

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Maple Oak Living Limited and Redfern
Properties (Bellingham) Ltd

Former Auction Mart
Bellingham
Northumberland

heritage assessment and archaeological
desk-based assessment

report 5582
July 2021

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1. Summary

- 1.1 This report presents the results of a heritage assessment and archaeological desk-based assessment, conducted in advance of a proposed development at the former Auction Mart, Bellingham, Northumberland.
- 1.2 The works were commissioned by Maple Oak Living Limited and Redfern Properties (Bellingham) Ltd and conducted by Archaeological Services Durham University.
- 1.3 The remains of the Hareshaw Ironworks scheduled monument are located approximately 175m to the north-east of the site. As a scheduled monument, the remains are of national importance. The impact of the development on the setting and significance of the asset has been assessed: no impact has been identified.
- 1.4 There is no direct evidence for prehistoric or Roman activity within the site, but the presence of activity in the surrounding vicinity indicates that there is some limited potential for an as yet unidentified resource to exist.
- 1.5 The site would have been located away from the focus of medieval and post-medieval settlement and may have been under cultivation in these periods: possible post-medieval remains relating to this are visible in LiDAR data in the north-west part of the site.
- 1.6 The Auction Mart was built on the site in the late 19th century and expanded across the centre of the site into the 20th century. The concrete bases of the animal stalls and associated structures can be observed across the site. Geotechnical records indicate that the construction of these has caused a limited level of truncation to underlying deposits.
- 1.7 The proposed development has the potential to impact upon any archaeological resource that may be present through ground reduction and the construction of foundations and associated services.
- 1.8 Archaeological evaluation trenching within the development site is recommended, in order to establish the nature and extent of any archaeological resource present which may be impacted upon.

2. Project background

Location (Figures 1 & 2)

- 2.1 The site is located at the former Auction Mart, Bellingham, Northumberland (NGR centre: NZ 8382 8348). It is roughly rectangular in plan, and covers an area of approximately 1.87ha.

Development proposal (Figure 3)

- 2.2 A residential development with associated services, access and green space is proposed.

Objective

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological resource within the proposed development area, so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. In addition the significance of the heritage assets on or in the vicinity of the site, and the potential effect of the development upon them, was considered.

Methods statement

- 2.4 The works included the study of pertinent cartographic and other historical sources, records of previous archaeological interventions and sites listed in the Historic Environment Record (HER) within 1km of the proposed development area. HER references are given in brackets throughout the text of this report, and are listed in the Appendix. A walk-over survey was also conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource and to assess the potential impact of the development on any heritage assets in the vicinity. A *pro forma* recording sheet was completed.

Planning guidance

- 2.5 This assessment and its recommendations are a considered response to the proposed development in relation to Government policy, as it is set out in the *National Planning Policy Framework*.

Dates

- 2.6 The field visit took place on 16th June 2021. This report was prepared for June 2021.

Personnel

- 2.7 Research was conducted and this report prepared by Catrin Jenkins, with graphics by David Graham.

OASIS

- 2.8 Archaeological Services Durham University is registered with the **Online Access to the Index of archaeological investigationS project (OASIS)**. The OASIS ID number for this project is **archaeol3-424440**.

3. Heritage planning policies and guidance

National policy and guidance

- 3.1 The National Planning Policy Framework (NPPF) was issued in 2012 and last revised in July 2021. It outlines the Government's planning policies for England with regard to the protection of all heritage assets and how these are applied. The framework is intended to be used in conjunction with local plans. It is supported by planning practice guidance. This report has been conducted with regard to chapter 16 of the guidance, *Conserving and enhancing the historic environment*. Of particular relevance are the following parts of the framework:

194. 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.

195. 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.

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

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

199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

203. 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.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Planning Practice Guidance (PPG)

- 3.2 Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.
- 3.3 Significance in terms of heritage-related planning policy is defined as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. In the planning context heritage interest may be archaeological, architectural, artistic or historic.

archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place, and can symbolise wider values such as faith and cultural identity.

- 3.4 Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.
- 3.5 Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (NPPF paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the

development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

- 3.6 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.7 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.8 The legislative framework has regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving any listed building and its setting, as well as the need to preserve or enhance the character, appearance and setting of conservation areas (s.72 of the Act).

Local policy and guidance

- 3.9 The Northumberland Local Plan is currently under consultation. Policy ENV 7 of the draft Local Plan is concerned with conserving and enhancing the historic environment in line with the NPPF. Saved policies outlined in existing planning policy documents are used to guide planning applications. The following saved policies from the Tyndale District Wide Local Plan are relevant to this assessment;

Policy BE25

There will be a presumption in favour of the physical preservation in situ of Scheduled Ancient Monuments and other nationally important archaeological sites. Development, which would be detrimental to these sites or their settings, will not be permitted.

Policy BE27

Development, which would be detrimental to regionally or locally important archaeological sites or their settings, will not be permitted unless the proposed development is considered to be of overriding regional importance and no alternative site is available.

Policy BE28

Where it is not clear how important an archaeological site is, or where the impact of a development proposal on an existing archaeological site is uncertain, the developer will be required to provide further information in the form of an archaeological assessment and, where such an assessment indicates that important archaeological remains may be affected, a full archaeological evaluation.

- 3.10 The Tyndale Local Development Framework Core Strategy (2007) contains the following policy excerpt which is of relevance to this assessment:

Policy BE1

- a) Conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas.

Historic England guidance

- 3.11 Historic England's Conservation Principles: policies and guidance for the sustainable management of the historic environment provides guidance on all aspects of the historic environment and combines its protection with the economic and social requirements of the public. It acknowledges that the historic environment is fundamental to England's cultural heritage and sense of identity, and should be recognised as a non-renewable resource sustained for the benefit of present and future generations.
- 3.12 Historic England's Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets (Historic England 2019) reflects the revised PPG and provides information on the analysis and assessment of heritage significance in line with the NPPF. Also pertinent to this heritage statement is Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets (2017).

4. Site description

Geology and soils

- 4.1 The underlying solid geology of the area comprises Carboniferous sandstone of the Tyne Limestone Formation, which are overlain by Devensian dicamiction till formed in the Quaternary period (www.bgs.ac.uk).
- 4.2 Geotechnical investigations over the site were conducted by Ergo (2019). Made ground was encountered within 16 boreholes locations to depths of between 0.10m and 0.60m bgl and to a depth of 1.60mbgl in one borehole in the north of the site. Made ground in the centre of the site comprised concrete overlying gravel subbase to general depths of 0.20m bgl. Made ground encountered elsewhere predominately comprised reworked topsoil deposits overlying gravelly sand with infrequent brick or concrete fragments. Nothing of archaeological significance was identified in the borehole logs.

LiDAR data and satellite images (Figure 4)

- 4.3 The outline of the former auction mart buildings and enclosures are visible in the data. Earthworks in the north-west part of the site may reflect straight and narrow cultivation remains of post-medieval date which predate the auction mart. The structures are also visible on historic satellite images from 2002 to 2019, with the mart shown as disused from 2009.

Site and landscape as existing (Figure 2)

- 4.4 Photograph locations are given on Figure 2. The proposed development area was level with a mean elevation of approximately 125m OD. The site is within the Border Moors and Forests National Character Area, a sparsely populated upland landscape containing the valleys of the Rivers North Tyne and Rede. The uplands contain hay meadows, scattered farmsteads and woodland copses (Natural England 2013). Bellingham lies between the Hareshaw Burn to the east of the site and the River

North Tyne to the south. The site is to the west of the High Street; there is open land to the north and residential areas to the west and south.

- 4.5 The site is bounded by wooden fencing and there is a band of trees along its northern edge (Photographs 1 to 3). In the centre of the site are the concrete bases of the former auction mart; these are surrounded by areas of overgrown grass which would obscure slight earthworks if they were present (Photographs 4 & 5). The ground is generally level across the site aside from along part of the northern edge where the elevation rises up to the roadway embankment.

5. Historical and archaeological development

Previous archaeological works

- 5.1 Although no previous archaeological works have been identified within the proposed development area, Bellingham has been the subject of an English Heritage Extensive Urban Survey (Northumberland County Council 2009). The survey detailed the historical and archaeological development of Bellingham and assessed its archaeological potential within the context of national and local planning frameworks.
- 5.2 Approximately 170m to the south of the site, a watching brief (E13998) recorded no features or finds of archaeological significance. Another watching brief (E14539) also to the south of the site at Desmesne Farm recorded nothing of particular archaeological significance.
- 5.3 Some 200m to the east of the site at the Hareshaw Ironworks, trial trenching (E13742) recorded features associated with the industrial complex, suggesting extensive and well-preserved buried remains. At the north end of the Hareshaw site a field survey (E12212) was conducted at the former ironworks dam.
- 5.4 A scheme of geophysical survey (E15875) and trial trenching (E15931) approximately 500m to the east of the site on land at Noble Street recorded medieval / post-medieval cultivation.

The prehistoric and Roman periods (up to 5th century AD)

- 5.5 There is no recorded evidence for an archaeological resource of prehistoric or Roman date within the site. Evidence for prehistoric activity in the wider study area is denoted by artefactual material. This includes a Neolithic polished axe (HER 7986) from Shaw farm located approximately 700m to the west of the site. A further two axes (HERs 7984 & 7988) dating to the Bronze Age have been found at Bellingham to the south of the site. An Iron Age gold armband (HER 7987) was also found close to Bellingham and is recorded within the study area. Directly to the south of the site boundary a late Iron Age / Roman mount (PAS ref. NCL-D75670) was found during metal detecting.
- 5.6 The major Roman road of Dere Street is located over 5km to the east of the site and a series of forts and camps were located along its route. Closer to Bellingham in the valley of the River Rede, several Romano-British settlements have been identified suggesting widespread landuse and management in the period. Within the study area a Roman coin (HER 7990) was found in the garden of Treeton House on Reedsmouth Road in Bellingham. The Portable Antiquities Scheme (PAS) has

recorded a hoard (PAS ref. NCL-7CD83E) of Roman objects found during metal detecting some 720m to the south-west of the site. The hoard contained coins, jewellery and other miscellaneous objects.

The medieval period (5th century to 1540)

- 5.7 The Bellingham place-name is Old English in origin and is suggestive of an early medieval foundation to the settlement. It combines *belle* (bell / bell-shaped hill), *-ing* (place-name forming suffix) or *-ingas* (people of), and *hām* (village / village community / manor / estate / homestead) which has been translated as either, 'homestead/village of the bell-shaped hill dwellers' or 'bell-shaped hill homestead/village' (<http://kepn.nottingham.ac.uk>).
- 5.8 Bellingham is recorded in the 12th century when it appears to have been divided by the Hareshaw Burn. On the west bank the medieval settlement (HER 8047) is conjectured around the Church of St. Cuthbert, while on the east bank, the medieval settlement (HER 8048) may have been centred on a manorial seat with a demesne farm. Bellingham was part of the Liberty of Tynedale which from 1158 was held by the Scottish Crown and administered through the principal manor of Wark (Northumberland County Council 2009, 8). In 1279 two thirds of the manor were held by the Bellingham family and one third by the King of Scotland (Ibid).
- 5.9 A motte and bailey castle (HER 7979) was built by the Bellingham family in the early 12th century. A low mound on the east bank of the Hareshaw Burn some 240m to the south-east of the site is suggested as the site of the castle. A stone fortified house would have been in existence by the later 13th century when William de Bellingham was the sheriff of Tynedale.
- 5.10 The town also contained a mill (HER 8025) in the medieval period; this was documented in 1236 when the Bellingham family paid rent for the property to the Scottish king. There may have been a 12th century church on the site of the 13th century Church of St Cuthbert (HER 799; LB 1370442). St Cuthbert's Well (HER 79836; LB 1153901) is recorded at the church in the mid-12th century and a 12th/13th century grave marker (HER 7992) found in the town probably derives from the church. Bellingham served as a market (HER 8046) in the period for the local area and the triangular open space in front of the church is conjectured as the market boundary. The North Tyne was forded (HER 8049) near the town and there was also a bridge (HER 8024). The development site is outside the known location of the medieval town and is likely to have been exploited for agriculture in the period.

The post-medieval period (1541 to 1899)

- 5.11 Bellingham was not part of the rest of Northumberland until the late 15th century and grew little in the later medieval period. In the early post-medieval period Bellingham remained as a centre for the surrounding smaller rural settlements, although it did not develop significantly until the 19th century (Northumberland County Council 2009, 11).
- 5.12 Bellingham is recorded on Armstrong's map of Northumberland in 1769 (Figure 5) which shows development either side of the High Street to the north of the River North Tyne and west of the Hareshaw Burn. The church is shown to the south of the town and a long market place is shown. The town probably did not extend beyond

King Street by the date of the map and the development site is shown in open land just to the north.

- 5.13 In the early 19th century access routes to Bellingham were improved and Bellingham Bridge (HER 8002; LB 1044990) was built in 1834 on the road to Hexham. A tollhouse (HER 8006; LB 1370455) was built on the bridge end. In 1839 the Union Workhouse and mortuary building (HER 8034) were built.
- 5.14 By the middle of the century the town's largely agricultural economy was altered by the establishment of the Hareshaw Ironworks (HER 7993; SAM 1006424). The works were set up to the north of the town around 1838 by Messrs Bigge and Partners; additional blast furnaces were added in 1840. Coal was brought to the site from the Palshetts coal field and a waggonway (HER 8038) was constructed to carry ironstone from mine levels (HER 8035-6) in the hills north of Bellingham and from Redesdale Common. The works and associated infrastructure included coke ovens, workers housing (HERs 8030-3), offices, stables, coal stores, a joiners shop, smithy, waste heaps and a dam. A mechanics institute (HER 8040) associated with the ironworks was built at Bellingham in 1846. The works changed hands several times and were disused by 1848, and in decay by the 1860s. Some of the ironworks buildings were re-let as a tilery (HER 8039) in 1855. Surviving remains of the ironworks comprise the main blast furnace, largely covered by a modern factory, and part of a dam across the Hareshaw Burn. Earthwork remains include a tramway formation, the collapsed coke ovens, the blowing engine house and water wheel. The lower parts of the furnace stack, and the foundry yard survive. Material salvaged from the demolished ironworks may have been reused in the agricultural buildings of Foundry Farm. Part of the site is scheduled.
- 5.15 The development site is recorded in detail on the Bellingham tithe plan of 1845 (Figure 6) within a single large field. A house is depicted to the east of the field and the town and market place is shown to the south. The map also records the Desmesne Farm (HER 8042), which may have originated in 1600, to the east of the site, and the Rectory (HER 8020; LB 1044969) to the west of the town. To the north of the site, Hareshaw Common (HER 8027) is labelled, which was also recorded in the early 17th century.
- 5.16 The 1st edition Ordnance Survey map of 1860 (Figure 7) records the site within its current boundaries divided across four fields. The site was probably in agricultural use. The Union Workhouse and mortuary (HER 8034) are labelled to the east of the site. In 1862 the Border Counties Railway (HER 27286), which ran between Hexham and Deadwater, was opened to passengers and is shown to the north of the site. A school (HER 8029) was built in 1829 in fields to the north of the site and is depicted on the map.
- 5.17 The 2nd edition Ordnance Survey map of 1897 (Figure 8) records a circular structure labelled Auction Mart in the centre-east part of the site. Field boundaries in the northern part of the site had also been removed. There was no significant change recorded in Bellingham, although some of the former ironworks employees housing had been demolished. A railway station (HER 8001) was built in 1895 at Bellingham and is shown to the east of the town. A Presbyterian Chapel (HER 8005) had been built to the north of the site.

The modern period (1900 to present)

- 5.18 The 3rd edition Ordnance Survey map of 1920 (Figure 9) records two additional small structures had been added to the east of the Auction Mart building within the site. In the south of the site part of the land had been enclosed, perhaps in association with the auction mart.
- 5.19 The 1970s edition Ordnance Survey map (Figure 10) records the Auction Mart with buildings, stalls / stock enclosures and associated infrastructure. The same layout of the Auction Mart is present on later Ordnance Survey mapping and aerial images from 2002 to 2009. The Auction Mart was closed in 2004 and the site has since been disused.

The buildings

- 5.20 There are several buildings listed at Grade II and one listed at Grade I within the village (Appendix 1): these are not considered further because of their lack of interaction with the development site.

Scheduled Ancient Monuments and other Designated Heritage Assets

- 5.21 The Hareshaw Ironworks (SAM 1006424) is located approximately 175m to the north-east of the site. The potential impact on this is considered below.

6. The potential archaeological resource

- 6.1 There is no direct evidence for prehistoric or Roman activity within the site, but the presence of activity in the surrounding vicinity indicates that there is some limited potential for an as yet unidentified resource to exist.
- 6.2 The site would have been located away from the focus of medieval and post-medieval settlement and may have been under cultivation in these periods: possible post-medieval remains relating to this are visible in LiDAR data in the north-west part of the site.
- 6.3 The Auction Mart was built on the site in the late 19th century and expanded across the centre of the site into the 20th century. The concrete bases of the animal stalls and associated structures can be observed across the site. Geotechnical records indicate that the construction of these has caused a limited level of truncation to underlying deposits.

7. Impact assessment

Hareshaw Ironworks

- 7.1 The surviving remains of the Hareshaw Ironworks (SAM 1006424) are located approximately 175m to the north-east of the site. The Extensive Urban Survey notes that; *'The works are a very important example of factory-scale production and development of ironworking, with associated waggonways works buildings, offices and workers' housing in a rural setting. Although the standing remains of the works represent a fraction of the complete complex, the site has great archaeological potential.'* (Northumberland County Council 2009, 17).
- 7.2 The significance of the complex derives from its archaeological remains that survive primarily below-ground or as earthworks and contain important evidence that on

investigation would enable a greater understanding of industrial processes, site layout and the relationship between the different elements of the complex. The site also derives significance from its historical associations with the iron industry and other sites in the area, its documented history, and its importance to the development of Bellingham. As a scheduled monument, the scheduled remains are defined as being of national importance.

- 7.3 As the ironworks do not extend into the development site, there will be no direct impact on the asset resulting from the development. The impact on the setting of the asset needs to be considered, as the setting of the asset can contribute to its significance. In this instance, there is no impact on the aesthetic appeal of the asset; the asset was designed as an industrial complex without reference to the development site. The development site is separated from the asset by distance, buildings, the river and extensive tree bands such that there is no significant interrelation between the two. There is significance derived from the assets setting, in that it has a relationship to associated features in the surrounding landscape. These include the river, where the dam is situated, an important source of power for the ironworks, the outlying ironstone mines to the north of Bellingham, the housing of the manager and officers of the works, and the grass-covered waste heaps on the surrounding hillsides. The development interrupts none of these views and no impact on these assets or its setting has been identified.
- 7.4 It is therefore considered that the proposals would have no impact on the setting or significance of the monument.

Archaeological remains

- 7.5 The proposed development has the potential to impact upon any archaeological resource that may be present through groundworks, including the construction of foundations, roads, and associated services.

8. Recommendations

- 8.1 Archaeological evaluation trenching within the development site is recommended, in order to establish the nature and extent of any archaeological resource present which may be impacted upon.

9. Sources

Cartographic sources

Armstrong, A, A map of the County of Northumberland, 1769
Tithe Award Plan for Bellingham, 1845
Ordnance Survey 1st edition, 25" Northumberland sheet, 1860
Ordnance Survey 2nd edition, 25" Northumberland sheet, 1897
Ordnance Survey 3rd edition, 25" Northumberland sheet, 1920
Ordnance Survey 1970s edition

Other sources

Petts, D, & Gerrard, C, 2006 *Shared Visions: The North-East Regional Research Framework for the Historic Environment*. Durham
Northumberland County Council, 2009 *Bellingham: Northumberland Extensive Urban Survey*. English Heritage

Websites

www.bgs.ac.uk

www.naturalengland.gov.uk

<http://kep.n.nottingham.ac.uk/>

<http://www.heritagegateway.org.uk>

<http://www.magic.gov.uk>

<http://www.nationalarchives.gov.uk>

<http://www.historicengland.org.uk/listing/the-list>

<http://ads.ahds.ac.uk>

<http://www.pastscape.org.uk/>

www.keystothepast.info

<http://www.experiencewoodhorn.com/archive>

<https://communities.northumberland.gov.uk/>

<http://maps.nls.uk>

Appendix 1: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

Historic Environment Record and designated heritage assets

(PRN = Public Record Number, Designation - SAM = Scheduled Ancient Monument, LB=Listed building)

PRN	Designation	Description	Grade	Date
7979		Bellingham Castle		medieval
7983	LB 1153901	Cuddy's or St Cuthbert's Well	II	medieval
7984		Miniature socketed axe from Bellingham		Bronze Age
7986		Polished axe from Shaw Farm		Neolithic
7987		Gold armlet found near Bellingham		Iron Age
7988		Axe from Bellingham		Bronze Age
7990		Coin of Constantine the Great		Roman
7992		Medieval gravemarker		medieval
7993	SAM 1006424	Hareshaw ironworks		post-medieval
7994	LB 1370442	Church of St Cuthbert	I	13th century
8001		Bellingham Railway Station, disused		1895
8002	LB 1044990	Bellingham Bridge	II	1834/5
8005		Presbyterian Chapel		1882/3
8006	LB 1370455	Bridgend toll house	II	1834
8007	LB 1044992	Church of St Oswald	II	1839
8008	LB 1370456	Monument to John Bell c.10 yards (9m) north of St Oswald's Church	II	1847
8009	LB 1044993	St Oswald's Church Hall	II	1849
8010	LB 1153575	Homelea	II	early 19th century
8011	LB 1044996	North View	II	18th century
8012	LB 1153580	Town Hall, Front Street	II	late 19th century
8013	LB 1304200	1 to 3 High Street	II	post-medieval
8014	LB 1304182	1 to 3 King Street	II	19th century
8015	LB 1045000	Lloyds Bank	II	c.1900
8016	LB 1153725	Boer War Memorial Fountain, Manchester Square	II	1902
8017	LB 1044967	Memorial to Gillespie Children c.10 yards south of St Cuthbert's Church	II	mid-18th century
8018	LB 1370443	Memorial To Anne Heslop c.20 yards south of St Cuthbert's Church	II	1721
8019	LB 1044968	Robson Family Memorial c.30 yards South-West of St Cuthbert's Church	II	c.1779
8020	LB 1044969	The Rectory, Tyne View	II	c.1820
8021	LB 1370444	Outbuildings c.10 yards north-east of Bellingham Rectory	II	c.1820
8022	LB 1044970	1 & 2 West View	II	early 19th century
8025		Bellingham Mill		medieval / post-medieval
8026		Roman catholic Chapel, Bellingham		post-medieval
8027		Hareshaw Common		post-medieval
8028		Reeds's School Bellingham		post-medieval
8029		British School, Bellingham		1857
8030		Bellum Brae, Bellingham		post-medieval
8031		Percy Row, Bellingham		post-medieval
8032		Upper Hall Row, Bellingham		post-medieval
8033		Northumberland Row, Bellingham		post-medieval
8034		Union Workhouse, Bellingham		1839
8035		Ironstone mine, Bellingham		post-medieval
8036		Shaft No. 1, Ironstone mine		post-medieval
8038		Waggonway		post-medieval
8039		Tile Works, Bellingham		post-medieval

PRN	Designation	Description	Grade	Date
8040		Mechanics Institute, Bellingham		1846
8041		Methodist church, Bellingham		1896
8042		Demesne Farm, Bellingham		post-medieval
8043		Presbyterian Chapel, Bellingham		c.1800
8044		Bottle Works, Bellingham		19th century
8045		Bridge		early 20th century
8046		Market		medieval / post-medieval
8047		Medieval settlement		medieval
8048		Medieval settlement		medieval
8049		Ford		medieval
8050		1, 2, 3 Front Street		1731
8309		Gravestone		medieval
13400	LB 1044991	Lych gate to Bellingham Cemetery	II	c.1920
14640		Royal Observer Corps Monitoring Post		20th century
20947		Woodcock Hall		post-medieval
27286		Hexham to Deadwater Railway Line		19th century
28291		Bellingham Lock Up House		post-medieval

Portable Antiquities Scheme recorded finds

PAS reference	Description	Date
NCL-D75670	Hoard	Roman
NCL-C1FDDB	Finger Ring	post-medieval
NCL-7CD83E	Buckle	medieval
NCL-D77C94	Key (Locking)	medieval / post-medieval
NCL-D76D47	Mount	late Iron Age / Roman

Previous archaeological interventions

PRN	Description
E13742	Trial trenching: Hareshaw Ironworks
E12212	Field observation: Hareshaw Ironworks Dam
E13998	Watching brief: Bellingham flood defence bank
E14539	Watching brief: Demesne Farm
E15875	Geophysical survey: Noble Street, Bellingham
E15931	Trial trenching: Noble Street, Bellingham



Photograph 1: The site from the High Street, looking north-west



Photograph 2: The northern part of the site, looking north-west



Photograph 3: The southern part of the site, looking north-west



Photograph 4: Concrete surfaces of the former auction mart, looking east



Photograph 5: Concrete surfaces of the former auction mart, looking north

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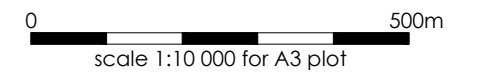
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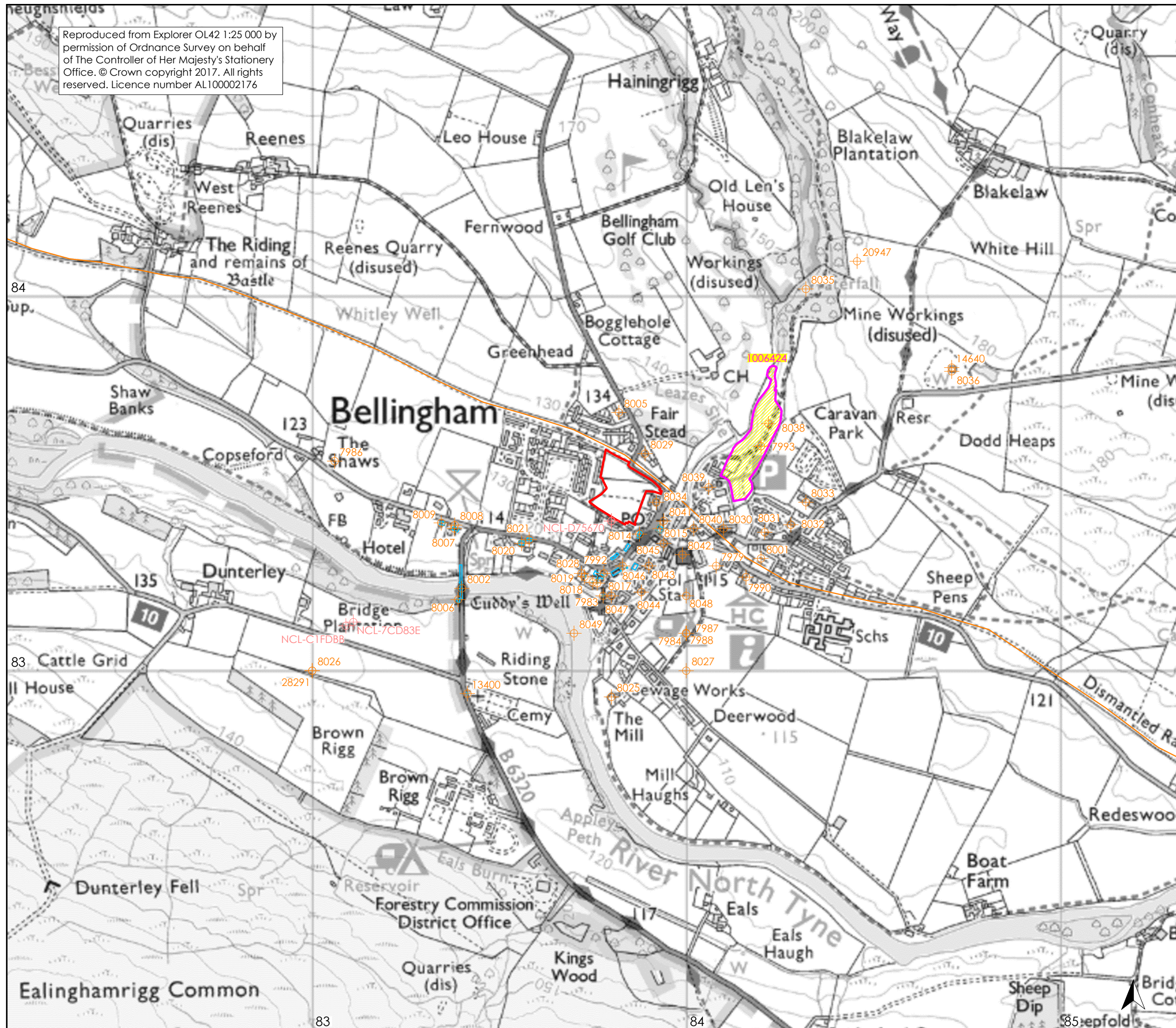
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Figure 1a: Site location and Historic Environment Record



-  site boundary
-  HER site
-  listed building
-  scheduled monument
-  PAS



83

84

85

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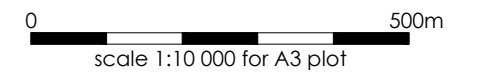
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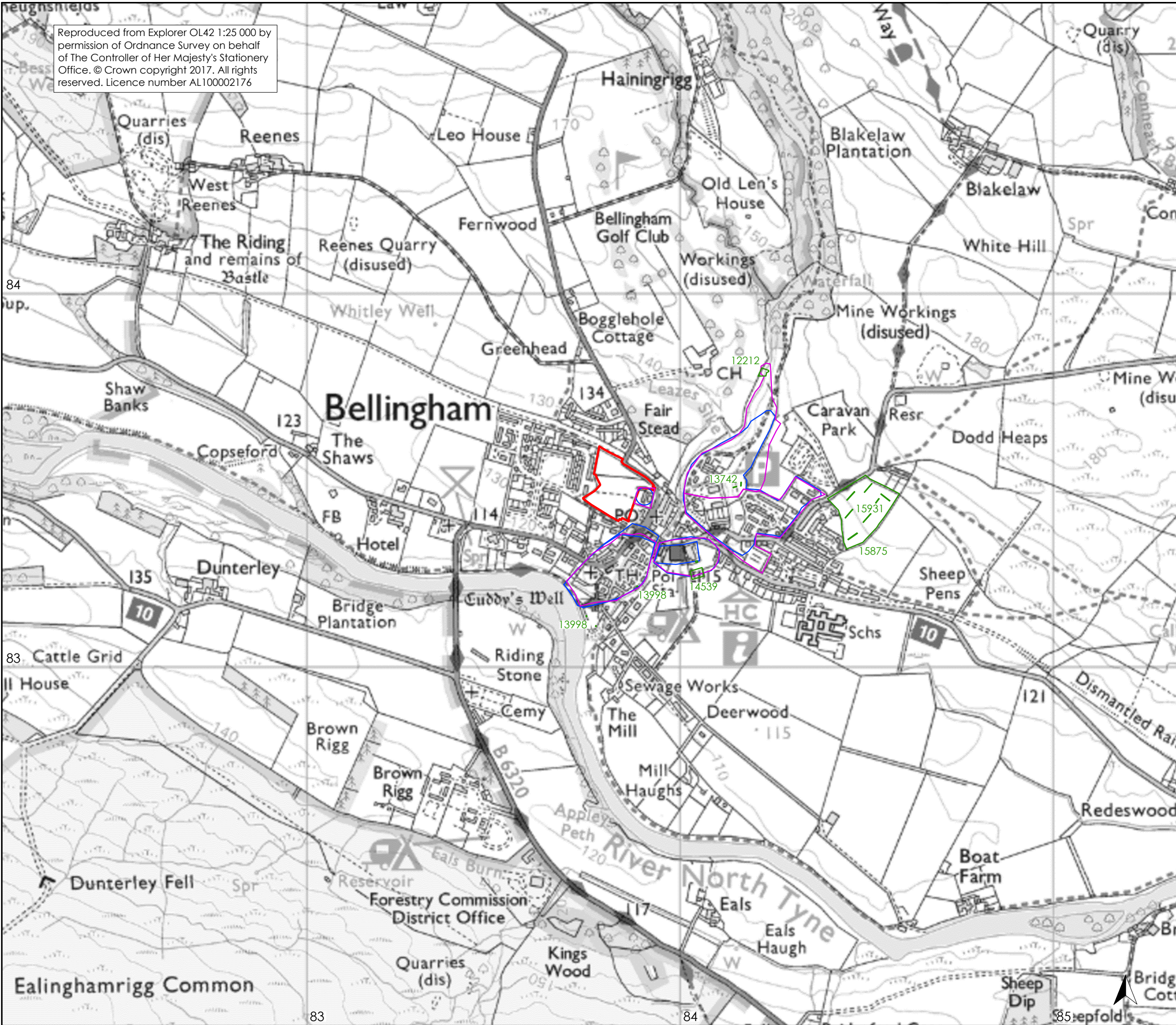
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Figure 1b: Site location and Historic Environment Record



-  site boundary
-  event
-  EUS periods
-  EUS sensitivity



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
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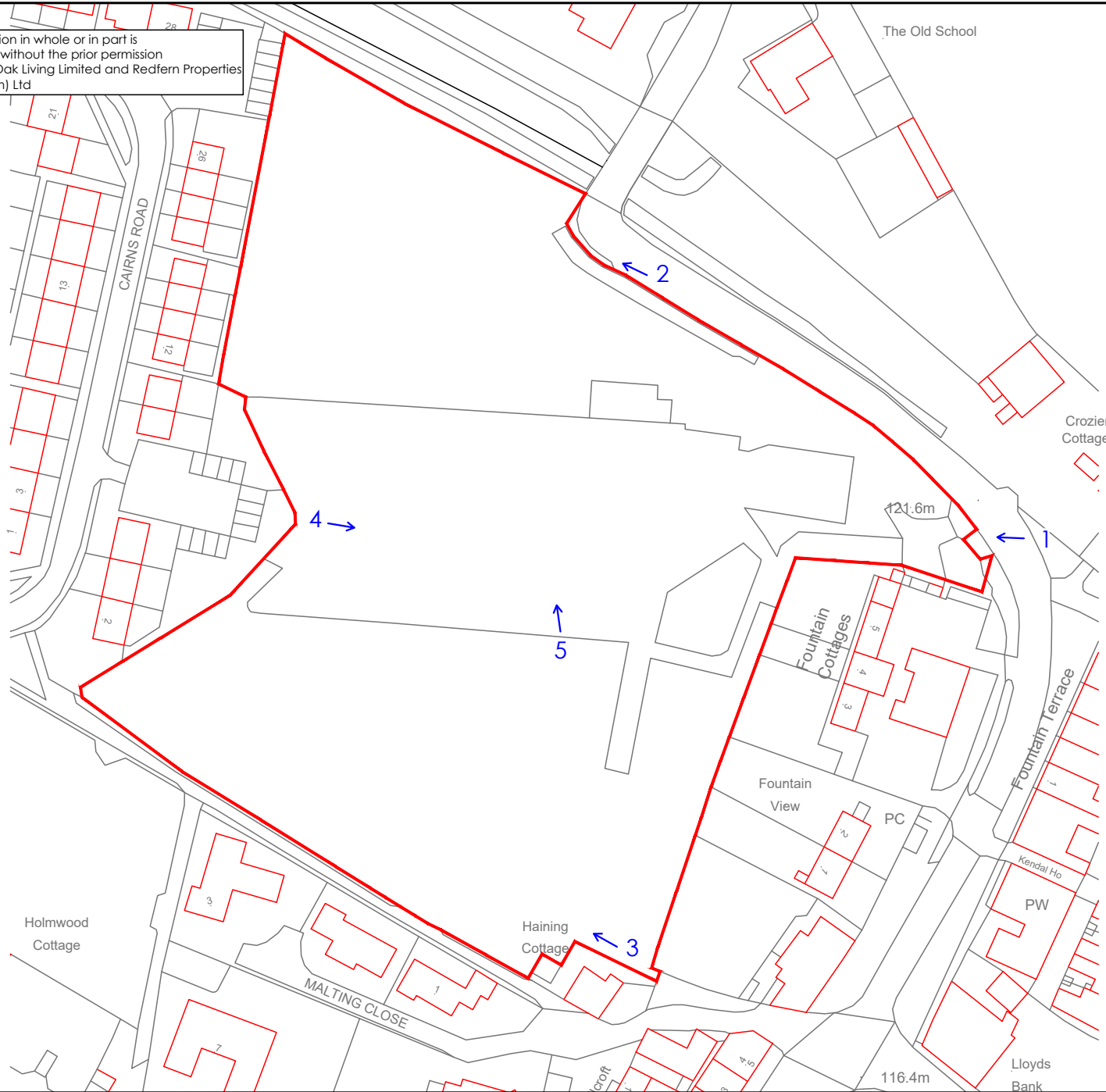
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Figure 2: Site as existing

0 50m
scale 1:1250 for A4 plot

-  site boundary
-  photograph



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
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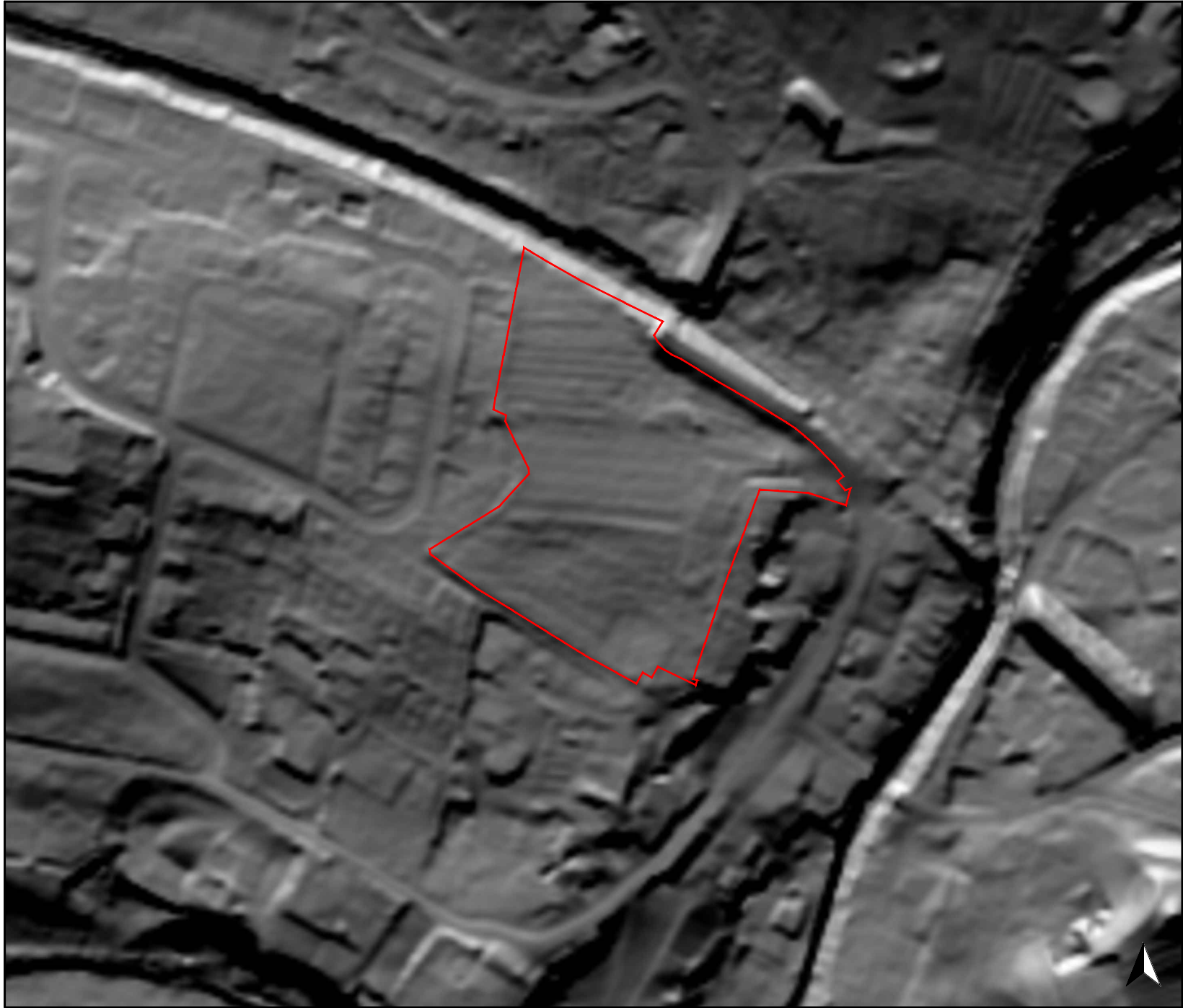
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Figure 3: Proposed development

0 50m
scale 1:1250 for A4 plot

 site boundary





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Figure 4: LiDAR data



site boundary



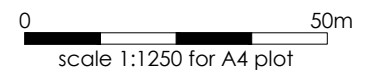
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Figure 5: Extract from Armstrong's
Map of Northumberland, 1769



 approximate location of
the site boundary



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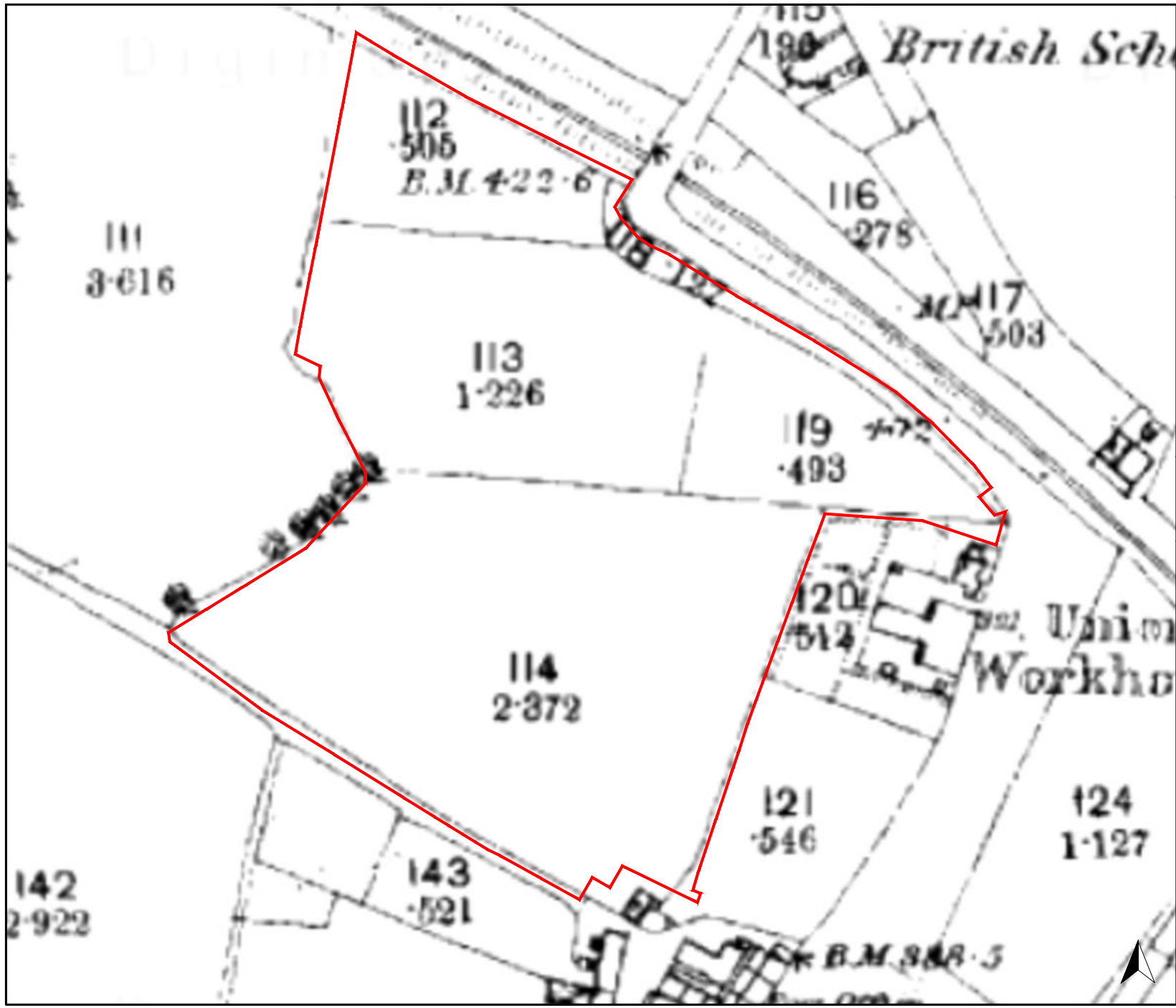
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Figure 6: Extract from the tithe plan
of Bellingham, 1845

0 50m
scale 1:1250 for A4 plot

 site boundary



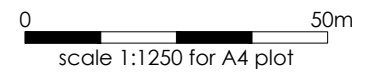


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Figure 7: Extract from the 1st edition
Ordnance Survey map, 1860



 site boundary

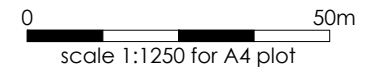


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Figure 8: Extract from the 2nd
edition Ordnance Survey map, 1897



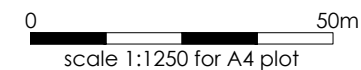


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Figure 9: Extract from the 3rd edition
Ordnance Survey map, 1920



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Figure 10: Extract from the 1970s
Ordnance Survey map

