new houses distributed throughout the grounds (see Figure 2), interspersed with new tree planting.

Revised Plans 2018

- 1.4.2 Following changes to the final design, the proposed development was amended to include for the refurbishment of the Lodge, conversion of Allerburn House into 3 apartments, demolition of *ad hoc* extensions and construction of 14 new build units (Fig. 4). The main difference since 2016, is the demolition of the 1970s council buildings to the rear (west) of Allerburn House, and the construction of a new 'Georgian Terrace' in their place.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving cultural heritage resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Northumberland Historic Environment Records (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Keys to the Past and other research resources, including the National Archives
 - The Historic England website professional pages, particularly the National Heritage List for England
 - A site-walk over on the 15th February 2016 & 14th February 2018
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the Northumberland HER
 - Readily accessible information on the site's history from readily available historic maps and photographs held in the Northumberland Archives

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation

2.3.1 On 16th February 2016, Nick Best (Archaeologist with Northumberland County Council Conservation Team) confirmed to Daniel Dodds (Senior Heritage Consultant; AB Heritage) that a 1km study area would be suitable for this study. Further discussion led to agreement that the study area could be stripped of cultural heritage entries and assets on the Northumberland Historic Environment Record that had no bearing on the buried archaeology of the site. Therefore, the large number of listed buildings and other post-medieval and later built heritage assets have been discounted from this report. The study area is centred on NGR: NU 163132.

2.3.2 A further consultation was held between Liz Williams (Historic Environment Records Officer, Northumberland County Council Conservation Team) and Daniel Dodds (AB Heritage) on the 14th February 2018. This discussion centred on a requirement to re-interrogate the Historic Environment Records (HER) in light of the new application. Liz Williams confirmed on the 15th February 2018 that a new HER search was not required for this application.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

- Low - Very unlikely to be encountered on site
- Medium - Possibility that features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of

Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Arch Development Projects Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (February 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Alnwick District Local Development Plan Chapter 9: Historic and Built Environment

- 3.4.1 The Alnwick District Local Development Framework was adopted in 2007. The following policy relates to the treatment of the historic environment within the planning process:

Policy S15: Protecting the historic and built environment

The district council will conserve and enhance a strong sense of place by conserving the district’s built and historic environment, in particular its listed buildings, scheduled ancient monuments, conservation areas.

All development involving built and historic assets, or their settings will be required to preserve, and where appropriate, enhance the asset for the future.

3.5 Alnwick and Denwick Neighbourhood Plan 2017

Policy HD3: Protecting Non-Designated Heritage Assets

Protecting Non-Designated Heritage Assets: Development affecting non-designated heritage assets, whether locally listed, identified in the Historic Environment Record, through characterisation studies or research, or identified as part of the application process, should have particular regard to the conservation of the heritage asset, its features and its setting.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There are no known Designated Heritage Assets within the development site.

Within the Study Area

- 4.1.2 A complete list of the Listed Buildings in Alnwick is available as part of both the Alnwick Conservation Area designation, and in the Historic Environment Records (HER); however, for the purposes of this report (and as agreed with the Northumberland Planning Archaeologist), individual buildings have not been included here as they have no bearing on the archaeological resource likely on the site. In addition, no Listed Buildings fall close to Allerburn House (the closest being a memorial column 330 m to the south of the site).

4.2 Non-Statutory Designated Features

Within the Proposed Development Site

- 4.2.1 There are no non-statutory designated features within the boundary of the proposed development site.

Within the Study Area

- 4.2.2 There are no additional non-statutory designated features within the study area.

4.3 Historic Environment Record Data

- 4.3.1 The primary source of data on the cultural heritage features within the study area is the Northumberland Historic Environment Record (HER). This contained a number of details additional to these factors already discussed above.

Within the Proposed Development Site

- 4.3.2 The Northumberland HER does not contain any records of cultural heritage features within the site boundary.

Within the Study Area

- 4.3.3 The Northumberland HER contains a record of all of the Listed Buildings and monuments within the Alnwick Conservation Area and within the Alnwick Castle Registered Park and Garden. As discussed earlier this list is extensive and is not included here, though Fig. 3 shows clearly the density of Listed Buildings within the historic core of Alnwick, the Conservation Area and the Registered Park and Garden.

4.4 Previous Archaeological Works in the Study Area

- 4.4.1 The HER records one recent archaeological intervention in the form of a geophysical survey, at Windy Edge c.740 m to the southeast of the site. This survey found evidence for medieval and Post Mediaeval rig and furrow agriculture.

4.5 Archaeology & History Background

Prehistoric (c .500, 000 BC – AD 43)

- 4.5.1 Remains of Bronze Age burials have been recorded in the wider Alnwick region – particularly on the moors that surround the town to the south and west. No known settlement sites of prehistoric date are known from the town until the Iron Age with the Alnwick Moor Iron Age Camp 4.5km to the south west.

Roman (AD 43 – AD 410)

- 4.5.2 Northumberland is rightly known for its wealth of Roman remains associated with the Roman military presence in the north of England and Scotland. Alnwick lies well north of the line of Hadrian's Wall, but the fort of High Leachild (*Alauna*) and the Devil's Causeway Roman road lies 10 km miles south west of the town of Alnwick.
- 4.5.3 Within the study area a single find of a Roman coin of Constantius has been recorded as being found on the north bank of the river Aln, although the exact find spot is not recorded.
- 4.5.4 However, there are no known cultural heritage features of Roman date within the boundary of the proposed development site, nor are there any features recorded on the HER of Roman date within the surrounding Study Area.

Medieval (AD 410 – AD 1536)

- 4.5.5 Alnwick probably originated as a defensible river crossing, and was probably settled in the Anglo-Saxon period, as a number of Anglian track ways appear to meet here to cross the river, the original settlement being either at the present market place or near the church 800m west of the site.
- 4.5.6 It was after the Norman Conquest that Alnwick began to rapidly expand. The town expanded from the market place and much of the medieval street plan is still in place, as can be seen in the burgage plots on Clayport Street and Green Batt for example c. 1km to the west of the site. The defensive town walls were not built until 1494 and the Bondgate Tower c. 600m west of the site, is a good survival from this period. Throughout the medieval period the fortunes of the town were inextricably linked to the Earls of Northumberland based in Alnwick Castle and with the monks of Alnwick Abbey.
- 4.5.7 There are no known cultural heritage features from the medieval period within the site boundaries. There are known medieval features associated with the medieval town in the western part of the study area beyond the Market Place, c. 800m to the west, but they have no direct bearing on the site.

Post Medieval (AD 1537 – AD 1800)

- 4.5.8 The 16th and 17th centuries were a period of economic decline locally. The Earls of Northumberland were no longer resident in Alnwick; the castle fell into disrepair, and little new building was carried out.
- 4.5.9 In the mid-18th century the first Duke of Northumberland made Alnwick Castle his home and commenced a major restoration of the Castle and parks led by Robert Adam and Capability Brown, which has been continued by subsequent dukes and their duchesses to the present day.

4.5.10 There are no known significant cultural heritage features from the Post Medieval period either within the site boundary or the close to the development site within the study area.

Modern (AD 1801 – Present)

4.5.11 A tithe map of 1846 shows that the site was formed of two fields within a wide agricultural landscape. The fields were apportioned to William Maule who paid rent directly to the Duke of Northumberland.

4.5.12 The coming of the main line railway in 1847 was kept away from Alnwick, with the closest station being Alnmouth three miles to the southeast. A branch line was built in 1850, and construction of a further branch to Coldstream and a proposed royal visit resulted in the grand station building of 1887, made redundant in 1968 but still prominent at the edge of the Conservation Area south of the site, attracting visitors by its present role as a second-hand book emporium. The wagon way which is a feature of Bondgate was laid to allow deliveries to the town centre from the station.

4.5.13 Allerburn House was constructed during the Victorian era, at a time when the town was benefiting from the coming of the railway. The 1st Edition OS map shows the site laid out with the House at the east end and the Lodge at the west end of the site, with ornamental planting and glass houses between.

4.5.14 Very little appears to have significantly changed around the site until the 1980s and 90s, when the housing estate of Allerburn Lea was constructed along the southern and eastern boundaries of the site. In the early part of the new millennium, work began on the extensive Alnwick Garden visitor attraction attached to Alnwick Castle. The very large car park for the Alnwick Garden lies immediately beyond the north boundary of the site.

4.6 Historic Map Sources

4.6.1 The earliest available map of the area is the 1827 John Wood Alnwick Town Map. This map shows the area of the site clearly near the eastern edge of the map, the road that was to lead to Allerburn House has not been laid at this time. A similar absence of activity on the site is shown in the General Board of Health's 1827 map showing cholera outbreaks.

4.6.2 A tithe map of 1846 (Plate 1) shows the future site of Allerburn House and Lodge to be formed of two fields apportioned to William Maule who paid rent for these directly to the Duke of Northumberland.

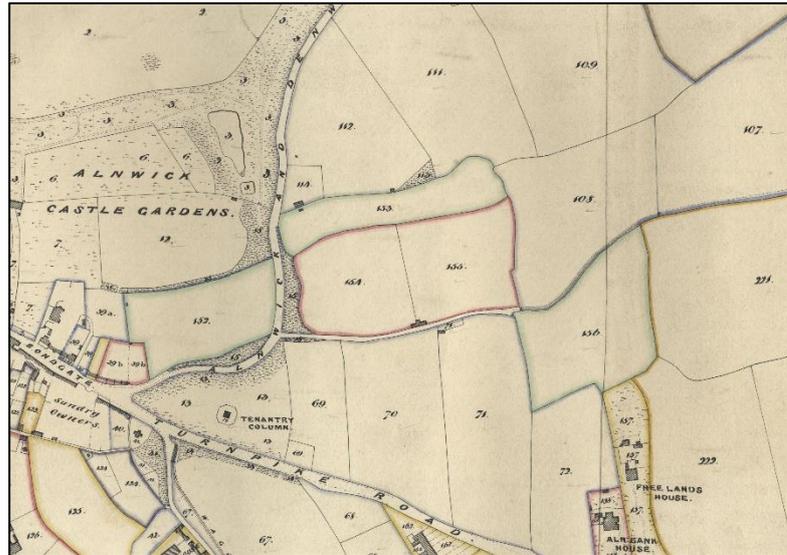


Plate 1. Tithe map of 1846. The site is shown outlined in purple ink in the centre of the image

4.6.3 By the 1st Edition OS in 1867 (6" to 1 mile), the site is shown in a state pretty much unchanged to the present (Plate 2). The site is wooded and clearly shows Allerburn House under the name *Alderburn House*. This may be a typographical error as the Alderburn name was not identified in any other sources examined as part of this assessment. This early depiction of the site shows that the grounds were formally laid out, with trees planted in regular square portions.

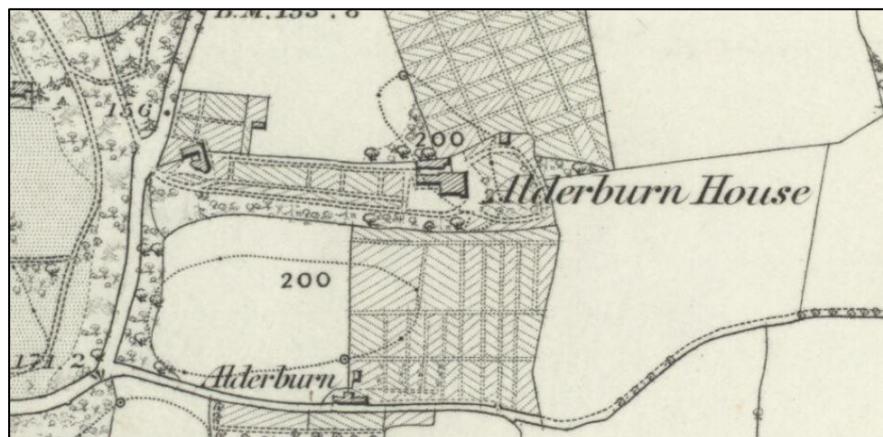


Plate 2. Six Inch OS 1867. Showing layout of site

4.6.4 By 1899 the 6" to 1 mile OS map shows the site name was again recorded as Allerburn House, and the House and Lodge are clearly depicted with some slight buildings partway between house and lodge, these may have been glass houses (Plate 3). To the south of the site a sandpit had been established.

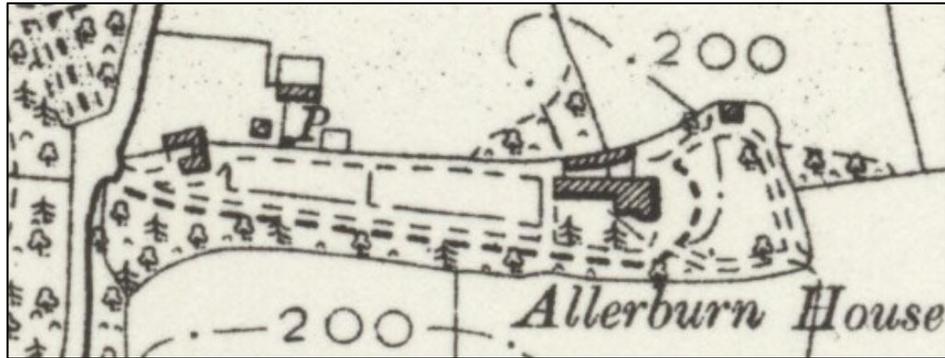


Plate 3. Excerpt from Six Inch OS 1899

- 4.6.5 The current OS map (not reproduced here) shows the area as it appears today. The site today is essentially unchanged from the 1920s, with the exception that the glass houses are now gone (except for their concrete bases) and that the area immediately east of the house has been turned over to car parking for council staff. Additions were added by the District Council in the 1970s for offices and meetings rooms (Photo 6).
- 4.6.6 It is evident from the historic maps examined that the site along with the House and Lodge had been established at some time between 1846 and 1867. No real changes were evident within the development site until Alnwick District Council took control in the 1970s. During the 1970s and 1980s the council added unsympathetic extensions to the rear and north sides of Allerburn House (Photos 6 & 7). Further changes around the development site occurred with the construction of Allerburn Lea housing estate in the 1990s.

4.7 Site Visit

- 4.7.1 A site visit was undertaken on 15th February 2016 by Daniel Dodds of AB Heritage. A full photographic record was taken. A further site visit was undertaken on 14th February 2018.
- 4.7.2 The proposed development site was accessed via an ornamental gate leading from Denwick Lane and past Allerburn Lodge. This gate separates the site of Allerburn House from the access road to Allerburn Lea residential estate. Photographs 1 and 2 shows the Lodge from the road and shows one of the ornamental gateposts.



Photograph 1: Allerburn Lodge from Allerburn Lea (2016)

- 4.7.3 The drive for the property sweeps along the south boundary of the site and is flanked by mature ornamental trees of an evergreen variety (Photograph 3). Some of these trees have Tree Preservation Orders. Some modern electric lamp posts are present along the drive. The bases of the former glass houses can be seen in an overgrown state halfway up the drive on the north side. The rest of the garden is overgrown and has been used for refuse dumping.



Photograph 2 & 3: Decorative Gatepost and Drive, Looking East (2016)

- 4.7.4 At the eastern end of the drive stands Allerburn House (Photograph 4). The house is stone built with an east facing aspect. The house is currently rectangular in plan though it would have originally been square in plan, built in the Victorian Romanesque style. The frontage consists of a single door flanked by stone pilasters topped with a Romanesque glass light box. To the right of the door is a single ground floor Romanesque window. Above this window is another behind a heavy stone balcony. To the left of the front door is a protruding 3 bay Romanesque window on both ground and first floor.
- 4.7.5 The bay windows continue round to the south east corner of the building (Photograph 5). Here the bays are bigger, containing six windows on the ground and first floors. The

remainder of the south side of the house is plainer, with a series of five Romanesque arched windows on ground and first floor separated by a stone string course decoration.

- 4.7.6 It was clear from the site visit that the house had been subject to a range of alterations from the original design. The rear of the house has been extended with extensions not in keeping with the original design, apparently in the mid-1970s to provide extra office accommodation, when the building was taken over by Alnwick District Council. These extensions included external steel-built fire escapes (Photographs 6 and 7). Further pre-fabricated extensions and a temporary modular office space were added throughout the District Council's tenure of the building.



Photograph 4: East Facing Front of Allerburn House (2016)



Photograph 5: Allerburn House Looking Northwest (2016)



Photograph 6: Looking at District Council Era Extension at East Front (2016)

- 4.7.7 The site to the east of the house and up to the site boundary is taken up with a terraced garden somewhat rounded in shape. This garden is now overgrown but contains a small stone out house in the north east corner screened by trees and shrubs (Photographs 8 and 9).



Photograph 7: From Rear Showing Extension and Fire Escape (2016)



Photographs 8 & 9: Allerburn House Grounds Showing North Terrace and Out-House (2016)



Photograph 10. Looking west at temporary construction works (2018)



Photograph 11. Looking west along drive (2018)

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

Within the Proposed Development site

- 5.1.1 There are no known cultural heritage features within the boundary of the proposed development site.

Within the Study Area

- 5.1.2 The study area contains part of the Registered Alnwick Park and Garden and part of the Alnwick Conservation Area. None of these is directly relevant to the archaeological potential of the site and form no part of the assessment in this report.

5.2 Past Impacts within the Site Boundary

- 5.2.1 Prior to the construction of Allerburn House and the establishment of its grounds in the 19th century, the site lay in an area only known to be utilised in an agricultural capacity. This was probably the case from at least the medieval period, if not earlier.
- 5.2.2 The House and Lodge were constructed between 1846 and 1867 during the Victorian era. Since then the site boundaries have remained the same and the only changes were relatively recently with the construction of council offices and car parking. The only impacts within the site would have come from the construction of the House, Lodge and ancillary buildings and landscaping along with services such as water and electricity – particularly when the District Council constructed offices in the 1970s and 80s.

5.3 Potential Archaeological Resource

- 5.3.1 Based on the known heritage resource it is unlikely that heritage features are present at this site.
- 5.3.2 Overall there is considered to be a low potential for the recovery of surviving below ground archaeology dating to all periods and, should there be any archaeological remains that do survive, these are likely to be of negligible importance, at most (see Table 1), and most likely associated with the Medieval and Post Medieval agricultural use of this site.

5.4 Predicted Impact of Proposed Development

- 5.4.1 As of 2018, the proposed development is for the refurbishment of the Lodge, conversion of Allerburn House into 3 apartments, demolition of *ad hoc* extensions and construction of 14 new build units with associated access ways, garages, and services.
- 5.4.2 Where archaeology does survive any direct impacts that may occur would likely comprise truncation of such remains during the excavation of the foundations for the houses and services, and the levelling of the site prior to construction. At most this is likely to cause a low direct impact (Table 2) upon ephemeral remains likely to be of negligible value. Overall this would result in a Not Significant Significance of Effects, at most, in line with Table 3.

5.5 Recommendation / Mitigation Strategy

5.5.1 No further archaeological investigations are recommended for this site.

5.5.2 Please note, that the final decision for further investigation or archaeological mitigation lies with the Local Authority Planning Archaeologist.

6. REFERENCES

6.1 Documentary, Cartographic & Photographic Sources

Alnwick District Council, 2007 *Alnwick Conservation Area Appraisal*

Department of Communities and Local Government (DCLG). 2012. National Planning Policy Framework (NPPF)

Tithe Apportionment Map of Alnwick, 1846

OS Map of Alnwick Town, Sheet XXXII.IX, 1867

OS Map of Alnwick, Sheet 35-2, 1899

Chartered Institute for Archaeologists, December 2014. *Standard and Guidance for Historic Environment Desk-Based Assessment*

General Board of Health, 1827 Alnwick Town Cholera Outbreaks map

John Wood, 1827 Map of Town of Alnwick

National Coal Board, 1967 Aerial Photographs of Alnwick No. 1/255 1:10,560

6.2 Online Sources

BGS (British Geological Society) 2018. Geology of Britain viewer

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

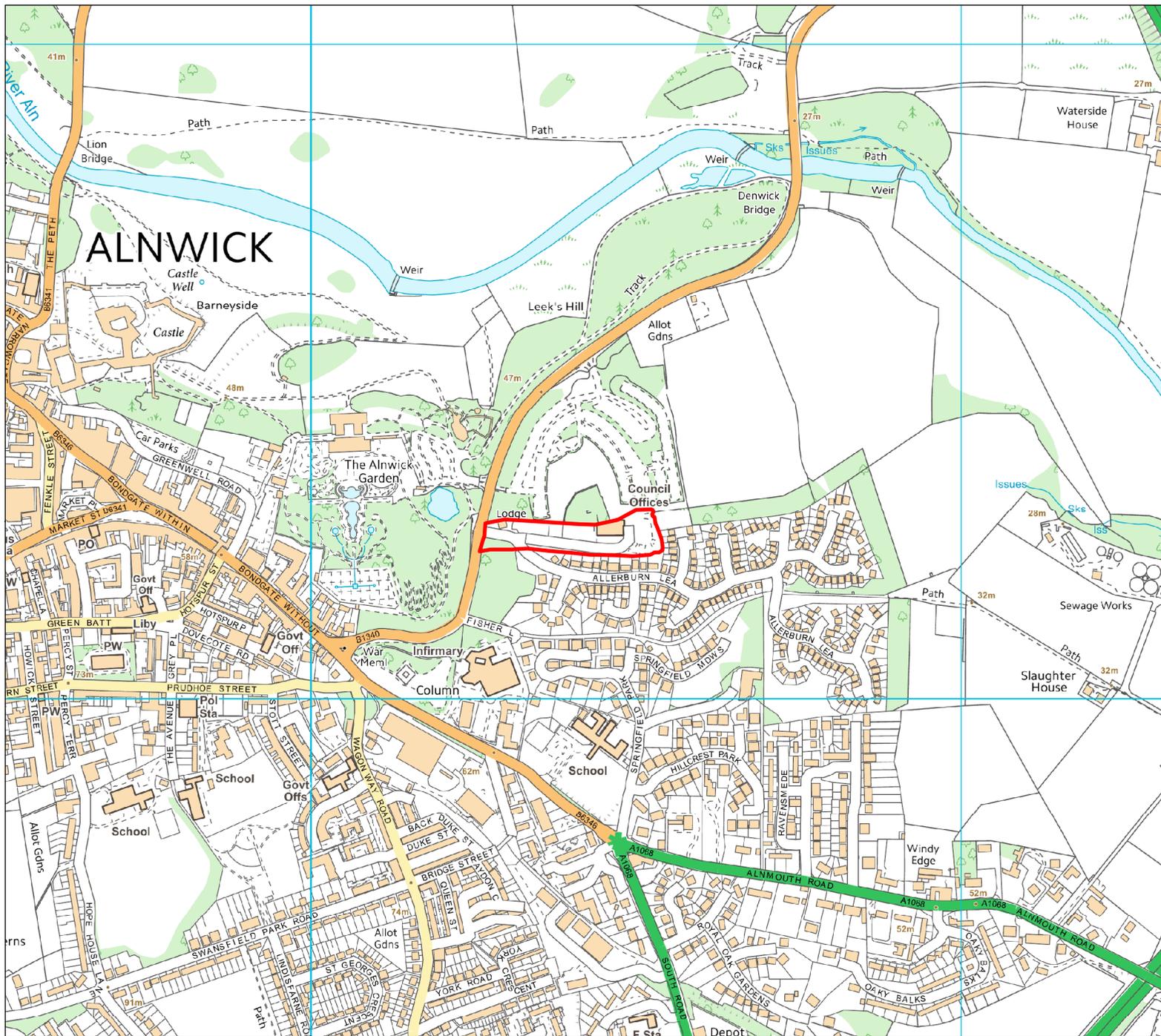
Historic England. The National Heritage List for England.

<http://list.historicengland.org.uk/advancedsearch.aspx>

Keys to the Past www.keystothepast.info

Sense of Place North East Northumberland Communities

<http://communities.northumberland.gov.uk/Alnwick.htm>



Legend
 Site Boundary

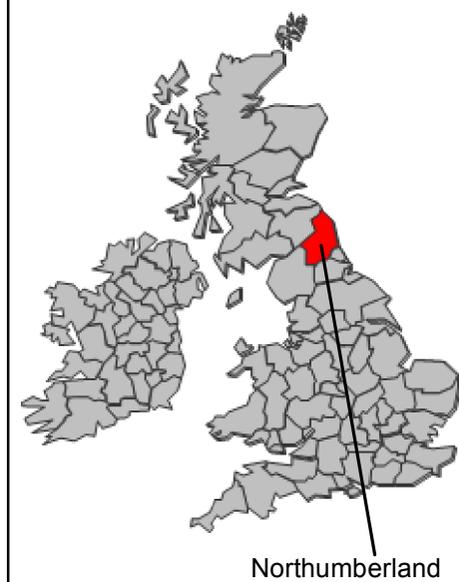


Figure 1: Site Location

Project: Allerburn House, Alnwick

Date: 24/02/16 Job Number: 10763

Drawn by: ZE Approved by: HR



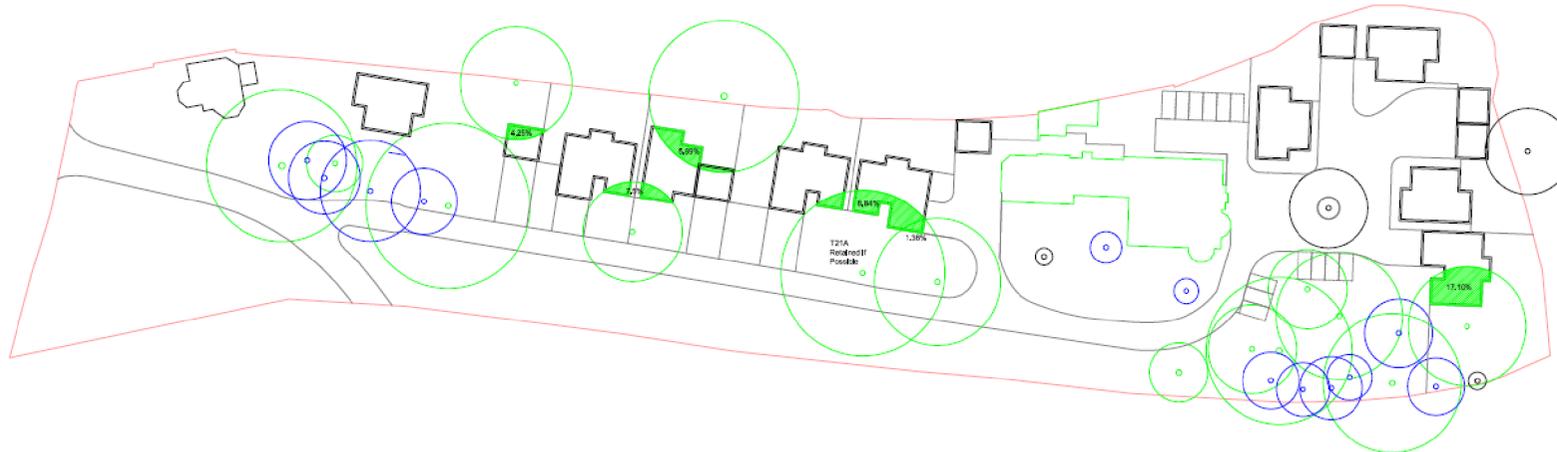


Figure 2: Proposed Development Plan

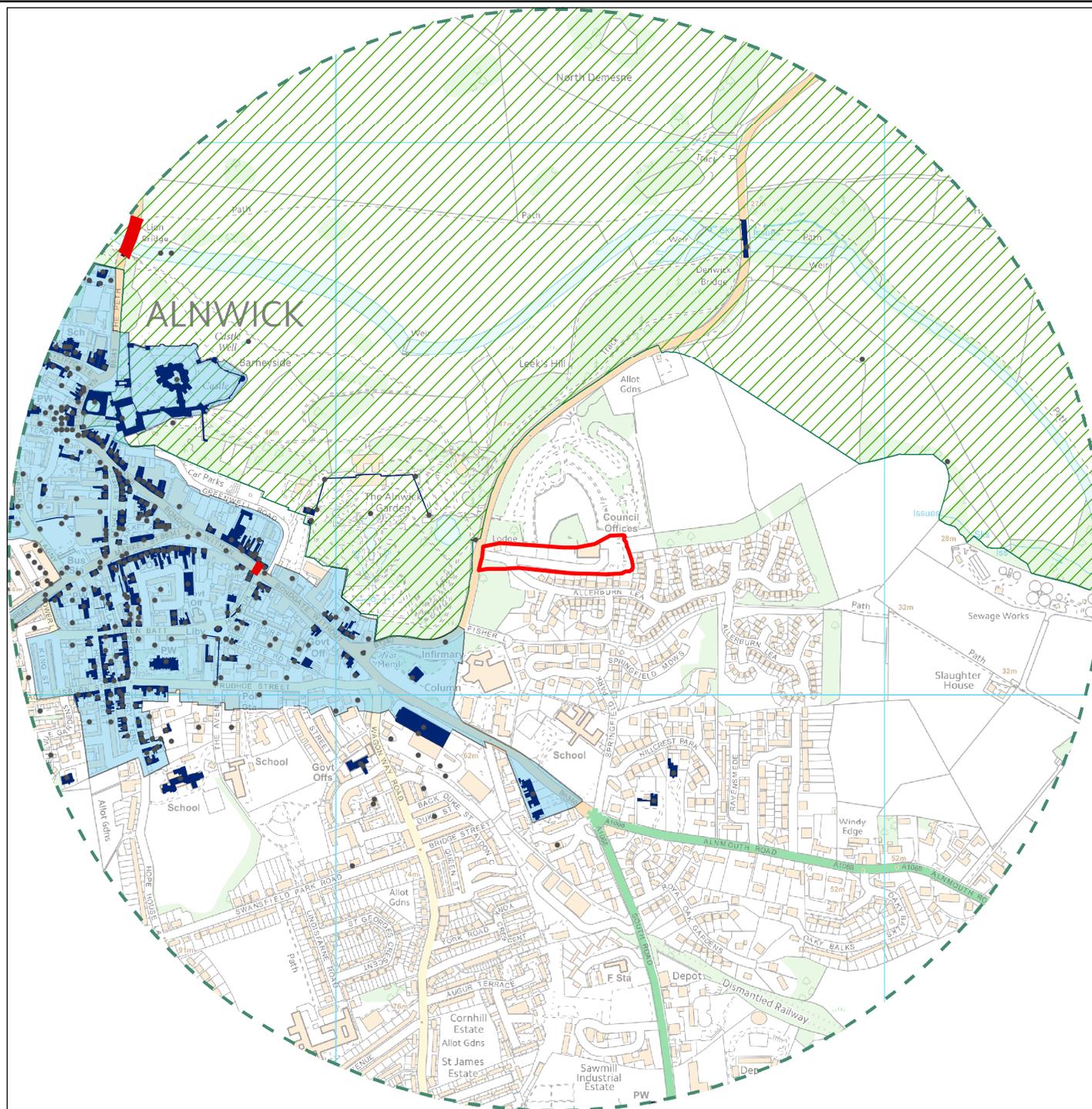
Project: Allerburn House, Alnwick

Job Number: 10763

Reproduced from client's plans



NOT TO SCALE



Legend

- Scheduled Ancient Monument
- Listed Building
- Alnwick Conservation Area
- Alnwick Castle Registered Park & Garden
- Monument Point
- Site Boundary
- 1km Study Area

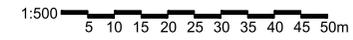
Figure 3: Map of Cultural Heritage Features

Project: Allerburn House, Alnwick

Date: 24/02/16 Job Number: 10763

Drawn by: ZE Approved by: HR





A 19/02/18 Parking and turning head shown for plot 1. Plots 6-11 moved west by 1m as planning request.

REVISION	DATE	DESCRIPTION	CHECKED

Accommodation Schedule: N81:2671 Allernburn House site, Alnwick (for Ascent Homes)		idp PARTNERSHIP		NORTHERN					
	Acres	Hectares							
Gross Site Area:	3.37	1.789							
Nett Site Area:	1.78	0.724	16 February 2018						
House type	Accommodation	Quantity	Mix	Plot Numbers	sq m	sq ft	Total sq m	Total sq ft	
Lodge:									
Lodge	Detached Bungalow	2B4P	1	6%	1	84.58	910.42	84.58	910.42
Allernburn House:									
Type A	Apartment	3B6P	1	6%	12	225.40	2426.21	225.40	2426.21
Type B	Apartment	3B6P	1	6%	13	232.00	2497.25	232.00	2497.25
Type C	Apartment	2B4P	1	6%	14	82.10	883.72	82.10	883.72
New Build Units:									
House type 1	Detached House	5B9P	4	22%	5, 16, 17 & 18	195.17	2100.79	780.68	8403.16
House type 12.5	Detached House	5B10P	2	11%	3 & 4	180.83	1946.43	361.66	3892.86
House type A	Detached House	5B10P	2	11%	2 & 15	210.23	2262.89	420.46	4525.78
House type 4	Town House	3B5P	6	33%	6,7,8,9,10 & 11	135.01	1453.23	810.06	8719.38
			Total:	100%				2996.94	32258.78
Density									
Units per hectare:		24.86							
Units per acre:		10.11							
sq m per hectare:		4139							
sq ft per acre:		18123							
					Parking Spaces				
					Private	52	289%		
					Visitor	5	26%		
					Total	57	317%		

Key:

- Application boundary
- Existing trees to be retained (Current extent of canopy cover)
- Existing tree groups to be retained (Current extent of canopy cover)
- Root protection areas for existing trees/tree groups to be retained

Fig. 4. Proposed Development



AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill
Road, Jarrow, South Tyneside, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk