

**WALWICK HALL HOTEL**  
**WALWICK, HUMSHAUGH, NORTHUMBERLAND**

ARCHAEOLOGICAL WATCHING BRIEF  
DURING DEVELOPMENTS 2015-2016

**May 2017**



*Prepared for Doonan Architects on behalf of Ms Rachel Batson by*

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**GRID REFERENCE:** NY 9015 7065  
**OASIS REFERENCE:** **alanwill1-285656**  
**FIELDWORK DATES:** 2015-2016  
**PLANNING REFS:** SMC: S00118243 NCC: 15/00440/FUL; 15/01390/FUL;  
1502987/FUL  
**NCCT REFS:** T29/2; 21908; T29/2; 22436; T29/2; 24050

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## **SUMMARY**

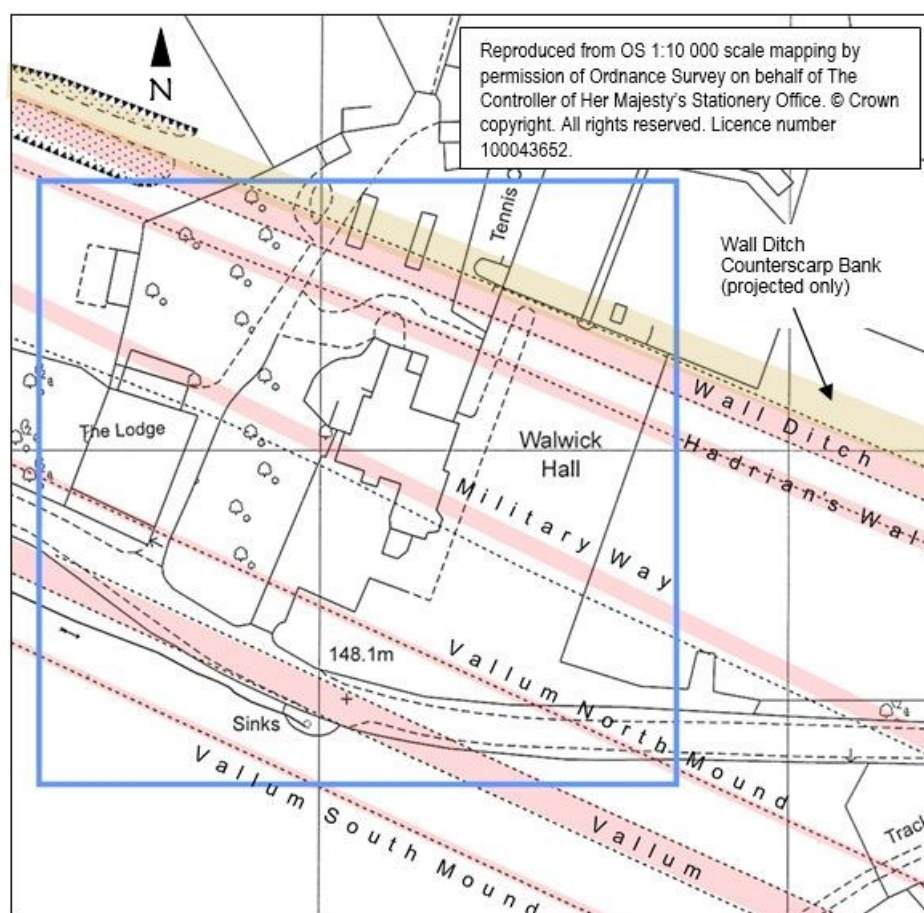
*Walwick Hall, within the parish of Humshaugh, Northumberland lies along the line of Hadrian's Wall and its associated frontierworks. A series of developments, involving three planning applications (15/00440/FUL, 15/01390/FUL and 15/02987/FUL) and including works in a scheduled area (SM 26052) were carried out over 2015 -2016 in the grounds of the hall as part of the change of use from private dwelling to hotel. The following report describes archaeological monitoring works carried out intermittently alongside these developments over a period of 12 months in 2015-2016.*

*During earlier archaeological input on the property and its grounds in 2008, the line of the Military Way was located to the east of the hall during evaluation trenching. No archaeological remains were uncovered during monitoring of groundworks for the present developments which included the construction of a combined swimming pool and gym, bio-mass plant with boiler building and a spa facility to the north of the hall; insertion of a ramp between the western drive and the forecourt; realignment of a roadside boundary wall to the south along the B6318 Military Road and insertion of a new package treatment plant to the south-east of the hall. Previous building campaigns and terracing works around the site had extensively disturbed and truncated much of the area and removed any upstanding remains of the Roman frontierworks. The survival of the Wall Ditch across the area is likely although its exact course was not verified.*

## 1. PROJECT BACKGROUND

### 1.1 This Report

A series of developments, involving three planning applications (15/00440/FUL, 15/01390/FUL and 15/02987/FUL) and including works in a scheduled area (SM 26052) were carried out over 2015 -2016 in the grounds of the grade II listed Walwick Hall, Humshaugh, Northumberland facilitating change of use of the hall from private dwelling to hotel. The following report describes archaeological monitoring works carried out alongside these developments.



**Figure 1:** Walwick Hall and environs showing the projected lines of the components of the Hadrianic frontier across the development area. The blue square locates figure 2. 100m grid.

### 1.2 Developments

Developments included a range of refurbishments to the building as well as the construction of new service ranges within the grounds, infrastructure works and limited landscaping. No archaeological monitoring was required alongside works to the building. Works monitored within the grounds (see figure 2) included:

#### **Planning Application 15/00440/FUL:**

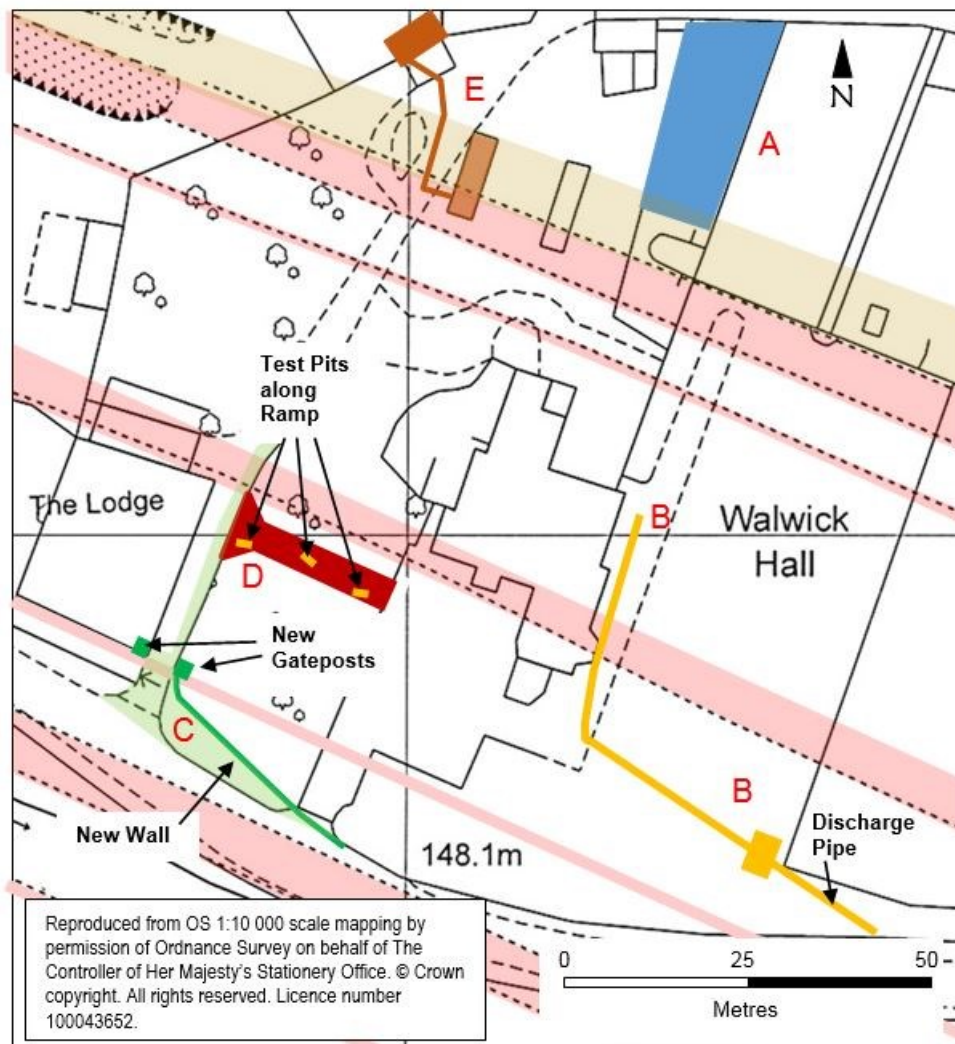
- A. Construction of a combined swimming pool and gym to the north of the hall;
- B. Installation of a package sewage-treatment plant immediately to the south-east of the hall;
- C. Installation of new gateposts at re-located entrance to the drive south of the hall, dismantling and rebuilding of the roadside wall to widen the entrance to the drive, and widening the drive (within scheduled area);
- D. Construction of a vehicular access ramp falling from the drive to the forecourt south of the hall.

**Planning Application 15/01390/FUL:**

- E. Construction of bio-mass boiler-plant building with connecting pipework to existing boiler in standing range (outbuilding 1) north of the hall.

**Planning Application 15/02987/FUL**

- F. Conversion of outbuilding 2 to spa facility.



**Figure 2:** Walwick Hall showing developments as per planning applications. Letters A to E in red refer to developments itemised in section 1.2 above. Projected courses of the components of the Hadrianic frontier across the development are as on figure 1.

## **2. HISTORIC BACKGROUND**

### **2.1 Walwick Hall**

Walwick Hall, predominantly of eighteenth century date but with some earlier fabric and extended in the nineteenth century, is a grade II listed building. It lies within gardens and woodland to the north of the B6318 (Military Road) west of Chollerford and immediately to the west of a dog-leg in the course of this road at NY 9015 7065. Walwick Hall Lodge lies a little to the west of the hall and a number of associated buildings sit to the north. Other listed components of the hall (both grade II) are the gate piers, attached boundary walls along the B6318 and a stone sundial in the forecourt to the south of the hall.

### **2.2 Hadrian's Wall Corridor**

Walwick Hall lies within a very significant archaeological landscape. The second-century complex of Roman frontierworks, the Wall, Wall Ditch (possibly with its frequently associated counterscarp bank), Military Way and the Vallum and its associated north and south mounds can be projected to run across the hall and its grounds (see figure 1). Most of the course of this frontier is scheduled although, as is common practice, the developed area of Walwick Hall and its ranges and gardens are excluded from the monument. The scheduled monument (in this area SM 26052) deviates around the hall and slightly to the north of the Military Road. Unscheduled areas are protected by national planning guidance (which notes that there will be a presumption in favour of the physical preservation of nationally important archaeological remains) and by local policies. All the area of the Wall and the associated military corridor apart from limited urban areas has also been designated by UNESCO as a World Heritage Site and therefore of international significance.

## **3. ARCHAEOLOGICAL POTENTIAL: PREVIOUS WORKS**

Archaeological evaluation and monitoring has been carried out at the hall during earlier developments (figure 3). This included the excavation of 4 trenches to the east and west of the hall in 2008 (Event No. 14258) by The Archaeological Practice; Monitoring of development works at Walwick Lodge in 2009 (Event No. 14336) by AWA and monitoring of NEDL cable trenching in the grounds of the hall and during clearance of trees towards the south end of the western drive also in 2009 (Event No. 14570) again by AWA. Although, as mentioned, almost all the components of the Hadrianic Frontier can be projected across the development area, this archaeological monitoring and evaluation only located physical remains of the complex to the east of



the hall (The Military Way in 2008, figure 3, trench 1). No remains were located to the west, south or north of Walwick Hall. Although it seemed possible that all traces of the frontier works had been eradicated in these areas by construction of the hall and landscaping of its grounds, this was not certainly the case and archaeological monitoring was set in place to establish the position. All works along the line of the B6318 Military Road lay within SM 26052 and therefore subject to scheduled monument consent.

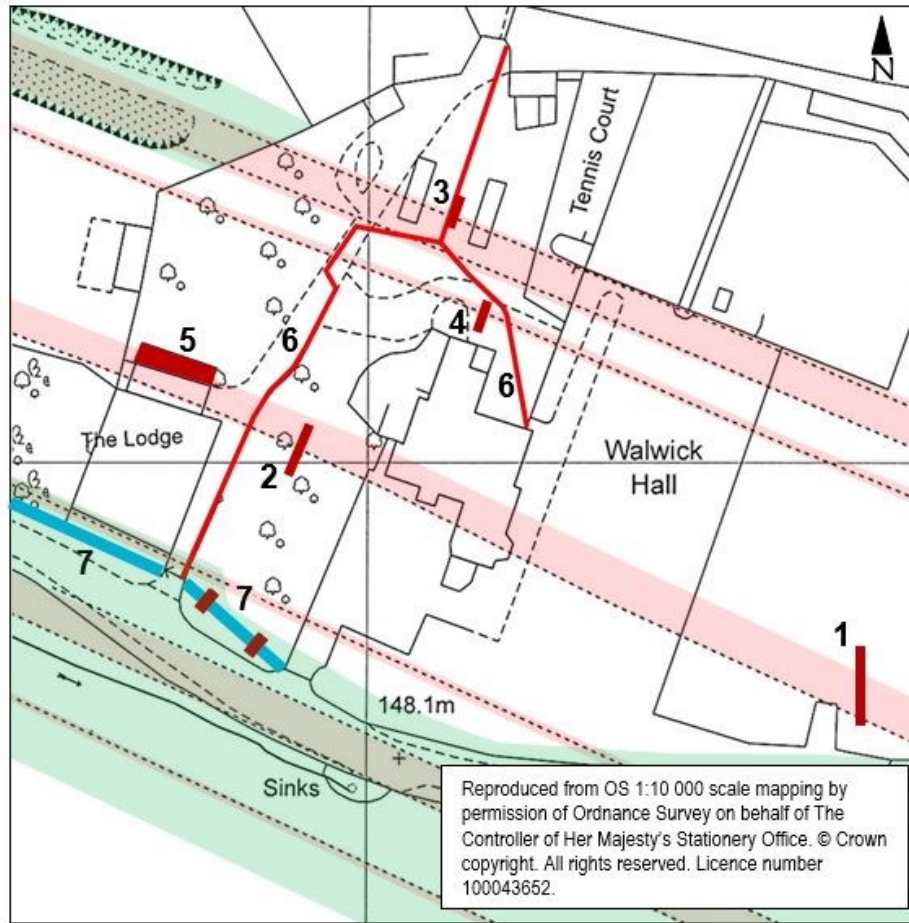
#### **4. REQUIREMENT FOR ARCHAEOLOGICAL INPUT**

**4.1** Because of the potential for the proposed works (section 1) to impact on important archaeological remains (section 2), Historic England and Northumberland Conservation were consulted for their advice by Northumberland County Council Development Management Team.

**4.2** Both Historic England and Northumberland Conservation advised that a programme of archaeological mitigation should be put in place on the current development works in light of previous archaeological input at Walwick Hall and consistent with the relevant sections of the *National Planning Policy Framework* (paragraphs 141; 176; 203-206) and as required per the terms of existing scheduled monument consent. In this instance, archaeological input would involve monitoring (a watching brief) to accompany groundworks.

**4.3** An archaeological brief was prepared for the applications by Karen Derham, Assistant Archaeologist with Northumberland Conservation (*Land at Walwick Hall, Humshaugh, Northumberland: Brief for an Archaeological Watching Brief* Ref: T29/2: 21908 and *Outbuilding 2, Walwick Hall, Humshaugh, Northumberland: Brief for an Archaeological Watching Brief* Ref: T29/2; 24050; 11/11/2015) setting out requirements including the preparation of a detailed written scheme of investigation (WSI) to be submitted for approval prior to any development works commencing.

**4.4** The purpose of the archaeological input was to ensure that archaeological remains were either preserved or adequately recorded prior to removal.



**Figure 3:** Previous archaeological evaluation and monitoring input at Walwick Hall. Scheduled area is in green tone. Numbers in bold on plan refer to: **1, 2, 3 and 4** Trenches (2008) Event No. 14258; **5** Monitoring of groundworks next to Lodge (2009). Event No.14336; **6** Monitoring of cable trenches (2009) Event No. 14570; **7** Monitoring of clearance of trees and cutting of two sondages along new line of boundary wall (2009).

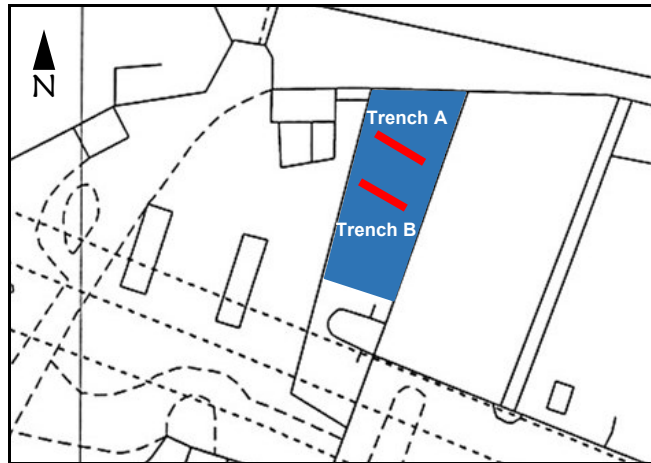
## 5. ARCHAEOLOGICAL MONITORING

### A - D Planning Application No: 15/00440/FUL (see figure 2)

#### 5.1 Swimming Pool and Gym (A)

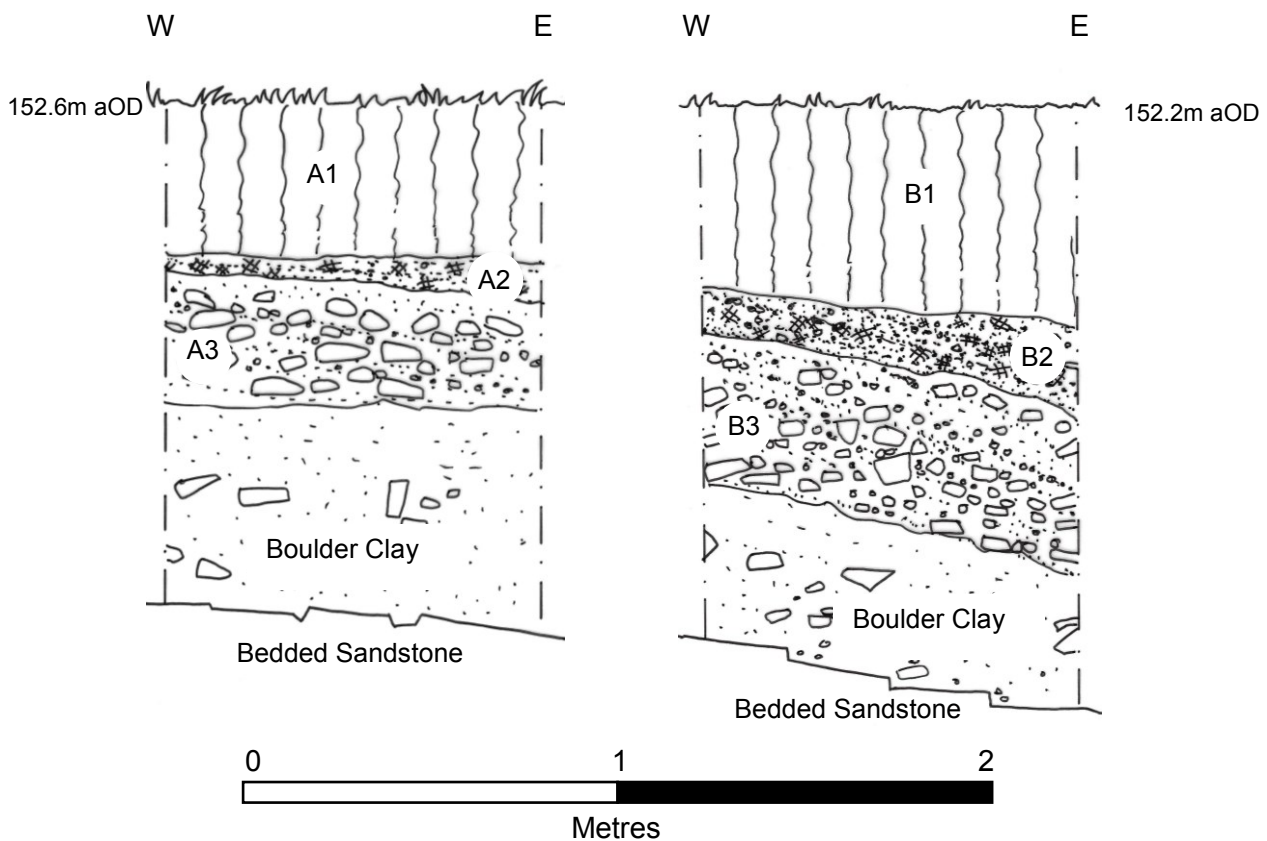
**Background** The combined swimming pool and gym is located to the north of the hall within a former walled-garden set on a terrace to the west of a tennis court. The building is low and bounded by the retained garden-walls, securing it within the landscape and with accompanying structures.

The footprint of the building lies beyond the scheduled area, to the north of the Wall Ditch but marginally within the projected extent of the counterscarp or upcast from the ditch which was formed on occasion into a coherent glacis. There is no evidence



**Figure 4:** Indicative location plan of trenches A and B within the footprint of the new swimming pool (blue tone).

for the presence of a counterscarp in open land to the east and west of the development area, nor has it been recorded in the area on the National Mapping Programme.



**Figure 5:** Sample sections of Trench A (left) and B (right). 1: 20 scale.

**Monitoring** In order to establish the likely archaeological potential of the development footprint, two trenches (A and B) were excavated east-west across the

area (figure 5). Both showed that relatively modern deposits (the deepest developed-layers contained glass and white-glazed pottery sherds) had built up over a sandy boulder clay which included fragmented sandstone. This was reached at a depth of between 1m and 1.8m, falling steadily to the east.



**Plate 1:** Trench A in Area A. Looking north-west. 1m scale.  
Sandstone bedrock at base of trench.



**Plate 2:** Trench B in Area A. Looking east. 1m scale.  
Sandstone bedrock at base of trench.

**Trench A** 7m long by 1.5m wide, 1m deep to west and 1.7m deep to east (both ends to sandstone bedrock). Dark grey-brown loose and friable garden soil [A1] overlay a thin band of dumped hearth ash [A2] which sat above a substantial dump of loose stone set in a matrix of dirty, loamy sand [A3] which contained some fragments of glazed whiteware and glass. [A3] lay directly above the natural deposit of fragmented sandstone bedrock set in a matrix of sandy clay which merged into bedded sandstone.

**Trench B** 7m long by 1.5m wide, 1.10m deep to west and 1.8m deep to east (both ends to sandstone bedrock). The sequence in this trench was very similar to that seen in A: Dark grey brown topsoil [B1] overlay a band of hearth ash [B2] which had been dumped over a substantial layer of loose stone in a dirty sandy-loam matrix [B3] over the natural deposit of fragmented sandstone in a matrix of sandy clay which merged into bedded sandstone.

**Results** There was no evidence in the trenches for a developed early topsoil over the layer of Boulder Clay. Subsequent monitoring of development groundworks confirmed this picture, suggesting there had been a fairly modern period of truncation, possibly terracing, which preceded the development of stratigraphy seen in the trenches. Because of this, there was no potential for survival of early deposits associated with the Roman Wall.



**Plate 3:** Beginning excavation for the swimming pool. Looking north.



*Plate 4: The area of the swimming pool stripped. Looking north-east.*

## **5.2 Package Sewage Treatment Plant (B)**

**Background** The new plant was to be located at some distance from the already existing sewage tank in the grounds to the south-east corner of the hall. This would have required extensive excavation for both inlet and run-off pipes as well as for the main plant. Therefore, it was eventually decided to remove the old tank and set the new, marginally larger tank in the same location. This would be fed and drained by new pipes set in the same trenches as those pipes serving the original tank.

**Monitoring** The plant was located south of the line of the Military Way as identified by evaluation in 2008 (The Archaeological Practice 2008) and north of the projected line of the north mound of the Vallum. Topsoil (0.3m deep) came down directly to a fragmented and then bedded sandstone.

**Results** No archaeological features or artefacts were seen during the works. Excavation for new pipework, within existing trench excavations, was not monitored.



*Plates 5 and 6: Excavation of the slightly enlarged pit for replacement of the package treatment plant. Red line in plate 6 indicates level of sandstone bedrock exposed across the pit.*

### **5.3 Western Drive: Roadside Wall, Gateposts and Drive (C)**

**Background** Vehicle access to Walwick Hall from the Military Road via the western entrance and drive was problematic – potentially dangerous - due to the restricted line-of-sight along the road to the east. To alleviate the problem, the road-side boundary wall, running east from the entrance way, was demolished and pivoted northwards from a point immediately to the west of the forecourt (eastern) entrance. The drive was also widened to 4m.

Adjacent to the entrance, works were subject to scheduled monument consent lying within SM No 26052, lying between the projected courses of the Vallum ditch and over the north mound of the Vallum. Previous archaeological evaluation and monitoring of limited clearance groundworks in the area in 2009 (AWA 2009) failed to provide any evidence for the north mound or for any appreciable depth of soil which may have masked this feature.

**Monitoring** Development works on the entrance were carried out over 2016, involving the removal of foundations of the existing roadside wall, excavation of a foundation trench along the new line, and limited excavation for new gateposts, kerbing and widening of the drive. Throughout, stratigraphy consisted of a dark-brown sandy loam topsoil over fragmented sandstone in a sandy loam matrix above sandstone bedrock. Along the wall trench, sandstone was reached at c.0.6m deep.



**Plates 7 and 8:** Excavation of the trench for the new roadside wall. Sandstone bedrock is exposed in the base along its whole length. Plate 7 looking west, plate 8, looking east.



**Plate 9:** Location of the new eastern gatepost. Looking south-west. On the projected line of the north mound of the Vallum.





*Plate 10: Subsequent demolition of the roadside wall. Looking west.*

**Results** As with the area to the west, major re-working of the area to the south of Walwick Hall - no doubt a product of construction and later developments of the hall and its gardens - had eradicated evidence for Roman frontierworks.

#### **5.4 Ramp from Drive to Forecourt South of Hall (D)**

**Background** The ramp, falling from the western drive to the forecourt, renews the function of this latter area as the main entrance to the hall. This was previously limited because vehicular access, through the existing forecourt gates, was problematic given the very poor line of sight along the Military Road. Development groundworks for the ramp involved reduction from ground level alongside the western drive to forecourt level; a maximum of c 1.5m below existing ground surface. Prior to development, the area of the ramp was heavily wooded.

The course of the ramp lies along or slightly to the south of the projected course of the Military Way based on the location of the road surface seen to the east of the hall during evaluation in 2008 (Archaeological Practice 2008: Trench 1). No evidence had been found for the Military Way west of the hall in Trench 2 in 2008 (figure 3, this report), nor in a service cable trench cut along the side of the western drive (6) across the projected line of the Military Way in 2009 (figure 3).

**Monitoring** Subsequent to the felling of tree cover and prior to development groundworks, three test pits (1 to 3) were staggered along the footprint of the ramp

(figure 2) to establish stratigraphy and the presence or absence of the Military Way. Results from the three were similar: Ginger-brown sandy-loam topsoil c.0.4m deep lay over fragmented sandstone bedrock. There was no evidence for the survival of early developed-topsoil or archaeological features in any of the pits.



**Plates 11 and 12:** Test pits 1 and 2 in the footprint of the ramp between forecourt and western drive. Red line indicates surface of sandstone bedrock 1m scale.



**Plate 13:** Test pit 3 in the footprint of the ramp. Red line indicates level of sandstone bedrock. 1m scale.

Subsequent monitoring of groundworks for the ramp confirmed that the sequence provided by the trenches (plates 11 to 13) extended across the area of groundworks.

**Results** It would appear likely that any remains of the Military Way to the west of Walwick Hall were removed prior to the present development by a period of truncation and landscaping associated with the construction of the hall, forecourt and landscaping of the gardens.



*Plate 14: The ramp under construction, looking west towards Walwick Lodge. Bedrock is exposed along the flanks.*

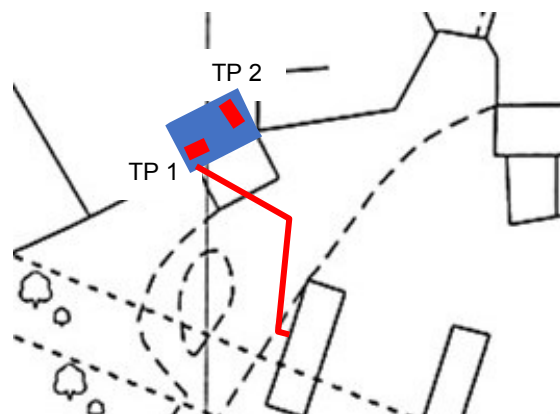
## **Planning Application No: 15/01390/FUL**

### **5.5 New Bio-Mass Plant (E)**

**Background** The new Bio-Mass building lies north of the projected line of both the Wall Ditch and counterscarp. Pipework was installed across the line of both to connect to a boiler in Outbuilding 2 (see figure 3).

**Monitoring** The footprint of the new building and area immediately around was stripped of turf. Two test pits were then cut by machine to inspect stratigraphy. This consisted of a considerable depth of made-ground (Loose, dark-brown, very stony, sandy loam) which contained fairly modern inclusions such as fragments of glazed whitewares and glass bottles. Excavation of Test Pit 1, on the south edge of the footprint of the building, exposed a face of shattered sandstone bedrock, showing that the area had been excavated in the past, possibly as a quarry, perhaps a useful

local supply of stone for the hall or its ranges. In Test Pit 2, bedrock was reached at a depth of over 1m below ground surface. To the south, monitoring of trenching for



**Figure 6:** Indicative plan showing location of Test Pits 1 and 2 (red) within the stripped footprint of the new Bio-Mass building (blue tone). Red line shows route of service pipes.

pipework to the boiler installation in Building 2, beyond the possible quarry face, did not reveal any build-up of deposits, the succession throughout being a loamy, dark-brown topsoil directly over sandstone bedrock at a depth of c.0.4m.



**Plate 15:** Machine excavator digging test pit 2 in the stripped footprint of the new Bio-Mass Building. Looking east.

**Results** There was no evidence for early archaeological remains within the area of the new Bio-Mass Plant or within the trench for its connecting pipework. At an uncertain date, overburden and sandstone had been stripped away to a depth of over 1m within an area bounded to the north by a cut face seen in Test Pit 1. This was levelled with soil and stones relatively recently.



**Plate 16:** Trench 1 in the area of the new Bio-Mass Building. Looking south. Face of sandstone bedrock exposed in section 0.5m below ground surface.



**Plate 17:** Trench 2 in the area of the new Bio-Mass Building. Looking north. Sandstone bedrock exposed at the base of the pit at c.1m deep.



*Plate 18: Excavation of trench for service pipes to Outbuilding 1 from the new Bio-Mass Building. Looking east.*

**Planning Application No: 15/02987/FUL**

**5.6 Outbuilding 2: Spa Facility (F)**

**Background** Alteration of Outbuilding 2 to a spa facility involved the reduction of floor level by 0.45m and the excavation of service trenching to and from it. The building sits on the north edge of the projected line of the Wall Ditch. Previous archaeological work in the vicinity including the excavation of an evaluation trench in 2008 (Trench 3, figure 3) to a depth of 1.2m and monitoring of a cable trench to a depth of 0.5m (6 on figure 3), both failed to locate any archaeological deposits or indication of the actual line of the Wall Ditch.

**Monitoring** Reduction of floor level within the building was carried out intermittently over May and June 2015. At the finished level, 0.45m below the previous floor, the ground surface was still within a layer of building rubble. Limited excavation to 0.6m below the west wall of the building reached a medium brown compacted clay loam. No artefactual material was recovered from the layer to indicate when it had been formed. Service trenching beyond the building cut through a very disturbed, medium brown sandy-clay loam.

**Results** No archaeological features were noted during the monitoring works.



**Plate 19:** Reducing the level of the floor surface in Outbuilding 2.



**Plate 20:** Finished floor-level with deeper excavation (below the scale) for incoming services.

## 6. CONCLUSIONS

Substantial works associated with the construction and later extension of Walwick Hall and the landscaping of its gardens have had considerable impact on the remains of Roman frontierworks across the area prior to present (and other recent) developments. None of the upstanding features; the Wall, the (putative) counterscarp, the Military Way or the north mound of the Vallum were seen during the monitoring works. They had almost certainly been removed in proximity to the house, and throughout its gardens to the west. Survival of accompanying sub-surface remains within the development area, primarily the Wall Ditch, is less verifiable, its exact line not having been established.

## 7. SOURCES

Alan Williams Archaeology 2008 *Archaeological Watching Brief at the Lodge, Walwick Hall* (Client report for Mr G Wylie).

Alan Williams Archaeology 2009 *Archaeological Monitoring During Installation of NEDL Cables and Associated Works at Walwick Hall* (Client report for Mr G Wylie).

The Archaeological Practice 2008 *Archaeological Evaluation at Walwick Hall* (Client report for Mr G Wylie).

Kate Wilson (Doonan Architects) *Design and Access Statement for Walwick Hall* 2015

Historic England Scheduled Monument Description for SM 26052

Existing and Projected drawings for the developments provided by Kevin Doonan Architect.

HER records including Event entries were provided for an area 250m around the development site on May 4<sup>th</sup> 2015 by Northumberland Conservation Team.



## APPENDIX 1

### Notes

#### 1. Monitoring of Insertion of Northern Powergrid (NPG) Cable from North of Walwick Hall in 2016 (T29/2; 245689)

A mains electricity cable was run across fields from a junction box along the minor road north from Walwick in 2016 to connect with existing cables within the grounds of Walwick Hall. A spur was projected to run from the mains cable to Outbuilding 2, immediately to the north of the Wall Ditch and possibly across the counterscarp. Excavation for this spur was to be cut by the site developers and archaeologically monitored as per a request by Karen Derham, Archaeological Officer for NCC.

The trench was seen as excavated in May 2016 to a depth of c.0.8m. No archaeological remains or deposits were noted. The area was disturbed around the building. Medium brown sandy loam sat over very fragmented sandstone in a matrix of sandy brown loam. Bedrock was not seen in the trench.

#### Email from Karen Derham (NCC) to Irene Anderson (NPG)

**Anderson, Irene**

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**From:** Derham, Karen <Karen.Derham@northumberland.gov.uk>  
**Sent:** 13 January 2016 09:49  
**To:** Anderson, Irene  
**Subject:** RE: Increased electricity supply to Walwick Hall Hexham

Your ref: RNP0026733C5671

Our ref: T29/2; 245689

Dear Irene

Thank you for your consultation on this scheme. I have assessed the location, nature, importance and density of archaeological remains in the surrounding area, in conjunction with the nature, extent and location of the groundworks required for this utility scheme. Based on the archaeological potential of the area, I would only require an archaeological watching brief for the section of the utility connection where it connects to the outbuildings at Walwick Hall which is located to the immediate north of the line of the Roman ditch running parallel to the north of Hadrian's Wall. This monitoring works are covered by a planning condition for an archaeological watching brief for which I have already approved a written scheme of investigation.

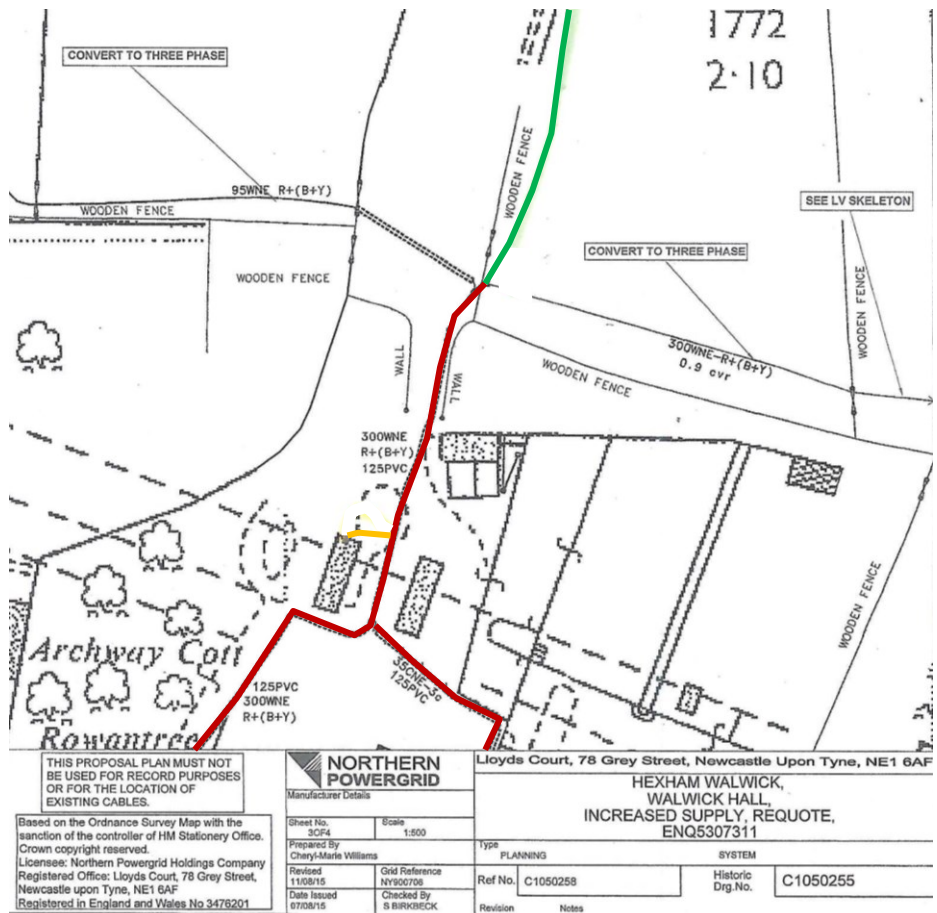
The remaining grid connection works would not require monitoring as they are sufficiently north of the line of Hadrian's Wall and associated features and at some distance from other known archaeological remains. The groundworks in these areas are therefore unlikely to have a significant impact on important archaeological remains.

Please do not hesitate to contact me if you would like to discuss anything further. The cheque should be sent to our department, the Conservation Team (addressed to me), and made payable to Northumberland County Council.

Regards

Karen

Karen Derham  
Assistant County Archaeologist  
Northumberland Conservation  
Development and Regulatory Services  
Northumberland County Council  
County Hall  
Morpeth  
Northumberland NE61 2EF



**Figure 1:** Map supplied by Northern Powergrid for installation of new electricity cabling. Cable inserted in 2016: Green; Cable previously run through grounds: Red; Spur to Outbuilding: Yellow.



**Plate 1:** Mains cable running in from the north.



*Plate 2: mains cable exposed between outbuildings.  
Looking north.*



*Plate 3: Trench for spur. Looking west.*

## 2. Discovery of a Well in the Grounds of Walwick Hall in 2016: Note to Karen Derham from AW.

Karen Derham  
Assistant County Archaeologist  
Northumberland Conservation  
County hall  
Morpeh

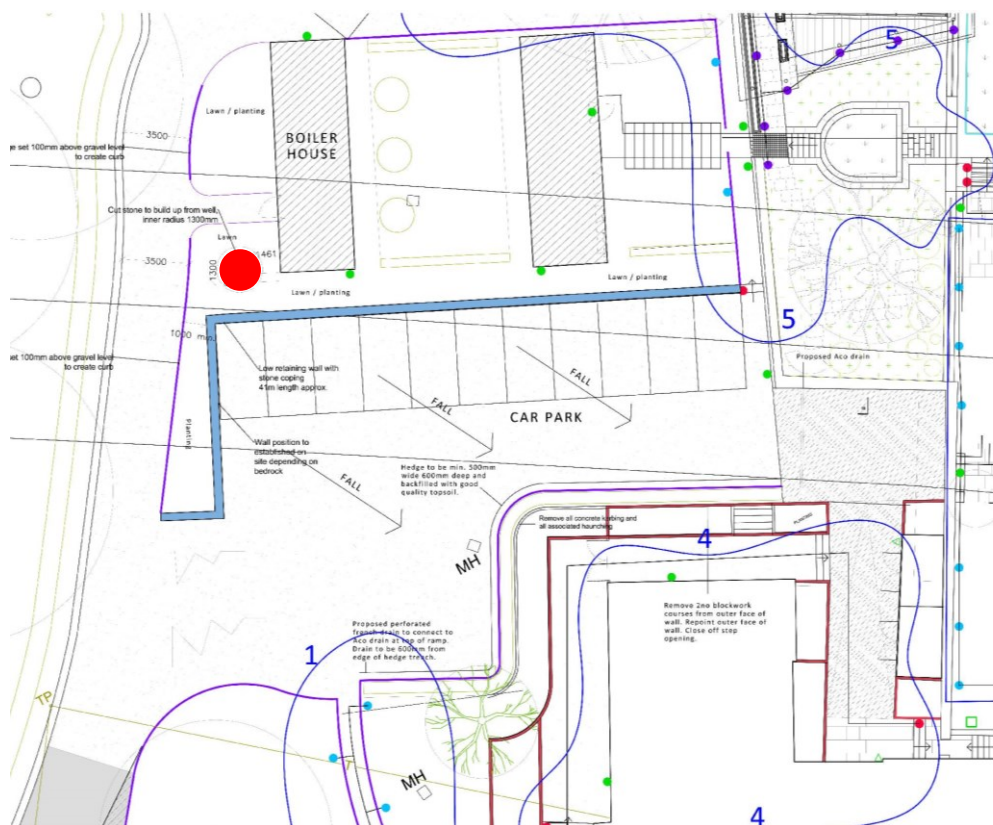
14<sup>th</sup> September 2016

Dear Karen

### Well at Walwick Hall

As mentioned re. the discovery of a circular, stone-lined well at Walwick Hall, I include here a few notes and photographs.

The well lies near to the south-west angle of the westernmost of the two agricultural buildings (now used as the new biomass boiler house) to the north of the Hall (see figure 1). During movements of vehicles across the area in late August a cavity appeared and the concrete capped well was found.



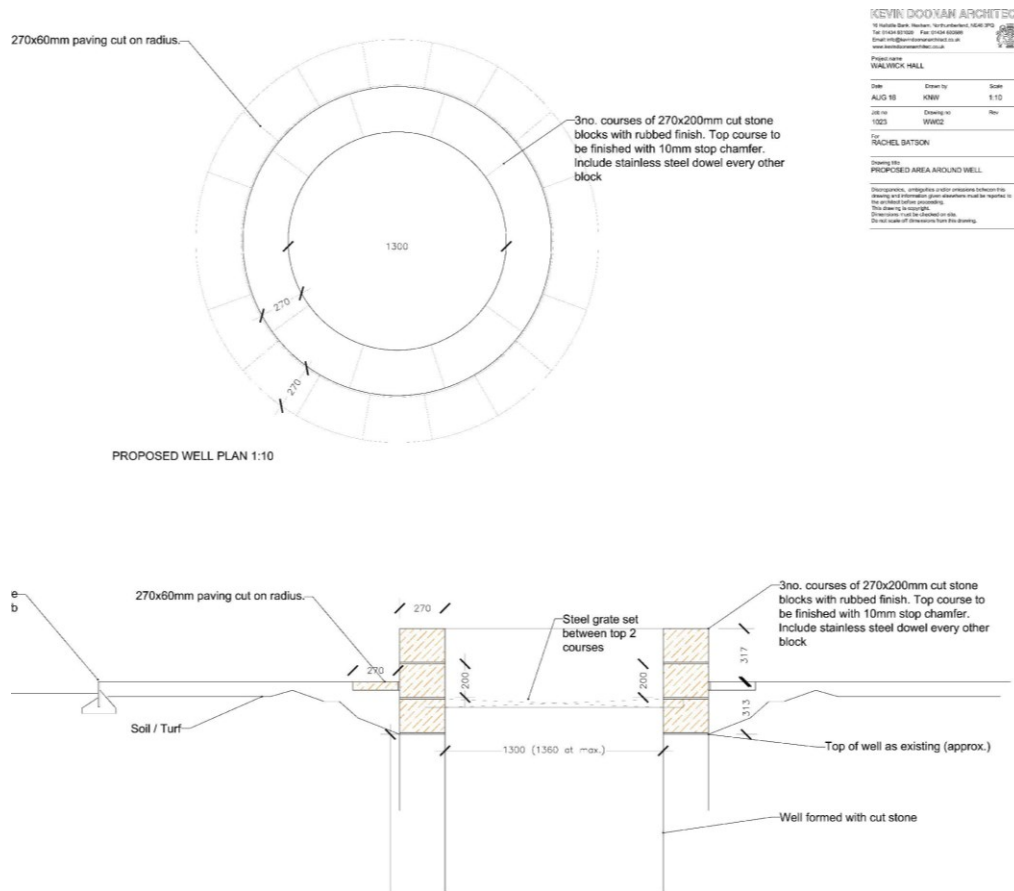
**Figure 1:** Location of well (red circle) next to the boiler house at Walwick Hall Drawing WW01 by Doonan Architects. North to top.

The well has an internal diameter of 1.3m and is constructed of coursed, squared sandstone masonry cut to irregular lengths. The face of each block has been trimmed to conform to the

curve of the diameter. Natural sandstone forms the face of the well from about 2m deep. There is still water in the well which has been driven to a considerable depth.

There is no reason to think that the well isn't associated with the Hall and its ranges. Although it does sit rather close to the agricultural building, it would not have caused any stability problems and would have been easily accessible for livestock. Structurally, it certainly looks like a fairly modern feature. It doesn't appear on any Ordnance map, so it may have been an 18th or early 19th century construction.

Kate Wilson, the architect for the project, has designed a scheme in agreement with the owners to keep the well in view by raising the lip with three extra courses of sandstone blocks to accommodate the planned final level over the area, grating it over and with a hard-standing around it (Figure 2). This would seem to be much preferable to capping it over with concrete. The well lies within what will be lawn and planting.



**Figure 2:** Proposals for the well. It would be raised in height and fitted with a grate to allow it to remain on display. Drawing WW02 by Doonan Architects.



**Plate 1:** the well as first exposed. The concrete reinforced cap had slumped.



**Plate 2:** the capping removed. Boiler house to rear.



**Plate 3:** Measuring the well.



**Plate 4:** Water in the well.

## APPENDIX 2

**WSI for Planning Applications 15/00440/FUL, 15/01390/FUL; SMC Consent Document and Brief from Karen Derham, Archaeological Officer, NCC**

**WALWICK HALL, WALWICK, HUMSHAUGH, NORTHUMBERLAND**

**CHANGE OF USE TO HOTEL: WRITTEN SCHEME OF INVESTIGATION FOR  
ARCHAEOLOGICAL MONITORING DURING DEVELOPMENTS**

**Planning Application Refs: 15/00440/FUL; 15/01390/FUL  
NCCCT Refs: T29/2; 21908; T29/2; 22436**

**May 2015**

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- 1. PROJECT BACKGROUND**
- 2. PROPOSED DEVELOPMENTS**
- 3. REQUIREMENT FOR ARCHAEOLOGICAL INPUT**
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- 6. HEALTH AND SAFETY**

### FIGURES

**Figure 1:** Walwick Hall and environs

**Figure 2:** Walwick Hall showing proposed developments as per current applications

**Figure 3:** Previous archaeological evaluation and monitoring input: 2008-2013

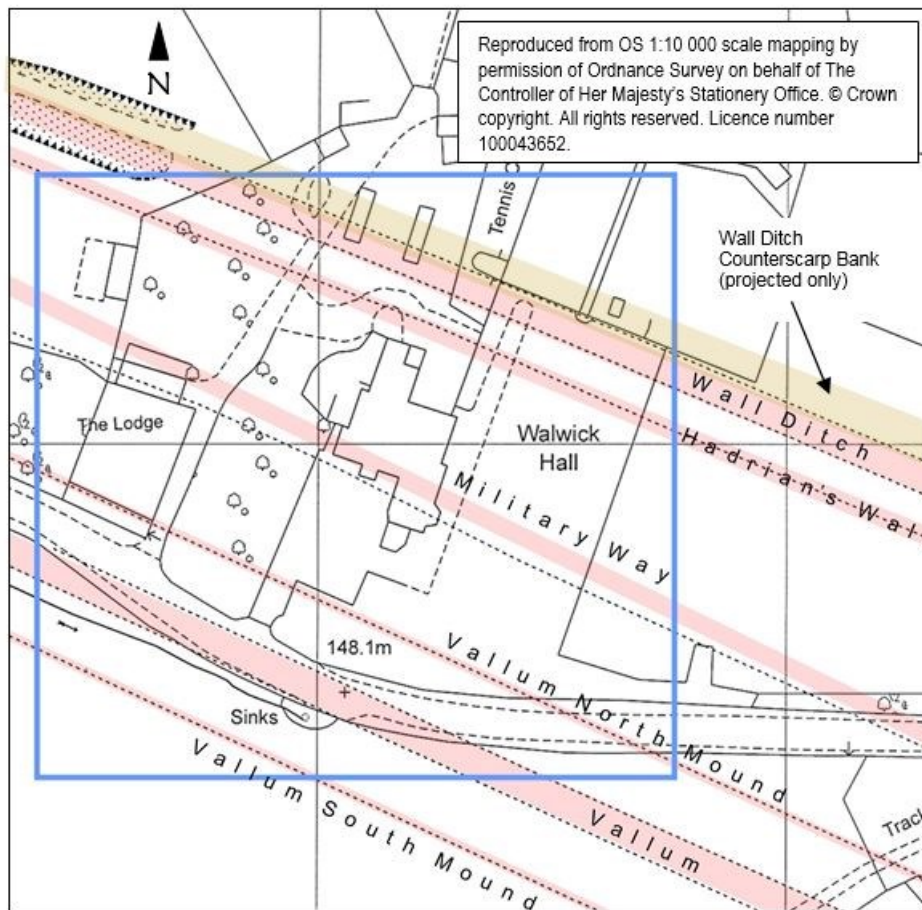
*Prepared for Kevin Doonan Architects on behalf of Ms Rachel Batson by*

Alan Williams Archaeology  
53 Derwentdale Gardens  
High Heaton  
Newcastle upon Tyne  
NE7 7QN



## 1. PROJECT BACKGROUND

1.1 This document forms a written scheme of investigation (WSI) for a programme of archaeological monitoring to accompany proposed developments (involving two planning applications and including works in a scheduled area) in the grounds of Walwick Hall, Humshaugh, Northumberland.



**Figure 1:** Walwick Hall and environs showing the lines (mostly projected) of the components of the Hadrianic frontier. The blue square locates figure 2.

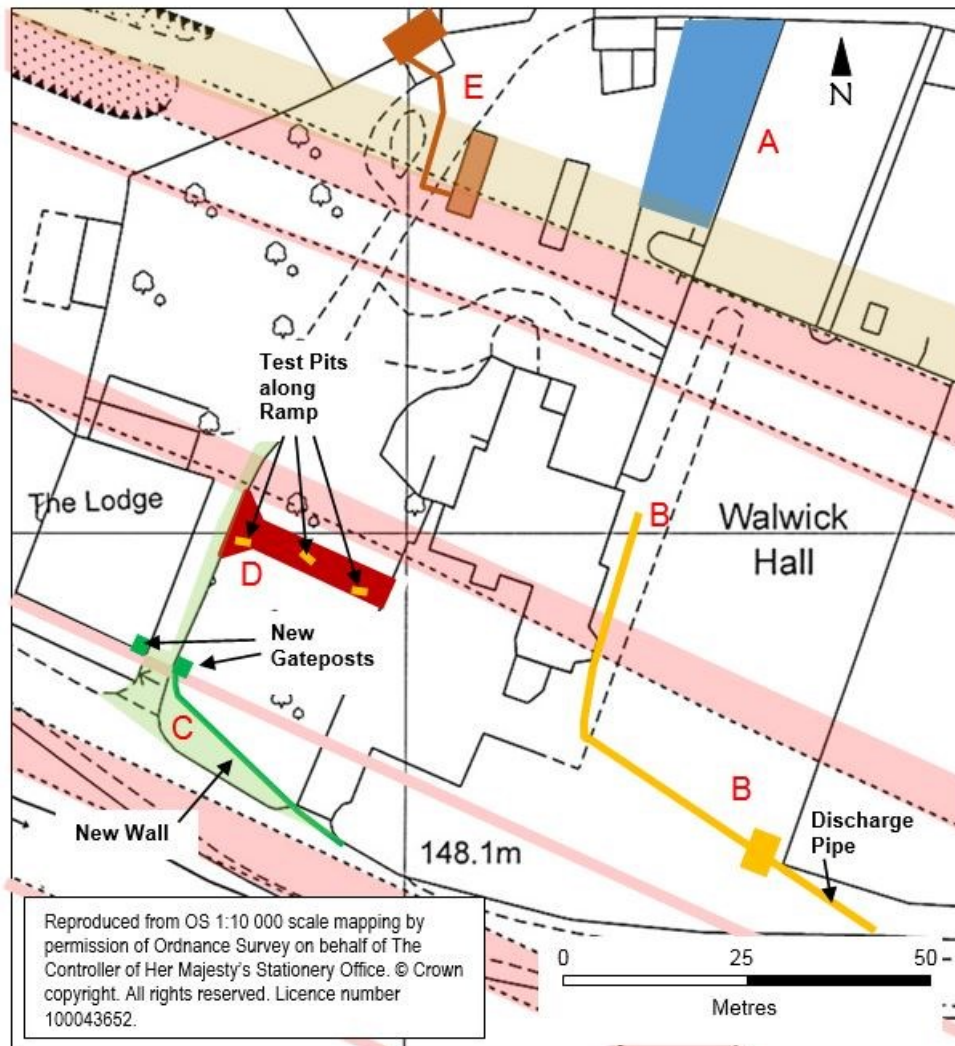
### 1.2 Walwick Hall

Walwick Hall, predominantly of eighteenth century date but with some earlier fabric and extended in the nineteenth century, is a grade II listed building. It lies within gardens and woodland to the north of the B6318 (Military Road) west of Chollerford and immediately to the west of a dog-leg in the course of this road at NY 9015 7065. Walwick Hall Lodge lies a little to the west of the hall and a number of farm buildings sit to the north. Other listed components of the hall (both grade II) are the gate piers and attached walls along the B6318 and a stone sundial in the forecourt to the south of the Hall.

### 1.3 Hadrian's Wall Corridor

Walwick Hall lies within a very significant historic and archaeological landscape. The second century complex of Roman frontier works including Hadrian's Wall, runs directly across the hall and its grounds (see figure 1). Most of the course of this frontier is scheduled although, as is common practice, the developed area of Walwick Hall and its ranges and gardens are excluded from the monument. The scheduled monument (in this area SM 26052) runs around

the hall and slightly to the north of the Military Road. Remains of the Wall, Wall Ditch, Military Way, and associated counterscarp bank and the Vallum and its associated north and south mounds can be projected as running across, and parts may survive within, the grounds of the hall and are protected by national planning guidance (which notes that there will be a presumption in favour of the physical preservation of nationally important archaeological remains) and by local policies. All the area of the Wall and the associated military corridor apart from certain urban areas has also been designated by UNESCO as a World Heritage Site and therefore of international significance.



**Figure 2:** Walwick Hall showing proposed developments as per the current applications. Letters A to E in red refer to developments itemised in section 1.3 above. Projected courses of the components of the Hadrianic frontier across the development are as on figure 1.

## 2. PROPOSED DEVELOPMENTS

Previous planning applications at Walwick Hall have required archaeological evaluation and monitoring (see figure 3 for locations). The results of these archaeological works are of material relevance to current planning applications (15/00440/FUL; 15/01390/FUL) which

have been deposited with Northumberland County Council to facilitate conversion of Walwick Hall from private dwelling to hotel.

Proposed developments include a range of refurbishments to the building as well as the construction of new service ranges within the grounds, adaptations to existing ranges and infrastructure developments. Proposed works within the grounds (see figure 2) include:

**Planning Application 15/00440/FUL:**

- E. Construction of a combined swimming pool and gym to the north of the hall;
- F. Installation of a package sewage-treatment plant immediately to the south-east of the hall;
- G. Installation of new gateposts at re-located entrance to the drive south of the hall, dismantling and rebuilding of the roadside wall to widen the entrance to the drive, and widening the drive;
- H. Construction of a vehicular access ramp falling from the drive to the forecourt south of the hall.

**Planning Application 15/01390/FUL:**

- E. Construction of a new bio-mass boiler plant with connecting pipework to existing boiler in standing range north of the hall.

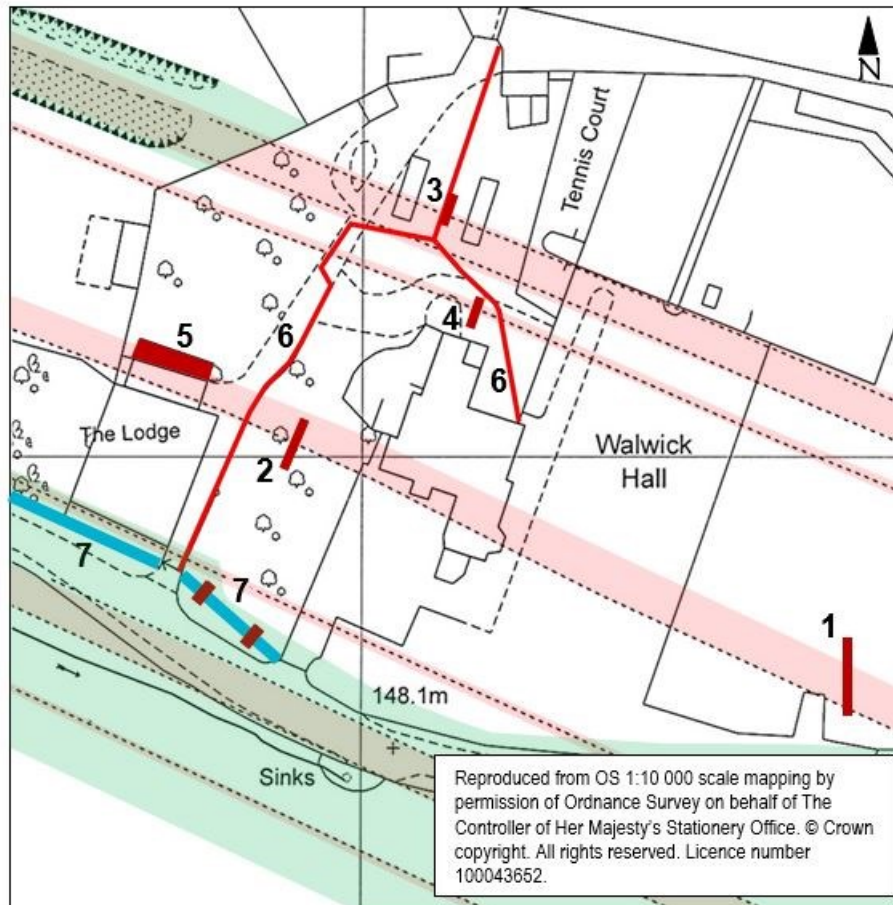
### **3. REQUIREMENT FOR ARCHAEOLOGICAL INPUT**

**3.1** Because of the potential for the proposed works listed above to impact on important archaeological remains, some of which are protected, Historic England and Northumberland Conservation were consulted for their advice by Northumberland County Council Development Management Team.

**3.2** Both Historic England and Northumberland Conservation advised that a programme of archaeological mitigation should be put in place on the current development works in light of previous archaeological input at Walwick Hall and consistent with the relevant sections of the National Planning Policy Framework (paragraphs 141; 176; 203-206) and as required per the terms of existing scheduled monument consent. In this instance, archaeological input would involve monitoring (a watching brief) to accompany groundworks.

**3.3** An archaeological brief was prepared for application 15/00440/FUL by Karen Derham, Assistant Archaeologist with Northumberland Conservation (*Land at Walwick Hall, Humshaugh, Northumberland: Brief for an Archaeological Watching Brief* Ref: T29/2: 21908) setting out requirements including the preparation of a detailed written scheme of investigation (WSI) to be submitted for approval prior to any development works commencing. This document forms this WSI with additional material concerning the approach to the bio-mass boiler (E, below)

**3.4** The purpose of the archaeological input is to ensure that archaeological remains are either preserved or adequately recorded prior to removal.



**Figure 3:** Previous archaeological evaluation and monitoring input at Walwick Hall: 2008-2013. Scheduled area is in green tone. Numbers in bold on plan refer to: **1, 2, 3 and 4** Trenches (2008) Event No. 14258; **5** Monitoring of groundworks next to Lodge (2009) Event No.14336; **6** Monitoring of cable trenches (2009) Event No. 14570; **7** Monitoring of clearance of trees and cutting of two sondages along new line of boundary wall (2009).

### 3.5 Planning Application No: 15/00440/FUL

#### A: Swimming Pool and Gym

This lies to the north of the projected line of the Wall Ditch but partly within the projected extent of the counterscarp to the north of the Wall Ditch. There is no current evidence for the presence of a counterscarp in open land to the east and west of the development area (nor has it been recorded in the area on the National Mapping Programme) and the area of development is itself built up and terraced as a tennis court so excavations may not reach any early deposits.

**Requirement:** An archaeological watching brief during groundworks. This can be reviewed as per results in consultation with Northumberland conservation.

#### B: Package Sewage-Treatment Plant

The treatment plant will be located immediately to the south-east of the hall and south of the projected line of the Military Way (This was seen in Trench 1 during evaluation in 2008, see figure 3). Inflow pipes will use an existing service trench. The discharge pipe will be routed to avoid the established line of the Military Way.

#### Requirements:

1. At proposed location of package treatment plant, surface deposits will be stripped over an area of 4m by 4m by machine excavator with toothless ditching blade to expose any

archaeological deposits. The treatment plant will be relocated or its position adjusted to avoid any significant features. Archaeological features exposed will be recorded and backfilled.

2. Archaeological watching brief during groundworks for discharge pipe following confirmation of the route of trench to avoid Military Way.

#### **C: New Gateposts, Rebuilding of Roadside Wall, Widening Drive**

These works are subject to scheduled monument consent. They lie between the projected courses of the Vallum ditch and the north mound of the Vallum. Previous monitoring and evaluation in 2009 (7 on figure 3, including the cutting of two sondages) failed to provide any evidence for the north mound or for any appreciable depth of soil which may have masked this feature.

**Requirement:** An archaeological watching brief during groundworks, reviewed per results in consultation with Northumberland Conservation and Historic England.

#### **D: Ramp from Drive to Forecourt South of Hall**

This lies slightly to the south of the projected course of the Military Way based on the location of the road surface to the east in Trench 1 (see figure 3). No evidence was found for the Military way in Trench 2 nor in the service cable trench (6) cut across the line of the Military Way in 2009 or during groundworks to the north of the Lodge (5). It would seem very likely that evidence for the Roman road has been removed to the west of the Hall. Ground level has been cut down in the forecourt and will certainly have removed any evidence for the Military Way in this area.

**Requirement:** An archaeological watching brief in western area beyond forecourt reviewed per results in consultation with Northumberland Conservation.

### **3.6 For Planning Application No: 15/01390/FUL**

#### **E: Bio-Mass Boiler Plant**

This new building will lie north of the projected line of the Wall Ditch and probably of the counterscarp (if present). Pipework will run across Wall Ditch and line of the counterscarp to connect to a boiler in a standing building (see figure 3) but modern made-ground may be deep enough to buffer any impact on potential early remains.

**Requirement:** Watching brief during groundworks for the building and during excavation of the trenches for the connecting pipework. Monitoring reviewed per results in consultation with Northumberland Conservation.

## **4. ARCHAEOLOGICAL METHODOLOGY**

**4.1.1** A record of all features excavated will be produced using appropriate archaeological context recording. All features will have a full written and drawn record. Measurements will be expressed in metres. Plans and sections will be produced at 1:10 or 1:20 scale using repeatable control points. A digital camera will be used to record all features. The photographic archive will be deposited with Archaeological Data Service (ADS).

**4.1.2** Pottery, metalwork and animal bone will be retained and located by context. Modern material will be discarded subsequent to the completion of fieldwork. Loose architectural fragments will be treated as small finds and recorded individually (with reference to the appropriate repository standards and guidelines). Finds of significance will be deposited with the Great North Museum as agreed with Mr Andrew Parkin. Appropriate provisions will be put in place to comply with the Treasure Act of 1996

**4.1.3** In the event of human remains being discovered, the archaeologist will procure and comply with all statutory consents and licences under the 1857 Burial Act. Where any part of a human burial is disturbed, the whole burial will be removed.

**4.1.4** In the event of the discovery of archaeological remains in greater numbers or extent than anticipated, work will cease and Northumberland Conservation and a representative of the developer will be notified. An assessment will be made of the importance of the remains and any provision for their recording or preservation in situ as appropriate. A contingency figure for maximum input of 40 days has been set on this development.

**4.1.5** All reasonable access to the site will be provided for Northumberland Conservation Team staff.

**4.1.6** Northumberland Conservation has identified that **two** site visits may be required for the mitigation programme. There will be no charge for the first visit, but additional visits will be charged at standard hourly rate plus mileage (return from County hall) as per the NCC Charging Document. Additional visits requested by the developer will be charged as per the same document.

## **4.2 Specialist Analyses**

**4.2.1** The potential requirement for specialist analyses is an unavoidable risk in all excavations. The scientific investigation of any features/deposits which are considered significant will be undertaken as a non-negotiable part of this programme.

**4.2.2** In the event that hearths, kilns or ovens are identified, provision will be made to collect at least one Archaeomagnetic date from each hearth or in the case of domestic structures, one per building. As appropriate, samples will be collected and processed by a suitable specialist for dating purposes.

Where such dating techniques are required Northumberland Conservation will be contacted to discuss an appropriate response.

**4.2.3** Environmental samples will be taken from sealed and dateable deposits to elucidate the agricultural/ecological regime on the site over the period. Deposits/fills with potential for environmental evidence will be assessed by taking bulk samples of 30 litres from contexts selected for analysis. Deposits/fills totalling less than 30 litres in volume will be sampled in their entirety. Samples will be processed and analysed by Dr Charlotte O'Brien of Archaeological Services University of Durham.

**4.2.4** On completion of the fieldwork, samples will be processed and artefacts cleaned, conserved, identified, labelled and packaged. An appropriate programme of analysis and publication of the results will be completed if no further archaeological investigations are to be carried out.

## **4.3 Archive**

**4.3.1** The digital archive (photographs) will be deposited with ADS. Other materials will be deposited with the GNM at Newcastle upon Tyne.

**4.3.2** Final drawings will be provided in digital format.

**4.3.3** Northumberland Conservation will require confirmation that the site archive has been deposited in a satisfactory form to the designated archives/museum.

**4.3.4** If appropriate, arrangements will be made to publish the results of the investigations through a local or national journal. A summary report will be prepared for *Archaeology in Northumberland* and submitted to Liz Williams, HER Officer by December of the year in which the work is completed.

**4.3.5** AWA supports the Online Access to Index of Archaeological Investigations (OASIS). 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. The online OASIS form will be completed at <http://ads.ahds.ac.uk/project/oasis/>.

#### **4.4 Site Archive and Report**

**4.4.1** The site archive will be prepared to the standards specified in the Management of Research Projects in the Historic Environment (MoRPHE), English Heritage, 2006. Archive preparation and deposition will be undertaken with reference to the repository guidelines and standards, and where necessary the Museums and Galleries Commission (MGC), United Kingdom Institute for Conservation (UKIC) standards and guidelines.

**4.4.2** An illustrated report will be supplied within 2 months (or shorter period by mutual agreement) on completion of the fieldwork. Copies of the report will be sent to the client, Northumberland Conservation (one bound and one digital copy in Word or PDF format) and the County Historic Environment Record. The English Heritage Archive will be asked if they wish to receive copies of the archive and report. The report will contain as a minimum:

- Non-technical summary
- Introductory statement
- Aims and objectives
- Methodology
- Results
- Assessment and recommendations
- Index and location of archive
- References and bibliography
- Copy of project design

**4.4.3** If appropriate, arrangements will be made to publish the results of the investigations through a local or national journal.

**4.4.4** AWA supports the Online Access to Index of Archaeological Investigations (OASIS). 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. The online OASIS form will be completed at <http://ads.ahds.ac.uk/project/oasis/>.

#### **5. SOURCES**

HER records were provided for an area 250m around the development site on May 4<sup>th</sup> 2015 by Northumberland Conservation Team.

#### **6. HEALTH AND SAFETY**

**6.1** AWA will comply with the Health and Safety at Work Act and subsequent additions and amendments.

**6.2** If the Provisions of Construction, Design and Management (CDM) Regulations 2007 are

appropriate the employer will appoint a CDM Coordinator who will prepare a Health and Safety Plan which will be made available to the archaeological contractor.





Historic England

NORTH EAST OFFICE

Ms Kate Wilson  
Kevin Doonan Architects  
16 Hallstile Bank  
Hexham  
Northumberland  
NE46 3PQ

Direct Dial: 0191 2691212

Our ref: S00118243

12 October 2015

Dear Ms Wilson

**Ancient Monuments and Archaeological Areas Act 1979 (as amended); Section 2  
control of works  
Application for Scheduled Monument Consent**

**HADRIAN'S WALL AND VALLUM BETWEEN CHESTERS AND THE ROAD TO  
SIMONBURN IN WALL MILES 27, 28 AND 29**

**Scheduled Monument No: SM 26052, HA 1010960**

**Our ref: S00118243**

**Application on behalf of Rachel Batson**

1. I am directed by the Secretary of State for Culture, Media & Sport to advise you of the decision regarding your application for Scheduled Monument Consent received 27 August 2015 in respect of proposed works at the above scheduled monument concerning widening of the access to the highway, demolition and rebuilding of boundary wall in new position and construction of new gateposts. The works were detailed in the following documentation submitted by you:

- Plan SMC02: Proposed Site Plan
- Plan SMC01: Proposed Site Plan
- Plan SMCE01: Existing Site Plan SMC
- Plan SMC03: Existing and proposed SMC Gates and boundary wall

2. In accordance with paragraph 3(2) of Schedule 1 to the 1979 Act, the Secretary of State is obliged to afford you, and any other person to whom it appears to the Secretary of State expedient to afford it, an opportunity of appearing before and being heard by a person appointed for that purpose. This opportunity was offered to you by Historic England and you have declined it.

3. The Secretary of State is also required by the Act to consult with the Historic Buildings and Monuments Commission for England (Historic England) before deciding



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

Telephone 0191 269 1255  
HistoricEngland.org.uk



*Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.*

*Historic England will use the information provided by you to evaluate your application for Scheduled Monument Consent. Information contained in this application and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.*



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whether or not to grant Scheduled Monument Consent. Historic England considers the effect of the proposed works upon the monument to be works which would not significantly diminish the visual amenity of the monument but could cause significant damage to the monument's archaeological deposits or evidence, which can be acceptably mitigated by conditions to ensure archaeological supervision and recording.

I can confirm that the Secretary of State is agreeable for the works to proceed providing the conditions set out below are adhered to, and that accordingly Scheduled Monument Consent is hereby granted under section 2 of the 1979 Act for the works described in paragraph 1 above, subject to the following conditions:

- (a) The works to which this consent relates shall be carried out to the satisfaction of the Secretary of State, who will be advised by Historic England. At least 4 weeks' notice (or such shorter period as may be mutually agreed) in writing of the commencement of work shall be given to Mike Collins, Historic England, Bessie Surtees House, 41-44 Sandhill, Newcastle upon Tyne, NE1 3JF t: 01912691212, mike.collins@HistoricEngland.org.uk in order that an Historic England representative can inspect and advise on the works and their effect in compliance with this consent.
- (b) No works shall take place until the applicant has confirmed in writing the commissioning of a programme of archaeological work during the development in accordance with a written scheme of investigation which has been submitted to and approved by the Secretary of State advised by Historic England.
- (c) All those involved in the implementation of the works granted by this consent must be informed by the owner, occupier and/or developer that the land is designated as a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 (as amended); the extent of the scheduled monument as set out in both the scheduled monument description and map; and that the implications of this designation include the requirement to obtain Scheduled Monument Consent for any works to a scheduled monument from the Secretary of State prior to them being undertaken.
- (d) Equipment and machinery shall not be used or operated in the scheduled area in conditions or in a manner likely to result ground disturbance other than that which is expressly authorised in this consent.
- (e) Any levelling shall be effected by filling holes and depressions with material



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*Historic England will use the information provided by you to evaluate your application for Scheduled Monument Consent. Information contained in this application and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.*



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imported from outside the scheduled area.

- (f) A report on the archaeological recording shall be sent to the County Sites and Monuments Record/ Historic Environment Record and to Mike Collins at Historic England within 3 months of the completion of the works (or such other period as may be mutually agreed).
- (g) The contractor shall complete and submit an entry on OASIS (On-line Access to the Index of Archaeological Investigations - <http://oasis.ac.uk/england/>) prior to project completion, and shall deposit any digital project report with the Archaeology Data Service, via the OASIS form, upon completion.

4. By virtue of section 4 of the 1979 Act, if no works to which this consent relates are executed or started within the period of five years beginning with the date on which this consent was granted (being the date of this letter), this consent shall cease to have effect at the end of that period (unless a shorter time period is set by a specific condition above).

5. This letter does not convey any approval or consent required under any enactment, bye law, order or regulation other than section 2 of the Ancient Monuments and Archaeological Areas Act 1979.

6. Your attention is drawn to the provisions of section 55 of the 1979 Act under which any person who is aggrieved by the decision given in this letter may challenge its validity by an application made to the High Court within six weeks from the date when the decision is given. The grounds upon which an application may be made to the Court are (1) that the decision is not within the powers of the Act (that is, the Secretary of State has exceeded the relevant powers) or (2) that any of the relevant requirements have not been complied with and the applicant's interests have been substantially prejudiced by the failure to comply. The "relevant requirements" are defined in section 55 of the 1979 Act: they are the requirements of that Act and the Tribunals and Inquiries Act 1971 and the requirements of any regulations or rules made under those Acts.

Yours sincerely

**Mike Collins**

Inspector of Ancient Monuments (Hadrian's Wall)

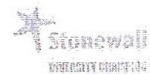
E-mail: [mike.collins@HistoricEngland.org.uk](mailto:mike.collins@HistoricEngland.org.uk)

For and on behalf of the Secretary of State for Culture, Media and Sport



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*Historic England will use the information provided by you to evaluate your application for Scheduled Monument Consent. Information contained in this application and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.*

## LAND AT WALWICK HALL, HUMSHAUGH NORTHUMBERLAND

### Brief for an Archaeological Watching Brief

- 1 Introduction
  - 1.1 A planning application has been submitted for the proposed conversion and refurbishment of Walwick Hall from private dwelling to a small boutique hotel; construction of new swimming pool with gym; conversion of outbuilding to hotel accommodation etc, Walwick Hall, Humshaugh (Fig 1).
  - 1.2 Walwick Hall is a grade II listed building located on the line of the Hadrian's Wall World Heritage site. Hadrian's Wall, the Roman military way to the south of the wall and the Roman ditch and counterscarp to the north of the wall all cross the site. Scheduling does not usually continue within the curtilage of a building and as a result the majority of the remains within the planning application area are not scheduled but are still nationally important.
  - 1.3 The current application combines a previously consented scheme for Walwick Hall with the alteration of the hall from a private dwelling to a hotel, the construction of a new swimming pool and gym and conversion of an outbuilding. The southern edge of the site is located within the scheduled area (Fig. 1) but the proposed works in that area, involving a change to the boundary wall and access, were previously consented and are likely to still have a valid scheduled monument consent attached to the works. The applicant or their agent will need to confirm this prior to groundworks commencing in this area.
  - 1.4 The area around Walwick Hall has been subject to a number of archaeological investigations comprising evaluation and watching briefs which have provided an insight into the survival of archaeological remains and the depth and extent of modern disturbance across much of the site. Having balanced the archaeological potential of the site and the nature and extent of the groundworks for the previously consented application, an archaeological watching brief condition was attached to that consent.
  - 1.5 In addition to the approved works, the current application includes a swimming pool and combined gym located to the north of Walwick Hall. The pool is located on the line of the counterscarp, to the immediate north of the line of the Hadrian's Wall ditch. While the construction depth for the swimming pool is 1.5m below current ground level, it was apparent during our site visit that the ground level in this area has been previously raised to produce a level area. It is possible that the groundworks for the swimming pool will not exceed the build-up of deposits in this area but given the archaeological significance of the site, the groundworks will need to be included in the archaeological watching brief.
  - 1.6 While the package treatment works is located on the line of the Roman military way, there is some flexibility in the precise location of the treatment plant, which can be moved to avoid significant archaeological remains. As a result, this can also be dealt with effectively using a watching brief condition.
  - 1.7 *Policy Background*
    - 1.7.1 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*. The Framework identifies that the planning system should perform 'an environmental role', contributing to and protecting the built and historic environment<sup>1</sup> and that the pursuit

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<sup>1</sup> NPPF Paragraph 7

of 'sustainable development' includes seeking improvements to the built, natural and historic environment.<sup>2</sup>

1.7.2 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.<sup>3</sup>

## 1.8 Mitigation of development impact

1.8.1 Having assessed the potential impact of the development on the archaeological resource, Northumberland Conservation has advised Northumberland County Council (NCC) Development Management Team that should permission be granted, a condition should be attached to the permission requiring a programme of archaeological mitigation consistent with the objectives of paragraphs 141; 176; 203-206 of the National Planning Policy Framework.

## 1.9 Northumberland Conservation Charging Policy

1.9.1 Northumberland Conservation operates a charging policy. Charges are calculated to recover the costs of staff time and travel associated with the preparation and monitoring of archaeological assessment and mitigation work in the planning context.

1.9.2 A copy of the current charging policy can be viewed via the Northumberland County Council website<sup>4</sup>.

1.9.3 This is an application for major application. Fees as set out in Table 7 of the charging document will apply.

## 1.10 Purpose of the Brief

1.10.1 This brief constitutes Northumberland Conservation's justification for the investigation, its objectives and the strategy and procedures to apply to the programme of archaeological recording. This brief does not constitute the required 'written scheme of investigation'.

1.10.2 The brief is intended to establish the project parameters to enable an archaeological consultant or contractor to tender for the work and, once commissioned, to prepare and submit an appropriate Written Scheme of Investigation/Project Design/Method Statement to Northumberland Conservation for approval prior to work commencing. The mitigation brief is tied directly into the planning condition and as a result there will be no charge for the production of a mitigation brief. The prior approval of Written Schemes of Investigation for archaeological work and excavation reports are chargeable services.

## 1.11 Purpose of the Written Scheme of Investigation (WSI)

1.11.1 The Written Scheme of Investigation (WSI)/Project Design/Method Statement should be produced in line with the detailed requirements laid out in the brief or following detailed discussion with the Assistant County Archaeologist.

1.11.2 The WSI should be based on a thorough study of all relevant background information,

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<sup>2</sup> NPPF Paragraph 9

<sup>3</sup> NPPF Paragraph 141 and footnote 30

<sup>4</sup> <http://www.northumberland.gov.uk/default.aspx?page=1627> Charging Policy document

in particular any assessment or evaluation reports or, in their absence, data held or referenced in Northumberland Historic Environment Record (HER). Contractors should therefore ensure that they have made provision to consult the HER as part of any required tender submissions or project costings. The submitted WSI should include a summary archaeological background informed by the results of the HER search.

- 1.11.3 The developer should discuss the extent of the development, the nature of the works and their intended scope of works with their archaeological contractor prior to the production of a WSI, in order that an appropriate programme of archaeological monitoring can be agreed and confirmed within the WSI.
- 1.11.4 The archaeological contractor must confirm if they intend to use digital or slide and print photography. Contact should be made with the relevant Archives (see sections 3.4 and 4.1) to discuss their requirements prior to the production of the WSI. Details of these requirements should be included in the WSI for approval. Contractors should therefore ensure that they have made provision for any associated fees as part of any required tender submissions or project costings.
- 1.11.5 In line with part (a) of the planning condition, work cannot commence on site until the WSI has been submitted to NCC Development Management Team and approved in writing on the advice of Northumberland Conservation. Fees as set out in Table 7 of the charging document will apply.<sup>5</sup>

## 2 Method of work

- 2.1 The purpose of this work is to ensure that important archaeological remains are not destroyed without first being adequately recorded.
- 2.2 The proposed development has the potential to disturb unrecorded archaeological remains associated with Hadrian's Wall. Having considered the current ground conditions, the previous archaeological investigations carried out on site and the nature and location of the proposed development, a watching brief is the appropriate archaeological response in this instance. The watching brief should cover the following groundworks for the development:
- Groundworks associated with site clearance and any landscaping activities
  - Excavations for the swimming pool and associated gym
  - Excavations for the package treatment plant (*any archaeological remains revealed in this area to be recorded and avoided*)
  - Groundworks associated with access pathways, car parking and service connections
- 2.3 *Should the groundworks not exceed modern disturbance or equally should they exceed the depth at which archaeological remains are present, Northumberland Conservation should be contacted in order to establish whether the watching brief need continue in these specific areas.*
- 2.4 *General Standards*
- 2.4.1 All work should be carried out in compliance with the codes of conduct of the Institute for Archaeologists (IfA) 6 and should follow the IfA Standards for Watching Briefs.<sup>7</sup>

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<sup>5</sup> <http://www.northumberland.gov.uk/default.aspx?page=1627> Charging Policy document

<sup>6</sup> Institute for Archaeologists, 2008, *By-Laws: Code of Conduct* (23 October 2008): [http://www.archaeologists.net/modules/iContent/inPages/docs/codes/code\\_conduct.pdf](http://www.archaeologists.net/modules/iContent/inPages/docs/codes/code_conduct.pdf)

<sup>7</sup> Institute for Archaeologists, 2008, *Standard and Guidance for an archaeological watching brief* (28 October 2008): <http://www.archaeologists.net/modules/iContent/inPages/docs/codes/watch2.pdf>

- 2.4.2 All work should be carried out in compliance with the Regional Statement of Good Practice.<sup>8</sup>
- 2.4.3 All staff must be suitably qualified and experienced for their project roles.
- 2.4.4 All staff must 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 must be aware of the work required under the specification, and must understand the projects aims and methodologies.
- 2.4.5 Pre-site work preparation
- i) A specification in line with this brief must be submitted and approved by Northumberland Conservation prior to work commencing.
  - ii) Contractors should ensure that they have made provision to consult the HER as part of any required tender submissions or project costings. The results should be included in the written scheme of investigation.
  - iii) The archaeological contractor should note that the formulation of an appropriate environmental sampling strategy is a mandatory part of this project. Advice on such a strategy must be obtained from the English Heritage Scientific Advisor for North East England, Dr Jacqui Huntley, English Heritage Offices, Bessie Surtees' House, 41-44 Sandhill, Newcastle upon Tyne NE1 3JF(Tel. 0191 269 1250 or Mobile (preferred contact): 077134 00387).
  - iv) The Great North Museum, Newcastle-upon-Tyne and ADS (if digital photography is being used) should be contacted to discuss archiving prior to work commencing
- 2.4.6 Fieldwork
- i) This observation shall involve the systematic examination and accurate recording of all archaeological features, horizons and artefacts identified.
  - ii) If archaeological remains are uncovered, the archaeologist should be given the opportunity of excavating and recording the remains before they are destroyed.
  - iii) A full and proper record (written, graphic and photographic as appropriate) should be made for all work, using pro forma record sheets and text descriptions appropriate to the work. Accurate scale plans and section drawings should be drawn at 1:50, 1:20 and 1:10 scales as appropriate. Where skeletons are encountered, they should be recorded by photography and the use of pro forma skeleton recording sheets.
  - iv) The area watched by the archaeologist should be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area. All archaeological deposits and features and at the top and base of all groundworks must be recorded with an above Ordnance Datum (aOD) level.
  - v) A photographic record of all contexts should be taken in colour transparency and black and white print and should include a clearly visible, graduated metric scale. A register of all photographs should be kept. If the archaeological contractor would prefer to use digital photography as standard, the digital photographs will need to be submitted to the Archaeological Data Service (ADS) for long-term archive storage. ADS will need to be approached prior to the production of the Written Scheme of Investigation (see section 1.7.1) and the digital archiving details included in that document. Contact details can be provided by Northumberland Conservation on request.
  - vi) In the event of human burials being discovered, the archaeologist will procure and comply with all statutory consents and licences under the Burial Act 1857.
  - vii) Where any part of a human burial is disturbed, the whole burial must be archaeologically excavated.

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<sup>8</sup> Yorkshire, The Humber and the North-East: A Regional Statement of Good Practice for Archaeology in the Development Process (25 November 2009)

- viii) Appropriate procedures under the relevant legislation must be followed in the event of the discovery of artefacts covered by the provisions of the Treasure Act 1996.
- ix) During and after the excavation, all recovered artefacts must be stored in the appropriate materials and storage conditions to ensure minimal deterioration and loss of information (this should include controlled storage, correct packaging, regular monitoring of conditions, immediate selection for conservation of vulnerable material).

### 3 Contingency arrangements

3.1 In the event of the discovery of archaeological remains which are of a greater number or extent than anticipated, work will cease and Northumberland Conservation and a representative of the developer will be notified. An assessment will be made of the importance of the remains and any provision for their recording or preservation in situ as appropriate.

3.2 The contingency for this project has been set at up to 30 person-days.

3.3 In the event that hearths, kilns or ovens (of whatever period, date or function) are identified during the watching brief, provision should 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 sites 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. In the event that such deposits or structures are identified, the Conservation Team should be contacted to discuss the appropriate response. This specific aspect of the sampling strategy should also be discussed in advance with English Heritage as per 'General Standards' above.

#### 3.4 Site monitoring and visits

3.4.1 The Assistant County Archaeologist dealing with this application must be informed on the start date and timetable for the watching brief in advance of work commencing.

3.4.2 Reasonable access to the site for the purposes of monitoring the archaeological scheme will be afforded to the Assistant County Archaeologist or his/her nominee at all times.

3.4.3 Regular communication between the archaeological contractor, the Assistant County Archaeologist and other interested parties must be maintained to ensure the project aims and objectives are achieved.

3.4.4 Northumberland Conservation has identified that 2 site visit may be required for the mitigation programme.

3.4.5 There will be no charge for the first visit but any additional visits will be charged at the standard hourly rate plus mileage. Any additional visits requested by the developer will be charged for at the rate stated in the charging document. Visits estimated that do not occur, will not be charged for. Site visits will be charged on the basis of return mileage from County Hall to the site.

### 4 Post-excavation work and reporting

#### 4.1 Finds

4.1.1 All finds processing, conservation work and storage of finds must be carried out in



compliance with the IfA Guidelines for Finds Work <sup>9</sup> and those set by UKIC.

- 4.1.2 The deposition and disposal of artefacts must be agreed with the legal owner and recipient museum prior to the work taking place. Where the landowner decides to retain artefacts adequate provision must be made for recording them. Details of land ownership should be provided by the developer.
- 4.1.3 All retained artefacts must be cleaned and packaged in accordance with the requirements of the recipient museum.
- 4.2 Site Archive
  - 4.2.1 Paragraph 141 of the National Planning Policy Framework clarifies that Local Planning Authorities should make evidence gathered as part of archaeological mitigation exercises, including any archive, publically accessible. Copies of the primary report should be deposited with the Historic Environment Record and the archive deposited with an agreed local museum.
  - 4.2.2 Archiving work must be carried out in compliance with the IfA Guidelines for Archiving <sup>10</sup>.
  - 4.2.3 The archive and the finds must be deposited in the Great North Museum, within 6 months of completion of the post-excavation work and report.
  - 4.2.4 Before the commencement of fieldwork, contact should be made with the landowners and with the Great North Museum to make the relevant arrangements. Details of land ownership should be provided by the developer.
  - 4.2.5 If the archaeological contractor would prefer to use digital photography as standard, the digital photographs will need to be submitted to the Archaeological Data Service (ADS) for long-term archive storage within 6 months of completion of the post-excavation work and the report.
  - 4.2.6 Northumberland Conservation will require confirmation that the archive had been submitted in a satisfactory form to the relevant depository before recommending to the local planning authority that the condition should be fully discharged.
- 4.3 Report
  - 4.3.1 The archaeological consultant or contractor must submit a copy of the report to their client and Northumberland Conservation within 2 months of completion of the work.
  - 4.3.2 Northumberland Conservation requires one bound paper copy and one digital copy (in Word or PDF format) of the report.
  - 4.3.3 Northumberland Conservation will need to approve the report before discharging the condition on the planning permission
  - 4.3.4 Each page and paragraph should be numbered within the report and illustrations cross-referenced within the text.
  - 4.3.5 The report should include as a minimum the following:
    - i) Planning application number, Northumberland Conservation reference, OASIS reference number, Archive reference and an 8 figure grid reference
    - ii) A summary statement of the results
    - iii) A copy of this brief

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<sup>9</sup> Institute for Archaeologists, 2008. *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials* (28 October 2008):

<http://www.archaeologists.net/modules/icontent/inPages/docs/codes/Finds2008.pdf>

<sup>10</sup> Institute for Archaeologists, 2008. *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (October 2008):

<http://www.archaeologists.net/modules/icontent/inPages/docs/codes/Archives2009.pdf>

- iv) A copy of the 'check-list' appended to this brief
- v) A table summarising the deposits, features, classes and numbers of artefacts encountered and spot dating of significant finds
- vi) Above Ordnance Datum levels and levels below current ground level in the text
- vii) A location plan of the site at an appropriate scale of at least 1:10 000
- viii) A location plan of the extent of the watching brief within the site. This must be at a recognisable planning scale, and located with reference to the national grid, to allow the results to be accurately plotted on the Historic Environment Record
- ix) Plans and sections of archaeology located at a recognisable planning scale (1:10, 1:20, 1:50 or 1:100, as appropriate)
- x) Above Ordnance Datum (aOD) levels included on plans and sections
- xi) Both aOD levels and depth below current ground level to be included within the text
- xii) Any variation to the above requirements should be approved by the planning authority prior to work being submitted

#### 4.4 Approval of report

4.4.1 In line with the planning condition, the report will need to be submitted to NCC Development Management Team and approved in writing before the condition can be discharged. Approval of the report will be on the advice of Northumberland Conservation.

4.4.2 There will be a fixed charge for approving the report submitted at the post-excavation phase, including (if appropriate) interim and final reports. This cost has been based on the estimated time required to undertake this activity. Fees as set out in Table 7 of the charging document will apply.<sup>11</sup>

#### 4.5 OASIS

4.5.1 Northumberland Conservation and HER support 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.

4.5.2 The archaeological consultant or contractor must therefore complete the online OASIS form at <http://oasis.ac.uk/>. If the contractors are unfamiliar with OASIS, they are advised to contact Northumberland HER prior to completing the form. 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 must indicate that they agree to this procedure within the specification/project design/written scheme of investigation submitted to Northumberland Conservation for approval

#### 4.6 Publication

4.6.1 A summary should 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.

4.6.2 A short report of the work should also be submitted to a local journal if appropriate and agreed with Northumberland Conservation. If publication is a requirement, the publication report will need to be approved by Northumberland Conservation before discharging the condition on the planning permission

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<sup>11</sup> <http://www.northumberland.gov.uk/default.aspx?page=1627> Charging Policy document

5 Further Guidance

- 5.1 Any further guidance or queries regarding the provision of a specification should be directed to:

Karen Derham  
Assistant County Archaeologist  
Northumberland County Council  
County Hall  
Morpeth  
Northumberland  
NE61 2EF

Tel: 01670 622655  
Fax: 01670 533409  
e-mail: [karen.derham@northumberland.gov.uk](mailto:karen.derham@northumberland.gov.uk)

25 March 2015

**FOR COPYRIGHT REASONS, ALL MAPS SUPPLIED BY NORTHUMBERLAND COUNTY COUNCIL MUST BE RETURNED TO THEM ON COMPLETION OF THE PROJECT**

## Archaeological Watching Brief Report Check List

**Site name:**

**Archaeological Contractor:**

Check List	Contractor	Northumberland Conservation (NC)
Copy of report checklist		
Planning ref.		
Northumberland Conservation ref.		
OASIS ref.		
Confirmation that all OASIS sections completed incl. submission of grey literature		
Archive reference		
8 figure grid reference		
<b>Results</b>		
Summary statement of the results		
Table summarising the deposits, features, classes and numbers of artefacts encountered and spot dating of significant finds		
<b>Plans and sections</b>		
Location plan at scale of at least 1:10000		
Plans showing location of archaeological work at recognisable planning scale		
Plans showing location of archaeological work with reference to national grid		
Detailed plans and sections at recognisable planning scale		
Above Ordnance Datum levels and levels below current ground level in the text		
Above Ordnance Datum levels included on plans and sections		
Any variation approved by NC prior to work commencing		

**Contractor checked:**

**NC Officer checked:**

**Date:**

**Date:**

## APPENDIX 3

**WSI for Planning Application 15/02987/FUL  
and Brief from Karen Derham, Archaeological Officer, NCC**

### **OUTBUILDING 2, WALWICK HALL, WALWICK HUMSHAUGH, NORTHUMBERLAND**

**Written Scheme of Investigation for an:  
ARCHAEOLOGICAL WATCHING BRIEF DURING REFURBISHMENT  
AND CONVERSION TO SPA FACILITY**

**Planning Application Ref: 15/02987/FUL  
NCCCT Ref: T29/2; 24050**

**April 2016**

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- 2. DEVELOPMENT WORKS**
- 3. ARCHAEOLOGICAL REQUIREMENT**
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- 6. SOURCES**
- 7. HEALTH AND SAFETY**

#### FIGURES

**Figure 1:** Outbuilding 2 at Walwick Hall

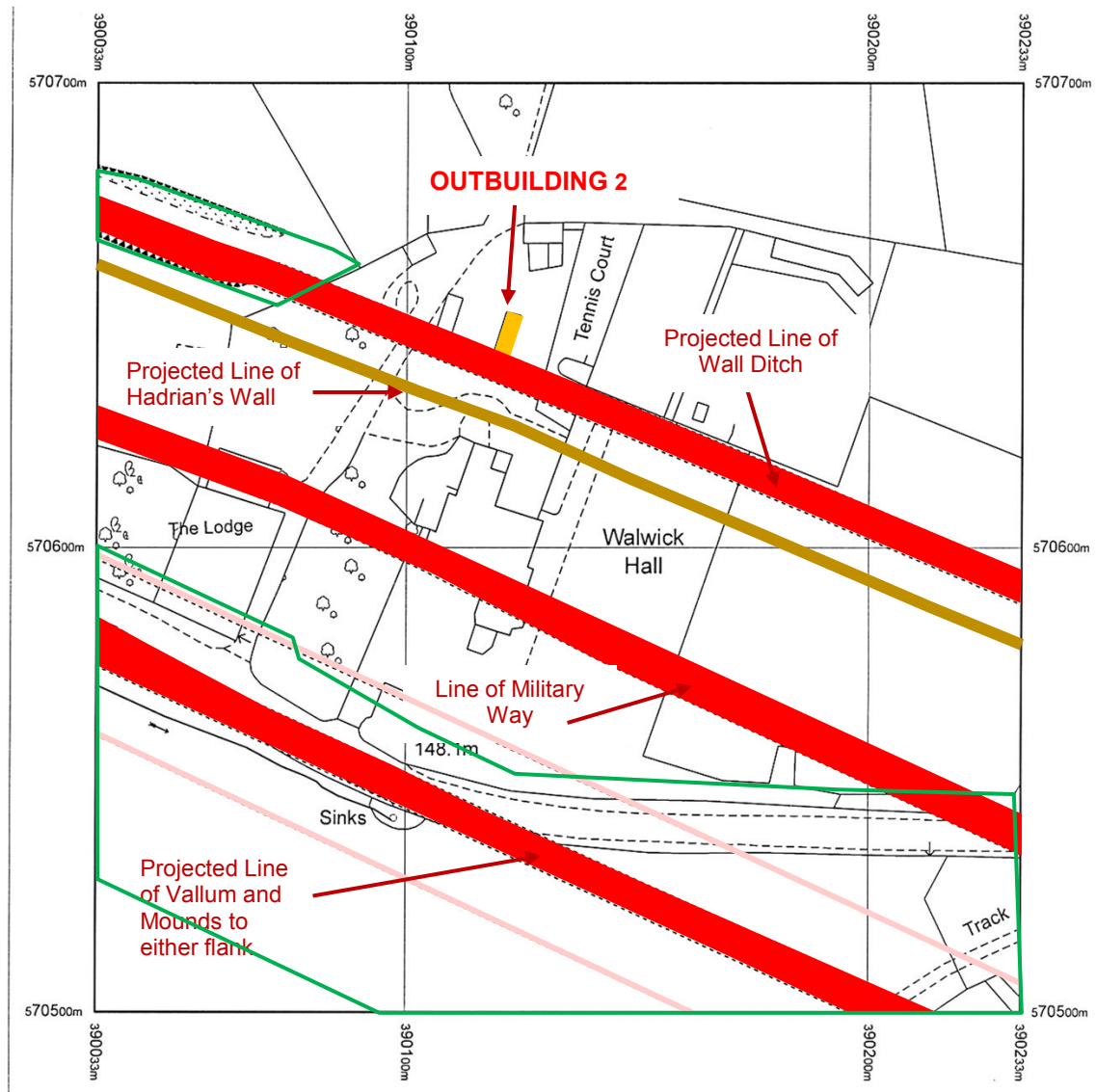
**Figure 2:** Walwick Hall showing previous monitoring works on the site 2013-2016

*Prepared for Doonan Architects on behalf of Ms Rachel Batson by*

Alan Williams Archaeology  
53 Derwentdale Gardens  
High Heaton  
Newcastle upon Tyne  
NE7 7QN

## 1. PROJECT BACKGROUND

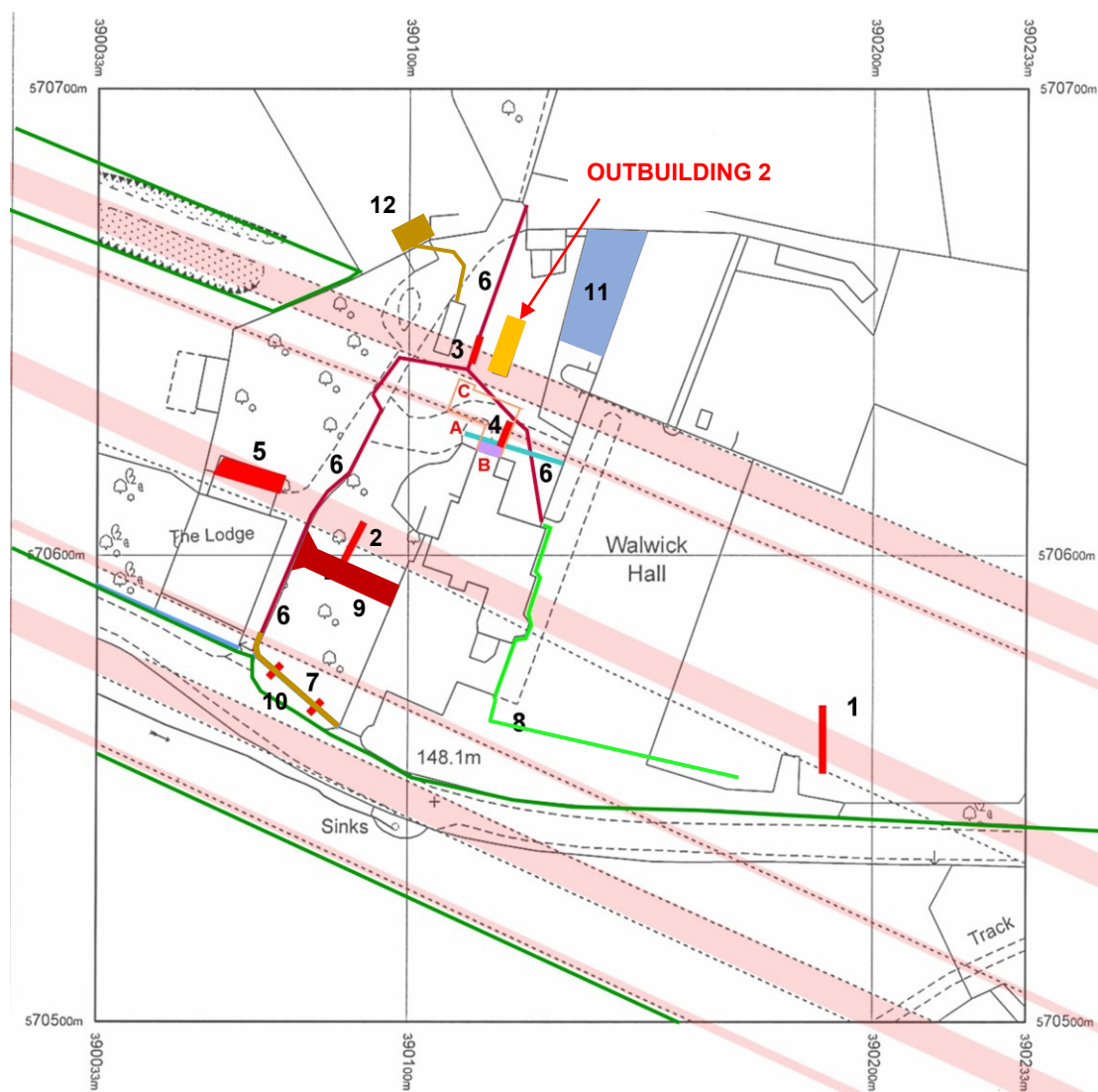
This document forms a written scheme of investigation (WSI) for a programme of archaeological monitoring to accompany the refurbishment of Outbuilding 2, a currently disused agricultural building (see figure 1) to a spa facility. The building lies on the northern lip of Hadrian's Wall Ditch, in the grounds of Walwick Hall, currently under conversion to a hotel. The planning application for development of Outbuilding 2 was passed in February 2016 and archaeological monitoring during groundworks will be carried out under condition.



**Figure 1:** Outbuilding 2 at Walwick Hall (in orange). It lies over the north lip of the projected line of the Wall Ditch (in pink) and a little to the north of Hadrian's Wall. The scheduled area at Walwick is outlined in green.

## 2. DEVELOPMENT WORKS

Previous planning applications at Walwick Hall have required archaeological evaluation and monitoring. The locations of these works are shown on figure 2. The current development (Planning application No. **15/02987/FUL**) is a part of these general developments at Walwick Hall which is under conversion to a hotel.



**Figure 2:** Previous archaeological evaluation and monitoring input at Walwick Hall: 2008-2016. Numbers in bold on plan refer to:

**1, 2, 3 and 4** Trenches (2008) Event No. 14258; **5** Monitoring of groundworks next to Lodge (2009) Event No.14336; **6** Monitoring of cable trenches (2009) Event No. 14570; **7** Monitoring of clearance of trees and cutting of two sondages along new line of boundary wall (2009); Planning application Nos.15/00440/FUL and 15/1390/FUL; **8** Installation of package sewage treatment plant (2015); **9** Cutting of ramp for vehicular access between courtyard and drive; **10** Demolition of roadside boundary-wall and construction of wall on revised line; **11** Groundworks for the installation of swimming pool and gym; **12** Construction of Biomass plant and connecting pipework to outbuilding 1.

Outbuilding 2, a currently disused stone agricultural building - one of a very similar pair - stands to the north of Walwick Hall. It will be refurbished and converted to use as a spa facility, linked functionally to an adjacent gym and swimming pool. Works will involve the

removal of current floor levels to 0.45m deep, the provision of services and minor works for ground clearance and access arrangements.

### **3. ARCHAEOLOGICAL AND HISTORIC BACKGROUND**

#### **3.1 Walwick Hall**

Walwick Hall, predominantly of eighteenth century date but with some earlier fabric and extended in the nineteenth century, is a grade II listed building. It lies within gardens and woodland to the north of the B6318 (Military Road) west of Chollerford and immediately to the west of a dog-leg in the course of this road at NY 9015 7065. Walwick Hall Lodge lies a little to the west of the hall and a number of farm buildings sit to the north. Other listed components of the hall (both grade II) are the gate piers and attached walls along the B6318 and a stone sundial in the forecourt to the south of the Hall. Outbuilding 2 is considered a curtilage listed building because of its association with the listed Walwick Hall.

#### **3.2 Hadrian's Wall Corridor**

Walwick Hall lies within a very significant historic and archaeological landscape. The second century complex of Roman frontier works including Hadrian's Wall, runs directly across the hall and its grounds (see figure 1). Most of the course of this frontier is scheduled although, as is common practice, the developed area of Walwick Hall and its ranges and gardens are excluded from the monument. The scheduled monument (in this area SM 26052) runs around the hall and slightly to the north of the Military Road. Remains of the Wall, Wall Ditch, Military Way, and associated counterscarp bank and the Vallum and its associated north and south mounds can be projected as running across, and parts may survive within, the grounds of the hall and are protected by national planning guidance (which notes that there will be a presumption in favour of the physical preservation of nationally important archaeological remains) and by local policies. All the area of the Wall and the associated military corridor apart from certain urban areas has also been designated by UNESCO as a World Heritage Site and therefore of international significance. Outbuilding 2 lies on the north lip of the projected line of the Wall Ditch.

### **4. REQUIREMENT FOR ARCHAEOLOGICAL INPUT**

**4.1** Because of the potential for the development works noted in section 2 above to impact on important archaeological remains belonging to the Hadrianic frontier (principally, the Wall Ditch), Northumberland Conservation advised that a programme of archaeological mitigation should be put in place, consistent with the relevant sections of the National Planning Policy Framework (paragraphs 141; 176; 203-206). In this instance, archaeological input will involve monitoring (a watching brief) to accompany groundworks including:

- reduction of floor level within the building to 0.45m deep;
- excavation of service trenches to the building;
- groundworks associated with site clearance, landscaping and access

**4.2** Previous archaeological input in the vicinity of Outbuilding 2 (entries 3 and 6 on figure 2) involved monitoring of an evaluation trench in 2008 (**3**) cut to a depth of 1.2m largely through modern disturbance. An archaeological watching brief (**6**) monitored the excavation of a cable trench which ran to a maximum of 0.5m deep. Neither revealed any evidence for the Wall Ditch. Given the modern disturbance in **3**, and the fairly shallow depth of **6**, it is considered that monitoring of groundworks for the outbuilding would be worthwhile.

**4.3** An archaeological brief was prepared for the application (15/02987/FUL) by Karen Derham, Assistant Archaeologist with Northumberland Conservation (*Outbuilding 2, Walwick*



*Hall, Humshaugh, Hexham, Northumberland: Brief for an Archaeological Watching Brief* Ref: T29/2; 24050; 11/11/2015) setting out requirements including the preparation of a detailed written scheme of investigation (WSI) to be submitted for approval prior to development work commencing. The following document forms this WSI.

**4.4** The purpose of the archaeological input is to ensure that any archaeological remains impacted are adequately recorded prior to removal.

## **5. ARCHAEOLOGICAL METHODOLOGY**

**5.1** A record of all features excavated will be produced using appropriate archaeological context recording. All features will have a full written and drawn record. Measurements will be expressed in metres. Plans and sections will be produced at 1:10 or 1:20 scale using repeatable control points. A digital camera will be used to record all features. The photographic archive will be deposited with Archaeological Data Service (ADS).

**5.2** Pottery, metalwork and animal bone will be retained and located by context. Modern material will be discarded subsequent to the completion of fieldwork. Loose architectural fragments will be treated as small finds and recorded individually (with reference to the appropriate repository standards and guidelines).

Finds of significance will be deposited with the Great North Museum as agreed with Mr Andrew Parkin. Appropriate provisions will be put in place to comply with the Treasure Act of 1996

**5.3** In the event of human remains being discovered, the archaeologist will procure and comply with all statutory consents and licences under the 1857 Burial Act. Where any part of a human burial is disturbed, the whole burial will be removed.

**5.4** In the event of the discovery of archaeological remains in greater numbers or extent than anticipated, work will cease and Northumberland Conservation and a representative of the developer will be notified. An assessment will be made of the importance of the remains and any provision for their recording or preservation in situ as appropriate. A contingency figure for maximum input of 40 days has been set on this development.

**5.5** All reasonable access to the site will be provided for Northumberland Conservation Team staff.

**5.6** Northumberland Conservation has identified that **two** site visits may be required for the mitigation programme. There will be no charge for the first visit, but additional visits will be charged at standard hourly rate plus mileage (return from County hall) as per the NCC Charging Document. Additional visits requested by the developer will be charged as per the same document.

**5.7 Specialist Analyses** The potential requirement for specialist analyses is an unavoidable risk in all excavations. The scientific investigation of any features/deposits which are considered significant will be undertaken as a non-negotiable part of this programme.

In the event that hearths, kilns or ovens are identified, provision will be made to collect at least one Archaeomagnetic date from each hearth or in the case of domestic structures, one per building. As appropriate, samples will be collected and processed by a suitable specialist for dating purposes.

Where such dating techniques are required Northumberland Conservation will be contacted to discuss an appropriate response.

**5.8** Environmental samples will be taken from sealed and dateable deposits to elucidate the agricultural/ecological regime on the site over the period. Deposits/fills with potential for environmental evidence will be assessed by taking bulk samples of 30 litres from contexts selected for analysis. Deposits/fills totalling less than 30 litres in volume will be sampled in their entirety. Samples will be processed and analysed by Dr Charlotte O'Brien of Archaeological Services University of Durham.

**5.9** On completion of the fieldwork, samples will be processed and artefacts cleaned, conserved, identified, labelled and packaged. An appropriate programme of analysis and publication of the results will be completed if no further archaeological investigations are to be carried out.

**5.10 Archive** Digital archive (photographs) will be deposited with ADS. Other materials will be deposited with the GNEM at Newcastle upon Tyne.

Final drawings will be provided in digital format.

Northumberland Conservation will require confirmation that the site archive has been deposited in a satisfactory form to the designated archives/museum.

If appropriate, arrangements will be made to publish the results of the investigations through a local or national journal. A summary report will be prepared for *Archaeology in Northumberland* and submitted to Liz Williams, HER Officer by December of the year in which the work is completed.

**5.11 Oasis** AWA supports the Online Access to Index of Archaeological Investigations (OASIS). 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. The online OASIS form will be completed at <http://ads.ahds.ac.uk/project/oasis/>.

#### **5.12 Site Archive and Report**

The site archive will be prepared to the standards specified in the Management of Research Projects in the Historic Environment (MoRPHE), English Heritage, 2006. Archive preparation and deposition will be undertaken with reference to the repository guidelines and standards, and where necessary the Museums and Galleries Commission (MGC), United Kingdom Institute for Conservation (UKIC) standards and guidelines.

An illustrated report will be supplied within 2 months (or shorter period by mutual agreement) on completion of the fieldwork. Copies of the report will be sent to the client, Northumberland Conservation (one bound and one digital copy in Word or PDF format) and the County Historic Environment Record. The English Heritage Archive will be asked if they wish to receive copies of the archive and report. The report will contain as a minimum:

- Non-technical summary
- Introductory statement
- Aims and objectives
- Methodology
- Results
- Assessment and recommendations
- Index and location of archive
- References and bibliography
- Copy of project design

**5.13** If appropriate, arrangements will be made to publish the results of the investigations through a local or national journal.

**5.14** AWA supports the Online Access to Index of Archaeological Investigations (OASIS). 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. The online OASIS form will be completed at <http://ads.ahds.ac.uk/project/oasis/>.

## **6. SOURCES**

HER records were provided for a previous WSI for ongoing monitoring works at Walwick Hall by AWA on May 4<sup>th</sup> 2015. No additional search was requested for the current WSI.

## **7. HEALTH AND SAFETY**

**7.1** AWA will comply with the Health and Safety at Work Act and subsequent additions and amendments.

**7.2** If the Provisions of Construction, Design and Management (CDM) Regulations 2007 are appropriate the employer will appoint a CDM Coordinator who will prepare a Health and Safety Plan which will be made available to the archaeological contractor prior to the commencement of work.

## **OUTBUILDING 2, WALWICK HALL, HUMSHAUGH HEXHAM, NORTHUMBERLAND**

### **Brief for an Archaeological Watching Brief**

- 6 Introduction
- 6.1 A planning application has been submitted for the refurbishment and conversion of existing outbuilding to a spa facility to be used as part of Walwick Hall Hotel, Walwick Hall (Outbuilding 2), Humshaugh, Northumberland (Fig. 1).
- 6.2 Outbuilding 2 is located on the line of the Hadrian's Wall ditch. The area around Walwick Hall has been subject to a number of archaeological investigations. The nearest investigations comprised an evaluation and subsequent watching brief to the immediate west of the outbuilding. The evaluation trench was excavated in this area to a depth of 1.2m through 1.1m of modern deposits with an inspection chamber and pipes adding to the disturbance in this area. The archaeological watching brief monitored a service trench which didn't exceed 0.5m in depth. The previous archaeological work at Walwick Hall has shown that there is a level of disturbance and build-up of deposits across this area. The construction of the existing outbuilding will also have impacted on below ground archaeological remains, but the foundations may not be a significant depth.
- 6.3 Nevertheless, there is the potential that some remains associated with the Hadrian's Wall ditch could survive within the proposed development area. In addition, the proposals appear to show that there will be some internal ground reduction within the building which could exceed previous disturbance along with associated external groundworks.
- 6.4 Policy and Archaeological Background
- 6.4.1 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*. The Framework identifies that the planning system should perform 'an environmental role', contributing to and protecting the built and historic environment<sup>12</sup> and that the pursuit of 'sustainable development' includes seeking improvements to the built, natural and historic environment.<sup>13</sup>
- 6.4.2 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.<sup>14</sup>

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<sup>12</sup> NPPF Paragraph 7

<sup>13</sup> NPPF Paragraph 9

<sup>14</sup> NPPF Paragraph 141 and footnote 30

- 6.5 Mitigation of development impact
- 6.5.1 Having assessed the potential impact of the development on the archaeological resource, Northumberland Conservation has advised Northumberland County Council (NCC) Development Management Team that should permission be granted, a condition should be attached to the permission requiring a programme of archaeological mitigation consistent with the objectives of paragraphs 141; 176; 203-206 of the National Planning Policy Framework.
- 6.6 Northumberland Conservation Charging Policy
- 6.6.1 Northumberland Conservation operates a charging policy. Charges are calculated to recover the costs of staff time and travel associated with the preparation and monitoring of archaeological assessment and mitigation work in the planning context.
- 6.6.2 A copy of the current charging policy can be viewed via the Northumberland County Council website<sup>15</sup>.
- 6.6.3 This is an application for a Minor development. Fees as set out in Table 2 of the charging document will apply for this.
- 6.7 Purpose of the Brief
- 6.7.1 This brief constitutes Northumberland Conservation's justification for the investigation, its objectives and the strategy and procedures to apply to the programme of archaeological recording. This brief does not constitute the required 'written scheme of investigation'.
- 6.7.2 The brief is intended to establish the project parameters to enable an archaeological consultant or contractor to tender for the work and, once commissioned, to prepare and submit an appropriate Written Scheme of Investigation/Project Design/Method Statement to Northumberland Conservation for approval prior to work commencing. The mitigation brief is tied directly into the planning condition and as a result there will be no charge for the production of a mitigation brief. The prior approval of Written Schemes of Investigation for archaeological work and excavation reports are chargeable services.
- 6.8 *Purpose of the Written Scheme of Investigation (WSI)*
- 6.8.1 The Written Scheme of Investigation (WSI)/Project Design/Method Statement should be produced in line with the detailed requirements laid out in the brief or following detailed discussion with the Assistant County Archaeologist.
- 6.8.2 The WSI should be based on a thorough study of all relevant background information, in particular any assessment or evaluation reports or, in their absence, data held or referenced in Northumberland Historic Environment Record (HER). *Contractors should therefore ensure that they have made provision to consult the HER as part of any required tender submissions or project costings.* The submitted WSI should include a summary archaeological background informed by the results of the HER search.
- 6.8.3 The developer should discuss the extent of the development, the nature of the works and their intended scope of works with their archaeological contractor prior to the production of a WSI, in order that an appropriate programme of archaeological monitoring can be agreed and confirmed within the WSI.
- 6.8.4 The archaeological contractor must confirm if they intend to use digital or slide and

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<sup>15</sup> <http://www.northumberland.gov.uk/default.aspx?page=1627> Charging Policy document

print photography. Contact should be made with the relevant Archives (see sections 3.4 and 4.1) to discuss their requirements prior to the production of the WSI. Details of these requirements should be included in the WSI for approval. **Contractors should therefore ensure that they have made provision for any associated fees as part of any required tender submissions or project costings.**

- 6.8.5 In line with part (a) of the planning condition, work cannot commence on site until the WSI has been submitted to NCC Development Management Team and approved in writing on the advice of Northumberland Conservation. Fees as set out in Table 2 the charging document will apply for this.<sup>16</sup>
- 7 Method of work
- 7.1 *The purpose of this work is to ensure that important archaeological remains are not destroyed without first being adequately recorded.*
- 7.2 *The proposed development has the potential to disturb important archaeological remains associated with Hadrian's Wall ditch. It is considered that in this case a watching brief is the appropriate archaeological response. The watching brief should cover the following groundworks for the development:*
- Any ground reduction within the existing building
  - Excavations for the provision of services
  - Groundworks associated with site clearance
  - Landscaping activities
  - Groundworks associated with access
- 7.3 *Should the groundworks not exceed modern disturbance or equally should they exceed the depth at which archaeological remains are present, Northumberland Conservation should be contacted in order to establish whether the watching brief need continue in these specific areas.*
- 7.4 *General Standards*
- 7.4.1 All work should be carried out in compliance with the codes of conduct of the Institute for Archaeologists (IfA) 17 and should follow the IfA Standards for Watching Briefs.<sup>18</sup>
- 7.4.2 All work should be carried out in compliance with the Regional Statement of Good Practice.<sup>19</sup>
- 7.4.3 All staff must be suitably qualified and experienced for their project roles.
- 7.4.4 All staff must 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 must be aware of the work required under the specification, and must understand the projects aims and methodologies.
- 7.4.5 Pre-site work preparation
- v) A specification in line with this brief must be submitted and approved by Northumberland Conservation prior to work commencing.
  - vi) As required by Paragraph 128 of the National Planning policy Framework, the appointed contractor must consult the Historic Environment Record as part of

<sup>16</sup> <http://www.northumberland.gov.uk/default.aspx?page=1627> Charging Policy document

<sup>17</sup> Institute for Archaeologists, 2008, *By-Laws: Code of Conduct* (23 October 2008):

[http://www.archaeologists.net/modules/icontent/inPages/docs/codes/code\\_conduct.pdf](http://www.archaeologists.net/modules/icontent/inPages/docs/codes/code_conduct.pdf)

<sup>18</sup> Institute for Archaeologists, 2008, *Standard and Guidance for an archaeological watching brief* (28 October 2008): <http://www.archaeologists.net/modules/icontent/inPages/docs/codes/watch2.pdf>

<sup>19</sup> Yorkshire, The Humber and the North-East: A Regional Statement of Good Practice for Archaeology in the Development Process (25 November 2009)

the site assessment process. Contractors should therefore ensure that they have made provision to consult the HER as part of any required tender submissions or project costings. The results should be included in the written scheme of investigation.

- vii) The archaeological contractor should note that the formulation of an appropriate environmental sampling strategy is a mandatory part of this project. Advice on such a strategy must be obtained from the English Heritage Scientific Advisor for North East England, Dr Jacqui Huntley, English Heritage Offices, Bessie Surtees' House, 41-44 Sandhill, Newcastle upon Tyne NE1 3JF (Tel. 0191 269 1250 or Mobile (preferred contact): 077134 00387).
- viii) The Great North Museum, Newcastle-upon-Tyne and ADS (if digital photography is being used) should be contacted to discuss archiving prior to work commencing

#### 7.4.6 Fieldwork

- x) This observation shall involve the systematic examination and accurate recording of all archaeological features, horizons and artefacts identified.
- xi) If archaeological remains are uncovered, the archaeologist should be given the opportunity of excavating and recording the remains before they are destroyed.
- xii) A full and proper record (written, graphic and photographic as appropriate) should be made for all work, using pro forma record sheets and text descriptions appropriate to the work. Accurate scale plans and section drawings should be drawn at 1:50, 1:20 and 1:10 scales as appropriate. Where skeletons are encountered, they should be recorded by photography and the use of pro forma skeleton recording sheets.
- xiii) The area watched by the archaeologist should be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area. All archaeological deposits and features and at the top and base of all groundworks must be recorded with an above Ordnance Datum (aOD) level.
- xiv) A photographic record of all contexts should be taken in colour transparency and black and white print and should include a clearly visible, graduated metric scale. A register of all photographs should be kept. If the archaeological contractor would prefer to use digital photography as standard, the digital photographs will need to be submitted to the Archaeological Data Service (ADS) for long-term archive storage. ADS will need to be approached prior to the production of the Written Scheme of Investigation (see section 1.7.1) and the digital archiving details included in that document. Contact details can be provided by Northumberland Conservation on request.
- xv) In the event of human burials being discovered, the archaeologist will procure and comply with all statutory consents and licences under the Burial Act 1857.
- xvi) Where any part of a human burial is disturbed, the whole burial must be archaeologically excavated.
- xvii) Appropriate procedures under the relevant legislation must be followed in the event of the discovery of artefacts covered by the provisions of the Treasure Act 1996.
- xviii) During and after the excavation, all recovered artefacts must be stored in the appropriate materials and storage conditions to ensure minimal deterioration and loss of information (this should include controlled storage, correct packaging, regular monitoring of conditions, immediate selection for conservation of vulnerable material).

## 8 Contingency arrangements

- 8.1 In the event of the discovery of archaeological remains which are of a greater number or extent than anticipated, work will cease and Northumberland Conservation and a representative of the developer will be notified. An assessment will be made of the importance of the remains and any provision for their recording or preservation in situ

as appropriate.

- 8.2 The contingency for this project has been set at up to 25 person-days.
- 8.3 In the event that hearths, kilns or ovens (of whatever period, date or function) are identified during the watching brief, provision should 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 sites 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. In the event that such deposits or structures are identified, the Conservation Team should be contacted to discuss the appropriate response. This specific aspect of the sampling strategy should also be discussed in advance with English Heritage as per 'General Standards' above.
- 8.4 Site monitoring and visits
- 8.4.1 The Assistant County Archaeologist dealing with this application must be informed on the start date and timetable for the watching brief in advance of work commencing.
- 8.4.2 Reasonable access to the site for the purposes of monitoring the archaeological scheme will be afforded to the Assistant County Archaeologist or his/her nominee at all times.
- 8.4.3 Regular communication between the archaeological contractor, the Assistant County Archaeologist and other interested parties must be maintained to ensure the project aims and objectives are achieved.
- 8.4.4 Northumberland Conservation has identified that 1 site visit may be required for the mitigation programme.
- 8.4.5 There will be no charge for the first visit but any additional visits will be charged at the standard hourly rate plus mileage. Any additional visits requested by the developer will be charged for at the rate stated in the charging document. Visits estimated that do not occur, will not be charged for. Site visits will be charged on the basis of return mileage from County Hall to the site.
- 9 Post-excavation work and reporting
- 9.1 Finds
- 9.1.1 All finds processing, conservation work and storage of finds must be carried out in compliance with the IfA Guidelines for Finds Work <sup>20</sup> and those set by UKIC.
- 9.1.2 The deposition and disposal of artefacts must be agreed with the legal owner and recipient museum prior to the work taking place. Where the landowner decides to retain artefacts adequate provision must be made for recording them. Details of land ownership should be provided by the developer.
- 9.1.3 All retained artefacts must be cleaned and packaged in accordance with the requirements of the recipient museum.
- 9.2 Site Archive
- 9.2.1 Paragraph 141 of the National Planning Policy Framework clarifies that Local Planning Authorities should make evidence gathered as part of archaeological mitigation exercises, including any archive, publically accessible. Copies of the

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<sup>20</sup> Institute for Archaeologists, 2008. *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials* (28 October 2008): <http://www.archaeologists.net/modules/icontent/inPages/docs/codes/Finds2008.pdf>



- primary report should be deposited with the Historic Environment Record and the archive deposited with an agreed local museum.
- 9.2.2 Archiving work must be carried out in compliance with the IfA Guidelines for Archiving<sup>21</sup>.
- 9.2.3 The archive and the finds must be deposited in the Great North Museum, within 6 months of completion of the post-excavation work and report.
- 9.2.4 Before the commencement of fieldwork, contact should be made with the landowners and with the Great North Museum to make the relevant arrangements. Details of land ownership should be provided by the developer.
- 9.2.5 If the archaeological contractor would prefer to use digital photography as standard, the digital photographs will need to be submitted to the Archaeological Data Service (ADS) for long-term archive storage within 6 months of completion of the post-excavation work and the report.
- 9.2.6 Northumberland Conservation will require confirmation that the archive had been submitted in a satisfactory form to the relevant depository before recommending to the local planning authority that the condition should be fully discharged.
- 9.3 Report
- 9.3.1 The archaeological consultant or contractor must submit a copy of the report to their client and Northumberland Conservation within 2 months of completion of the work.
- 9.3.2 Northumberland Conservation requires one bound paper copy and one digital copy (in Word or PDF format) of the report.
- 9.3.3 Northumberland Conservation will need to approve the report before discharging the condition on the planning permission
- 9.3.4 Each page and paragraph should be numbered within the report and illustrations cross-referenced within the text.
- 9.3.5 The report should include as a minimum the following:
- xiii) Planning application number, Northumberland Conservation reference, OASIS reference number, Archive reference and an 8 figure grid reference
  - xiv) A summary statement of the results
  - xv) A copy of this brief
  - xvi) A copy of the 'check-list' appended to this brief
  - xvii) A table summarising the deposits, features, classes and numbers of artefacts encountered and spot dating of significant finds
  - xviii) Above Ordnance Datum levels and levels below current ground level in the text
  - xix) A location plan of the site at an appropriate scale of at least 1:10 000
  - xx) A location plan of the extent of the watching brief within the site. This must be at a recognisable planning scale, and located with reference to the national grid, to allow the results to be accurately plotted on the Historic Environment Record
  - xxi) Plans and sections of archaeology located at a recognisable planning scale (1:10, 1:20, 1:50 or 1:100, as appropriate)
  - xxii) Above Ordnance Datum (aOD) levels included on plans and sections
  - xxiii) Both aOD levels and depth below current ground level to be included within the text
  - xxiv) Any variation to the above requirements should be approved by the planning authority prior to work being submitted

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<sup>21</sup> Institute for Archaeologists, 2008. *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (October 2008): <http://www.archaeologists.net/modules/icontent/inPages/docs/codes/Archives2009.pdf>

- 9.4 Approval of report
- 9.4.1 In line with the planning condition, the report will need to be submitted to NCC Development Management Team and approved in writing before the condition can be discharged. Approval of the report will be on the advice of Northumberland Conservation.
- 9.4.2 There will be a fixed charge for approving the report submitted at the post-excavation phase, including (if appropriate) interim and final reports. This cost has been based on the estimated time required to undertake this activity. Fees as set out in Table 2 of the charging document will apply.<sup>22</sup>
- 9.5 OASIS
- 9.5.1 Northumberland Conservation and HER support 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.
- 9.5.2 The archaeological consultant or contractor must therefore complete the online OASIS form at <http://oasis.ac.uk/>. If the contractors are unfamiliar with OASIS, they are advised to contact Northumberland HER prior to completing the form. 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 must indicate that they agree to this procedure within the specification/project design/written scheme of investigation submitted to Northumberland Conservation for approval
- 9.6 Publication
- 9.6.1 A summary should 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.
- 9.6.2 A short report of the work should also be submitted to a local journal if appropriate and agreed with Northumberland Conservation. If publication is a requirement, the publication report will need to be approved by Northumberland Conservation before discharging the condition on the planning permission
- 10 Further Guidance
- 10.1 Any further guidance or queries regarding the provision of a specification should be directed to:

Karen Derham  
Assistant County Archaeologist  
Northumberland County Council  
County Hall, Morpeth, Northumberland, NE61 2EF

Tel: 01670 622655, Fax: 01670 533409  
e-mail: [Karen.derham@northumberland.gov.uk](mailto:Karen.derham@northumberland.gov.uk)

11/11/2015

FOR COPYRIGHT REASONS, ALL MAPS SUPPLIED BY NORTHUMBERLAND COUNTY COUNCIL MUST BE RETURNED TO THEM ON COMPLETION OF THE PROJECT

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<sup>22</sup> <http://www.northumberland.gov.uk/default.aspx?page=1627> Charging Policy document

## Archaeological Watching Brief Report Check List

**Site name:**

**Archaeological Contractor:**

Check List	Contractor	Northumberland Conservation (NC)
Copy of report checklist		
Planning ref.		
Northumberland Conservation ref.		
OASIS ref.		
Confirmation that all OASIS sections completed incl. submission of grey literature		
Archive reference		
8 figure grid reference		
<b>Results</b>		
Summary statement of the results		
Table summarising the deposits, features, classes and numbers of artefacts encountered and spot dating of significant finds		
<b>Plans and sections</b>		
Location plan at scale of at least 1:10000		
Plans showing location of archaeological work at recognisable planning scale		
Plans showing location of archaeological work with reference to national grid		
Detailed plans and sections at recognisable planning scale		
Above Ordnance Datum levels and levels below current ground level in the text		
Above Ordnance Datum levels included on plans and sections		
Any variation approved by NC prior to work commencing		

**Contractor checked:**

**NC Officer checked:**

**Date:**

**Date:**