

BAMBURGH RESEARCH PROJECT

LAND TO THE REAR OF BLUE BELL HOTEL BELFORD NORTHUMBERLAND



DESK BASED ASSESSMENT

Compiled for the Blue Bell Hotel by The Bamburgh Research Project: Commercial Projects Section

BRP 18/02b

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SUMMARY

This document has been compiled by The Bamburgh Research Project (BRP) for The Blue Bell Hotel during March 2018 and comprises a desk based assessment of a site to the rear of the Blue Bell Hotel, Belford, Northumberland, that has been proposed for a housing development and campsite. This report provides an assessment of the archaeological evidence in the vicinity of the site and considers the potential for encountering and impacting on archaeological material that might result from the proposed development. The present study represents the first phase in a process of archaeological assessment. It will provide evidence with which to assess the need for additional work to be conducted, prior to the submission and determination of an application. The work has been undertaken in accordance with a Written Scheme of Investigation compiled by the BRP in March 2018. The OASIS reference number is bamburgh1-313045 .

The proposed development area lies within a strip of land to the north-north-west of the Blue Bell Hotel, which itself lies on the north-west side of the market place at the junction of High Street and West Street, in the centre of Belford Village, which lies 1km west of the A1 and 22km south of Berwick upon Tweed in north east Northumberland [NU 1075 3400] (Figures 1 and 2).

The site comprises two fields, the largest being rough pasture some 111m north-north-west to south-south-east by 70m west-south-west by east-north-east, which lies at the northern extent of the proposed development area. The second is a smaller more overgrown field, some 35m along each axis and polygonal in shape. The fields are connected back to West Street via an existing road. The full site area represents some 9,300m² in area and encompasses significant changes in elevation, rising from south to north and from west to east, gaining some 15m from 53m AoD at the south-west of the site to 68m AoD at the north-east.

The Northumberland HER for the vicinity of the site, to a radius of 1km, lists some seventy five entries. One item is Mesolithic in date, one of Iron Age date and one further is an undated cropmark feature. Four items are of medieval date, with three further items that span the medieval and post medieval periods. The remaining sixty five features are of post-medieval date, including numerous listed buildings and World War II defensive items (Figure 3).

The earliest human activity in the Belford area dates from the Mesolithic period (8,000 BC to 4,000 BC) that followed the end of the last ice age. Finds of flints of this date have been identified at Chapel Craggs (HER 5116), north of the village (Figure 4). A single Iron Age (800 BC to 1st century AD) site is noted within the study area on the HER (HER 5111) and comprises a small D-shaped enclosure on the scarp at Chapel Hill. Although no hut circles have been identified within, it is classed as a settlement or fort.

The chapelry of Belford, which covers some 4,696 hectares has historically comprised the townships of Belford, Easington, Easington Grange, Middleton, Ross, Elwick and Detchant. It is believed to have been part of the possessions of the monastery of Lindisfarne up to the 12th century after which it constituted a portion of the parish of Bamburgh (Bateson 1893, 357). A number of medieval features and sites are known to have been present in and around the site of the present village. The church of St Mary located on the high ground rising to the north of the market place, close to the centre of the village (HER 5151), contains structural work of the Norman period in elements of its chancel arch and some elements of

14th century date in its windows (Pevsner 1992, 162). The church was in the possession of the Priory of Nostel, whose principal holding in the region was at Bamburgh. Belford along with Middleton and Easington formed part of the barony of de Muschamp at the time of Henry I and Belford is mentioned as a town in AD 1174 when an attack on the site by William I King of Scotland is noted (Bateson 1893, 373). Five bondmen and four cotters were present in the 13th century (Ibid, 375-85) and the eighteen inhabitants were liable to pay the Lay Subsidy Tax of AD 1296 (Fraser 1968, 132). A chapel of St Mary (HER 5112) is noted by Bateson as having been seen in a ruined state in AD 1738 (1893, 372-3). It is contained within an earthwork, measuring 72m by 42m (HER 5113) that could be contemporary to the chapel but has been noted as potentially earlier. An hypothesis that may be supported by the rather offset position of the chapel ruins, located right at the southern side of the enclosure. It has been speculated that the chapel was the domestic chapel of the de Muschamp family from a reference associating the chapel with the family chaplain acting on their behalf regarding a dispute with the Priory of Nostel in AD 1220. Whilst it seems likely from this that the chapel was indeed in the custody of the de Muschamp chaplain at this time, the remote and exposed location, highly visible in the landscape, together with the presence of a well, referred to as St Mary's or Our Lady's Well, at the site of a natural spring some 167m to the south (HER 5118), make it perhaps more plausible that the site is more ancient and part of a sacred landscape.

A further significant element of medieval Belford is the moated site at West Hall that must surely represent the focus of the high medieval manor (HER 5114). A tower is noted as present on the survey of AD 1415, likely at the site of the 19th century castellated farmhouse of West Hall (HER 5138) (Ibid 363-4). The southern side of the moat is visible as an earthwork for 112m and its northern extension, from the west end for 30m. The majority of the moat is no longer visible having been ploughed out. Workmen in the post medieval period enlarging the millpond into the south-east corner of the moated site revealed some human bone and a pair of 15th century spurs (Ibid 364). The presence of the post medieval millpond in this area would make it the likely site of the medieval mill (HER 5233). The location of the market place and the church would place the focus of the village immediately to the west of the Great North Road, later A1 now bypassed to the east of the village but formally on the line of High Street, Church Street and North Bank, on the lower sheltered slope of Chapel Hill and contained within the looping curve of the Belford Burn.

As with many villages in north Northumberland the protracted border troubles and repeated periods of warfare, together with deteriorating climate, between the late 13th century and the Union of the Crowns in 1603, led to an impoverished economic state and a not inconsiderable degree of depopulation of numerous formerly prosperous villages (McCord and Thomson 1998, 117-120). In 1743 when Abraham Dixon inherited the estate it comprised only a handful of cottages (Bateson 1893, 393). Cartographic evidence (see below) goes back to the 18th century but is not detailed before the 19th century. It demonstrates that the core of the village was consistent in layout and quite likely to have had medieval origins. Belford Hall was constructed for Abraham Dixon between 1754 and 1756 (HER 5174) and is Grade I listed and lies within an extensive parkland that is designated in the Historic England Register of Parks and Gardens. A market cross (HER 5204) stands in front of the Blue Bell Hotel, it is of 18th to 19th century date but the base may be earlier. The village was a post and coaching stop on the Great North Road and this encouraged the development of facilities for travellers. The Grade II Blue Bell Hotel (HER 5209) dates from the early 18th century and is likely the "good inn" built as part of the improvements made by Abraham Dixon from 1743 onwards (Bateson 1893, 393). A lozenge-style polygonal pillbox (HER 5226), survives from c.1940, a part of the Wooler to Belford

stop-line that was built in 1941. A further three pillboxes are present within the study area.

Speed's map of AD 1610 depicts Belford in a stylised fashion and is unable to contribute any information regarding the layout of the village. Armstrong's map of AD 1769 is the first to depict the village with any detail, showing the T-junction plan of West Street and Main Street, which at that time was the Great North Road. Neither Fryer's map of AD 1820 nor Greenwood's map of AD 1828 adds any significant further detail. The estate maps of AD 1820 and 1824 together with the 1st Edition Ordnance Survey, of c. AD 1870, are the first to depict the village with building by building detail (Figures 5 and 6). The site area is depicted as open fields throughout the 19th century and into the 20th century, with the majority of the site within the field marked as Church Close on the estate maps.

The site was examined by walk over survey on the 19th March 2018. The south-west corner of the site is in an area of overgrown scrub with trees contained within a drystone wall. To the immediate east of this area a new road leads to a recent housing development and a new service trench along the roadside remained open to a depth of 0.3 to 0.4m. This exposed a section that comprised a mixed dark grey-brown stony topsoil that appeared to have been cut through disturbed or made ground that extended for a short distance to the west. The remainder of the site was a large pasture field, with a relatively flat top in the area where three of the new houses are proposed. The majority of the field slopes quite markedly down to the burn and appears to be far too steep a slope to allow for early settlement and is likely too steep for ploughing to have been undertaken on a regular basis.

It is clear from historical and archaeological evidence that Belford was of some significance from at least the later medieval period and with some possibility that its origins lie in the early medieval period. It lies within a landscape occupied since prehistoric times, though settlement activity associated with this period is likely to lie to the north of the current village and the proposed site. Historical records and cartographic evidence would appear to place the site beyond the heart of the medieval and post medieval settlement. Indeed the steep slope that forms a substantial part of the site makes the likelihood of archaeological features associated with settlement of any date unlikely, beyond the flat area at the top of the slope that forms the north-east corner of the site. The clear implication of this is that the potential for archaeological material of any significance to be impacted by the proposed development is low.

**LAND TO THE REAR OF
BLUE BELL HOTEL
BELFORD
NORTHUMBERLAND
DESK-BASED ASSESSMENT**

1.0 INTRODUCTION

- 1.0.1 This document has been compiled by The Bamburgh Research Project (BRP) for The Blue Bell Hotel during March 2018 and comprises a desk-based assessment of a site to the rear of the hotel in Belford, Northumberland, that has been proposed for housing development and campsite. The work has been undertaken in accordance with a Written Scheme of Investigation compiled by the BRP in March 2018. The OASIS reference number is bamburgh1-313045.
- 1.0.2 This report provides an assessment of the archaeological evidence in the vicinity of the site and considers the potential for encountering and impacting on archaeological material that might result from the proposed construction of nine new dwellings, together with the new campsite. The present study represents the first phase in a process of archaeological assessment. It will provide evidence with which to assess the need for additional work to be conducted, prior to the submission and determination of an application.

1.1 Location

- 1.1.1 The proposed development area lies within a strip of land to the north-north-west of the Blue Bell Hotel and its garden to the rear, which itself lies on the north-west side of the market place at the junction of Hight Street and West Street, in the centre of Belford Village, which lies 1km west of the A1 and 22km south of Berwick upon Tweed in north-east Northumberland [NU 1075 3400] (Figures 1 and 2).

2.0 THE SITE

2.1 Geology

- 2.1.1 The landscape provided the economic resources that made settlement possible and topographic features, were significant in determining the situation of sites, which would have been placed along main arteries of communication, on fertile soils or at locations where different ecological niches could easily be reached, or in defensive positions that offered good visibility.
- 2.1.2 The solid geology of the Belford area is Carboniferous Limestone of the Yoredale group laid down between 299 and 359 million years ago during a transition from the marine conditions of the Limestone series and the deltaic lagoon-swamp conditions of the Coal Measures (Taylor *et al.* 1971, 52-54).

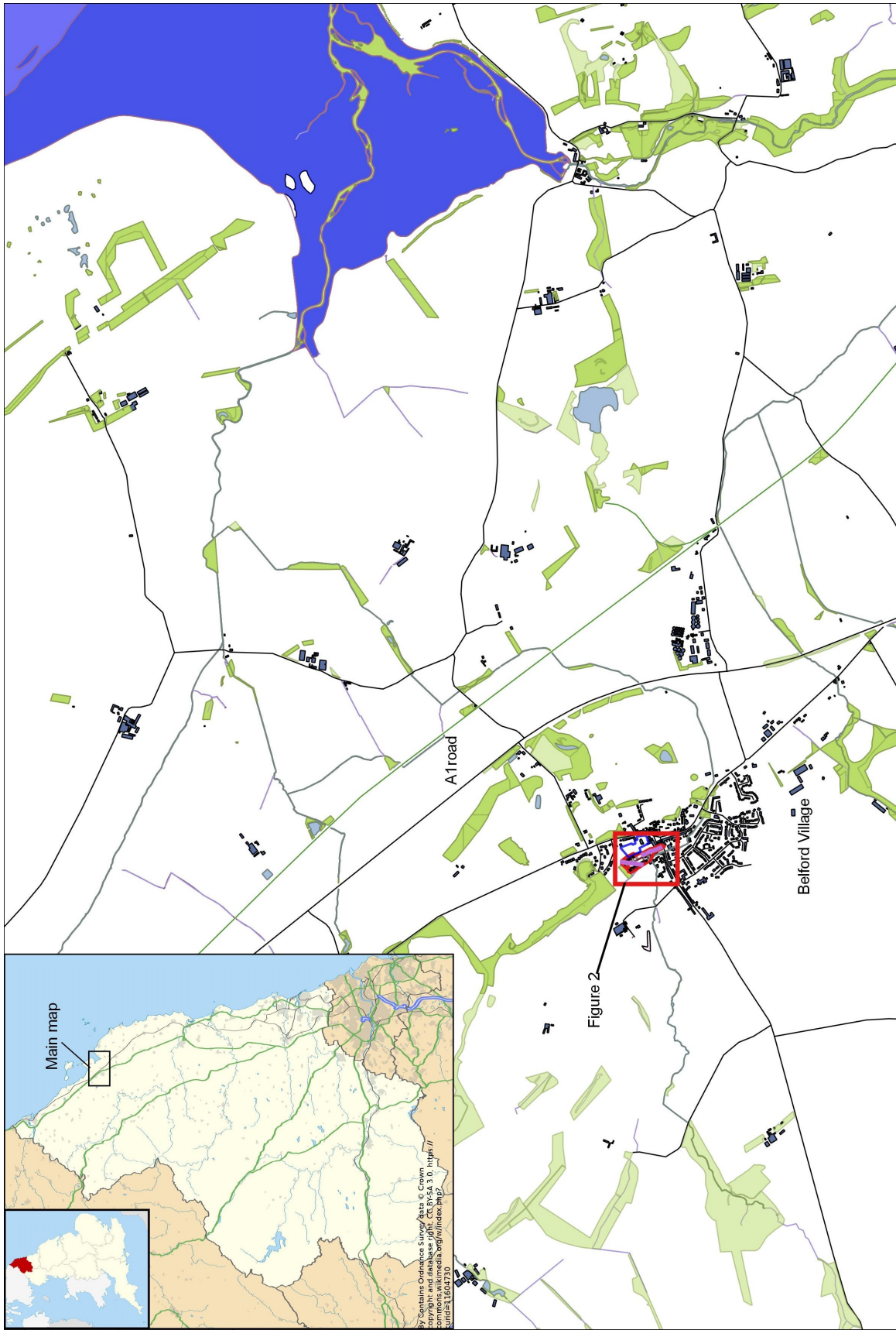


Figure 1: Location plan

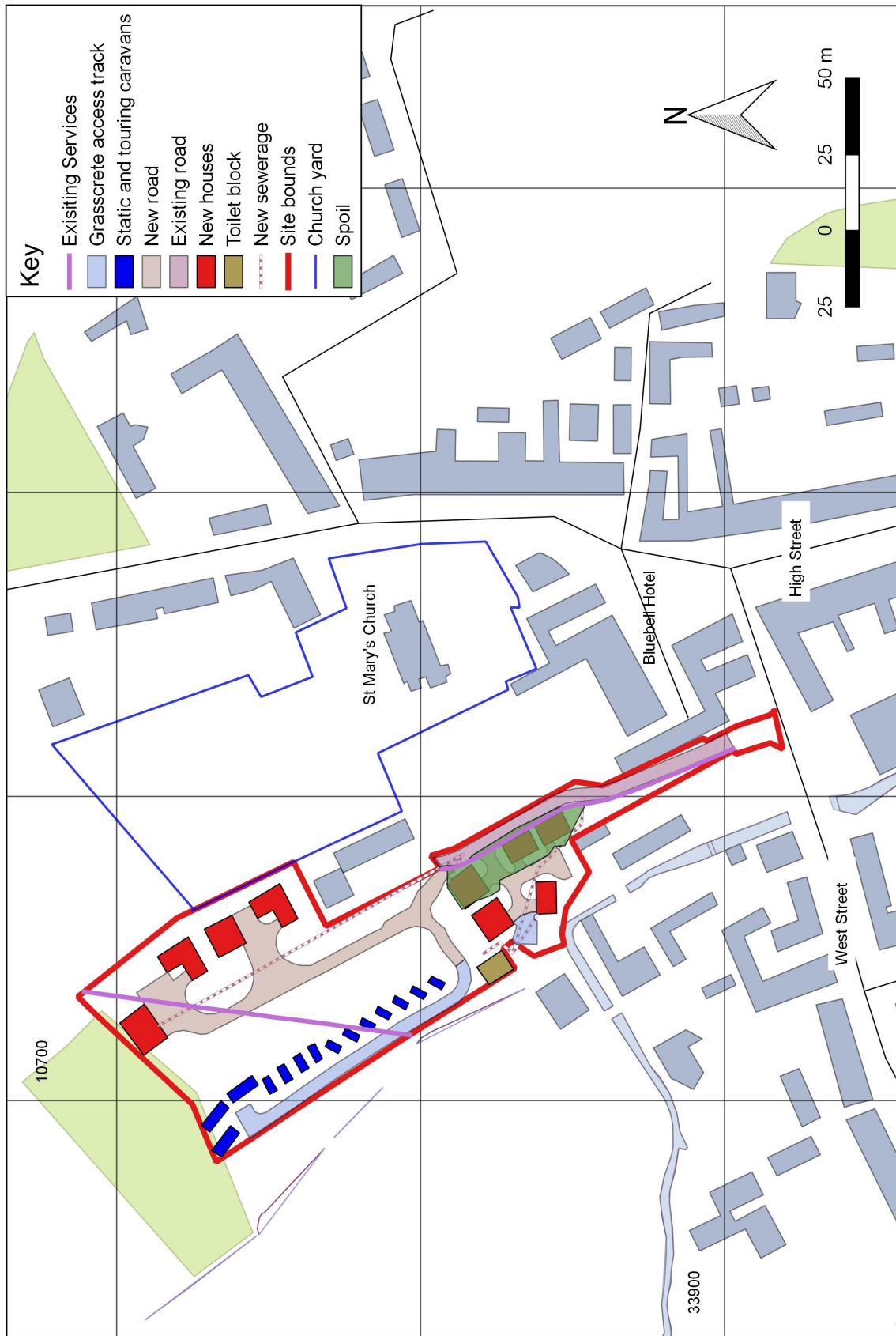


Figure 2: The proposed development

2.1.3 The advance and recession of the glacial ice-sheets in the Pleistocene profoundly transformed the appearance of the landscape. Nevertheless, it was the final glacial cycle of the Devensian that has left the most significant legacy for us in as much that it moulded the landscape and effaced almost all evidence of previous glacial episodes. The ice-sheets scoured the landscape removing the soil and exposing bedrock; however, the weight of the ice and the friction caused by its movement crushed the rock into a clay with fragments of rock and gravel, forming till. In places where no further sediment deposition occurred, this till formed the basis of later soil development.

2.2 Description

2.2.1 The site to the rear of the Blue Bell Hotel comprises two fields. The largest being rough pasture some 111m north-north-west to south-south-east by 70m west south-west by east north-east, which lies at the northern extent of the proposed development area. The second is a smaller more overgrown field, some 35m along each axis, is polygonal in shape. The fields are connected back to West Street via an existing road. The full site area represents some 9,300m² in area and encompasses significant changes in elevation, rising from south to north and from west to east, gaining some 15m from 53m AoD at the south-west of the site to 68m AoD at the north-east (Figure 2).

2.2.2 In a wider landscape context the village of Belford lies on the southern slope of a natural escarpment, Chapel Hill, part of a Dolerite (Whinstone) geological intrusion that emerges in a series of highly visible peaks through the overlying sedimentary rock sequence that underlies the village to its south.

3.0 METHODOLOGY

3.0.1 The evaluation comprised a desk-based assessment of the land within the development area with the site itself studied in detail and the surrounding 1km area assessed for archaeological potential.

3.0.2 All work was carried out in compliance with the codes of practice of the Certified Institute for Archaeologists (CIfA 2014) and followed the CIfA Standard and Guidance for Historic Environment Desk-Based Assessments (CIfA 2014).

3.1 Desk-based assessment

3.1.1 The desk-based assessment will undertake the evaluation of the archaeological potential for the development area based on information derived from:

1. A site visit and field inspection of the landscape, structures and any associated groundworks and features.
2. Study of the development area and the surrounding 1 km radius beyond the site boundary based on:

- i) The location of known archaeological sites and landscapes within the proposed development area

- ii) The potential for palaeo-environmental samples within the proposed development area
- iii) The density of archaeological sites in the surrounding area and the potential that comparable sites may continue into the site
- iv) Previous disturbance on the site, which may have affected archaeological remains, including any significant change in levels from those indicated on old Ordnance Survey maps, and truncation by existing services on or adjacent to the site.
- v) Where the information is available, the physical impact of the proposed development including:
 - a) Building foundations
 - b) Services
 - c) Access roads
 - d) Ground reduction
 - e) Increased vibration
 - f) Change in ground conditions on waterlogged or environmentally rich sites
- vi) The impact of the proposed development on the setting of the following sites or monuments within the wider study area:
 - a) Scheduled Ancient Monuments
 - b) Listed Buildings
 - c) Historic Parks and Gardens and Historic Battlefields
 - d) Non-designated heritage assets
 - e) Any other heritage assets specifically identified in the brief as requiring assessment

3.2 Sources

3.2.1 The sources consulted will include:

3.2.2 Maps, as a minimum (where available)

- i) 1716 Warburton
- ii) 1753 Horsley and Cay
- iii) 1769 Armstrong
- iv) 1808 Smith
- v) 1820 Fryer
- vi) 1828 Greenwood
- vii) 1829 Pigot
- viii) Tithe, apportionment and parish maps
- ix) Estate maps of the area
- x) Ordnance Survey maps from the First Edition onwards
- xi) Service providers maps and databases (Water, Electricity, Telecoms and Gas as a minimum)
- xii) Other available maps

3.2.3 Aerial Photographs will be consulted for the specific site and the immediate surrounding area.

- i) English Heritage, National Monument Record, Swindon (NMR)
- ii) Northumberland Historic Environment Record (HER)
- iii) Woodhorn Museum and Northumberland Archives

3.2.4 If, for any reason, the assessor was not able to access any of the above resources, this will be noted within the text of the report below.

3.2.5 Northumberland Historic Environment Record will be consulted for the following sources:

- i) A comprehensive record of all the known archaeological sites in the County
- ii) Copies of the Scheduled Ancient Monument designations
- iii) Copies of the Listed Building designations
- iv) Conservation Area Boundaries
- v) Complete digital aerial photographic coverage of the county
- vi) Selected LiDAR data, if available

3.2.6 Other Sources to be consulted where appropriate will include:

- i) Appropriate archaeological and historical journals and books
- ii) Historical documents held in local museums, libraries, record offices and archives
- iii) Unpublished material held by local archaeological organisations (amateur and professional)
- iv) All available borehole, trial pit and geotechnical data from the site and its immediate environs held by the developer
- v) Geomorphological information may be obtained from the Soil Survey and Land Research Centre or the Geography Department at Newcastle University
- vi) Existing utility and service information which may help to inform on constraints to future work.

3.3 Written account

3.3.1 A written account of features and structures of interest will be compiled on site during the site visit on pro-forma sheets.

3.4 Photographic record

3.4.1 The photographic record compiled will include:

- General views of the study area
- Record of any significant features identified during field inspection

3.5 Report compilation

3.5.1 The report will be compiled in accordance with English Heritage MoRPHE guidelines (English Heritage 2008).

3.5.2 The report will include:

- Northumberland County Council Conservation Team reference, planning reference number and the OASIS reference number and an 8 figure grid reference
- A description of the site and its underlying geology
- Period-based discussion of the known and potential archaeological sites within the proposed development area
- An assessment of the importance of any standing buildings, individually, and as a group of buildings
- Discussion of the physical impact of the proposed development on known and potential archaeological sites
- Where possible an assessment of the impact on the visual setting of Scheduled Monuments, Listed buildings, Historic Parks and Gardens and Historic battlefields and unscheduled archaeological sites of national or regional importance
- Appendices listing:
 1. All archaeological sites, Scheduled Monuments, Listed Buildings, Historic Parks and Gardens and Historic battlefields in the proposed development area and the wider study
 2. All aerial photographs within the detailed study area and immediate environs, quoting the reference number and date (cross-referenced to the gazetteer where appropriate)
 3. A copy of the specification and its checklist.

3.6 Illustrations

- A location plan of the site at an appropriate scale of at least 1:10 000 will be included
- A location plan of the extent of the proposed development area at a recognisable planning scale, and located with reference to the national grid
- Copies of all maps described in the text with the extent of the proposed development area marked on each map. Where copyright prevents the inclusion of a map in the report, a hand-drawn copy will be provided. Where possible historic maps will be transcribed either by hand or digitally, as an overlay on to the 1st Edition Ordnance Survey to allow details to be assessed in relation to recent features.
- A plan with the extent of the proposed development area and showing the location of all archaeological sites, Scheduled Monuments, Listed buildings, Historic Parks and Gardens and Historic battlefields in the proposed development area and the wider study area will be included
- Photographs appropriate to the assessment of the site including copies of all relevant Aerial photographs on which features have been identified or failing this a transcription of the identified feature in an appropriate modern basemap.

3.7 Site archive

- 3.7.1 An archive containing a copy of the report and original illustrations and tracings that are not included in the report together with digital copies of the report and illustrations will be deposited at the Northumberland Record Office and its reference number

included in the report.

- 3.7.2 An online OASIS form will be completed for the project as part of the post-excavation assessment process.
- 3.7.3 The site archive will be deposited within six months of the completion of the report.
- 3.7.4 A summary of the assessment report will be submitted to the County Council Conservation Team for inclusion in 'Archaeology in Northumberland' by December 2018.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.0.1 The table below (Table 1) summarises the seventy five entries on the Northumberland HER for the vicinity of the site, to a radius of 1km. The full report will be included within the archive. One item is Mesolithic in date, one of Iron Age date and one further is an undated cropmark feature. Four items are of medieval date, with three further that spans the medieval and post medieval period. The remaining sixty five features are of post-medieval date, including numerous listed buildings and World War II defensive items (Figure 3).

Table 1: HER Sites

HER No.	Site Name	Description	Period	Grid Ref.
5111	Camps on Chesters Hill	A fort with double ramparts measuring approximately 85yds by 110yds.	Iron Age	NU 10323468
5112	St Mary's Chapel	On Chapel Hill are the foundations of an ancient chapel dedicated to St Mary. It has been fortified, or enclosed, by some high mounds, but these may be more ancient.	Medieval	NU 10463449
5113	Chapel Hill Enclosure	Earthwork enclosing chapel site.	Medieval	NU10443452
5114	Belford West Hall, moated site	West Hall is the site of a tower or 'fortilage'. Remains of a moat can be traced together with the foundations of a building. Human bones and a pair of 15 th century spurs were found during enlargement of the mill pond, formerly part of the moat.	Medieval	NU 10293398
5116	Chester (Chapel) Crag, Mesolithic finds	Small clusters of flint tools and chippings of a late phase of the Tardenois industry were found on a small portion of Chester Crag, Northumberland.	Mesolithic	NU 104344
5117	The remains of stocks, Market Place, Belford	The remains of stocks are still visible in the Market Place at Belford	Medieval and post medieval	NU 10873392

5118	St Mary's or Our Lady's Well	St Mary's Well or Our Lady's Well, 1399, near St Mary's Chapel to the north of Belford.	Medieval and post medieval	NU10483432
5138	Westhall	Deserted Medieval Village at West Hall.	Medieval	NU104340
5151	Church of St Mary, Belford	Parish church's earliest feature appears to be the 12 th century chancel arch. Chancel restored in 1828, tower and porch added later that century.	Medieval and post medieval	NU10853400
5174	Belford Hall	Belford Hall. Grade I listed building. Country house, now divided into flats. 1754-56 by James Paine for Abraham Dixon. Wings and rear entrance added by John Dobson in 1818 for William Clark. Palladian style.	Post medieval	NU11103423
5175	Ice house at Belford Hall	Ice house c.40 yards north of Belford Hall. Grade II listed building. Probably c.1818 by John Dobson. Linked to Belford Hall by a tunnel 40 yards long.	Post medieval	NU11043430
5176	No 1 Church Street	No 1 Church Street. Grade II listed building. Early 19 th century house.	Post medieval	NU10913396
5177	No 2 (The Post Office) Church Street	No 2 (The Post Office) Church Street. Grade II listed building. Mid 19 th century.	Post medieval	NU10913397
5178	No 3 Church Street	No 3 Church Street. Grade II listed building. 18 th century house with 19 th century brick stack.	Post medieval	NU1090533980
5179	Nos 4-7 Church Street	Nos 4-7 (consecutive) Church Street. Grade II listed building. Terrace of four houses, c.1820.	Post medieval	NU10903400
5180	Nos 1 and 2 Clark Place	Nos 1 and 2 Clark Place. Grade II listed building. Two houses formerly one house with attached dairy. Early to mid 18 th century. Two bays to left are early 19 th century additions.	Post medieval	NU10913404
5181	Nos 3, 4 and 5 Clark Place	Nos 3, 4 and 5 Clark Place. Grade II listed buildings. Terrace of three houses. c.1820 with earlier core.	Post medieval	NU10943405
5182	Garden wall c.20 yards east of No 4 Clark Place	Garden wall c.20 yards east of No 4 Clark Place. Grade II listed building. The wall was formerly the east wall of the walled garden to Belford Hall. Late 18 th century.	Post medieval	NU1097934069
5183	Nos 1 and 3 High Street	Nos 1 and 3 High Street (east side). Grade II listed building. Early 19 th century house and shop; shop front later 19 th century.	Post medieval	NU1089033915

5184	Nos 5a, 5b and 7 High Street	Nos 5a, 5b and 7 High Street. Grade II listed building. Late 18 th century, shop and flats.	Post medieval	NU1089033898
5185	No 9 High Street	No 9 High Street (east side). Grade II listed building. Late 18 th or early 19 th century house.	Post medieval	NU10893389
5186	Nos 33 and 35 High Street	Nos 33 and 35 High Street (east side). Grade II listed building. House and shop, probably 17 th century, altered and extended in 18 th century.	Post medieval	NU1092533765
5187	No 37 (The Villa) High Street	No 37 (The Villa) High Street (east side). Grade II listed building. Early to mid 19 th century house.	Post medieval	NU10963375
5188	No 41 (The Croft) High Street	No 41 (The Croft) High Street (east side). Grade II listed building. House, c.1820, porch added c.1840.	Post medieval	NU11053370
5189	South gateway to Belford Hall	South gateway to Belford Hall. Grade II listed building. Probably 1818 by John Dobson; gatepiers and screen walls.	Post medieval	NU11083367
5190	South Lodge to Belford Hall	South Lodge to Belford Hall. Grade II listed building. Probably by John Dobson, 1818.	Post medieval	NU1107533690
5191	No 2 High Street	No 2 High Street (west side). Grade II listed building. Late 18 th or early 19 th century house.	Post medieval	NU10863389
5192	Nos 4 and 6 High Street	Nos 4 and 6 High Street (west side). Grade II listed building. Shop and house, formerly one property. Early to mid 18 th century, shop front late 19 th century.	Post medieval	NU10863387
5193	Nos 8 and 10 High Street	Nos 8 and 10 High Street (west side). Grade II listed building. Early 19 th century house and shop.	Post medieval	NU10863386
5194	Nos 12, 14 and 16 High Street	Nos 12, 14 and 16 High Street (west side). Grade II listed buildings. Early 19 th century, two shops with flat above.	Post medieval	NU10873385
5195	Nos 18, 20 and 22 High Street	Nos 18, 20 and 22 High Street (west side). Grade II listed building. 18 th century, altered early 19 th century, shop with flat over (now one property).	Post medieval	NU1087533830
5196	Nos 24 and 26 High Street	Nos 24 and 26 High Street. Grade II listed building. Two early 19 th century houses.	Post medieval	NU10883382

5197	No 28 High Street	No 28 High Street (west side). Grade II listed building. Early 19 th century house, altered.	Post medieval	NU10883381
5198	No 30 and Osborne House, High Street	No 30 and Osborne House, High Street (west side). Grade II listed buildings. Two houses, c.1820.	Post medieval	NU10883380
5199	Nos 32 and 34 High Street	Nos 32 and 34 High Street. Grade II listed building. 18 th century with late 19 th century shop front.	Post medieval	NU10893379
5200	No 36 High Street	No 36 High Street (west side). Grade II listed building. 18 th century house.	Post medieval	NU1089533780
5201	Nos 38-46 High Street	Nos 38-46 (even) High Street (west side). Grade II listed buildings. 18 th century row of houses, altered in 20 th century.	Post medieval	NU10903376
5202	Nos 48 and 50 High Street	Nos 48 and 50 High Street (west side). Two 18 th century houses.	Post medieval	NU10913374
5203	Nos 52 and 54 High Street	Nos 52 and 54 High Street (west side). Grade II listed building. 18 th century house and shop; late 19 th century shop front.	Post medieval	NU10923373
5204	Market cross in front of Blue Bell Hotel	Market cross in front of Blue Bell Hotel. Grade II listed. 18 th or early 19 th century, but base may be earlier.	Post medieval	NU1086533915
5205	The Black Swan Hotel	The Black Swan Hotel. Grade II listed building. Early 19 th century inn.	Post medieval	NU10913395
5206	Nos 2 and 3 Market Place	Nos 2 and 3 Market Place (east side). Early 19 th century shop and house. 20 th century shop front.	Post medieval	NU1090533940
5207	Tait's Shop, W Patterson's shop	Tait's Shop, W Patterson's shop and flats above. Grade II listed building. Two shops with flats above, c.1820.	Post medieval	NU10853390
5208	Garages and outbuildings south and west of the Blue Bell Hotel	Garages and outbuildings south and west of the Blue Bell Hotel. Grade II listed buildings. Formerly stables and coach houses, c.1820. L-plan.	Post medieval	NU10823391
5209	The Blue Bell Hotel, Market Place	The Blue Bell Hotel. Grade II listed building. Early and late 18 th century hotel. Brick facade with ashlar plinth and quoins.	Post medieval	NU10843393
5210	Brown headstone c.15 yards east of Church of St Mary	Brown headstone c.15 yards east of Church of St Mary. Grade II listed. 1814 to Eleanor Brown.	Post medieval	NU1083833970

5211	Watch house c.20 yards south west of Church of St Mary	Watch house c.20 yards south west of Church of St Mary. Grade II listed building. Graveyard watch house, early 19 th century.	Post medieval	NU10833397
5214	No 1 (The Old Vicarage) North Bank	No 1 (The Old Vicarage) North Bank. Late 17 th or early 18 th century house. Extended late 18 th or early 19 th century.	Post medieval	NU10863404
5215	No 3 North Bank	No 3 North Bank. Grade II listed building. Early 18 th century, altered early 19 th century, house.	Post medieval	NU1087534040
5216	Erskine Manse	Erskine Manse. Grade II listed building. Late 18 th century, former Presbyterian Manse, now private house.	Post medieval	NU1102733767
5218	Westhall, courtyard wall and attached outbuildings	Westhall, courtyard wall and attached outbuildings. Grade II listed buildings. 1837.	Post medieval	NU10373403
5219	Well c.10 yards north of Westhall	Well c.10 yards north of Westhall. Grade II listed. Probably 18 th century.	Post medieval	NU1036634041
5220	No 1 West Street	No 1 West Street (south side). Grade II listed building. 18 th century house.	Post medieval	NU1085533885
5221	Nos 3 and 5 West Street	Nos 3 and 5 West Street (south side). Grade II listed building. Two houses, c.1700.	Post medieval	NU1084233876
5222	No 2 West Street	No 2 West Street (north side). Grade II listed building. Early 19 th century house.	Post medieval	NU10853389
5223	Garden temple or folly c.400 yards north east of Belford Hall	Summerhouse c.400 yards north east of Belford Hall. Grade II listed building. Mid 18 th century. Octagonal. Roofless in mid 1980s.	Post medieval	NU11423443
5226	Pillbox	Pillbox of 'Coquet Line' type - elongated hexagon. In good condition. Built into the bank of NU 13 SW 1.	Second World War	NU10373462
5227	Pillbox	Lozenge-style polygonal pillbox, presumed built about 1940. Part of the Wooler to Belford stop line.	Second World War	NU1042134752
5228	Pillbox	Polygonal lozenge-shaped pillbox, north of Belford. Constructed of reinforced concrete during 1940-1 as part of the Northern Command Wooler to Belford Stop Line. Said to be extant, condition unknown.	Second World War	NU10033449
5230	Presbyterian	Presbyterian Chapel, Nursery Lane.	Post	NU11013377

	Chapel, Belford	The congregation originated in 1776, now United Reformed Church. The chapel may be on the site of an earlier meeting-house converted from a cottage. Features characteristic of early 19 th century.	medieval	
5231	Scotch Church	Scottish Church, West Street. Built in 1776 by subscription on the site of a former meeting house. Bore the name 'Protestant Dissenting Meeting House'. Could seat 300 people.	Post medieval	NU10613383
5232	Union Workhouse	Belford Union Workhouse was built between 1834 and 1835 at the south side of West Street in Belford. It is an example of a small rural workhouse erected under the New Poor Law. It does not follow any of the model plans issued by the Poor Law Commission but it most closely resembles the '200 pauper plan' especially since there is no supervisory hub from which to monitor the inmates. The main building was a single-storey T-plan structure with single depth-ranges, accommodating 50 inmates. The north facade, facing the street, and the gabled ends of the north range, were built of uncoursed stone, the rest of coursed stone with a slated roof. The wings of the front range were six bays in length with sash windows. A separate infirmary block was built to the east of the workhouse. It was a single storey rectangular building with a symmetrical plan, which was built of uncoursed stone with a slate roof. The buildings are now (2006) used as a social services day centre.	Post medieval	NU10653375
5233	Mill pond	Mill pond	Medieval and post medieval	NU10603390
5234	Reading Room	Reading Room, with curved frontage, currently a visitor's centre.	Post medieval	NU10873396
12714	Belford Hall park and pleasure ground	A mid-18th century park and pleasure ground surrounding a country house by James Paine, with water landscaping in the early 19 th century, possibly to designs by John Dobson.	Post medieval	NU1143934050
16858	Milepost at South Meadows (former A1)	A milepost is noted on the grass verge of the former A1 (1). With	Post medieval	NU1139333392

		inscription details noted for Alnwick (14 miles) and Belford.		
16868	Milepost north of Belford (former A1)	A milepost is noted at the back of the path on the east side of the former A1 (1). With inscription details noted for Berwick (14 miles) and Belford (1/2 mile).	Post medieval	NU1067534634
18702	Well	Well	Post medieval	NU1080634514
18710	Foot bridge	Foot bridge	Post medieval	NU1049833935
18711	Milepost	Milepost for Alnwick, 14.	Post medieval	NU1138533340
20025	Polygonal lozenge-shaped pillbox	Polygonal lozenge-shaped pillbox, constructed 1940-1 of reinforced concrete as part of the Northern Command Wooler to Belford Stop Line. Said to be extant, but condition unknown. North of Belford.	Second World War	NU102348
22246	Belford War Memorial	First World War Memorial with Second World War additions. Erected in 1922. Constructed of freestone with bronze plaques. Tiered stone of remembrance formed of a stepped wall, flanked by matching piers with a projecting plinth supported on corbels at base. 54 names of those fallen in the First World War on the front. Front face of the upper tier carries 21 names of those who fell in the Second World War. The war memorial was designed by Mr G H Lawson and the masons were Messrs Tully and Sons. It was unveiled and dedicated in March 1922.	Early 20 th century	NU1062433817
23522	Well at Bell View House	Well shown in Ordnance Survey mapping of the area.	Post medieval	NU10673378
25400	Site of well, north of Belford	The site of a well has been recorded to the north of Belford in late 19th century Ordnance Survey mapping of the area, consulted as part of environmental impact assessment work for the area.	Post medieval	NU1067334649
25401	Undated linear cropmark northwest of Littlewood Bank, Belford	An undated linear cropmark has been recorded to the northwest of Littlewood Bank, within Belford parish, consulted during an environmental impact assessment work for the area north of Belford.	Uncertain	NU1107534726

4.1 The prehistoric period (8,000 BC to 1st century AD)

- 4.1.1 The earliest human activity in the Belford area dates from the Mesolithic period (8,000 BC to 4,000 BC) that followed the end of the last ice age. The population during this early period is usually perceived as small numbers of hunter-gatherers occupying temporary camps, often to be found by the sea and along river or stream courses. At Howick, recent excavation has uncovered a circular, sunken-floored house of Mesolithic date, proving that permanent settlements could also exist (Waddington 2003, 394-6). A similar house has also recently been discovered near Dunbar.
- 4.1.2 Finds of flints of Mesolithic date have been identified at Chapel Craggs (HER 5116), north of the village.
- 4.1.3 The Neolithic period (4,000 BC to 2,000 BC) marked the introduction of farming together with the production of pottery and many more permanent settlements. Finds of Neolithic date within the wider area are not common and are represented by an axe head found near to Budle during the cutting of a trench and a further fragment of a shale axe identified immediately south of Glororum. It is far from certain that a settlement would have existed in the area of Belford Village at this early time, but the rich farmland of the coastal plain of Northumberland would have been extensively exploited from that time.
- 4.1.4 Finds of Bronze Age date (2,000 BC to 800 BC) within the general area comprise the discovery of an axe head near to the former Belford Railway Station some 2km to the south-east of the site (NCC 2008, 7).
- 4.1.5 A single Iron Age (800 BC to 1st century AD) site is noted within the study area on the HER (HER 5111) and comprises a small D-shaped enclosure on the scarp at Chapel Hill. Although no hut circles have been identified within, it is classed as a settlement or fort. Further an earthwork enclosure that surrounds the medieval chapel on Chapel Hill (HER 5113) is believed to be earlier than the chapel and could represent a successor settlement to the Iron Age enclosure immediately to its north. Both are Scheduled Ancient Monuments. No further finds of Iron Age date are known from the village area.

4.2 The Roman period (1st century AD to 5th century AD)

- 4.2.1 No finds or sites of Roman date are known from the HER to lie within the study area.

4.3 The early medieval period (5th century AD to 12th century AD)

- 4.3.1 The chapelry of Belford, which covers some 4,696 hectares has historically comprised the townships of Belford, Easington, Easington Grange, Middleton, Ross, Elwick and Detchant. It is believed to have been part of the possessions of the monastery of Lindisfarne up to the 12th century after which it constituted a portion of the parish of Bamburgh (Bateson 1893, 357). No specific finds of early medieval date are known from the HER.

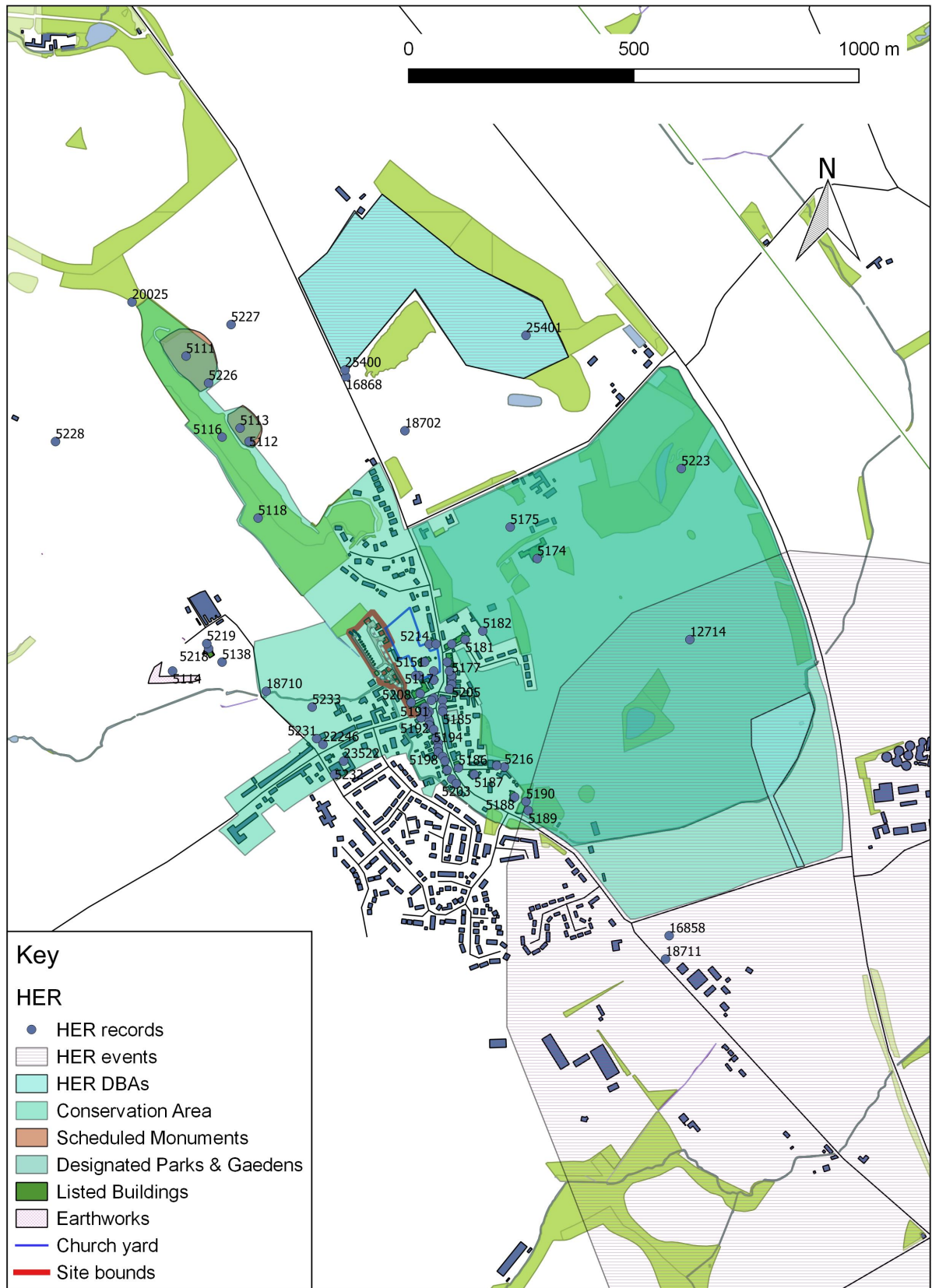


Figure 3: HER records

4.4 The medieval period (12th century AD to 16th century AD)

- 4.4.1 A number of medieval features and sites are known to have been present in and around the site of the present village. The church of St Mary, located on the high ground rising to the north of the market place and village centre (HER 5151), contains structural work of the Norman period in elements of its chancel arch and some elements of 14th century date in its windows (Pevsner 1992, 162). The church was in the possession of the Priory of Nostel, whose principal holding in the region was at Bamburgh.
- 4.4.2 Belford along with Middleton and Easington formed part of the barony of de Muschamp at the time of Henry I and Belford is mentioned as a town in AD 1174 when an attack on the site by William I King of Scotland is noted (Bateson 1893, 373). Five bondmen and four cotters were present in the 13th century (*Ibid*, 375-85) and the 18 inhabitants were liable to pay the Lay Subsidy Tax of AD 1296 (Fraser 1968, 132).
- 4.4.3 A chapel of St Mary (HER 5112) is noted by Bateson as having been seen in a ruined state in AD 1738 (1893, 372-3). It is contained within an earthwork, measuring 72m by 42m (HER 5113) that could be contemporary to the chapel but has been noted as potentially earlier. An hypothesis that may be supported by the rather offset position of the chapel ruins, located right at the southern side of the enclosure. The chapel itself shows up as an earthwork on LiDAR and can be measured at 20m by 8m. It deviates somewhat from a true east west as the east end of the structure is noticeably somewhat to the north of the west end, a characteristic it shares with St Mary's Church in the village. It has been speculated that the chapel was the domestic chapel of the de Muschamp family from a reference associating the chapel with the family chaplain acting on their behalf regarding a dispute with the Priory of Nostel in AD 1220. Whilst it seems likely from this that the chapel was indeed in the custody of the de Muschamp chaplain at this time, the remote and exposed location, highly visible in the landscape, together with the presence of a well, referred to as St Mary's or Our Lady's Well, at the site of a natural spring some 167m to the south (HER 5118), make it perhaps more plausible that the site is more ancient and part of a sacred landscape.
- 4.4.4 A further significant element of medieval Belford is the moated site at West Hall that must surely represent the focus of the high medieval manor (HER 5114). A tower is noted as present on the survey of AD 1415, likely at the site of the 19th century castellated farmhouse of West Hall (HER 5138) (*Ibid* 363-4). The southern side of the moat is visible as an earthwork for 112m and its northern extension, from the west end for 30m. The majority of the moat is no longer traceable having been ploughed out. Workmen enlarging the millpond into the south-east corner of the moated site in the post medieval period, revealed some human bone and a pair of 15th century spurs (*ibid* 364). No structures were recorded but a timber estate chapel for the site of the manor is quite plausible and would be consistent with such a moated manor site. The presence of the post medieval millpond in this area would make it the likely site of the medieval mill (HER 5233).
- 4.4.5 The location of the market place and the church places the focus of the village immediately to the west of the Great North Road, later A1, now bypassed to the east of the village, but formally on the line of Hight Street, Church Street and North Bank,

and on the lower sheltered slope of Chapel Hill and contained within the looping curve of the Belford Burn. This seems by far the most likely site of the core of the medieval village/town known from documentary evidence with the site of the manor some 500m to the west.

4.5 The post medieval period (16th century to the present)

- 4.5.1 As with many villages in north Northumberland the protracted border troubles and repeated periods of warfare, together with deteriorating climate, between the late 13th century and the Union of the Crowns in 1603, led to an impoverished economic state and a not inconsiderable degree of depopulation of numerous formerly prosperous villages (McCord and Thomson 1998, 117-120). In 1743 when Abraham Dixon inherited the estate it comprised only a handful of cottages (Bateson 1893, 393). Cartographic evidence (see below) goes back to the 18th century but is not detailed before the 19th century. It does demonstrate though that the core of the village is consistent and therefore quite likely to have had medieval origins.
- 4.5.2 Belford Hall was constructed for Abraham Dixon between 1754 and 1756 in the Palladian style by the architect James Paine (HER 5174). It is Grade I listed and lies within an extensive parkland that is designated in the Historic England Register of Parks and Gardens.
- 4.5.3 A market cross (HER 5204) stands in front of the Blue Bell Hotel, it is of 18th to 19th century date but the base may be earlier. There is documentary evidence for a set of stocks (HER 5117). The village was a post and coaching stop on the Great North Road and this encouraged the development of facilities for travellers. The Grade II Blue Bell Hotel (HER 5209) dates from the early 18th century and is likely the “*good inn*” built as part of the improvements made by Abraham Dixon from 1743 onwards (Bateson 1893, 393). Garages and outbuildings (HER 5208), to the south and west of the Blue Bell Hotel, are former stables and coach houses dating from c.1820. They are also listed Grade II, as is The Black Swan Hotel (HER 5205) which is of early 19th century date.
- 4.5.4 A Grade II listed stone churchyard watch house is present at the south-west corner of St Mary’s churchyard and dates from early 19th century (HER 5211). The prosperity of the village increased in the mid-18th century when Abraham Dixon established a woollen factory (HER 5237) and a tannery (HER 5236) (Bateson 1893, 393), though the sites of these factories are not currently known.
- 4.5.5 A lozenge-style polygonal pillbox (HER 5226), survives from c.1940, and was part of the Wooler to Belford stop-line that was built in 1941. A further three pillboxes are present within the study area.

4.6 Cartographic evidence

- 4.6.1 Speed’s map of AD 1610 depicts Belford in a stylised fashion and is unable to contribute any information regarding the layout of the village. Armstrong’s map of AD 1769 is the first to depict the village with any detail, showing the T-junction plan of West Street and Main Street, which at that time was the Great North Road. In addition the church and Belford Hall and its estate boundary are displayed in a rather stylistic fashion but at their general modern location. Neither Fryer’s map of AD 1820

nor Greenwood's map of AD 1828 adds any significant further detail.

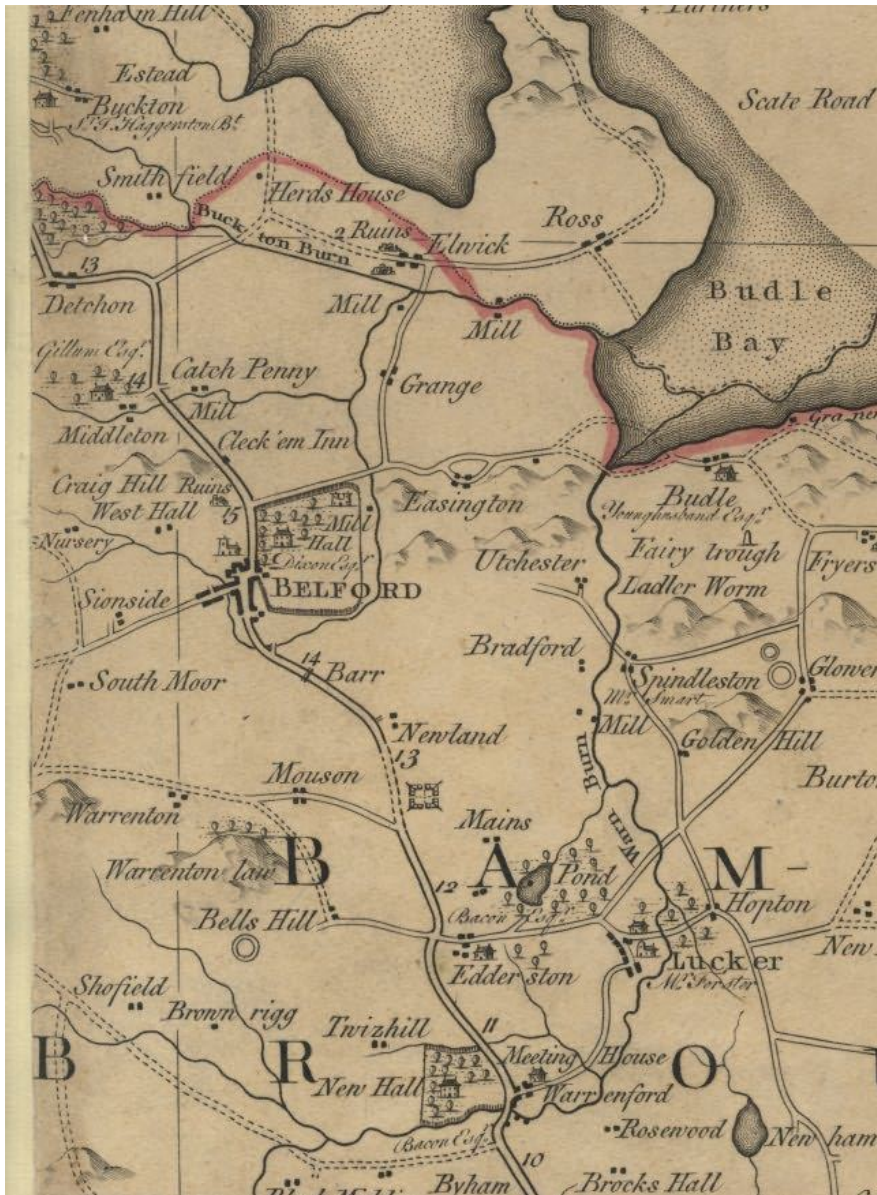


Figure 4: Armstrong's Map of Northumberland AD 1769

4.6.2 The estate maps of AD 1820 and 1824 together with the 1st Edition Ordnance Survey, of c. AD 1870, are the first to depict the village in house by house detail. The pattern of the streets within the core of the village reflect those depicted in the earlier maps and in some instances narrow plots of land extending back from the street frontages do resemble the pattern for medieval burghage-plots. Such an arrangement appears to be reflected in the general layout of High Street as depicted by the 1st Edition Ordnance Survey and even northwards along North Bank on the estate map of AD 1824 (Figures 5 and 6).

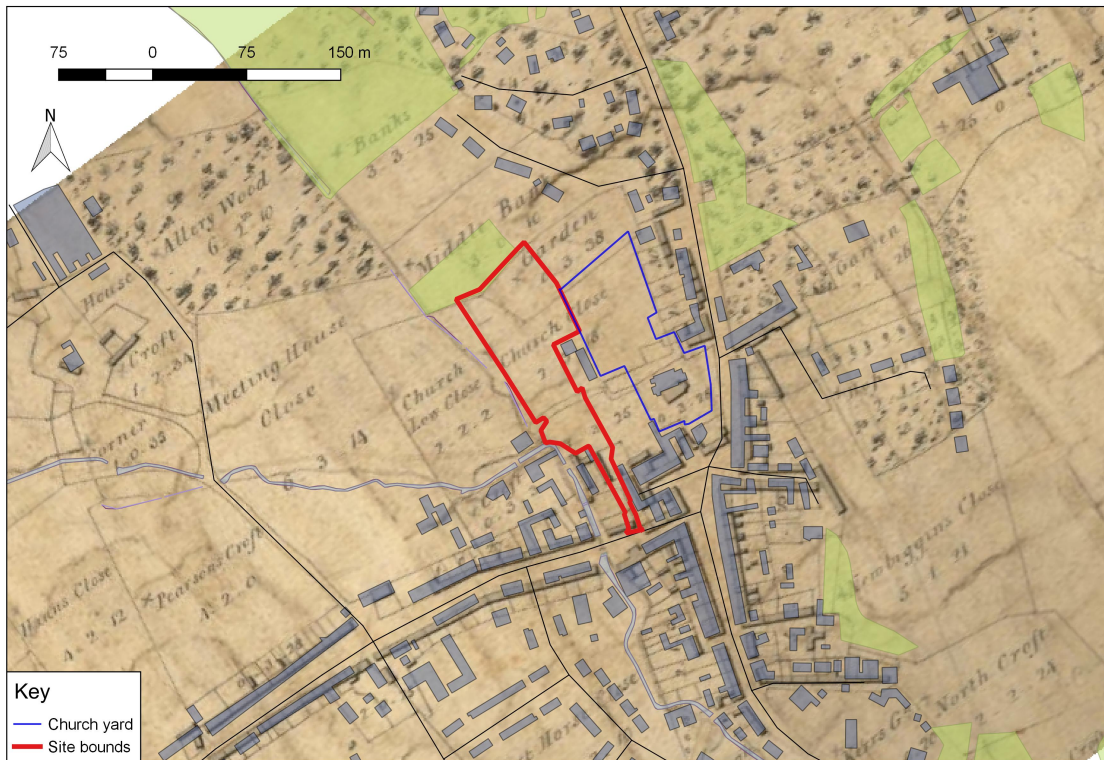


Figure 5: Belford Estate map of AD 1824 (georectified)

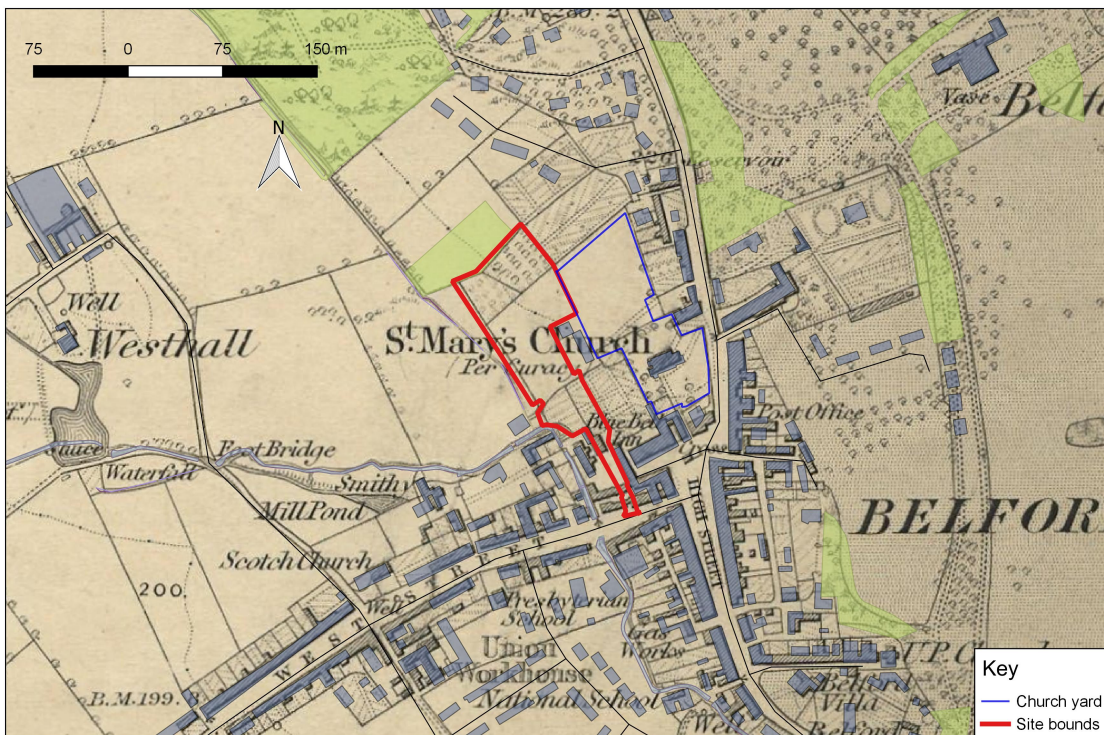


Figure 7: 1st Edition Ordnance Survey, 25 inch to the mile

4.6.3 The site area is depicted as open fields throughout the 19th century and into the 20th century, with the majority of the site within the field marked as Church Close on the estate maps. The expansion of the church yard into its present bounds occurs between the 1st and 2nd Editions of the Ordnance Survey.

4.7 LiDAR and Aerial Photographs

4.7.1 LiDAR available to view online (<https://houseprices.io/lab/lidar/map>) shows broad ridge and furrow can be identified in the fields to the east of the village within the Belford Hall estate. Elsewhere it appears to have been eroded by modern agriculture. The surviving southern and western elements of the moat around the manor site at West Hall (HER 5114) can also be identified on the LiDAR.

4.7.2 Aerial photographic evidence is limited but the National Records Office holds images from 1948 that, although damaged, depict the site as open pasture to the north and cultivation plots to the south together with a tennis court on the site of the recent development, immediately west of the church yard. An RAF vertical of 1964 depicts the site in the same manner (Figure 7).

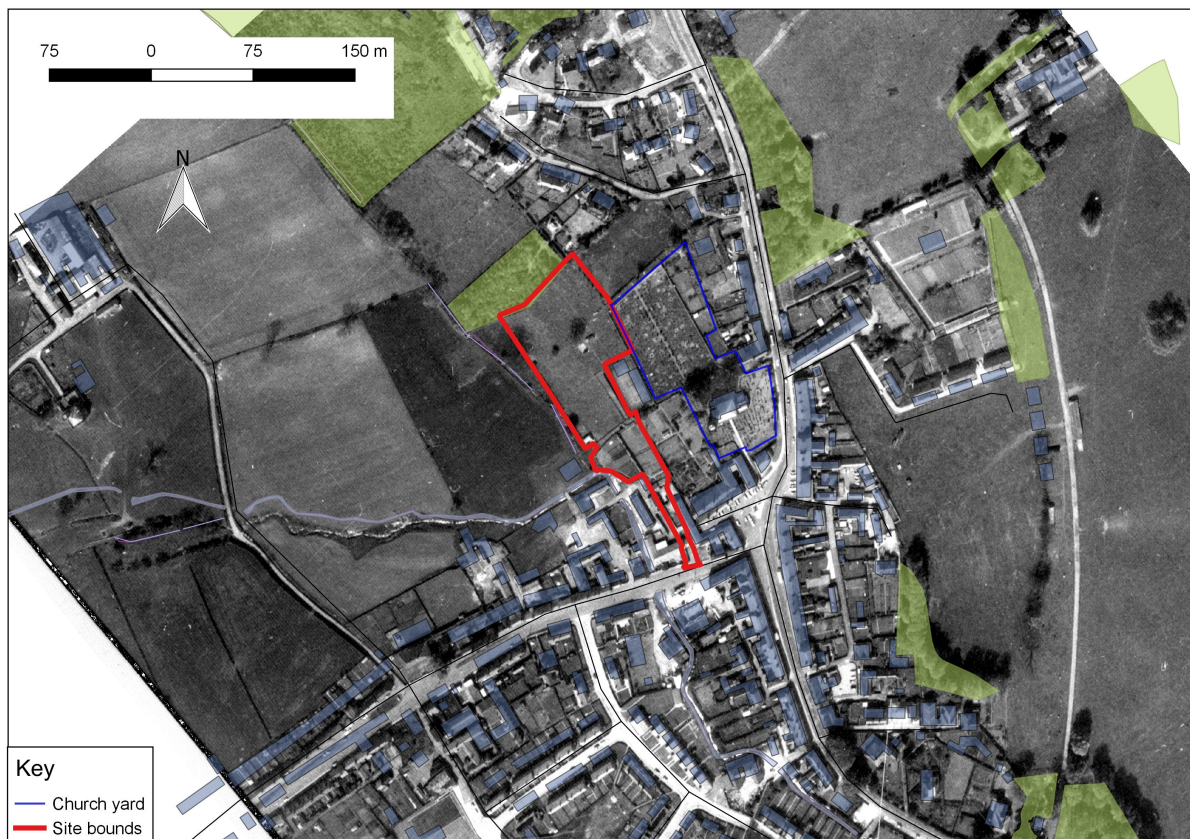


Figure 7: RAF vertical of 1964 (georectified)

4.8 Archaeological interventions

- 4.8.1 Extensive work on aerial photographic identification of sites was carried out by Ed Dennison Archaeological Services Limited in advance of a proposed upgrade of the A1 in 2005. All evidence identified by this lies well to the south and is not immediately relevant to the current development site. A watching brief carried out by Roger Miket on a development to the rear of 11-13 The High Street, revealed disturbance but no evidence of any early activity. Assessment and evaluation work carried out by AOC Archaeology Group in advance of the development of an extension to Craigmill Quarry again revealed no features of archaeological significance, but as with the A1 assessment was not sufficiently close to the proposed site to be a much value in assessing the potential for the current site.

5.0 SITE WALKOVER

- 5.0.1 The site was examined on the 19th March 2018. The south-west corner of the site is an area of overgrown scrub with trees contained within a drystone wall. To the immediate east of this area a new road leads to a new housing development and a recent service trench along the roadside remained open to a depth of 0.3 to 0.4m. This exposed a section that comprised a mixed dark grey-brown stony topsoil that appeared to have been cut through disturbed or made ground that extended for a short distance to the west. This material is perhaps associated with the recent housing build (Figure 2, marked as spoil). The remainder of the site was a large pasture field, with a relatively flat upper area where three of the new houses are proposed. The majority of the field slopes quite markedly down to the burn and appears to be far too steep a slope to allow for early settlement and is likely too steep for ploughing to have been undertaken on a regular basis. No features or earthworks were apparent within the site area (Plates 1-4).

6.0 IMPORTANCE OF THE ARCHAEOLOGY

- 6.0.1 It is clear from historical and archaeological evidence that Belford was of some significance from at least the later medieval period and with some possibility that its origins lie in the early medieval period. It lies within a landscape occupied since prehistoric time, though settlement activity associated with this is likely to lie to the north of the current village and the proposed site.
- 6.0.2 The known archaeological and historical material related to the Belford area spans a number of key periods in history, which have been highlighted by English Heritage in their Research Agenda (EH 1997). These include:
- H4 The impact of Christianity
 - H5 The origins and development of the medieval town and rural markets
- 6.0.3 Historical records and cartographic evidence would appear to place the site beyond the heart of the medieval and post medieval settlement. Indeed the steep slope that forms a substantial part of the site makes the likelihood of archaeological features associated with settlement of any date unlikely, beyond the flat area at the top of the

slope that forms the north-east corner of the site. That said given the position of the church and the chapel on Chapel Hill it is possible that some activity linking these two religious sites could lie on the ground between them.

- 6.0.4 At the base of the slope the site boundary lies close to the line of the Belford Burn and may well have been an area of ground subject to regular flooding and perhaps some degree of waterlogging in the past. This suggests at least some limited potential for the preservation of environmental evidence in this area.

7.0 PREDICTED IMPACT OF THE NEW DEVELOPMENT

- 7.0.1 It is clear from the plans for the proposed development that construction activity would be extensive within the site and would impact on any archaeological features, should they be present.
- 7.0.2 Due the topography of the site it would be clearly visible when viewed from some parts of the village, particularly in the area of West Street, but significantly, topography of the landscape shields it very effectively from the village core where the main concentration of listed buildings lies. It is also significant that the presence of a woodland area shields the development's view to and from the scheduled monuments to the north.

8.0 CONCLUSIONS

- 8.0.1 The available evidence provides a quite compelling argument that medieval and post medieval Belford did not extend into the area of the proposed development. The clear implication of this is the potential for archaeological material of any significance to be impacted by the proposed development is low.

Text and illustration: Graeme Young
BRP 18/02b

March 2018

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Cartographic evidence

- Speed's Map of 1610 Ref: ZAN M16 B21
- Armstrong's map of 1769
- Fryer's map of 1820
- Greenwood's map of 1828
- Horesly and Cay's map of 1753
- Warburton's map of 1716
- 1st Edition Ordnance Survey, 25 inch to the mile
- 2nd Edition Ordnance Survey, 25 inch to the mile
- 3rd Edition Ordnance Survey, 25 inch to the mile

Northumberland Records Office

- Belford Estate map of 1820, Ref: ZHE 8-1
- Belford Estate map of 1824, Ref: NRO 692-40
- Land Valuation map of 1610, Ref: Sheets 16.5 & 16.9

Aerial Photograph

- NRO EAW019706 1948
- NRO EAW019707 1948
- Ordnance Survey, RAF vertical (1964)

Websites

<https://houseprices.io/lab/lidar/map> (consulted 27/03/2018)

APPENDIX I

LAND TO THE REAR OF THE BLUE BELL HOTEL BELFORD NORTHUMBERLAND

WRITTEN SCHEME OF INVESTIGATION FOR A DESK-BASED ASSESSMENT

1.0 INTRODUCTION

- 1.0.1 This document has been compiled by The Bamburgh Research Project for The Blue Bell Hotel during March 2018. The document sets out the written scheme of investigation for a desk-based assessment of a proposed housing development with 9 new dwellings and a new camping and caravan site on land to the rear of The Blue Bell Hotel, Belford, Northumberland.
- 1.0.2 The desk-based-assessment will be undertaken by The Bamburgh Research Project (BRP) in March 2018. The written scheme of investigation details the proposed scheme of work to be undertaken as the first phase in a process of archaeological assessment. It will provide evidence that will allow the need for additional work to be adjudged, prior to the submission and determination of an application.

1.1 Location

- 1.1.1 The proposed development area is a long strip of land to the north of the Blue Bell Hotel that lies on the northern side of the Market place at the centre of Belford Village, where West Street (the B6349) and the High Street meet. Belford is one of the larger villages in North Northumberland some 1km east of the A1 road and 22km south of Berwick upon Tweed. The proposed new development is centred on grid reference NU 1075 3400 (Figures 1 and 2).

2.0 METHODOLOGY

- 2.0.1 The evaluation will comprise a desk-based assessment of the land within the development area. The site itself will be studied in detail and the surrounding 1km area assessed for archaeological potential. Listed buildings that are not immediately relevant to the development area will be listed as an appendix.
- 2.0.2 All work will be carried out in compliance with the codes of practice of the Institute of Field Archaeologists (CiFA 2014) and will follow the IFA Standard and Guidance for Historic Environment Desk-Based Assessment (CiFA 2014).

2.1 Desk-based assessment

- 2.1.1 The desk-based assessment will undertake the evaluation of the archaeological potential for the development area based on information derived from:
- 2.1.2 A site visit and field inspection of the landscape, structures and any associated groundworks and features. Study of the development area and the surrounding 1 km radius beyond the site boundary based on:
- i) The location of known archaeological sites and landscapes within the proposed development area
 - ii) The potential for palaeo-environmental samples within the proposed development area
 - iii) The density of archaeological sites in the surrounding area and the potential that comparable sites may continue into the site
 - iv) Previous disturbance on the site, which may have affected archaeological remains, including any significant change in levels from those indicated on old Ordnance Survey maps, and truncation by existing services on or adjacent to the site.
 - v) Where the information is available, the physical impact of the proposed development including:
 - a) Building foundations
 - b) Services

- c) Access roads
- d) Ground reduction
- e) Increased vibration
- f) Change in ground conditions on waterlogged or environmentally rich sites
- vi) The impact of the proposed development on the setting of the following sites or monuments within the wider study area:
 - a) Scheduled Ancient Monuments
 - b) Listed Buildings
 - c) Historic Parks and Gardens and Historic Battlefields
 - d) Non-designated heritage assets
 - e) Any other heritage assets specifically identified in the brief as requiring assessment

2.2 Sources

2.2.1 The sources consulted will include:

2.2.2 Maps, as a minimum (where available)

- i) 1716 Warburton
- ii) 1753 Horsley and Cay
- iii) 1769 Armstrong
- iv) 1808 Smith
- v) 1820 Fryer
- vi) 1828 Greenwood
- vii) 1829 Pigot
- viii) Tithe, apportionment and parish maps
- ix) Estate maps of the area
- x) Ordnance Survey maps from the First Edition onwards
- xi) Service providers maps and databases (Water, Electricity, Telecoms and Gas as a minimum)
- xii) Other available maps

2.2.3 Aerial Photographs will be consulted for the specific site and the immediate surrounding area.

- i) English Heritage, National Monument Record, Swindon (NMR)
- ii) Northumberland Historic Environment Record (HER)
- iii) Woodhorn Museum and Northumberland Archives

2.2.4 If, for any reason, the assessor was not able to access any of the above resources, this will be noted within the text of the report.

2.2.5 Northumberland Historic Environment Record will be consulted for the following sources:

- i) A comprehensive record of all the known archaeological sites in the County
- ii) Copies of the Scheduled Ancient Monument designations
- iii) Copies of the Listed Building designations
- iv) Conservation Area Boundaries
- v) Complete digital aerial photographic coverage of the county
- vi) Selected LiDAR data, if available

2.2.6 Other Sources to be consulted where appropriate will include:

- i) Appropriate archaeological and historical journals and books
- ii) Historical documents held in local museums, libraries, record offices and archives
- iii) Unpublished material held by local archaeological organisations (amateur and professional)
- iv) All available borehole, trial pit and geotechnical data from the site and its immediate environs held by the developer
- v) Geomorphological information may be obtained from the Soil Survey and Land Research Centre or the Geography Department at Newcastle University

- vi) Existing utility and service information which may help to inform on constraints to future work.

2.3 Written account

- 2.3.1 A written account of features and structures of interest will be compiled on site during the site visit on pro-forma sheets.

2.4 Photographic record

The photographic record compiled will include:

1. General views of the study area
2. General views of the exterior of the building, from all angles
3. Record of any significant features identified during field inspection

3.0 REPORT COMPILATION

- 3.0.1 The report will be compiled in accordance with English Heritage MoRPHE guidelines (English Heritage 2008).

- 3.0.2 The report will include:

- Northumberland County Council Conservation Team reference, planning reference number and the OASIS reference number and an 8 figure grid reference
- A description of the site and its underlying geology
- Period-based discussion of the known and potential archaeological sites within the proposed development area
- An assessment of the importance of any standing buildings, individually, and as a group of buildings
- Discussion of the physical impact of the proposed development on known and potential archaeological sites
- Where possible an assessment of the impact on the visual setting of Scheduled Monuments, Listed buildings, Historic Parks and Gardens and Historic battlefields and unscheduled archaeological sites of national or regional importance
- Appendices listing:
 - 1 All archaeological sites, Scheduled Monuments, Listed Buildings, Historic Parks and Gardens and Historic battlefields in the proposed development area and the wider study
 - 2 All aerial photographs within the detailed study area and immediate environs, quoting the reference number and date (cross-referenced to the gazetteer where appropriate)
 - 3 A copy of the specification and its checklist

3.1 Illustrations

- A location plan of the site at an appropriate scale of at least 1:10 000 will be included
- A location plan of the extent of the proposed development area at a recognisable planning scale, and located with reference to the national grid
- Copies of all maps described in the text with the extent of the proposed development area marked on each map. Where copyright prevents the inclusion of a map in the report, a hand-drawn copy will be provided. Where possible historic maps will be transcribed either by hand or digitally, as an overlay on to the 1st Edition Ordnance Survey to allow details to be assessed in relation to recent features.
- A plan with the extent of the proposed development area and showing the location of all archaeological sites, Scheduled Monuments, Listed buildings, Historic Parks and Gardens and Historic battlefields in the proposed development area and the wider study area will be included
- Photographs appropriate to the assessment of the site including copies of all relevant aerial photographs on which features have been identified or failing this a transcription of the identified feature in an appropriate modern basemap.

3.2 Site archive

- 3.2.1 An archive containing a copy of the report and original illustrations and tracings that are not included in the report together with digital copies of the report and illustrations will be deposited at the Northumberland Record Office and its reference number included in the report.
- 3.2.2 An online OASIS form will be completed for the project as part of the post-excavation assessment process.
- 3.2.3 The site archive will be deposited within six months of the completion of the report.
- 3.2.4 A summary of the assessment report will be submitted to the County Council Conservation Team for inclusion in 'Archaeology in Northumberland' by December 2018.

4.0 PERSONNEL

- 4.0.1 The designated project manager Graeme Young, is one of the four directors of the Bamburgh Research Project. A graduate of Newcastle University, with 30 years of experience in field archaeology including directing a number of excavations of urban medieval sites in Newcastle and Durham.
- 4.0.3 Additional field staff, with appropriate archaeological experience, will be engaged as required.

5.0 HEALTH AND SAFETY

- 5.0.1 The Bamburgh Research Project complies with the 1974 Health and Safety Act and its subsequent amendments in all its operations. The SCAUM manual and the Bamburgh Research Project Health and Safety Policy Document is followed for all site works. A designated and appropriately trained first aider is present at all times during working hours. A First Aid kit, Accident Book and telephone are provided for each project. Safety footwear is mandatory on all excavation sites. Where required safety helmets and reflective jackets are provided.
- 5.0.2 All staff undergo a safety induction prior to commencing work on site. A written risk assessment is undertaken specific for each site. The safety assessment is reviewed on a daily basis and changes to the working conditions monitored continually during adverse weather conditions.



Plate 1: View of the part backfilled service trench and spoil area at the south of the proposed development, facing south west



Plate 2: View of the pasture field, facing north west



Plate 3: View of the pasture field, facing south eastwards



Plate 4: View of the pasture field upper area showing the level area of greatest archaeological potential, facing south