

Land East of The Friars, Bamburgh, Northumberland

Cultural Heritage Assessment



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EXECUTIVE SUMMARY

A cultural heritage assessment was commissioned by Maria Ferguson Planning Ltd to inform a response to a proposed housing development on land east of The Friars, Bamburgh, Northumberland. The purpose of this assessment was to provide an independent assessment of potential indirect (setting) effects of the proposed development on nearby designated heritage assets. The proposed development is centred at NU 1738 3479 in an open paddock or small field associated with The Friars on the western edge of Bamburgh, and comprises seven detached dwellings with associated landscaping, services and infrastructure (Wardle 2014). This assessment considers a study area of 500m radius around the proposed development area.

The assessment identified ten designated heritage assets (all Listed Buildings) within the study area, with six sited over 400m east of the site in the western edge of the Bamburgh Conservation Area. There would be no or negligible effect on setting for these heritage assets, principally given the distance to the proposed development, the lack of intervisibility due to intervening obstacles and screening. Although outside the limit of the Conservation Area in terms of planning controls, the proposed development would have the effect of redefining the perceived western edge of the village, resulting in a potential minor adverse effect on the wider setting of the Conservation Area.

The proposed development is adjacent to four Grade II Listed Buildings:

- The Friars – an early 19th century house. The proposed development comprises an open field adjacent to the east side of The Friars and includes the original approach to the building.
- Gatepiers and garden wall east of The Friars – forming part of the western boundary of the open field, within which is the proposed development area.
- Farmbuildings at Friary Farm – Three ranges of farm buildings immediately east of the proposed development area. The structures were originally part of the Dominican Friary and include surviving medieval fabric as well as several phases of post-medieval use. The structures have been converted to residential use in a manner sympathetic with their significance and retained their Listed status.
- Cartshed at Friary Farm – an early 19th century cartshed and part of the post-medieval agricultural complex on the eastern boundary of the proposed development area.

The introduction of a substantial new element into the proposed development area would have the following negative effects on the setting of these assets:

- Significant disruption of the coherent and original setting of The Friars and its Listed walling and gate piers, including the removal of the original line of access to the structures.
- The masking of the north-south-aligned Listed Building at Friary Farm would retard the ability to appreciate its aesthetic value and architectural interest, as well as disrupting views into and out of the heritage asset.
- In-fill of the open area adversely affects of the setting of both The Friars and Friary Farm groups of Listed Buildings, by removing the ‘village-edge’ setting of Friary Farm and the prominence of The Friars as a group of structures that is purposefully divorced from the village.

It is considered that the adverse indirect effects of the proposed development outlined in this assessment constitute substantial harm to the significance of a number of designated heritage assets, and that the local authority should therefore apply the principles of NPPF paragraph 133 in determining the application.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This report has been commissioned by Maria Ferguson Planning Ltd to inform a response to a proposed housing development on land east of The Friars, Bamburgh, Northumberland. The purpose of this work is to provide an independent assessment of potential indirect (setting) effects of the proposed development on nearby designated heritage assets.

1.2 SITE LOCATION

The proposed development is centred at NU 1738 3479 in an open paddock or small field associated with The Friars on the western edge of Bamburgh, at an altitude of c.28m OD (Fig. 1). The proposed development comprises seven detached dwellings with associated landscaping, services and infrastructure and is set out in the submitted Design and Access Statement (Wardle 2014) and associated plans, elevations and visualisations. This assessment considers a study area of 500m radius around the proposed development area.

1.3 AIMS OF THE STUDY

The aims of the study are:

- To assess the significance of designated heritage assets within the study area
- To assess the potential effects of the proposed development upon those assets.

2. POLICY AND GUIDANCE FRAMEWORK

2.1 LEGISLATION

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 1 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 1 Legislation relating to cultural heritage in planning

2.2 POLICY

2.2.1 NATIONAL

The principal instrument of national planning policy within England is the National Planning Policy Framework (NPPF) (CLG 2012) which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
7	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of what constitutes 'sustainable development' – the "golden thread" which, when met, can trigger presumption in favour.
17	A core planning principle is to "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of life of this and future generations".
128	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance". The normal minimum level is expected to be a desk-based assessment of proportional size "and, where necessary, a field evaluation".

129	Paragraph 129 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
132	It is noted that significance – the principal measure of inherent overall heritage worth – can be harmed or lost through development within its setting. Heritage assets are an irreplaceable resource and any adverse effects require “clear and convincing justification” relative to the significance of the asset in question.
135	At paragraph 135 it states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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.
139	At paragraph 139 it states that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
141	In paragraph 141 amongst other matters it states that planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Table 2 Key passages of NPPF in reference to cultural heritage

2.2.2 LOCAL

Within planning policy, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. In advance of the consultation and adoption of a new Local Plan for Northumberland (timetable 2014- 15) all local planning policy has been compiled into the Northumberland Consolidated Planning Policy Framework (NCPFF), principally comprising saved policies and documents from the previous seven local planning authorities which were combined in April 2009. For the proposed development this is represented by saved policies from the Berwick-upon-Tweed Borough Local Plan (1999) until such time as the Northumberland Local Plan, currently in consultation, supersedes them. Within the Berwick-upon-Tweed Borough Local Plan the majority of cultural heritage-specific policies have not been saved, with only the following saved policy extant:

Policy	Text
F1	“Having regard to the provisions for development made in the Plan, and of Policy F31, primary importance will be given to sustaining and enhancing the Borough’s environmental wealth, including its landscape and coast, its native biodiversity and its human heritage”.

Table 3 Key policies of the Berwick-upon-Tweed Borough Local Plan in reference to cultural heritage

2.3 GUIDANCE

2.3.1 NATIONAL

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

Document	Key Points
National Planning Practice Guidance (NPPG) (CLG 2014)	The Department for Communities and Local Government (CLG) released the guidance to NPPF in March 2014 in a 'live' online format which, it is intended can be amended and responsive to comment, particular as case law develops in relation to the implementation of NPPF. In relation to cultural heritage the NPPG follows previous guidance in wording and 'keys in' with, in particular, extant English Heritage guidance documents. The NPPG references many similar terms to the previous PPS5 Practice Guidance.
Conservation Principles, Policies and Guidance (EH 2008)	This document sets out the guiding principles of conservation as seen by English Heritage and also provides a terminology for assessment of significance upon which much that has followed is based.
The Setting of Heritage Assets (EH 2011)	This document represents the latest statement by English Heritage as to best practice for the assessment of potential effects of development upon the setting of heritage assets. It provides a loose framework for this assessment, and until such time as specific guidance is released on the application of NPPF, this document is normally held to be industry best practice. It advocates a staged process of assessment outlined in the appropriate section below.
Standard and Guidance for Historic Environment Desk-Based Assessment (IfA 2012)	This document represents non-statutory industry best practice as set out by the Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage.

Table 4 National guidance documentation consulted

2.3.2 REGIONAL

Archaeological work within Northumberland is required to comply with *Yorkshire, The Humber and The North East: A Regional Statement of Good Practice for Archaeology in the Development Process* (SYAS 2011). The key principles in relation to the assessment works are summarised in the table below:

Principle	Key Points
2	Archaeological work should be undertaken by professionally qualified and appropriately experienced archaeologists and organisations.
3	All archaeological work will have a scope agreed in advance with the archaeological curator, and any changes to the scope or methodology will be agreed in writing with the archaeological curator.
4	Monitoring of archaeological work by the local archaeological curator will be the norm, and reasonable notice of commencement of fieldwork will be given by the archaeologist.
5	Archaeological work will be undertaken in accordance with the best practice guidance of English Heritage and the ClfA.
6	The local Historic Environment Record should be consulted prior to the commencement of fieldwork.
7	Archaeological work in the planning process should have regard to national and local published research agenda

9	Reports and required data will be submitted to the archaeological curator and local HER in a timely fashion and in accordance with the agreed WSI.
10	Any comments made by the archaeological curator on reports and outputs will be made within a reasonable timetable of receipt.
11	Where appropriate significant archaeological findings will be submitted for publication in a suitable journal or journals.
12	Any archive produced will be deposited in an ordered and acceptable fashion within a reasonable timetable, the details of which will be given in the project report.
13	During the course of archaeological work arrangements will be made, where possible, for disseminating information about the site to the general public.

Table 5 Key principles of the Regional Statement of Good Practice

3. METHODOLOGY AND SOURCES

3.1 METHODOLOGY

The following tasks were undertaken as part of this assessment:

- Compilation of appropriate desk-based and online resources including National Heritage List for England (NHLE)
- Creation of a bespoke geographical information system (GIS) to allow for the storage and analysis of data
- Site visit to establish ground conditions and assessment of potential effects on setting of specific designated heritage assets within the study area
- Synthesis of sources consulted and preparation of an assessment of potential indirect effects (this document).

3.2 ASSESSMENT OF SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four 'values' contributing to significance: Evidential Historic Aesthetic Communal
NPPF (CLG/DCMS/English Heritage 2010)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four 'interests' and their relative 'importance': Archaeological Architectural Artistic Historic
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: Period or category Rarity Documentation (either contemporary written records or records of previous investigations) Group value Survival/condition Fragility/vulnerability Diversity (importance of individual attributes of a site) Potential

Table 6 Criteria for assessment of significance

3.3 SOURCES

3.3.1 NATIONALLY DESIGNATED SITES

The National Heritage List was consulted to allow an assessment of designated heritage assets, including:

- Scheduled Monuments

- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation Areas

3.3.2 CARTOGRAPHIC SOURCES

Assessment of relevant mapping held in the local archives and digital mapping available online was undertaken to provide information on the development of the proposed development site, particularly in terms of the historic setting of adjacent heritage assets.

3.3.3 PUBLISHED AND UNPUBLISHED SOURCES

In addition, relevant published and unpublished sources were consulted, relating both to specific sites of interest, and also to the general archaeological and historic character of the wider study area. Unpublished reports of previous archaeological interventions (grey literature) were consulted online where relevant.

3.4 CHRONOLOGY

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2200 BC
- Bronze Age: 2400 – 700 BC
- Iron Age: 800 BC – AD 43
- Roman/Romano-British: AD 43 – 410
- Anglo-Saxon/Anglo-Scandinavian (early medieval): AD 410 – 1066
- Medieval: AD 1066 – 1530
- Post-medieval: AD 1530 – 1750
- Post-medieval/Industrial: AD 1750 – 1900
- Modern: AD 1900 – Present

3.5 ASSUMPTIONS AND LIMITATIONS

Data and information obtained and consulted in the compilation of this report has been derived from a number of secondary sources. Where it has not been practicable to verify the accuracy of secondary information, its accuracy has been assumed in good faith. The information accessed from the national lists of designated heritage assets represents a record of known assets and their discovery and further investigation. Such information is not complete and does not preclude the future discovery of additional assets and the amendment of information about known assets which may affect their significance and/or sensitivity to development effects. All statements and opinions arising from the works undertaken are provided in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

3.6 COPYRIGHT

Solstice Heritage will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

4. BASELINE: SOURCES

4.1 DESIGNATED HERITAGE ASSETS WITHIN THE STUDY AREA

With the study area there are ten designated heritage assets (Fig 2 below): one Grade I Listed Building, one Grade II* Listed Building and eight Grade II Listed Buildings, and also the western edge of the Bamburgh Conservation Area. Six of the Listed Buildings, including the Grade I and II* structures are within the boundaries of the Conservation Area over 400m to the east of the proposed development area. The remaining four Listed Buildings are within 80m of the proposed development area and include:

- The Friars – an early 19th century house. The proposed development comprises an open field adjacent to the east side of The Friars and includes the original driveway and approach to the building.
- Gatepiers and Garden Wall east of The Friars – forming part of the western boundary of the open field, within which is the proposed development area.
- Farmbuildings at Friary Farm – Three ranges of farm buildings immediately east of the proposed development area. The structures were originally part of the Dominican Friary and include surviving medieval fabric as well as several phases of post-medieval use. The structures have been converted to residential use in a manner sympathetic with their significance and retained their Listed status.
- Cartshed at Friary Farm – an early 19th century cartshed and part of the post-medieval agricultural complex on the eastern boundary of the proposed development area.

The six Listed Buildings in the eastern edge of the study area are part of the wider group of Listed Buildings that contribute to the significance of the Bamburgh Conservation Area. They include: the Grade I Listed Church of St Aidan, the Grade II* Listed Grace Darling monument, as well as graves of historic interest, numbers five and seven Radcliffe Road and a walled garden to the rear of The Grove, all Grade II Listed.

The Bamburgh Conservation Area does not have an extant character appraisal to provide a definition of the *special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. Given the known historic and archaeological character of the village, however, it can be assumed that the following factors contribute to that special interest:

- Visible architectural fabric from the medieval period through to the present day representing a significant continuity of settlement.
- Coherent post-medieval village core radiating from the green.
- Outlying post-medieval farmsteads (largely not included within the Conservation Area boundary but part of its wider setting).
- Settlement dominated by Bamburgh Castle providing a unique setting and several iconic long-range views into and out of the village.

Although beyond the limit of the study area, potential effects on the setting of Bamburgh Castle have also been considered below, given its position as a nationally significant and recognisable monument, principally through its landscape setting.

4.2 CARTOGRAPHIC SOURCES

Consultation of the historic mapping showed that whilst there are a number of early pictorial maps of the area none of these are at a sufficient scale to provide any detail of the proposed development site.

Of the accurate measured maps consulted, ranging from the tithe map of 1846, all illustrated that there has been minimal change to the proposed development area (Fig. 3). It is indicated by the cartographic sources that the layout of the open field to the east of The Friars survives, broadly, as originally designed, providing an intentional approach to the house along the curving drive. Mapping consulted is outlined in the table below:

Date	Map
1610	Speed's Map of Northumberland
1769	Armstrong's Map of Northumberland
1820	Fryer's Map of Northumberland

1828	Greenwood's Map of Northumberland
1846	Tithe map and award
1860	Ordnance Survey 1 st Edition 25"
1897	Ordnance Survey 2 nd Edition 25"
1910	Land Valuation Map
1920	Ordnance Survey 3 rd Edition 25"

Table 7 Historic mapping consulted

4.3 PREVIOUS WORK

An archaeological desk-based assessment (DBA) was undertaken by The Bamburgh Research Project: Commercial Projects Section (BRP 2014) to accompany the application, providing a comprehensive overview of the wider archaeological and historic context of the site and an assessment of the potential direct effects of the proposed development. The document is available online through the NCC planning portal and so only those aspects relating directly to this assessment are repeated here.

The DBA is explicit in that it represents the first phase in a process of archaeological assessment, as is required by NPPF paragraph 128. Whilst the document is comprehensive in terms of assessing the potential for direct effects (in terms of the wider archaeological context), the only assessment of indirect effects is in relation to the setting of Bamburgh Castle, and potential effects on setting of other heritage assets are not described. The DBA was undertaken prior to detailed design of the proposed development and it is not known whether assessment of indirect effects on nearby heritage assets is intended to be undertaken as a separate exercise at a later date.

5. BASELINE: SITE AND SETTING

5.1 SITE CONDITIONS

A site visit was undertaken on the 21st December 2014 in overcast but clear condition. The proposed development area is on private land and so was not accessed, but a visual assessment was made from publicly accessible land adjacent. The proposed development area comprises approximately the eastern half of a field, or area of open land associated with, and lying to the east of The Friars, a Grade II Listed house with intact eastern wall and gate piers, also designated as a Grade II Listed structure. The field is currently under grass pasture and subdivided by wooden fencing, and also includes the curving line of the drive leading to The Friars. The drive, in form, is as originally designed but has been resurfaced.

5.2 SETTING STUDY

5.2.1 METHODOLOGY – ASSESSING SIGNIFICANCE AND CONTRIBUTION

Assessment of setting begins with identifying the significance of a heritage asset. The varied nature of heritage assets mean that there cannot be an objective ‘scoring’ of significance and there will always be an element of interpretation and professional judgement within such an assessment.

As outlined in *The Setting of Heritage Assets* (English Heritage 2011), setting is defined as “the surrounding in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral” (English Heritage 2011, 2).

Once the significance of a heritage asset is established, and the contribution that setting makes to that significance, it is possible to assess how the proposed development may change that setting, and therefore its contribution to significance. This change can also be positive, negative or neutral. Criteria for the assessment of change to setting are given in *NPPG*, and can be linked to a number of the criteria for assessing general significance outlined in Table 4 above:

Criteria	Description
View	Views are often considered the most influential factor in change to setting, and assessment of that change can also be based on clear and repeatable evidence. Potential change relating to views can include intervisibility between a heritage asset and the proposed development (proximity/dominance/massing/visual permeability etc), a proposed development interposing between two intervisible heritage assets, and the inclusion of a proposed development within a view that also incorporates one or more heritage assets.
Environmental Factors	Change to setting through environmental factors includes those potential effects often assessed as part of Environmental Impact Assessment such as dust, vibration or noise.
Spatial Associations	Buildings or archaeological sites that are in close proximity but not visible from each other may have a historic, aesthetic or communal connection that amplifies the experience of the significance of each. They would be considered to be within one another’s setting. Also, the setting of a heritage asset can enhance its significance whether or not it was designed to do so. This aspect of setting is closely related to the group value criteria.
Public Appreciation	Public appreciation of a heritage asset is an important part of how setting can contribute to significance, and public value can raise the significance of a heritage asset over and above its material worth or inherent archaeological or architectural interest. It should be noted, however, that a lack of public appreciation – for example through little knowledge of a site or lack of access – can make a negative contribution to significance; this is discussed more fully below.

Table 8 Additional criteria for assessment of change to setting

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to ‘second-guess’ future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an objective assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (CLG 2014) which states that “setting is the surroundings in which an asset is experienced” and also that “the contribution that setting makes to the significance does not depend on there being...an ability to... experience that setting”.

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: “elements of a setting may make a positive or negative contribution to the significance of an asset”. Acknowledging this, “the contribution that setting makes to the significance of the asset does not depend on there being...an ability to... experience that setting” (CLG 2014), it is just that the lack of access is likely to mean that the current contribution will be negative.

5.2.2 METHODOLOGY – PRACTICAL ASSESSMENT

Given the findings of the site visit, and the relatively low-lying nature of the local topography it was not considered necessary to create a full ZTV (zone of theoretical visibility) within a GIS for this assessment. All visual assessment was therefore based on observations made during the site visit. Digital photography was taken with a Fujifilm S7000 DSLR.

An assessment of the current contribution of setting to the significance of all designated heritage assets within the study area, and potential effects of the proposed development on that setting, is tabulated below:

UID	Site	Current contribution of setting to significance	Potential effect of proposed development on setting and significance
1280155	Bamburgh Castle (Grade I Listed)	<p>Bamburgh Castle is Listed at Grade I and is of arguably international significance. The current significance of the Castle derives from:</p> <ul style="list-style-type: none"> • A demonstrated and major archaeological interest providing the opportunity to address key research questions from many periods. • A major historic value closely linked to how recognisable a monument it is. • Major architectural interest, particularly given the centuries of build, rebuild, addition and repair represented in the fabric of the castle and its ancillary structures. • Major aesthetic value tied to its landscape setting. The castle is an internationally recognisable monument principally due to its landscape position. The experience of the landscape setting of the castle is, more commonly, from outside the castle as a landscape feature, whether viewed from one of the inland approaches or from the coast. 	<p>As is outlined in the DBA accompanying the application, there is some intervisibility between the Castle and the proposed development, though it is stated that the effect on the view from the Castle could be mitigated by sympathetic design (BRP 2014, 23). The angle of approach on the B1342 adjacent to the site means that the proposed development would be unlikely to introduce a new element into views of the Castle from this approach.</p>
1042269 1206625 1276803 1276804 1276943 1276951	Bamburgh Conservation Area, Church of St Aidan (Grade I Listed), Grace Darling monument (Grade II* Listed), 5 and 7 Radcliffe Road, Mackenzie and Robb Graves, walled garden to rear of The Grove (Grade II Listed)	<p>The broad contributory factors to the significance of the Conservation Area are listed above and not repeated here. As one of only two Grade I Listed Buildings in the village, the Church of St Aidan is of the highest level of significance, and derives that significance from archaeological interest and historic value as well as architectural interest and a strong associative/municipal value as a hub of the community. The church, as is the case with the Grace Darling monument and the listed graves, have a landscape prominence within the village and this aspect of setting makes a strong positive contribution to their significance.</p>	<p>No or very limited and heavily screened views to and from the proposed development due to local topography and intervening obstacles. Far enough removed from the proposed development to experience no adverse environmental factors. No effect on the coherence of the Listed Buildings and other structures that contribute to the significance (special interest) of the Conservation Area.</p> <p>Although outside the defined limit of the Conservation Area, the proposed development will alter the perceived western boundary of the village, as currently defined by the converted Friary Farm buildings, and this could be considered a minor negative effect to the wider setting of the Conservation Area.</p>

UID	Site	Current contribution of setting to significance	Potential effect of proposed development on setting and significance
1232752 1276782	The Friars, Gatepiers and garden wall (Grade II Listed)	<p>The current significance of the listed house and associated listed boundary features derives from:</p> <ul style="list-style-type: none"> • Inherent historic and architectural interest as a fine example of early 19th century rural vernacular. • Aesthetic value/artistic interest given the fine finish of some of the architectural detailing. • The wider landscape setting of the listed structures, as a distinctive and separate group beyond the edge of Bamburgh village, gives prominence to the buildings and makes a positive contribution to the significance of the structures. • The immediate setting of the listed buildings is largely unchanged from the original design, including the open space of the proposed development area. The coherence of the immediate setting makes a strong positive contribution to the significance of both listed structures. 	<p>The proposed development would not effect the inherent historic interest of the listed structures, and would be likely to have a minor to negligible negative effect on the architectural interest and aesthetic value depending on the final design.</p> <p>The proposed development will introduce a noticeably unrelated and substantially large element into the immediate setting of the listed structures. This will disrupt both the coherence of the immediate setting, including the original approach to the house (Fig 4), and the wider setting of the listed house and curtilage by redefining the visible boundary of the village to include The Friars and its associated land. It should be made clear that this negative effect is not related to intervisibility between the listed structures and the proposed development, and additional heavy screening between the two is likely to exacerbate the separation between the listed structures and their immediate setting.</p> <p>The proposed development will have a major adverse effect on the setting of the two listed structures, and given the contribution that setting makes, this translates to a major adverse effect on their overall significance.</p>

UID	Site	Current contribution of setting to significance	Potential effect of proposed development on setting and significance
1276805 1276913	Farmbuildings at Friary Farm, Cartshed at Friary Farm (Grade II Listed)	<p>The current significance of the listed house and associated listed boundary features derives from:</p> <ul style="list-style-type: none"> • Inherent historic interest/value, architectural interest and aesthetic value deriving from the combination of surviving medieval fabric and successive post-medieval alterations. • Demonstrated archaeological interest/evidential value relating to the medieval Friary remains. • Group value deriving from the coherence of the farm group. • The visual setting of the listed structures has two separate aspects, both of which derive from the 'village-edge' position of the structures and both of which make a positive contribution to the current setting of the heritage assets. The view out from the structures makes a minor positive contribution to their significance. The prominence of, in particular, the north-south-aligned former stables as part of the westerly approach to Bamburgh makes a more substantial positive contribution to significance. 	<p>The proximity of the proposed development to the listed structures, in particular the north-south-aligned former stable block, is such that there would be effects, primarily negative, on most of the factors contributing to their significance.</p> <p>Were archaeological investigations to be undertaken to inform the planning application (as per paragraph 128 NPPF) and/or as conditioned mitigation, then this would have the potential to make a positive contribution to the archaeological interest and historic value of the listed structures, deriving from the knowledge-gain such work may represent.</p> <p>There would be a minor negative effect on the historic value of the structures, as their ability to connect people to the heritage they represent would be impaired by the introduction of a development infilling the open space in their immediate setting. The interposing of modern elements between the structures and the road would also impair appreciation of their aesthetic value and architectural interest, as well as removing all aspects of the 'village-edge' setting that make a positive contribution to their significance (see Fig. 5).</p> <p>The proposed development will have a major adverse effect on the setting of the two listed structures, and given the contribution that setting makes, this translates to a major adverse effect on their overall significance.</p>

Table 9 Assessment of potential effect of the proposed development on setting of heritage assets

6. ASSESSMENT OF INDIRECT EFFECTS

As is outlined above in the site-by-site assessment of potential change to setting and the contribution to significance, the constituent factors of setting can make both positive and negative contributions to the significance of a given heritage asset.

Of the sites assessed, there would be no or negligible effect on setting for those heritage assets within and around the Bamburgh Conservation Area, principally given the distance to the proposed development, the lack of intervisibility due to intervening obstacles and screening. Although outside the limit of the Conservation Area in terms of planning controls, the proposed development would have the effect of redefining the perceived western edge of the village, resulting in a potential minor adverse effect on the wider setting of the Conservation Area.

The proposed development is within an area of open ground on the western edge of the village with four Grade II Listed Buildings immediately adjacent. The introduction of a substantial new element into this open ground would have the following negative effects on the setting of designated heritage assets:

- Significant disruption of the coherent and original setting of The Friars and its Listed walling and gate piers, including the removal of the original line of access to the structures.
- The masking of the north-south-aligned Listed Building at Friary Farm would retard the ability to appreciate its aesthetic value and architectural interest as well as disrupting views into and out of the heritage asset.
- In-fill of the open area adversely affects of the setting of both The Friars and Friary Farm groups of Listed Buildings, by removing the 'village-edge' setting of Friary Farm and the prominence of The Friars as a group of structures purposefully divorced from the village.

It is considered that the adverse indirect effects of the proposed development outlined in this assessment constitute substantial harm to the significance of a number of designated heritage assets, and that the local authority should therefore apply the principles of NPPF paragraph 133 in determining the application.

7. SOURCES

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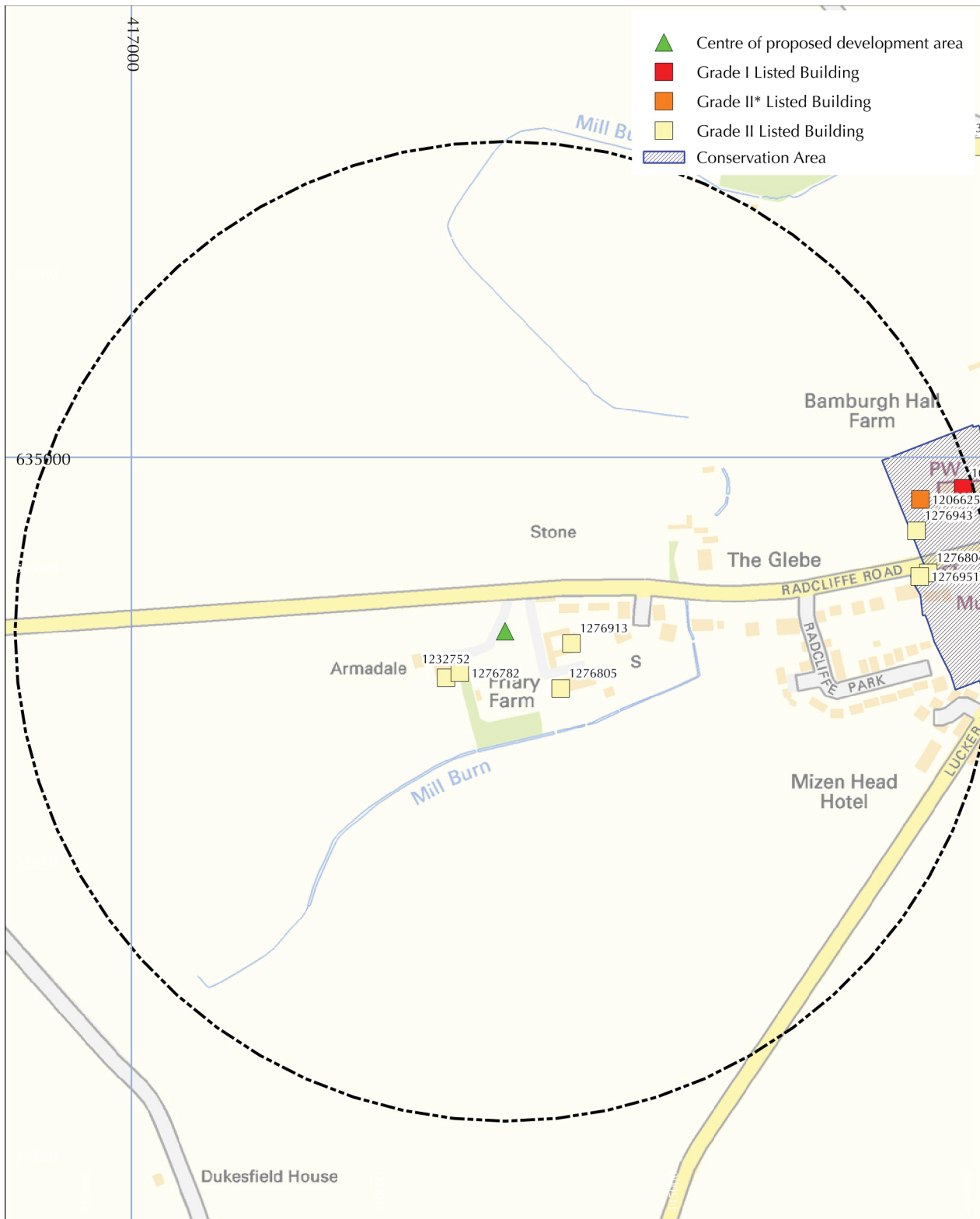
APPENDIX 1 – FIGURES







<p>Project</p> <p>Land east of The Friars, Bamburgh</p> <p>Cultural Heritage Assessment</p>	<p>Legend</p> <p> Proposed development area</p>	<p>Solstice Heritage Crabtree Hall Business Centre Little Holtby Northallerton North Yorkshire DL7 9NY www.solsticeheritage.co.uk</p> 	
<p>Drawn</p> <p>Fig. 1 Site Location</p>	<p>0 1 2 3 4 km</p>  <p>Ordnance Survey data © Crown copyright and database right 2014.</p>	<p>Drawn</p> <p>JB</p>	<p>Date</p> <p>Dec 2014</p>





<p>Project</p> <p>Land east of The Friars, Bamburgh</p> <p>Cultural Heritage Assessment</p>	<p>Legend</p>	<p>Solstice Heritage Crabtree Hall Business Centre Little Holtby Northallerton North Yorkshire DL7 9NY www.solsticeheritage.co.uk</p> 	
<p>Drawn</p> <p>Fig. 2 Designated Heritage Assets</p>	<p>0 100 200 300 m</p>  <p>Ordnance Survey data © Crown copyright and database right 2014.</p>	<p>Drawn</p> <p>JB</p>	<p>Date</p> <p>Dec 2014</p>



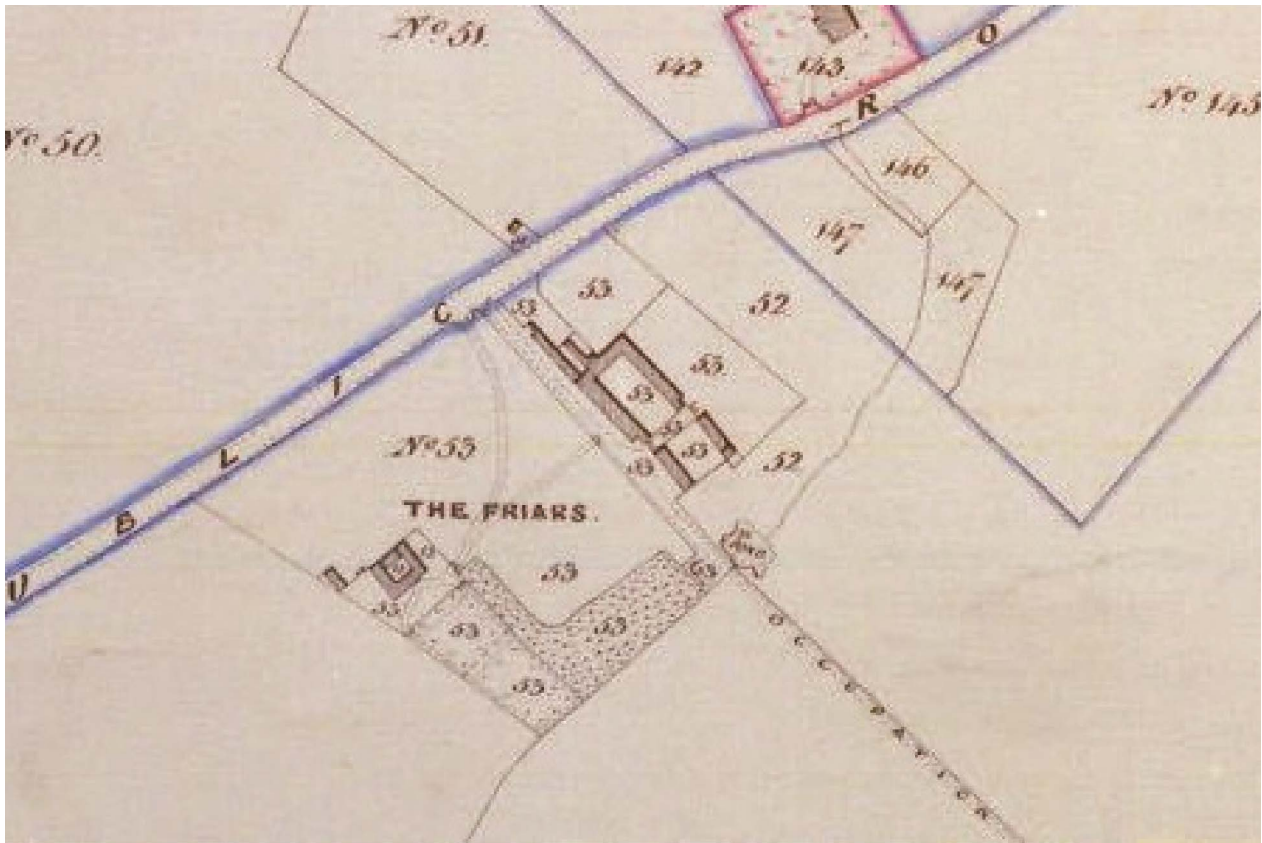


Fig. 3 Extract from the 1846 Tithe Map showing the layout of The Friars with the open field to the east and curving drive



Fig. 4 View south-west across the proposed development site towards The Friars showing the sweeping drive to the right of the photograph



Fig. 5 View south across the proposed development area showing the proximity of the Listed Friary Farm buildings and their current 'open' setting at the western edge of the village

APPENDIX 2 - GAZETTEER OF HERITAGE ASSETS

UID	Site	Period
-	Bamburgh	Medieval to Modern

Table 10 Conservation Areas in the study area

UID	Name	Grade
1042269	Church of St Aidan	I
1206625	Monument to Grace Darling circa 30 yards west of Church of St Aidan	II*
1232752	The Friars	II
1276782	Gatepiers and garden wall circa 15 yards east of The Friars	II
1276803	Walled garden at west end of The Grove	II
1276804	5, Radcliffe Road	II
1276805	Cartshed at Friary Farm	II
1276913	Farmbuildings at Friary Farm	II
1276943	Mackenzie and Robb Graves circa 50 yards south-west of Church of St Aidan	II
1276951	7, Radcliffe Road	II

Table 11 Listed Buildings in the study area

