

III.—‘NEWBURN HALL’ AND ‘MANOR HOUSE,’ NORTHUMBERLAND.

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(Read on the 24th February, 1915.)

The drawings illustrating this paper were made almost twenty years ago on the occasion of two visits to Newburn in company with the late Mr. Cadwallader J. Bates. At the time of the survey it was feared that the remaining fragment of the hall would give place to contemplated extensions at Messrs. Spencer's Steel Works, in the midst of which it still stands.

At the beginning of last century Newburn hall comprised three sides of a square, open to the north, and was then occupied by a farmer and other tenants. It is easily recognized in T. M. Richardson's coloured print of the ‘Village of Newburn,’ wherein the hall is to be seen in the foreground amidst picturesque surroundings, the church and manor house in the middle distance, and on the sky-line, on the opposite bank of the river, the spire of Ryton church. On November 5, 1891, the east wing, then used as a pattern shop, was destroyed by fire. Only the west wing, much altered, and the walls abutting thereon of a portion of the south wing now remain (see the plan fig. 2).

The nucleus of the hall was a pele tower, the basement floor of which is intact. It occupied the south-west angle of the group of buildings, resembling in respect of development the extensions made about the towers at Halton, Dilston, Chipchase, Welton and elsewhere, wherein the examples of early additions were due to the current improvement in domestic architecture

¹The terms ‘hall’ and ‘manor house’ are here used because the two structures have been so known.

during the Tudor period, and later to the impetus given to building operations following on the union of the crowns. In point of size the tower corresponds closely with the vicar's pele at Corbridge² and Halton tower.³ It is constructed of stones in courses, with large quoins at the angles, several of these being reused Roman stones. In common with like structures it would, no doubt, in addition to the basement and mutilated upper storey,

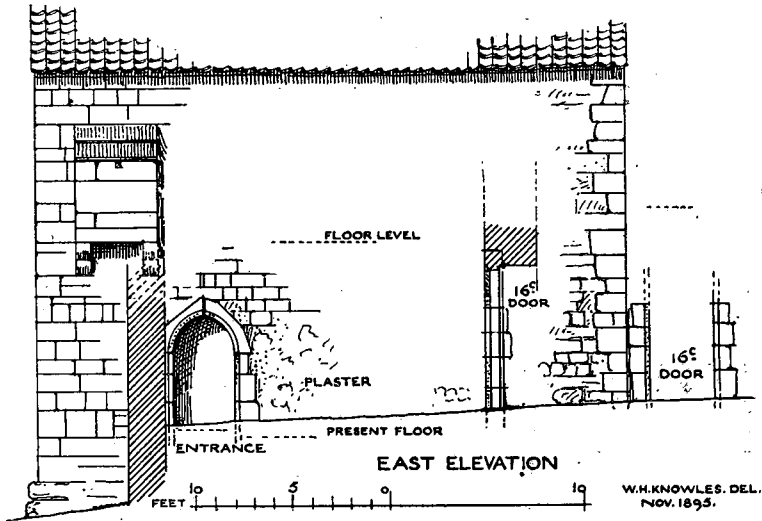


FIG. 1.

possess one or more floors, surmounted by an embattled parapet. The character of the work is observable on the east elevation (fig. 1), where the pointed entrance in two arch stones is depicted, and a projecting garderobe, useable from the upper floor, carried by two oversailing corbels, rounded on the underside, and roofed with broad weathering stones. The basement floor, constructed of masonry too solid to be easily interfered with, measures, on

² *Arch. Ael.*, 2 ser., vol. XIX, p. 172.

³ *New Hist. of Northd.*, vol. x, p. 411.

the exterior, 30 feet 9 inches from north to south, and 25 feet from east to west, and on the interior 20 feet 8 inches by 16 feet

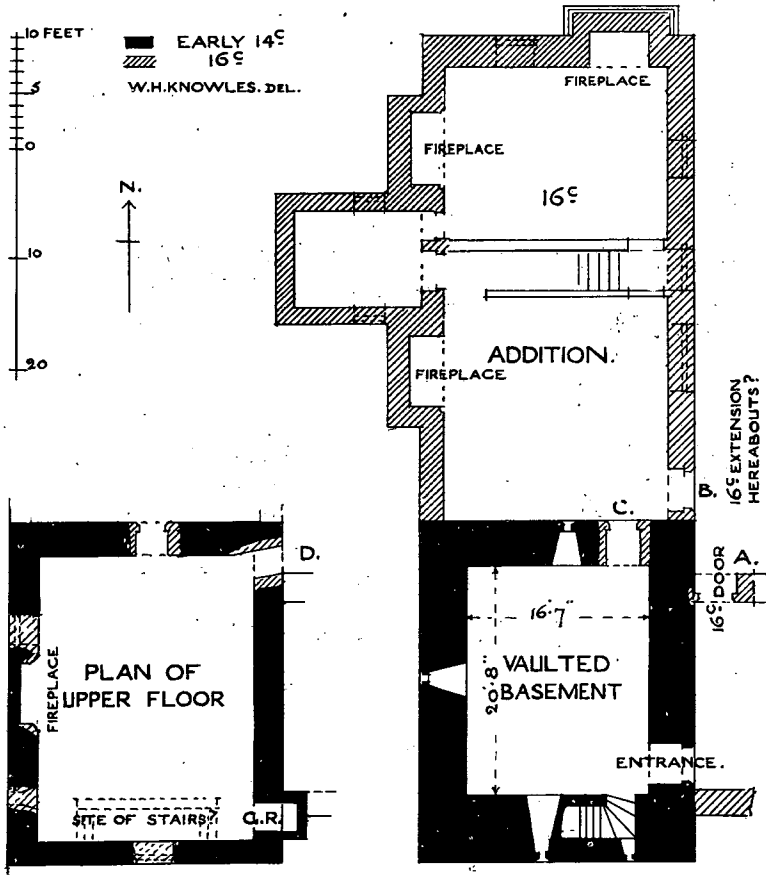


FIG. 2.—PLAN.

7 inches. As is customary in such structures, it is vaulted with a segmental (almost semi-circular) roof. The entrance is on the east side by a pointed arched door with flat rear arch. The usual

long holes for the accommodation of the stout bar for securing the door, are here absent. Three small windows, on the north, south, and west⁴ sufficed for light and ventilation; they have

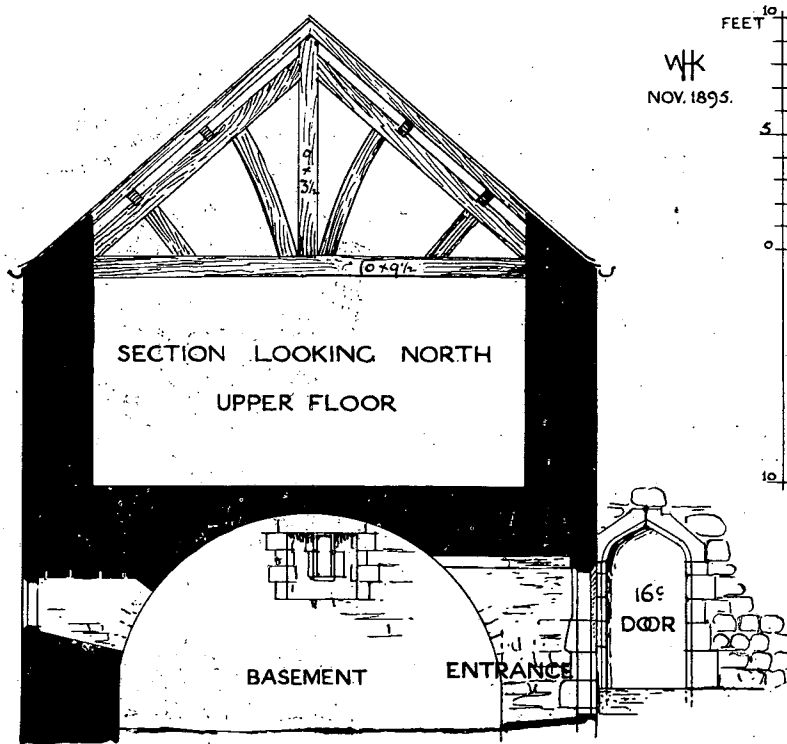


FIG. 3.

square rebated jambs and head, and large flat stones to the soffit of the recess (fig. 3). The tower is protected by a single door, and the staircase leading to the upper floor opens strangely off

⁴ It was in the west jamb of the south window that the centurial stone discovered in 1887 occurred. *Arch. Ael.*, 2 ser., vol. XIII, p. 192.

the vault. As may be observed in the plans already referred to, it is not arranged as was almost universally the case immediately within the outer door. The staircase is in the south wall. It led by a straight flight of steps to the first floor, and was probably so continued to the upper floor or floors. Of the upper floor only the outer walls exist, with the projecting garderobe, arranged as at Corbridge at the foot of the stairs proceeding to the floor above.

In the sixteenth century, the tower was combined with a range of buildings on its north side, and on its east side at the point 'A.' The northern block is about 40 feet in length, and contained three large fireplaces, with a flat four-centred arch mould, within a square headed moulding, enclosed on the exterior with grouped chimney stacks, having chamfered and weathered courses (fig. 5). On the basement floor, the connexion with the tower was by a four-centred arched door *C*, at the north end identical in shape with the door at *A* (see the section). On the upper floor, openings were broken into the tower at the north end and at the north-east angle *D*. At the same time a fireplace,

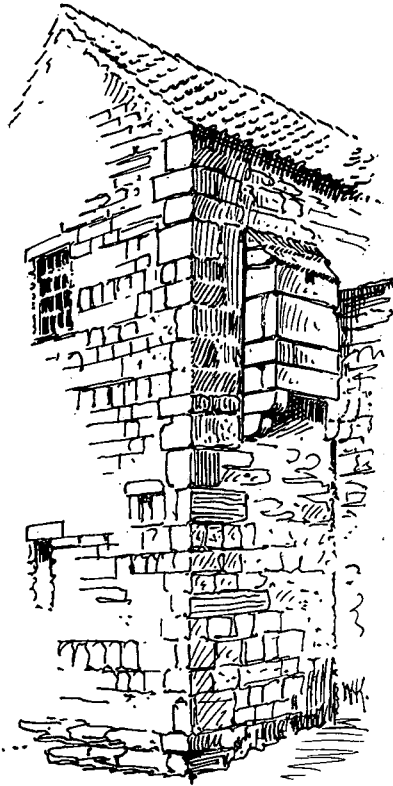


FIG. 4.

At the same time a fireplace,

similar to those just mentioned, was inserted in the west wall of the tower.

During the fifteenth and sixteenth centuries domestic architecture developed in England. The chief feature of the plan was the hall, with its 'screens' at one end forming the entrance, and giving access to the kitchen and pantries, and at the opposite end to the private or withdrawing rooms.



FIG. 5.—FROM THE NORTH-WEST.

Although the group of buildings about the tower, in their last known form, comprised three sides of a square, the south wing being in line with the south side of the tower, it is evident, whatever the earliest additions may have been, that in the sixteenth century they were not precisely on the same lines as those which existed a century ago.

The evidence provided by the arrangement of the door openings, *A*, *B*, *C* and *D*, on plan, suffice to show that in the sixteenth century the connexion with the existing wing was to the

north of the door *A*, and not to the south as latterly. The door *A* has its exterior face to the south; and the door *D* was only accessible from a building occupying the space on the north side of the wall, of which the door *A* is part (see plan and section). Considering the exceptional number of fireplaces grouped so closely together in the western block, it is almost certain that

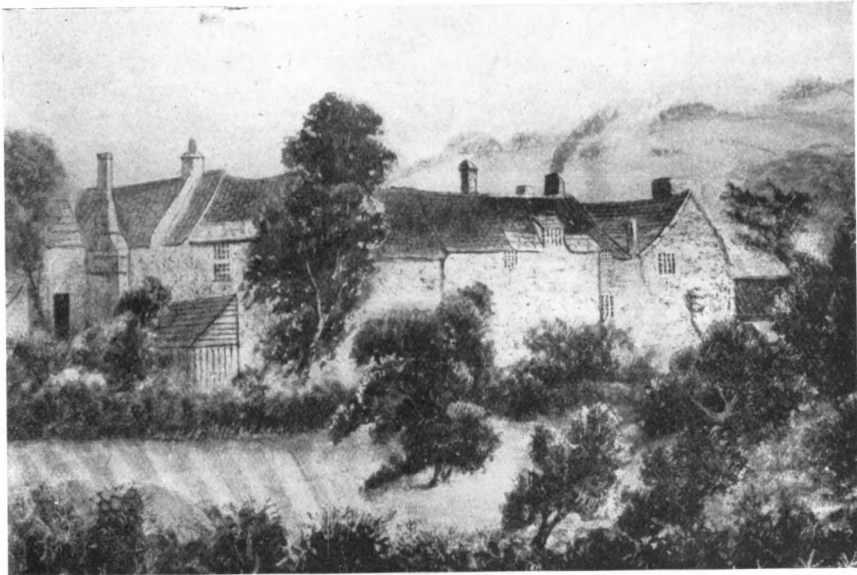


FIG. 6.—FROM THE SOUTH-WEST *circa* 1850.

this was the kitchen wing, entered by doors in the east wall, one of which remains at *B*. Such being the case, may not we infer that the door *A* opened on to the 'screens' of a hall which projected on the eastern side; and that the door *D* on the upper floor was reached from the gallery over the 'screens.' The wall adjoining the tower entrance, contiguous also to the garderobe over may, with great probability, have enclosed the barmikin.

When the south wing (demolished in 1891) was formed it would be easier to adapt, because the span for the joists and the roof was possibly less than that of the conjectured hall.

From a very early period, Newburn was a place of importance, possibly due to the fact that the river was here fordable, the nearest point west of Newcastle at which it could be so crossed. It is highly probable that the Romans made use of the ford, as traces of a road have been recorded, leading to it from a point on the Roman Wall near to West Denton. The name Newburn appears as Nieweburc in 1204, and seems to have undergone the same change as Sockburn and Brinkburn, anciently Soccasburg and Brincaburch.⁵

In pre-Norman times Newburn formed, with Warkworth, Corbridge and Rothbury, part of the patrimony of the Saxon earldom. It was at Newburn, where a feast was prepared to welcome him on March 12, 1067-8, that earl Copsi was murdered by his competitor, Oswulf of Bamburgh, who had been deprived of the earldom. In 1200-1 king John granted Newburn in fee farm to its burgesses, and during his reign Newburn paid for borough ferm 30*l.*, when the total for the six northern boroughs equalled 181*l.* In 1205, Robert fitz Roger, a favourite of king John, and sheriff of Northumberland, received the grant of the manor of Newburn, which descended with others to John fitz Robert (de Clavinging) baron of Warkworth.⁶ Owing either to inherited debts or extravagance on the part of John de Clavinging, his estates were alienated, and, on his death, without male issue, 'saving the dower of Hawisia late the wife of the said John de Clavinging' the northern manors and lordships reverted to the king, Edward III, who on the 2 March, 1328-9, granted them to Henry Percy of Alnwick,⁷ 'for and in consideration of his noble service done at the Battel of Durham.'

⁵ *New Hist. of Northd.*, vol. x, p. 28*n.*

⁶ *Ibid.*, vol. v, p. 24.

⁷ *Cal. Pat. Rolls*, 1307-1313, p. 401, and *Cal. Close Rolls*, 1330-3, p. 390.

The subsequent history of the manor of Newburn is that of the various possessions of the earls of Northumberland, which consequent on their activities in war and politics, were on occasion forfeited and restored as is more particularly set out elsewhere.

On the 23 March, 1332-3, confirmation is made of an indenture, dated 28 January in this year and witnessed by Roger Heron and others, whereby 'Henry de Percy, lord of Alnewyk, granted to Ralph de Neville, for life, in consideration of his stay with him in peace and in war, the manor of Newburn, Northumberland, with the appurtenances and leave to make his profit of sea coals found therein.'⁸ It is highly probable, because of his father's residence at the place until 1536, that the birth occurred at Newburn in 1528, of the Blessed Thomas Percy, seventh earl of Northumberland,⁹ and in 1532, of his brother, Henry the eighth earl. They were sons of Sir Thomas Percy,¹⁰ who was executed for participation in the pilgrimage of Grace, and nephews of Henry Algernon, the sixth earl.

The following extracts are from surveys made in 1559 and 1622.¹¹ They recite the situation, area, and value of the manor during the sixteenth century when occupied, firstly by Cuthbert Carnaby, and afterwards by his assign, Thomas Musgrave; the area in each case is 340 acres and the rental 20*l*.

In 1559 the manor and demesne lands, including a house, an

⁸ *Cal. Pat. Rolls*, 1330-1334, p. 261, and *Cal. Close Rolls*, 1330-3, p. 390.

⁹ Collins, *Peerage*, 1779, vol. II, p. 386.

¹⁰ By his wife, Eleanor, daughter and heiress of Guiscard Harbottle, of Beamish, Durham, Sir Thomas Percy had left two sons and one daughter, who, on their father's attainder and execution, appear to have been thrown upon the charity of their friends (Fonblanque's *Annals of the House of Percy*, vol. I, p. 3). 'Of the two brothers it would not be easy to draw a stronger contrast than is presented by the characters of "Simple Tom" and "Cruel Henry."' *Ibid*, vol. II, p. 126.

¹¹ For these I am indebted to Mr. J. C. Hodgson, who made them by kind permission of the duke of Northumberland.

orchard, a garden, a dove-cote with barns and other houses and 40 acres of arable meadow and pasture land, together with the water mill called Lamav mill was demised to Leonard Musgrave for a term of 41 years at 20*l.* per annum, and 6*s.* 8*d.* for the water mill, payable at the feast of St. Peter ad Vincula and the Purification of the Blessed Virgin, in equal proportions.¹²

The survey of 1559 sets out that:

'The towne and manor of Newburne: 'tis situated in the south innerwarde in a very fertill soyle upon the ryver of Tyne fower myles west from the towne of Newcastle, and extendeth it selfe into Newburne, Walbattle, Butterlaw, Dewley, Throckley *alias* Throcklaw, and was sometime parcell of the landes and possessions of John Lord Clavering as before in Warkworth is declared.

The lord hath there a great and good demeyne lying severall for the most parte upon the ryver of Tyne cont. by estimacon in arrable lande, meadow and pasture cccxl acres and is of the yearely ancient rent of xx^{li} soe demised to Cuthbert Carnaby for terme of lllj^{xx}, xix [viz., 99] yeares by indenture dated the day of in the yeare of King Henry the viii and is worth to be letten, if the said lease were expired, by yeare for lxvii^{li} xiii^s iiiii^d.'

Thomas Musgrave gent. assigne of Cuthbert Carnaby esq. holdeth by indenture for terme of yeares yet enduring the scyte of the mannor well and sufficiently builded with stone and covered with slate, an orchard, a garden and a dove-coate with barnes and a garth adjoining, one close of arrable land, meadow and pasture, now devided into iij called the Woodfield one close of pasture and arrable land called Broomfield, one close of arrable land meadow and pasture called the Fencefield another close of arrable land meadow and pasture called the Todhill one close of meadow nere Lamedon House called Calfe Close another close of meadow called Cow Close one close of meadow

¹² Scitus manerii et terra dominicalis. Terra dominicalis. Est ibidem scitus manerii bene et sufficienter cum domibus ex lapidibus constructis et tegulis vocatis slaytes bene coopertis, unum pomarium, unum gardinum, unum columbarium, cum horreis et aliis domibus et quadraginta acris terre arabilis prati et pasturae, pars est de dominica terra vocata le Demaynes (xx^{li}) cum uno molendino aquatico vocato Lamau mylne dimisa Leonardo Musgrave pro termino annorum per indenturam datam xiii die Augusti anno xx Henrici viii pro termino xli annorum reddendo per annum ad festa sancti Petri ad Vincla et Purificationis Beate Marie Virginis equis portionibus xx^{li} vj^s viij^d.

called East Haugh . . . another meadow called the West Haugh . . . a close of arable land and meadow lying within the West Haugh aforesaid called Shooting Nooke . . . a little milne called Lamedon Mill and renteth by yeare at the Feasts of Th'Annunacion of the Blessed Virgine Mary and St. Michael Th'Archangell equally xx^{li} vi^s viii^d.

From the same source are the items below :—

Thomas Bates gent. holdeth by indenture of the Right Honorable. Henry Earle of Northumberland for the termes of xxi yeares . . . one parcell of meadow called Stintes Meadow *alias* Tench Meadow . . . and renteth by yeare at the termes aforesaid x^s.

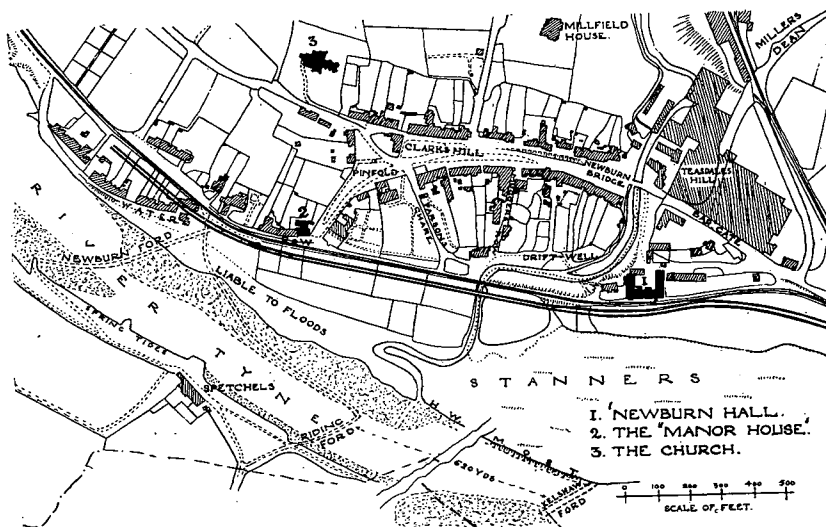


FIG. 7.—PLAN OF NEWBURN SHEWING FORDS, ETC.

Marke Errington gent. holdeth their a parcell of ground called the Chappell on the Hill . . . and renteth by yeare at the feasts aforesaid iii^s.

Cuthbert Anderson holdeth their a cottage and a parcell of ground called Wolfes Garth *alias* Vinpes Garth . . . and renteth by yeare at the termes aforesaid xii^d.

The survey of 1622 records the following items :—

Newborne. The Lord hath there a great and large demayne lying severall for the most part upon the river of Tyne contayning by estimation iii^c xl [340]

acres in arable meadowe and pasture; and is of the auncient yearlyly rent of xx^{li}, soe demised to Cuthbert Carnaby for terme of iiiij^{xx} xix [99] yeares by indenture dated the xiiij day of February in the 27th year of King Henry viij: and if the said lease were expired would be worth to the letten p. ann. lxvi^{li} xiijs^s iiiid.

In 'A General Surveyor and Rental without Date,' the area of the manor has according to the summary considerably increased. Newbourne Demesnes. Zacharia Gee, late Sr Orlando Gee, his father, holdeth by indenture for terme of yeares Newbourne demesne, viz., the Hall and hall-garth cont. by estimacon 2 ac. 3 r. 20¹/₆ p. . . . in all 547 ac. 3 r. 36¹/₆ p.

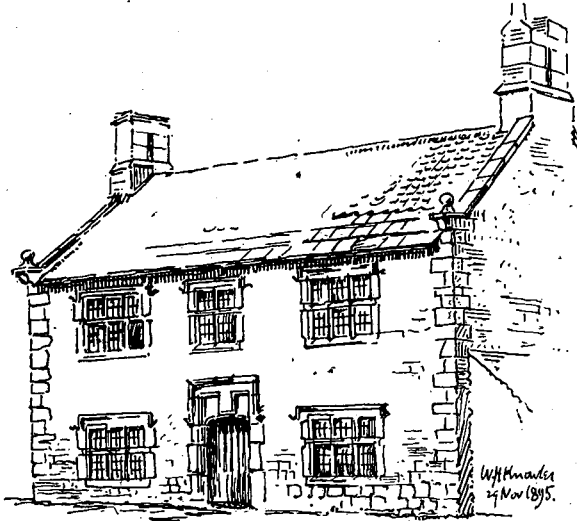


FIG. 8.—THE 'MANOR HOUSE' FROM THE SOUTH-WEST.

In 1331 it is stated that Ralph de Nevill was licensed to work coal in the manor of Neubourn.¹³ At the time of the civil wars that industry had clearly attained to considerable dimensions, as may justly be inferred from the communication under date February 19, 1638-9, made by Sir Jacob Astley to secretary Windebank, when advising on the disposition of the

¹³ *Cal. Pat. Rolls, 1330-1334, p. 261.*

Royalist troops. He says 'There is a common ford by this town (Newburn) and it would be a great help if a bridge were formed by the many boats or keels used for transport of coals. Also, for a train of artillery, this place affords many horses,

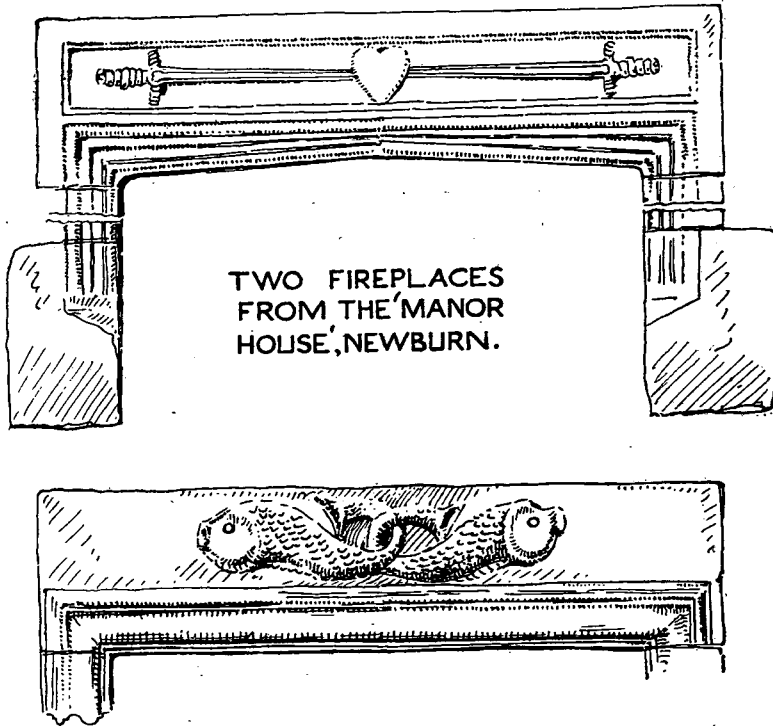


FIG. 9.

which they use in their coal mines, that upon a sudden occasion could be employed for his Majesty's service.'¹⁴

The ford mentioned (see fig. 7) was not used by the Royalist troops at the battle of Newburn in the following year, but by

¹⁴ *Cal. State Papers Dom.*, 1638-9, p. 483.

the Scots under general Lesley, when he routed the English army under lord Conway, who had erected earthworks on the haugh land on the south side of the river. The ford was used in 1644 by lord Leven when Marley and his fellow townsmen held Newcastle. The passage through Newcastle being barred, it was also used by David, king of Scotland, when, in 1346, he was proceeding to Neville's Cross.

THE 'MANOR HOUSE' (?)

This picturesque building of *circa* 1600 is worthy of note. It was locally known as the manor house and was demolished in 1909. The arched door, the mullioned windows, and the chimney stacks which surmounted the gable were all of simple and effective detail. Within were two fireplaces, one contemporary with the building, the other a century later in date. These are now preserved at Alnwick castle.

NOTE.

By the middle of the 18th century the demesne lands of Newburn were split up and held by various tenants.

Mrs. Lydia Bell of Newburn, widow, by lease dated 4 March, 1765, held the Hall with its offices and garden and various closes known as High Haugh, Low Haugh, Tow Close, Thorney Close, Letchwood, Pismore-hill, Cockshott-hill, etc.

William Aynsley of Duly House, parish Newburn, yeoman, by lease dated 2 September, 1765, held part of the demesne comprising a farm house, Fell Close, Haverfield, Round hall, etc.

John Beaumont of West Denton, gent., by lease dated 2 March, 1767, held Hill Head farm, being a part of Newburn hall demesne, comprising a farm house and closes named Hubbock's Holes, Chapple House field, etc., etc.