

AD409

**Beauclerc Walled Garden,
Riding Mill,
Northumberland**

Archaeological Evaluation



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EXECUTIVE SUMMARY

AD Archaeology Ltd was commissioned by Bradley Hall to undertake evaluation trenching in advance of a proposed housing development at Beauclerc Walled Garden, Riding Mill. The archaeological trenches were undertaken in week commencing 1st August 2022. The proposed development site is located within the area of Beauclerc Walled Garden immediately to the north-east of Beauclerc House, Riding Mill, Northumberland. The site lies in the parish of Broomhaugh and Riding and is centred on NGR NZ 0083 6169.

The objective of the evaluation trenching was to establish the presence or absence of archaeological features on the site and to determine their nature, depth, importance and level of preservation.

The most significant archaeological features encountered during the evaluation were two sections of ditch in Trenches 2 and 3. Projecting the line of the two sections suggest that this is probably one continuous feature running northeast-southwest across the development site. Both sections dug through this feature produced sherds of green-glazed pottery of medieval date from secure contexts within the middle fill of the feature; as such a probable medieval date can be surmised. This feature therefore clearly pre-dates the construction of the current Beauclerc House and the walled gardens, though its alignment roughly parallel to the main road through the village to the north of the walled garden suggests that this may also follow the route of a medieval feature. Whilst the ditch itself is not immediately suggestive of a settlement in itself, and probably represents a boundary demarcation, the presence of pottery within its fill suggests relatively close proximity to a settlement. The well preserved and unabraded nature of the pottery and its position securely within the fill of a cut-feature also suggests it was not moved onto the site through ploughing. A gully found in Trench 2 immediately to the north of the ditch does not have any direct relationship to the ditch and no dating evidence was produced from the section dug through the feature. However its alignment closely matches that of the ditch and the similarity of the material filling the gully to that of the ditch suggests that this is also likely to be a feature of medieval date.

In Trenches 1 and 4 features associated with the walled garden itself were found. A red-brick path encountered within Trench 1 suggests an earlier layout of the garden. The cut features found with Trenches 1 and 4 were filled with material akin to the modern topsoil and buried soil overlying them and appear to be modern / C19th spade cut features from tree or shrub planting.

1. INTRODUCTION

1.1 The Project

1.1.1 AD Archaeology Ltd was commissioned by Bradley Hall to undertake evaluation trenching in advance of a proposed housing development at Beauclerc Walled Garden, Riding Mill. The archaeological trenches were undertaken in week commencing 1st August 2022.

1.2 Location, Geology and Topography

1.2.1 The proposed development site is located within the area of Beauclerc Walled Garden immediately to the north-east of Beauclerc House, Riding Mill, Northumberland. The site lies in the parish of Broomhaugh and Riding and is centred on NGR NZ 0083 6169. The area of each building plot including parking bay is c 10m by 35m in size.

1.2.2 The walled garden is situated immediately to the north-east of Beauclerc House. The area of the walled garden is relatively flat with the land falling slightly to the south-east. Beyond the walled garden the land falls more steadily to the east and south-east. An ornamental pond with a bridge across it lies immediately to the south of the walled garden. To the north of the walled garden is a track leading from the house to Beauclerc Lodge and the main road through the village.

1.2.3 The bedrock geology of the site comprises Stainmore Formation – mudstone, sandstone and limestone. These are overlain by superficial deposits of Diamicton of Devensian glacial till formed up to 2 million years ago in the Quaternary Period (BGS 2022).

2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1. Prehistoric

2.1.1 The site lies in an area of the Tyne Valley with a background of prehistoric finds and activity.

2.2 Roman

2.2.1 The site lies 3km south-west of the major Roman supply base and town at Corbridge (Corstopitum) and 7km south of the line of Hadrian's Wall. Prior to the building of the Wall frontier line in the AD 120s two roads played a key role in the Roman management of Northern Britain - the Stanegate Road (an east-west road between Carlisle and Tyneside) and a north-south road now commonly referred to as "Dere Street" (a north-south road between York and Scotland). Dere Street linked a series of forts in the North-East of England (Piercebridge, Binchester, Lanchester, Ebchester and Corbridge fort and town) and was built in the late 1st Century AD on the orders of the Roman governor of Britain Gnaeus Julius Agricola who campaigned in northern England and Scotland in AD 79–81.

2.2.2 Dere Street passed through the area now occupied by Riding Mill and is visible in the fields to its west (400m north-east of the site) as a grassy bank.

2.3 Early-Medieval Period

2.3.1 There are no known early-medieval sites in the immediate area of the site.

2.4 Medieval Period

2.4.1 In the medieval period the proposed development site would have lain in the immediate vicinity of the former medieval village of Lee, which is thought to have been located beneath the present village of Beauclerc. The earliest documentary reference to the medieval settlement at Lee (HER 10077) is in 1262 when it was a manor in the lordship of Bolbec, comprising six bondage holdings and one cottage. The Lay Subsidy of 1296 listed four taxpayers.

2.4.2 A Norman motte-and-bailey castle (HER 10057) at Styford on the north bank of the river Tyne, 1.1km north-east of the site, was the power base of the Barony of Bolbec. During the subsequent centuries the earthwork castle seems to have been replaced by Styford Hall (HER 12789) in its landscaped park (HER 10090) a quarter of a mile to the east with the village (now a deserted medieval village) of Styford (HER 10068) developing on low-lying land near the Hall.

2.4.3 On the south bank of the river Tyne, the hamlets of Broomhaugh and Riding (HER 10082) developed through the medieval period, with the settlement of

Lee (HER 10077) located above them on higher ground. Throughout the medieval period the area suffered both from incursions by the Scots and from local unrest. Even after the Union of the Crowns brought peace between the nations in 1603, local lawlessness and family feuds continued. The troubled nature of the border region between England and Scotland in the medieval period is documented with some Northumberland villages being devastated or totally destroyed.

2.5 Post-medieval and modern periods

2.5.1 During the medieval period and into the early post-medieval, the proposed development site would have probably been utilised for agricultural purposes associated with Lee Village. Evidence of ridge and furrow agriculture is visible in fields to the north on Lidar images. Early maps show the largely rural aspect of the area with the proposed development area situated in the immediate vicinity of Lee Village to the south of a road leading east to Riding. Documentary references to Lee Village (HER 10077) indicate that six tenants were present in a survey of 1524 and five farms were held by six people in 1608. Border raids and the impact of plagues and famines during the medieval period meant that villages often fluctuated in size, with some villages being abandoned.

2.5.2 The development of Lee Village (later referred to as Beauclerc) and the wider Riding Mill area can be traced through the later post-medieval period by analysing cartographic sources. A tithe map of 1842 is the first detailed illustration which shows the settlement of "The Lee" consisting of a farmstead and three cottages located to the south of the road. The area of the proposed development was open ground at this time. A series of elongated fields are shown oriented north-west/south-east lying to the east of the settlement. The first edition Ordnance Survey map of 1860 shows no significant changes, although the farmstead and cottages are shown with greater detail and clarity and the settlement now lies in an area referred to as "Riding Lea". At this time the area of the proposed development site is shown as open ground immediately to the east of an L-shaped farmstead. The second edition Ordnance Survey map of 1895 shows a number of significant changes with the replacement of the farmstead shown on the first edition by Beauclerc House with the walled garden having been constructed in the area of the proposed development site by this time. A pond is shown to the south-west of the walled garden, with fields to the south planted with trees and a series of pathways indicated. A track leads east along the northern side of the walled garden from Beauclerc House to a Lodge. To the west of Beauclerc House there are several new structures shown including Riding Lea Farm to the south of the main road and Lea Villa to the north. The third edition Ordnance Survey of 1919 shows pathways within the walled garden, with a path leading direct to Beauclerc House through an entrance at the northern end of the south-western wall. This edition of the Ordnance Survey shows further development within the village with structures built around a central courtyard and a reservoir to the north of the main road. The Ordnance Survey maps between 1946-1967 show few changes within the village itself, but do show the westward expansion of Riding Mill.

2.5.3 Beauclerc House was constructed in the later part of the 19th Century at some point between the compilation of the first (1860) and second editions (1898) of the Ordnance Survey. Sir Walter Scott (1826-1910) a building contractor and publisher, was made 1st baronet of Beauclerc in 1907 and is recorded as living at Beauclerc House in Kelly's Directory of 1894, and in subsequent directories until his death in 1910 when Lady Scott is resident (but no longer living there by 1916). There is no mention of Beauclerc House in Ward's Directory of 1890, which suggests that it was constructed at some time between this date and the record of the house in Kelly's Directory of 1894.

2.5.4 It is likely that that the walled garden was constructed at the same time as Beauclerc House, being present by the time of the second edition Ordnance Survey of 1898. As was common practice with walled kitchen gardens the walls of the enclosure were aligned to provide maximum benefit from the sunlight and at Beauclerc the long axis of the walls is aligned on a northeast-southwest axis, providing a long southeast facing wall, broken by only one central doorway. At Beauclerc the walls were up to 12 feet in height comparable to gardens elsewhere which were usually at least 3m (10 feet) in height. The walls at Beauclerc were 19 inches in width, with bricks 4 inches by 3 & a quarter inches by 8 and a half to 9 inches in size being utilised. Brick was favoured for garden walls where possible because compared to stone, bricks are drier and retain heat in comparison to stone. The garden walls at Beauclerc were faced on the interior with brick and the exterior with stone, initially this was adapted as a cost saving construction technique when bricks were more expensive than stone though in this case there may have been a consideration to match the stonework of Beauclerc House a short distance away and for which the drive ran alongside the north garden wall.

2.5.5 The detailed 25 inch Ordnance Survey 2nd and Ordnance Survey 3rd Edition maps (1895 and 1919) do not indicate the presence of greenhouses or other structures within the walled garden, although evidence of a likely greenhouse was observed in the northeast corner of the walled garden, and a later building in the southwest which were not depicted on later mapping. Greenhouses are shown 62m to the north-east near the lodge alongside the main road and attached to the south wing of the Beauclerc House.

3. AIMS AND OBJECTIVES

3.1 The objective of the evaluation trenching was to establish the presence or absence of archaeological features on the site and to determine their nature, depth, importance and level of preservation.

4. METHODOLOGY

4.1 General Methodology

4.1.1 The evaluation was carried out in compliance with all the relevant codes of practice by suitably qualified and experienced staff.

4.2 Excavation and Recording

4.2.1 The evaluation trench strategy was agreed with the County Archaeology Officer and was undertaken in accordance with an approved Written Scheme of Investigation (Appendix 2).

5. RESULTS OF THE EVALUATION

5.1 Trench 1 (Fig. 3)

5.1.1 Trench 1 measured 14.6m by 1.8m in size, was orientated roughly north-south and was located towards the northeastern corner of the walled garden.

5.1.2 The natural subsoil (102) consisted of a yellow sandy-clay with bands of grey clay and patches of orange sandy-clay and was encountered at a depth of 0.48m to 0.74m BGL (82.45m AOD). The natural subsoil was overlain by a buried soil consisting of a mid-brown to dark-orange sandy clay-silt (101) 0.29m to 0.10m thick. This in turn was overlain by topsoil (100) comprising loose, friable dark-grey brown loam 0.32m to 0.61m in depth. The topsoil varied in depth especially at the northern end of the trench which lay adjacent to a surviving surface path from the walled garden and showed evidence of topsoil having been mounded up with in the area enclosed by the path during its construction.

5.1.3 A red-brick garden path (103) associated with an earlier layout of the walled garden was encountered 3.75m from the south end of Trench 1. This path, which was 0.90m in width, lay just below the turf of the modern ground surface (0.06m to 0.10m) within the topsoil (100). The path would have run northeast-southwest, parallel with the walls of the garden. At the northern end of Trench 1 two features were found cut into the surface of the natural subsoil (102). The western feature (104) was roughly oval in shape with sloping sides and rounded base and its fill (105) consisted of dark-brown loam very similar to topsoil (100) and contained a fragment of a modern terracotta plant pot. The eastern feature (106) comprised a wide shallow roughly ovoid cut with two round based deeper sections, again the fill (107) was identical to (105) and seemed to be composed of material very similar to the topsoil (100).

5.2 Trench 2 (Fig. 4)

5.2.1 Trench 2 measured 11.7 by 1.8m and was orientated roughly northwest-southeast and was located towards the south-eastern corner of the walled garden.

5.2.2 The natural subsoil (202) consisted of mixed yellow and orange sandy-clay with areas of stoney grey clay and was encountered at a depth of 0.45m to 0.64m BGL (81.80m AOD). This was overlain by a buried soil (201) comprising dark-orangey brown sandy clay-silt of up to 0.30m thickness; and was in turn overlain by topsoil (200) consisting of friable dark-grey brown loam of up to 0.35m depth.

5.2.3 Towards the centre of the Trench 2 the cut of a ditch was observed cutting the surface of the natural subsoil (202) running roughly northeast-southwest across the line of the trench. The cut of the ditch (206) had a maximum width of 1.59m and a maximum depth of 0.44m; the cut itself was moderately sloping on its south side (approximately 45 degrees) and more gently sloping on its north side with

a break of slope on both sides steepening towards the base which was flattish. The ditch (206) had three distinct fills. The upper fill (203) consisted of grey-brown sand-silt akin to the buried soil (201) which overlay the feature. This overlay a middle fill (204) comprising grey sandy-silt with elements of orangey-brown sand. This fill (204) contained a sherd of pottery of the medieval green-glazed type. The lowest fill (205) consisted of grey-brown silt akin to (204) though with a greater quantity of orange-brown sand and appeared to have been a primary silting consisting of material washed out of the underlying natural subsoil (202) on its base and sides while the feature was open. The line of ditch (206) was cut by a modern / C19th field drain consisting of a segmented red clay pipe within a straight-sided cut running roughly northwest-southeast. The line of the ditch (206) was also truncated by a wide shallow cut of 0.09m depth (210) filled with rubble and mortar (209) which appeared to be associated with the construction of walls and paths of the walled garden.

5.2.4 A gully (208) on a similar alignment to ditch (206) was also observed cutting the surface of the natural subsoil roughly 0.95m to the northwest within Trench 2. This gully was wide and shallow with a gently sloping northern edge and moderately sloping southern edge coming down on to a slightly uneven flattish base. The gully (208) had one consistent fill (207) consisting of greyish-brown sandy-silt with elements of orangey-brown sandy. The line of gully (208) was cut by the same field drain observed cutting ditch (206) running northwest-southeast; and was also cut by a second field drain along its northwestern edge running northeast-southwest which consisted of an older looking segmented pale-yellow clay horseshoe-shaped pipe within a straight-sided cut.

5.3 Trench 3 (Fig. 5)

5.3.1 Trench 3 measured 9.96m by 1.8m and was orientated roughly northwest-southeast and was located towards the southwestern corner of the walled garden.

5.3.2 Natural subsoil (302) comprised yellow sandy-clay with areas of pale-grey to cream clay and was encountered at 0.51m BGL (82.93m AOD). This overlain by a buried soil (301) consisting of mid-brown to orangey-brown clay-silt of 0.21m depth which was in turn overlain by a dark-grey to brown loam topsoil (300) of 0.30m depth.

5.3.3 Towards the centre of the trench a ditch running roughly northeast-southwest could be seen cut into the natural subsoil, within Trench 3 the ditch had a maximum width of 2.04m and a maximum depth of 0.41m. The cut of the ditch (303) was wide and quite shallow coming down onto a rounded base, the cut was steeper on its southern edge and more elongated on its northern edge. Along the steeper southern edge areas of the upper part of the sandstone bedrock were visible where the feature was cut through the natural subsoil. Ditch (303) had three distinct fills; the upper fill (306) consisted of mid to grey-brown clay silt. Below this

the middle fill (305) consisted of a grey and dark-orangey brown silt; this fill contained a large sherd of green-glazed medieval pottery which came from close to the southern edge of the ditch. The lowest fill (304) comprised a mix of grey and orange-brown silt akin to (305) with areas of dark-orange to brown sandy-silt similar to material found within the natural subsoil (302). It is postulated that this lowest fill represents primary silting of the feature and material laid down by the action of water eroding the natural subsoil base of the feature while the feature was open. The line of ditch (303) was cut by a modern / C19th field drain running northwest-southeast which consisted of a segmented red clay pipe within a straight-sided cut.

5.4 Trench 4 (Fig. 6)

5.4.1 Trench 4 measured 15.3m by 1.8m, was orientated roughly north-south and was located towards the northwestern corner of the walled garden. During the excavation of Trench 4 its line was moved slightly to the west to avoid the line of a modern / C19th field drain consisting of a segmented red clay pipe within a straight-sided cut.

5.4.2 The natural subsoil (402) consisting of yellow and orange sandy-clay encountered at 0.42m BGL (83.56m AOD) and was overlain by a buried soil (401) layer approximately 0.13m thick comprising dark-orangey brown sandy clay-silt. This was in turn overlain by 0.29m of topsoil (400) consisting of dark-grey brown friable loam.

5.4.3 Approximately 5m from the northern end of Trench 4 a narrow shallow (0.72m wide, 0.26m maximum depth) garden feature (403) was observed cutting the natural subsoil running roughly northeast-southwest. This feature cut through the line of a field drain consisting of a segmented pale-yellow clay horseshoe-shaped pipe within a straight sided cut. It is probable that this represents an earlier field drain which pre-dates the laying out of the walled garden. The cut of the garden feature (403) was straight-sided side to flat base giving a square profile. The fill (404) consisted of grey-brown compacted silty-loam identical to mix of topsoil (400) and buried soil (401) which overlay it, within the fill several pieces of modern / C19th pottery and glass were noted. The compactness of the fill probably indicates the deliberate backfilling of the feature as part of ongoing gardening activities.

6. DISCUSSION

6.1 The most significant archaeological features encountered during the evaluation were two sections of ditch in Trenches 2 and 3. Projecting the line of the two sections suggest that this is probably one continuous feature running northeast-southwest across the development site. Both sections dug through this feature produced sherds of green-glazed pottery of medieval date from secure contexts within the middle fill of the feature; as such a probable medieval date can be surmised. This feature therefore clearly pre-dates the construction of the current Beauclerc House and the walled gardens, though its alignment roughly parallel to the main road through the village to the north of the walled garden suggests that this may also follow the route of a medieval feature. Whilst the ditch itself is not immediately suggestive of a settlement in itself, and probably represents a boundary demarcation, the presence of pottery within its fill suggests relatively close proximity to a settlement. The well preserved and unabraded nature of the pottery and its position securely within the fill of a cut-feature also suggests it was not moved onto the site through ploughing. A gully found in Trench 2 immediately to the north of the ditch does not have any direct relationship to the ditch and no dating evidence was produced from the section dug through the feature. However its alignment closely matches that of the ditch and the similarity of the material filling the gully to that of the ditch suggests that this is also likely to be a feature of medieval date.

6.2 In Trenches 1 and 4 features associated with the walled garden itself were found. A red-brick path encountered within Trench 1 suggests an earlier layout of the garden. The cut features found with Trenches 1 and 4 were filled with material akin to the modern topsoil and buried soil overlying them and appear to be modern / C19th spade cut features from tree or shrub planting.

7. BIBLIOGRAPHY

AD Archaeology 2022. (Muncaster, W. & McKelvey, J.) Archaeological Desk-Based Assessment of land at Beauclerc Walled Garden, Riding Mill

BGS 2022. British Geological Survey (BGS), Geology of Britain viewer

APPENDIX 1: LIST OF CONTEXTS

Context	Depth	Description
100	0.32 – 0.60m	Topsoil
101	0.10 – 0.28m	Buried soil
102	-	Natural subsoil
103		Red-brick path
104		Cut of garden feature
105		Fill of 104
106		Cut of garden feature
107		Fill of 106
200	0.35m	Topsoil
201	0.30m	Buried soil
202	-	Natural subsoil
203		Fill of 206
204		Fill of 206
205		Fill of 206
206		Cut of Ditch
207		Fill of 208
208		Cut of Gully
209		Fill of 210
210		Shallow cut
300	0.30m	Topsoil
301	0.21m	Buried soil
302	-	Natural subsoil
303		Fill of 306
304		Fill of 306
305		Fill of 306
306		Cut of Ditch
400	0.29m	Topsoil
401	0.13m	Buried soil
402	-	Natural subsoil
403		Cut of garden feature
404		Fill of 403

APPENDIX 2: FINDS LIST

1 body sherd green-glazed ware - medieval from Context (204) Ditch (206)

1 body sherd green-glazed ware - medieval from Context (305) Ditch (303)

**APPENDIX 3 – WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL
EVALUATION OF LAND AT BEAUCLERC WALLED GARDEN, RIDING MILL,
NORTHUMBERLAND**

Planning Reference 21/04347/FUL

1 Introduction

1.1 This written scheme of investigation represents a methods statement for undertaking an archaeological evaluation in advance of the subdivision of the existing Walled Garden at Beauclerc House and the construction of two dwellings and associated ancillary office buildings within the walled garden. This trenching follows on from a desk-top assessment (AD Archaeology 2022).

1.2 The proposed development site is located within the area of a Beauclerc Walled Garden immediately to the north-east of Beauclerc House, Riding Mill, Northumberland. The site lies in the parish of Broomhaugh and Riding and is centred on NGR NZ 0083 6169. The area of each building plot including parking bay is c 10m by 35m in size.

1.3 Policy relating to the assessment and mitigation of impacts to the heritage resource within the planning system is set out in the National Planning Policy Framework (NPPF 2021). The Framework identifies that the planning system should perform ‘an environmental role’, contributing to and protecting the built and historic environment and that the pursuit of ‘sustainable development’ includes seeking improvements to the built, natural and historic environment.

1.4 The Framework further clarifies that, in circumstances where heritage assets will be damaged or lost as a result of development, Local Planning Authorities should require developers to record and advance the understanding of the asset to be lost in a manner appropriate to the significance of the asset. The evidence (and any archive) generated as part of the plan making process should be made publically accessible; copies of the evidence generated should be deposited with the relevant Historic Environment Record and archives with the relevant museum.

1.5 The National Planning Policy Framework (NPPF 2021) states that “Where a site on which a development proposal includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate assessment and, where necessary, a field evaluation” NPPF page 194. This Written Scheme of Investigation relates to the field evaluation stage of the project.

2 Archaeological and Historical Background

2.1. Prehistoric

2.1.1 The site lies in an area of the Tyne Valley with a background of prehistoric finds and activity.

2.2 Roman

2.2.1 The site lies 3km south-west of the major Roman supply base and town at Corbridge (Corstopitum) and 7km south of the line of Hadrian's Wall. Prior to the building of the Wall frontier line in the AD 120s two roads played a key role in the Roman management of Northern Britain, the Stanegate Road (an east-west road between Carlisle and Tyneside) and a north-south road now commonly referred to as "Dere Street" (a north-south road between York and Scotland). Dere Street linked a series of forts in the North-East of England (Piercebridge, Binchester, Lanchester, Ebchester and Corbridge fort and town) and was built in the late 1st Century AD on the orders of the Roman governor of Britain Gnaeus Julius Agricola who campaigned in northern England and Scotland in AD 79–81.

2.2.2 Dere Street passed through the area now occupied by Riding Mill and is visible in the fields to its west (400m north-east of the site) as a grassy bank.

2.3 Early-Medieval Period

2.3.1 There are no known early-medieval sites in the immediate area of the site.

2.4 Medieval Period

2.4.1 In the medieval period the proposed development site would have lain in the immediate vicinity of the former medieval village of Lee, which is thought to have been located beneath the present village of Beauclerc. The earliest documentary reference to the medieval settlement at Lee (HER 10077) is in 1262 when it was a manor in the lordship of Bolbec comprising six bondage holdings and one cottage. The Lay Subsidy of 1296 listed four taxpayers.

2.4.2 A Norman motte-and-bailey castle (HER 10057) at Styford on the north bank of the river Tyne, 1.1km north-east of the site, was the power base of the Barony of Bolbec. During the subsequent centuries the earthwork castle seems to have been replaced by Styford Hall (HER 12789) in its landscaped park (HER 10090) a quarter of a mile to the east with the village (now a deserted medieval village) of Styford (HER 10068) developing on low-lying land near the Hall.

2.4.3 On the south bank of the river Tyne, the hamlets of Broomhaugh and Riding (HER 10082) developed through the medieval period, with the settlement of Lee (HER 10077) located above them on higher ground. Throughout the medieval period the area suffered both from incursions by the Scots and from local unrest. Even after the Union of the Crowns brought peace between the nations in 1603, local lawlessness and family feuds continued. The troubled nature of the Border region between England and Scotland in the medieval period is documented with some Northumberland villages being devastated or totally destroyed.

2.5 Post-medieval and modern periods

2.5.1 During the medieval period and into the early post-medieval, the proposed development site would have probably been utilised for agricultural purposes associated with Lee Village. Evidence of ridge and furrow agriculture is visible in fields to the north on lidar images. Early maps show the largely rural aspect of the area with the proposed development area situated in the immediate vicinity of Lee village to the south of a road leading east to Riding. Documentary references to Lee Village (HER 10077) indicate that six tenants were present in a survey of 1524 and five farms were held by six people in 1608. Border raids and the impact of plagues and famines during the medieval period meant that villages often fluctuated in size, with some villages being abandoned.

2.5.2 The development of Lee Village (later referred to as Beauclerc) and the wider Riding Mill area can be traced through the later post-medieval period by analysing cartographic sources. A tithe map of 1842 is the first detailed illustration which shows the settlement of "The Lee" consisting of a farmstead and three cottages located to the south of the road. The area of the proposed development is open ground at this time. A series of elongated fields are shown oriented north-west/south-east lying to the east of the settlement. The first edition Ordnance Survey map of 1860 shows no significant changes, although the farmstead and cottages are shown with greater detail and clarity and the settlement now lies in an area referred to as "Riding Lea". At this time the area of the proposed development site is shown as open ground immediately to the east of an L-shaped farmstead. The second edition Ordnance Survey map of 1895 shows a number of significant changes with the replacement of the farmstead shown on the first edition by Beauclerc House with the walled garden having been constructed in the area of the proposed development site by this time. A pond is shown to the south-west of the walled garden, with fields to the south planted with trees and a series of pathways indicated. A track leads east along the northern side of the walled garden from Beauclerc House to a Lodge. To the west of Beauclerc House there are several new structures shown including Riding Lea Farm to the south of the main road and Lea Villa to the north. The third edition Ordnance Survey of 1919 shows pathways within the walled garden, with a path leading direct to Beauclerc House through an entrance at the northern end of the south-western wall. This edition of the Ordnance Survey shows further development within the village with structures built around a central courtyard and a reservoir to the north of the main road. The

Ordnance Survey maps between 1946-1967 show few changes within the village itself, but do show the westward expansion of Riding Mill.

2.5.3 Beauclerc House was constructed in the later part of the 19th Century at some point between the compilation of the first (1860) and second editions (1898) of the Ordnance Survey. Sir Walter Scott (1826-1910) a building contractor and publisher, was made 1st baronet of Beauclerc in 1907 and is recorded as living at Beauclerc House in Kelly's Directory of 1894, and in subsequent directories until his death in 1910 when Lady Scott is resident (but no longer living there by 1916). There is no mention of Beauclerc House in Ward's Directory of 1890, which suggests that it was constructed at some time between this date and the record of the house in Kelly's Directory of 1894.

2.5.4 It is likely that that the walled garden was constructed at the same time as Bueauclerc House, being present by the time of the second edition Ordnance Survey of 1898. As was common practice with walled kitchen gardens the walls of the enclosure were aligned to provide maximum benefit from the sunlight and at Beauclerc the long axis of the walls is aligned on a northeast-southwest axis, providing a long southeast facing wall, broken by only one central doorway. At Beauclerc the walls were up to 12 feet in height comparable to gardens elsewhere which were usually at least 3m (10 feet) in height. The walls at Beauclerc were 19 inches in width, with bricks 4inches by 3 & a quarter inches by 8 and a half to 9inches in size being utilised. Brick was favoured for garden walls where possible because compared to stone, bricks are drier and retain heat in comparison to stone. The garden walls at Beauclerc were faced on the interior with brick and the exterior with stone, initially this was adapted as a cost saving construction technique when bricks were more expensive than stone though in this case there may have been a consideration to match the stonework of Beauclerc House a short distance away and for which the drive ran alongside the north garden wall.

2.5.5 The detailed 25inch Ordnance Survey 2 and Ordnance Survey 3 maps (1895 and 1919) do not indicate the presence of greenhouses or other structures within the walled garden, although evidence of a likely greenhouse was observed in the northeast corner of the walled garden, and a later building in the southwest which were not depicted on later mapping. Greenhouses are shown 62m to the north-east near the lodge alongside the main road and attached to the south wing of the Beauclerc House.

3. Required Course of Action

3.1 Four trenches, two 15m by 1.8m trenches and two 10m by 1.8m trenches will be excavated (two on the footprints of each proposed dwelling).

3.2 Any variation or alteration to this scheme would require approval by NC-CCT. Contingency trenching of up to the length of a further 15m by 1.8m trench has been defined. The contingency would only be drawn upon, following discussions and agreement between the client and NCCCT. However, minor expansions to trenches

to clarify features can be undertaken in advance of a meeting so long as the client is kept informed. Any variation or alteration to this scheme would require approval by NCCCT.

3.3 During the course of the trenching it may become apparent that variation is required, dependent on the nature, extent and importance of archaeological remains uncovered. It also may become apparent during the course of the operation that some areas where trenches have been sited are inappropriate for potential archaeological activity (for instance lying entirely within the line of a furrow) or due to logistical or practical reasons. Trenches can only be moved with the approval of NCCCT.

4. General Standards

4.1 All work will be carried out in compliance with the codes of practice of the Institute of Field Archaeologists (CIfA) (CIfA 2014a) and will follow the CIfA Standard and Guidance for Archaeological Field Evaluation (CIfA 2014b). All work will be in compliance with the Regional Statement of Good Practice (Yorkshire, The Humber and the North-East 2009).

5. Pre-site work preparation

5.1 All staff will familiarise themselves with the archaeological background of the site, and the results of any previous work in the area, prior to the start of work on site. All staff will be briefed in the work required under the specification and the project aims and methodologies.

5.2 The Great North Museum will be contacted to discuss archiving, should significant archaeological features be recorded.

5.3 An environmental sampling strategy in accordance with the previous advice of the Historic England North East Regional Science Advisor (see 8 below) will be followed.

6. Fieldwork

6.1 Each evaluation trench will be accurately surveyed and related to the National Grid, using a Total Station Theodolite or GPS system, and located on a map of the area at an appropriate scale.

6.2 Topsoil and unstratified modern material will be removed mechanically by a machine using a wide toothless ditching blade. This machine stripping will be carried out under continuous archaeological supervision.

6.3 The topsoil or recent overburden will be removed in successive level spits down to the first significant archaeological horizon or the natural subsoil, whichever is encountered first.

6.4 All faces of the trenches that require examination or recording will be cleaned sufficiently to establish the presence or absence of archaeological remains,

particularly the top of the first significant archaeological horizon or the natural sub-soil. All subsequent deposits will be hand-excavated.

6.5 In the event that small discrete archaeological features are revealed including but not limited to postholes and pits, during machining or subsequent cleaning of the trench, the trench will be expanded either side of the feature by a machine bucket width as standard. If further additional trench expansion is required this should be carried out following discussions with the Assistant County Archaeologist and the client.

6.6 The archaeology will be investigated sufficiently to establish its nature, extent and date, unless it is deemed of sufficient importance to require total preservation in situ. This will be achieved by excavation of the following samples of all exposed features.

50% of every discrete feature (e.g. pits, post-holes)

25% of the area of linear/curvilinear features (e.g. ditches, gullies) with a non-uniform fill

10% of the area of linear/curvilinear features (e.g. ditches, gullies) with a uniform fill

6.7 Within the constraints of the site, the excavations will be maintained in a manner that allows quick and easy inspection without any requirement for additional cleaning.

6.8 Deposits will be assessed for their potential for providing environmental or dating evidence. Sampling will be in line with the strategy agreed with Historic England Regional Science Advisor and NCCCT.

6.9 In the event of human burials being discovered, they will be left in situ, covered and protected and the coroners' office will be informed. If removal is essential, work will comply with relevant Ministry of Justice regulations.

6.10 Appropriate procedures under the relevant legislation will be followed in the event of the discovery of artefacts covered by the provisions of the Treasure Act 1996.

6.11 The drawn record from the site will include a representative selection of long sections from the excavations that clearly allow the nature and depth and any significant changes in the deposits recorded to be demonstrated. If there is any uncertainty, advice will be sought from the Assistant County Archaeologist as to which sections may be appropriate for inclusion within the site record.

6.12 During and after the excavation, all recovered artefacts will be stored in the appropriate materials and storage conditions to ensure minimal deterioration and loss of information (this will include controlled storage, correct packaging, and regular monitoring of conditions, immediate selection for conservation of vulnerable material).

7. Archaeological Recording

7.1 A full and proper record (written, graphic and photographic as appropriate) will be made for all work, using pro forma record sheets and text descriptions appropriate to the work. Accurate scale plans and section drawings will be drawn at 1:50, 1:20 and 1:10 scales as appropriate.

7.2 The stratigraphy of all trenches will be recorded even where no archaeological deposits have been identified.

7.3 All archaeological deposits and features, the current ground level and base of each trench will be recorded with an above ordnance datum (AOD) level.

7.4 A photographic record of all archaeological features will be taken, both in detail and in a wider context. These will be digital photographs and will include a clearly visible, graduated metric scale. A register of all photographs will be kept. The photographic record will be sent to ADS York if appropriate in an approved format to be stored as part of their electronic archive.

7.5 Where stratified deposits are encountered, a 'Harris' matrix will be compiled

8. Environmental Sampling and Scientific Dating Strategy

8.1 This sampling strategy is intended to provide sufficient data to characterise the nature and informative potential of deposits and features identified during the works. Because this is the first stage of intrusive works and there is a possibility that a wide range of features may be encountered, this strategy is best set out as a series of principles.

These are:

- 30l samples will be taken from structural, occupational and industrial features, as well as pits and ditch fills. Other features should be sampled to help to characterise the deposits on the site. Priority should be given to processing samples from identifiable, dated features, or to those undated features which have potential for other forms of dating (e.g. radiocarbon dating).
- Bulk sample residues should be checked for the presence of industrial waste (e.g. slags, hammerscale) and small faunal remains (e.g. fishbones, small mammal/avian bones) as well as for plant material.
- The potential of buried soils and ditch fills to provide dated (using radiocarbon dating) pollen cores or Optically Stimulated Luminescence (OSL) dating of sediments should be considered, although this type of sampling will be undertaken in consultation with the Historic England Regional Scientific Advisor.

8.2 In the event that hearths, kilns or ovens are identified, provision will be made to collect at least one archaeo-magnetic date to be calculated from each individual hearth surface (or in the case of domestic dwellings a minimum of one per

building identified). Where applicable, samples to be collected from the site and processed by a suitably trained specialist for dating purposes.

8.3 The selection of suitable deposits for sampling will be confirmed at site meetings with the NCCCT. Analysis of environmental sampling and radiocarbon dating will be required should significant archaeological deposits be located. Costs for sampling and dating should be clearly stated as contingencies in costings for the evaluation. In principle palaeoenvironmental samples will be taken from deposits which have clear stratigraphic relationships. Particular attention will be paid to the recovery of samples from any waterlogged samples that may be present.

9. Monitoring

9.1 The County Archaeologist will be informed on the start date and timetable for the evaluation in advance of work commencing.

9.2 Reasonable access to the site will be afforded to the County Archaeologists or his/her nominee at all times, for the purposes of monitoring the archaeological evaluation. Up to 2 monitoring visits will be made by the County Archaeologists or his/her nominee, any further visits will be made at the request of the client. The first site monitoring visit will be free and those after that will be charged for time and travel by NCCCT.

9.3 Regular communication between the contractor, the County Archaeologist and other interested parties will be maintained to ensure the project aims and objectives are achieved.

9.4 If appropriate, specialists will be contacted and allowed access to the site to help inform any detailed study / information retrieval depending upon the nature of the archaeological features being revealed.

10. Post excavation work, archive, and report preparation

10.1 Finds

10.1.1 All finds processing, conservation work and storage of finds will be carried out in compliance with the CfA Guidelines for Finds Work (IFA 2014c) and those set by UKIC.

10.1.2 The deposition and disposal of artefacts will be agreed with the legal owner and recipient museum prior to the work taking place. Where the landowner decides to retain artefacts, adequate provision will be made for recording them. Details of land ownership will be provided by the developer.

10.1.3 All retained artefacts will be cleaned and packaged in accordance with the requirements of the recipient museum.

11.1 Site Archive

11.1.1 The archive and the finds will be deposited in the appropriate local museum, within 6 months of completion of the post-excavation work and report.

11.1.2 Archiving work will be carried out compliance with the ClfA Guidelines for Archiving (ClfA 2014d).

11.1.3 Before fieldwork, contact will be made with the landowners and with the appropriate local museum to make the relevant arrangements. Details of land ownership will be provided by the developer.

11.1.4 NCCCT will require confirmation that the archive had been submitted in a satisfactory form to the relevant museum.

11.2 Report

11.2.1 NCCCT requires one bound paper copy and one digital copy (in Word or PDF format) of the report.

11.2.2 The report will include the following as a minimum:

The report will include the following as a minimum:

- Planning application numbers, NCCCT reference, OASIS reference numbers and an 8 figure grid reference
- A location plan of the site at an appropriate scale of at least 1:10 000. This will be at a recognisable planning scale, and located with reference to the national grid, to allow the results to be accurately plotted on the Sites and Monuments Record
- Plans and sections of main trench axes and excavated features located at a recognisable planning scale (1:10, 1:20, 1:50 or 1:100, as appropriate)
- Period based discussion of the known and potential archaeological sites within the proposed development area
- A summary statement of the results
- A table summarising the deposits, features, classes and numbers of artefacts encountered and spot dating of significant finds
- A description of the geology on the site
- Discussion of the physical impact of the proposed development on known and potential archaeological sites

11.2.3 Any variation to the above requirements will be approved by the planning authority prior to work being submitted

12. OASIS

12.1 NCCCT supports the Online Access to Index of Archaeological Investigations (OASIS) Project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large scale developer funded fieldwork.

12.2 The archaeological contractor will therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Once a report has become a public document by submission to or incorporation into the HER, Northumberland HER will validate the OASIS form thus placing the information into the public domain on the OASIS website. The archaeological consultant or contractor will indicate that they agree to this procedure within the specification/project design/written scheme of investigation submitted to NCCCT for approval

13. Publication

13.1 A summary will be prepared for 'Archaeology in Northumberland' and submitted to Liz Williams, Northumberland HER Officer, by December of the year in which the work is completed.

13.2 A short report of the work will also be submitted to a local journal if appropriate.

14. BIBLIOGRAPHY

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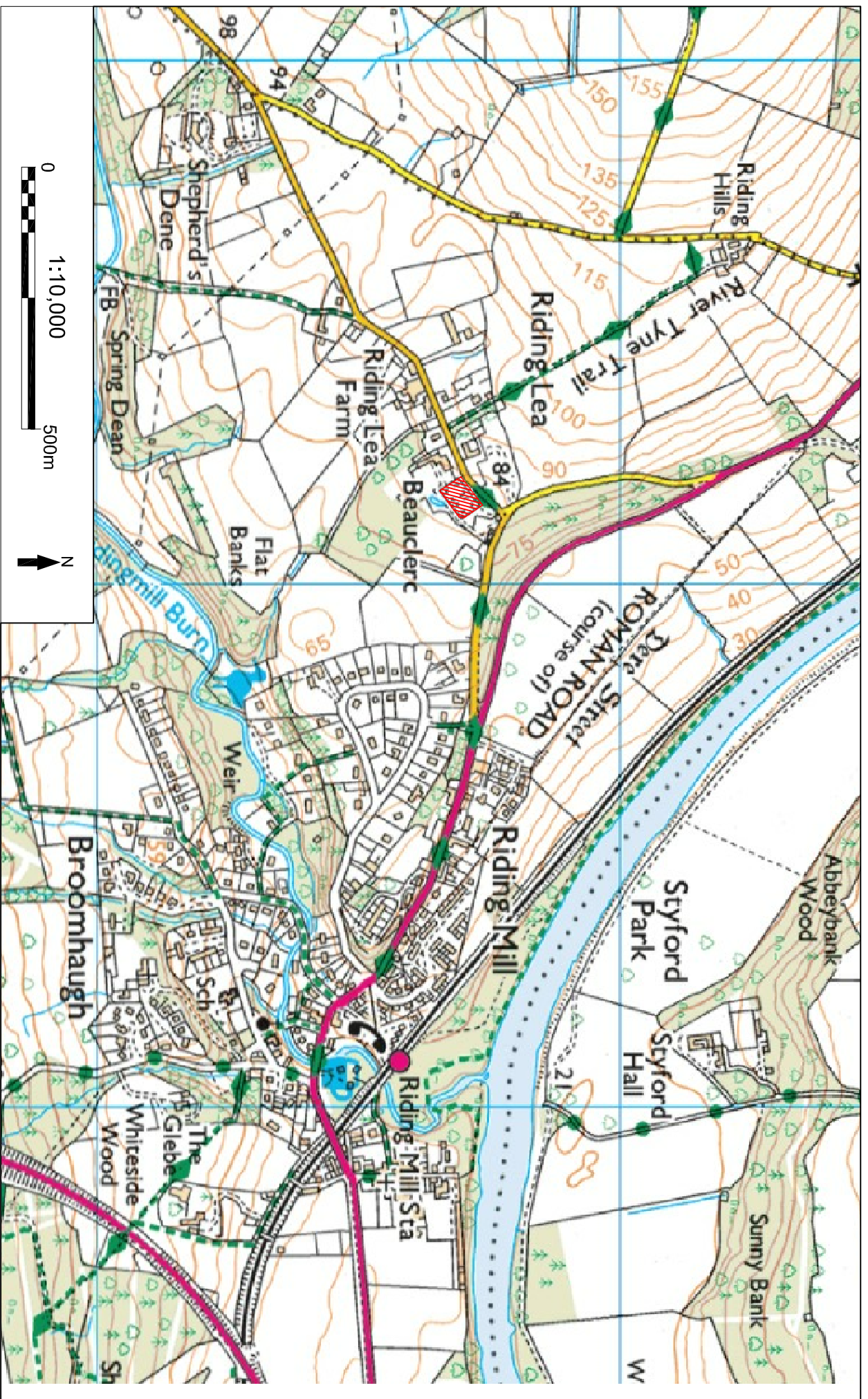


Figure 1: Site location

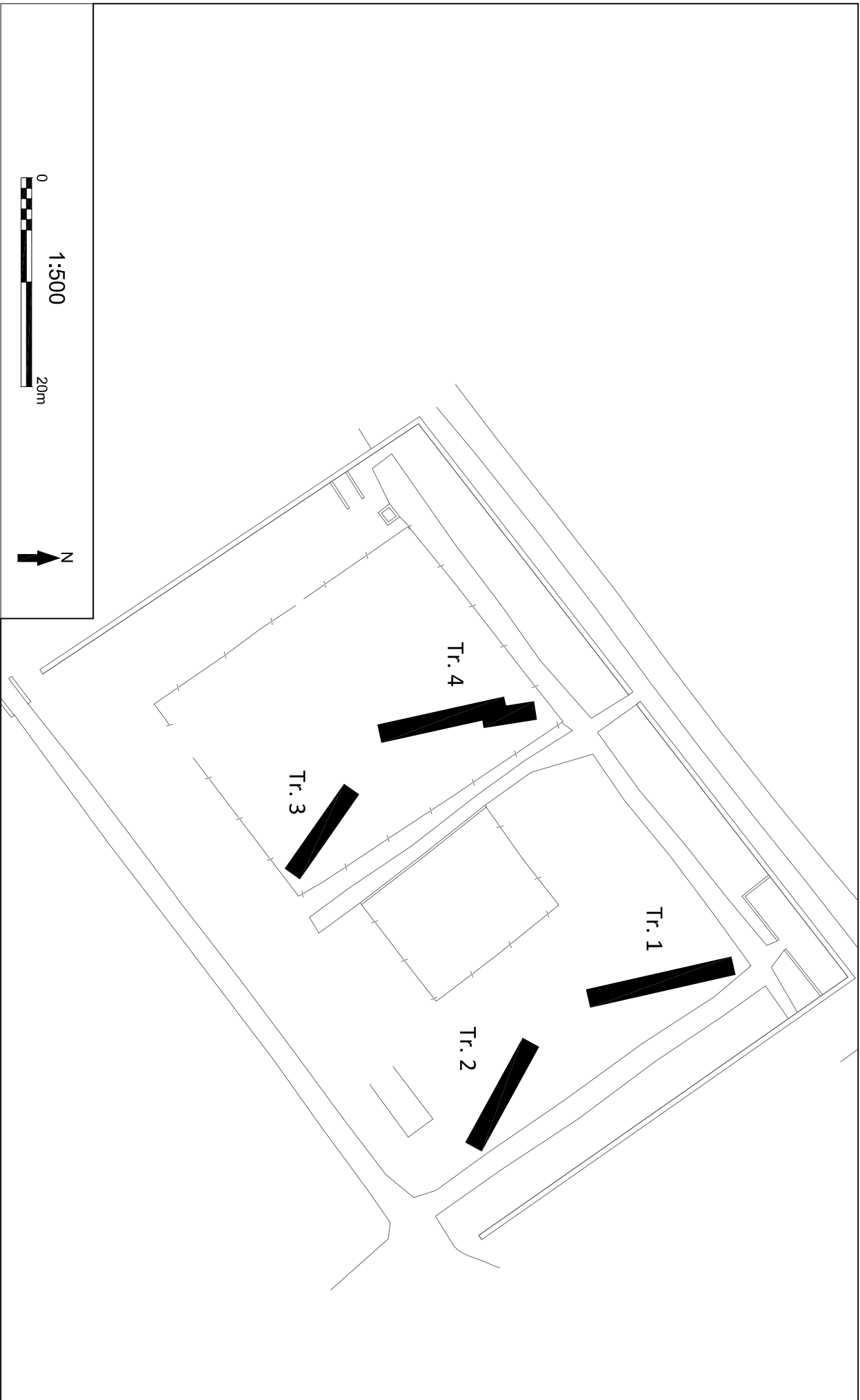


Figure 2: Evaluation trench location plan

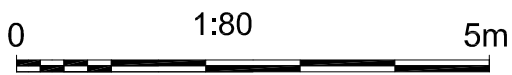
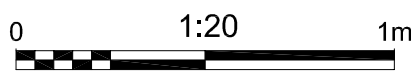
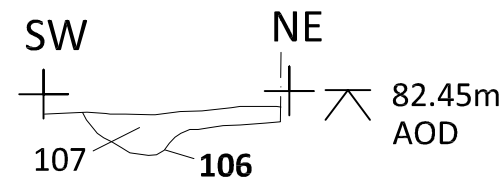
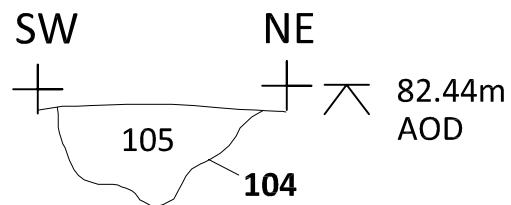
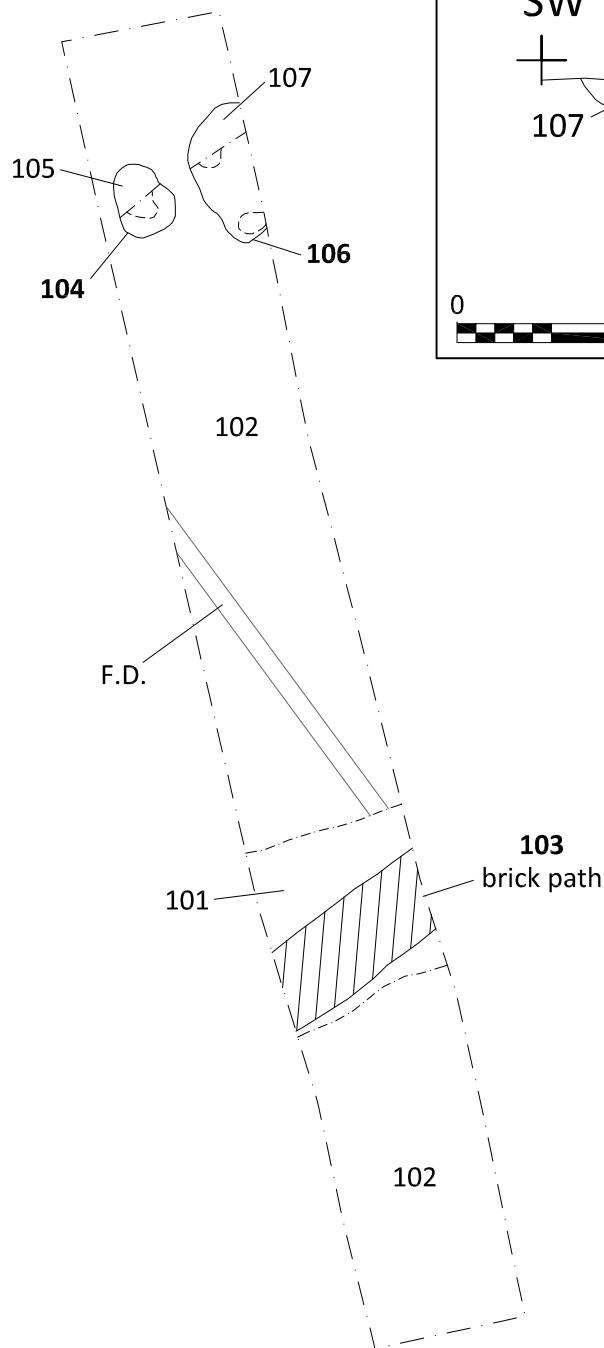


Figure 3: Trench 1



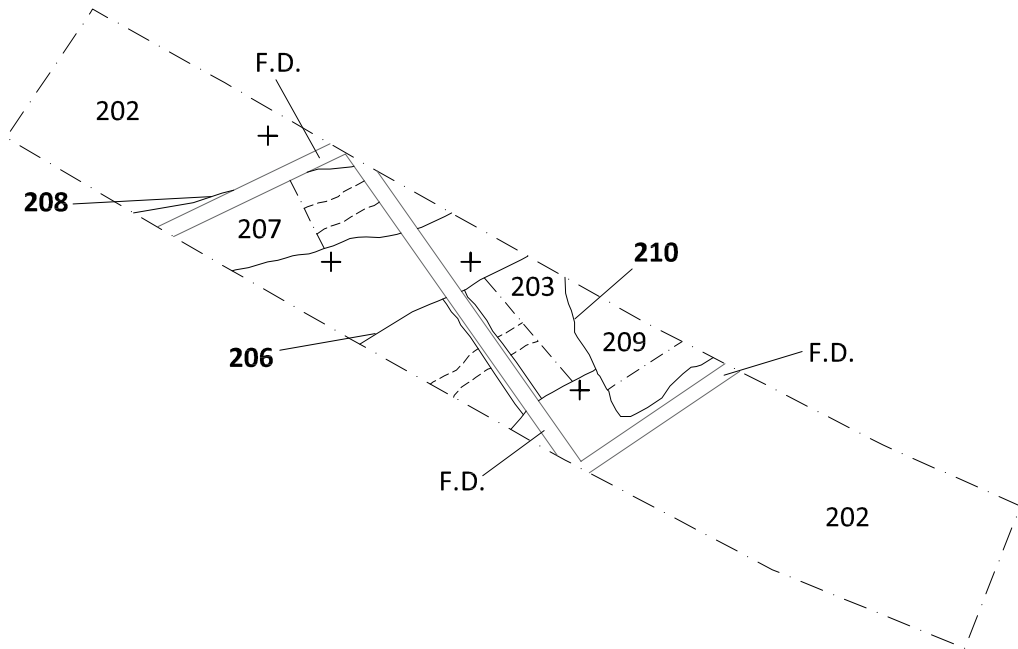
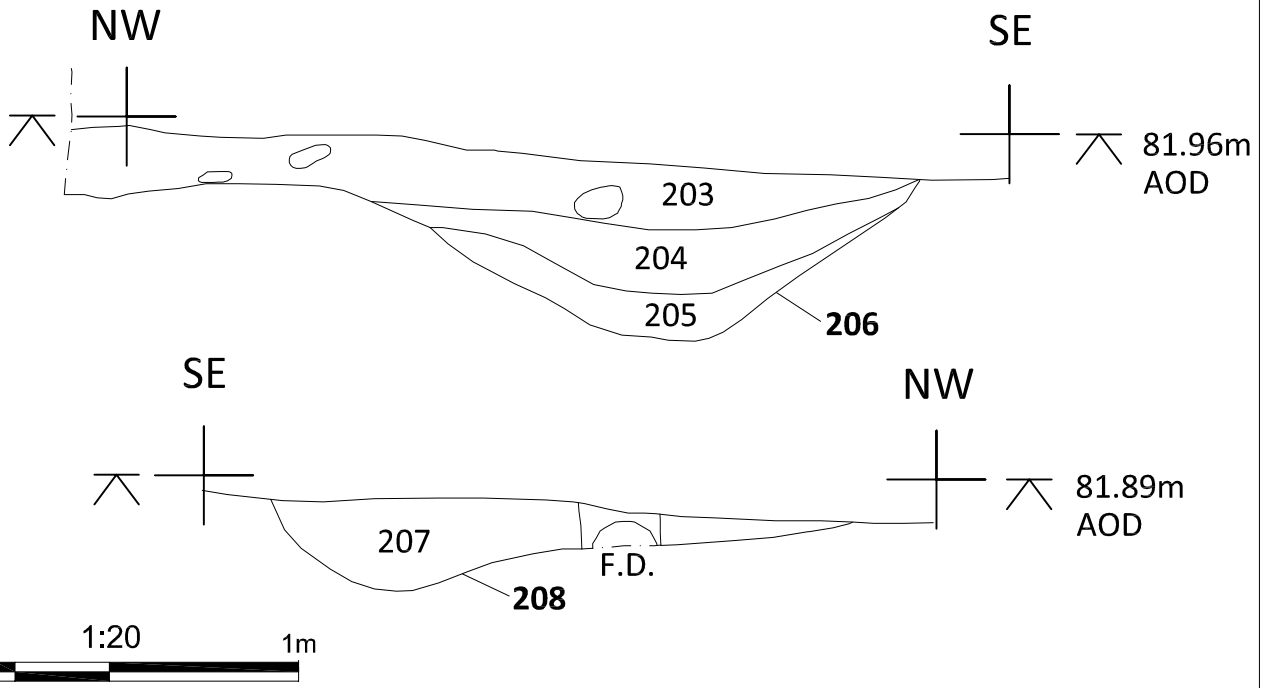


Figure 4: Trench 2

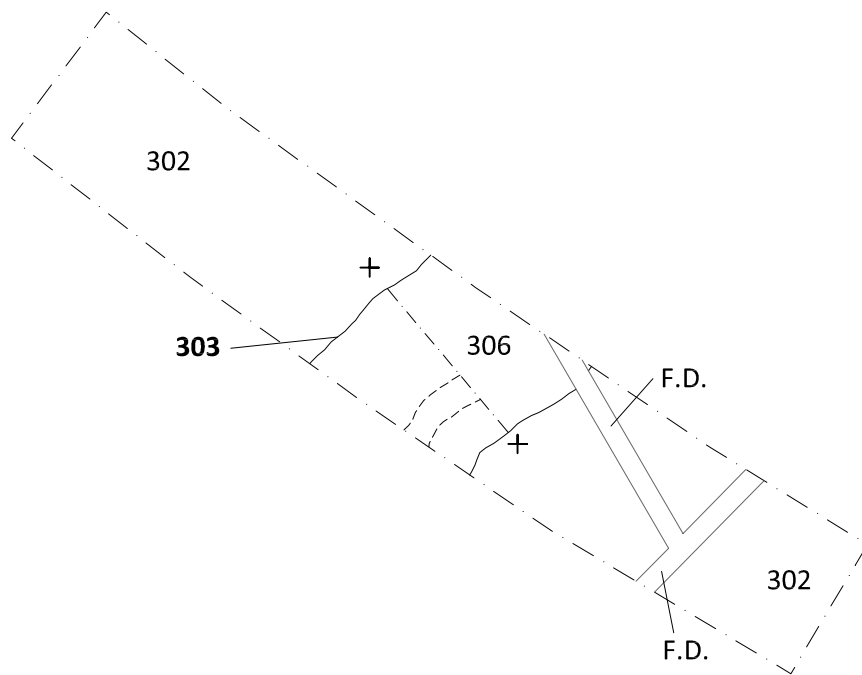
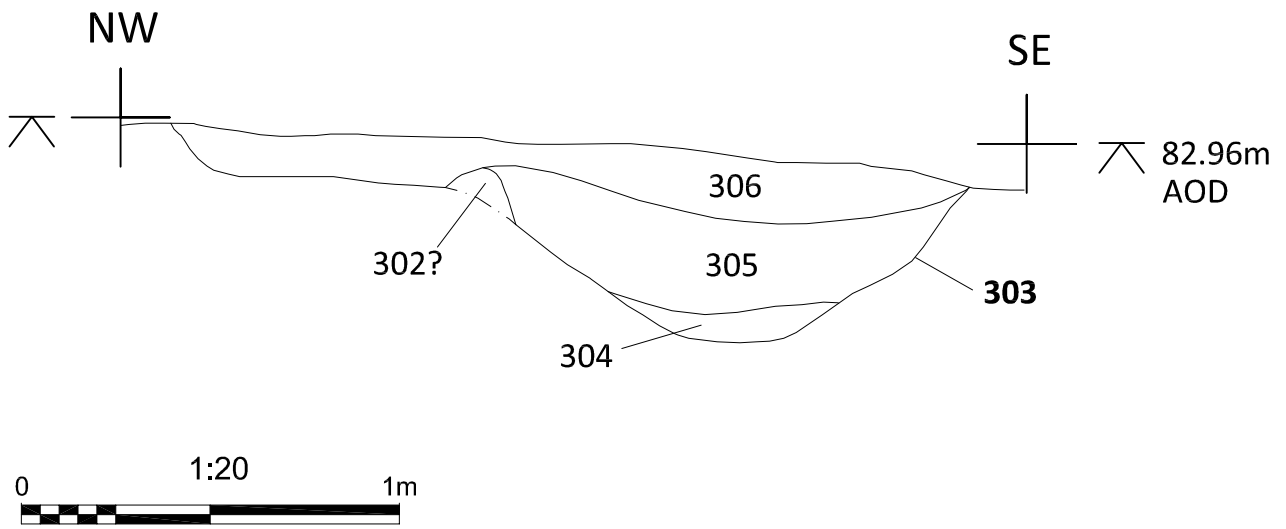
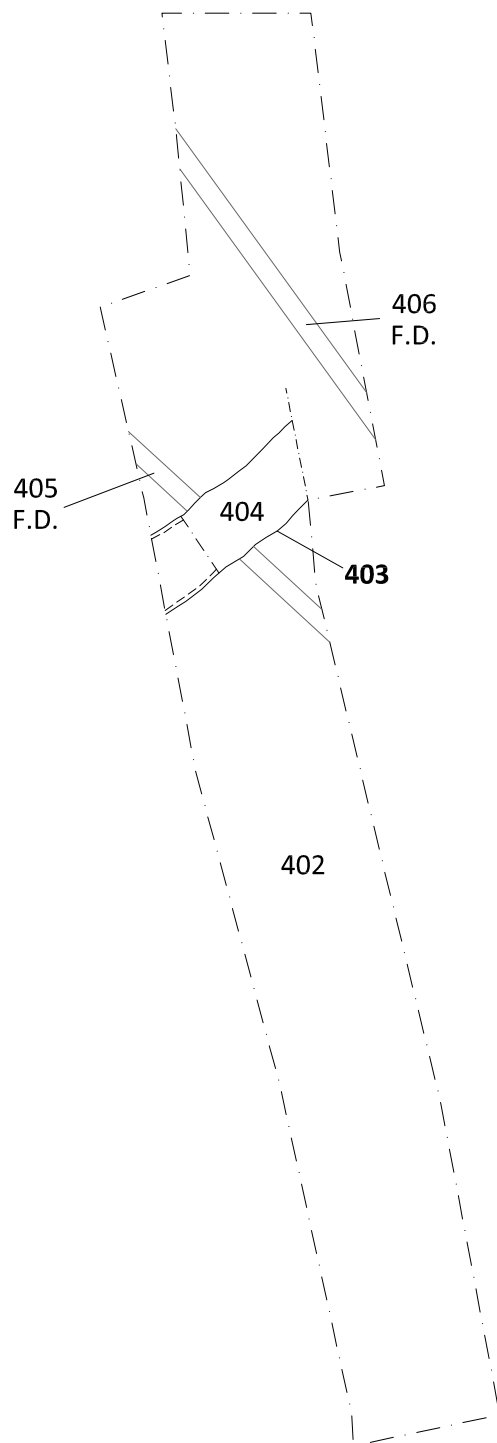


Figure 5: Trench 3



0 1:80 5m



Figure 6: Trench 4





Plate 1: Trench 1 looking N
Plate 2: Red-brick path (103)



Plate 3: Red-brick path (103) looking E
Plate 4: Garden features (104) & (106)



Plate 5: Trench 2 looking N
Plate 6: Trench 2 looking S



Plate 7: Ditch (206) & Gully (208)
Plate 8: Ditch (206)



Plate 9: Gully (208)
Plate 10: Shallow cut (210)



Plate 11: Trench 3 looking NW
Plate 12: Trench 3 looking SE



Plate 13: Ditch (303)
Plate 14: Ditch (303)



Plate 15: Trench 4 looking N
Plate 16: Garden feature (403) pre-ex.



Plate 17: Garden feature (403)
Plate 18: Garden feature (403)