

BAMBURGH RESEARCH PROJECT

BAMBURGH HALL ESTATE OFFICE NORTHUMBERLAND



HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING REPORT

Compiled on behalf of Bamburgh Castle Estate by the Bamburgh Research Project: Commercial Projects Section

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SUMMARY

This document has been compiled by The Bamburgh Research Project Limited (BRP) for Bamburgh Castle Estate during March 2020 and comprises a report on historic building recording and monitoring of the limited groundwork undertaken prior to and during a building conversion. The work has been undertaken in line with the Written Scheme of Investigation compiled by The Bamburgh Research Project during September 2019 and based on the brief issued by the County Council Conservation Team. The Northumberland County Council planning reference number is: 18/04270/FUL and the OASIS reference no. is: bamburgh1-387251.

The proposed development lies to the immediate north of Church Street in the central part of Bamburgh Village, which is 7km east of Belford in north east Northumberland. It comprises a series of farm buildings, centred on grid reference NU 17946 34930 (Figures 1 and 2).

The Northumberland HER for the vicinity of the site, to a radius of 1km, lists eighty entries. Fifty six of these are of post-medieval date, including numerous listed buildings and World War II defensive items. Five items are of prehistoric date, including evidence for Mesolithic activity, Bronze Age burial and probably Iron Age cropmarks, indicative of a settled landscape. With the exception of one undated feature the remaining thirty eight items are of early medieval and medieval date, underlining the importance of Bamburgh in the Middle Ages. The present range of barn buildings is depicted from the Tithe Award of 1846 and the 1st Edition Ordnance Survey map of c. 1870. Early maps, such as Armstrong's Map of 1769 and Fryer's Map of 1820, show building in the general area of the street front but are not sufficient detailed to be certain if it the current structures that are being depicted. The fabric of the buildings does suggest that they are of some considerable age or that stone has been re-used from older structures, which could be of significance given that the area of Bamburgh hall farm buildings lie in the location of a medieval ecclesiastical precinct in the control of the Priors of Nostel.

The standing building assessment was undertaken to a Level 2 Historic England standard by Graeme Young on the 19th September 2019 and the monitoring by Graeme Young and Kelly Tapager from 30th September to the 4th October. The buildings, whilst a single range represented at least two build elements with different roof heights and roof structures. The rooms within the buildings were recorded in detail and have been delineated by letter codes from A to E on Figure 4 in order to allow for easy reference within the text.

The structures display at least two phases of construction, with the larger and likely earlier element being the eastern range. This was rectangular and measured 17.1m east to west by 6.8m north to south, externally, onto which to the west a further, smaller, range was added. This addition measured 10.1m east to west and was also 6.8m north to south externally. Where it could be observed the walls for this smaller element butt jointed onto the east range. The roof of the western range was ridged red ceramic tiles and the eastern range slate with a somewhat shallower angle of pitch (Figure 4 and Plates 1- 4).

The exterior wall on the south side of the west range facing the road has distinctive large squared masonry blocks, different from the rest of the structure, indicating an intent for this public facing wall to be more impressive than the others. There is a blocked window at the east end of this wall facing the street and a vertical discontinuity that might represent a blocked doorway centrally. Neither of these features are visible on the interior face of the

wall though, casting such interpretation into some doubt (Plate 2).

The smaller, west, range has two evenly spaced small vertical windows in the south facing wall and a third to the south of a substantial pair of double doors in the west facing wall (Plate 3). The north facing wall contains a second standard sized door. The north facing wall of the larger eastern building range has a substantial double-width sliding door at its west end and a single normal doorway towards the east end, flanked by two broadly square windows. As with the smaller range there is no indication of major rebuilding events in the fabric.

There is a stone step for mounting a horse on the ground immediately adjacent to the north wall at the west end of the full range, close to the small door that leads to the stalls (within Room B) and tack room (Room C) (Plate 4).

Room A measured 4.3m east to west by 3.5m north to south internally and was at the western end of the later smaller range accessed through the west, external wall, through a pair of timber double doors, 2.3m wide that led immediately to a timber partition with a door and windows that had clearly been added at a later date. The internal room was plain and displayed no built in features and was lit only through the door as no windows were present (Plate 5).

Room B measured 5m east to west by 5.8m north to south. It was entered through a well-made doorway through its south wall. The room contains a number of timber fittings. A line of wooden pegs set in a plank on the west wall formed clothes hooks (Plate 6). The eastern part of the room was divided by a wooden partition with a one third element at the north side with a wooden hay manger fixed to the wall. The remaining two thirds part of the room had a further set of wooden and metal mangers on the wooden partition at the west side and traces on the south wall where a horse stall appears to have been present and removed (Plates 6 and 7). The north wall as it reached the east wall clearly seems to represent a butt joint and is the best evidence that the west range is the later build phase.

Room C was a small anti-chamber entered from Room B and measured 4.1m east to west by 2.15m north to south, divided from Room A by a timber partition. A small fireplace is set in the north-west corner of the west wall. The room was last used as a tack room with timber fittings for saddles and numerous hooks for other items on the south wall with a bench beneath set against the wall. The room was lit by two small windows one in the south and the second in the western wall (Plate 8).

Room D represented the western part of the eastern building range with the higher roof line and as a likely earlier build does not have any direct connections with the western range. The room, 4.5m wide east to west by 5.5m north to south and is entered by a large timber sliding door, some 2.56m wide (Plate 9). A recessed niche, some 20cm deep, was present centrally in the western wall with the appearance of a blocked window. The corresponding blocking was not immediately obvious on this wall seen in Room B, but there was a long stone set in the wall that could have been a lintel, which does suggest that a blocked window is probably the best interpretation. Assuming the build order deduced is correct then the window may well have been blocked at the time of the construction of the west range (Plate 10). The room was otherwise plain and not lit by a window and a single door led from Room D to Room E.

Room E was entered from outside by a door located centrally within the north facing wall flanked by two square windows on either side and inside from a door to Room D. The room was relatively plain with few fittings apparent, beyond a scarcement running the length of the east wall some 1.8m above floor level (Plates 11 and 12).

Examination of the structures and building fabric makes it apparent that more than one phase of construction was represented. The range of buildings indicated two major phases of build and at least two minor phases of alteration substantial enough to be noteworthy. These can be summarised in brief as:

1. The east structure is the more substantial and likely the first phase of build. This is represented by Rooms D and E.
2. The smaller western structure, comprising Rooms A, B and C
3. A blocked window and a second blocked window or doorway seen in the masonry on the outer south wall of the eastern structure indicated some constructional change in the life of the building.

The internal timber partition between Rooms A and C is also likely a later addition to the original build as the top of the chimney, seen externally, is of brick in contrast to the stone elsewhere seen and this seems to confirm this as a later phase addition that included the fireplace.

Trench 1 was excavated immediately outside of the north wall of the west range adjacent to the stone steps to identify an exiting electrical line that is to be connected to the new development. It was excavated to a depth of 0.7m below ground level and through a mixed somewhat disturbed deposit of dark grey-brown sandy silt with clay patches that appeared to represent a depth of buried soil sealed by the farm yard surface and somewhat disturbed in this area by the construction of the building (Plate 4).

Trench 2 was excavated within the structure to connect with the external Trench 1 beneath the wall foundation in order to allow for the electrical cable to be extended to the north-west corner internally where a new junction box is to be fitted. The trench extended at its deepest point to 1m below ground level and revealed a dark red-brown sandy silt and clay layer. At the base of the trench a homogeneous red-brown sandy silt was revealed, which is thought to represent subsoil in the area (Plate 14).

Trench 3 was excavated on the south side of the east range to locate the Northumbrian Water mains pipe and allow for an extension of this service into the building. The trench was excavated to a depth of 1m with the lower 0.6m cut through a red-brown clay silt subsoil above which a dark-grey brown 0.4m topsoil was present. The south section of the trench showed disturbed soil to its full depth and this must represent the backfill of the existing water pipe, though this was not revealed within the trench at this time (Plate 15).

Trench 4 was sited adjacent to the south wall internally within the building to facilitate the connection of the water main beneath the wall. It was excavated to 0.9m below ground level and mostly through a red-brown clay subsoil identical to that seen outside the building. The upper 0.3m to 0.4m was a mixed yellow-brown bedding layer beneath the building floor (Plate 16).

Trench 5 extended from the northern internal wall opposite Trench 4, with a narrower extension towards Trench 4 to allow for the water pipe to be laid to the area where the new bathroom and kitchen are to be installed on the north side of the building. It was excavated to 0.8m below ground level and mostly through a red-brown clay subsoil identical to that seen outside the building. The upper 0.3m was a mixed yellow-brown bedding layer beneath the building floor (Plate 17).

The existing waste water sewer pipe runs parallel to the building range outside on the north side and the final trench was sited immediately outside the building opposite the interior trenches to locate this and to establish a waste water connection and to provide space to install a new inspection chamber and hatch. Trench 6 was excavated to a depth of 0.8m and other than the tarmac yard surface and its cobble predecessor the full depth was through a red-brown clay silt subsoil. The existing sewer pipe was revealed in the northern half of the trench within a narrow cutting (Plate 18).

It is clear from the two very different ranges of that form the standing buildings that at least two phases of construction are present, with the later smaller west range butt jointed onto the larger and earlier west range. The possible presence of medieval fabric in the wall of the east range that faces the street is intriguing but unproven and the range should perhaps been seen as potentially entirely farm buildings of the later post medieval period and a part of the great rebuilding of farm structures in the county at that time.

No features of archaeological interest were identified during the monitoring of the groundworks associated with the installation of the services and no finds or dating evidence uncovered.

**BAMBURGH HALL ESTATE OFFICE
NORTHUMBERLAND
REPORT OF THE RECORDING OF
HISTORIC STANDING BUILDINGS
AND ARCHAEOLOGICAL MONITORING**

1.0 INTRODUCTION

- 1.0.1 This document has been compiled by The Bamburgh Research Project Limited (BRP) for Bamburgh Castle Estate during February 2018 and comprises a report on historic building recording and monitoring of the limited groundwork undertaken prior to and during a building conversion.
- 1.0.2 The work has been undertaken in line with the Written Scheme of Investigation compiled by The Bamburgh Research Project during September 2019 and based on the brief issued by the County Council Conservation Team. The Northumberland County Council planning reference number is: 18/04270/FUL and the OASIS reference no. is: bamburgh1-387251.

1.1 Location

- 1.1.1 The proposed development lies to the immediate north of Church Street in the central part of Bamburgh Village, which is 7km east of Belford in north east Northumberland. It comprises a series of farm buildings, centred on grid reference NU 17946 34930 (Figures 1 and 2).

1.2 Archaeological Background

- 1.2.1 The Northumberland HER for the vicinity of the site, to a radius of 1km, lists eighty entries. Fifty six of these are of post-medieval date, including numerous listed buildings and World War II defensive items. Five items are of prehistoric date, including evidence for Mesolithic activity, Bronze Age burial and probably Iron Age cropmarks, indicative of a settled landscape. With the exception of one undated feature the remaining thirty eight items are of early medieval and medieval date, underlining the importance of Bamburgh in the Middle Ages.
- 1.2.2 The present range of barn buildings is depicted from the Tithe Award of 1846 and the 1st Edition Ordnance Survey map of c. 1870. Early maps, such as Armstrong's Map of 1769 and Fryer's Map of 1820, show building in the general area of the street front but are not sufficient detailed to be certain if it the current structures that are being depicted. The fabric of the buildings does suggest that they are of some considerable age or that stone has been re-used from older structures, which could be of significance given that the area of Bamburgh hall farm buildings lie in the location of a medieval ecclesiastical precinct in the control of the Priors of Nostel.

2.0 METHODOLOGY

- 2.0.1 The building recording and monitoring was undertaken in line with the WSI produced by BRP based on the brief issued by Northumberland County Council Conservation Team for the recording of standing buildings and archaeological monitoring.
- 2.0.2 The building recording also conformed, as far as possible, with Level 2 of the Historic England Guidelines (HE 2016). All work was carried out in compliance with the codes of practice of the certified Institute of Field Archaeologists (CifA 2014) and also complied with the CifA Standard and guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (CifA 2014) as well as the aforementioned Historic England standard.

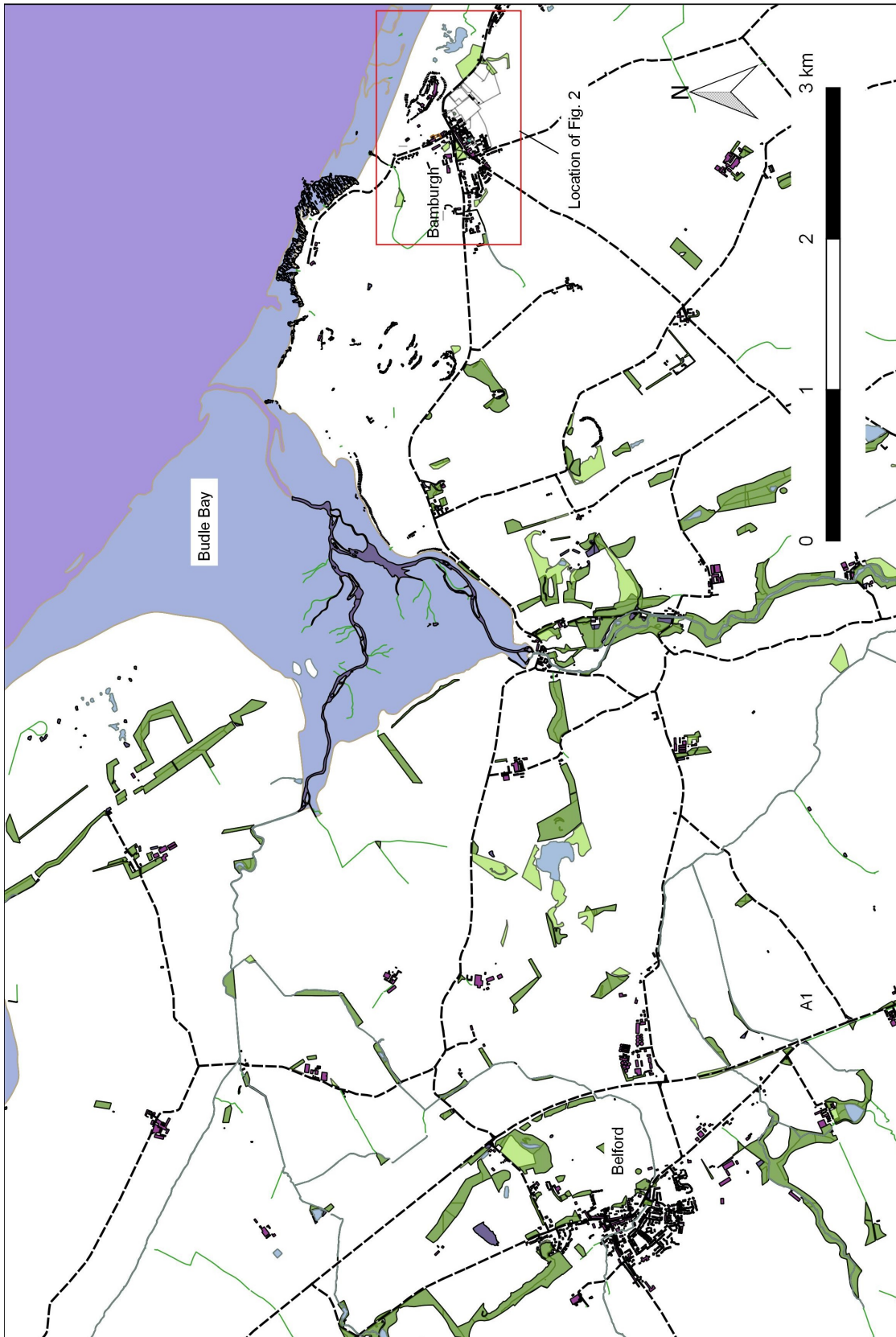


Figure 1: Location



Figure 2: Location of the site area within the village



Figure 3: Location of the barns to be converted

2.1 Building Recording

2.1.1 The building recording will evaluate the archaeological potential and significance of the buildings in the development area with particular reference to:

- The internal and external appearance of the individual building(s) and the farm complex and its setting as a whole
- Internal or external fixtures, fittings or features within the building due to be altered or removed as part of the development, particularly those associated with farming practice
- Any features of special interest unique to the farm complex

2.2.2 The detailed recording will follow Level 2 of the Historic England guidelines with additional elements as listed below:

1. A written account.

- Precise details of the location of the building, by name or street number, civil parish or town.
- The National Grid reference of the building and details of listing or scheduling
- The date when the record was made and the name of the recorder
- A summary of the building's plan, type and purpose, materials used in construction and so far as is possible, the date of construction
- The names of architects, builders, patrons and owners (if known)

2. Drawn Record

- A scale plan of all floors as existing, showing the form and location of any structural features of historic significance (including blocked windows and doors, former fireplace openings, masonry joints, changes in internal levels, internal fixtures and fittings)

2. Photographic Record

- A photographic record should be taken digital will be made and should include a clearly visible metric scale in each frame.
- General views of the exterior of the building, from all angles
- The overall appearance of the principal rooms and circulation areas
- Detailed photography of internal and external fixtures and fittings

2.2 Archaeological monitoring

- 2.2.1 The monitoring will be conducted by an experienced member of the archaeological team during works that will impact on the building.
- 2.2.2 All work will be carried out in compliance with the codes of conduct of the Certified Institute for Archaeologists (CIfA 2014) and will follow their Standard and Guidance for Archaeological Watching Brief (CIfA 2014), Excavation (CIfA 2014) and Field Excavation (CIfA 2014).
- 2.2.3 All archaeological features identified during the monitoring will be recorded according to their type and form.

2.3 General Standards

- 2.3.1 All staff will be suitably qualified and experienced and a brief CV will be included in this WSI and will be familiar with the archaeological background to the site. In addition they will be aware of the work to be undertaken.
- 2.3.2 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.
- 2.3.3 The recorded features and buildings should be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area.

2.4 Archive Deposition

- 2.4.1 Archiving work will be carried out in compliance with the CiFA Guidelines for Archiving and submitted in line with Historic England's Management of Research Projects in the Historic Environment to the appropriate museum and digital photographs (including RAW files) deposited with the ADS.

3.0 RECORDING OF THE STANDING BUILDINGS

- 3.0.1 The standing building assessment was undertaken by Graeme Young on the 19th September 2019 and the monitoring by Graeme Young and Kelly Tapager from 30th September to the 4th October. The buildings, whilst a single range represented at least two build elements with different roof heights and roof structures. The rooms within the buildings were recorded in detail and have been delineated by letter codes from A to E on Figure 4 in order to allow for easy reference within the text.

3.1 The building structure

- 3.1.1 The structures display at least two phases of construction, with the larger and likely



Figure 4: building plans, sections and trench layout

earlier element being the eastern range. This was rectangular and measured 17.1m east to west by 6.8m north to south, externally, onto which to the west a further, smaller, range was added. This addition measured 10.1m east to west and was also 6.8m north to south externally. Where it could be observed the walls for this smaller element butt jointed onto the east range. The roof of the western range was ridged red ceramic tiles and the eastern range slate with a somewhat shallower angle of pitch (Figure 4 and Plate 1).



Plate 1: the building range facing south-west

- 3.1.2 The exterior wall on the south side of the west range facing the road has distinctive large squared masonry blocks, different from the rest of the structure, indicating an intent for this public facing wall to be more impressive than the others. This appears to be confirmed by the fact that the interior face of this wall does not show such large square blocks and that only the outer face was constructed in this fashion. There is a blocked window at the east end of this wall facing the street and a vertical discontinuity that might represent a blocked doorway centrally. Neither of these features are visible on the interior face of the wall though, casting such interpretation into some doubt (Plate 2).



Plate 2: blocked window at the east end of the north facing exterior wall

- 3.1.3 The smaller, west, range has two evenly spaced small vertical windows in the south facing wall and a third to the south of a substantial pair of double doors in the west facing wall. The north facing wall contains a second standard sized door. Although the wall is weathered and patched there are no clear indications of phases of build. The stones around the windows and doors are much less weathered but it seems likely that this is a case of renovation and replacement rather than re-build (Plate 3).



Plate 3: the western range of the buildings, facing north

- 3.1.4 The north facing wall of the larger eastern building range has a substantial double-width sliding door at its west end and a single normal doorway towards the east end, flanked by two broadly square windows. As with the smaller range there is no indication of major rebuilding events in the fabric.

- 3.1.5 There is a stone step for mounting a horse on the ground immediately adjacent to the north wall at the west end of the full range, close to the small door that leads to the stalls (within Room B) and tack room (Room C) (Plate 4). This represents the only notable external feature not immediately part of the build.



Plate 4: the stone steps at the south-west corner of the west range, facing west

3.2 Room A

- 3.2.1 The room measured 4.3m east to west by 3.5m north to south internally and was at the western end of the later smaller range accessed through the west, external wall, through a pair of timber double doors, 2.3m wide that led immediately to a timber partition with a door and windows that had clearly been added at a later date. The internal room was plain and displayed no built in features and was lit only through the door as no windows were present (Plate 5).



Plate 5: the double doors and inner door of Room A, facing east

3.3 Room B

- 3.3.1 The room measured 5m east to west by 5.8m north to south. It was entered through a well-made doorway through its south wall. The room contains a number of timber fittings. A line of wooden pegs set in a plank on the west wall formed clothes hooks (Plate 6). The eastern part of the room was divided by a wooden partition with a one third element at the north side with a wooden hay manger fixed to the wall. The remaining two thirds part of the room had a further set of wooden and metal mangers on the wooden partition at the west side and traces on the south wall where a horse stall appears to have been present and removed (Plates 7). The north wall as it reached the east wall clearly seems to represent a butt joint and is the best evidence that the west range is the later build phase.



Plate 6: west wall of Room B facing south-west



Plate 7: the wooden partition and the two mangers, facing south-west

3.4 Room C

- 3.4.1 The room was a small anti-chamber entered from Room B and measured 4.1m east to west by 2.15m north to south, divided from Room A by a timber partition. A small fireplace is set in the north-west corner of the west wall. The room was last used as a tack room with timber fittings for saddles and numerous hooks for other items on the south wall with a bench beneath set against the wall. The room was lit by two small windows one in the south and the second in the western wall (Plate 8).



Plate 8: Room B with fireplace and wall fittings, facing west

3.5 Room D

- 3.5.1 The room represented the western part of the eastern building range with the higher roof line and as a likely earlier build does not have any direct connections with the western range. The room, 4.5m wide east to west by 5.5m north to south and is entered by a large timber sliding door, some 2.56m wide (Plate 9). A recessed niche, some 20cm deep, was present centrally in the western wall with the appearance of a blocked window. The corresponding blocking was not immediately obvious on this wall seen in Room B, but there was a long stone set in the wall that could have been a lintel, which does suggest that a blocked window is probably the best interpretation. Assuming the build order deduced is correct then the window may well have been blocked at the time of the construction of the west range (Plate 10). The room was otherwise plain and not lit by a window and a single door led from Room D to Room E.



Plate 9: the double door leading from Room D, facing north



Plate 10: blocked window feature in the west wall of Room D, facing west

3.6 Room E

- 3.6.1 Room E was entered from outside by a door located centrally within the north facing wall flanked by two square windows on either side and inside from a door to Room D. The room was relatively plain with few fittings apparent, beyond a scarcement running the length of the east wall some 1.8m above floor level (Plates 11 and 12).



Plate 11: Room E south wall showing windows and door, facing north-west



Plate 12: east wall of Room E showing scarcement, facing east

3.7 Structural sequence

3.7.1 Examination of the structures and building fabric makes it apparent that more than one phase of construction was represented. The range of buildings indicated two major phases of build and at least two minor phases of alteration substantial enough to be noteworthy. These can be summarised in brief as:

1. The east structure is the more substantial and likely the first phase of build. This is represented by Rooms D and E.
2. The smaller western structure, comprising Rooms A, B and C
3. A blocked window and a second blocked window or doorway seen in the masonry on the outer south wall of the eastern structure indicated some constructional change in the life of the building.
4. The internal timber partition between Rooms A and C is also likely a later addition to the original build as the top of the chimney, seen externally, is of brick in contrast to the stone elsewhere seen and this seems to confirm this as a later phase addition that included the fireplace.

3.8 Structural alteration to the fabric undertaken as part of the rebuild

3.8.1 A new internal doorway was cut between Room B and D, at the south end of the wall. The corresponding doorway in the eastern wall of Room D leading to Room E was blocked and a new slightly wider doorway cut more centrally in the wall. New internal partitions, plumbing and flooring is to be constructed and laid but did not involve any substantial alterations to the main fabric of the building (Plate 13).



Plate 13: cut through for new doorway between Rooms B and D, facing east

4.0 Trenching associated with new service installation

4.1 Trench 1

4.1.1 The trench was excavated immediately outside of the north wall of the west range adjacent to the stone steps to identify an exiting electrical line that is to be connected to the new development. It was excavated to a depth of 0.7m below ground level and through a mixed somewhat disturbed deposit of dark grey-brown sandy silt soil with clay patches that appeared to represent a depth of buried soil sealed by the farm yard surface and somewhat disturbed in this area by the construction of the building (Plate 4).

4.2 Trench 2

4.2.1 The trench was excavated within the structure to connect with the external Trench 1 beneath the wall foundation in order to allow for the electrical cable to be extended to the north-west corner internally where a new junction box is to be fitted. The trench extended at its deepest point to 1m below ground level and revealed a dark red-brown sandy silt and clay layer. At the base of the trench a homogeneous red-brown sandy silt was revealed, which is thought to represent subsoil in the area (Plate 14).



Plate 14: Trench 2 within Room A, facing north

4.3 Trench 3

4.3.1 Trench 3 was excavated on the south side of the east range to locate the Northumbrian Water mains pipe and allow for an extension of this service into the building. The trench was excavated to a depth of 1m with the lower 0.6m cut through a red-brown clay silt subsoil above which a dark-grey brown 0.4m topsoil was present. The south section of the trench showed disturbed soil to its full depth and this must represent the backfill of the existing water pipe, though this was not revealed within the trench at this time (Plate 15).



Plate 15: Trench 3. looking east

4.4 Trench 4

- 4.4.1 Trench 4 was sited adjacent to the south wall internally within the building to facilitate the connection of the water main beneath the wall. It was excavated to 0.9m below ground level and mostly through a red-brown clay subsoil identical to that seen outside the building. The upper 0.3m to 0.4m was a mixed yellow-brown bedding layer beneath the building floor (Plate 16).



Plate 16: Trench 4, facing south

4.5 Trench 5

- 4.5.1 Trench 5 extended from the northern internal wall opposite Trench 4, with a narrower extension towards Trench 4 to allow for the water pipe to be laid to the area where the new bathroom and kitchen are to be installed on the north side of the building. It was excavated to 0.8m below ground level and mostly through a red-brown clay subsoil identical to that seen outside the building. The upper 0.3m was a mixed yellow-brown bedding layer beneath the building floor (Plate 17).



Plate 17: Trench 5, facing east

4.6 Trench 6

- 4.6.1 The existing waste water sewer pipe runs parallel to the building range outside on the north side and the final trench was sited immediately outside the building opposite the interior trenches to locate this and to establish a waste water connection and to provide space to install a new inspection chamber and hatch. The trench was excavated to a depth of 0.8m and other than the tarmac yard surface and its cobble predecessor the full depth was through a red-brown clay silt subsoil. The existing sewer pipe was revealed in the northern half of the trench within a narrow cutting (Plate 18).



Plate 18: Trench 6 with existing sewer pipe, facing east

5.0 IMPORTANCE OF THE STANDING BUILDINGS

- 5.0.1 In the medieval period Bamburgh had a cell of the Augustinian priory of Nostell located in the area of Bamburgh Hall and the farm buildings. A length of the churchyard wall separating the Hall from the church is thought to contain surviving elements of a tower recorded in AD1415. The Northumberland County History (I, 1893, 113) identifies some of the farm buildings, likely including some of those in the current survey, as being of 14th or 15th century date. If this is the case then it seems very likely the interpretation was influenced by the squared masonry blocks facing the road. These are similar to some of the masonry seen in the church yard wall and some on the western side of the Hall itself that Peter Ryder has identified as potentially medieval in date (Ryder 2017). None of the windows and doors have the appearance of being particularly early in date, so the potential for medieval elements remains hypothesis only. It is conceivable that the south facing exterior wall face of the older phase could have been left over from the medieval period and the inner face reworked as part of the farm building. This would explain the features on this exterior face that do not appear on the inside of the building. Whilst no evidence would contradict this it should be seen as simply speculative. It is highly likely though that masonry from medieval structures would have been re-used as and when it was available.
- 5.0.2 At the Dissolution of the Monasteries the Austin canons cell passed to the Forster family. In the early 18th century after the demise of the male line of the Forsters, the estate was purchased by Lord Crewe, Bishop of Durham and then the Armstrongs in the later 19th century. The present buildings fit into the general nature of late post medieval rural buildings in Northumberland. The overall form of the structure is likely to have been reached during a major reconstruction in the later 18th or early 19th century. The 1st Edition Ordnance Survey almost certainly depicts the buildings in its current form.

6.0 CONCLUSIONS

- 6.0.1 It is clear from the two very different ranges of that form the standing buildings that at least two phases of construction are present, with the later smaller west range butt jointed onto the larger and earlier west range. The possible presence of medieval fabric in the wall of the east range that faces the street is intriguing but unproven and the range should perhaps been seen as potentially entirely farm buildings of the later post medieval period and a part of the great rebuilding of farm structures in the county at that time.
- 6.0.2 No features of archaeological interest were identified during the monitoring of the groundworks associated with the installation of the services and no finds or dating evidence uncovered.

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APPENDIX I

BAMBURGH HALL ESTATE OFFICE BAMBURGH NORTHUMBERLAND

HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING WRITTEN SCHEDULE OF INVESTIGATION

1.0 INTRODUCTION

- 1.0.1 This document has been compiled by The Bamburgh Research Project Limited (BRP) for Bamburgh Estate during September 2019 and comprises a Written Schedule of Investigation for historic building recording and watching brief associated with the conversion of existing barns and change of use to provide Class B1 office space at Bamburgh Hall, Bamburgh, Northumberland.
- 1.0.2 The document has been prepared in order to fulfil a requirement for archaeological mitigation prior to and during construction work, following the determination of the planning application.

2.0 THE SITE

2.1 Location

- 2.1.1 The proposed development lies to the immediate north Church Street in the central part of Bamburgh Village, which is 7km east of Belford in north east Northumberland. It comprises a series of barn buildings that are currently in a poor state of repair, centred on grid reference NU 17946 34930 (Figures 1 and 2).

2.2 Archaeological Background

- 2.2.1 The Northumberland HER for the vicinity of the site, to a radius of 1km, lists eighty entries. Fifty six of these are of post-medieval date, including numerous listed buildings and World War II defensive items. Five items are of prehistoric date, including evidence for Mesolithic activity, Bronze Age burial and probably Iron Age cropmarks, indicative of a settled landscape. With the exception of one undated feature the remaining thirty eight items are of early medieval and medieval date, underlining the importance of Bamburgh in the Middle Ages.
- 2.2.2 It is clear from archaeological and documentary sources that an early medieval site of international importance lies beneath Bamburgh Castle. It is also highly probably that an early medieval site also lies in the area of the modern village, but no evidence has so far emerged. 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 Aidan located at the west side of the village (HER 5257) contains structural work of the 12th, 13th and 14th centuries. Masonry believed to be a part of The Master of Bamburgh's Tower, is preserved within the east wall of the churchyard (HER 5258). A cell of Augustinian canons was founded at Bamburgh in AD 1121. Masonry remains, now built into the farm buildings adjacent to Bamburgh Hall, are noted as possibly representing part of the monastic buildings (HER 24160). Two further ecclesiastical sites were present at Bamburgh during the medieval period. A Dominican friary (HER 5353), founded in AD 1265, lay some 300m west of St Aidan's church at Friars Farm. The third site, that of the Hospital of St Mary Magdalene, in existence by AD 1256 and defunct by AD 1326, cannot be located with great accuracy.
- 2.2.3 A borough is known from documentary sources to have been present at Bamburgh during the medieval period. A burgess, noted as paying a fine in AD 1170, confirms its presence at that time, but a royal charter was not issued till AD 1255. The names of six streets within the town are mentioned by these records. Spitalgate was a major thoroughfare that extended beyond the legal limits of the borough. A linear earthwork, to the north of the County Council car park, that aligns with South Victoria Terrace, has been proposed as the former line of Spitalgate since the 19th century, an interpretation reinforced by Stewart Ainsworth during the Time Team investigations of 2010 (Ainsworth pers comm.). If correctly identified it adds some substance to the identification of the hospital as having occupied the enclosure on the west side of the village, as demarked on the 2nd Edition OS. The post-medieval history of the

village is dominated by its ownership by a series of great estates beginning with the purchase of the castle and village by Nathaniel Crewe, Bishop of Durham, in the early 18th century. It was purchased by the first Lord Armstrong in 1888 and remains in the ownership of the Trustees of Lord Armstrong to the present.

- 2.2.4 The present range of barns buildings is depicted from the Tithe Award of 1846 and the 1st Edition Ordnance Survey map of c. 1870. Early maps, such as Armstrong's Map of 1769 and Fryer's Map of 1820, show building in the general area of the street front but are not sufficiently detailed to be certain if it the current structures that are being depicted. The fabric of the buildings does suggest that they are of some considerable age or that stone has been re-used from older structures, which could be of significance given that the area of Bamburgh hall farm buildings lie in the location of a medieval ecclesiastical precinct in the control of the Priors of Nostel.

2.3 Impact of the development

- 2.3.1 The available evidence demonstrates that the barn buildings at Bamburgh Hall are of historical interest and may contain structural elements that could predate the 19th century. The development of this structure will leave the main structural elements intact but a proportionately detailed record of the building prior to alteration is needed to preserve evidence of its early history and record of the fixtures and fittings to be removed during the conversion.

3.0 OBJECTIVES

- 3.0.1 In the light of the potential for the construction works to impact upon the building it is proposed that building recording will be conducted in advance of the redevelopment of the structures and archaeological watching brief undertaken during works that will impact on the structure and during ground works for the provision of services to the building.

4.0 METHODOLOGY

4.1 Historic building recording

- 4.1.1 The building recording will be undertaken in line with the generic brief issued by Northumberland County Council Conservation Team for the recording of standing buildings. The building recording will also conform, as far as possible, with Level 2 of the Historic England Guidelines (HE 2016).
- 4.1.2 All work will be carried out in compliance with the codes of practice of the certified Institute of Field Archaeologists (CIfA 2014) and will comply with the CIfA Standard and guidance for the archaeological investigation and recording of standing buildings or structures (CIfA 2014) as well as the aforementioned Historic England standard.

4.2 Elements of building recording

- 4.2.1 The building recording will evaluate the archaeological potential and significance of the buildings in the development area with particular reference to:
- The internal and external appearance of the individual building(s) and the farm complex and its setting as a whole
 - Internal or external fixtures, fittings or features within the building due to be altered or removed as part of the development, particularly those associated with farming practice
 - Any features of special interest unique to the farm complex
- 4.2.2 The detailed recording will follow Level 2 of the Historic England guidelines with additional elements as listed below:
1. A written account.

- Precise details of the location of the building, by name or street number, civil parish or town.
- The National Grid reference of the building and details of listing or scheduling
- The date when the record was made and the name of the recorder
- A summary of the building's plan, type and purpose, materials used in construction and so far as is possible, the date of construction
- The names of architects, builders, patrons and owners (if known)

2. Drawn Record

- A scale plan of all floors as existing, showing the form and location of any structural features of historic significance (including blocked windows and doors, former fireplace openings, masonry joints, changes in internal levels, internal fixtures and fittings)

2. Photographic Record

- A photographic record should be taken in colour transparency, black and white print and digital will be made and should include a clearly visible metric scale in each frame.
- General views of the exterior of the building, from all angles
- The overall appearance of the principal rooms and circulation areas
- Detailed photography of internal and external fixtures and fittings

4.3 Archaeological watching brief

- 4.3.1 The monitoring will be conducted by an experienced member of the archaeological team during works that will impact on the building.
- 4.3.2 All work will be carried out in compliance with the codes of conduct of the Certified Institute for Archaeologists (CIfA 2014) and will follow their Standard and Guidance for Archaeological Watching Brief (CIfA 2014), Excavation (CIfA 2014) and Field Excavation (CIfA 2014).
- 4.3.3 All archaeological features identified during the monitoring will be recorded according to their type and form.

4.4 General standards

- 4.3.1 All archaeological features, such as fixtures and fittings identified during the building recording, that are to be removed will be monitored as will the removal of any structural fabric. In addition groundworks associated with provision of new services or alterations to the floors within the building will be monitored and any features or material of archaeological interest will be recorded by photography and drawn record where appropriate.
- 4.4.2 Any features will be recorded by:
1. A photographic record will be taken using digital photography and provision made for deposition with the ADS as part of the site archive.
 2. A written description of features will be recorded using the BRP *pro forma* context recording system.
 3. All features will be drawn at an appropriate scale using pre-printed permatrace. Plans will normally be drawn at a scale of 1:20 and sections at a scale of 1:10.

- 4.4.3 Arrangements will be made with the appropriate museum for the deposition of the site archive within 6 month of the completion of the post-excavation report.

5.0 GENERAL STANDARDS

- 5.0.1 All staff will be suitably qualified and experienced and a brief CV will be included in this WSI and will be familiar with the archaeological background to the site. In addition they will be aware of the work to be undertaken.
- 5.0.2 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.
- 5.0.3 The recorded features and buildings should be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area.

6.0 MONITORING

- 6.0.1 Access will be made available at all reasonable times to the archaeological representatives of the Northumberland County Council Conservation Team to inspect the excavation site.
- 6.0.2 Access to the site will be on the basis of prior notification and subject to any relevant health and safety considerations.

7.0 POST-EXCAVATION WORK, ARCHIVE AND REPORT COMPILATION

- 7.1 On completion of the excavation an assessment of the site records will be undertaken in accordance with English Heritage (1991) guidelines and with reference to Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide (HE 2015). This will include:
- description of the results of the Standing Building Recording
 - compilation of a report
 - An assessment of the importance of the standing buildings individually and as a group of buildings
- 7.2 The report, with each page and paragraph numbered and with cross referenced illustrations, will include:
- summary of the project background
 - site location
 - methodology
 - results of the building recording
 - site location plans and illustrations of results of the monitoring and building recording at appropriate scales (1:10, 1:20, 1:50 or 1:100) and features referenced to aOD
 - a captioned photographic record appropriate to the building recording required interpretation of the results in an appropriate context
- 7.3 A copy of the report should be submitted by the archaeologist to the commissioning client, and the County Council Conservation Team within two months of completion of each phase of the work. A summary will be prepared for 'Archaeology in Northumberland' and an article will be submitted to a local

or national journal if appropriate. In this instance the scale and nature of the journal submission will be agreed with Northumberland Conservation before discharging the condition on the planning permission

- 7.4 The site archive will be prepared to the standard specified in the Management of Archaeological Projects, appendix 3 (HBMC 1991) and in accordance with the Guidelines for the Preparation of Excavation Archives for Long Term Storage (UKIC 1990) and A strategy for the Care and Investigation of Finds (Ancient Monuments Laboratory 1995). A summary account of the context record will be included and written by the supervising archaeologist. The archive will be deposited at the specified museum within 6 months of completion of the work on site.
- 7.5 An online OASIS form will be completed for the project as part of the post-excavation assessment process.

8.0 PERSONNEL

- 8.0.1 The designated project manager Graeme Young, is one of the four directors of the Bamburgh Research Project. A graduate of Newcastle University, with 31 years of experience in field archaeology including directing a number of excavations of urban medieval sites in Newcastle and Durham.
- 8.0.2 Additional field staff, with appropriate archaeological experience, will be engaged as required.

9.0 HEALTH AND SAFETY

- 9.0.1 The Bamburgh Research Project maintains current appropriate insurance and 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. It is policy for a vehicle to be present at an excavation and staff must be appropriately equipped for bad weather.
- 10.0.2 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.