

**Walled Garden, near
Charlton Hall,
Northumberland
Heritage Statement**

Client: RJ SHELL LTD

AB Heritage Project No: 60484

Date: 05/09/2018

Walled Garden, near Charlton Hall, Northumberland

Heritage Statement

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CONTENTS

1.	Introduction.....	4
1.1	Project Background	4
1.2	Statutory Designations.....	4
1.3	Site Location & Description.....	4
1.4	Proposed Development	5
2.	Aims & Methodology	6
2.1	Aims.....	6
2.2	Data Collation	6
2.3	Assessment of the Cultural Heritage Resource	7
2.4	Impact Assessment Criteria.....	7
2.5	Limitations	9
3.	Heritage Review of Site	10
3.1	Historic Development Overview.....	10
3.2	Current Condition of the Walled Garden.....	15
3.3	Importance of the Walled Garden and Surrounding Heritage Assets	19
4.	Impact Assessment & Recommendations	20
4.1	Proposed Development	20
4.2	Walled Garden Fabric and Interior Proposals.....	20
4.3	Exterior Buildings and Carpark	21
4.4	Conclusion & Outline Recommendations	22
5.	References	24
5.1	Documentary & Cartographic Sources	24
5.2	Online Sources	24

APPENDICES

Appendix 1	Planning Policy	27
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FIGURES

Figure 1 Site Location

Figure 2 Existing and Proposed Plans

PLATES

Plate 1 Armstrong’s County Map of Northumberland 1769

Plate 2	OS 1866 Six-inch Map of Northumberland XXVI
Plate 3	OS 1899 Six-inch Map of Northumberland XXVI.NE
Plate 4	OS 1926 Six-inch Map of Northumberland XXIII.SW
Plate 5	OS 1954 1:25,000 Map [NU12]

PHOTOS

Photo 1	North-east corner of the site, looking south
Photo 2	East boundary wall of the garden, looking south
Photo 3	Entrance opening on eastern boundary wall, looking west
Photo 4	Damaged wall at south-east corner, looking north-west into site
Photo 5	Outbuildings on exterior of northern boundary wall, looking east
Photo 6	North-west corner of site from sloped pasture land around, looking south-east. Charlton Hall is beyond the woodland
Photo 7	South-east quadrant inside Walled Garden, looking east
Photo 8	North-west quadrant of site, looking north at northern boundary wall
Photo 9	South-west quadrant of site, with Gardener's Cottage, looking south

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Ltd (hereafter AB Heritage) has been commissioned by RJ Shell Ltd to produce a Heritage Statement to cover a proposed development at the Walled Garden, near Charlton Hall, Northumberland.
- 1.1.2 The development proposal is for restoration of the Walled Garden, including visitor shop and facilities, café, restaurant and venue space including bar, events room, ceremony and ancillary spaces including kitchen, toilets, storage, office and car parking.
- 1.1.3 This report will form part of a planning application.

1.2 Statutory Designations

- 1.2.1 The Walled Garden is considered Listed within the curtilage listing of the Grade II* Charlton Hall. For the purposes of this report, the Walled Garden is not considered to share the Grade II* designation as the Hall (
- 1.2.2 There are no designated heritage assets within the Walled Garden development site boundary.
- 1.2.3 The south-east corner of the Walled Garden is c. 100m north-west of Charlton Hall (Figure 1). There are three separate listings associated to Charlton Hall, all designated on 25th August 1987:
- Charlton Hall is a Grade II* Listed late 18th century country house (NHLE: 1042002).
 - The Stable and Coach House Range with Attached Walls are Grade II listed (NHLE: 1186919). They are located c. 50m north-west of Charlton Hall.
 - An Attached Outbuilding Range and Garden Wall is located adjacent to the north-west of Charlton Hall. It is Grade II listed (NHLE: 1042003) and is '*included for group value*' (Historic England, 2018).

1.3 Site Location & Description

- 1.3.1 The site is located at Walled Garden, near Charlton Hall, South Charlton, Alnwick Northumberland, NE67 5DZ and covers an area of approximately 0.5 hectares (Figure 1); centred on NGR: NU 17748 22475 and on the west side of the unnamed road.
- 1.3.2 The site comprises the masonry walls bounding the site, untended grass and vegetation across the site and several cattle or storage structures on the outside of the northern wall.
- 1.3.3 The site within the boundary walls of the garden lies at approximately 79m AOD, which is lower than the surrounding land which lies at between 80-85 m AOD.
- 1.3.4 It is located at the end of an unnamed road on the approach to Charlton Hall, c. 1.35km north-west of the B6347 (Figure 1). The south-east corner of the Walled Garden is c. 100m north-west of Charlton Hall.

1.4 Proposed Development

- 1.4.1 Restoration of Walled Garden, including visitor shop and facilities, café, restaurant and venue space including bar, events room, ceremony and ancillary spaces including kitchen, toilets, storage, office and car parking.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF (Paragraph 189) requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 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 heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Data Collation

- 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 (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (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, 2018

- 2.2.3 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or Keys to the Past website for information on Heritage Assets;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on by Mark Harrison 7th July 2018. During the site visit, a survey of the Walled Garden was made.

- 2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs

- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage 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 Assessment of the Cultural Heritage Resource

2.3.1 The importance of identified cultural heritage resources is determined by reference to existing designations (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).

2.3.2 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.

2.4 Impact Assessment Criteria

2.4.1 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).

- 2.4.2 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	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable 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.

- 2.4.3 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

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of RJ Shell 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.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (August 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.
- 2.5.3 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.

3. HERITAGE REVIEW OF SITE

3.1 Historic Development Overview

- 3.1.1 The landscape in and around South Charlton ranges from rolling farmland to moorlands. The area contains a scattering of monuments that date from the prehistoric period, usually in the form of cairns, barrows and cists (Keys to the Past, 2018). An excavated example of an early prehistoric barrow was at South Charlton c. 3km SW of the site, where ten burials were uncovered (Hodgson J, 1917). While this part of the county contains many such monuments, very little is known of settlements from this early period.
- 3.1.2 The Iron Age saw two settlements in the parish at Camp Plantation (c. 1.75km north-west of the application site) and Honey Hill (c. 3.5km to the south-west of the application site) (Keys to the Past, 2018).
- 3.1.3 There was likely little change in the Roman period as the site is some 58km north of Hadrian's Wall (*Ibid.*).
- 3.1.4 During the Medieval period Eglington parish became densely settled with small villages and hamlets including North Charlton c. 2.5km to the NW of the application site and South Charlton c. 2.5km SW of the application site, both of which were recorded to have had a Medieval chapel. The parish was extensively farmed in the open field system with ridge and furrow pattern cultivation (Keys to the Past, 2018).
- 3.1.5 The 16th and 17th centuries saw warfare and unrest in the border regions and as a result a tower house was built at South Charlton, c. 2.45km south-west of the site (Keys to the Past, 2018).
- 3.1.6 The Post-Medieval period was relatively prosperous; more farmhouses were built, and country houses constructed, including Charlton Hall, which was constructed in the late 18th century possibly by William Newton (Historic England, 2018). Robert Cay (1758-1810), Judge Admiral of Scotland, was either born or grew up at Charlton Hall, meaning his father John Cay (b. 1700) was likely the first owner (Burke, 1834).
- 3.1.7 Plate 1 shows an excerpt from Armstrong's County Map of 1769, on this map Charlton Hall is clearly marked albeit as a mapping convention. The map does not indicate the presence of the Walled Garden but its existence at this time cannot be ruled out.



Plate 1. Armstrong's County Map of Northumberland 1769 (Northumberland Archives)

- 3.1.8 A newspaper listing was consulted (Northumberland Archives) from the 16th September 1818 showing Charlton Hall available for freehold sale. The Garden is listed as part of the sale description indicating that it was constructed prior to 1818.



Plate 2. OS 1866 Six-inch Map of Northumberland XXVI (Reproduced with permission of the National Library of Scotland)

- 3.1.9 The earliest available cartographic evidence consulted showing the Walled Garden site is the 1866 OS Map (Plate 2). The Walled Garden is shown to lie adjacent to the west of the carriageway leading to Charlton Hall from the North. It is surrounded by open land to the North and West with plantations beyond. The site itself is shown as being landscaped

gardens surrounding a central feature, likely the well. Some small outbuildings or cattle pens are visible at the north-east corner of the site.

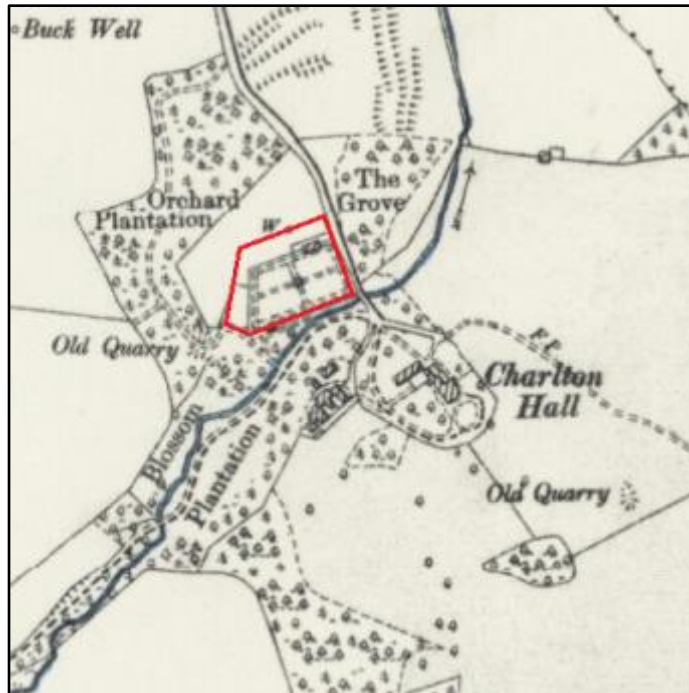


Plate 3. OS 1899 Six-inch Map of Northumberland XXVI.NE (Reproduced with permission of the National Library of Scotland)

- 3.1.10 The 1899 OS map (Plate 3) shows very little change to the site and the surrounding area in during the latter half of the 19th century. Some vegetation appears to have been removed from the pasture land North of the Walled Garden.
- 3.1.11 Reverend William Tudor Thorp (1841-1919) died at Charlton Hall and is likely to have owned the estate. The property was left to be shared among his 9 children (NW Kent FHS, 2016).

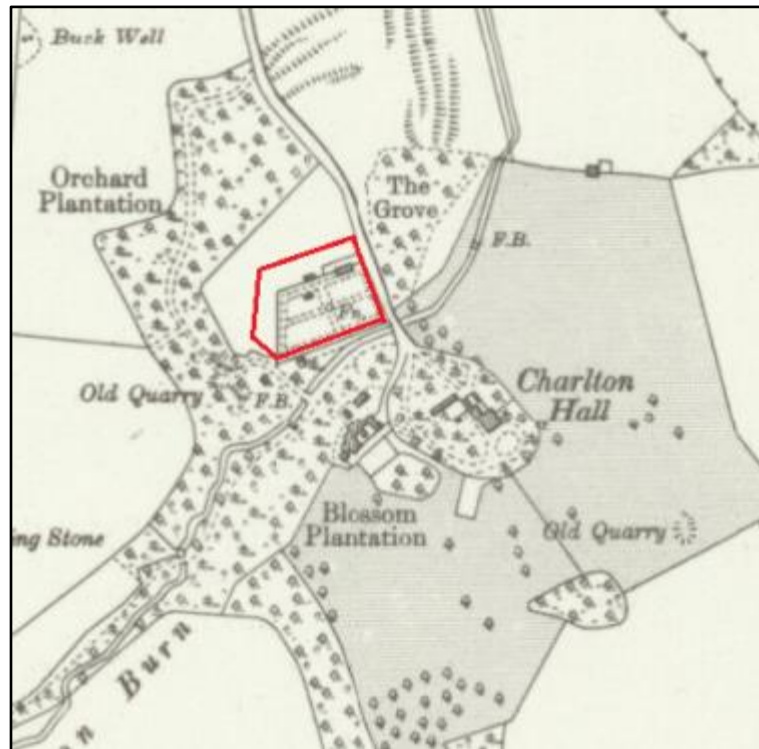


Plate 4. OS 1926 Six-inch Map of Northumberland XXIII.SW (Reproduced with permission of the National Library of Scotland)

- 3.1.12 The 1926 OS Map (Plate 4) shows an additional structure along the northern boundary of the site. The Walled Garden appears to maintain its layout and a fountain is now indicated. The agricultural land to the south of Charlton Hall has been further enclosed.



Plate 5. OS 1954 1:25,000 Map [NU12] (Reproduced with permission of the National Library of Scotland)

- 3.1.13 The internal arrangement and landscaping of the Walled Garden appears to have been lost at the publication of the 1954 OS map (1954). The walls themselves are shown along with the outbuilding at the northern boundary, however, the layout, landscaping and features such as the fountain are no longer present.

3.2 Current Condition of the Walled Garden

- 3.2.1 The eastern side of the Walled Garden is bounded by the driveway towards Charlton Hall (Photo 1). Pasture land surrounds the Walled Garden to the north and west. To the south is a wooded area with a stream and a further driveway leading to the Gardener's Cottage (Photo 6).
- 3.2.2 The Garden walls are formed of regularly coursed stone to the exterior (Photo 2) with a face of red-brick to the inside (Photo 4). The entrance is mid-way along the eastern wall onto the driveway towards Charlton Hall (Photo 3).



Photo 1. North-east corner of the site, looking south



Photo 2. East boundary wall of the garden, looking south



Photo 3. Entrance opening on eastern boundary wall, looking west



Photo 4. Damaged wall at south-east corner, looking north-west into site

- 3.2.3 Along the exterior of the northern boundary is a series of outbuildings and appear to have been constructed at different times. There is a variation of construction materials with brick and timber with slate roof, and steel support and corrugated roof structures; all are built as lean-tos against the Garden Wall. The structures can be presumed to be cattle sheds or stores and are in considerably poor condition (Photo 5).



Photo 5. Outbuildings on exterior of northern boundary wall, looking east

- 3.2.4 There is a large gap in the eastern boundary wall close to the south-east corner (Photo 4). The north boundary wall, to the west of the outbuildings, has significant damage in the form of large gaps in the masonry (Photo 6). Much of the top courses of the western boundary wall has come away (Photo 7).



**Photo 6. North-west corner of site from sloped pasture land around, looking south-east.
Charlton Hall is beyond the woodland**

- 3.2.5 The interior of the Walled Garden has become adopted pasture land (Photo 7). The vegetation is wild with the grass predominantly overgrown and some mature trees located sporadically across the site (Photo 7).



Photo 7. South-east quadrant inside Walled Garden, looking east



Photo 8. North-west quadrant of site, looking north at northern boundary wall

- 3.2.6 The south-west corner of the site contains the Gardener's Cottage, with a residential garden sectioned off by timber fencing. The Cottage is built up against the southern wall.



Photo 9. South-west quadrant of site, with Gardener's Cottage, looking south

- 3.2.7 There is no intervisibility between the Walled Garden and the designated Heritage Assets associated with Charlton Hall (see Para 1.2.2). This is due dense woodland located between Charlton Hall and the Walled Garden (see Photo 6).

3.3 Importance of the Walled Garden and Surrounding Heritage Assets

- 3.3.1 The Walled Garden is considered Listed within the curtilage of Charlton Hall. The Walled Garden however, does not have the same level of architectural and heritage importance as Charlton Hall. Furthermore, the current dereliction and poor condition of the Walled Garden is considered to detract from the heritage value of the asset. However, the Walled Garden clearly does retain a degree of historic interest and as such is considered to be of Local Importance in Line with Table 1 i.e. '[assets] compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives'.
- 3.3.2 There are three other designated heritage assets associated with Charlton Hall, c.100m south-east of the development site (Figure 1):
- Charlton Hall itself, a Grade II* listed late 18th century country house (NHLE: 1042002).
 - The Stable and Coach House Range with Attached Walls are also Grade II listed (NHLE: 1186919).
 - An Attached Outbuilding Range and Garden Wall, also Grade II listed (NHLE: 1042003).
- 3.3.3 As a Grade II* listed building Charlton Hall can be considered to be of National importance, in line with Table 1, due to it being a site of high status with exceptional quality in its fabric and internal fixtures and fittings.
- 3.3.4 The Stable and Coach House, and the Outbuilding Range and Garden Wall, can be considered to be of Regional importance, in line with Table 1, due to being buildings that contribute significantly to the historic character of Charlton Hall.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Proposed Development

4.1.1 The proposal is to rebuild part of walled garden and construct new modern buildings within the Walled Garden to include Venue, Ceremony, Bar / Restaurant, and a Gardeners Store. Proposals at the exterior of the Walled Garden include service buildings (kitchens, store and prep) for the internal buildings, and car parking.

4.2 Walled Garden Fabric and Interior Proposals

4.2.1 It is considered that repairs to the wall with matching materials to those existing, would result in a Low Beneficial Magnitude of Impact to the fabric of the Walled Garden, in line with Table 2 i.e. 'Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree'.

4.2.2 The proposals include the addition of three new access points along the north elevation of the Walled Garden. It is considered that this will require the removal of a small proportion of the existing fabric. This is considered to have a Low Adverse Magnitude of Impact to the historic fabric, in line with Table 2, i.e. 'Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree'.

4.2.3 Overall the proposed alterations to the existing fabric of the Walled Garden are considered to have a Negligible Significance of Effect to the fabric of the Walled Garden in line with Table 3. This is because despite the proposal to insert new access points, the repairs to the fabric elsewhere will be a material improvement on the semi-ruinous state of the wall currently.

4.2.4 Proposals to reinstate the interior landscaping arrangement of the Walled Garden, to that shown on the maps from the mid-19th to mid-20th century can be considered to result in a Medium Beneficial Magnitude of Impact in line with Table 2, i.e. 'considerable visual change to...key aspects of the historic landscape'. This results in a Minor Beneficial Significance of Effects in line with Table 3. This is because the current overgrown state will revert to the planned and manicured appearance of the garden as originally envisioned in the 19th century.

4.2.5 There will be modern additions both within the Walled Garden. Designs indicate that the roof line of the proposed café, restaurant, bar and venue on the interior elevation of the wall will form an angled appearance, dropping in height from a high point at the abutment with the fabric of the Walled Garden, to level slightly lower than the level of the Walled Garden at the front of the Venue and Ceremony Buildings.

4.2.6 The angled roof lines are designed to continue the horizontal and linear character provided by the Walled Garden, as opposed to perpendicular angles. Therefore, it is considered that these proposals will have a Negligible Adverse Magnitude of Impact upon the setting of the Walled Garden, Charlton Hall, as they will alter the baseline condition of the heritage asset to a slight degree.

4.2.7 In line with Table 3 this results in a Minor Adverse Significance of Effects because while the new structures will add modern elements to the historic garden, it is considered that they will be sheltered from view by the Walled Garden itself and screened from Charlton Hall by

mature planting. The green planted roofs will also provide a degree of blending when viewed from a distance. Furthermore, the presence of buildings within the garden has a historical presence as indicated on the historic mapping (Plates 3-5).

- 4.2.8 The proposed Venue, Ceremony and Bar/Restaurant buildings (including Gardeners Store) have been designed with a palette of materials and colours which respect and reference the rustic/agricultural character of the site. These materials and designs include the opened fronted appearance of the buildings which is created using columns and set-back glazing, reminiscent of animal stalls. The alternating heights of the roof lines provides an impression of the mixed character of agricultural buildings placed over a period of time.
- 4.2.9 For operational purposes the proposed buildings will be accessed by new openings through the fabric of the Walled Garden – this is assessed in 4.1.3 above.
- 4.2.10 Overall it is considered from a heritage perspective that the proposed buildings will maintain the rustic character of the Walled Garden and the surrounding land. The impact of the addition of new fabric and design within the Walled Garden is considered to be limited by the sympathetic design and materials. Therefore, in line with Table 2 the addition of the proposed range of buildings to include the Venue, Ceremony Building and the Bar / Restaurant (including Gardeners Store) is considered to present a Medium Adverse Magnitude of Impact to the baseline condition of the Walled Garden, this is because it presents ‘considerable changes to use or access changes to key historic landscape elements’ from the present.
- 4.2.11 In line with Table 3, the proposed new Venue, Ceremony and Bar/Restaurant Buildings (including Gardeners Store) are considered to have a Minor Adverse Significance of Effect to the setting and fabric of the Walled Garden.

4.3 Exterior Buildings and Carpark

- 4.3.1 It is proposed that the proposed interior buildings will be provided with ancillary service areas, to be located against the north facing exterior elevation of the Walled Garden.
- 4.3.2 These ancillary buildings will be constructed of a similar range of materials with a similar palette to the main interior buildings. Roof lines and designs will also be similar, with planting in evidence. The main difference between the interior buildings and their ancillary counterparts is in the presentation of the elevations. The ancillary buildings present less glazing and do not offer the open fronted rustic appearance of the interior elevations.
- 4.3.3 As with the interior buildings, it is considered that the roof design, the alternating roof lines and the planting will work to maintain the rustic/agricultural character of the site.
- 4.3.4 Aerial photographs of the existing site show clear evidence for the footprints of previous buildings occupying a similar position on the external north elevation of the walled garden.
- 4.3.5 Overall it is considered from a heritage perspective that the proposed ancillary buildings will maintain the rustic character of the Walled Garden and the surrounding land. The impact of the addition of new fabric and design against the north elevation of the Walled Garden is considered to be limited by the sympathetic design and materials. Therefore, in line with Table 2 the addition of the proposed range of ancillary buildings is considered to present a Low Adverse Magnitude of Impact to the baseline condition of the Walled Garden, this is

because it presents 'Detectable impacts which alter the baseline condition of a heritage receptor to slight degree'.

- 4.3.6 Overall in line with Table 3, it is considered from a heritage perspective that the proposed new ancillary buildings will have a Minor Adverse Significance of Effects to the fabric and setting of the Walled Garden.
- 4.3.7 The proposals for the restoration and conversion of the Walled Garden includes the construction of a new car park to provide 80 guest spaces and 16 spaces for staff/deliveries.
- 4.3.8 The car park will be constructed to the west of the Walled Garden, and will comprise a sinuous linear loop of road, with parking spaces provided at intervals at either side of the road. The carpark will be a one-way system with an access road leading north from Charlton Hall Road and looping around the north of the Walled garden. The access road will follow the existing contours of the topography. The visual impact of the car park will be broken by interspersed planting.
- 4.3.9 It is considered from a heritage perspective, and in line with Table 2, that the construction and operation of the proposed car park would have a Medium Adverse Magnitude of Impact upon the setting of the Walled Garden. This is because the proposed car park would provide a new component to the setting of the Walled Garden, entailing the removal of some of the natural character of the site. In line with Table 3, this results in a Minor Adverse Significance of Effect to the setting of the Walled Garden.

4.4 Conclusion & Outline Recommendations

- 4.4.1 The Walled Garden at Charlton Hall is considered to be a heritage asset of Local Importance. It is considered that the level of importance attributed to the heritage asset would be fundamentally the same whether it was considered as a non-designated heritage asset or a Grade II Curtilage Listed heritage asset. The level of importance attributed in this report reflects the present relatively ruinous state of the fabric, as well as the baseline condition of the use of the site as an overgrown piece of land.
- 4.4.2 The proposal for the reinstatement of the historic ornamental layout of the garden, is considered to be of benefit to the future use of the site, and its appreciation of its originally designed form
- 4.4.3 The repair of much the fabric of the Walled Garden is also considered to be a net benefit to the longevity of the heritage asset.
- 4.4.4 The introduction of the planned buildings for the use of the site as a wedding venue are considered to be an indirect Minor Adverse Significance of Effect to the setting of the Walled Garden and a direct Minor Adverse Significance of Effect to the historic fabric of the Walled Garden by the affixing of new fabric, and the insertion of new openings.
- 4.4.5 The construction of the proposed carpark and the ancillary buildings is considered to have an indirect Minor Adverse Significance of Effect upon the setting and heritage character of the Walled Garden, and a direct Minor Adverse Significance of Effect upon the fabric of the Walled Garden in a similar way to the Venue Buildings.

- 4.4.6 Overall, from a heritage perspective the proposals can be shown to be equivalent to Less Than Substantial Harm to the setting and fabric of the heritage asset.
- 4.4.7 This could harm could be considered to be offset by the public benefit of bringing the disused Walled Garden back into use and providing an opportunity for the asset to be experienced in a way similar to that for which it was originally intended, for the leisure and enjoyment of people at and visiting Charlton Hall. This could be considered to be an Optimum Viable Use of the asset in line with paragraph 196 of NPPF (2018) '[less than substantial] harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' (Appendix 1).
- 4.4.8 In accordance with the Alnwick District Core Strategy (2007) the development can be considered to *enhance the asset* [The Walled Garden] *for the future* (Appendix 1).
- 4.4.9 Further heritage works are recommended in order to preserve a record of the current state of the Walled Garden before it is altered, and some elements hidden by new development. A Level 2 Historic Building Recording is suggested prior to the commencement of works.
- 4.4.10 The final decision regarding further heritage work at the site will be taken by the LPA. At this stage, it can be considered, from a heritage perspective, that the proposed work at the Walled Garden will not have an appreciable negative impact on the historic value of the resource.

5. REFERENCES

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Appendices

Appendix 1 Planning Policy

Introduction

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

Statutory Protection for Heritage Assets

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 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.

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 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.

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.

National Planning Policy (2018)

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'.

One of the over-arching aims is to conserve heritage assets as "these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing 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."

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 (and the more important the asset, the greater the weight should be).

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.

Paragraph 194 states that “the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of Grade II listed buildings should be exceptional”.

Paragraphs 195 & 196 explain that “where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy: Alnwick District Local Development Framework

Core Strategy

The Core Strategy, adopted in October 2007, sets out the council’s strategic vision and objectives for the district and the policies by which this vision can be delivered.

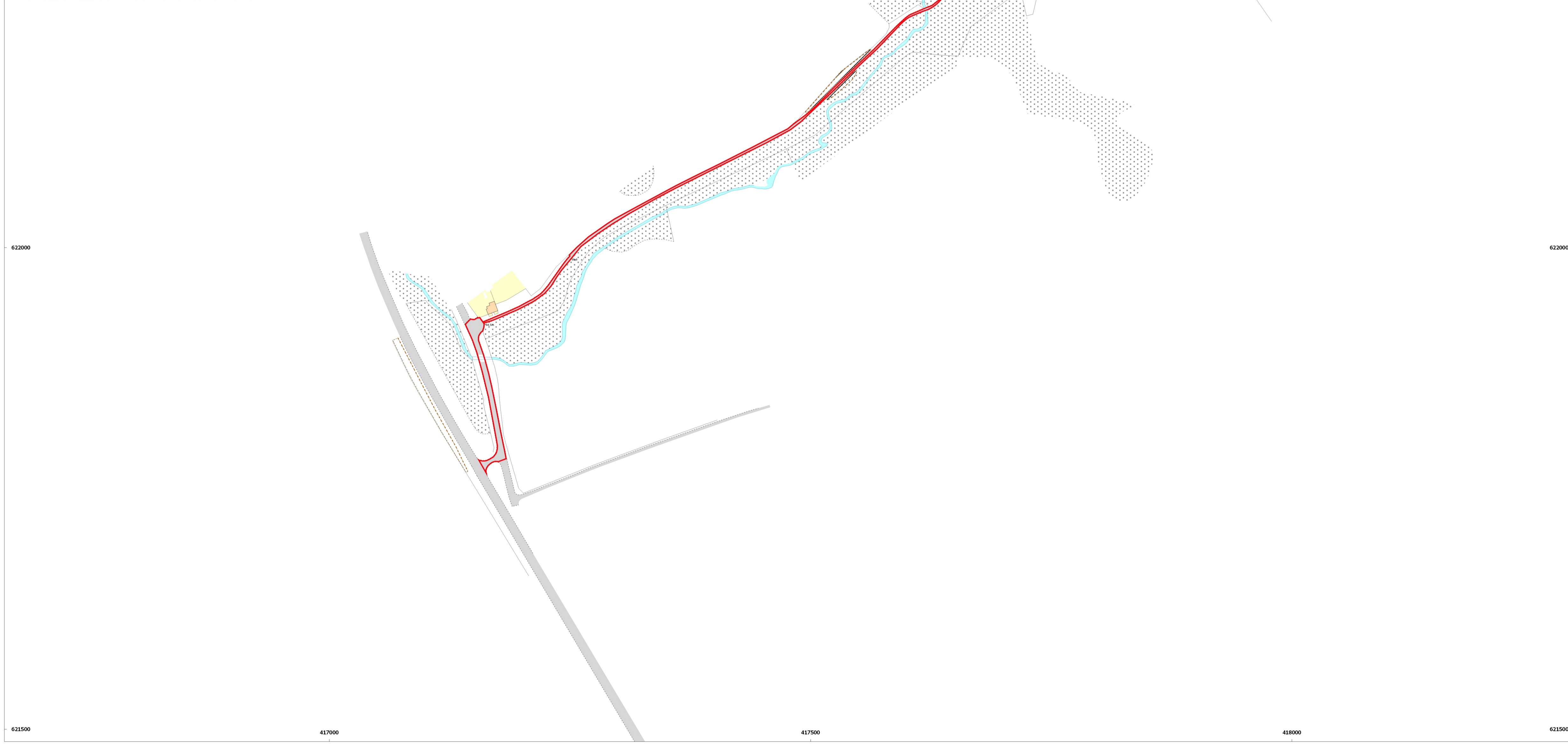
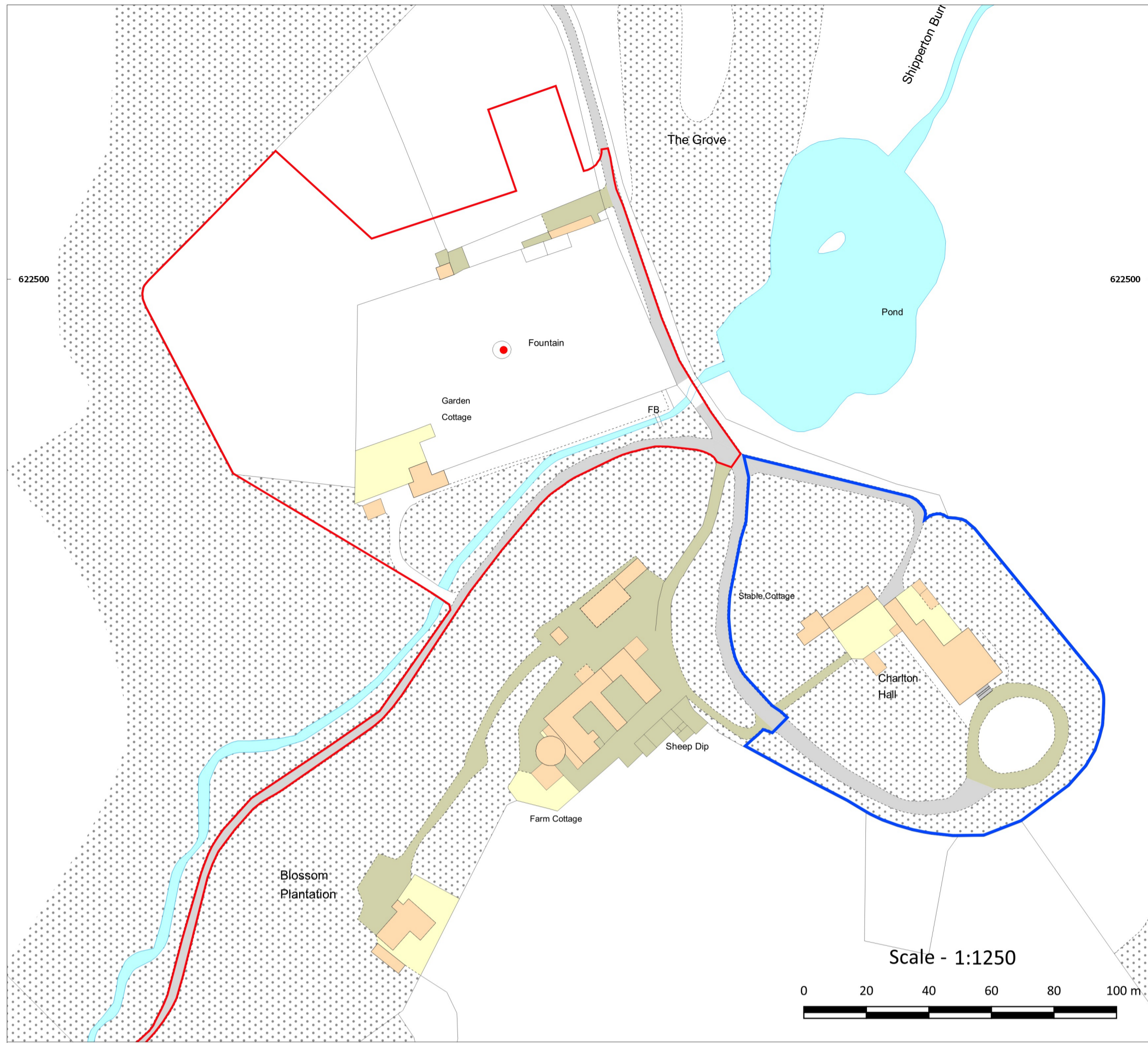
Policy S15: Protecting the Built and Historic Environment

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 and the distinctive characters of Alnwick, Amble, Rothbury and the villages.

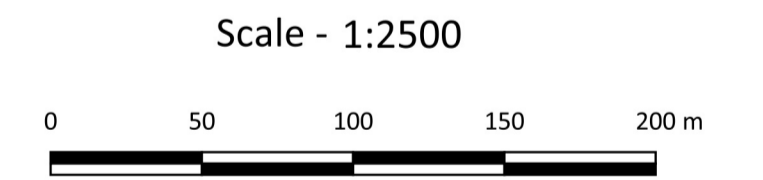
All development involving built and historic assets or their setting will be required to preserve, and where appropriate, enhance the asset for the future.



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



- Legend**
- Site Boundary
 - Land Ownership



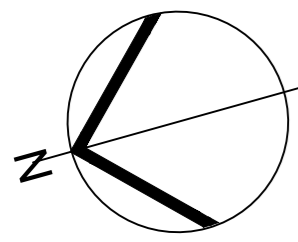
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Shell, R / Potential Development at Charlton Hall

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Project Number: ALNS10535	Dwg No: 04	Revision: -

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Existing Site Plan
1 : 500

Date	Rev	Description	Drwn	Chkd

Revisions

Status:
Planning & LBC

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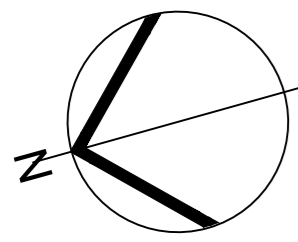
Client/project:
R.J Shell Ltd
Walled Garden

Drawing title:
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Drawn by: CJ	Checked by: HH
Date: 31/08/10	Scale: 1:500 @ A2

Project Number: ALN510535	Dwg No: 027	Revision:
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Gardeners Store

Covered Cycle Parking

Bin Store

STAFF PARKING AND DELIVERIES

Gravel in Gravel Grid
Permeable Ground
Stabilisation

Tarmac Finish to roadway

Gravel in Gravel Grid
Permeable Ground
Stabilisation

Stone Gabion retaining wall
with planting in-between

Site Layout
1 : 500

Date	Rev	Description	Drwn	Chkd
Revisions				

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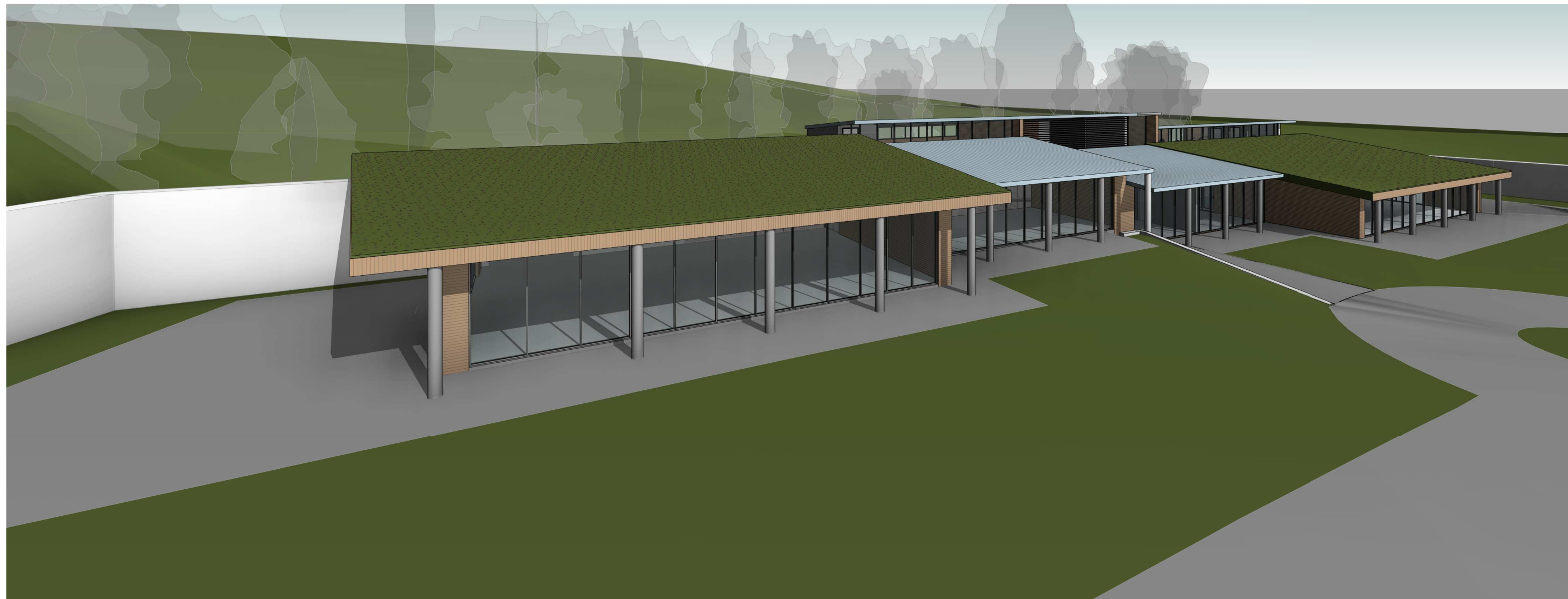
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9 South End, Bedale, North Yorkshire, DL8 2BJ

Client/project:
R.J Shell Ltd
Walled Garden

Drawing title:
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Proposed Site Layout

Drawn by: DR	Checked by: HH
Date: 13/08/10	Scale: 1:500 @ A2

Project Number: ALN510535	Dwg No: 028	Revision:
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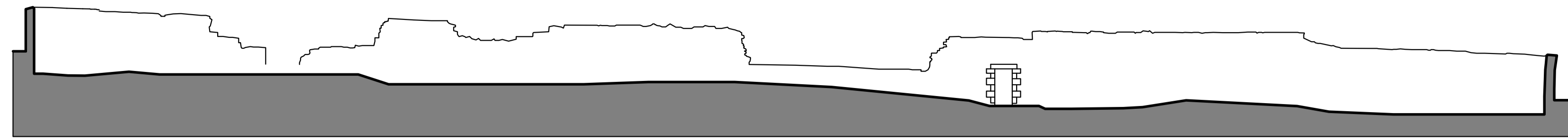
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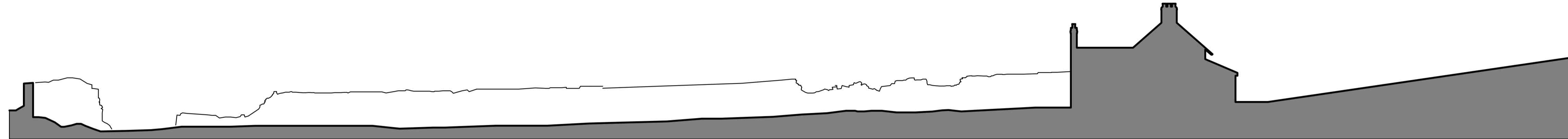
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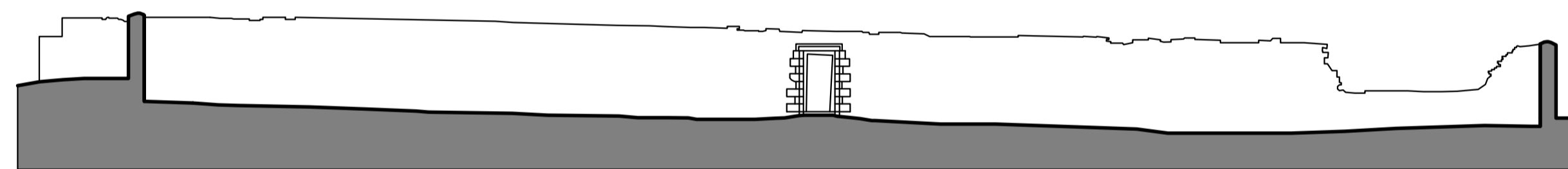
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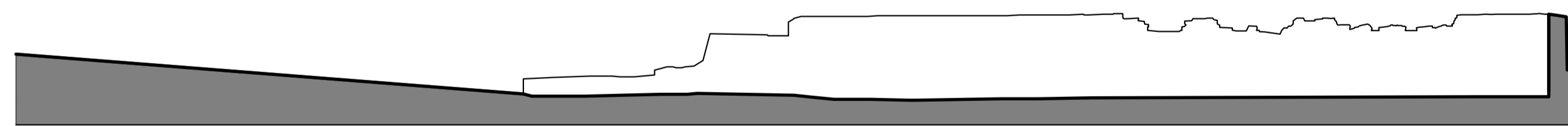
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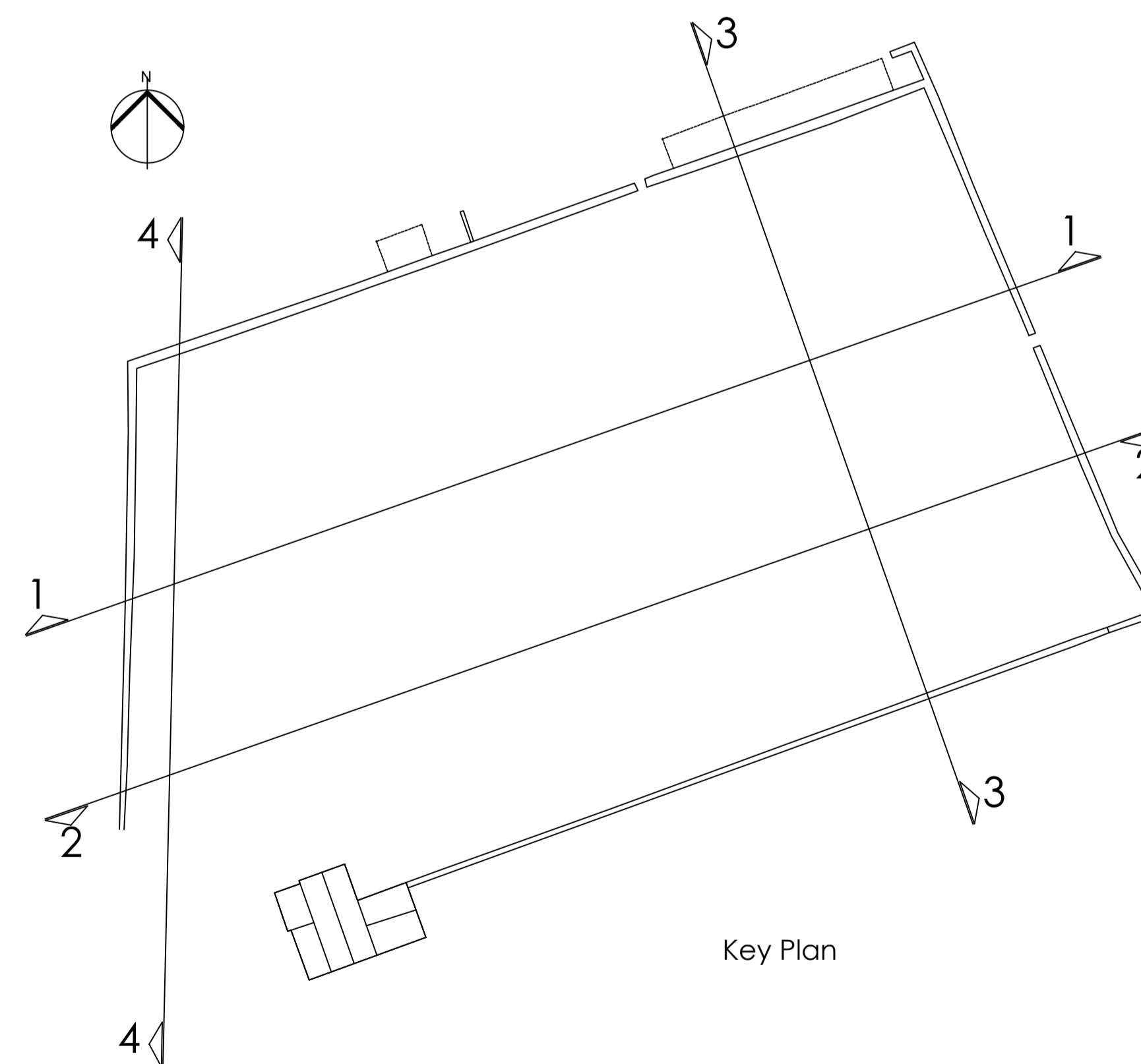
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3 - 3 East Wall - Internal Elevation



4 - 4 West Wall - Internal Elevation



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Status:	Planning and LBC

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Client/project:
 R.J Shell Ltd
 Walled Garden

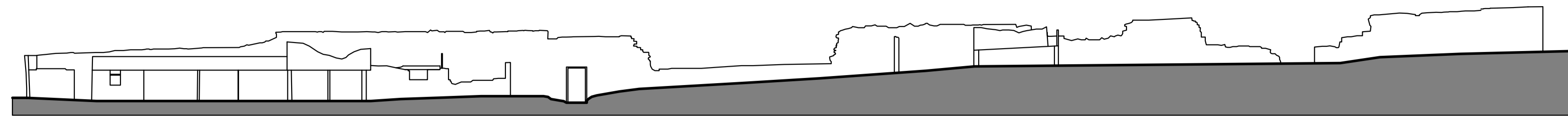
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 Internal (sheet 2 of 2)

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Checked by: HH

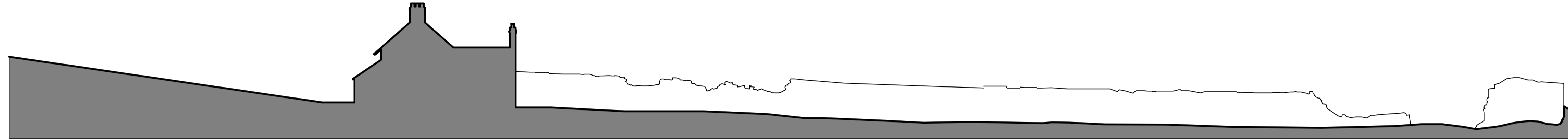
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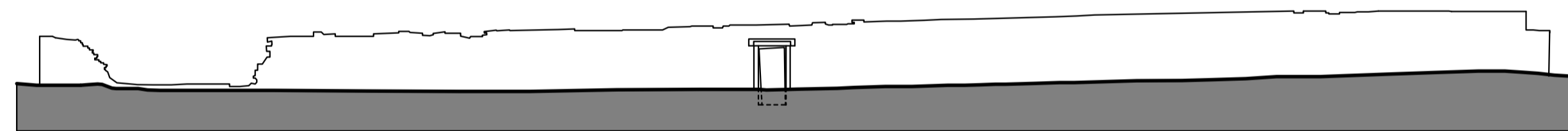
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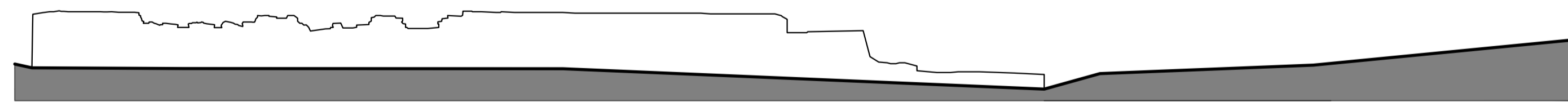
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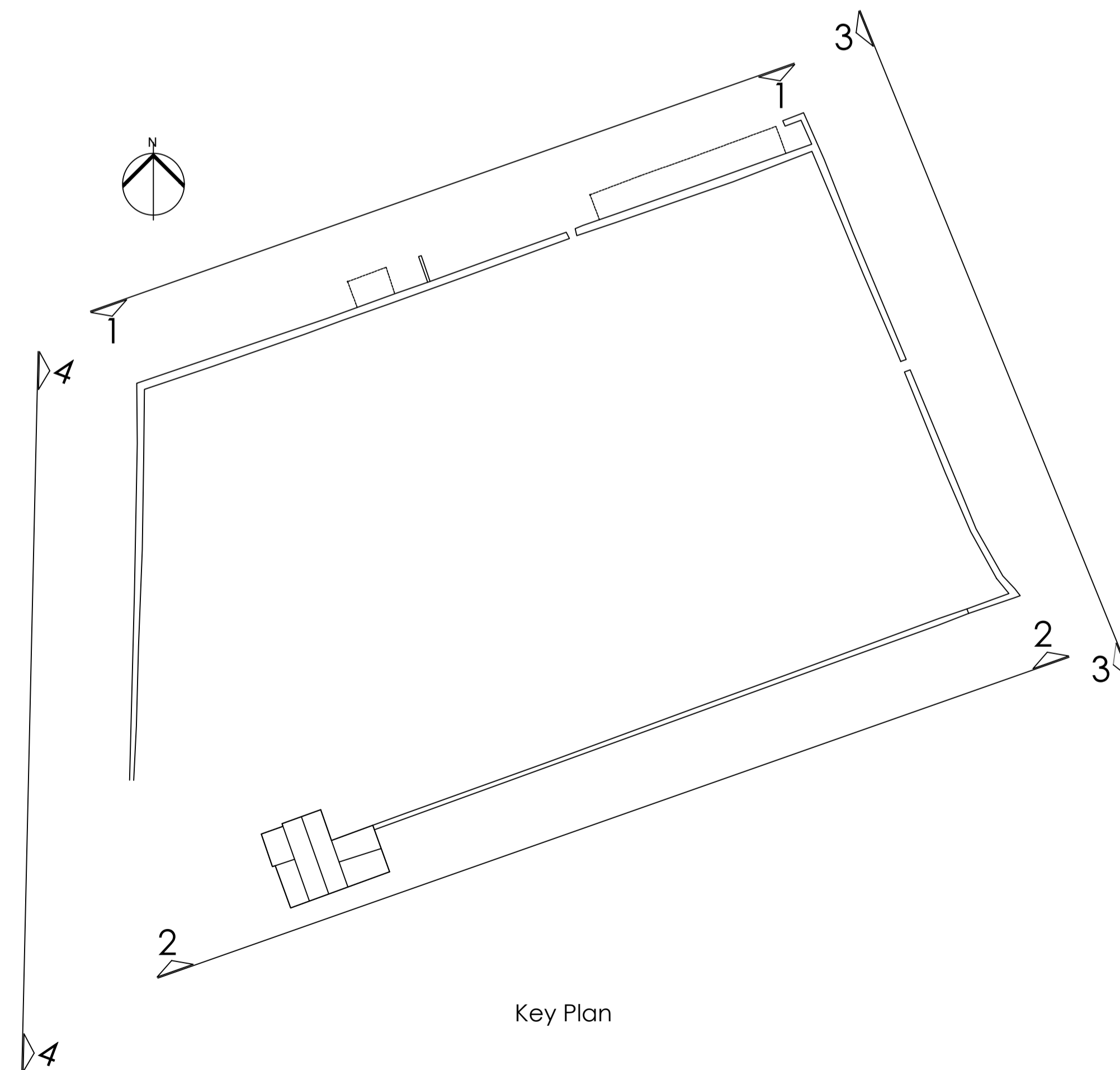
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3 - 3 East Wall - External Elevation



4 - 4 West Wall - External Elevation



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Revisions

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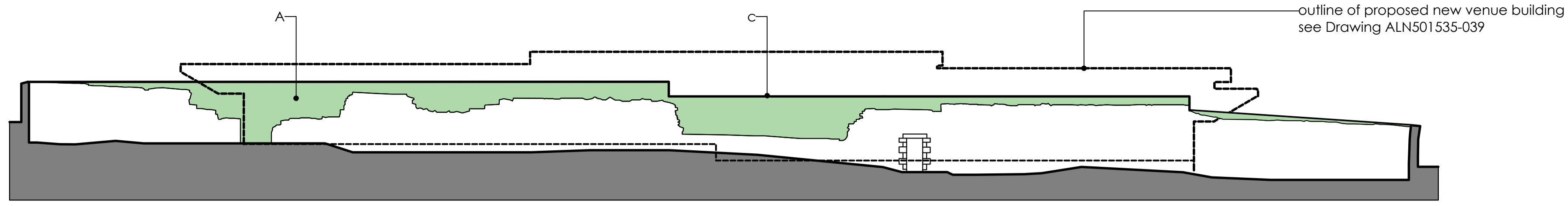
Client/project:
R.J Shell Ltd
Walled Garden

Drawing title:
Walled Garden
Existing Wall Elevations
External (sheet 1 of 2)

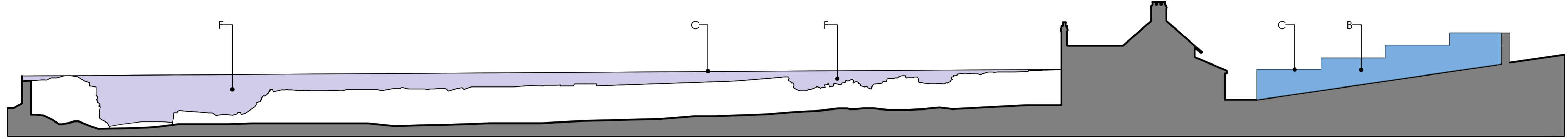
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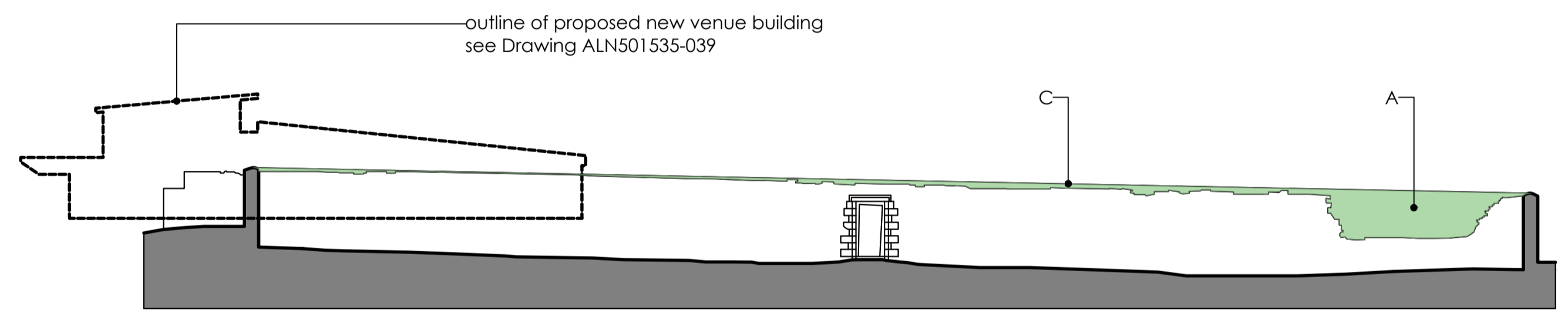
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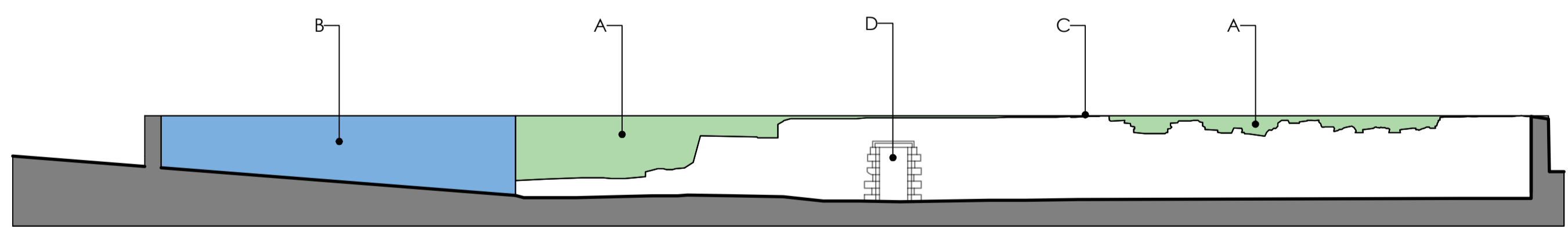
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2 - 2 South Wall - Internal Elevation

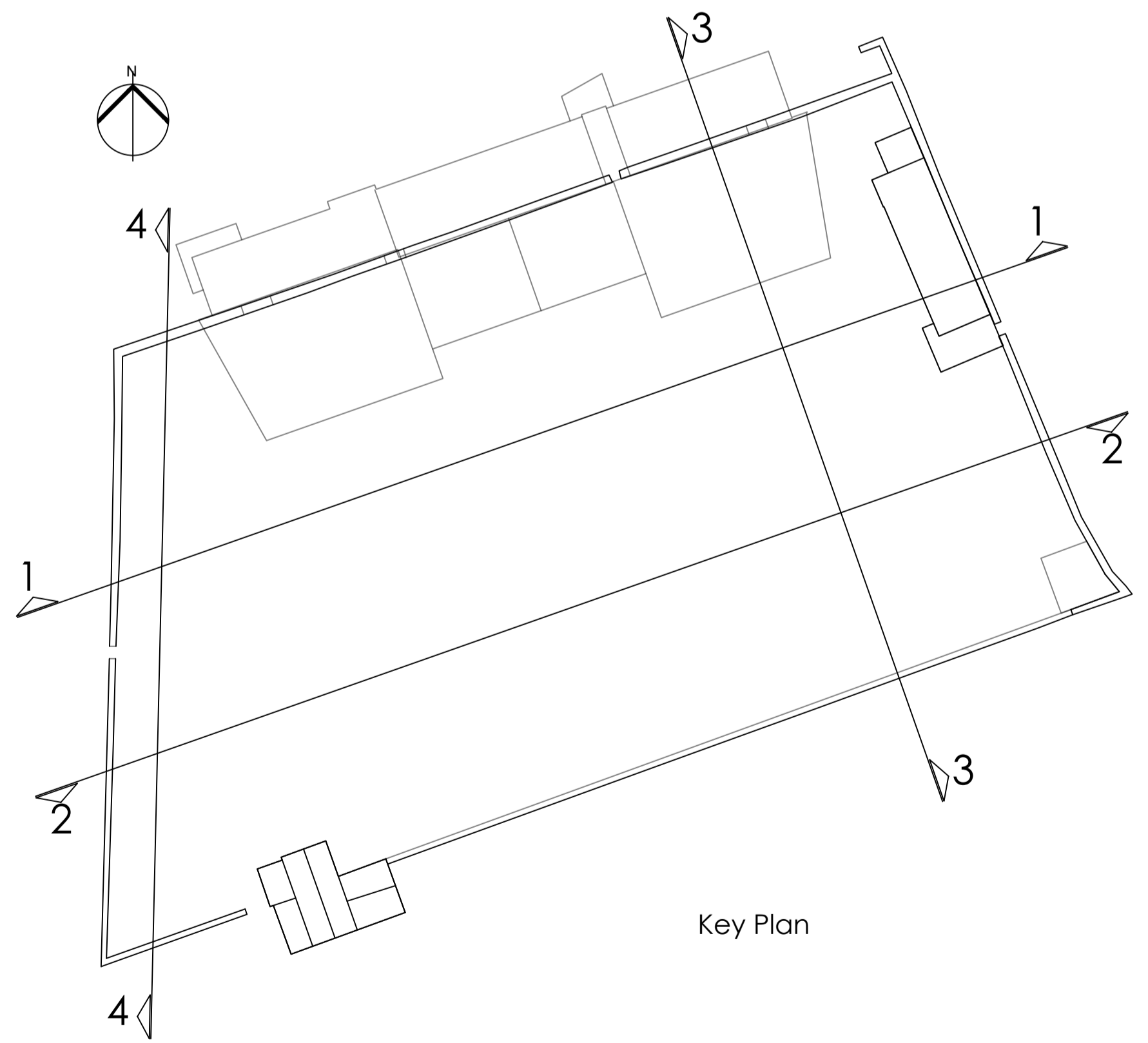


3 - 3 East Wall - Internal Elevation



4 - 4 West Wall - Internal Elevation

- KEY**
- A. Rebuild to existing wall - internal wall - red clay brick to match existing
 - B. New build wall - internal wall - red clay brick to match existing
 - C. New cut stone capping to match existing
 - D. New entrance to match existing entrance in east wall
 - E. Rebuild of existing wall - external wall - faced stone to match existing
 - F. Rebuild of existing wall - external wall - rough stone to match existing
 - G. New build wall - external wall - rough stone to match existing



Key Plan

Date	Rev	Description	Drwn	Chkd
Revisions				

Status: Planning and LBC

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Client/project:
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 Walled Garden

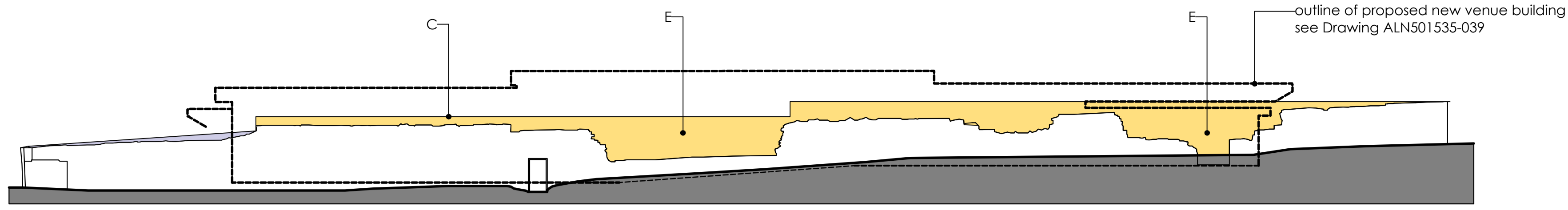
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 Internal (sheet 2 of 2)

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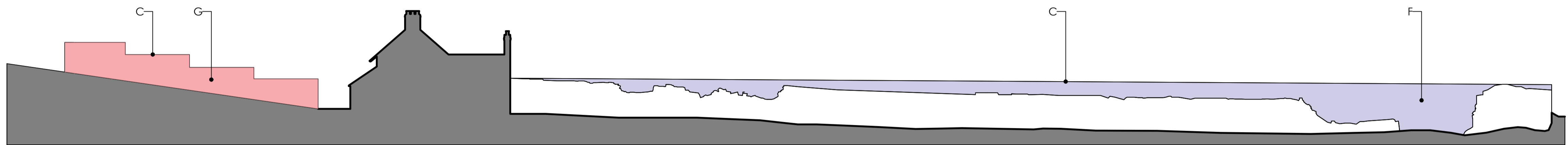
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 Dwg No: 032
 Revision:

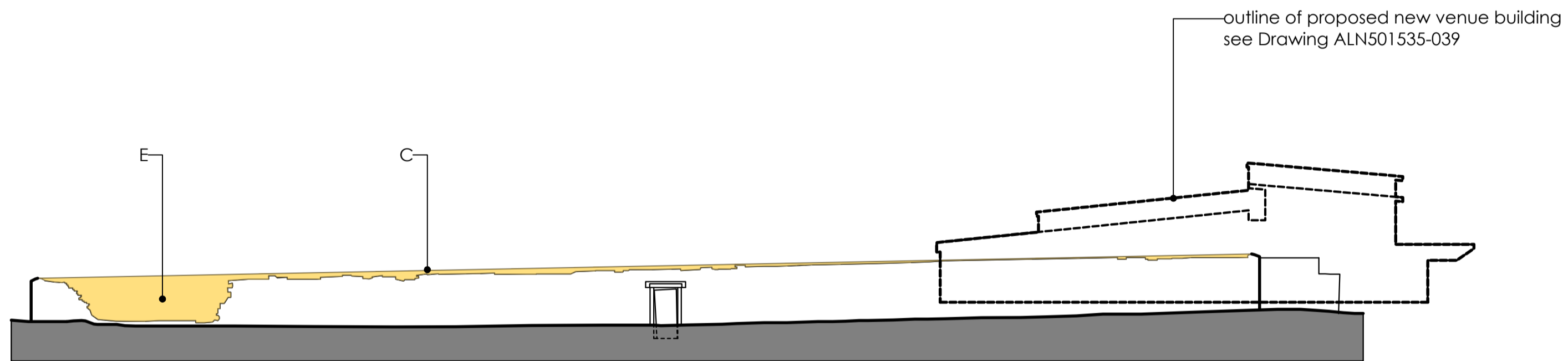
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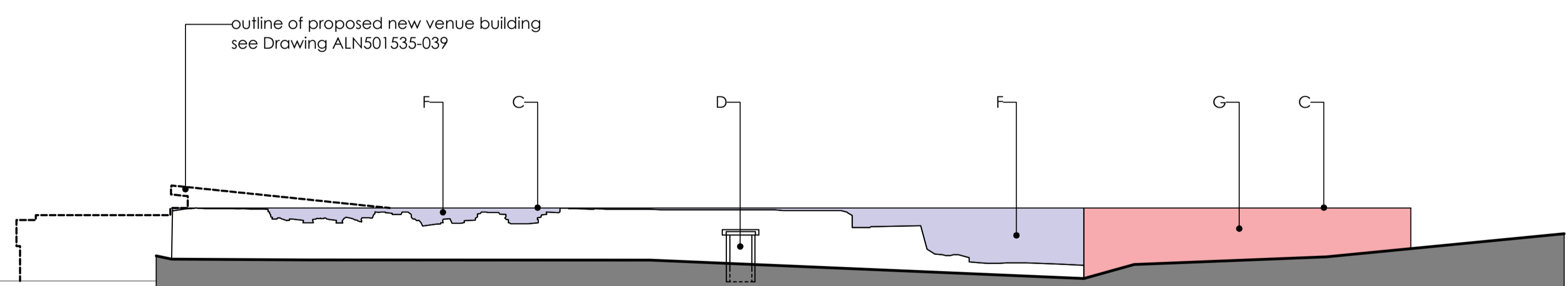
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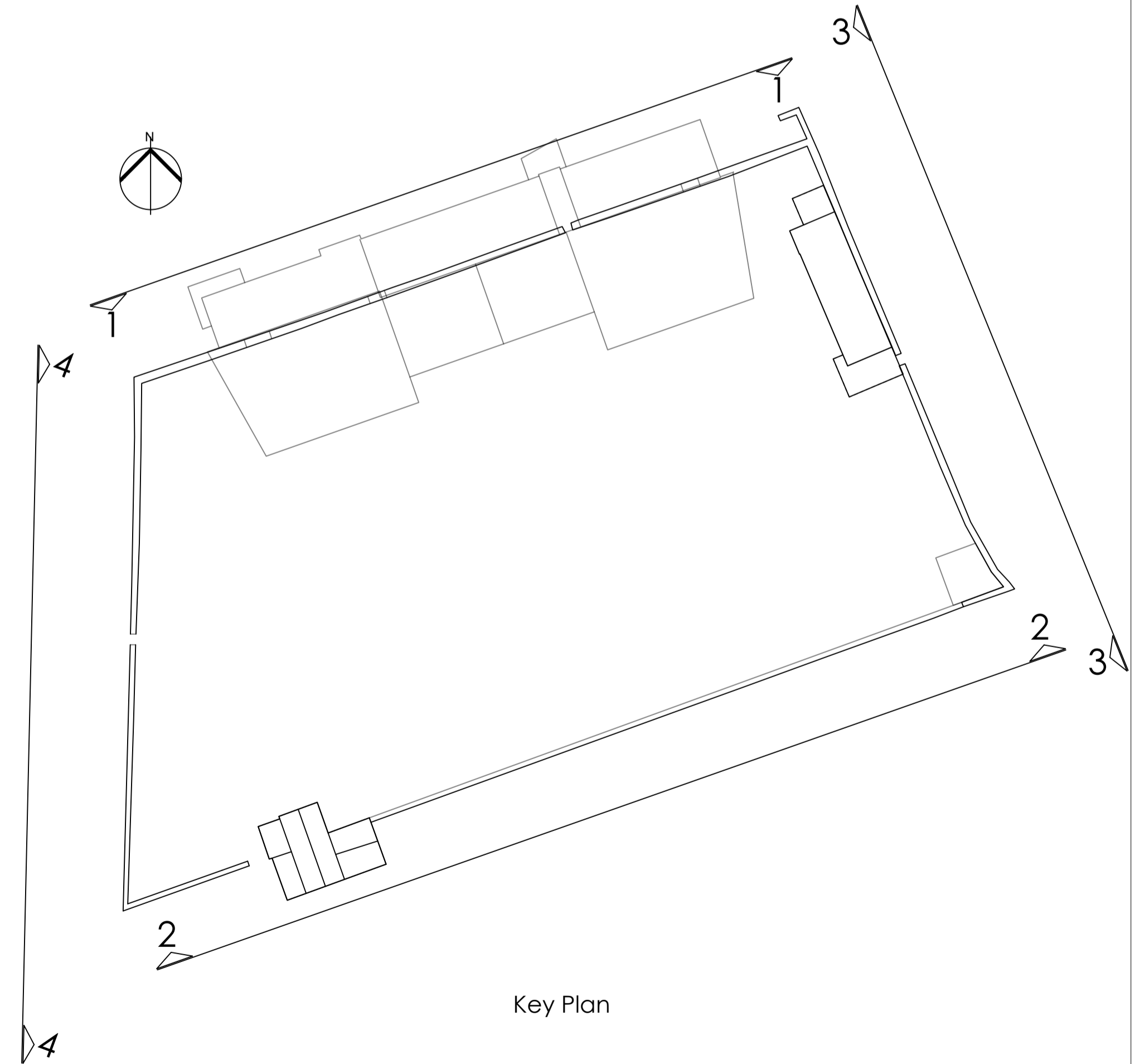
2 - 2 South Wall - External Elevation



3 - 3 East Wall - External Elevation



4 - 4 West Wall - External Elevation



- KEY**
- A. Rebuild to existing wall - internal wall - red clay brick to match existing
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Date	Rev	Description	Drwn	Chkd
Revisions				

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Client/project:
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 Walled Garden

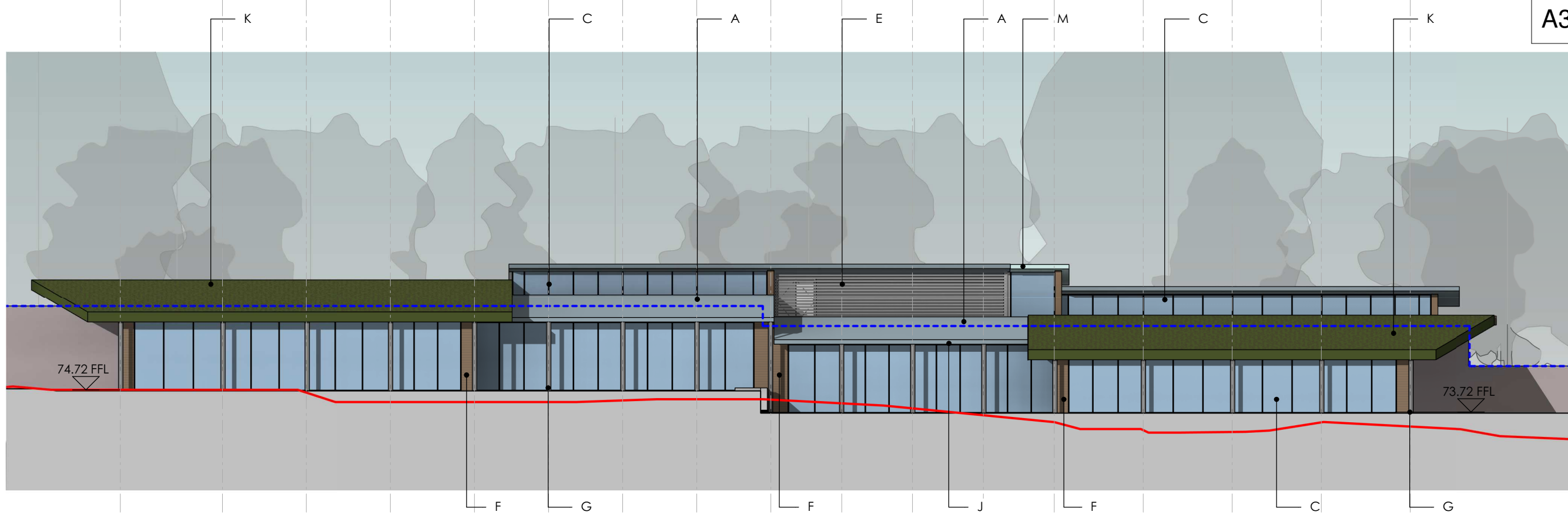
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 Checked by: HH

Date: 13/08/10
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 Dwg No: 031
 Revision:

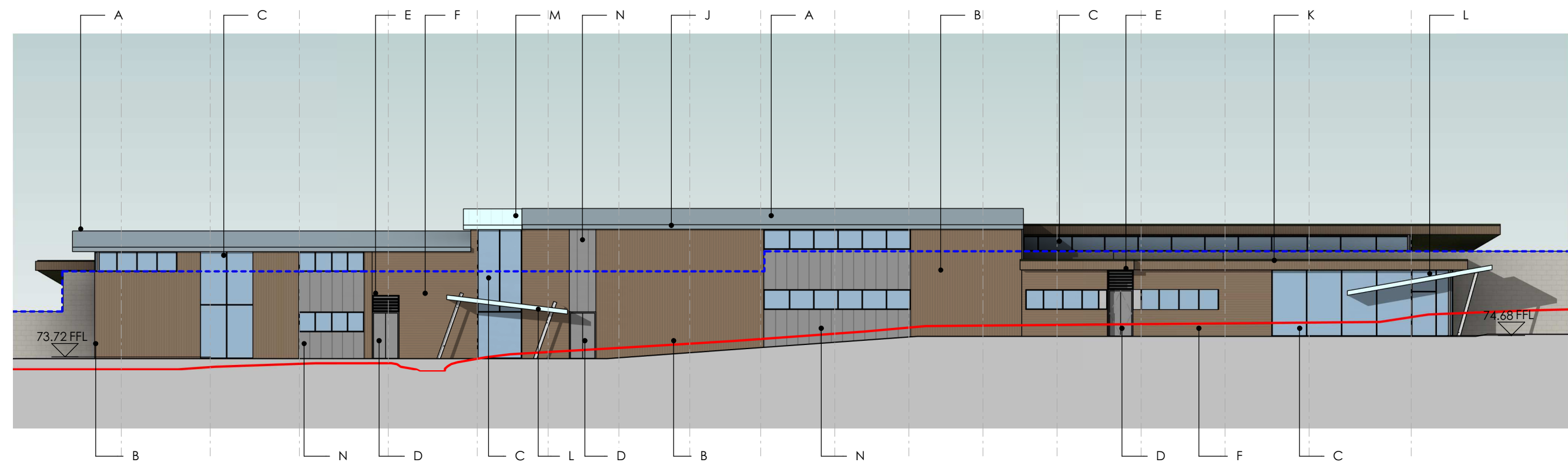
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 6. The proposed layouts are subject to the following, although not exhaustive:
 - Structural and Drainage Engineers requirements.
 - Mechanical and Electrical Engineers requirements.
 - Planning, Listed Building and Building Control approvals as appropriate.
 7. The existing and proposed layouts are based on third party survey information. The accuracy is not underwritten by GFW.



North Wall Internal Elevation
1 : 200

--- Proposed rebuild line of Main Wall see Drawing ALN501535 - 031 & 032

— Existing Site Level



North Wall External Elevation
1 : 200

KEY

- | | | | |
|---|----------------------------------|--|---|
| A. Standing seam metal sheet roof - Light Grey | D. Steel doors - Anthracite Grey | G. Timber supporting columns with galvanised shoes | L. Glazed canopy |
| B. Cedar vertical cladding | E. PPC louvred panel | J. PPC Aluminium fascias - Anthracite Grey with raw galvanised rainwater goods | M. Glazed roof panel |
| C. Glazing inc doors with aluminium PPC frames in - Anthracite Grey | F. Cedar horizontal cladding | K. Sedum roof covering with vertical cedar cladding fascia | N. Standing seam wall cladding - Light Grey |

Date	Rev	Description	Drawn	Chkd
Revisions				

Status: Planning & LBC

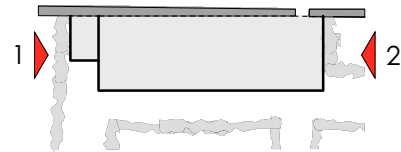
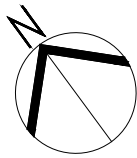
GEORGE F. WHITE
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9 South End, Bedale, North Yorkshire, DL8 2BJ

Client/project:
R.J Shell Ltd
Walled Garden

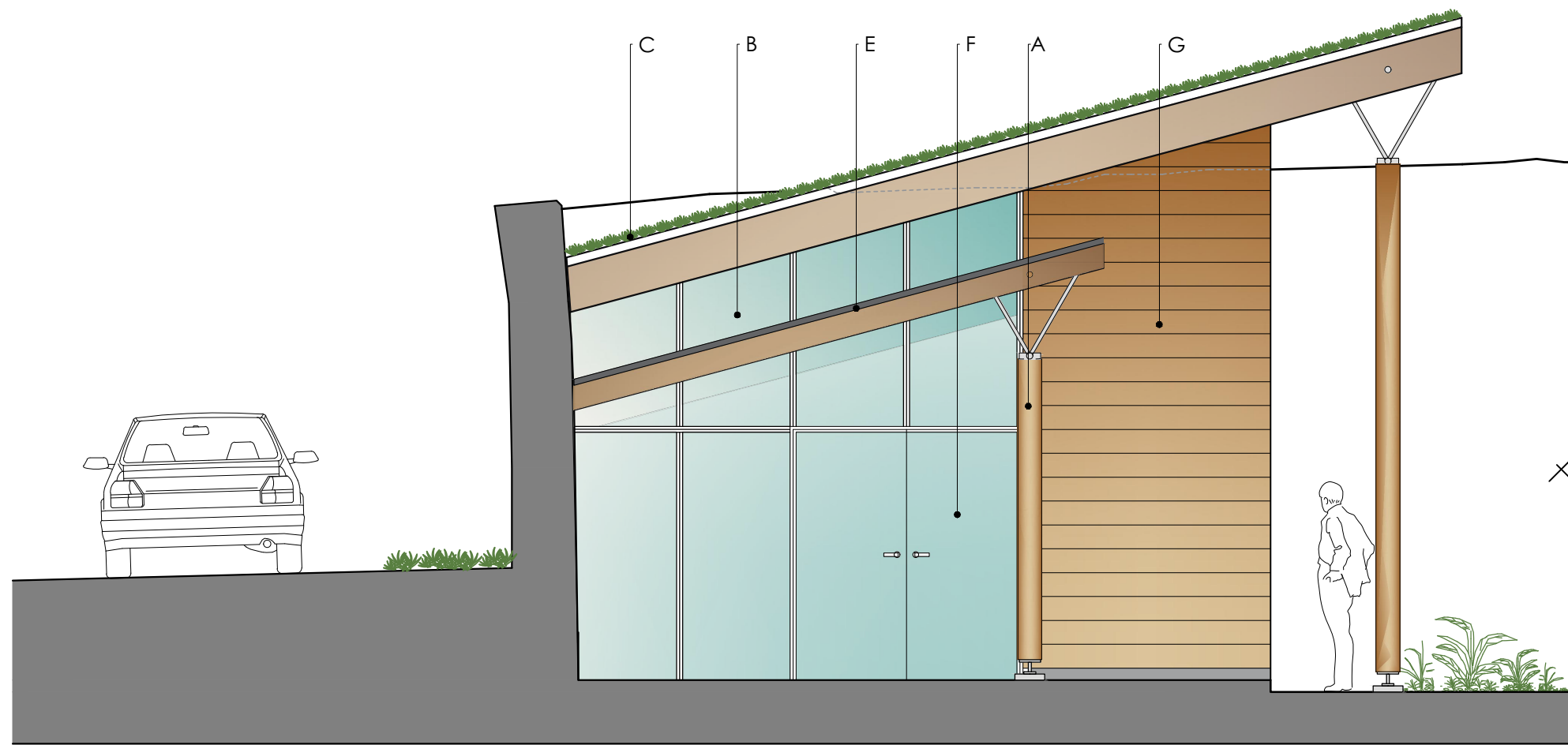
Drawing title:
Proposed Cafe, Restaurant & Venue Space with Ancillary Accommodation Elevations
1 of 2

Drawn by: CJ	Checked by: HH
Date: 30/08/18	Scale: 1 : 200

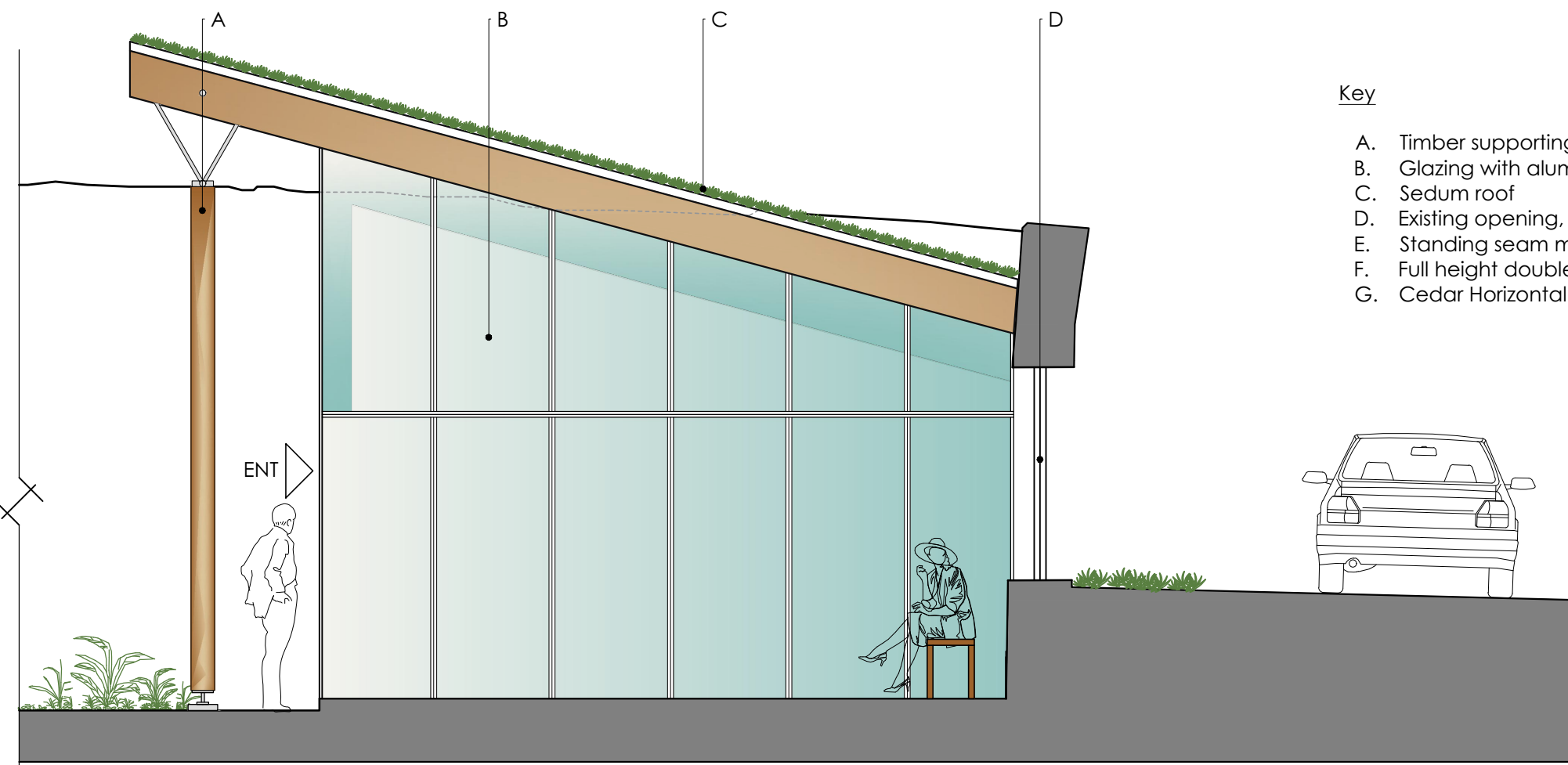
Project Number: ALN501535	Dwg No: 039	Revision:
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Key Plan



South Elevation 1
@1:50



North Elevation 2
@1:50

Key

- A. Timber supporting columns with galvanized shoes
- B. Glazing with aluminum frames
- C. Sedum roof
- D. Existing opening, with option of glazing
- E. Standing seam metal sheet roof to entrance
- F. Full height double glazed doors
- G. Cedar Horizontal boarding

A3

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 7. The existing and proposed layouts are based on third party survey information. The accuracy is not underwritten by GFW.

Date	Rev	Description	Drawn	Chkd

Revisions	
Status:	Planning

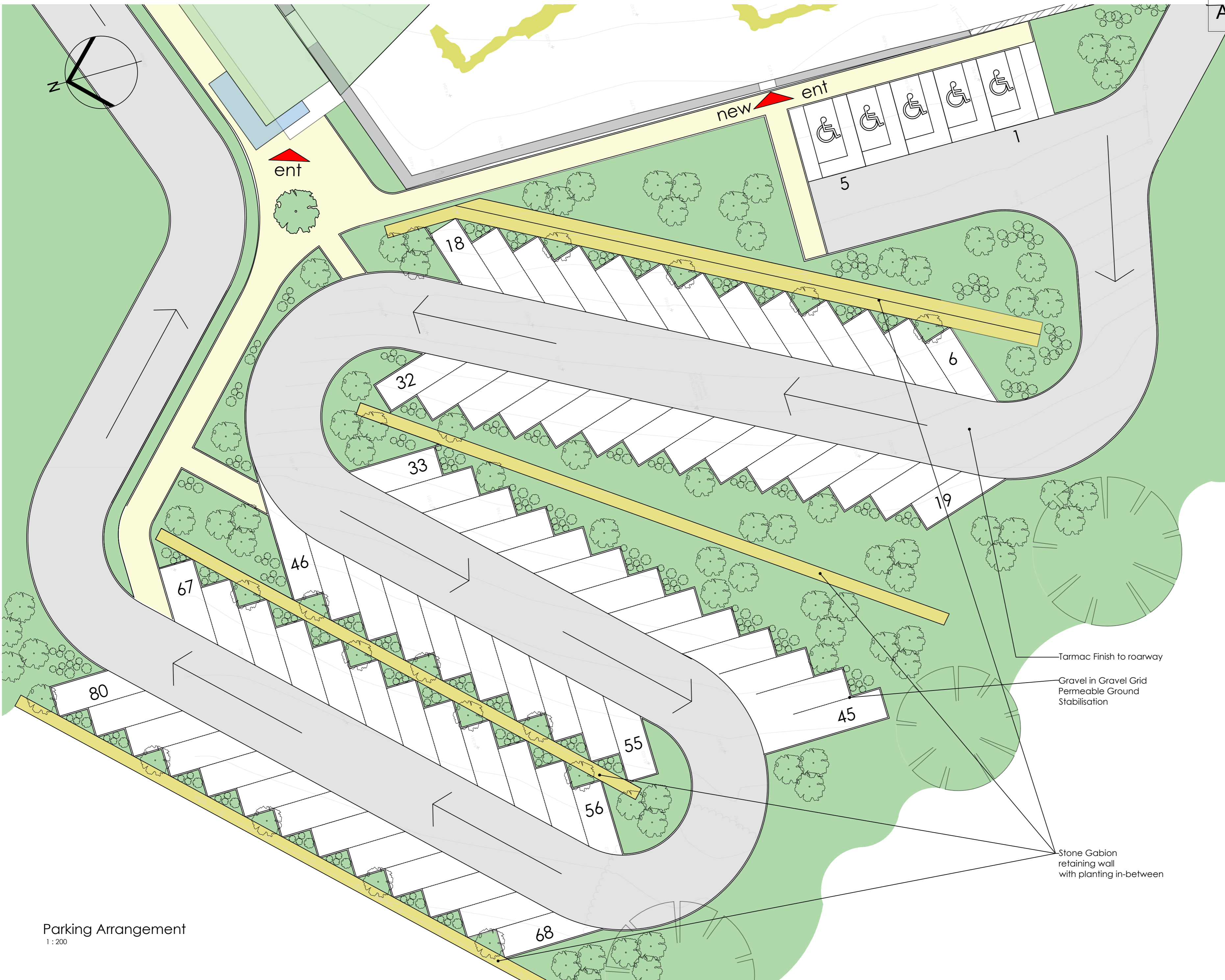
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Client/project:
 R.J Shell Ltd
 Charlton Hall Phase II

Drawing title:
 Proposed Ceremony &
 Venue Building Elevations
 2 of 2

Drawn by: GS	Checked by: HH
Date: 29/08/18	Scale: 1:50

Project Number: ALN501535	Dwg No: 037	Revision:
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Date	Rev	Description	Drawn	Chkd
Revisions				

Status:
Planning and LBC

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Client/project:
R.J Shell Ltd
Walled Garden

Drawing title:
Parking Arrangement for
Walled Garden

Drawn by: DR	Checked by: HH
Date: 13/08/10	Scale: 1:200 @ A2

Project Number: ALN510535	Dwg No: 033	Revision:
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Parking Arrangement
1 : 200



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