

Greensfield Farm, Alnwick, Northumberland

Heritage Statement



A view towards Greensfield Farm from the PDA

ARS Ltd Report No. 2016/174

November 2016

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Archaeological Research
Services Ltd

Greensfield Farm, Alnwick, Northumberland

Heritage Statement

ARS Ltd Report 2016/174

Archaeological Research Services Ltd

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EXECUTIVE SUMMARY

Project Name: Greensfield Farm, Northumberland; Heritage Statement

Client: Northumberland Estates

Planning Authority: Northumberland County Council

NGR: NU 18345 11970

Date: November 2016

Archaeological Research Services Ltd was commissioned by Northumberland Estates to produce a Heritage Statement and Impact Assessment in relation to a proposed development at Greensfield Farm, Alnwick, Northumberland. There are four Grade II Listed Buildings within close proximity to the proposed development area (PDA): 'Greensfield Farmhouse with attached wall to north' (NHLE 1042020), 'Farm buildings with attached walls southwest of Greensfield Farmhouse' (NHLE 1371049), a 'Shelter Shed 30 Metres South of Greensfield Farmhouse' (NHLE 1042021) and 'Outbuilding range to [south] of Greensfield Farmhouse' (NHLE 1051081). The proposed development will consist of the erection of a new-built 2-storey, four bedroomed cottage with associated parking and alterations to the existing site boundary.

This document follows on from a Heritage Statement produced by ARS Ltd in November 2015 (Scott 2015) which was related to a previous phase of development on the site for which planning permission was subsequently granted. This previous phase of development involved the erection of a new cottage to the south of the farm buildings on a previously unoccupied area of land, the conversion of two of the Grade II Listed Buildings, and the alteration of access and site boundaries. The previous Heritage Statement assessed the proposed alterations as making positive contributions, neutral changes, negligible changes, minor changes and moderate changes to the Listed Buildings. The proposals were designed in a manner that was respectful of the significance of the buildings and the significance of their setting and the setting of neighbouring buildings. The assessment concluded that the proposed development did not constitute 'substantial harm', but rather 'less than substantial harm', and this was not considered to be grounds for refusal of consent under the National Planning Policy Framework (Scott 2015).

The area immediately surrounding the PDA has been altered significantly in recent years with the construction of a large modern housing estate to the north, and permission also being granted for a large development to the east, for which groundworks have already begun. Both of these factors have already reduced the wider rural setting of the Greensfield Farm site and have confined it to within the boundary of the site itself. The proposal is for the construction of a building using sympathetic materials such as dressed sandstone and slate which would be in-keeping with both the existing buildings and the previously permitted development. Therefore it is unlikely that the proposed development would affect the rural setting of the farm any further than at present.

The PDA has been used as a paddock since at least the date of the earliest historic mapping. This makes it possible for unknown archaeological remains to exist, undisturbed, below ground level. However, in recent years, the PDA had a platform

created upon it for a tennis court, which is no longer extant. The platform is still present and the new proposed unit would be constructed upon it, should permission be granted. It is not clear how much ground disturbance occurred during the creation of the platform and whether it was created using imported material or by stripping soil from the rest of the field. If it was the latter, there is the potential for any surviving archaeological features to have been destroyed in the process. It should also be noted that there is currently very little evidence for prehistoric activity in the vicinity of the PDA.

While the proposed development has the potential to impede initial views towards the farm from the road to the north, which is currently the only approach towards the farm, this is not considered to be grounds for refusal. This view has already been partially obscured by trees and the creation of a platform for a tennis court. Additionally, the proposed development has been designed in such a way as to be complimentary, and be sympathetic towards, the Grade II Listed Greensfield Farmhouse and its associated Grade II farm buildings.

1. INTRODUCTION

1.1 Archaeological Research Services Ltd was commissioned by Northumberland Estates to produce a Heritage Statement in relation to a proposed development at Greensfield Farm, Alnwick, Northumberland (Figure 1). There are four Grade II Listed Buildings within close proximity to the proposed development area (PDA): ‘Greensfield Farmhouse with attached wall to north’ (NHLE 1042020), ‘Farm buildings with attached walls southwest of Greensfield Farmhouse’ (NHLE 1371049), a ‘Shelter Shed 30 Metres South of Greensfield Farmhouse’ (NHLE 1042021) and ‘Outbuilding range to [south] of Greensfield Farmhouse’ (NHLE 1051081).

1.2 The site is located at Greensfield Farm, Alnwick, Northumberland (NGR NU 18345 11970) and covers an area of approximately 0.015ha (Figure 1). The proposed development will consist of the erection of a 2-storey, four bedroomed stone-built cottage with associated parking and alterations to the existing site boundary.

1.3 This document comprises a Heritage Statement and Impact Assessment. It has been carried out after consultation with Nick Best, Assistant County Archaeologist for Northumberland County Council (NCC). It follows the National Planning Policy Framework (DCLG 2012) and Historic England’s advice on recording historic buildings and setting (Historic England 2006; 2008; 2015). The work was also undertaken in accordance with the *Code of Conduct, Standards and Guidance for Historic Environment Desk Based Assessment, and the Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* of the Chartered Institute for Archaeologists (CIfA 2014a, 2014b and 2014c).

1.4 This document follows on from a Heritage Statement produced by ARS Ltd in November 2015 (Scott 2015) that was related to a previous phase of development on the site for which planning permission was subsequently granted (see Appendix II). This previous phase of development involved the erection of a new cottage to the south of the farm buildings on a previously unoccupied area of land, the conversion of two of the Grade II Listed Buildings, and the alteration of access and site boundaries. The previous Heritage Statement assessed the proposed alterations as making positive contributions, neutral changes, negligible changes, minor changes and moderate changes to the Listed Buildings. The proposals were designed in a manner that was respectful of the significance of the buildings and the significance of their setting and the setting of neighbouring buildings. The assessment concluded that the proposed development did not constitute ‘substantial harm’, but rather ‘less than substantial harm’, and this was not considered to be grounds for refusal of consent under the National Planning Policy Framework (Scott 2015).

2. PLANNING POLICY CONTEXT

2.1 The National Planning Policy Framework (NPPF)

2.1.1 This assessment is carried out under the NPPF (DCLG 2012). The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to

contribute to the achievement of *sustainable development*, which includes ‘...*contributing to, protecting and enhancing our natural, built and historic environment...*’ (DCLG 2012, 30).

2.1.2 Section 12 of the NPPF deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

2.1.3 Paragraph 126 states that Local Authorities must undertake to ‘*recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*’. In developing their strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2.1.4 Paragraph 128 states that, ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’ (DCLG 2012, 30).

2.1.5 Paragraph 129 states that, ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’ (DCLG 2012, 30).

2.1.6 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

2.1.7 Paragraphs 132 – 141 provide guidance on the approach to be adopted by local authorities in weighing the impact of development against the conservation of heritage assets and their setting and significance (DCLG 2012, 31-32). Paragraph 132 states that *‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’* (DCLG 2012, 31).

2.1.8 Paragraph 135 states that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’ (DCLG 2012, 31).

2.1.9 Paragraph 141 states the Government requirement for the planning process to contribute to public understanding of the historic environment.

2.2 Local Policy and Guidance

2.2.1 The emerging Northumberland County Council Core Strategy and Alnwick and Denwick Neighbourhood Plan demonstrate the need for additional housing in Alnwick, based upon increasing population and the agreed aspiration for economic growth. Also, these policies and plans acknowledge that existing constraints around the north, west and east of Alnwick make it apparent that any additional development is restricted to the south of the town. This conclusion has been re-affirmed by the Alnwick Landscape Character Assessment (NCC 2010), and the Northumberland County Council Key Land Use Impact Study (Land Use Consultants 2010). The proposed development area is unclassified in both of these studies. In the Alnwick Landscape Character Assessment (NCC 2010, 76) the site lies immediately adjacent to an area identified as a potential site for settlement expansion and this expansion is in line with approval granted for the erection of a housing development in the field immediately to the south-east of the site (Figure 3). In the Northumberland County Council Key Land Use Impact Study (Land Use Consultants 2010, A11-A14) the site lies in unclassified land between an Area of Lower Landscape Sensitivity and an Area of Higher Landscape Sensitivity (Figure 4).

3. BASELINE DATA AND HISTORICAL BACKGROUND

3.1 Background information was gathered from a number of sources, both primary and secondary, for the purpose of the previous Heritage Statement (Scott 2015). A comprehensive historic background, including a map regression, was also compiled. It was not considered to be within the scope of this document to replicate that information. However the Northumberland Historic Environment Record (HER) was re-consulted in order to establish whether there were any new records for the PDA and the surrounding area that may be relevant to the current application.

3.2 Designated Heritage Assets

3.2.1 There are seven Grade II Listed Buildings and one Grade II* Listed Building within the 500m study area. The Grade II Listed Buildings include Greensfield Farmhouse and a number of associated outbuildings. Descriptions of these buildings are provided in the Heritage Statement produced by ARS Ltd in 2015 (Scott 2015). The Grade II* Listed Building is Camphill Column (NHLE 1041409), dated to 1814, which was erected in order to celebrate the end of the Napoleonic Wars. The monument is located 369m to the northwest of the edge of the PDA. Blakelaw Cottage (NHLE 1156008), Hope House (NHLE 1156979) and Camphill Cottage (NHLE 1178645) are all located to the north of the PDA within 500m (Figure 2).

NHLE ID	Description	LB Grade
1041409	Camphill column	II*
1042020	Greensfield Farmhouse with attached wall to north	II
1042021	Shelter shed 30 metres south of Greensfield Farmhouse	II
1051081	Outbuilding range to north of Greensfield Farmhouse	II
1156008	Blakelaw Cottage	II
1156979	Hope House	II
1178645	Camphill Cottage	II
1371049	Farmbuildings with attached walls south west of Greensfield Farmhouse	II

Table 1. Designated Heritage Assets within 500m of the PDA.

3.3 Non-Designated Heritage Assets and Events

3.3.1 There are seven non-designated heritage assets recorded in the Northumberland HER within the 500m study area, and three new events. The sites include an Iron Age fort on Camp Hill (HER 4506) and a possible 'ring ditch' anomaly (25371). These sites are included in the table below and in Figure 2.

3.3.2 The Desk-Based Assessment carried out on Alnwick Golf Club in 2016 (HER 15681) combined historic maps, documentary records, published local and regional histories and previous archaeological work in the area as well as the Northumberland HER and a site walkover. A geophysical survey was also carried out at the Golf Club in 2016 (HER 15846). Ridge and furrow earthworks visible on the ground were not picked up during the survey due to the local geology, however an upstanding earthwork, a former well and associated track, were noted.

3.3.3 Also in 2016 a programme of evaluation trenching and a strip, map and sample excavation was carried out by Archaeological Services Durham to the east of the PDA in advance of development (HER 15762) (Figure 4). A 30m square area was stripped of topsoil and located a gully that had been previously identified on a geophysical survey as well as four further gullies, two pits, a large stone spread, field drains and a trackway rut. Eight evaluation trenches were excavated which revealed a narrow linear gully and a posthole. All of the features were dated to the post-medieval period and no further archaeological work was recommended.

HER number	Description
4506	Iron Age fort on Camp Hill
25370	Anomaly south of Weavers Way, Denwick parish
25371	Possible 'ring ditch' anomalies south of Weavers Way, Denwick parish
25372	Field boundary anomaly south of Weavers Way, Denwick
25373	Possible soil-filled ditch south of Weavers Way, Denwick parish
27090	Former ridge and furrow cultivation, Greensfield, Alnwick
27245	Greensfield Steading
15681	Alnwick Golf Club DBA
15762	Trail trenching and strip, map and sample on land east of Greensfield
15846	Geophysical survey at Alnwick Golf Clubhouse

Table 2. Non-designated heritage assets and events.

4. SIGNIFICANCE OF AFFECTED HERITAGE ASSETS

4.1 The four Grade II Listed buildings within close proximity of the PDA, including Greensfield farmhouse and the associated farm buildings, are of 'special interest' as defined by Historic England, although Grade II Listing is the lowest grade of national designation. The short review of primary and secondary documentation carried out as part of the previous Heritage Statement, which was prepared for the earlier phase of development, indicates that the buildings were likely to have been constructed in the early 19th century on land that was previously used for agricultural purposes (Scott 2015).

5. SETTING STUDY AND IMPACT ASSESSMENT

5.1 The area immediately surrounding the PDA has been altered significantly in recent years with the construction of a large modern housing estate to the north, and permission has also been granted for a large development to the east, for which groundworks have already begun (Figure 4). Both of these effects have already reduced the wider rural setting of the Greensfield Farm site and have confined it to within the boundary of the site itself. In addition, the earlier application for construction and conversion of the existing buildings on the Greensfield Farm site was approved. It was assessed that this development would make positive contributions, neutral changes, negligible changes, minor changes and moderate changes to the Listed Buildings both in terms of the physical alterations and how they will affect their setting (Scott 2015).

5.2 During a site visit on 22/11/2016 it was noted that the new proposed cottage unit would be situated directly between the farmhouse and its associated buildings, and the approach towards the site from the north (Figure 3). The previously approved development will involve both construction of new units as well as the conversion of existing, Grade II Listed Buildings. It was noted in the previous Heritage Statement (Scott 2015) that these proposed additions and alterations were sympathetic to the setting of the heritage assets. For example, the extension which is to be added to the southern elevation of the cart shed will allow the building to remain readable as a cart shed from the north. It was also noted that due to the natural topography of the land, the extension would not be visible from the northern approach to the farm. Therefore, should permission be granted for construction of the additional proposed cottage unit, it would impede views towards the farm from the northern approach in ways in which the previously permitted development will not. However, it was also noted that this view is already partially interrupted by tall trees surrounding the northern edge of the site, and a man-made, grass-covered platform which was previously created for a tennis court. Standing at the centre of the farm buildings and looking towards the north, the proposed development would be at a reasonable enough distance so that it would not detract from the rural setting of the farm buildings (Figure 7).

5.3 It has been mentioned that a large modern housing development to the north and one to the east of the PDA have already reduced the rural setting of the PDA to the confines of the site boundary and while the proposed development would be constructed within this boundary, the proposal is for a building made using complimentary materials such as dressed sandstone and slate which would be in-keeping with both the existing buildings and the previously permitted development. Therefore it is unlikely that the proposed development would affect the rural setting of the farm any further than it already has been.

5.4 The PDA has been used as a paddock since at least the date of the earliest historic mapping (Figure 5). This makes it possible for unknown archaeological remains to exist, undisturbed, below ground level. However, in recent years, the PDA had a platform created upon it for a tennis court, which is no longer extant (Figure 6). The platform, however, is still present and the new proposed unit would be constructed upon it, should permission be granted. It is not clear how much ground disturbance occurred during the creation of the platform and whether it was created using imported material or by stripping soil from the rest of the field. If it was the latter, there is the potential for any surviving archaeological features to have been destroyed in the process. It should also be noted that there is very little evidence for prehistoric activity in the vicinity of the PDA.

6. SUMMARY AND RECOMMENDATIONS

6.1 In summary, while the proposed development has the potential to impede initial views towards the farm from the road to the north, which is currently the only approach towards the farm, this is not considered to be grounds for refusal. This view has already been partially obscured by trees and the creation of a platform for a tennis court. Additionally, the proposed development has been designed in such a way as to be

complimentary and sympathetic towards the Grade II Listed Greensfield Farmhouse and its associated Grade II farm buildings.

7. PUBLICITY CONFIDENTIALLY AND COPYRIGHT

7.1 Any publicity will be handled by the client.

7.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

8. STATEMENT OF INDEMNITY

8.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

9. ACKNOWLEDGEMENTS

9.1 Archaeological Research Services Ltd would like to thank all those involved with the project, especially Barry Spall and Suzanne Bell of Northumberland Estates.

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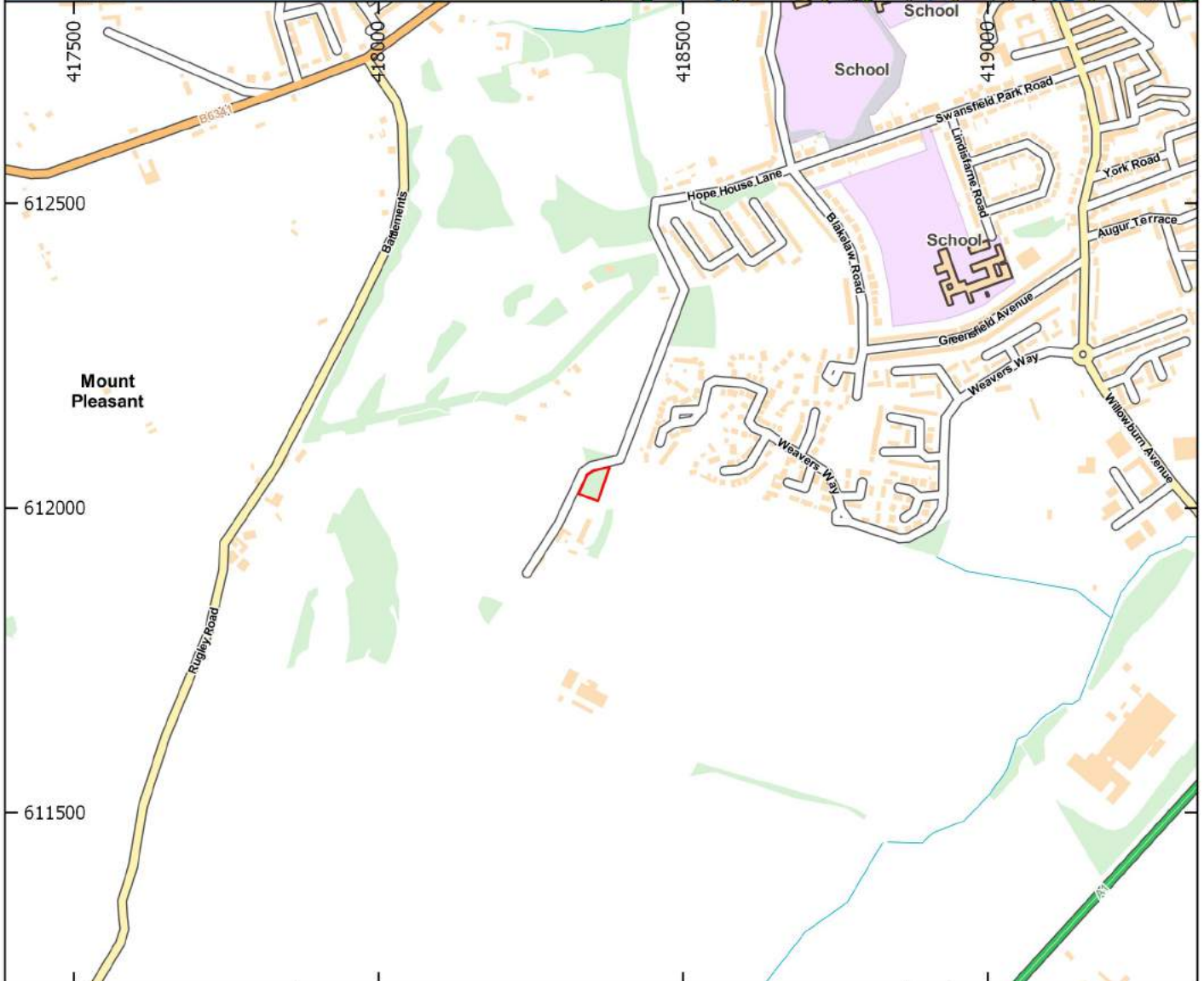
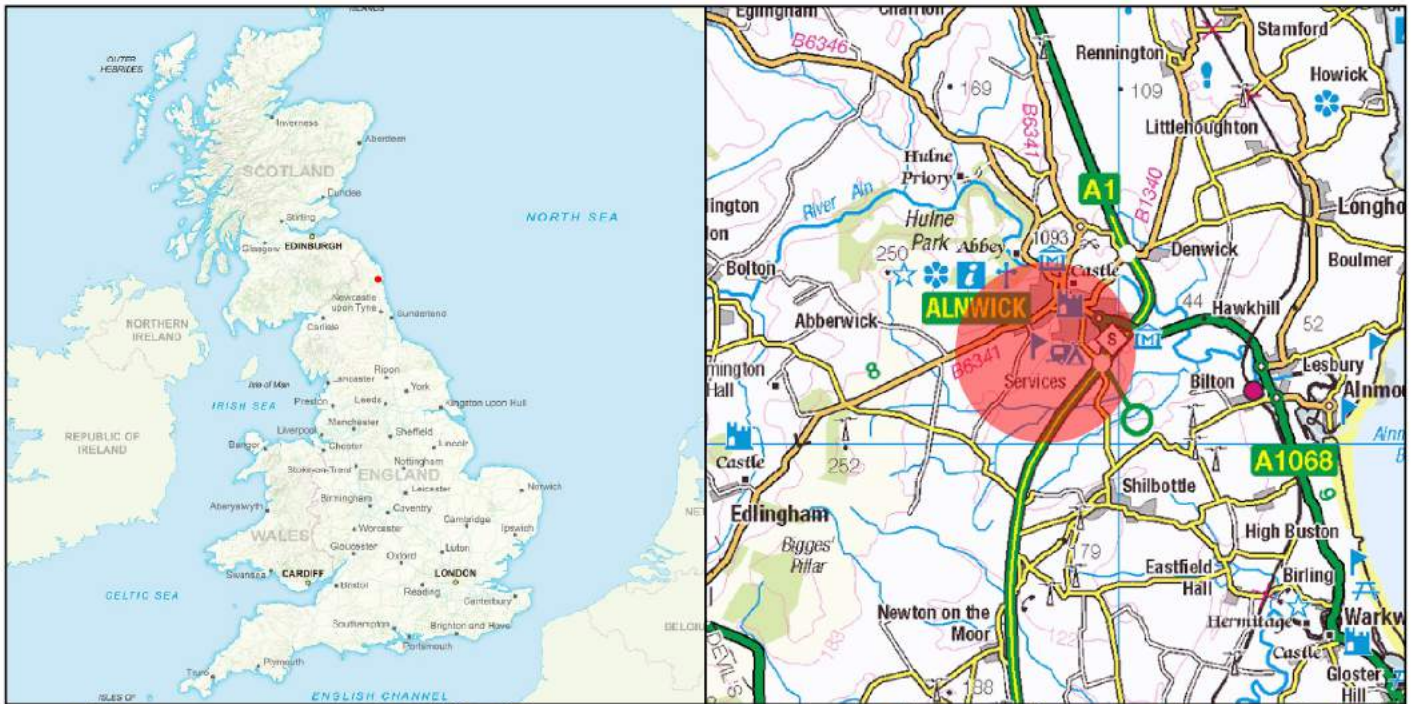
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APPENDIX I: FIGURES



Site name: Greensfield Farm, Alnwick
 Date: November 2016
 Drawn by: PC
 Scale: Varies

This drawing: © ARS Ltd
 Contains Ordnance Survey data.
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Figure 1:
 Site location



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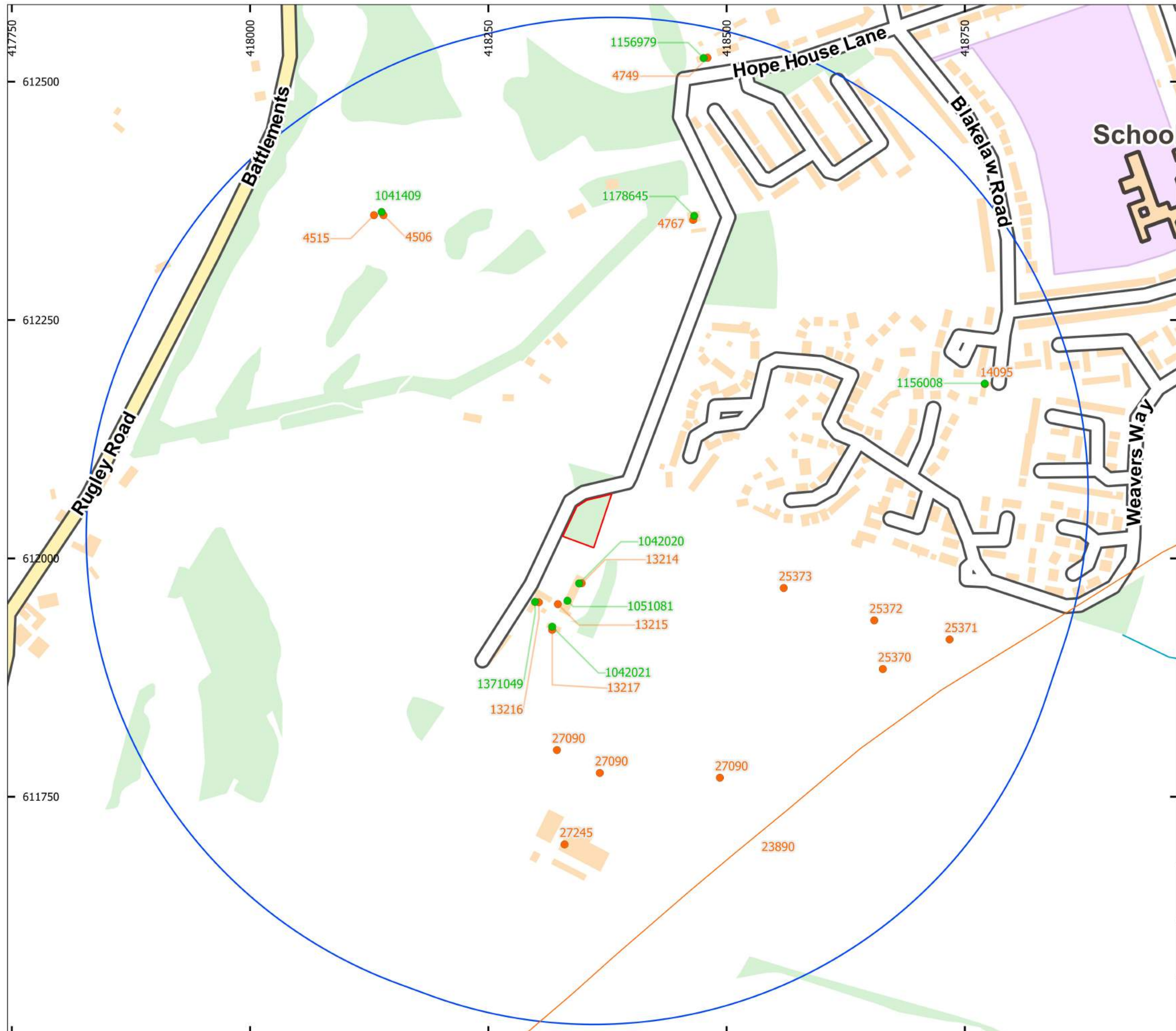


Figure 2: HER data within 1km of the PDA

- Key:
- PDA
 - 500m study area
 - Listed Buildings
 - HER points
 - HER lines

Information based upon Historic Environment Record Data © Northumberland County Council 2016. Contains Ordnance Survey data © Crown copyright and database right 2016. The Historic England GIS data contained in this material was obtained on 28.11.2016.

The most publicly available up to date Historic England GIS data can be obtained from <http://www.HistoricEngland.org.uk>.



Site name: Greensfield Farm, Alnwick
 Date: November 2016
 Drawn by: PC
 Scale : 1:4000 at A3

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Figure 3. A view from the northern approach towards the farm, in the direction of the PDA.



Figure 4. Looking towards the construction site to the east of the PDA.



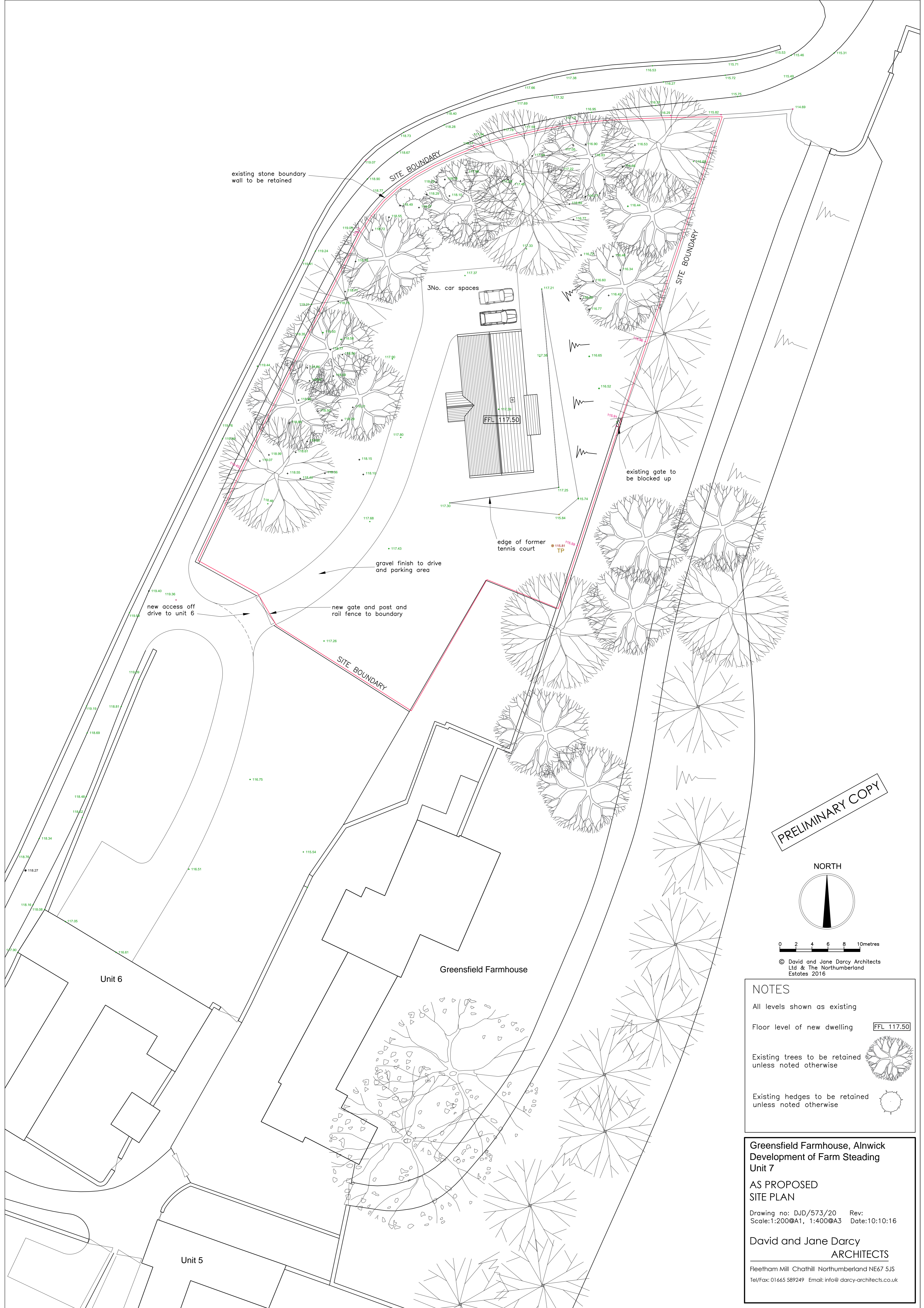
Figure 5. A view across the PDA, looking north.



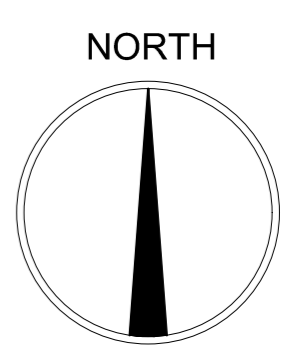
Figure 6. The man-made tennis court platform, looking north.



Figure 7. Looking north towards the PDA from the centre of the farm buildings.

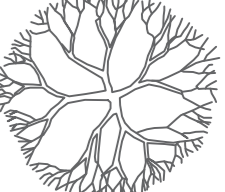
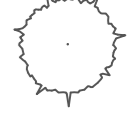


PRELIMINARY COPY



0 2 4 6 8 10metres

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NOTES
 All levels shown as existing
 Floor level of new dwelling **FFL 117.50**
 Existing trees to be retained unless noted otherwise 
 Existing hedges to be retained unless noted otherwise 

Greensfield Farmhouse, Alnwick Development of Farm Steading Unit 7
AS PROPOSED SITE PLAN
 Drawing no: DJD/573/20 Rev: Scale:1:200@A1, 1:400@A3 Date:10:10:16
David and Jane Darcy ARCHITECTS
 Fleetham Mill Chathill Northumberland NE67 5JS
 Tel/Fax: 01665 589249 Email: info@darcy-architects.co.uk

NOTES

Unit 7 208sqm 4 Bedroom two storey

Roof: Roof to be natural slate. Rooflights to be conservation pattern.

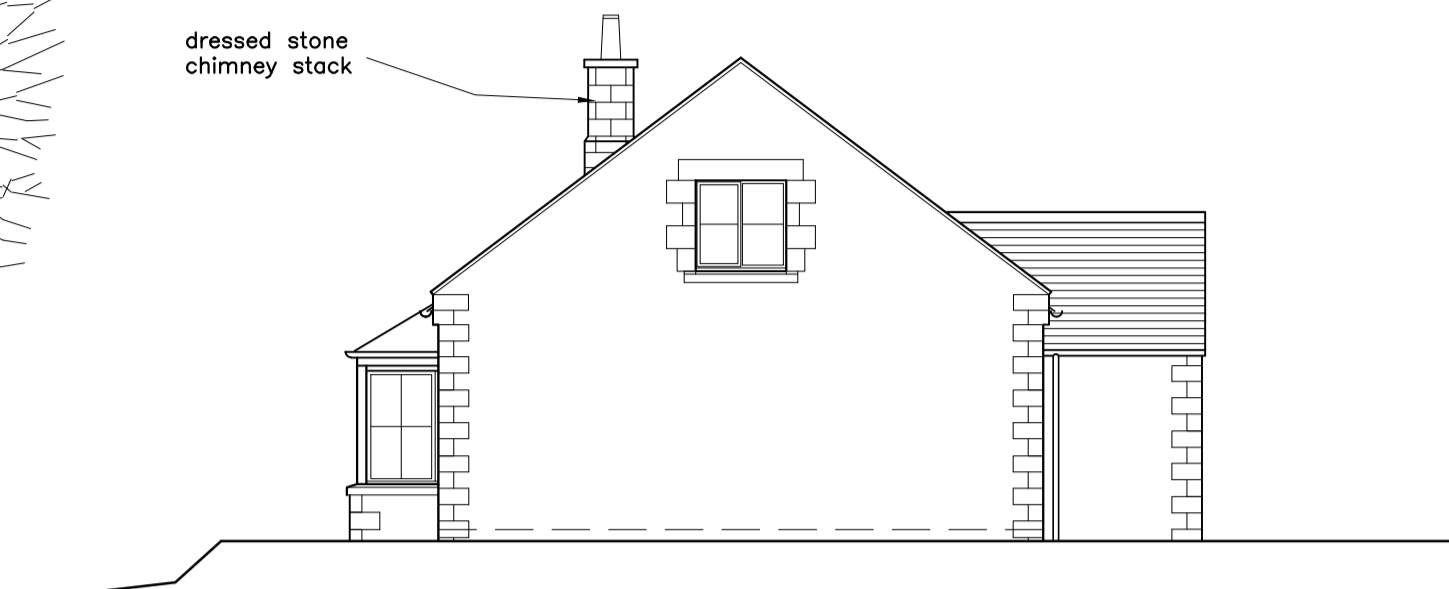
Walls: Sandstone walls with dressed stone lintol, quins & cills to match adjacent houses in size and colour.

Windows: Treated sw windows and doors with microporous paint finish.



WEST ELEVATION

walls in natural stone with dressed stone quins, lintols & cills



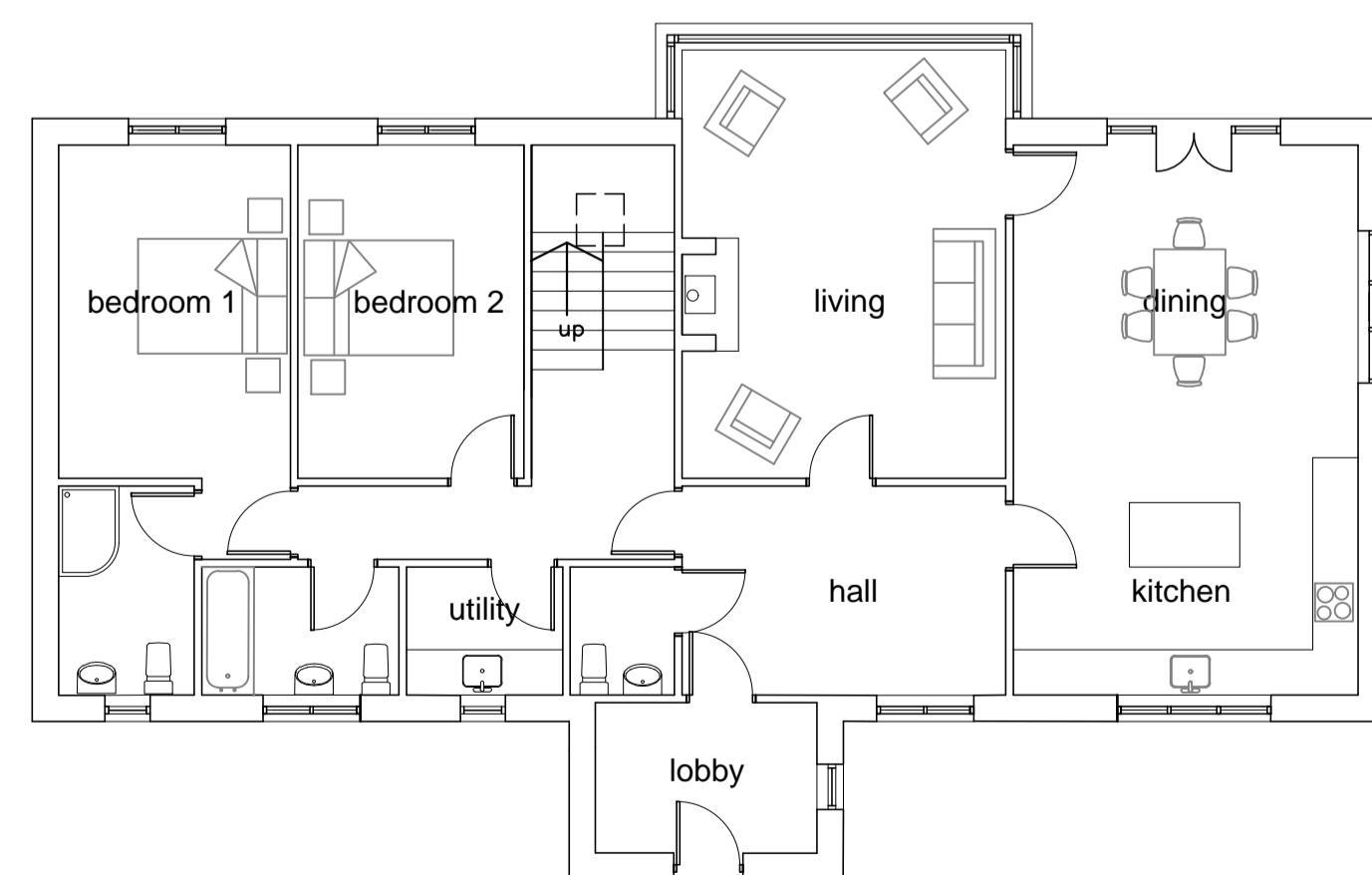
NORTH ELEVATION



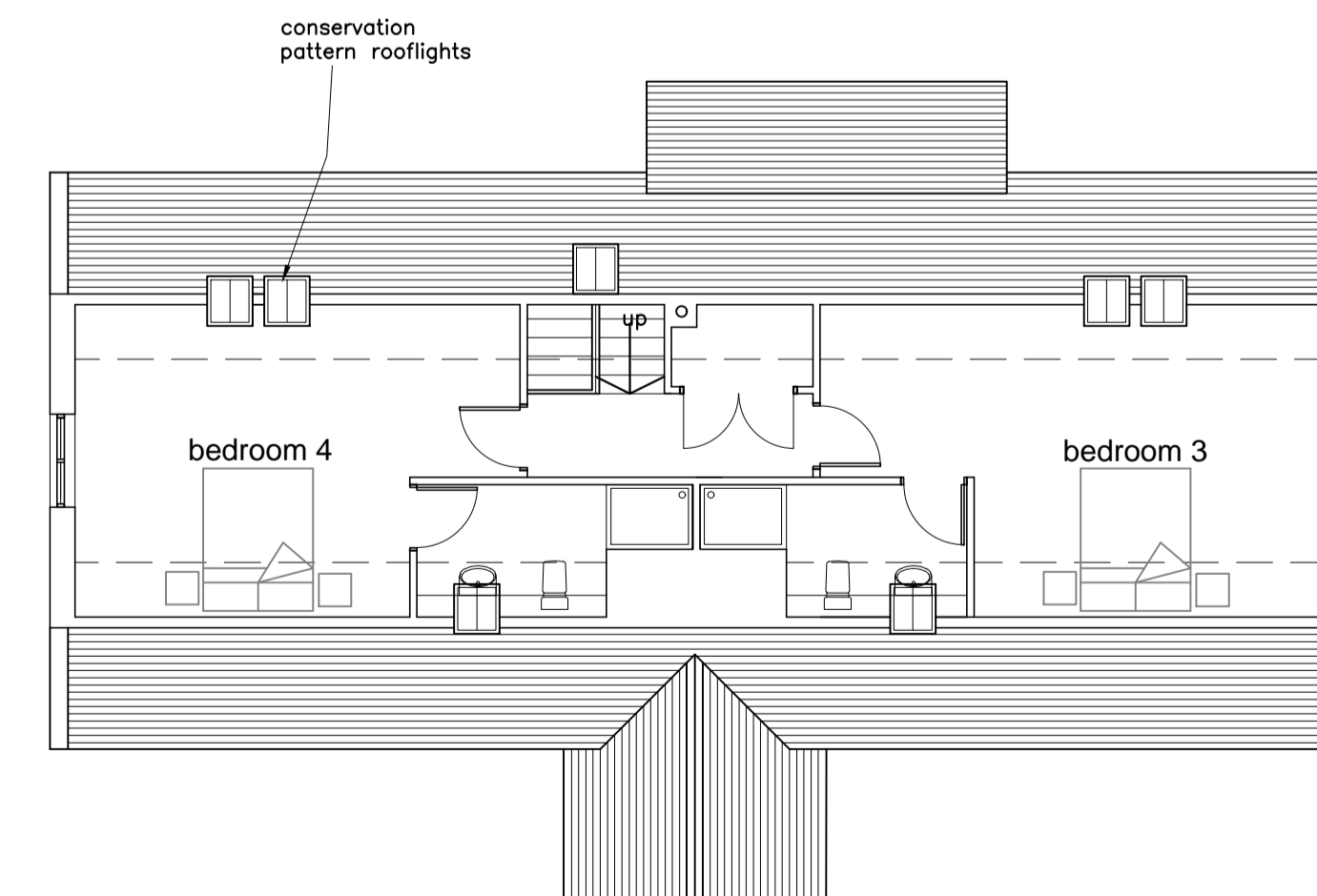
EAST ELEVATION



SOUTH ELEVATION

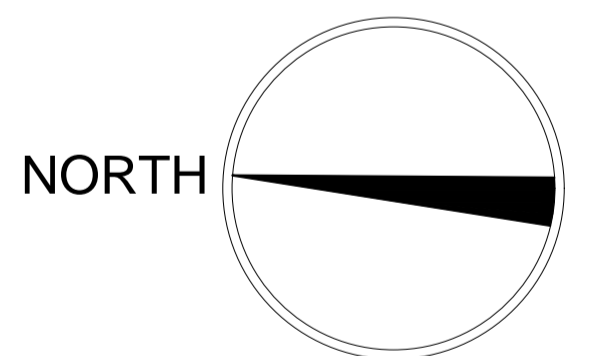


GROUND FLOOR PLAN

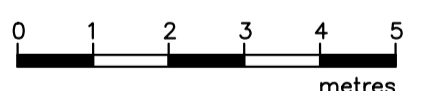


FIRST FLOOR PLAN

PRELIMINARY COPY



NORTH



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Greensfield Farmhouse, Alwick Development of Farm Steading Unit 7

AS PROPOSED PLANS & ELEVATIONS

Drawing no: DJD/601/11 Rev: Scale:1:100@A1, 1:200@A3 Date:08:10:16

David and Jane Darcy ARCHITECTS

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APPENDIX II: PREVIOUS HERITAGE STATEMENT

Greensfield Farm, Alnwick, Northumberland

Heritage Statement



View of the eastern frontage of the Shelter Sheds and foldyards.

ARS Ltd Report No. 2015/153

November 2015

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Greensfield Farm, Alnwick, Northumberland

Heritage Statement

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Executive Summary

The Farmbuildings with Attached Walls south-west of Greensfield Farmhouse and a Shelter Shed 30 Metres south of Greenfield Farmhouse are Grade II Listed Buildings which confirms that they are of 'special interest' as defined by Historic England, although Grade II Listing is the lowest grade of national designation.

The assessment indicates that the buildings due for conversion were likely to have been constructed in the early 19th century on land that was previously used for agricultural purposes. The site visit redefined the function of the cart shed and has added a functional interpretation to the description of the cowhouse, shelter shed and loose box. Some light conversion of the cowhouse and part of the shelter shed has been undertaken, in the form of inserted timber partitions, in order to make these places more suitable for the accommodation of horses. In the case of the shelter shed, this conversion appears to have taken place relatively early on in the building's history. The cowhouse was previously associated with a separate foldyard and courtyard range of buildings, but these were demolished in the late 19th century leaving the truncated cowhouse in place. Internally the site visit did not record any fixtures and fittings of note. The Grade II Listed Building designation is deemed appropriate for both structures based upon their level of preservation, group value with each other and other Listed Buildings within the farmstead, and their setting.

The proposed development involves the conversion of the two Listed Buildings to residential use, the erection of a new-build cottage to the south of the farm and the realignment of access and property boundaries to the cottages to the south of the farm. It must be recognised that any new use will require some change to the historic fabric of Listing Buildings. Listed status is not simply a preservation order preventing change, rather designation is designed to allow change to be managed in a way that is sensitive to the significance of the building and that is appropriate for its long term survival as part of the national heritage. The proposed conversion of the farm buildings and cart shed into two residential units represents a positive opportunity to provide a viable future for the buildings which, if left in their present condition, may deteriorate.

The proposed alterations are assessed variously as making positive contributions, neutral changes, negligible changes, minor changes and moderate changes to the Listed Buildings. The proposals have been designed in a manner that is cognisant of the significance of these buildings and the significance of their setting and the setting of neighbouring buildings. Opportunities offered by the building have been exploited as a means of minimising, where possible, the number and scale of alterations, whilst still allowing for the change of use and the creation of commodious living spaces.

The assessment concludes that the proposed development does not constitute "substantial harm", but rather "less than substantial harm", and this is not considered to be grounds for refusal of consent under the National Planning Policy Framework. Should permission be granted for the proposed works, it is recommended that a programme of historic building recording and research be carried out in advance of conversion.

1. INTRODUCTION

1.1 Archaeological Research Services Ltd was commissioned by The Northumberland Estates to produce a Heritage Statement and Impact Assessment in relation to a proposed development at Greensfield Farm, Alnwick, Northumberland (Figure 1). There are two Grade II Listed Buildings within the proposed development area, namely 'Farm buildings with Attached Walls South West of Greensfield Farmhouse' (NHLE: 1371049), and a 'Shelter Shed 30 Metres South of Greenfield Farmhouse' (NHLE: 1042021).

1.2 The site is located at Greensfield Farm, Alnwick, Northumberland (NGR: NU 18345 11970) and covers an area of approximately 0.8ha (Figure 2). The proposed development will consist of conversion of the Grade II Listed Buildings to residential use, erection of a new-built cottage and the associated realignment of access and property boundaries.



Figure 1: Site Location (Ordnance Survey data Copyright OS, reproduced by permission, Licence No. 100045420).

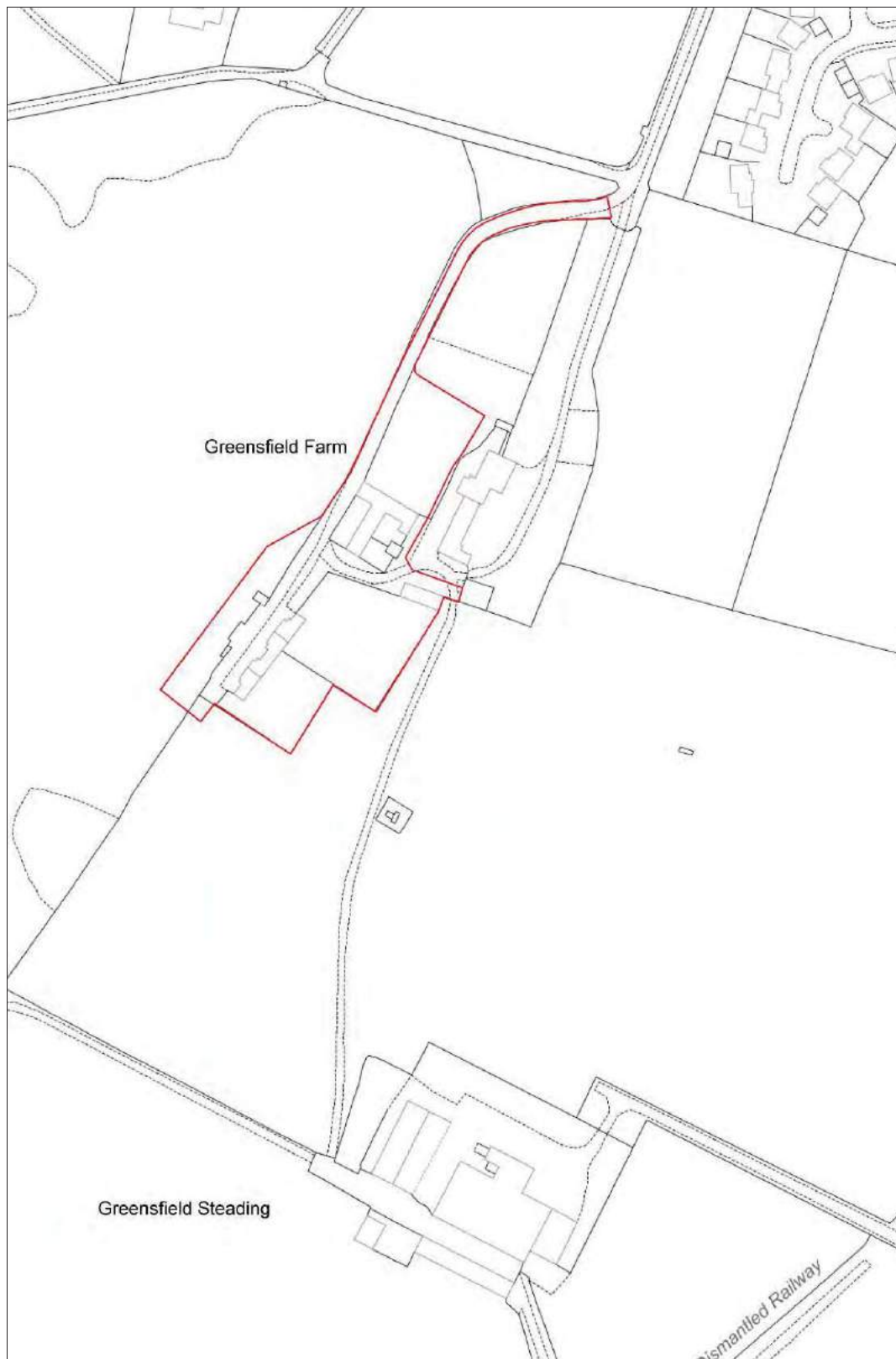


Figure 2: Detailed location plan of proposed development (Ordnance Survey data copyright OS, reproduced by permission, Licence no. 100045420).

1.3 This document comprises a Heritage Statement and Impact Assessment. It has been carried out in accordance with an agreed Written Scheme of Investigation (see Appendix II), which was approved by Nick Best, Assistant County Archaeologist for Northumberland County Council (NCC), prior to the commencement of the assessment. It has been carried out in line with Historic England and Government guidance on archaeology and planning (Historic England 2008; Historic England 2015; DCLG 2014). The work was also undertaken in accordance with the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* by Historic England (2006), and the *Code of Conduct, Standards and Guidance for Historic Environment Desk Based Assessment* and *Standard and Guidance for archaeological investigation and recording of standing buildings or structures* of the Chartered Institute for Archaeologists (CIfA 2014a, 2014b and 2014c).

2 PLANNING POLICY CONTEXT

2.1 The National Planning Policy Framework (NPPF)

2.1.1 This assessment is carried out under the NPPF (DCLG 2012). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to contribute to the achievement of *sustainable development*, which includes "...contributing to, protecting and enhancing our natural, built and historic environment..." (DCLG 2012, 30).

2.1.2 Section 12 of the NPPF deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

2.1.3 Paragraph 126 states that Local Authorities must undertake to "*recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*". In developing their strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2.1.4 Paragraph 128 states that, "*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be*

proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation" (DCLG 2012, 30).

2.1.5 Paragraph 129 states that, *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal" (DCLG 2012, 30).*

2.1.6 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

2.1.7 Paragraphs 132 – 141 provide guidance on the approach to be adopted by local authorities in weighing the impact of development against the conservation of heritage assets and their setting and significance (DCLG 2012, 31-32). Paragraph 132 states that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional" (DCLG 2012, 31).*

2.1.8 Paragraph 135 states that *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" (DCLG 2012, 31).*

2.1.9 Paragraph 141 states the Government requirement for the planning process to contribute to public understanding of the historic environment.

2.2 The Listed Building and Conservation Areas Act (1990)

2.2.1 This Act indicates that:

Works for the alteration or extension of a listed building are authorised if—

- (a) written consent for their execution has been granted by the local planning authority or the Secretary of State; and*
- (b) they are executed in accordance with the terms of the consent and of any conditions attached to it.*

Works for the demolition of a listed building are authorised if—

- (a) such consent has been granted for their execution;*
- (b) notice of the proposal to execute the works has been given to the Royal Commission;*
- (c) after such notice has been given either—*
 - (i) for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or*
 - (ii) the Secretary of the Royal Commission, or another officer of theirs with authority to act on their behalf for the purposes of this section, has stated in writing that they have completed their recording of the building or that they do not wish to record it; and*
- (d) the works are executed in accordance with the terms of the consent and of any conditions attached to it.*

2.3 Local Policy and Guidance

2.3.1 The emerging Northumberland County Council Core Strategy and Alnwick and Denwick Neighbourhood Plan demonstrate the need for additional housing in Alnwick, based upon increasing population and the agreed aspiration for economic growth. Also, these policies and plans acknowledge that existing constraints around the north, west and east of Alnwick make it apparent that any additional development is restricted to the south of the town. This conclusion has been re-affirmed by the Alnwick Landscape Character Assessment (NCC 2010), and the Northumberland County Council Key Land Use Impact Study (Land Use Consultants 2010). The proposed development area is unclassified in both of these studies. In the Alnwick Landscape Character Assessment (NCC 2010, 76) the site lies immediately adjacent to an area identified as a potential site for settlement expansion and this expansion is in train with approval granted for the erection of a housing development in the field immediately to the south-east of the site (Figure 3). In the Northumberland County Council Key Land Use Impact Study (Land Use Consultants 2010, A11-A14) the site lies in unclassified land between an Area of Lower Landscape Sensitivity and an Area of Higher Landscape Sensitivity (Figure 4).

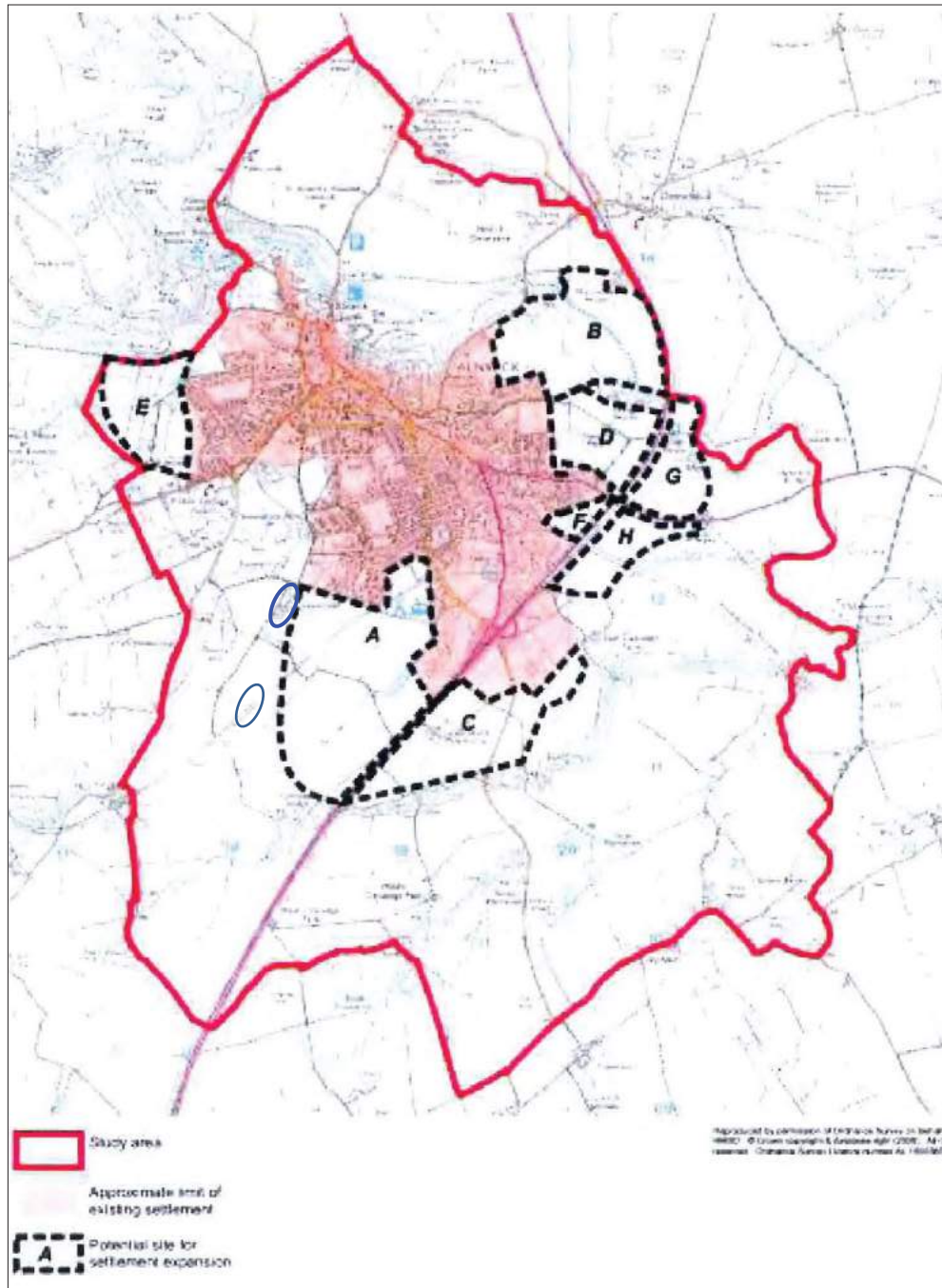


Figure 3: Plan of settlement expansion areas from the Alnwick Landscape Character Assessment (NCC 2010, 76) with the general location of the proposed development site highlighted in blue.

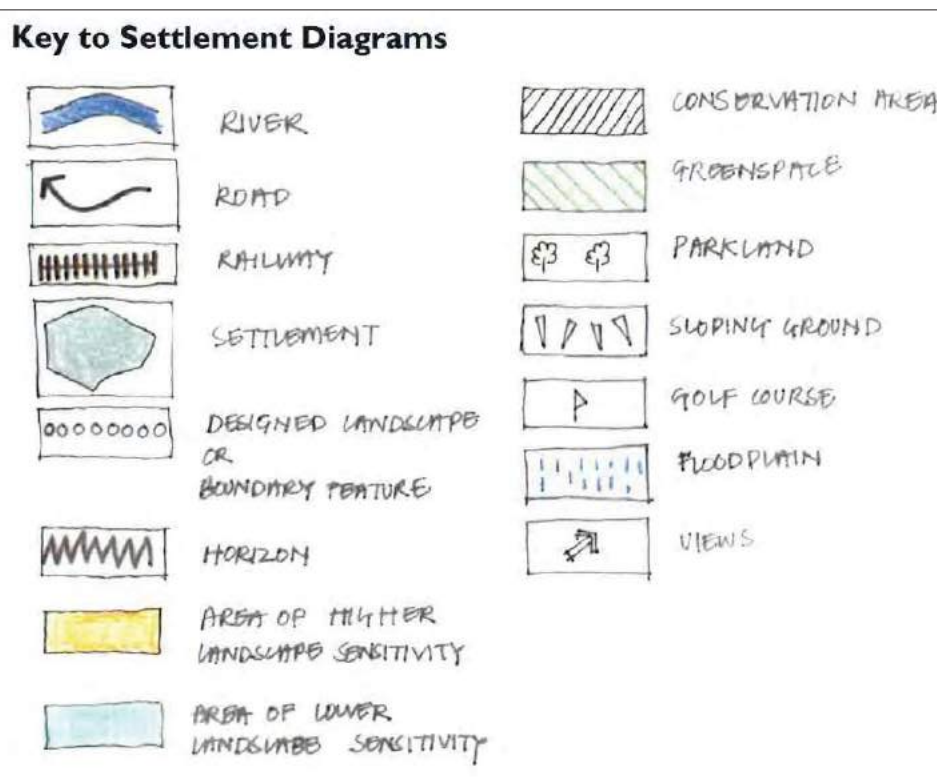
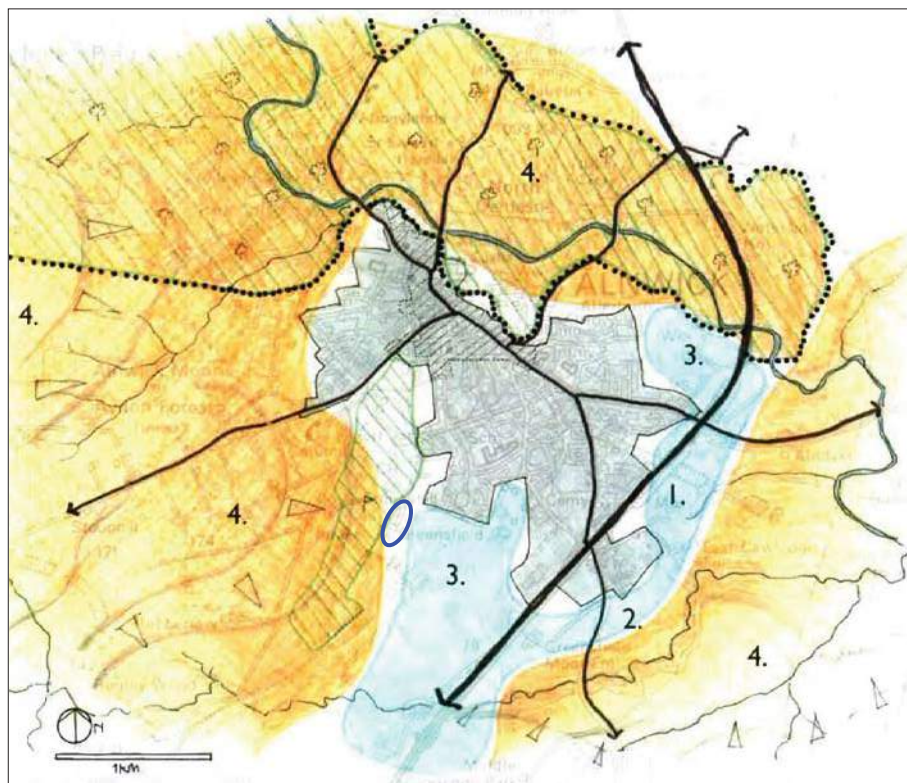


Figure 4: Plan of settlement expansion areas from the Northumberland County Council Key Land use Impact Study (Land Use Consultants 2010, A11-A14) with the general location of the proposed development highlighted in blue.

3 BASELINE DATA AND HISTORICAL BACKGROUND

3.1 Background information has been gathered from a number of sources, both primary and secondary, in accordance with the relevant Historic England and Chartered Institute for Archaeologists Standards and Guidance (Historic England 2008; 2015; ClfA 2014a; 2014b). These are as follows:

- The Northumberland Historic Environment Record (HER) for the records within 500m of the proposed development site.
- The online National Heritage List for England (NHLE)
- Northumberland Estates' Archives (NEA).
- Alnwick Library-Local Studies Library.
- Northumberland Archives at Woodhorn.
- The Extensive Urban Survey of Alnwick (NCC and HE 2009).
- Relevant historical Ordnance Survey and pre-Ordnance Survey mapping.
- Any geotechnical information that is available for the site.
- The British Geological Survey onshore digital maps (DiGMapGB-50 – WMS).
- Other relevant books and journals.

3.2 Prehistoric – Romano-British

3.2.1 There are only limited recorded finds pre-dating the Bronze Age in the vicinity of the study area (HER: 4511). Evidence for Bronze Age activity consists of burial cists containing pottery vessels, an inhumation and stone tools found in the wider landscape to the north and south of Greensfield Farm (HER: 4500; 4260; 4508). A Bronze axe head, pottery and two penannular rings were also found in the 1850s near the railway station in Alnwick (HER: 4502).

3.2.2 A putative Iron Age enclosure has been identified on aerial photographs to the south-west of the 500m study area near Cawledge Bridge (HER: 4496). There is earthwork evidence for a probable Iron Age enclosure (HER: 4506) on Camp Hill in Swansfield Park, which lies just outside the northern boundary of the study area. Iron Age/Romano-British settlement remains have also been identified 1.5km to the east of the study area (HER: 5708) near Cawledge Burn. Undated cropmarks to the south-west (HER: 4539) and to the south-east near Greensfield Moorhouse (HER: 4547) may also date to this period (ASDU: 2011, 4-5). There are very few Roman remains known in the vicinity of the study area.

3.3 Medieval

3.3.1 The name Alnwick derives from the Anglo-Saxon *Ealnwic* and relates to it being an emporium/trading settlement by the River Aln (Lewis 1848, 42). There is little evidence for early medieval occupation in Alnwick but it is likely that a small settlement or *vill* developed before construction of the castle (NCC and EH 2009, 9). This settlement would not have extended into the study area (ASDU 2011, 5).

3.3.3 Alnwick Castle (HER: 4507) was built in the 11th century and an abbey was founded in 1147 by Eustace Fitz-John. The town grew up around the castle and abbey and in 1494 construction began on the town walls. The development of the town throughout the medieval period is detailed in the Alnwick Extensive Urban Survey (NCC and HE 2009). The proposed development site lies outside the medieval town in an area that is still predominantly rural in character. It is likely that the site was used as agricultural land throughout the medieval period (ASDU 2011, 1) and it may have contained an earlier precursor to the present farmstead, although there is no evidence of this at present.

3.4 Post-medieval - 19th century

3.4.1 During the 16th and 17th centuries the economy of the town of Alnwick declined and the castle fell into disrepair. There was some post-medieval expansion from the medieval core, but it did not extend far from the major roads into the town centre (ASDU 2011, 5). The earliest available map of the study area is John Speed's map of Northumberland of 1611, but this is not drawn at a sufficient scale to show the site in any detail (ASDU 2011, Figure 1). Plans of the Barony of Alnwick dating to 1624 (Figure 5) show the site as lying within an area known as 'Nether Greens Field' which is next to 'Upper Greens Field' within the general area of Cawledge Park (NEA ref: AC.O.I.1a and AC.O.I.1d). No buildings are depicted within the site, or in its immediate vicinity but this cannot be taken as evidence that there were no buildings present. A further 17th century map and two 18th century maps of Alnwick survive, however none of these extend as far south of the town as the proposed development site (ASDU 2011, Figures 5-7).

3.4.2 Greensfield Farmhouse was constructed in the late 17th century (NHLE: 1042020) and was modified and extended throughout the 18th and 19th centuries. These modifications included the construction of a foldyard (NHLE: 1371049), shelter shed (NHLE: 1042021) and outbuildings (NHLE: 1051081). The earliest documentary reference to the farm dates to 1711 when John Weatherburn laid claim to common pasture in Aydon Forest by right of his farm at Greensfield (NEA: AC:J.11.27/1-2). A contract detailing the lease of Greensfield Farm dating to 1816 is held in the Northumberland Estate Archives (NEA: ACA/Agmt/801) and provides the earliest description of the farm as follows:

'One farmhouse, 2 byres, 2 stables, 1 hemmel granary, 2 barns, stockyard and garden and a house for a th...[illegible] not being a Bondager'

3.4.3 Greensfield Farm appears to have been first depicted on Fryer's map of Northumberland in 1820 (ASDU 2011, Figure 8) however the level of detail is not such that it can be used to determine the form the building. Some extensions to the farm are visible on Greenwood's map of Northumberland eight years later, although these appear to be depicted further south than they are in reality (ASDU 2011, Figure 9). Thomas Bell's plan of the south side of Alnwick (NEA ref: ACA/Thomas Bell/Volume1/Plan1/No4/Part1), dated to c.1850, is the first to show the farm in any detail (Figure 6). The

accompanying terrier names the various parcels within the site as 'Greensfield House Farm' tenanted by A. and D. Smith. The fields in the vicinity of the farm are named as 'High Orchard Close', 'Cow Pasture, pond included' and 'Long Bank, road included' and are under the same tenancy. Thomas Bell's plan (Figure 6) shows Greensfield Farm lying to the east side of an access track and consisting of two rows of building ranges, aligned roughly north-south and one isolated structure aligned roughly east-west. The westernmost range of buildings appears to be the farmstead. It contains several long building ranges arranged so as to form two east-facing foldyards with what appears to be a boiler house at the north end. The easternmost range of buildings appears to be the farmhouse with an agglomeration of associated outbuildings. The isolated east-west aligned range defines the southern end of the farm and backs onto fields.

3.4.4 A further lease contract dated to 1852 (NEA: ACA/Amgt/A2023) gives information on the agricultural cycle of the fields in the vicinity of the farm. 'The Long Bank' and 'The High Orchard' were under tillage, whilst 'Cow Pasture' was old grass. The contract also provides a detailed description of the farm as follows:

*'A dwelling house containing two sitting rooms, entrance passage, a back sitting room, kitchen, back kitchen, dairy and pantry on the ground floor and three front and three back lodging rooms above, front and back staircase with coal house, two privies, and Ash Pit attached. A barn with two floors and straw barn, engine house and boiler shade, two hovels of two arches each with a granary above and folds in front. A cart-horse stable with eleven stalls and a hay house at the end. **Two hovels of two arches each with folds in front.** A turnip house, **a cart shade of four arches**, a loose box. A three stall stable for riding horses. A poultry house, and two piggeries. And also five cottages.'* (Items in bold are probably the buildings forming the focus of this assessment).

3.4.5 The First Edition Ordnance Survey Map of 1866 (Figure 7) shows the site in much the same form as it was shown in Thomas Bell's plan of 1850, with perhaps a single alteration to a north-south aligned range adjoining the south side of the farmhouse. The 1866 map also labels part of the farm as a 'smithy'. By the time of the Ordnance Survey 1st Revision Map of 1897 (Figure 8), a large part of the farm had been demolished, including the structure that appeared from earlier maps to have been the boiler house. In addition Greensfield Farm Steading, a separate set of structures, had been constructed to the south-west of the main farm, accessed from it via an original trackway. This dates the Greensfield Farm Steading to between 1866 and 1897. Contracts detailing the lease of Greensfield Farm dating to 1871 and 1878 (NEA: ACA/Agmt/A3845; ACA/Agmt/A4701) were viewed as part of this assessment, but contained no description with which to judge whether the steading was in existence at these dates or not. As previously, the fields in the immediate vicinity of the site are described in the 1878 contact as 'Long Bank' and 'High Orchard Close' under arable cultivation and 'Cow Pasture' under old grass.

3.5 Modern

3.5.1 A lease contract for Greensfield Farm dating to 1901 (NEA: Agmt/A7841) gives an updated view of the extent of Greensfield Farm’s holdings at that date (Figure 9) and provides details on the agricultural cycle of its associated fields. Table 1 details this information for the land parcels immediately adjacent to, and within, the proposed development site. The site is Field No. 219 described as Farm House, Buildings, Shubbery etc.

Field No.	Field Name	Land Use
198	Part the Long Field	Pasture
199	The Long Bank	Arable
219	Farm House, Buildings Shubbery etc	N/A
222	Cow Pasture and High Orchard Close	Pasture
223	Farmbuildings, stockyard etc.	N/A
225	Part Long Bank	Pasture

Table 1: Information on land use contained with a lease contract dated to 1901 (NEA: Agmt/A7841)

3.5.2 Subsequent Ordnance Survey mapping continues to depict the site, unchanged throughout the 20th century (Figures 10-12). Within the wider landscape, the Ordnance Survey mapping charts the gradual south and westward expansion of Alnwick throughout the 20th century, consisting mainly of residential buildings.

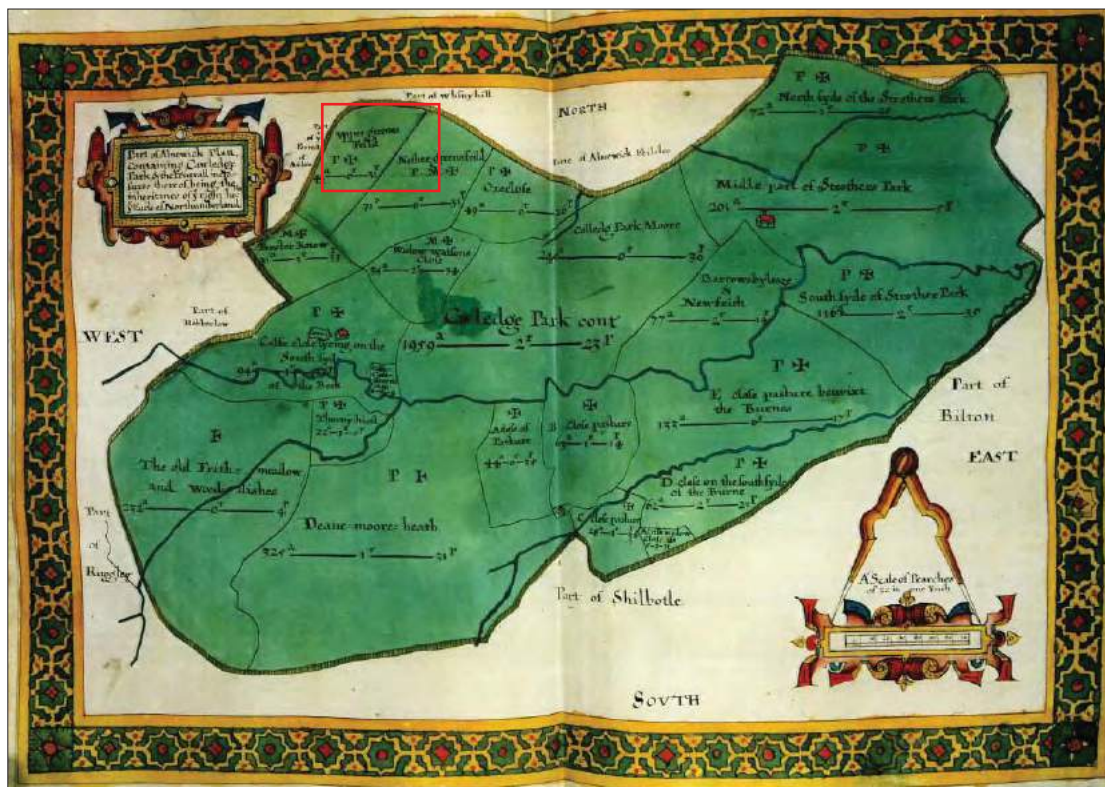


Figure 5: Part Of Alnwick platt containing Cawledge Park 1624 (reproduced courtesy of Northumberland Estate Archives, Alnwick Castle Ref: AC.O.I.1d).

Estate, Prideaux Selby Esq.



Figure 6: Thomas Bell's Plan of the South Side of Alwick in 1850

Key:

 Site Boundary



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Figure 7: First Edition
Ordnance Survey Map of
1866.

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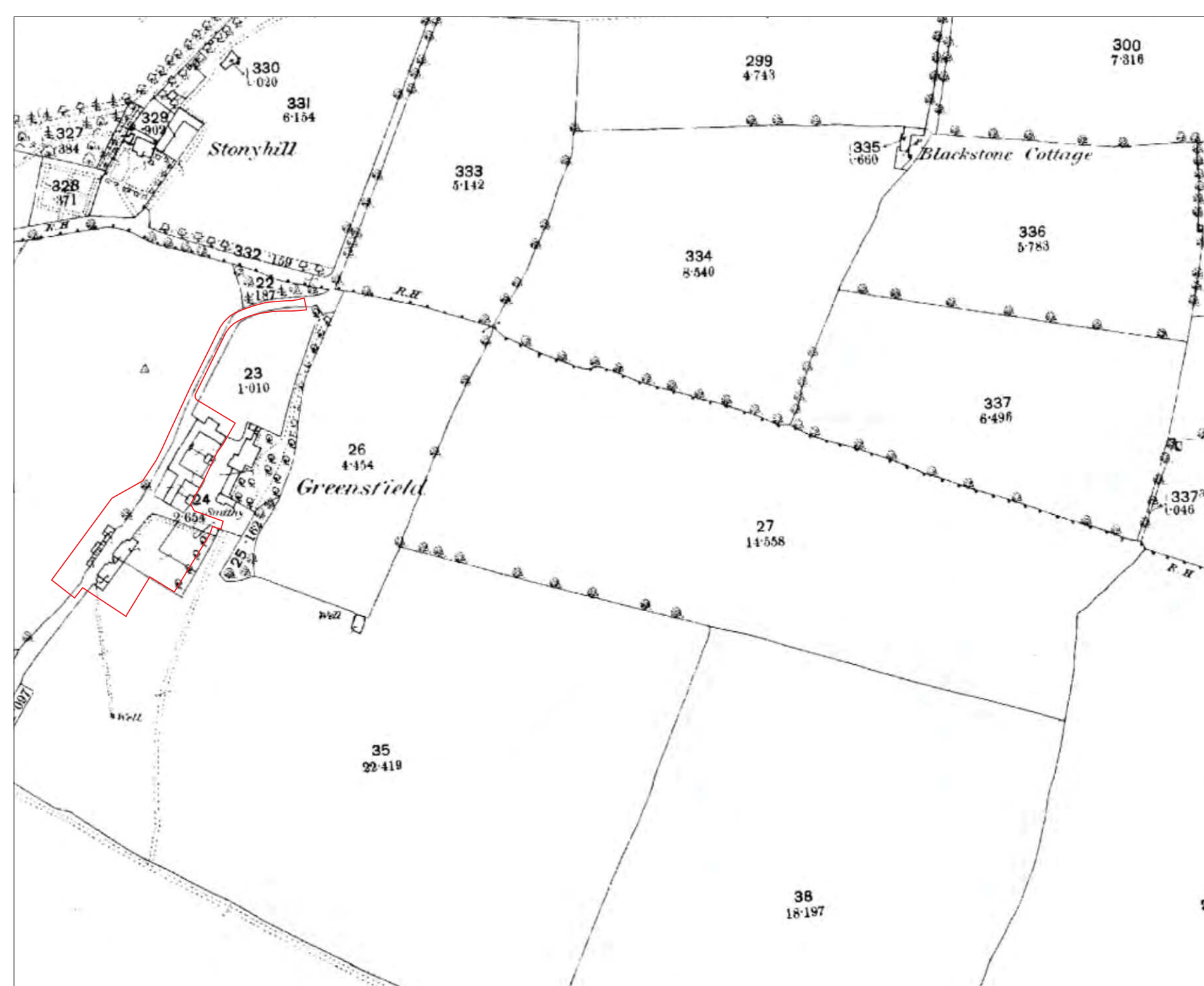
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Figure 8: Ordnance Survey
1st Revision Map of 1897

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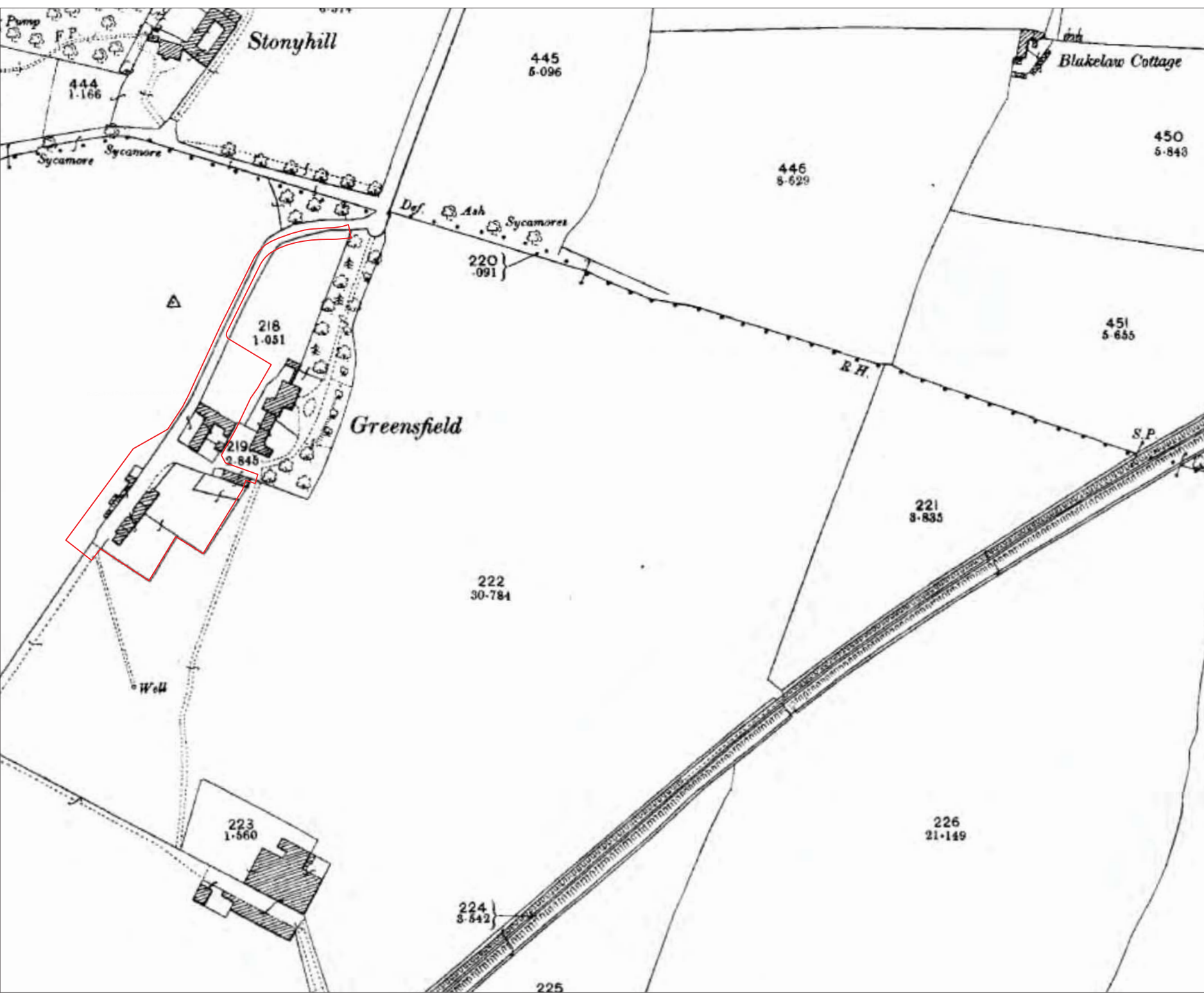
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Figure 9: Map of
Greensfield Farm in 1901
(NEA: Agmt/A7841)

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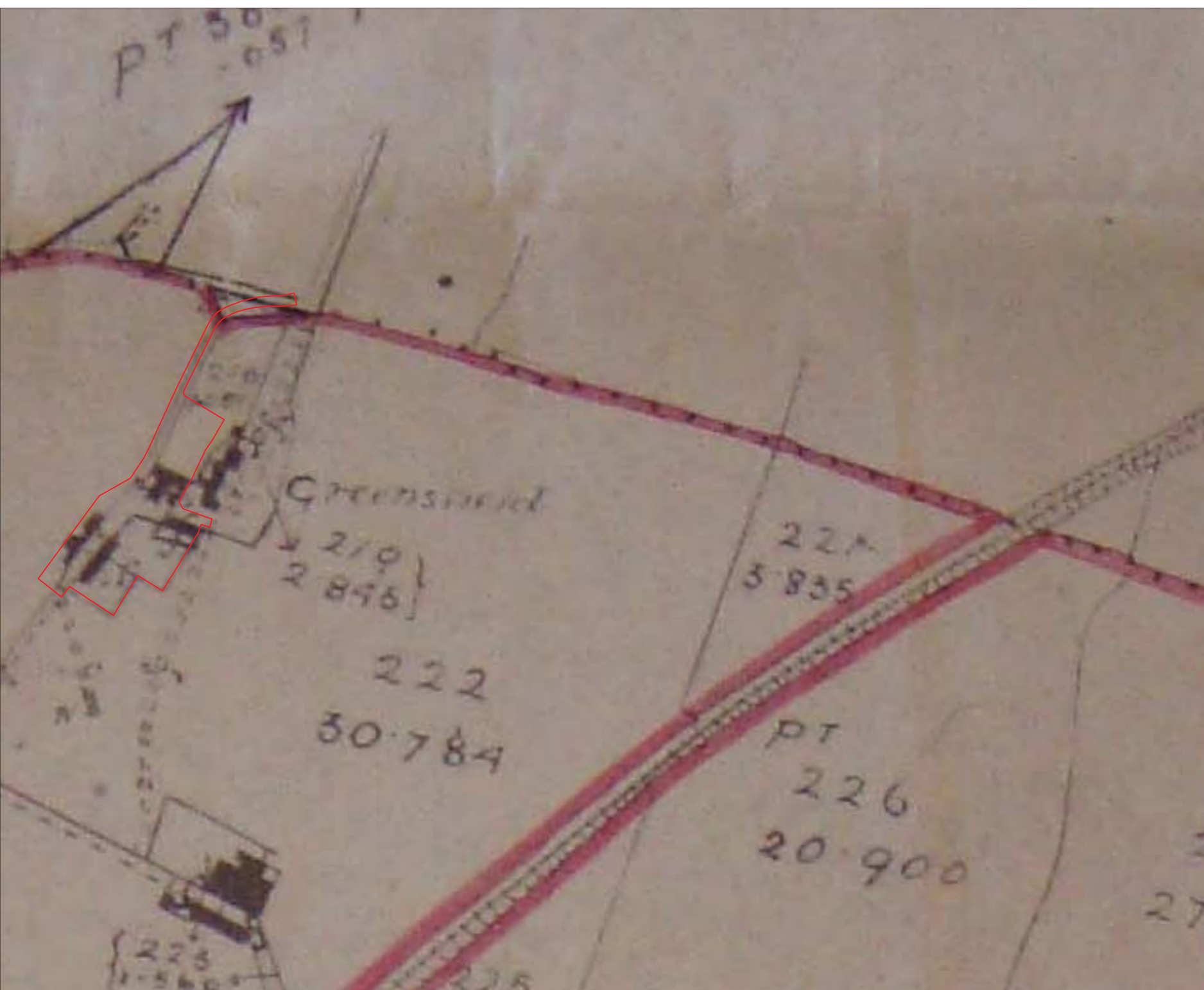
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Figure 10: Ordnance Survey 2nd Revision Map of 1923

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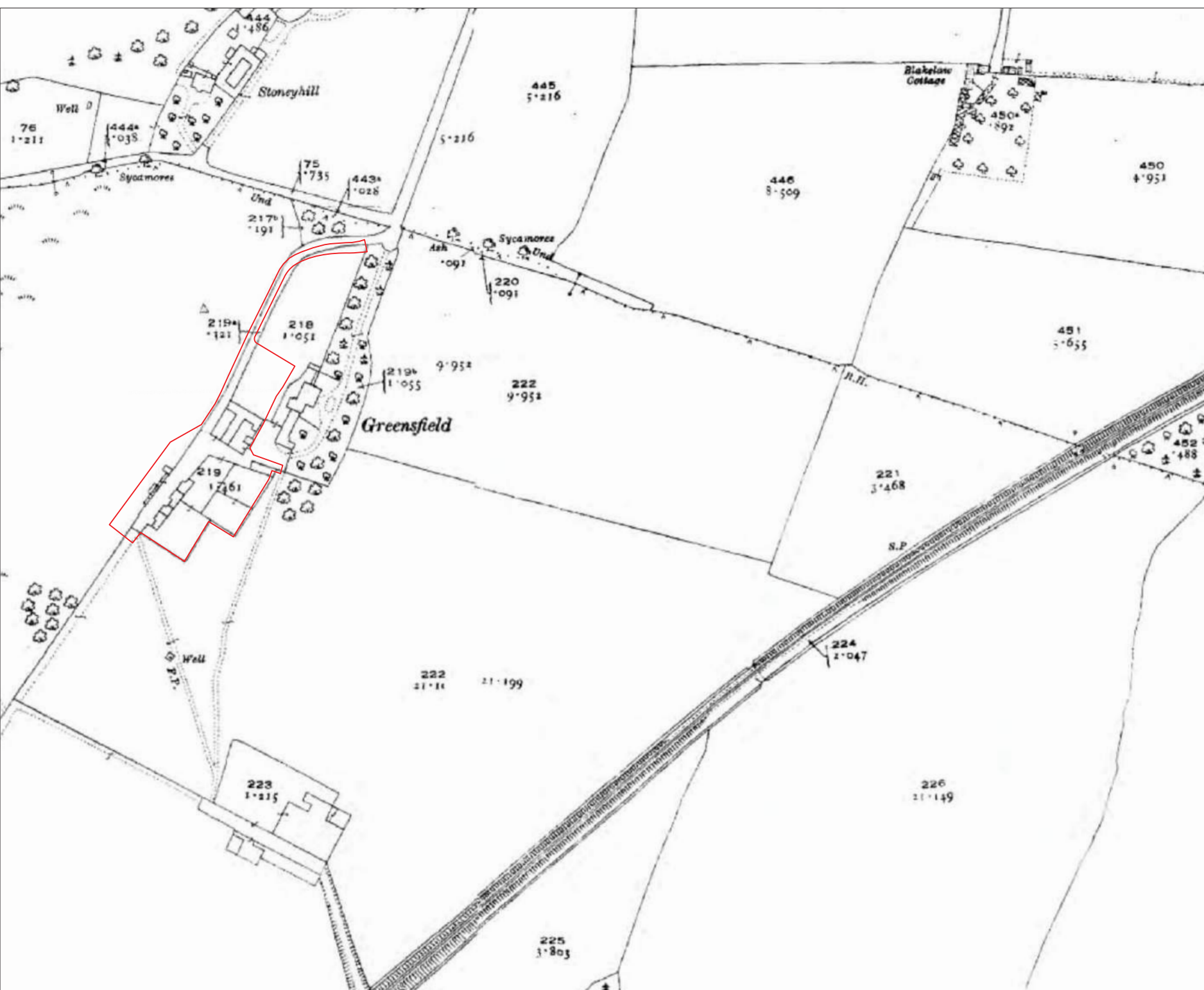


Figure 12: Ordnance Survey National Grid map of 1985

Key:

 Site Boundary

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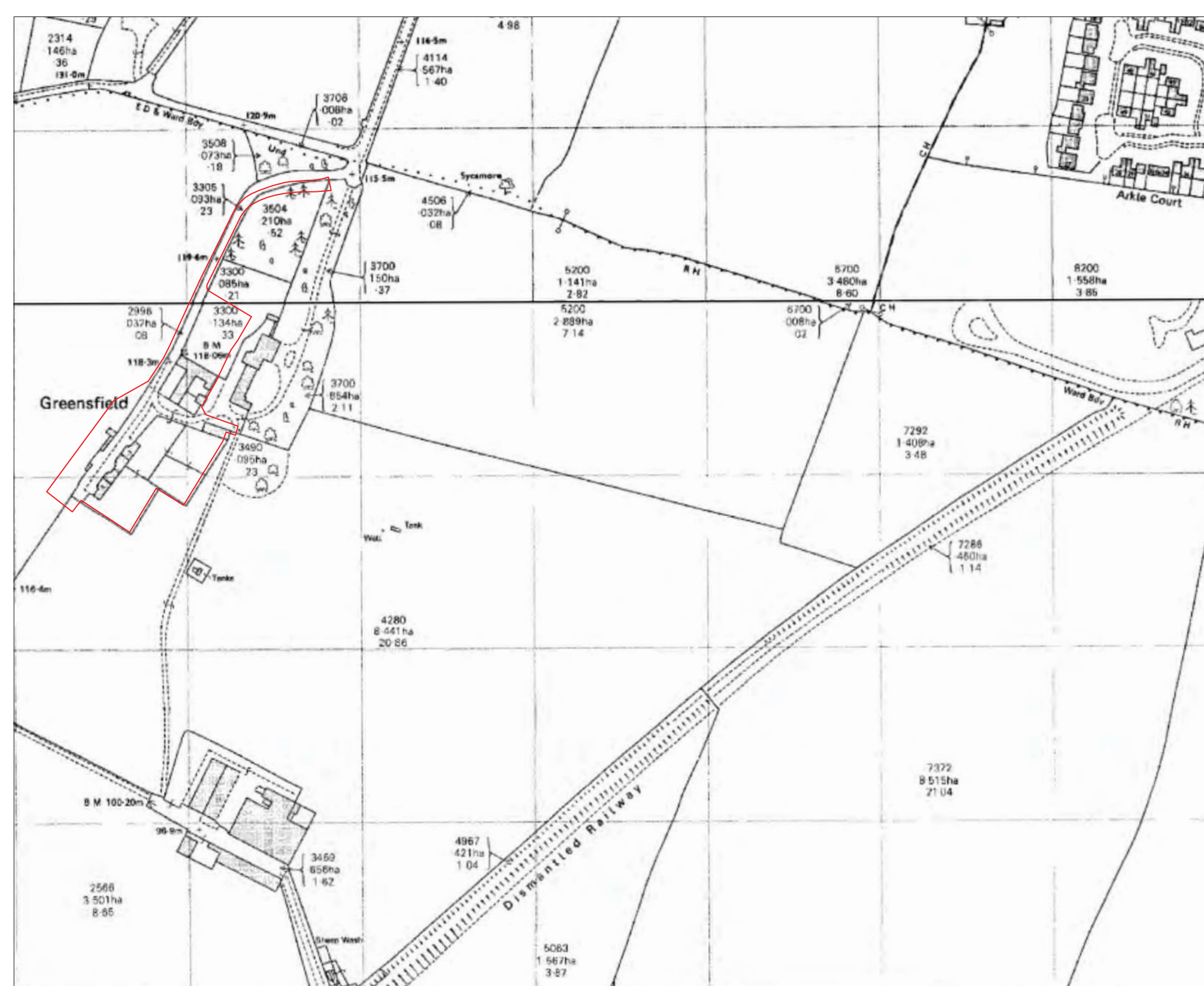


Figure 12: Ordnance Survey National Grid map of 1985

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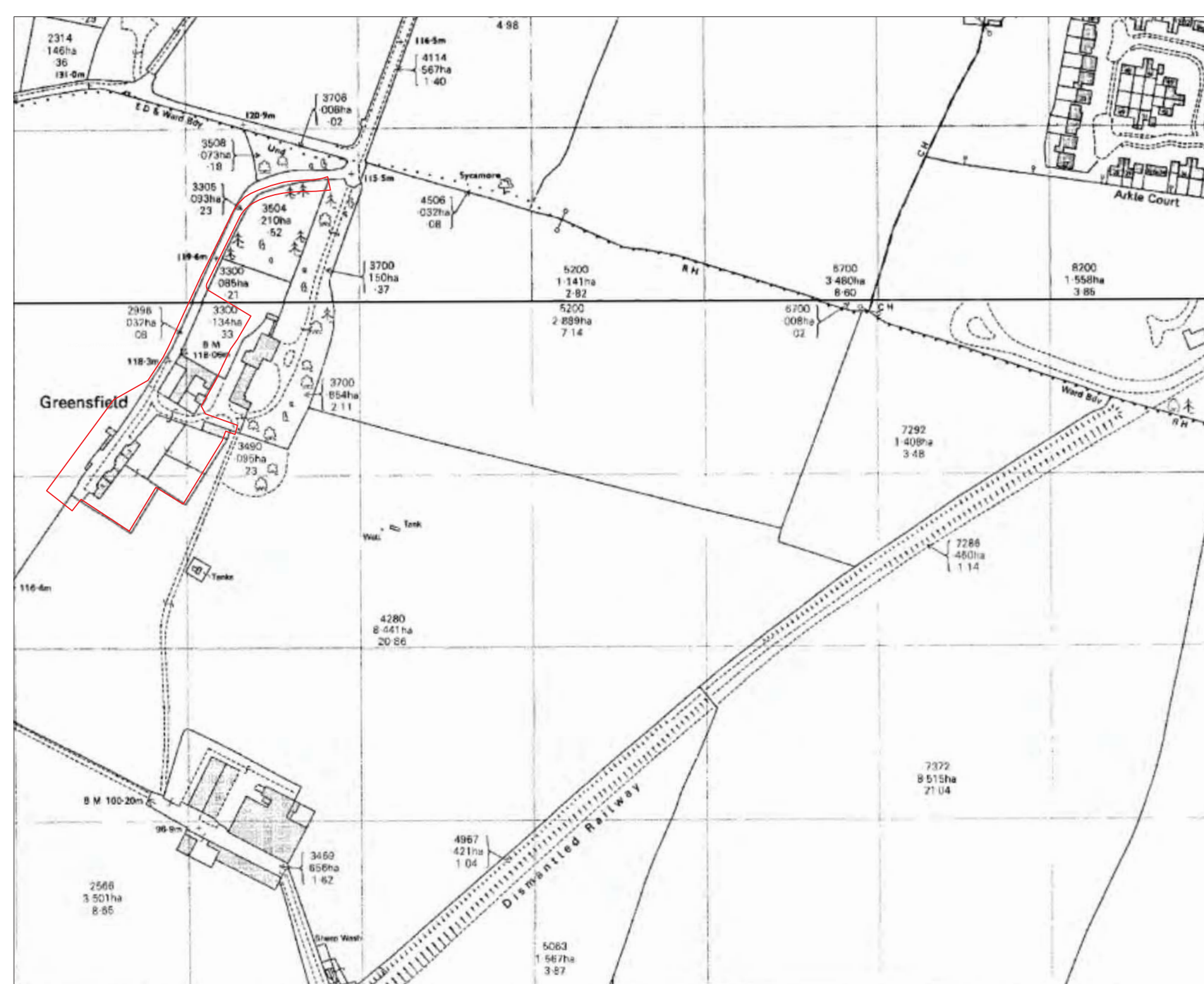
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3.5 Listed Building and HER Descriptions

3.5.1 Two Buildings within the PDA are Grade II Listed, namely Farm buildings with Attached Walls South West of Greensfield Farmhouse (NHLE: 1371049), and a Shelter Shed 30 Metres South of Greenfield Farmhouse (NHLE: 1042021). Their Listed Building descriptions read as follows:

‘Farmbuildings with attached walls, south-west of Greensfield Farmhouse (NHLE: 1371049)

Foldyard group of farmbuildings, with yard walls. Early C19. Whinstone rubble with tooled-and-margined sandstone dressings; Welsh slate roofs except for asbestos sheets on south slope of east part of north range. Single-storey ranges on north and west of paired yards; loose-box at east end of wall dividing yards. West range has 2 pairs of segmental arches to yards; roof hipped to left. North range shows boarded door and part-slatted window to yard, with pent extension on right; right return shows 3 boarded doors and rear elevation 2 boarded doors, a blocked doorway and 3 slatted windows, all in chamfered alternating-block surrounds. Gabled loose box has similar door; yard walls have arched coping; taller south wall has coping ramped down at rounded south-east corner.’

‘Shelter shed 30 10/89 metres south of Greensfield Farmhouse (NHLE: 1042021)

Shelter shed, early C19. Whinstone rubble with cut sandstone dressings, except for left return rebuilt in C20 synthetic stone; Welsh slate roof. 4-bay segmental arcade with boarded door to right, all openings in chamfered surrounds; coped end gables.’

3.5.2 A Grade II listing defines the heritage asset as being of ‘special interest’ (<https://historicengland.org.uk/listing/what-is-designation/listed-buildings>); this is the lowest grade of formal national designation which can be applied to a heritage asset and is the most common grade of Listed Building.

3.5.3 The buildings are also described in the Northumberland HER as:

‘Farm buildings with attached walls, south-west of Greensfield Farmhouse (HER: 13216)

A 19th century foldyard group of farm buildings. Built of whinstone rubble.’

‘Shelter shed 30 10/89 metres south of Greensfield Farmhouse (HER: 13217)

An early 19th century shelter shed. Built of whinstone rubble and sandstone dressings.’

3.5.4 The Listed Building and HER Descriptions both refer to the isolated east-west aligned range as a Shelter Shed, however owing to the building’s situation it is considered more likely that it actually functioned as a cart shed. It is aligned onto the farm track, rather than a foldyard or field and two shelter sheds with associated foldyards were already present in the westernmost north-south aligned group of buildings. This

interpretation is borne out by the description of the farm in 1852, quoted in Section 3.4.4, which refers to two hovels with foldyards (i.e. those in the north-south aligned range, one of which has since been demolished), as well as a cart shed with four arches (i.e. the isolated east-west aligned range).

3.6 Heritage Assets in the vicinity of the PDA

3.6.1 There are two Listed Buildings and ten non-designated archaeological remains and events recorded within 500m of the proposed development site. These are listed in Table 2 below and are depicted on Figure 13.

NHLE ID	HER ID	NRHE ID	Description
1042020	13214		Greensfield Farmhouse, with attached wall to north
1051081	13215		Outbuilding range to north [south?] of Greens field Farmhouse
	13364		Hitchcroft to Cawledge AI improvement archaeological assessment report
	14718	1545203	Greensfield Farm, Weavers Way desk-based assessment
	13557	1431974	Greensfield and Alnwick football club desk-based assessment
	14923	1568636	Greensfield Farm geophysical survey
	25373		Possible soil filled ditch
	25372		Field boundary anomaly on geophysical survey
	25371		Possible ring ditch anomaly on geophysical survey
	25371		Building anomaly on geophysical survey
	23890	1376375	North Eastern Railway - Alnwick and Cornhill

Table 2: Non-designated archaeological remains located within the study area

3.6.2 The Listed Buildings form part of Greensfield Farm and therefore have group value with the buildings forming the focus of this assessment. Their Listed Building and HER Descriptions read as follows:

‘Greensfield Farmhouse, with attached wall to north (NHLE: 1042020)

House and attached wall. Rear block of house late C17, remodelled with extension to south in late C18 or early C19, front block added in second quarter of C19; wall probably C18. Front block and wall squared stone, rear parts rubble; tooled-and-margined quoins and dressings. Welsh slate roofs with some stacks rebuilt in brick on old bases; synthetic blue slates on part of south extension. Front (east) elevation 2 storeys, 3 bays, symmetrical. Chamfered plinth. 3 steps up to central part-glazed 6-panel door; 12-pane sashes, some renewed, in chamfered surrounds with slightly-projecting sills; sloped eaves cornice. Coped gables; end stacks. Set back to left is south extension with 8-pane sash and C20 casement on ground floor, and 4-pane sash above, in older chamfered surrounds. Set back to right is tall flat-coped wall with part-glazed flush-panelled door. Rear elevation shows blocked door with flat-pointed monolithic head, and varied fenestration including three 12-pane sashes on 1st floor. To left are pent outbuildings with boarded doors backing onto the attached wall; to right the south extension whose projecting gabled single-storey wing has renewed casement in older chamfered surround; on far right attached outbuilding range (q.v.). Interior: 6-panel doors,

folding panelled shutters; dog-leg stair with stick balusters, moulded handrail and newels.

'Greensfield Farmhouse, with attached wall to north (HER: 13214)

The earliest part of the farmhouse dates to the 17th century and was remodelled and extended in the late 18th or early 19th century. Another block was added in the late 19th century. The adjoining wall is probably 18th century'

'Outbuilding range to north of Greens field Farmhouse (NHLE: 1051081)

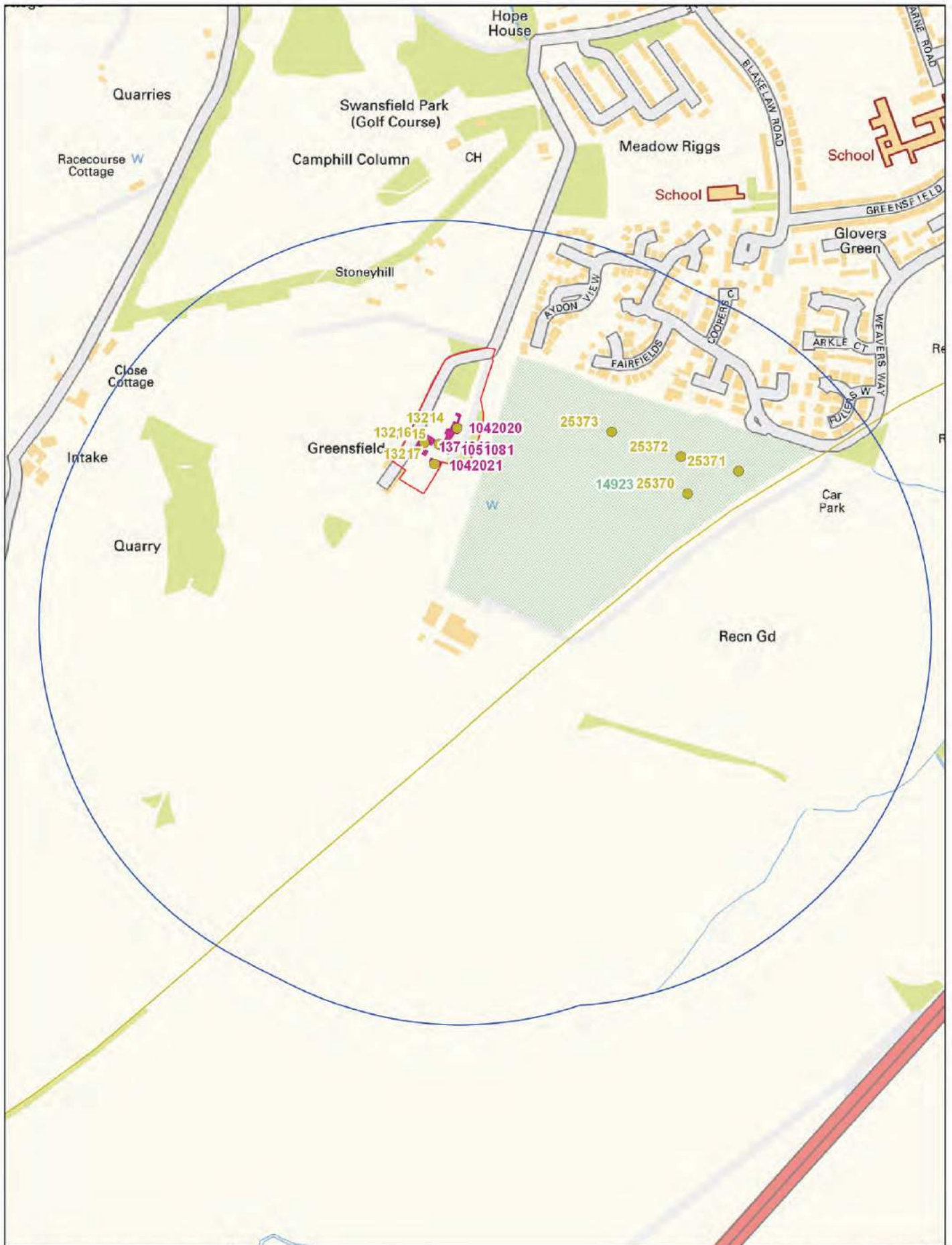
Outbuilding range with stables; C18 of various dates, altered in C19. Rubble with cut dressings; Welsh slate roof except for asbestos sheets and synthetic blue slates on end part. West elevation single storey, in 2 parts. 3-bay left part has 2 boarded doors, boarded double doors, a stable door, a 12-pane sash and a boarded window. Lower bay to right has stable door, small window and attached 2-step mounting block. Raised reverse-step coping to right end gable. Right return shows rear wing with 2 boarded double doors, boarded window, and similar right end gable. Included for group value with farmhouse.'

'Outbuilding range to north [south?] of Greens field Farmhouse (HER: 13215)

An 18th century outbuilding with stables, altered in the 19th century.'

3.6.3 The Northumberland HER correctly identifies that the Outbuildings Range (NHLE: 1051081; HER: 13215) adjoins the south side of Greensfield Farmhouse rather than the north.

3.6.4 Several records in Table 5 relate to work undertaken as part of pre-determination work in relation to the now-permissioned housing development in the fields immediately to the south-east of the site. Records HER: 25370-25373 relate to features identified through geophysical survey, however, targeted evaluation trenching of these, and other anomalies, has since been carried by ASDU (2013). This failed to identify any surviving archaeological remains of these features. The evaluation did, however, identify an irregular ditch feature in the location of HER: 25371 (ASDU 2013, 5).



Site name: Greensfield Farm, Alnwick
 Date: July 2014
 Drawn by: GE

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Key	● HER data	0	100	200
 PDA	13214 Listed Buildings			
 500m Study Area	 Archaeological Event			

Figure 13: Designated and non-designated Heritage Assets within 500m of the PDA

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4 BUILDING ANALYSIS

4.1 A site visit was undertaken by Dr Gillian Scott of ARS Ltd to assess the heritage value of the proposed development site and to assess the likely impacts on this heritage value by the proposed works. The following description outlines the results of this site visit, supplemented with a selection of photographs.

4.2 There are two Listed Buildings within the proposed development area that are due for conversion as part of the proposed works. Further cottages to the south of the main farm are also included within the redline boundary for the site, but no alterations to these structures are proposed, except for the realignment of their property boundaries and amenity areas. The following discussion of the standing buildings will therefore focus on the Listed Buildings within the site.

4.3 The Farm buildings with attached walls, south-west of Greensfield Farmhouse (NHLE: 1371049)

4.3.1 The Farm buildings with attached walls, south-west of Greensfield Farmhouse were described in 1852 as 'two hovels of two arches each with folds in front'. The building was in place by the time of Bell's map of c.1850 and most likely dates to the early 19th century.

4.3.2 The building consists of a roughly east-west aligned cowhouse with an adjoining, roughly north-south aligned shelter shed located towards the west side of its south elevation (Figure 14). This forms an irregular T-shaped structure with a small yard located to the west side (Figure 15) of the shelter shed and two small foldyards located to its east side. The yards are enclosed and divided by stone walls and there is a small loose box at the centre of the east wall straddling the two foldyards (Figure 14). There is no internal interconnection between the cowhouse and the shelter shed demonstrating that the two buildings originally functioned as separate units. The cowhouse was originally part of a second, larger, set of foldyards to its north side (Figure 6), but these foldyards were demolished in the late 19th century leaving the truncated cowhouse in place.

4.3.3 The cowhouse is constructed of whinstone rubble masonry and has a half-hipped roof with a gable to its east side and a gable at the west end of its north elevation where a north-south aligned range used to project (Figures 16 and 17). The roof is predominantly slate with sandstone copings, except for a section of probable asbestos sheet repair on its south slope (Figure 19). There are small glazed roof lights present throughout the northern slope (Figure 16 and 17). The building's original openings have chamfered, dressed, sandstone surrounds and the building also has dressed sandstone quoins on all corners. The north elevation is the building's main frontage and it contains a series of three doors interspersed with small rectangular window openings (Figure 16 and 17). The northernmost two windows are fitted with replacement glazing, whilst the southernmost window retains its original timber slats. The western end of the building is overgrown, whilst its east elevation contains two doors, one of which is overgrown (Figure 18). The building's south elevation into the foldyard has a small lean-to extension

at its west end accessed via a doorway in its east elevation, as well as single overgrown window and an inserted doorway with a sandstone surround (Figure 19). The lean-to extension may have been the turnip store mentioned in the 1852 description of the farmstead. There is a small opening fitted with a timber door on its south elevation into the foldyard (Figure 20).

4.3.4 Internally the cowhouse has been converted to use as stables and is divided into four large spaces using later inserted timber partitions and one brick partition to the westernmost bay (Figure 21). It is open to its rafters consisting of original king post trusses, the truss just outside the western bay is fitted with timber boarding to form a partition up to roof level (Figure 22). The building retains part of its original, or early, brick floor with a stone drainage channel and a cobbled longitudinal feeding passage on its south side (Figure 23). Elsewhere in the building this floor has been replaced or covered over with concrete to create two rows of stalls on the north and south sides of the building with a central passage (Figure 24). No original fixtures and fittings were noted internally.

4.3.5 The interior of the possible turnip store was a small, single, featureless space with a concrete floor (Figure 25).

4.3.6 The shelter shed on the south side of the cowhouse is also constructed of whinstone rubble masonry with dressed sandstone detailing. It has slate hipped roof with sandstone coping and ridge that is integrated with the roof of the cowhouse. The building's main frontage is its east elevation that faces onto the foldyards. This contains two pairs of wide arched openings with chamfered, dressed, sandstone surrounds. The northern two openings are fitted with later inserted single-width timber plank and batten doors (Figure 26). These doors form part of the conversion of the shelter shed for use as stables. The north end of the building, where it meets the cowhouse, is overgrown but contains a single doorway. The building's west elevation is also overgrown (Figure 15), but it too contains a single doorway opposing that on the building's east elevation. The building's south wall is featureless and the yard walls adjoin its east and west sides (Figure 27).

4.3.7 Internally the shelter shed has been partially converted to use as a stables. The arches off the northern foldyard lead to two separate spaces divided by an inserted timber partition (Figure 28). These arches are also those that have been fitted with timber doors externally (Figure 26). The partition wall contains hay racks for each room (Figure 29) and there are also inserted troughs present, built on blockwork piers. Although not original, the inserted partition and the inserted timber doors are of some age, indicating that this conversion was not carried out as recently as the conversion of the cowhouse. The southernmost pair of arches lead to a single open space and this would have been the original arrangement in the northern two arches. There is a large inserted timber hayrack on the south wall, but the room is otherwise featureless (Figure 30). A small portion of the original cobbled floor of the shelter shed is visible within the northern arches (Figure 31). It is likely that this is present across the full extent of the building, but that it is buried beneath a build-up of hay and debris. There was no access

to the northernmost section of the building, where it adjoins the cowhouse, due to overgrowth, and the blocking of the internal doorway to it from the cowhouse.

4.3.8 The loose box on the east side of the foldyards is also constructed of whinstone rubble masonry with sandstone detailing. It has a slate pitched roof with sandstone coping. The building contains a large doorway on its east elevation (Figure 32), and a smaller doorway on its west elevation, into the northern foldyard, as well as a small window, into the southern foldyard (Figure 33). It most likely functioned as a box for pregnant or sick cows which could be separated off from the rest of the animals. There was no internal access to the loose box at the time of the survey however no structural interventions to this building are proposed as part of the works.

4.3.9 The yard walls surrounding the foldyards and the yard to the west side of the shelter shed are constructed of whinstone rubble with sandstone copings. They survive largely to their full extent and height on the east side and contain two openings with sandstone quoins and gate piers leading to the two foldyards (Figure 14). On the west side of the shelter shed there is a very wide opening with sandstone quoins to the north side, but no sandstone detailing to the south side (Figure 15). This suggests that the opening has been widened to its present extent.

4.4 Shelter shed 30metres south of Greensfield Farmhouse (NHLE: 1042021)

4.4.1 It is argued in Section 3.5.4 that the building here described is a cart shed rather than a shelter shed. It was in place by the time of Bell's map of c.1850 and it is most likely to be contemporary with the other farm buildings, dating to the early 19th century.

4.4.2 The cart shed is an isolated building, aligned roughly east-west, that marks the southern extent of the original farmyard. It is constructed of whinstone rubble masonry with sandstone detailing to original openings and corners (Figure 34). The building has a slate hipped roof with sandstone ridge and coping. The building's main frontage is its north elevation which contains a row of four wide arched openings with chamfered, dressed sandstone surrounds fitted with replacement steel doors (Figure 34). To the west of these there is a single-width doorway fitted with a timber door. The building's north elevation is overgrown, whilst its south elevation has been rebuilt using unsympathetic blockwork (Figure 35). The south elevation is featureless except for a small ventilation slit at the top end of the wall towards the north end of the building, and an irregularly shaped patched section of walling to its east side (Figure 36).

4.4.3 Internally the cart shed is divided into one large space, accessed via the four arched openings, and one smaller space, accessed via the timber door towards its west side. There was no access to the latter space at the time of the survey. The large open space is featureless and has an earthen floor for the eastern two-thirds and a concrete floor to the western third of the space (Figures 37 and 38). The blockwork eastern gable is also visible internally.

4.5 Wider Setting

4.5.1 The Listed Buildings described above form part of a larger complex of buildings that constitute Greensfield Farm. The associated farmhouse and its attached stables range (Figure 39) are both Grade II Listed buildings (NHLE: 1042020; 1051081) and there are a series of three non-designated cottages to the south-west of the farm that were also in place by c.1850 and that may have housed farm workers (Figure 40). The complex is accessed via a single track road that runs to the west side of the farm and along the west side of the cottages. This gives access into the farm yard which lies to the rear of the farm house. The farm house also has its own separate access track to the north which leads to the building's eastern frontage.

4.5.2 To the south side of the farmbuildings range and to the north side of the row of cottages there is a small field which is the proposed location for a new build cottage. The field is accessed via a gate to the west of the cart shed. It is bounded to the north and west by a stone wall, and to the south and east by a timber fence that backs on to a stone and hedgerow boundary (Figure 41). This hedgerow is laid and was in place by Bell's map of c.1850 (Figure 6). It may therefore qualify as a 'historically important hedgerow' under The Hedgerow Regulations 1997. Within the field there is a low linear earthwork bank (Figure 42), aligned roughly north-south, which corresponds to the location of a field boundary marked on the first, and subsequent editions, of the Ordnance Survey maps (Figures 7-12).



Figure 14: General view of the farm buildings and attached yards to the south-west of Greensfield Farmhouse, looking west.



Figure 15: View of the overgrown western side of the farm buildings and attached yards to the south-west of Greensfield Farmhouse, looking south-east.



Figure 16: North elevation of the cowhouse forming the northern wing of the farm buildings range, looking south-west.



Figure 17: North elevation of the cowhouse forming the northern wing of the farm buildings range, looking south-east.



Figure 18: East elevation of the cowhouse forming the northern wing of the farm buildings range, looking west.

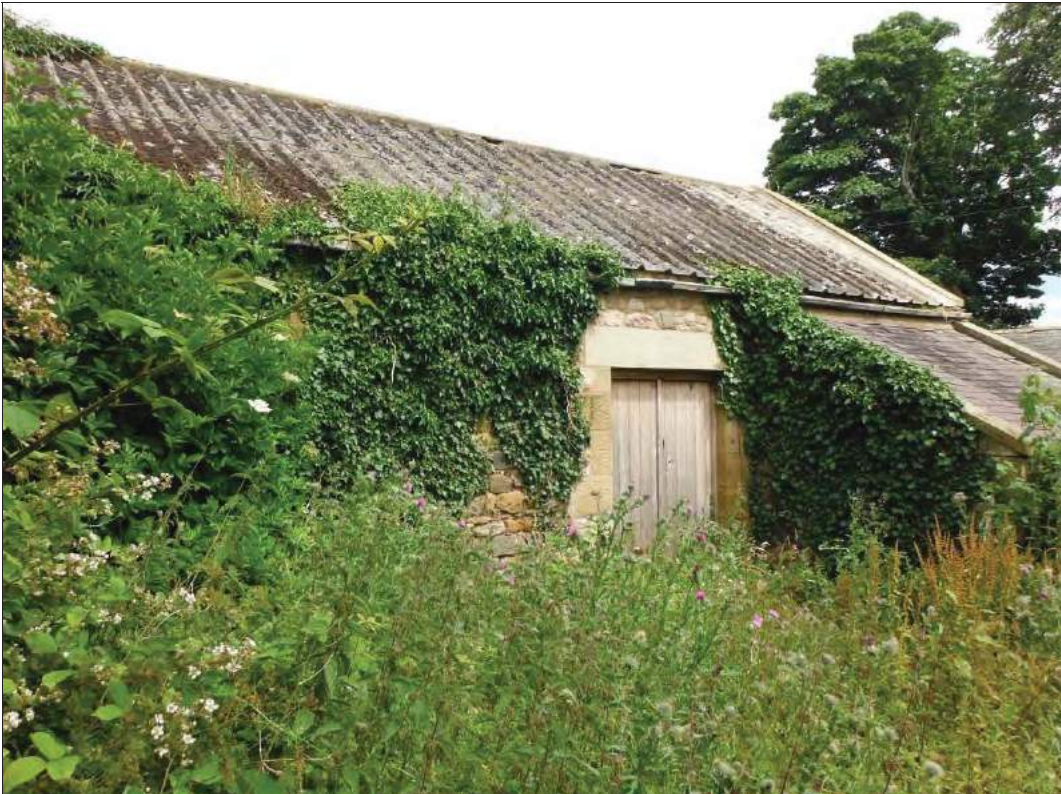


Figure 19: South elevation of the cowhouse forming the northern wing of the farm buildings range, looking north-east.



Figure 20: South elevation of the possible turnip store on the east end of south elevation of the cowhouse, looking north.



Figure 21: Interior view of the cowhouse, looking west.



Figure 22: Timber boarded roof truss towards the western end of the cowhouse with a brick partition wall beyond.



Figure 23: Original, or early, floor at the east end of the cow house showing a brick floor to the stalls, a stone drain and a cobbled feeding passage.

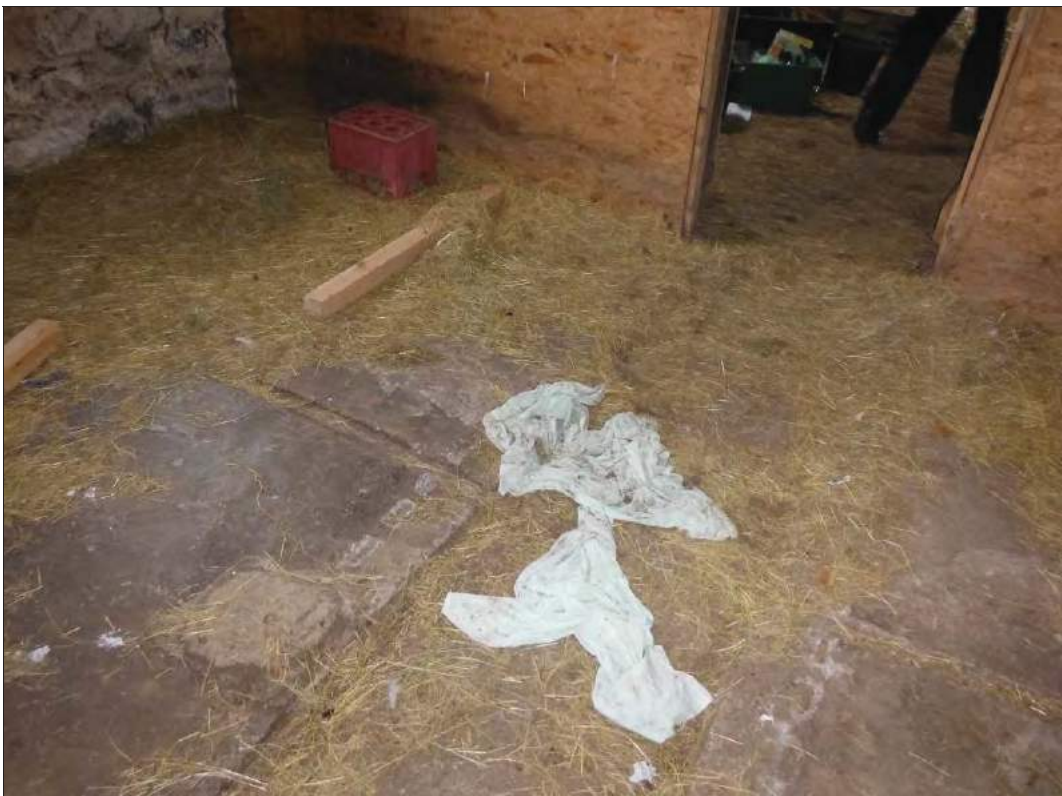


Figure 24: Replacement concrete floor at the central part of the cowhouse showing stalls to either side of a central passage.



Figure 25: Interior of the possible turnip store, looking west.



Figure 26: The northern two archways on the east elevation of the shelter shed with later inserted timber doors.



Figure 27: South elevation of the shelter shed with adjoining yard walls.



Figure 28: Inserted timber partition between the northern two arches of the shelter shed, looking south.



Figure 29: View into the portion of the shelter shed converted for use as a stable.



Figure 30: Inserted timber hayrack on the southern wall of the shelter shed.



Figure 31: Surviving cobbled floor within the northern arches of the shelter shed.



Figure 32: East elevation of the loose box.



Figure 33: West elevation of the loose box.



Figure 34: View of the cart shed at the south end of the farmyard, looking south-east.



Figure 35: East elevation of the cart shed showing rebuilt blockwork walling.



Figure 36: South elevation of the cart shed showing the small ventilation slit towards the west end of the wall and the patched masonry to its east side.



Figure 37: Interior of the cart shed, looking west.



Figure 38: Interior of the cart shed, looking east.



Figure 39: View of the Listed farmhouse and attached stables at Greensfield Farm with the Listed cowhouse to the left of the photograph, looking north.



Figure 40: View of the non-designated cottages to the south of the farm, looking south-east.



Figure 41: View of the stone and laid hedgerow on the east and south sides of the field, looking west.



Figure 42: Linear bank marking a former field boundary in the field to the south of the farmyard.

5. SUMMARY AND ASSESSMENT OF SIGNIFICANCE

5.1 The farmbuildings and the cart shed are Grade II Listed Buildings which confirms that they are of 'special interest' as defined by Historic England, although Grade II Listing is the lowest grade of national designation.

5.2 The short review of primary and secondary documentation carried out as part of this assessment indicates that the buildings were likely to have been constructed in the early 19th century on land that was previously used for agricultural purposes.

5.3 The site visit has redefined the function of the cart shed and has added a functional interpretation to the description of the cowhouse, shelter shed and loose box. The site visit noted that some light conversion of the cowhouse and part of the shelter shed has been undertaken, in the form of inserted timber partitions, in order to make these places more suitable for the accommodation of horses. In the case of the shelter shed, this conversion appears to have taken place relatively early on in the building's history. The cowhouse was previously associated with a separate foldyard and courtyard range of buildings, as detailed in Bell's map of c.1850, but these buildings were demolished in the late 19th century when Greensfield Farm Steading was constructed some distance to the south-west of the farm. This left the truncated cowhouse in place on the north side of the second set of foldyards, but it did not originally function as part of this complex. Internally the site visit did not record any fixtures and fittings of note. The buildings are in a good state of repair, however, there are significant localised problems with vegetation on both buildings that will ultimately cause damage if left unchecked.

5.4 The Grade II Listed Building designation is deemed appropriate for both structures based upon their level of preservation, group value with each other and other Listed Buildings within the farmstead, and their setting. The buildings' setting is rural, although this is due to change somewhat with the permissioned residential development due to be constructed in the fields to the east and south-east of the farm. Once this development proceeds the buildings' setting will be more confined to their immediate surroundings.

6. SUMMARY OF PROPOSED WORKS

6.1 The proposed works consist of the conversion of the two Listed Buildings to domestic use, the erection of a new cottage to the south-west of the cart shed, and the realignment of property boundaries and amenity for the cottages to the south-west of the farm. The plans and elevations supplied in Appendix I of this report detail the proposed scheme.

6.2 Residential Unit 4

6.2.1 Unit 4 is proposed as a new build cottage to be located in the field to the south of the farmyard and to the north of the existing row of cottages. The cottage will comprise a

single-storey rectangular building with an entrance porch on its west side, detached from, but on the same alignment as the cottages to its south side. Parking and access will be provided on the west side of the cottage. Aside from the below ground impacts, the construction of the cottage will involve the following alterations.

- The demolition of the present western boundary wall of the field and its re-erection further to the west.
- The insertion of new property boundaries associated to define the new garden plot.

6.3 Residential Unit 5

6.3.1 Unit 5 will occupy the full extent of the cart shed (NHLE: 1042021). The conversion will involve the following alterations.

- The construction of a small extension projecting southwards from the west end of the buildings south elevation.
- The insertion of a wide opening linking the original structure to the extension internally.
- The insertion of two narrow windows and one larger window on the south elevation.
- The removal of the blockwork eastern gable and its reconstruction in more sympathetic stonework.
- The insertion of internal partition walls.
- The removal of the present stone partition wall within the building
- The insertion of four roof lights.
- The removal of the inserted steel doors within the entrance arches and their replacement with glazed panels and a door.
- The conversion of the single-width doorway on the north elevation to a window.
- The creation of a parking space in the field to south of the building.
- The construction of a new wall to define the front garden of the property on its north side.

6.4 Residential Unit 6

6.4.1 Residential Unit 6 will occupy the full extent of the cowhouse, shelter shed and loose box.

- The removal of inserted partition walls within the structure and their replacement with partition walls for the new dwelling.
- The insertion of openings connecting the cowhouse with and shelter shed and possible turnip store internally.
- The insertion of a doorway in the partition wall within shelter shed.
- The insertion of glazed panels and doors into the four arched openings on the east side for the shelter shed.
- The conversion of various doors into windows.
- The removal of the spine wall dividing the two foldyards to the east of the shelter shed.

- The infilling of part of the widened opening on the yard wall to the west of the shelter shed to create a gated access.
- The retention of the loose box as a garden store.
- The insertion of various roof lights throughout.
- The insertion of an access gate, track and parking to the north of the building.

6.5 Realignment of access and property boundaries to the cottages

6.5.1 The proposed development also includes the realignment of the access track for the cottages to the south of the farm to allow for the creation of parking spaces. This will involve the following alterations.

- The removal of the existing boundary wall to the west of the cottages and its partial re-erection further to the west
- The retention of the existing historic outbuildings associated with the cottages.
- The construction of a new access track.
- The creation of gated access to each property of the new access track.
- The removal of a section of the laid hedgerow to the east of the cottages and its replacement with a new timber fence further to the north.

7. IMPACT ASSESSMENT

7.1 The proposed works have the potential to impact upon the historic fabric of the Grade II Listed farm buildings and cart shed and their setting and the setting of the Grade II Listed farmhouse and stables and other non-designated historic buildings in the farm. The proposals also have the potential to impact upon previously unknown buried archaeological remains that may exist in the field where Unit 4 is to be constructed.

7.2 The Listed Buildings forming the focus of the proposed development are in generally good repair and their upkeep is managed well, albeit with some problems with unmanaged vegetation growth. The cart shed is used by agricultural tenants for storage, and the cowhouse is used as a stable. The shelter shed and loose box are no longer in use. This part-derelict state is not consistent with the buildings' long-term conservation and survival as there is the potential for the buildings' condition to deteriorate due to lack of use. It is necessary therefore to secure a viable future use for the buildings. The proposed conversion aims to pre-empt the deterioration of these buildings and offers the opportunity to bring them back into continuous use.

7.3 External Alterations

7.3.1 The most notable proposed external alteration is the construction of a new build cottage, Unit 4. This building will be constructed on the same alignment as the existing cottages, although it will be a detached dwelling. The building has been designed to be in keeping with the historic character of the surrounding buildings and will be constructed of natural stone with dressed sandstone detailing and a slate roof. Its height and scale is

also in keeping with the adjacent cottages. The proposals have therefore been cognisant of the historic character of the area and of the setting of the listed buildings within Greensfield Farm to the north. The setting impact of the proposed new build is therefore assessed as a neutral change. The proposed new build cottage also has the potential to impact upon any previously unknown buried archaeological remains. The documentary sources point to this area having been agricultural land throughout the medieval and into the modern period and there is little evidence of prehistoric activity recorded in the vicinity of the site. The archaeological potential of the site is therefore considered to be low, although no formal investigations have taken place.

7.3.2 Another notable external alteration is the construction of a small extension on the south side of the cart shed which is deemed necessary in order to increase the building's surface area and to provide a kitchen and dining space for the property. The design of the proposed extension is in keeping with the historic character of the cart shed and its surrounding buildings. It will be constructed of natural stone with dressed sandstone detailing and a slate roof. Its scale and massing is such that it will not compete with the existing cart shed and its final plan form, an irregular T-shape, is of a type that is commonly found in agricultural settings. Owing to local topography the extension will not be visible on the approach to the farm from the north. By confining this extension to the south elevation of the building, the north elevation is left relatively unchanged. This allows the building to remain readable as a cart shed, regardless of the extension to its rear side. The proposals have therefore been cognisant of the significant aspects of the building's external appearance, as well as the historic character of the area and of the setting of the listed buildings within Greensfield Farm. The impact of the proposed extension is therefore assessed as a neutral change.

7.3.3 Within both the cart shed and the shelter shed, the proposals will involve the insertion of glazed panels into the arched openings. The glazing of these entrances is assessed as a neutral change as such alterations are common in historic building conversions and the retention of the openings, even once glazed, allows the buildings' history to be easily read. The same can be said for the conversion of existing doors to windows within the cart shed and cowhouse, where the sandstone door surrounds will be retained to indicate the former presence of a doorway.

7.3.4 The conversion of both buildings involves the insertion of a small number of new windows. These are located on the south elevation of the cart shed and the west elevation of the shelter shed. These insertions are deemed necessary in order to provide natural light to the interior. The windows will be of a style that is in keeping with the remainder of the structure with dressed sandstone surrounds. One new window is proposed on the west elevation of the shelter and whilst this may be seen to erode the agricultural character of the building, there will still be a large expanse of featureless stone wall on this façade. Thus the new window is assessed as a minor change to the shelter shed. On the cart shed the new windows are confined to the south elevation and thus they do not detract from the building's main northern frontage and they will not be visible on the main approach to the structure. For this reason their introduction is assessed as a minor change. Throughout both structure roof lights are proposed which

will also provide further natural light to the interior. The introduction of roof lights allows for the conversion to be carried out using fewer inserted windows in the main elevations and so the roof lights help to mitigate what would otherwise be a larger-scale impact. There are existing roof lights within the cowhouse demonstrating that such features are not at odds with the agricultural character of the buildings. The insertion of roof lights is therefore assessed as a negligible impact.

7.3.5 The proposals involve the removal of the stone spine wall dividing the two foldyards to the east of the shelter shed to create a single garden area. This constitutes the removal of a structure that forms part of the Listed Building and one which contributes to the understanding of how the building originally functioned. The removal of the spine wall is therefore assessed as a moderate impact. Elsewhere the removal and re-location of non-designated boundary walls is proposed and this is assessed as a neutral impact.

7.3.6 The demolition of the blockwork eastern gable of the cart shed and its reconstruction in natural stone will return the building to something more approaching its original appearance. This alteration is assessed as a positive benefit of the proposed development.

7.3.7 The retention of the loose box as a garden store allows this structure to be retained in its current state with only the introduction of a roof light proposed. The structure's future maintenance will be assured through the proposed development as it will be brought back into use as a valuable external storage space for the adjacent property. This is viewed as a positive benefit of the proposed development.

7.4 Internal Alterations

7.4.1 The building assessment identified that the interior of the buildings are generally featureless and no fixtures and fittings of note were recorded. Alterations to the interior therefore have a lower impact than they would for example if original stall furniture was present internally. The proposed insertion of partition walls throughout both structures is necessary to convert these spaces, designed for the communal accommodation of animals and the storage of farm vehicles, to be converted into spaces suitable to be used as two family homes. This reconfiguration of the interior spaces will inevitably change the plan form and circulation within the buildings, however the simplistic original plan form means that the conversion will do little to erode the original understanding of these buildings as large open spaces. The proposed corridor to the bedrooms within Unit 6 has also been designed to make reference to the original feeding passage recorded in the floor of the cowhouse, thus the circulation within this building remains somewhat similar to its original non-partitioned form. The insertion of internal partitions is therefore assessed as a minor impact on the Listed Buildings.

7.4.2 A further internal alteration will be the removal of the original/early floors noted within parts of the cowhouse and the shelter shed. This is assessed as a moderate impact of the proposed development, although some mitigation of this impact is included within

the design proposals. The materials recovered from the removal of the floor are intended to be retained and re-used in areas of proposed hardstanding, such as within the courtyard garden to be formed within the foldyards. As well as this, the proposed corridor to access the bedrooms within the cowhouse will run along the route of the former feeding passage identified in the floor, thus referencing the building's historical circulation route within the new design layout.

8. SUMMARY AND RECOMMENDATIONS

8.1 In summary it must be recognised that any new use will require some change to the historic fabric of Listing Buildings. Listed status is not simply a preservation order preventing change, rather designation is designed to allow change to be managed in a way that is sensitive to the significance of the building in a way that is appropriate for its long term survival as part of the national heritage. The proposed conversion of the farm buildings and cart shed into two residential units represents a positive opportunity to provide a viable future for the buildings which, if left in their present condition, may deteriorate.

8.2 The proposed alterations have been assessed variously as making positive contributions, neutral changes, negligible, minor changes and moderate changes to the Listed Buildings. The proposals have been designed in a manner that is cognisant of the significance of these buildings and the significance of their setting and the setting of neighbouring buildings. Opportunities offered by the building have been exploited as a means of minimising, where possible, the number and scale of alterations, and mitigating some of the alterations which are deemed necessary for conversion.

8.3 It is concluded that the proposed development does not constitute "substantial harm", but rather "less than substantial harm", and this is not considered to be grounds for refusal of consent under NPPF (para. 133).

8.4 Should permission be granted for the proposed works, it is recommended that a programme of historic building recording and research be carried out in advance of conversion. This will provide a record and understanding of the buildings and their history prior to conversion.

9. PUBLICITY CONFIDENTIALLY AND COPYRIGHT

9.1 Any publicity will be handled by the client.

9.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

10. STATEMENT OF INDEMNITY

10.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

11. ACKNOWLEDGEMENTS

11.1 Archaeological Research Services Ltd would like to thank all those involved with the project, especially Barry Spall of The Northumberland Estates.

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APPENDIX I: PROPOSED PLANS AND ELEVATIONS

BAT MITIGATION

Works are not commence until a Natural England development licence has been obtained. Works to building 2 will be undertaken to a method statement.

- Bat boxes will be provided on site prior to works commencing
- Prior to works commencing a site induction meeting will be held, attended by the project ecologist and lead contractors
- Once scaffolding is in place the project ecologist will carry out a detailed inspection of the structures and mark up crevice roost sites and access points to be retained.
- Ivy will be carefully removed by hand.
- The following key elements of work will not be completed during the hibernation period (mid November to mid March inclusive):
 - Demolition of stonework
 - Re-structuring/re-pointing of existing stonework
 - Keying in of new build to existing stonework
 - Removal of ridge ties
 - Removal of roof timbers
 - Exposing of the wall tops via roof stripping works

Working Methods

A copy of the relevant Natural England licence method statement will be provided to contractors as part of the induction process at the start of works on buildings 1 and 3.

The project ecologist will review all key points with contractors during the induction and provide all necessary training. Works to building 2 will be undertaken to a method statement.

- Old slates, water tables, ridge tiles and ivy will be removed carefully by hand, being aware that bats may be present beneath slates or ridge tiles, within mortise joints, cavity walls, between loose stones, between lintels and in gaps around window frames.
- If bats are found during works, works will stop in that area and the ecological consultant will be contacted immediately. If it is necessary to move the bats for their safety, this will be undertaken by a licensed bat handler.

Habitat Creation and Enhancement

In advance of the start of works 8 bat boxes will be erected in adjacent trees, within the site owner's landholding, to provide alternative roost sites. Boxes will be erected as high as possible, ideally at a minimum height of 4m. Boxes will include 2 suitable for hibernation use by small numbers of bats.

Crevice Roost Sites

A total of 8 external crevice roost sites, spread over each elevation of buildings 1 and 3 and close to eaves height, within the stone walls will be marked up and access retained/created through careful repointing. Such gaps will be from 15-20mm wide and 40-60mm long, or repointed to create such a gap by using a roll of newspaper 20mm in diameter angled upwards into the gap, applying the mortar around, and then removing the paper to leave a weather-proof access route for bats. Access to the underside of the ridge tiles will be provided in 6 locations on buildings 1 and 3 through 20mm diameter gaps in the pointing. Access between ridge tiles will be provided through gaps in the mortar joints.

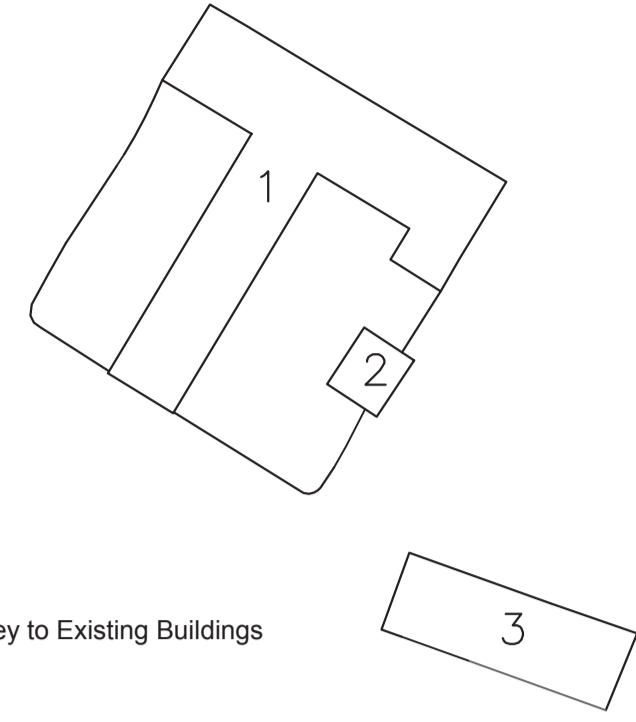
Monitoring

Given the low level use of the site, post development monitoring of the bat population is not proposed.

Good working practices

The following measures should be included as general good working practice:

- Timber treatments that are toxic to mammals will be avoided. If required, timber treatment will be carried out in the spring or autumn.
- Both pre-treated timbers and timber treatments will use chemicals classed as safe for use where bats may be present.
- External lighting that may reduce bat use of the buildings will be avoided. High intensity security lights will be avoided as far as practical, and any lighting in areas identified as being important for bats will be low level (2m) and low wattage (50w).



Key to Existing Buildings

1
2
3

Solid stone wall bat roost

Ridge Tile Access

Ridge tiles set on top allowing bat access

Rigid tubes maintain access

Gaps in mortar, 20mm wide provide bat access under ridge tiles

No lighting will be installed along the flyways between the roosts and adjacent trees, woodland and foraging areas. Where security lights are required, these will be set on a short timer and will be motion sensitive only to larger objects.

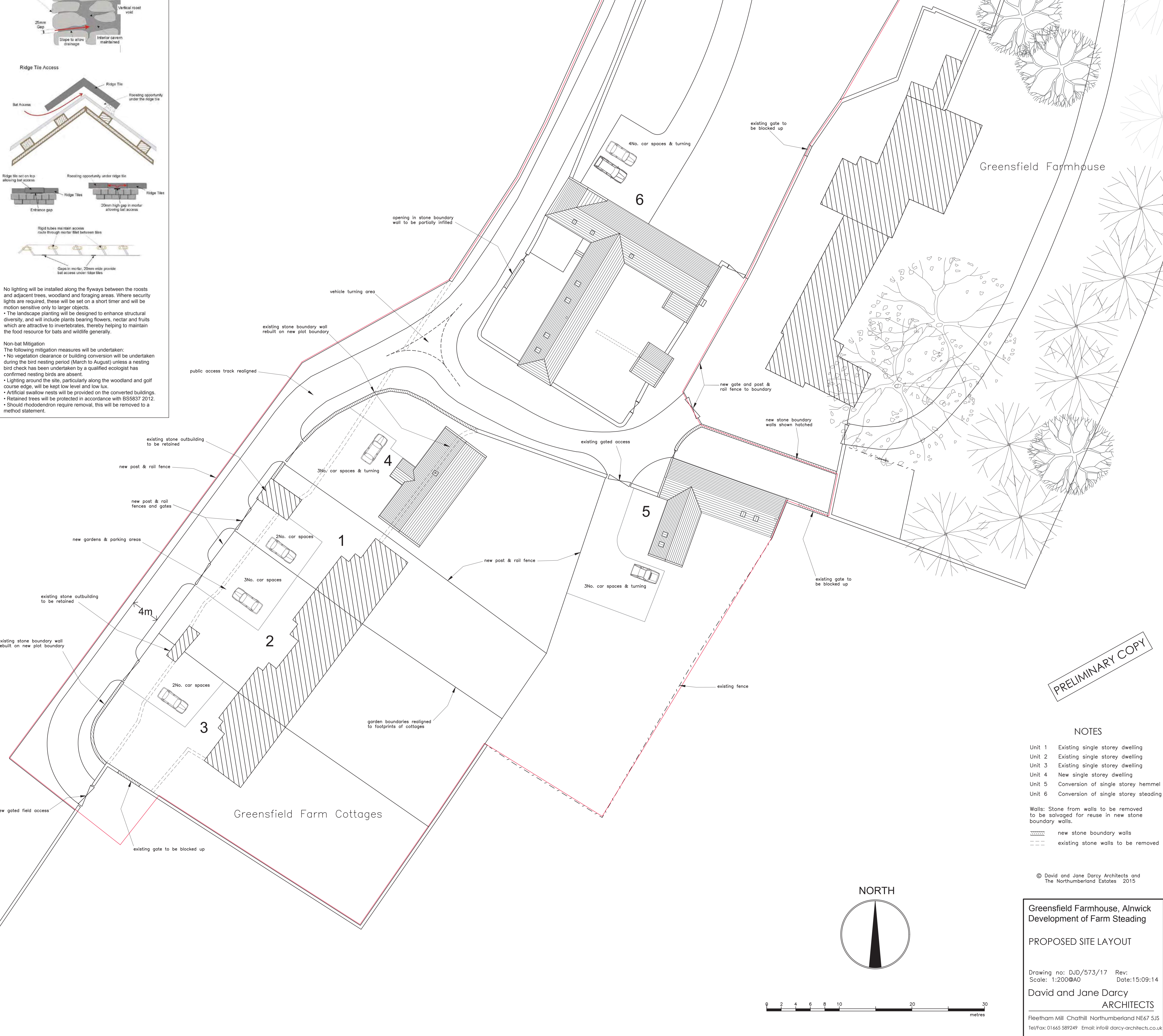
The landscape planting will be designed to enhance structural diversity, and will include plants bearing flowers, nectar and fruits which are attractive to invertebrates, thereby helping to maintain the food resource for bats and wildlife generally.

Non-bat Mitigation

The following mitigation measures will be undertaken:

- No vegetation clearance or building conversion will be undertaken during the bird nesting period (March to August) unless a nesting bird check has been undertaken by a qualified ecologist has confirmed nesting birds are absent.
- Lighting around the site, particularly along the woodland and golf course edge, will be kept low level and low lux.
- Artificial swallow nests will be provided on the converted buildings.
- Retained trees will be protected in accordance with BS5837 2012.
- Should rhododendron require removal, this will be removed to a method statement.

Alnwick Golf Course



PRELIMINARY COPY

- NOTES**
- Unit 1 Existing single storey dwelling
 - Unit 2 Existing single storey dwelling
 - Unit 3 Existing single storey dwelling
 - Unit 4 New single storey dwelling
 - Unit 5 Conversion of single storey hemmel
 - Unit 6 Conversion of single storey steading
- Walls: Stone from walls to be removed to be salvaged for reuse in new stone boundary walls.
- new stone boundary walls
 - existing stone walls to be removed

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Greensfield Farmhouse, Alnwick Development of Farm Steading

PROPOSED SITE LAYOUT

Drawing no: DJD/573/17 Rev: Scale: 1:200@A0 Date:15/09/14

David and Jane Darcy ARCHITECTS

Fleetham Mill Chatthill Northumberland NE67 5JS
Tel/Fax: 01665 589249 Email: info@darcy-architects.co.uk

NOTES

Unit 4 99sqm 3 Bedroom single storey

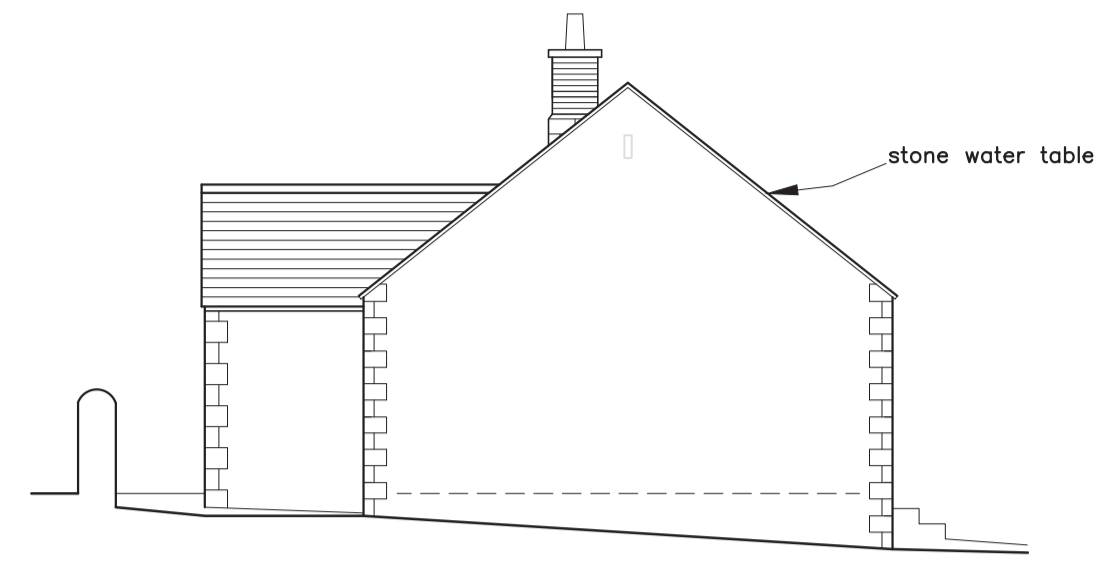
Roof: Roof to be natural slate to match adjacent houses in size and colour.

Walls: Sandstone walls with dressed stone lintol, quoins & cills to match adjacent houses in size and colour.

Windows: Treated sw windows and doors with microporous paint finish.



NORTH WEST ELEVATION



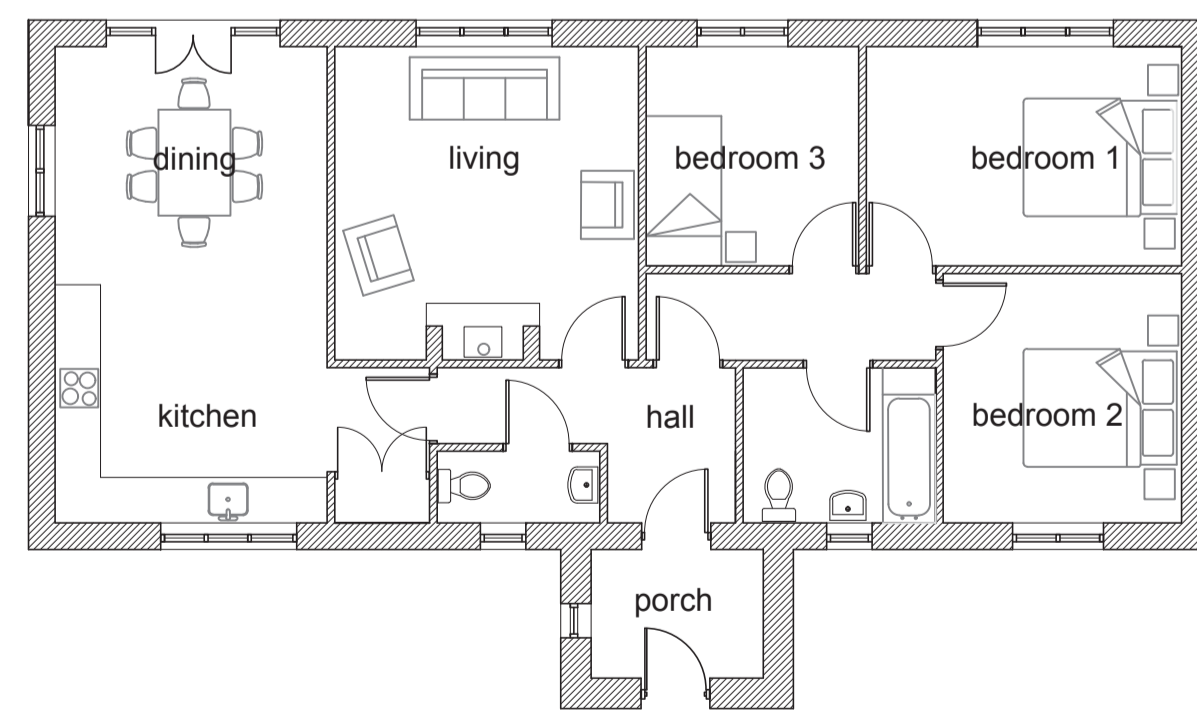
SOUTH WEST ELEVATION



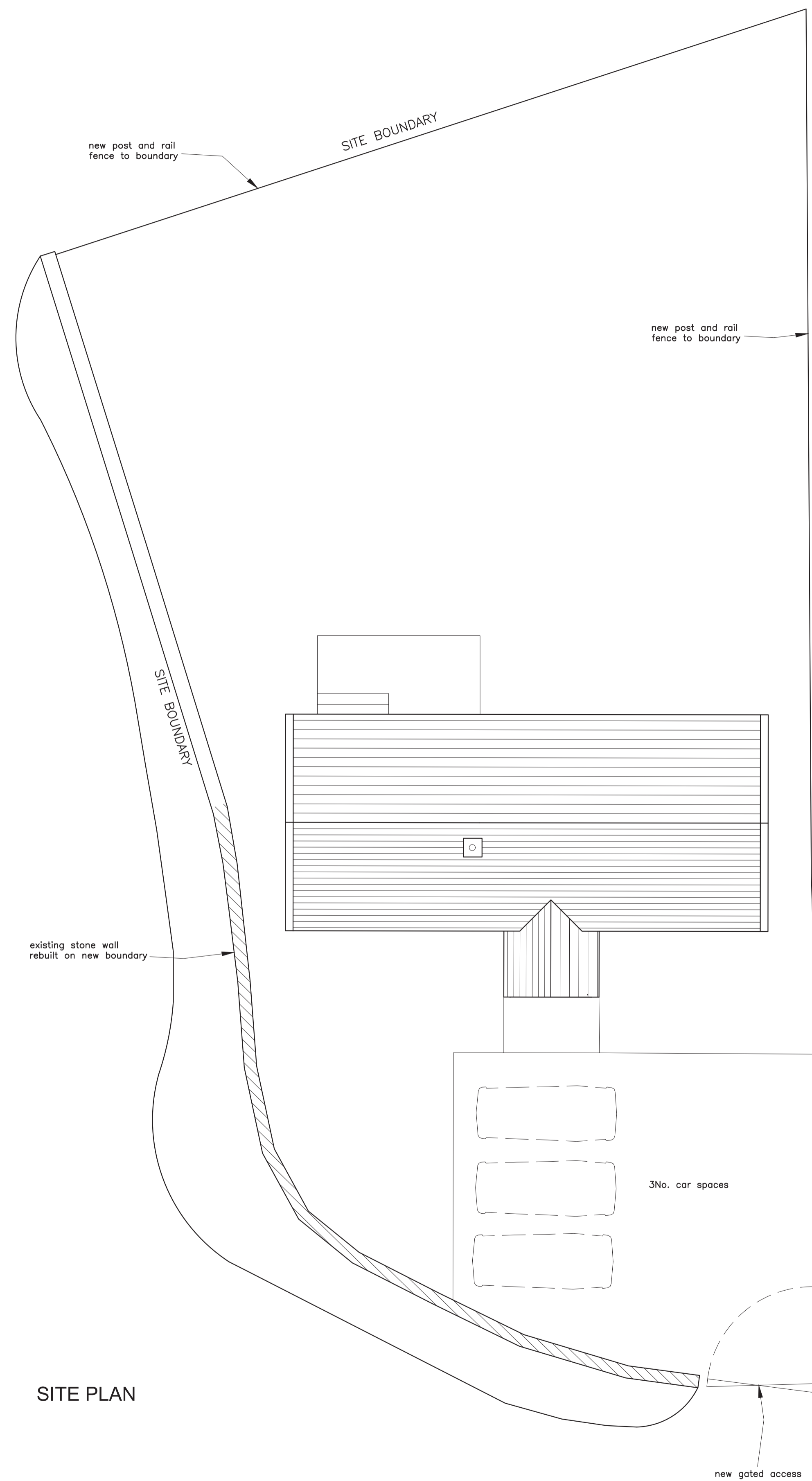
SOUTH EAST ELEVATION



NORTH EAST ELEVATION

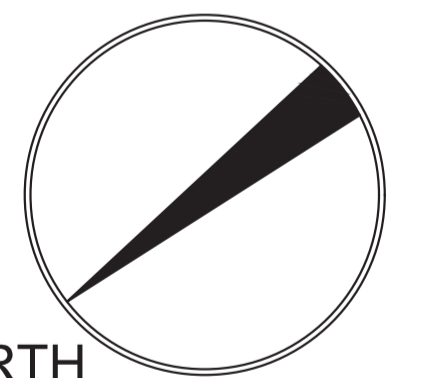


GROUND FLOOR PLAN



SITE PLAN

PRELIMINARY COPY



NORTH



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Greensfield Farmhouse, Alnwick
Development of Farm Steading
Unit 4

AS PROPOSED
PLANS & ELEVATIONS

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Scale: 1:100@A1, 1:200@A3 Date: 14:08:15

David and Jane Darcy
ARCHITECTS

Fleetham Mill Chathill Northumberland NE67 5JS
Tel/Fax: 01665 589249 Email: info@darcy-architects.co.uk

NOTES

Unit 5 103sqm 2 Bedroom single storey

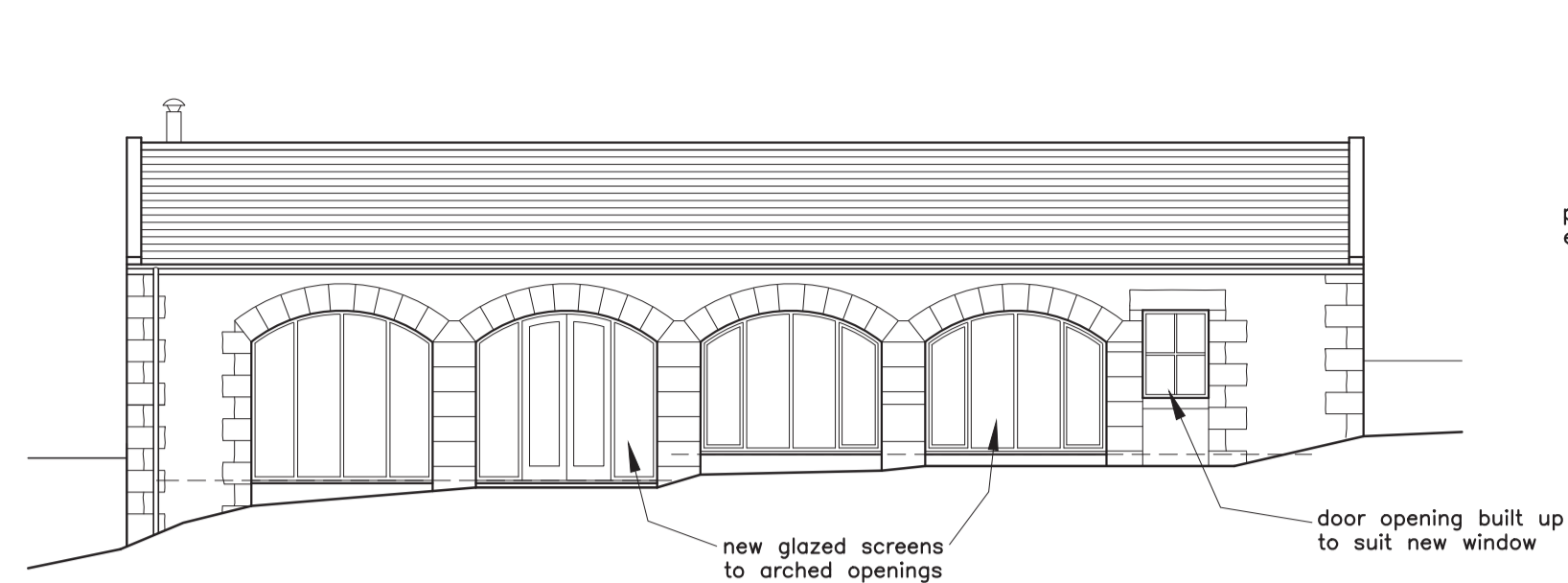
Roof: All roofs to be reroofed with salvaged natural slate/new slates to match existing. Rooflights to be conservation pattern.

Walls: New openings to have dressed stone lintol, quoins & cills to match existing. New extension to be in natural stone to match existing in size, colour and bond.

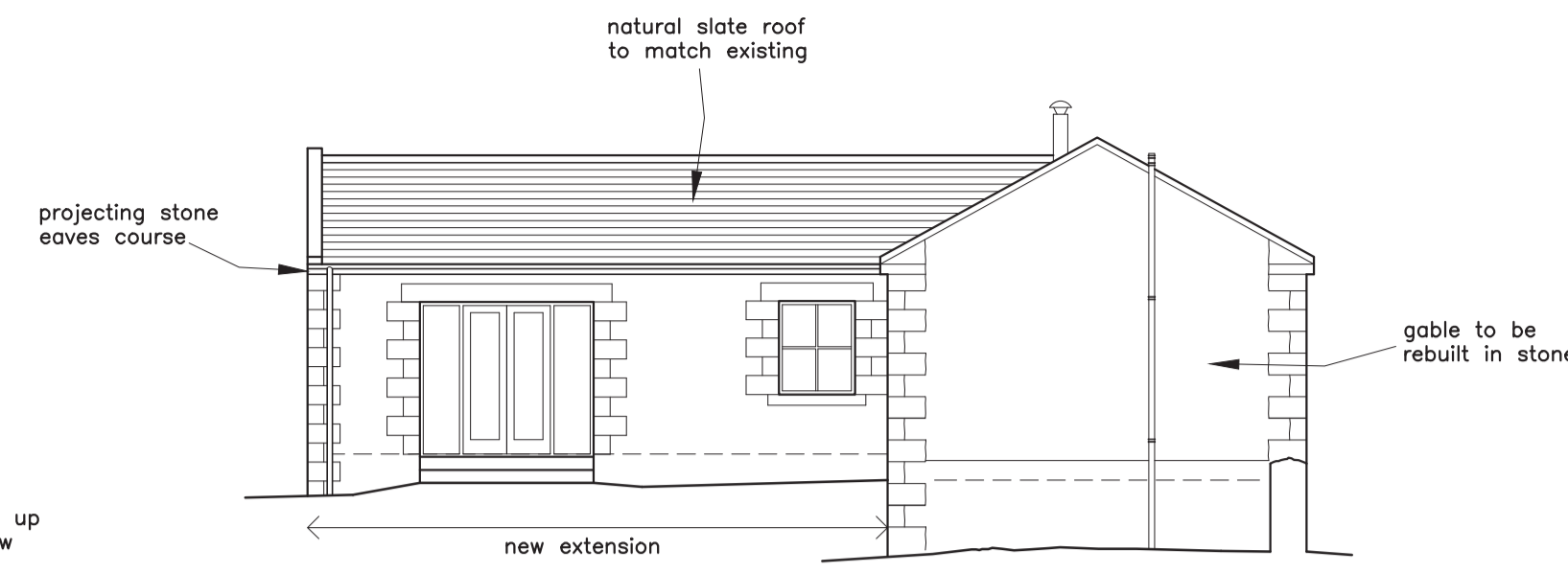
Windows: Treated sw windows and doors with microporous paint finish.

 new wall linings & partitions

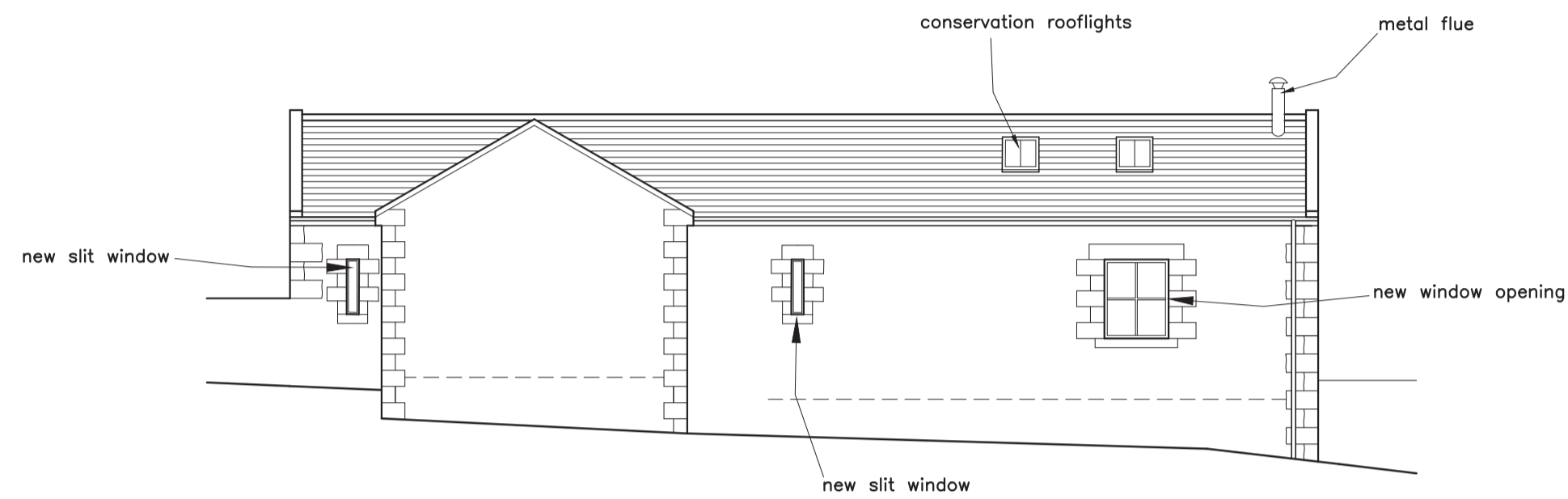
 new openings



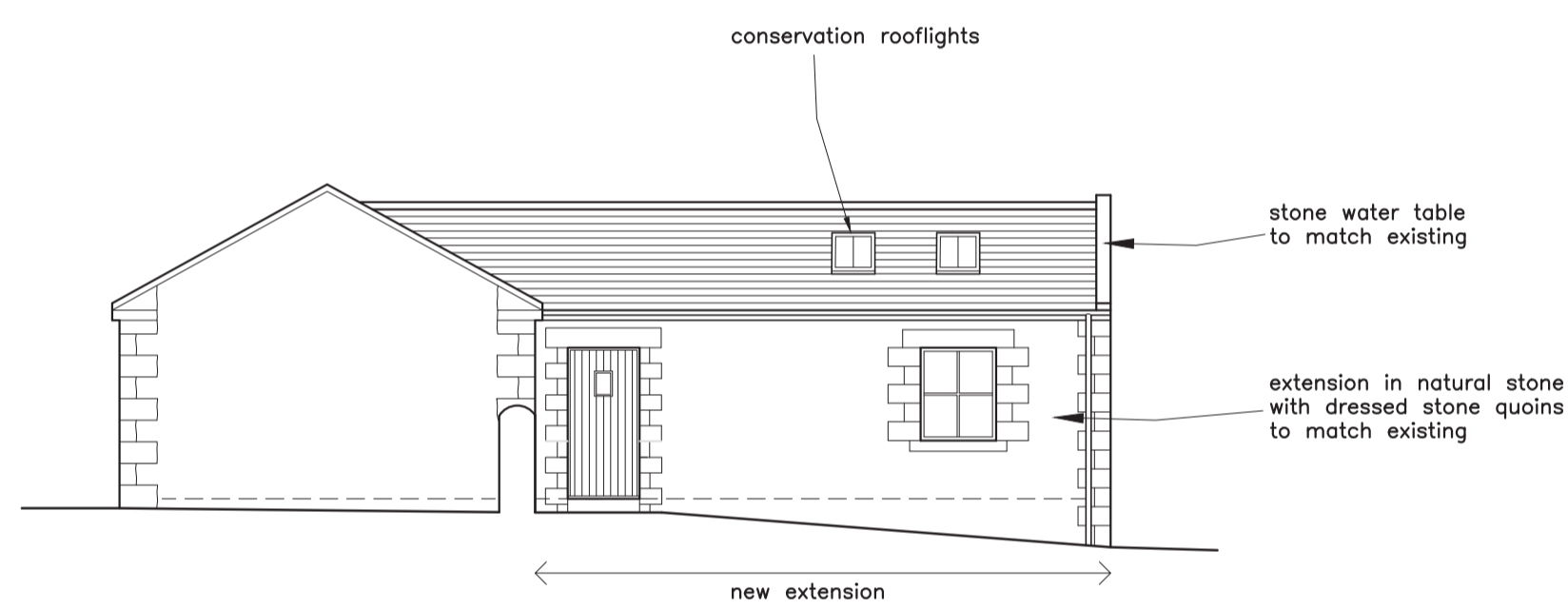
NORTH ELEVATION



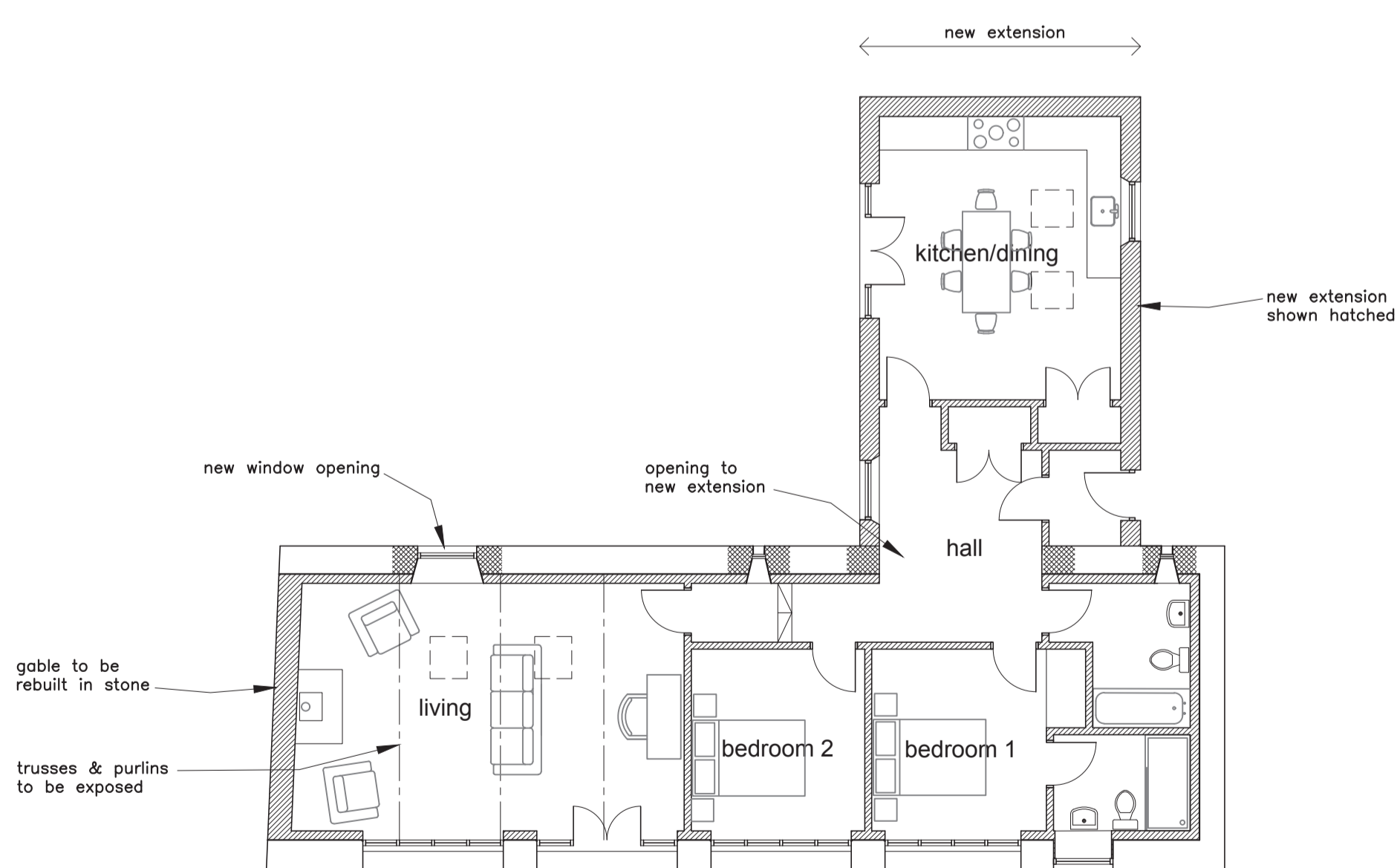
EAST ELEVATION



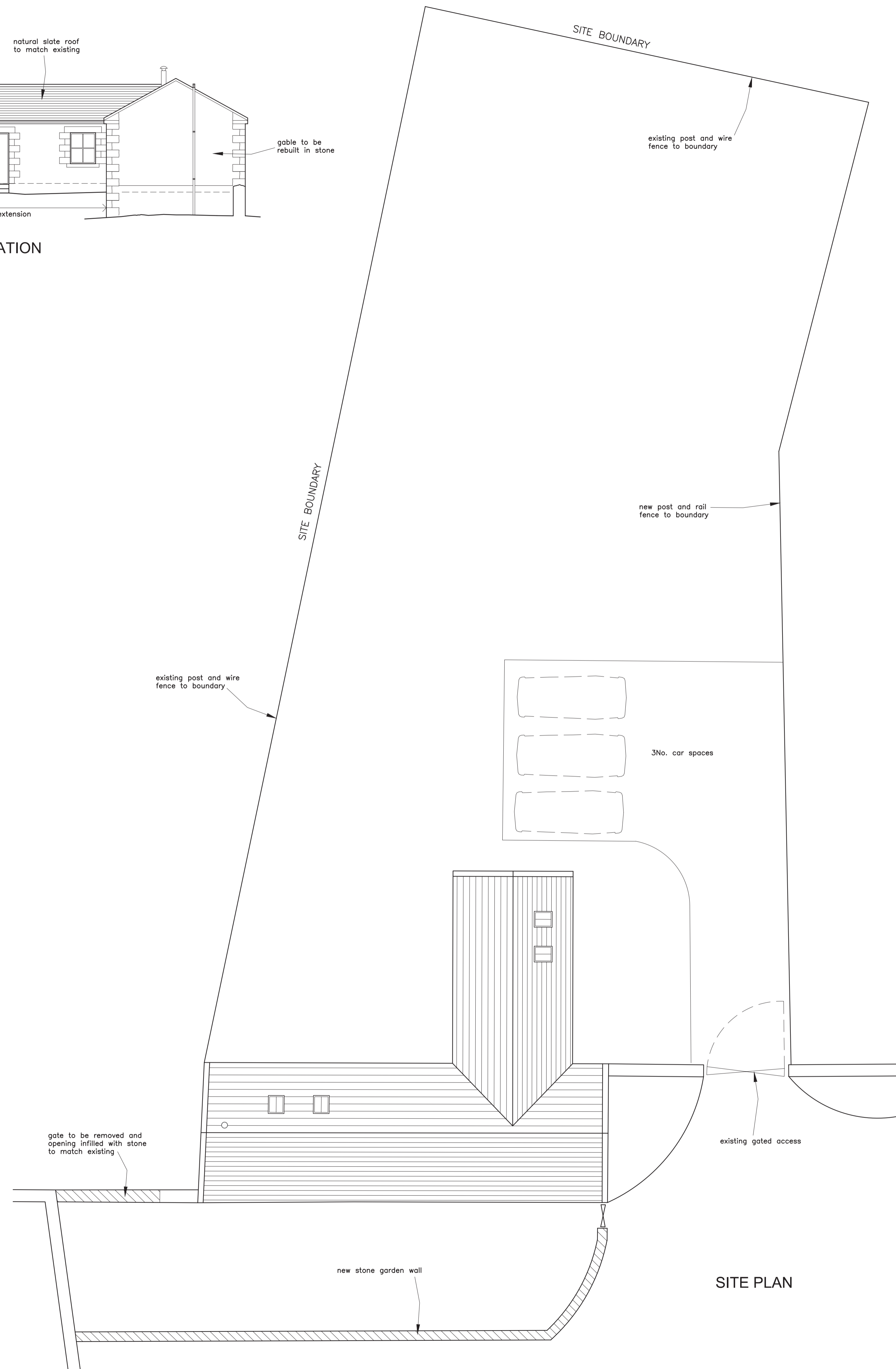
SOUTH ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN



SITE PLAN

PRELIMINARY COPY



NORTH



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Greensfield Farmhouse, Alnwick
Development of Farm Steading
Unit 5

AS PROPOSED
PLANS & ELEVATIONS

Drawing no: DJD/573/15 Rev:
Scale:1:100@A1, 1:200@A3 Date:14:08:15

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Tel/Fax: 01665 589249 Email: info@darcy-architects.co.uk

NOTES

Unit 6 193sqm 4 Bedroom single storey

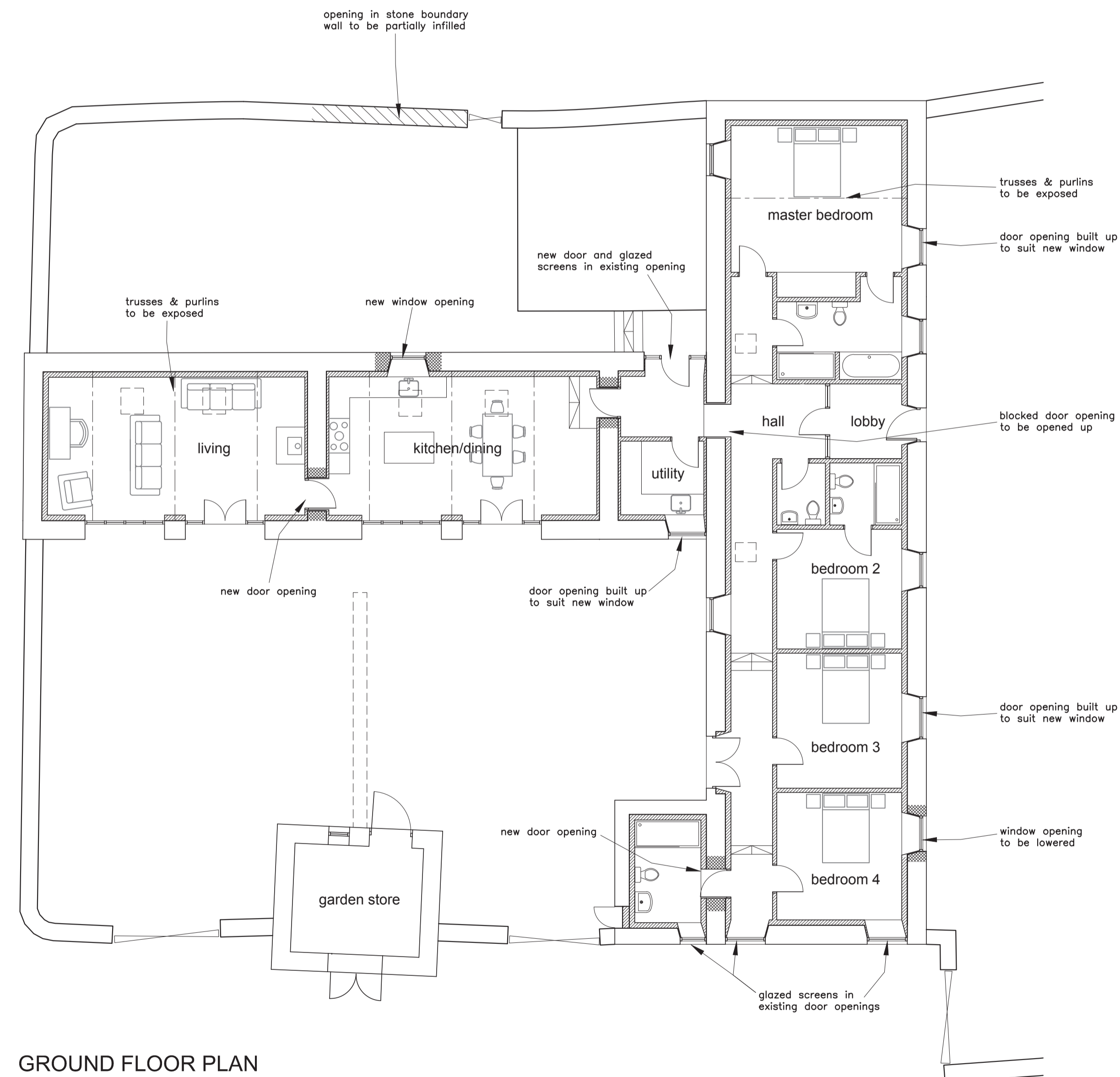
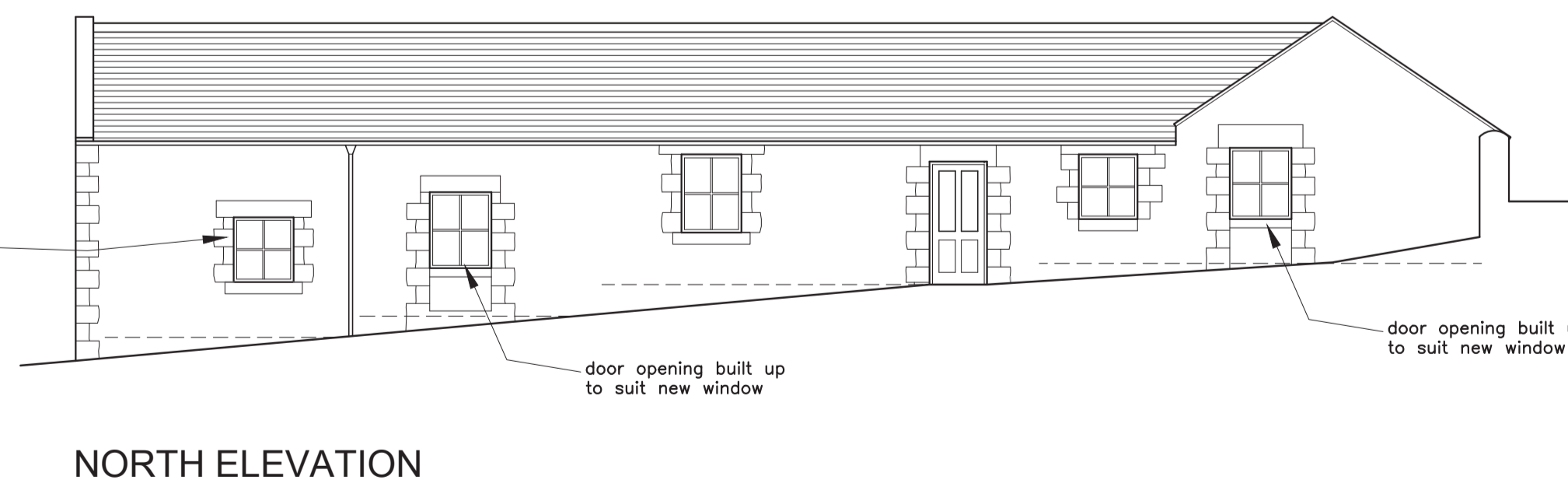
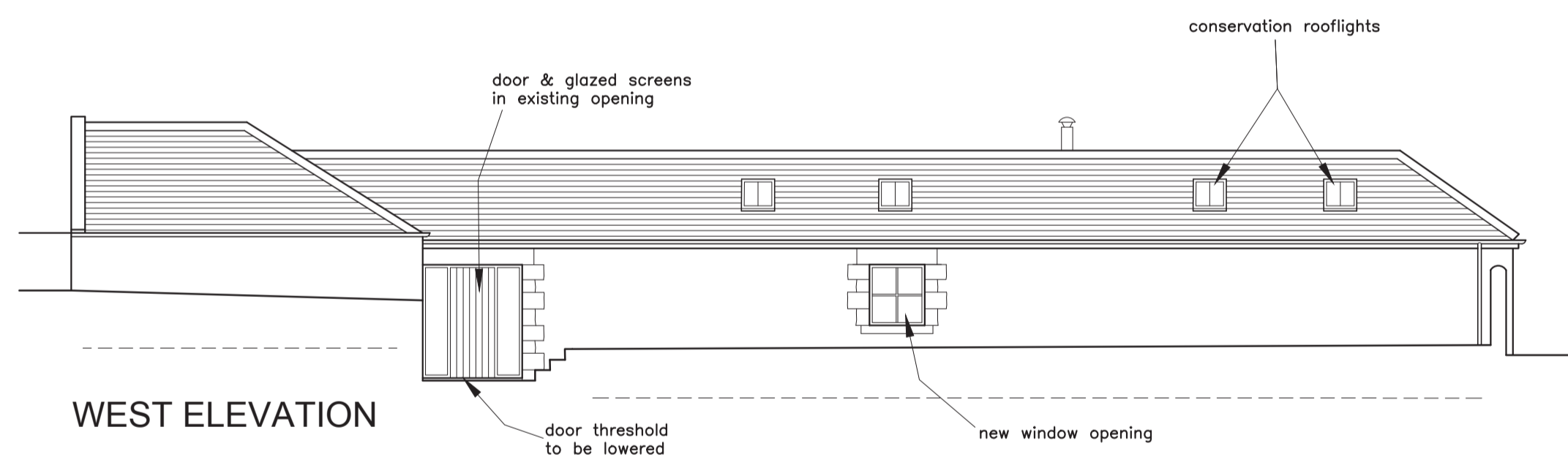
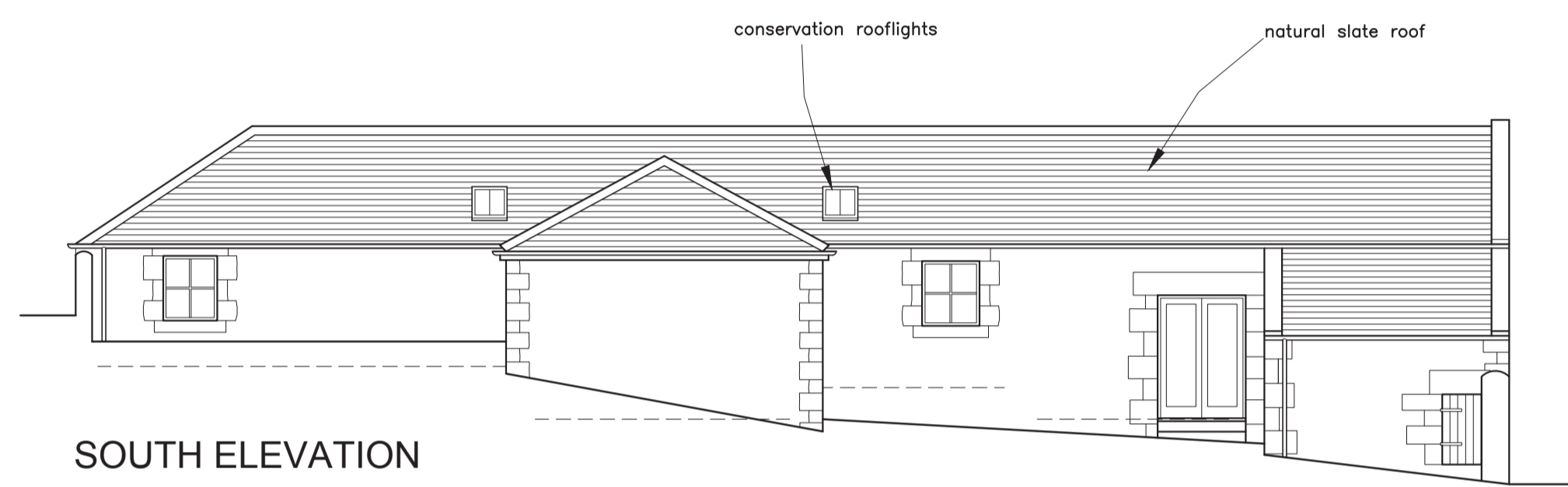
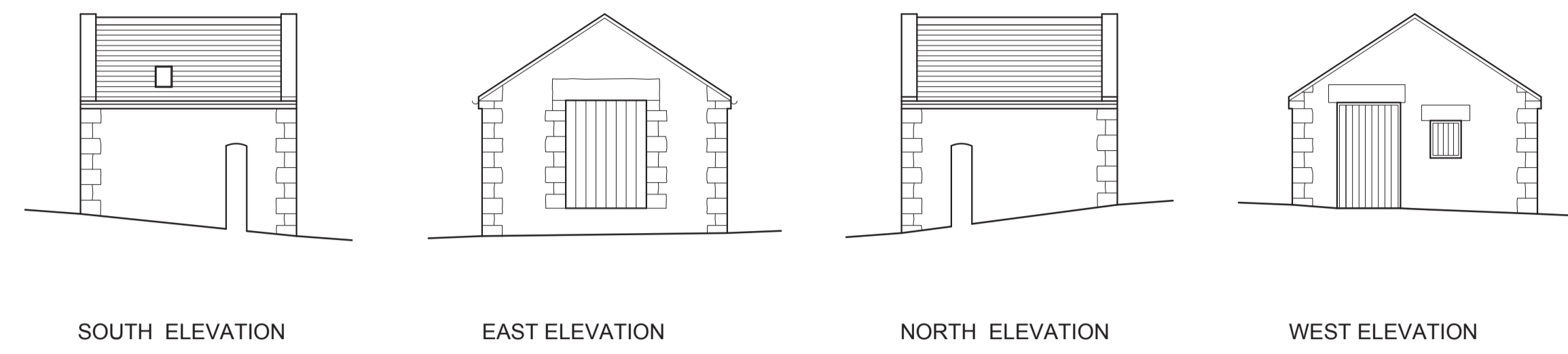
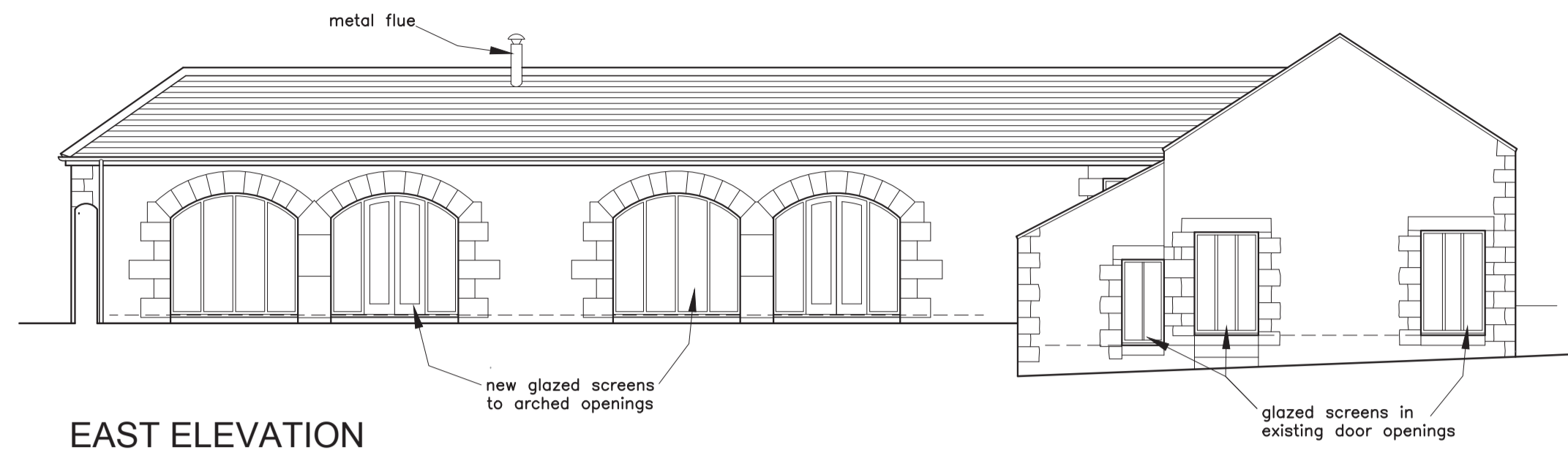
Roof: All roofs to be reroofed with salvaged natural slate/new slates to match existing. Rooflights to be conservation pattern.

Walls: New openings to have dressed stone lintol, quins & cills to match existing. Make good adjacent demolitions using salvage stone and repoint where required.

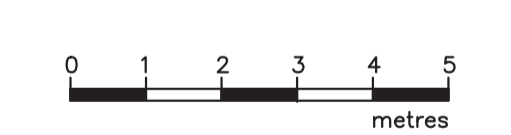
Windows: Treated sw windows and doors with microporous paint finish.

 new wall linings & partitions

 new openings



PRELIMINARY COPY



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Greensfield Farmhouse, Alnwick Development of Farm Steading Unit 6
AS PROPOSED PLANS & ELEVATIONS
 Drawing no: DJD/573/16 Rev:
 Scale:1:100@A1, 1:200@A3 Date:14:08:15
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APPENDIX II: WRITTEN SCHEME OF INVESTIGATION

Addendum to the Written Scheme of Investigation for a Heritage Statement and Impact Assessment of Greensfield Farm, Alnwick, Northumberland



1.1 An addendum to the agreed Written Scheme of Investigation (WSI) for a Heritage Statement and Impact Assessment of Greensfield Farm, Alnwick, Northumberland was requested for the following two reasons.

- A change in the design proposals resulted in a change to the proposed redline boundary for the site
- New guidance documents for the completion of heritage assessments and setting studies were produced between the agreement of the WSI and the final production of the assessment.

1.2 The new redline boundary for the site is detailed in Figure 1 and covers an areas of c.0.8 ha.

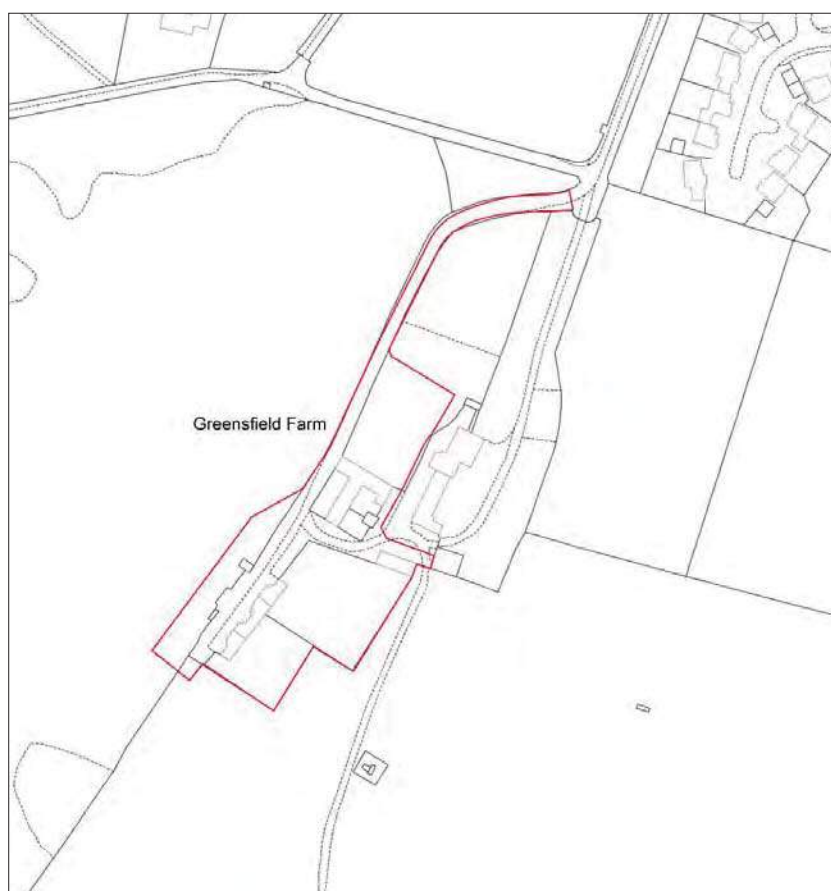


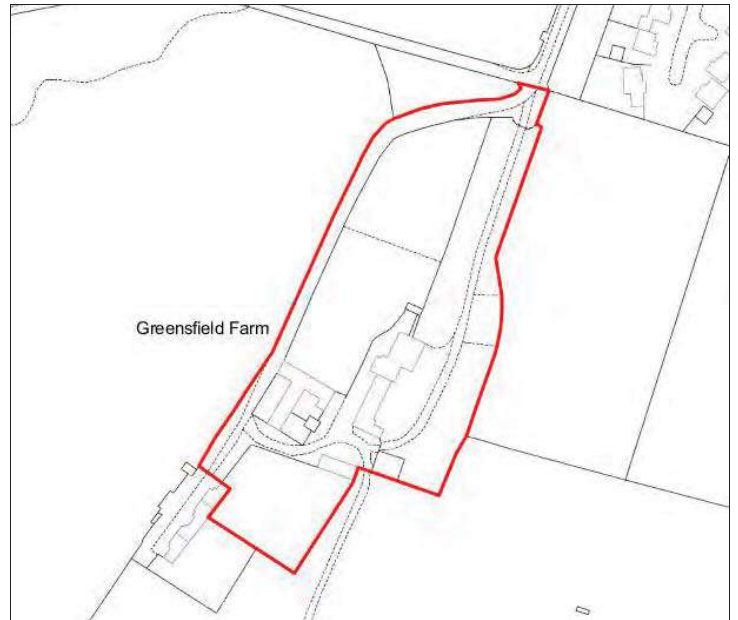
Figure 1: Detailed location plan of proposed development (Ordnance Survey data copyright OS, reproduced by permission, Licence no. 100045420).

1.3 The updated guidance documents are listed below. The heritage statement and impact assessment will be prepared in accordance with these guidance documents, together with guidance documents listed in the original WSI that are still applicable.

Department for Communities & Local Government (DCLG). 2014. *Planning Practice Guide; Conserving and Enhancing the Historic Environment*. London, TSO.

Historic England. 2015. *The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning: 3*. Swindon, Historic England.

A WSI for a Heritage Statement and Impact Assessment of Greensfield Farm, Alnwick, Northumberland



July 2014

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A WSI for a Heritage Statement and Impact Assessment of Greensfield Farm, Alnwick, Northumberland

July 2014



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1 ARCHAEOLOGICAL BACKGROUND

The proposed development site lies to the south of Alnwick at Greensfield Farm, between the A1 and Alnwick Golf Course. It is centred on NGR: NU 18345 11970 (Figure 1). There are four Grade II Listed Buildings within the 'redline boundary' (hereafter RLB), namely Greensfield Farmhouse with Attached Wall to North (NHLE: 1042020), Outbuilding Range to North of Greensfield Farmhouse (NHLE: 1051081), Farm buildings with Attached Walls South West of Greensfield Farmhouse (NHLE: 1371049), and a Shelter Shed 30 Metres South of Greenfield Farmhouse (NHLE: 1042021).

The land immediately to the south of the proposed development has recently been granted planning permission for a housing development. A desk-based assessment and heritage statement was prepared as part of the planning application for that permitted development. It included setting impacts upon the Grade II Listed buildings forming the focus of the present assessment. A further planning application has been submitted for the conversion of an associated steading to the south-west of the RLB. A desk-based assessment was prepared as part of the planning application for that proposed development which included setting impacts upon the Grade II Listed buildings forming the focus of the present assessment.

The present assessment is an adjunct to this previous work, focusing on the farmstead comprising Greensfield Farm. The proposed development will consist of the refurbishment and conversion of the Grade II Listed Buildings to residential use and the potential erection of a small number of new-build structures within the farmstead.

2 SCOPE OF THE PROJECT

2.1 Study Area

The heritage statement will be focused on assessing the heritage significance and sensitivity of the existing buildings within the RLB. Given that a desk-based assessment has previously been prepared for land immediately adjacent to the RLB, a study area of 500m is deemed appropriate to assess the potential impacts of the proposed development. This study area has been agreed with Northumberland County Council's Assistant County Archaeologist prior to the commencement of research.

2.2 Objectives

The objectives of the Heritage Statement and Impact Assessment are as follows:

- ◆ to collate and assess existing information about the historic environment features within the RLB with a particular focus on assessing the condition, quality, extent and significance of the standing buildings.
- ◆ to provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular



investigative techniques in order to aid the formulation of any necessary mitigation strategy, including building recording, evaluation, excavation, and/or preservation of archaeological remains.

- ◆ to identify significant fixtures and fittings within the standing buildings which could be impacted upon by the proposed development.
- ◆ to provide an assessment of potential impacts to the settings of cultural heritage assets of the proposed development having regard to the English Heritage setting guidance at:
<http://www.english-heritage.org.uk/publications/setting-heritage-assets/>
- ◆ to assess the potential state of preservation for any archaeological deposits that may exist within the RLB.
- ◆ to assess the extent of any ground disturbance associated with any previous intrusive development and the potential archaeological implications of any potential development or conversion proposal.

2.3 Methodology

In order to meet the aims outlined above, the following sources of information will be consulted

- ◆ The Northumberland Environment Record (HER) for information regarding known archaeological remains, previous archaeological investigations and an extract from the Northumberland Historic Landscape Characterisation (HLC) is available.
- ◆ The online National Heritage List for England (NHLE) maintained by English Heritage for information regarding designated assets, as well as their downloadable GIS datasets of Scheduled Monuments, Listed Buildings, Registered Parks and Gardens of Historical Interest, Registered Battlefields, and World Heritage Sites.
- ◆ Northumberland Estates' Archives for any relevant historic documents.
- ◆ Alwick Library-Local Studies for any relevant historic documents.
- ◆ Northumberland Archives at Woodhorn for any relevant historic documents.
- ◆ The previous desk-based assessment conducted by Archaeological Services Durham University for land immediately adjacent to the RLB.
- ◆ The Extensive Urban Survey of Alwick (NCC and EH 2009).
- ◆ Relevant historical Ordnance Survey and pre-Ordnance Survey mapping.
- ◆ Any geotechnical information that is available for the site.
- ◆ The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).



- ◆ Any other relevant books and journals that are identified in the course of the data collection.
- ◆ A site walkover to validate the results of the baseline data collection, to determine whether any hitherto unrecorded sites may survive within the proposed development area, and to identify any potential issues regarding the setting of heritage assets.

3 REPORT

The report that will be produced will conform to best practice as detailed in the Institute for Archaeologists *Standards and Guidance for Archaeological Desk Based Assessment* (2012), and will also be carried out in accordance with National Planning Policy as enshrined in the *National Planning Policy Framework* (March 2012) with reference to the retained *PPS5 Practice Guide*.

Figures to accompany the report will include:

- ◆ A location plan of the site.
- ◆ Where copyright allows, relevant historic mapping identified during the course of the assessment will be reproduced with the site location depicted.
- ◆ Separate plans with the extent of the proposed development area showing the location of all identified designated and non-designated remains.

An assessment of the significance of any identified assets that would be impacted by the development will be presented, and recommendations for building recording, evaluation or mitigation will also be discussed.



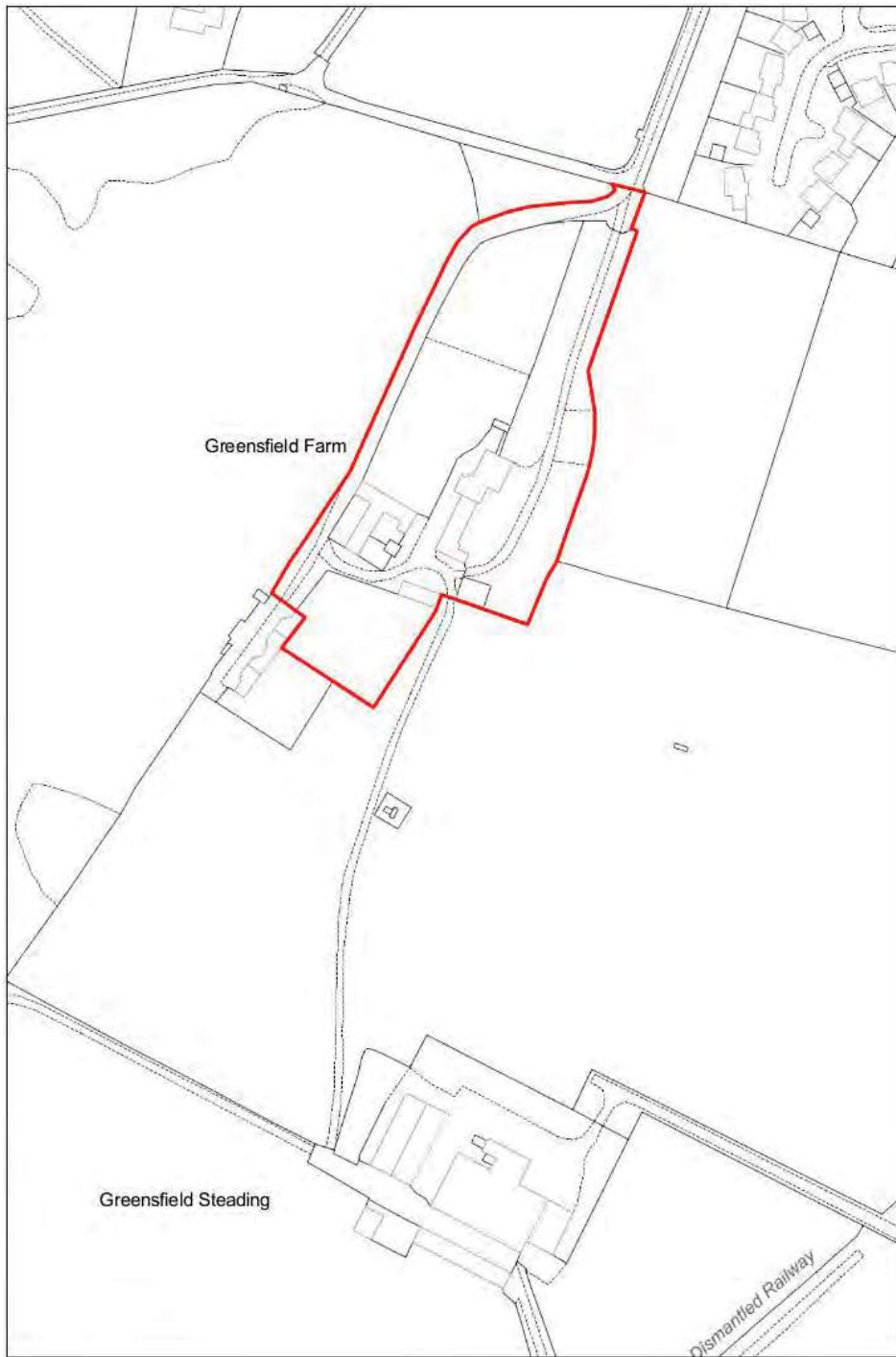


Figure 1: Site Location (Ordnance Survey data Copyright OS, reproduced by permission, Licence No. 100045420)