
39-41 FENKLE STREET
ALNWICK
NORTHUMBERLAND

ARCHAEOLOGICAL ASSESSMENT

SEPTEMBER 2019



Prepared for: <i>Northumbria Property Developments Ltd</i>	By: <i>The Archaeological Practice Ltd.</i>
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Frontispiece: Part of the boundary wall along the south side of the development site, delimiting the ancient burgage plot

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SUMMARY

This report constitutes a desk-based cultural heritage assessment, including a historic building assessment, of a proposed development site at 39-41 Fenkle Street in the historic centre of Alnwick, Northumberland. The appraisal undertaken by The Archaeological Practice Ltd. incorporates an audit of both discrete and more extensive historical landscape components and presents a synthesis of the overall chronology of the defined area in order to identify potential cultural heritage constraints within the area of the proposed development and provide recommendations regarding work required to mitigate the potential impact of the proposed scheme of development.

The report collates evidence from a wide range of sources, including historic maps, secondary historical works, excavation reports and the Northumberland Heritage Environment Record (HER). A site visit was also undertaken. No 39 Fenkle Street itself is a Grade II listed building and is listed in the HER. In addition a further 49 HER sites are listed in the wider study area, including 37 listed buildings within a 100m radius of the development site, which provide contextual information regarding the archaeological and historical development of the area.

It is concluded that the site has the potential to contain significant archaeological remains of early and later medieval and early modern date. Fenkle Street is one of the areas in the historic core of Alnwick where the potential for early medieval settlement alongside important routeways has previously been hypothesised, though there is as yet no secure evidence to confirm the existence of such early medieval settlement in the town.

More certainly, the site occupied by 39-41 Fenkle Street lay in the heart of the medieval borough, with Fenkle Street itself forming one of the main streets surrounding the market area. The outline of the development site represents the eastern half of one of the early burgage plots (plus a small section of the central part of the burgage plot situated immediately to the south). The Fenkle Street frontage would probably have been occupied by a dwelling cum shop or workshop facing on to the market area. Behind, stretching up the slope and then levelling out was the remainder of the burgage plot. This may have accommodated ancillary buildings, craft processing activities and rubbish pits etc. Historic map evidence shows the plot originally extended much further west reaching a total length of c. 80m. However the western half was cut away when the Dukes Memorial Cottages were erected in 1948, removing the area shown as gardens on the 1st to 3rd edition Ordnance Survey maps.

There is no indication that the boundaries of the medieval burgage plot were altered at any stage prior to the mid-20th century remodelling. The plot provided a continuing framework for the early modern occupation of the site, most likely featuring a larger commercial and residential building on the street frontage, with ancillary structures and garden located in the rear of the plot. From the early 19th century onwards the development of the buildings occupying the plot can be traced in some detail through historic maps and the surviving remains of the buildings themselves. The standing buildings are largely of early 19th-century or later date, but elements of earlier (18th-century?) fabric may be preserved in the parts of the rear elevation of the front building and in southern boundary wall.

The development of this site therefore has the potential to impact upon sub-surface archaeological features and deposits associated with medieval and post-medieval occupation of the burgage plot, forming part of the medieval borough of Alnwick. However, the degree of such impact is minimised by the limited extent of the intrusive groundworks required by the scheme. These groundworks

principally comprise the construction of foundations for a single new external wall associated with one of the proposed holiday apartments (Flat 4), plus a new service run. The new wall will be 6.5m in length with the envisaged depth of the footings being 900mm. It is therefore recommended that the impact of the scheme should be mitigated by the excavation, under archaeological conditions, of a single mitigation trench extending the full length of the new wall's location, plus monitoring of all other groundworks associated with the scheme.

1. INTRODUCTION

1.1 Purpose of Assessment

This assessment, prepared by The Archaeological Practice Ltd., has been commissioned to accompany an application for development of 39-41 Fenkle Street in the centre of Alnwick, Northumberland. The purpose of the assessment is to inform the planning process regarding cultural heritage significance of the site and the likely or potential impact upon the cultural heritage resource of the proposed development. The study represents the first stage in a programme of archaeological work which may subsequently include evaluation and mitigation works.

1.2 Planning Background

The *National Planning Policy Framework – NPPF (MHCLG 2019)* enables planning authorities to request assessments of archaeological potential in order to ascertain the nature and extent of any remains likely to be impacted by development, and inform upon appropriate mitigation measures. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (NPPF – see *MHCLG 2019, 5*), which effectively means that local planning authorities should positively seek opportunities to meet the development needs of their area; and will tend to favour granting planning permission to developments which meet this criteria, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

NPPF 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” (MHCLG 2019, Note 190).

The NPPF makes it clear that the significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting. Although consideration of setting is somewhat subjective and necessarily a matter of informed judgement, guidance is provided to assist decision-making by ensuring it takes place within a clear framework and is as transparent and consistent as possible.

Points to be considered include the following:

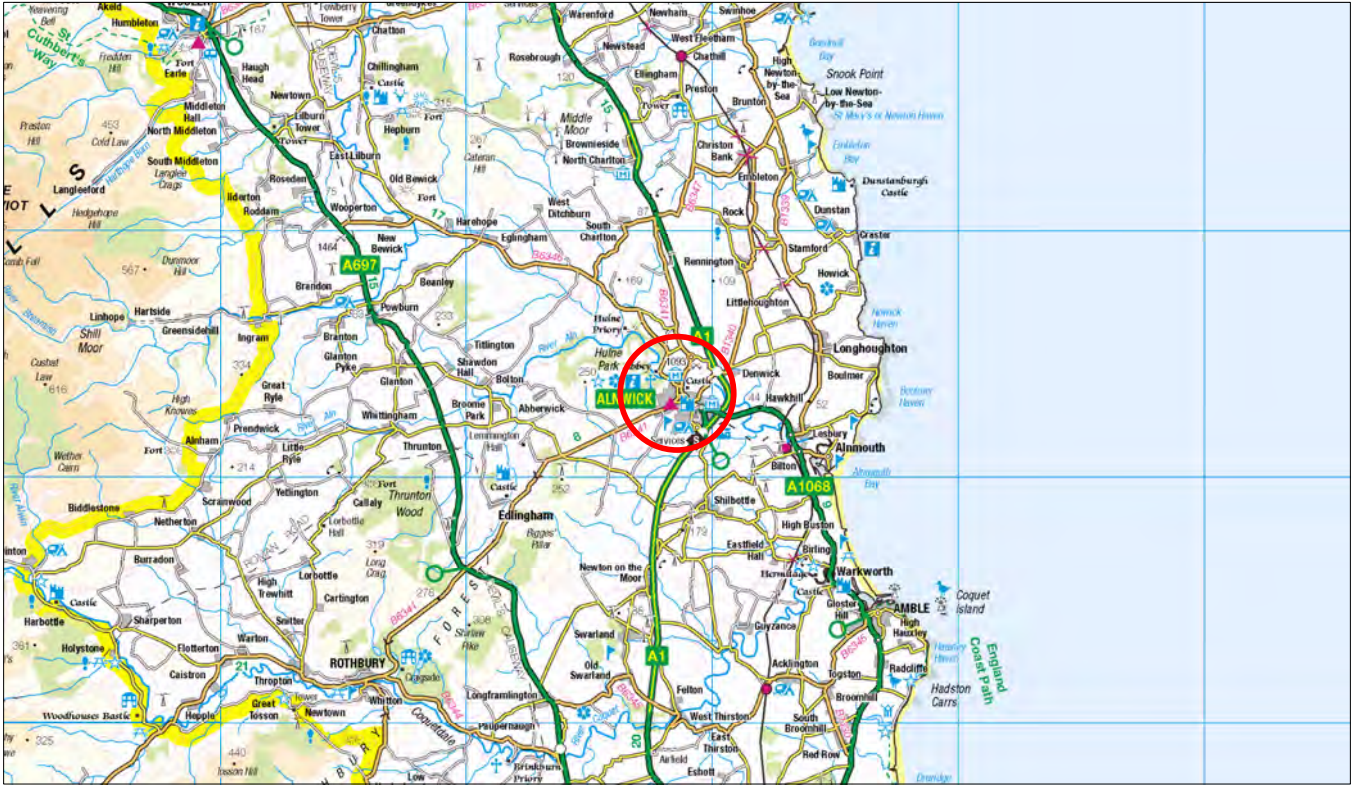
- *Intervisibility* - Some archaeological or historic landscape features were intended to be seen from other historic sites, and any modern development should respect this intervisibility
- *Vistas and sight-lines* - designed landscapes often involve key vistas, panoramas and sight-lines, or the highlighting of topography to aid interpretation. The positioning of intrusive developments should avoid such key views.

The present assessment, carried out in advance of a formal planning application, has been guided by advice from the Assistant County Archaeologist for Northumberland, who, working within the context of the new NPPF, has noted that an archaeological assessment is desirable in the present case particularly because of the position of the site in an area of known high archaeological potential.

1.3 Methodology

The assessment will include an *Assessment of Heritage Significance* and an *Assessment of Impact*. Specifically it will:

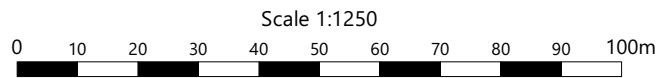
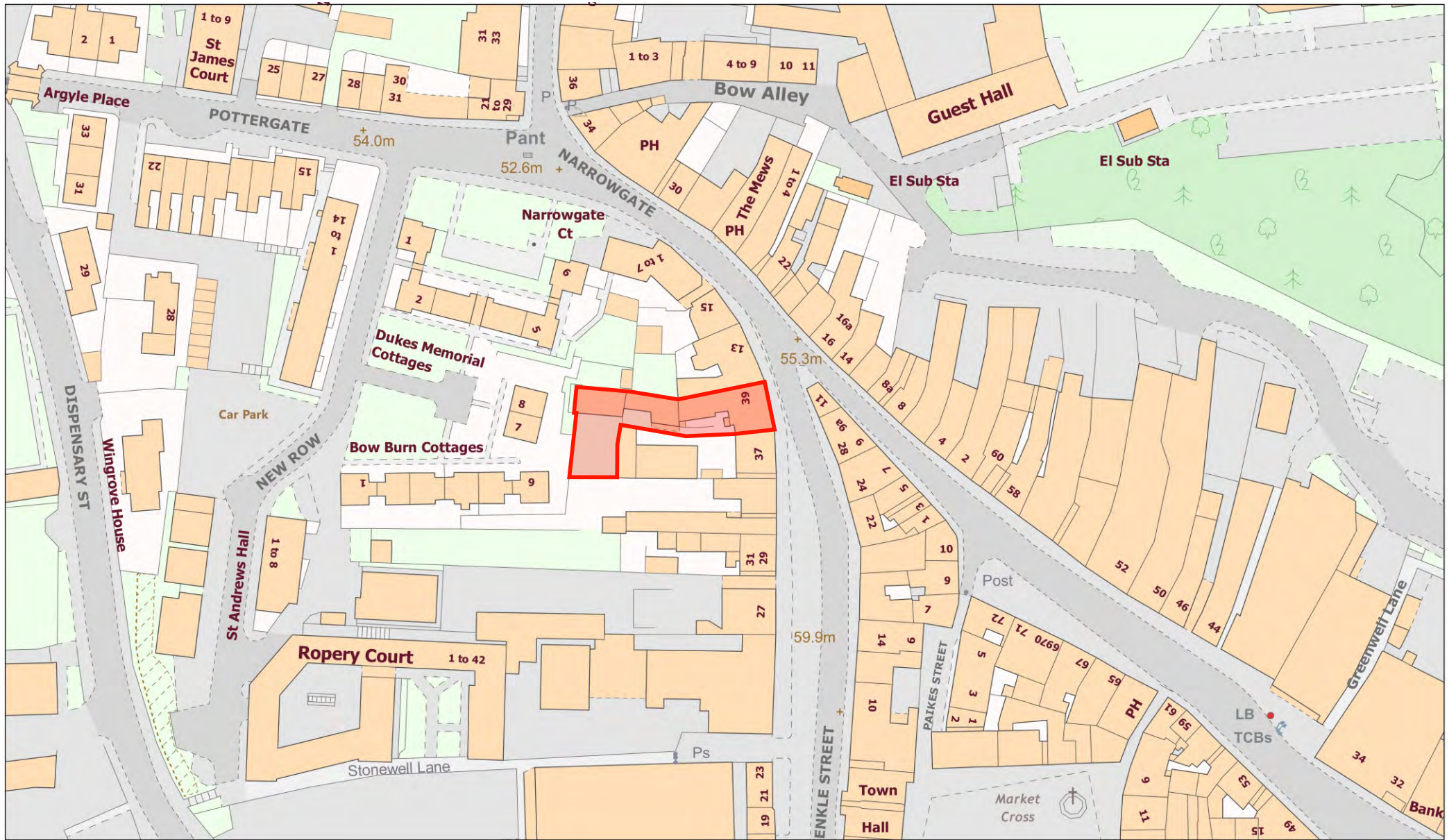
- Define the principal sources of information available for archaeological assessment (Section 3).
- Present a catalogue (Section 4) and chronological synthesis (Section 5) of archaeological data derived from various sources. Accompanying base maps will locate established structures and features within, or in close proximity to, the development site.
- Provide an assessment of archaeological potential with respect to the development site (Section 6).
- Provide conclusions with respect to the known and potential archaeological significance of the development site (Section 7).
- Recommend further work, if required to define more clearly the nature of the archaeological record and facilitate management or mitigation of this asset (Section 8).



Illus. 01: Regional view, showing the location of Alwick (circled in red) in central Northumberland.



Illus. 02: Town view, showing the location of the study area (circled in red) in the historic centre of Alwick.



Illus. 03: Street view, showing the location of the study area (highlighted in red) at no. 39-41 Fenkle Street, Alnwick.

2. ASSESSMENT CONTEXT

2.1 Location and Extent of the Survey Area

2.1.1 Location

The assessment site comprises a narrow, former burgage plot located at No 39 on the west side of Fenkle Street, just short of the junction with Bondgate/Within/Narrogate at its north end, in the historic centre of Alnwick. To the east lies the triangular marketplace.

As is customary with this kind of work, the scope of the report extends beyond the defined boundary of the proposed development area to embrace a wider zone. In this case a zone with a radius of up to 100m around the assessment site has been examined. Consideration of this broader zone provides contextual information regarding those individual sites or historic landscape components which might potentially be physically impacted by the proposed scheme. It also ensures that any site or landscape component which might be more indirectly (e.g. visually) affected is incorporated in the site catalogue (Section 4).

2.1.2 Site Description (for full building description see Appendix 1: Historic Building Assessment)

The plot is L-shaped in plan and extends westwards back from the street frontage with a short north-south arm at the western end. The front block comprises a 3-storey building of early 19th-century date. Attached to this is a rear wing comprising a series of five structures extending along the north side of a narrow yard. The short north-south arm extends southward from the final structure into an area otherwise devoid of buildings, which may originally have formed part of the neighbouring burgage plot to the south. At the south-east corner of this area, a short flight of steps give access into the grassy rear area attached to No 35 Fenkle Street. A path meandering across this area probably represents access from the doorway on the Fenkle Street frontage marked '41'.

2.2 Topography and Geology

The plot slopes steeply upward from east to west. On the building plot's Fenkle Street frontage a pronounced downward slope from south to north is also evident.

The underlying solid geology comprises sandstone, siltstone and mudstone of the Scremerston Coal member (formerly Scremerstone Coal Group) overlain by Devensian glacio-fluvial sand and gravel deposits (British Geological Survey 2019: www.bgs.ac.uk). The local soil cover is described as freely draining slightly acid loamy soil (Soilscapes 2019: www.landis.org.uk/soilscapes), though this may have been truncated or entirely removed within the urban area of Alnwick and overlain or replaced by culturally formed or modified deposits.

2.3 Nature of Proposed Developments

The proposed development comprises the conversion of the buildings to seven residential flats/holiday lets and two shops. Three flats will be created within the former terraced house at the front of the property and a further four flats created in the ancillary buildings to the rear, including

the demolition and rebuilding of part of the rear offshot and installation of conservation rooflights. A new service run will be introduced in this area.

2.4 Potential Impacts – General

Developments involving the conversion of existing listed buildings have the potential to remove original historic features. The chronology of the buildings to the rear of the original Georgian terrace is not well understood, for example, it is not clear whether the offshoot to the immediate west of the terrace is contemporary with the original Georgian residence. Further, alterations the interior finish of the walls have the potential to mask significant features of the listed building, e.g. of Flat 7 in the roofspace of the original house.

The National Planning Policy Framework (NPPF - *MHCLG 2019*) emphasises the desirability of new development to make a positive contribution to local character and distinctiveness, favouring sustainable development (see above).

2.5 Established and Potential Significance of the Assessment Area

2.5.1 Scheduled Ancient Monuments

The Scheduling of a site by the Secretary of State denotes it is of at least national significance and provides statutory protection over the defined area of the monument. There are no Scheduled Monuments within the development site or the wider study zone.

2.5.2 Listed Buildings

Listing of built structures by the Secretary of State denotes historical or architectural interest, but does not necessarily include all buildings of significance or local importance. No 39 Fenkle Street constitutes a Grade II listed building, described as follows in the list entry(no 1156891):

FENKLE STREET 1. 5330 (West Side) No 39 NU 1813 SE 1/252 II GV 2. Early C19, 3 storeys and 5 windows. Ashlar with 1st and 2nd floor cill courses, moulded eaves cornice, slate roof. Late glazed sash windows on 2nd floor, plate glass on 1st floor. Very large late C19 shop front on ground floor: 4 panelled pilasters with brackets to continuous double fascia; pendants to brackets and at intervals. Central doorway with panelled lintel and 3 plate glass shop windows on each side.

25/07/1977 HER No: 4656 NGR: NU18572 13411

In addition there are two Grade I listed structures (List no 1371308: Alnwick Castle and List no 1157140: the Town Hall), two Grade II* listed structures (List nos 1041425: General Lambert's Hse, 31 & 33 Narrowgate; and 1156885: 27 Fenkle Street, Territorial Drill Hall) and 33 Grade II listed structures in the wider study area, all of which are catalogued in this report (see Section 4).

2.5.3 Alnwick Conservation Area

The site lies within the Alnwick Conservation Area which was designated in 1972. The conservation area's importance is underlined by the exceptionally large number of listed buildings within its boundaries. Conservation Areas are designated by local authorities and are defined as areas with 'special architectural or historical interest, the character or appearance of which it is desirable to

preserve or enhance'. Conservation area status provides a measure of protection to all buildings and trees within the area boundary by giving control over demolition and should form the basis for policies to ensure the preservation and enhancement of the area's character and appearance. A conservation area may well contain a number of listed buildings, but by no means every one of its constituent structures will be listed.

2.5.4 Registered Park and Garden

The extensive landscape parks and pleasure grounds surrounding and associated with Alnwick Castle constitute a further type of heritage asset, a registered Park and Garden (List entry no 1001041). These have been developed over several centuries from what were originally a series of medieval deer parks around Alnwick Castle, the seat of the Percy family since the 14th century.

2.5.5 Sites Appearing on Northumberland County Council Heritage Environment Record (HER)

Northumberland County Council HER has been accessed for entries within and in close proximity to the overall assessment area which may be impacted upon by proposed development. Consideration of sites outside the defined zone enables better evaluation of its archaeological and historical context, highlighting the nature of potential remains within the assessment area. This has resulted in the identification of one site listed in the Historic Environment Record within the defined development area (No 39 Fenkle Street, see Section 4: Site No. 01 = HER 4656), plus a further 49 HER sites in the wider study area.

2.6 Previous Archaeological Assessment and Investigation

2.6.1 General

No archaeological investigations have previously been undertaken within the development site nor has it been the subject of a specific desk-based assessment. It does, however, fall within the scope of the *Character Appraisal* of the **Alnwick Conservation Area** undertaken by Alnwick District Council in 2006. Most useful of all, perhaps, is the report on Alnwick compiled as part of Northumberland County Council's *Northumberland Extensive Urban Survey* which was devoted to the county's historic towns and completed in 2008. This contains detailed analysis of the historical and archaeological development of Alnwick and includes a research agenda and strategic summary. Extensive use is made of this report in Section 5.

In connection with the current proposed development, a Heritage Statement for 39-41 Fenkle Street has been completed by the project architect, Simon Timperley, in conjunction with the design and access statement for the scheme (July 2019). In addition, a number of archaeological interventions have been undertaken and desk-based assessment studies completed which relate to the wider contextual study area, as outlined below.

2.6.2 Cultural Heritage Assessments

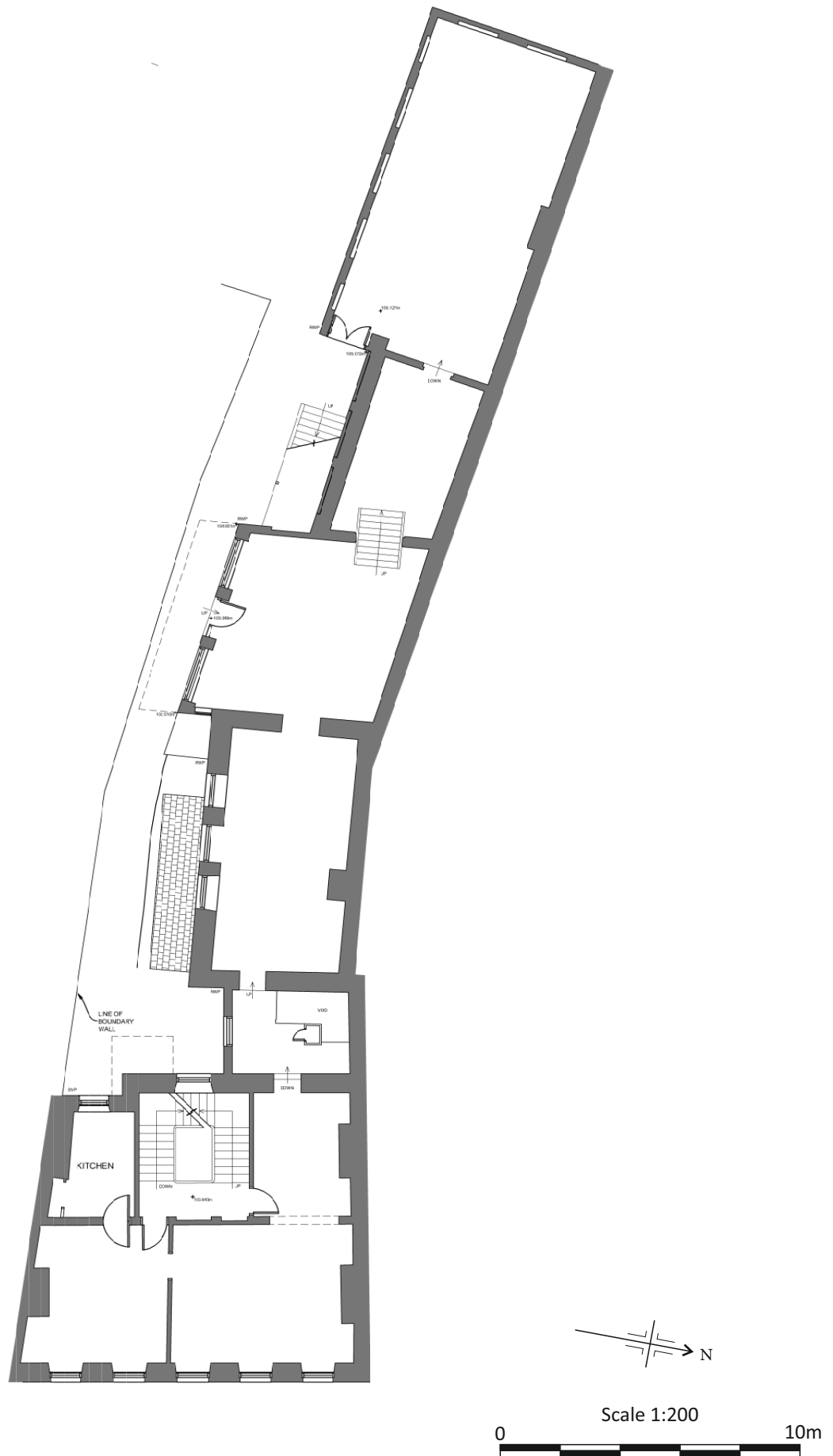
The HER contains 4 records of archaeological desk-based assessments and one heritage statement undertaken in relation to sites in the vicinity of the proposed development (see Section 4).

2.6.3 Archaeological Investigation and Building Recording

A total of eight intrusive archaeological investigations are documented within the wider study area and are of relevance to this assessment, including five watching briefs and two programmes of trial trenching and one more extensive mitigation excavation. Most of these however occurred well to the

north of Fenkle Street, either in or adjacent to the Castle grounds (HER: E391, E13707, E13708, E13880) or on Pottergate to the NW, where a programme involving five trial trenches and mitigation excavation in three areas was undertaken by Pre-Construct Archaeology in 2001-2002 (HER: E406, E442), following desk-based assessment (HER E354), which together revealed a range of medieval and post-medieval activity relating to the use of the back yard areas of burgage plots. Only one intervention has been conducted on Fenkle Street itself, in the vicinity of the development site, a watching brief behind 27 Fenkle Street where no archaeological features or remains were identified.

One building survey (relating to Narrowgate House/General Lambert's House – 31 & 33 Narrowgate) has been undertaken in the wider study area (HER E16415), updating an earlier Historic Building Assessment and Conservation Policy Report for the building (E16124).



Illus. 04: Architect supplied plan of site at first floor (front - E) and ground floor levels (rear - W), as existing.

3. SOURCES FOR ASSESSMENT

3.1 Archival Material and Secondary Sources

The following sources of documentary, cartographic and photographic evidence were consulted:

- *Northumberland Archives, Woodhorn (NRO)*
- *Northumberland HER, Planning Department (Conservation Team), Northumberland County Council, Morpeth (HER)*
- *Northumberland County Library, Morpeth (NorCL)*
- *Duke of Northumberland's Archives, Alnwick Castle (AC)*
- *City Library, Local Studies section, Newcastle upon Tyne (NCL)*
- *National Monument Record, Historic England, Swindon (NMR)*

3.2 Types of Information

Included amongst the various kinds of information used from each of the above sources are the following:

3.2.1 HER, Scheduled Monument and Listed Building Records

No 39 Fenkle Street is a Grade II listed building (list entry no 1156891) and is listed in the Historic Environment Record (H4656; see Section 4: Site No. 01). A further 37 listed buildings, 1 registered park and garden and 49 HER sites are situated within the surrounding study area, defined by a 100m radius (see Section 4: Site nos. 02-50). The site also falls within the Alnwick Conservation Area.

3.2.2 Primary documentary sources

The majority of sources were consulted through published synthesis. A search of the Northumberland Archives catalogue revealed no documentary material of direct relevance to nos 39-41 Fenkle Street.

3.2.3 Secondary and Published Information

Local and Regional Histories

Published works which shed general contextual light upon the assessment area or upon particular aspects of its archaeology or history are included in the bibliography (Section 9), and cited where relevant in the synthesis (Section 5). George Tate's *The History of the Borough, Castle and Barony of Alnwick* (2 vols: 1866 & 1868) and Davison's *Descriptive and Historical View of Alnwick* (1822) remain the basic historical reference works covering the area. Also crucial is the seminal analysis of Alnwick by the historical geographer Conzen (1960, revised 1969), which provides a detailed dissection of the town plan, attempting to unpick the various processes and stages its historical development.

Cultural Heritage Assessments & Fieldwork Reports

A total of 15 specified archaeological events, comprising 8 fieldwork interventions, two building records and 5 desk-based assessments or other reports, are documented within the surrounding study area (see Section 4: Event nos. 51-65). However most of these occurred well to the north of Fenkle Street, either on Pottergate to the NW (HER: E406, E442) or in or adjacent to the Castle grounds (E391, E13707, E13708, E13880) and have only limited contextual relevance for the present study.

The site falls within the scope of the *Alnwick Conservation Area Character Appraisal* and the Alnwick component of the *Northumberland Extensive Urban Survey*. Both reports are very useful, with the latter in particular being fundamental to the compilation of the synthesis section here (Section 5).

3.2.4 Historic Map Evidence

The following historic maps covering the area have been found useful in compiling a catalogue of monuments and history of the assessment area:

Part of the platt of Alnwick in Northumberland... containing Alnwick Town & Castle and the ground to them adjoining, R. Norton, 1624 (*Illus. 05*)

A Plan of the Town and Castle of Alnwick etc., Alnwick Castle, O.I.7, I. Thompson, 1760,

A Map of the County of Northumberland (inset plan of Alnwick), A. Armstrong, 1769 (*Illus. 06*)

Plan of the Town and Castle of Alnwick with demesnes and lands there ..., C.J. Sauthier, 1788

Plan of the Town and Borough of Alnwick, J. Wood, 1827 (*Illus. 08*)

First Edition 1:500 Ordnance Survey – Alnwick Town Plan, 1863 (*Illus. 09*).

First Edition 1:2500 Ordnance Survey, 1863 (*Illus. 10*).

Second Edition 1:2500 Ordnance Survey, 1897 (*Illus. 11*).

Third Edition 1:2500 Ordnance Survey, 1923 (*Illus. 12*).

1961 Edition 1:2500 Ordnance Survey (*Illus. 13*).

3.2.5 Site Inspection and Local Information

Site visits were made by Alan Rushworth and Peter Ryder on 27th and 30th September 2019 to examine the fabric of the standing buildings and assess the current condition of archaeology within and around the proposed development area. During this visit any features on the site were observed and photographically recorded. The principal observations derived from the inspection have also been included in the historic building assessment and synthesis below (Sections 5 and 6), but a summary description follows here.

The site is bordered to the south and north by adjoining properties on Fenkle Street and their back yard areas. To the west, beyond the end of the property, the ground appears to have been cut away, perhaps when the Duke's Memorial Cottages were constructed. This may well have truncated the

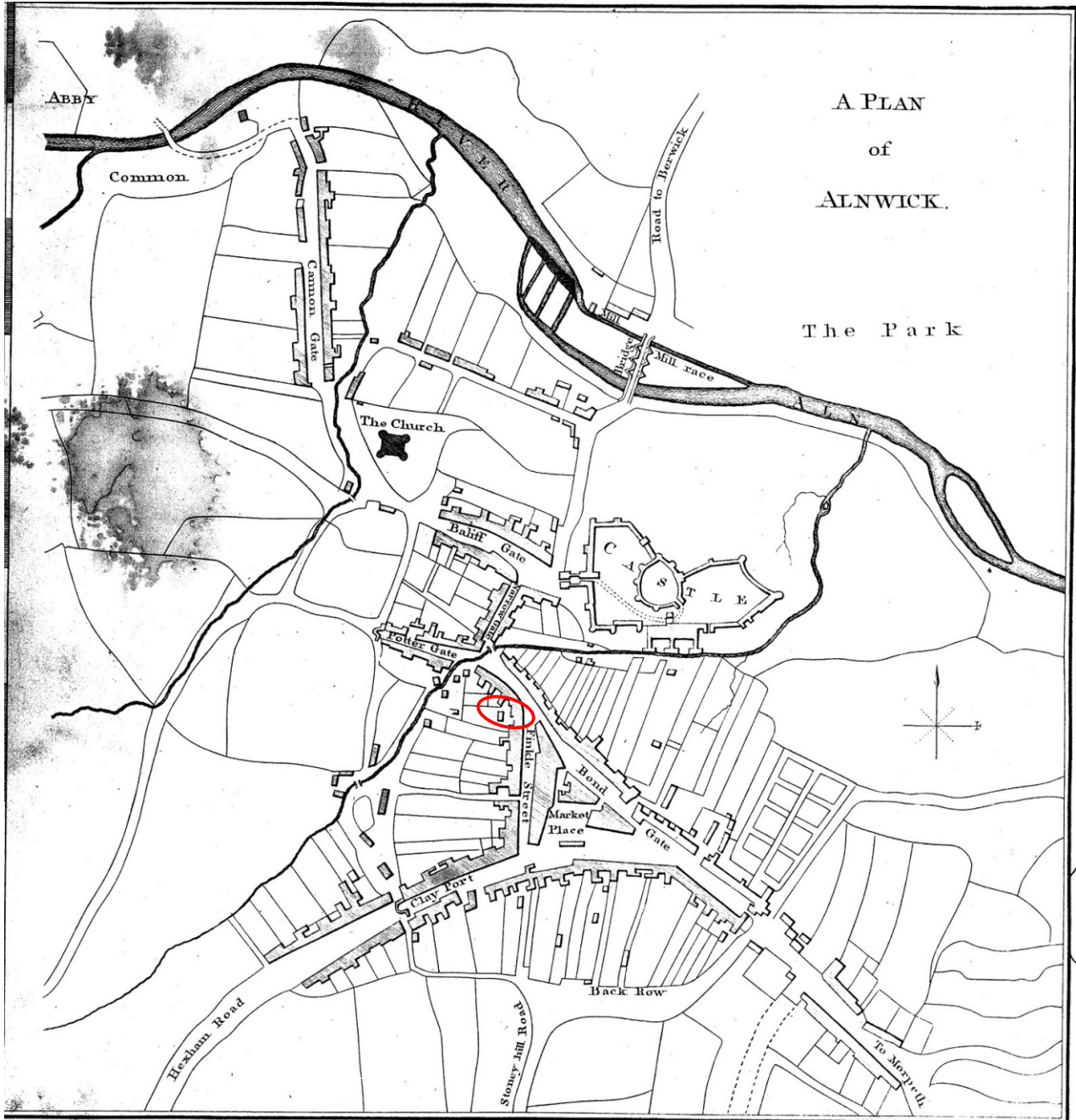
extent of the original burgage plot, when the current area is compared with the plot shown by the historic map evidence.

The assessment site comprises a narrow plot, L-shaped in plan, located at No 39 on the west side of Fenkle Street, just short of the junction with BondgateWithin/Narrogate. The plot probably originated as a burgage holding, though its extent has been altered probably during the mid-20th century. The front block comprises a 3-storey building of early 19th-century date. A pronounced downward slope from south to north is also evident on the street frontage. To the rear, the plot slopes steeply upwards. Attached to the northern end of the front block here is a rear range consisting of a series of 5 structures extending westwards along the north side of the narrow yard. The yard is surfaced with concrete and bounded along its south side by a tall stone wall which almost certainly follows the medieval property boundary and is of indeterminate, but in parts perhaps of quite considerable age. At the western end, the short north-south arm extends southward from the final structure on the range into an area otherwise devoid of buildings, which may originally have formed part of the neighbouring burgage plot to the south. At the south-east corner of this area, a short flight of steps give access into the grassy rear area attached to No 35 Fenkle Street. A path meandering across this area probably represents access from the doorway on the Fenkle Street frontage marked '41'.

In terms of its intervisibility with other sites of importance, the site is rather restricted. In particular the rear range, the only part which will be subject to any externally visible alterations as part of the scheme, is only visible from the rear of adjacent properties to the north, south and west. The scope of alterations to the size and form of the buildings is so limited that it is not considered the scheme will visually adversely impact neighbouring properties. The main effect will be to tidy up and refurbish the aspect of what is currently a somewhat ramshackle collection of buildings.



Illus. 05: Extract of Norton's map of Alnwick c.1624, showing the study area at Fenkle Street (circled in red).



Illus. 06: Armstrong's plan of Alnwick c.1769, showing the study area at Fenkle Street (circled in red).

4. SITE CATALOGUE

The catalogue below provides a listing of the sites within the proposed development area and those in the wider vicinity which may be visually impacted or which may provide contextual information regarding the historical development of the area. The catalogue is derived from consultation of the sources noted in section 3. Cross referencing is provided to the relevant HER and Listed Building identifiers.

4.1 Sites of interest listed in the HER within the proposed development boundary

Site 01; No 39 Fenkle Street; HER 4656; NGR NU 1858 1341; Grade II listed: 1156891

No 39 Fenkle Street (west side). Grade II listed building. Early 19th century.

4.2 Sites of interest listed in the HER within the vicinity of the proposed development area

SITE 02; 27 Fenkle Street; HER 4525; NGR NU 1858 1336; Grade II listed: 1156885.*

Early 19th century. [Former Subscription Library? circa 1834]. Building of three storeys and five windows, with elaborate ashlar front with grand pilasters on the ground floor, plus entablature and large ballustraded parapet. A plaque beside the front door details the history of the building. Originally erected by the Northumberland and District Banking Company. It was later purchased by the Duke of Northumberland in 1867. From 1887 to 1967 this served as the drill hall of the Percy Artillery Volunteers, Northumberland Fusiliers, the Royal Northumberland Fusiliers and most recently The Royal Regiment of Fusiliers.

SITE 03; Town Hall, Market Place; HER 4526; NGR NU 18610 13315; Grade I listed: 1157140.

Town hall on the west side of the Market Place. Built 1731; clock tower by Mr Bell 1767 and corner spires of tower by Mr George Hastings 1771. Two storeys and five bays. Ashlar with rusticated quoins. Band course to high parapet. Steps to boxed porch on first floor to right. Hipped slate roof with clock tower behind ridge. Larger glazing bar sash windows on first floor with moulded architraves. Small glazing bar sash windows on ground floor. Twentieth century shop front with recessed doorway to left. Boldly rusticated central archway to through passage. Memorial tablet over central first floor window reads: 'This Town House of the Burgesses of Alnwick rebuilt in the year of Our Lord 1731 by Edward Grey, Richard Grieve, William Forster, Robert Claxton: Chamberlains.' To the left is a lead rainwater pipe head with fluted cap, the box has a St Michael and Dragon on three faces and also the names Stother, Forster, Gibson, Hardy and the date 1790 (possibly for roof repairs).

SITE 04; Nos 50 and 52 Bondgate Within; HER 4581; NGR NU 18669 13370; Grade II listed: 1041519.

Nos 50 and 52 Bondgate Within (north side). Built late 18th/early 19th century. Early 20th century shop fronts.

SITE 05; No 54 Bondgate Within; HER 4582; NGR NU 1866 1338; Grade II listed: 1041520.

No 54 Bondgate Within (north side). Grade II listed building. Early 19th century. Modern shop front.



Illus. 07: Historic Environment Record map, showing sites, find spots, and events within a 500m radius of the development site

SITE 06; No 56 Bondgate Within; HER 4583; NGR NU 18650 13385; Grade II listed: 1156054.
No 56 Bondgate Within (north side). Grade II listed building. 17th or 18th century.

SITE 07; Nos 58 and 60 Bondgate Within; HER 4584; NGR NU 1864 1339; Grade II listed: 1041521
Nos 58 and 60 Bondgate Within (north side). Grade II listed building. Said to have been originally built from stone taken from the first Abbey, burnt in the 12th century. Probably medieval in basic structure, but very much altered. 16th or 17th century as it is now, with later alterations.

SITE 08; Nos 67 and 67A Bondgate Within; HER 4595; NGR NU 18655 13345; Grade II listed: 1041526
Nos 67 and 67A Bondgate Within (south side). Grade II listed building. 18th century. Modern shop fronts.

SITE 09; Nos 69 to 75 (odd) Bondgate Within; HER 4596; NGR NU 18645 13350; Grade II listed: 1302987
Nos 69 to 75 (odd) Bondgate Within (south side). Grade II listed building. Circa 1720. No 69 retains mid 19th century shop front.

SITE 10; No 14 Fenkle Street; HER 4646; NGR NU 1861013355; Grade II listed: 1041469
No 14 Fenkle Street (east side). Grade II listed building. Early 18th century.

SITE 11; Nos 16 and 18 Fenkle Street; HER 4647; NGR NU 18610 13365; Grade II listed: 1041470
Nos 16 and 18 Fenkle Street (east side). Grade II listed building. Early 19th century.

SITE 12; No 20 Fenkle Street; HER 4648; NGR NU 18610 13375; Grade II listed: 1371353
No 20 Fenkle Street (east side). Grade II listed building. 18th/early 19th century.

SITE 13; No 22 Fenkle Street; HER 4649; NGR NU 1861 1338; Grade II listed: 1041471
No 22 Fenkle Street (east side). Grade II listed building. Early to mid 18th century.

SITE 14; No 31 Fenkle Street; HER 4654; NGR NU 18580 13375; Grade II listed: 1041475
No 31 Fenkle Street (west side). Grade II listed building. Early 19th century.

SITE 15; No 37 Fenkle Street; HER 4655; NGR NU 18580 13395; Grade II listed: 1041476
No 37 Fenkle Street (west side). Grade II listed building. Early 19th century.

SITE 16; The Co-op, Market Place; HER 4694; NGR NU 1861 1333; Grade II listed: 1041458
The Co-op, Market Place (west side). Grade II listed building. (Includes No 8 Fenkle Street). Late 18th century.

SITE 17; Nos 1 to 5 (odd) Narrowgate; HER 4713; NGR NU 18620 13385; Grade II listed: 1041466
Nos 1 to 5 (odd) Narrowgate (south west side). (Includes No 24 Fenkle Street). Grade II listed building. Mid 19th century.

SITE 18; No 7 Narrowgate; HER 4714; NGR NU 1860513390; Grade II listed: 1371369
No 7 Narrowgate (south west side). (Includes No 24 Fenkle Street). Grade II listed building. Mid-19th century.

SITE 19; No 9 Narrowgate; HER 4715; NGR NU 1860513400; Grade II listed: 1041424

No 9 Narrowgate (south west side). (Includes Nos 26 and 28 Fenkle Street). Grade II listed building. Early 19th century.

SITE 20; No 11 Narrowgate; HER 4716; NGR NU 18600 13405; Grade II listed: 1371370

No 11 Narrowgate (south west side). Grade II listed building. 1835 playful Gothick, by William Smith. Built as a Savings Bank.

SITE 21; Nos 8 to 14 (even) Narrowgate; HER 4718; NGR NU 18611342; Grade II listed: 1041427

Nos 8 to 14 (even) Narrowgate (north east side). Grade II listed buildings. A pair of early to mid 18th century houses, with inserted shops.

SITE 22; No 16 Narrowgate; HER 4719; NGR NU 18600 13425; Grade II listed: 1371372

No 16 Narrowgate (north east side). Grade II listed building. 18th century with later upper courses and roof.

SITE 23; No 18 Narrowgate; HER 4720; NGR NU 18600 13435; Grade II listed: 1041428

No 18 Narrowgate (north east side). Grade II listed building. 18th century.

SITE 24; Nos 20 and 22 Narrowgate; HER 4721; NGR NU 18591344; Grade II listed: 1371373

Nos 20 and 22 Narrowgate (north east side). Grade II listed building. Dated 1831 by rainwater pipe head.

SITE 25; No 26 (Black Swan Public House) Narrowgate; HER 4722; NGR NU 18575 13450; Grade II listed: 1041429

No 26 (Black Swan Public House) Narrowgate (north east side). Grade II listed building. 18th century.

SITE 26; No 28 Narrowgate; HER 4723; NGR NU 1857 1346; Grade II listed: 1041430

No 28 Narrowgate (north east side). Grade II listed building. Front dated 1790 by rainwater pipe heads.

SITE 27; No 30 Narrowgate; HER 4724; NGR NU 18565 13465; Grade II listed: 1041431

No 30 Narrowgate (north east side). Grade II listed building. Early 19th century front.

SITE 28; No 32 (Ye Olde Cross Public House 'Dirty Bottles') Narrowgate; HER 4725; NGR NU 18555 13470; Grade II listed: 1041432

No 32 (Ye Olde Cross Public House 'Dirty Bottles') Narrowgate (north east side). Grade II listed building. Right hand part 17th century.

SITE 29; No 34 (The Kiln) Narrowgate; HER 4726; NGR NU 18545 13475; Grade II listed: 1178449

No 34 (The Kiln) Narrowgate (north east side). Grade II listed building. Early 19th century.

SITE 30; No 36 Narrowgate; HER 4727; NGR NU 18540 13485; Grade II listed: 1041433

No 36 Narrowgate (east side). Grade II listed building. Front c.1830.

SITE 31; Nos 9, 10 and 10A Paikes Street; HER 4729; NGR NU 18625 13370; Grade II listed: 1041435

Nos 9, 10 and 10A Paikes Street (west side). Grade II listed building. Early 19th century.

SITE 32; Pant, Pottergate; HER 4750; NGR NU 1853 1347; Grade II listed: 1041445
Pant, Pottergate (east end). Grade II listed. 1875, replacing that of 1790.

SITE 33; Duke's Cottages [Nos 1 to 6 (consec)], Pottergate; HER 4752; NGR NU 1852 1343; Grade II listed: 1371359

Duke's Cottages [Nos 1 to 6 (consec)], Pottergate (south side). Grade II listed building. Built in remembrance of those who fell in World War II. Designed by Robert Lutyens (son of Sir Edwin Lutyens) in 1941, apparently in the style of old houses formerly in Narrowgate; built in 1948.

SITE 34; Half Moon Inn; HER 4778; NGR NU 18571342
Half Moon Inn, shown on Wood's 1827 map.

SITE 35; Star Inn; HER 4779; NGR NU 1857 1333
Star Inn, shown on Wood's 1827 map

SITE 36; Conjectured early medieval tenements in Alnwick; HER 4828; NGR NU 1855 1344, NU1857 1324

One of three areas bordering Anglian route ways which form the nucleus of the conjectured early medieval tenements forming the vill of Alnwick, together with HER H4827 and H4829 (Site 37).

SITE 37; Conjectured early medieval tenements in Alnwick; HER 4829; NGR NU 1854 1347, NU1883 1326

One of three areas bordering Anglian route ways which form the nucleus of the conjectured early medieval tenements forming the vill of Alnwick, together with HER H4827 and H4828 (Site 36).

SITE 38; Medieval burgages; HER 4835; NGR NU 1851 1346, NU 1858 1325

Medieval burgages, to the west of the market place along Fenkle Street, part of the original borough town.

SITE 39; Medieval burgages; HER 4836; NGR NU 1853 1347, NU 1887 1322

Medieval burgages, to the north of the market place along Narrowgate and Bondgate, part of the original borough town.

SITE 40; Medieval development; HER 4847; NGR NU 1840 1347, NU 1851 1346

Medieval development, additional burgage plots, on the south side of Pottergate.

SITE 41; Post-medieval Suburb; HER 4859; NGR NU 1861 1350

Development during the period 1622-1774, at the southern end of Northumberland Street.

SITE 42; Medieval building at Pottergate; HER 14002; NGR NU 1851 1348

Excavations on the north side of Pottergate revealed probable medieval structural features in Trench 5. A shallow linear cut contained a dressed sandstone block together with a group of small sandstone slabs. The block was probably a post-pad, designed to support a structural beam, with smaller stones used to pack and support a horizontal baseplate or beam. Another structural feature in the trench contained roughly coursed sandstone blocks standing up to 0.44m high. The stones were not bonded and probably represent the footings of a dwarf wall used to support a base beam for the main wall of a building.

SITE 43; Post-medieval building at Pottergate; HER 14007; NGR NU 1852 1348

The remains of a post-medieval building were excavated in an evaluation trench (Tr5) on the north side of Pottergate in 2001. The remains were heavily truncated and comprised a bedding layer of crushed and decaying fragments of sandstone supporting a concrete floor. The floor lay 0.8m below current street level and probably belongs to a building shown on 19th and early to mid-20th century maps, and probably reached by a flight of three steps.

SITE 44; Rifle range behind No 27 Fenkle Street; HER 27543; NGR NU 18527 13355

A rifle range was located to the rear of number 27 Fenkle Street, Alnwick, during a desk based assessment carried out in 2003 by Archaeological Services University of Durham. This was located at the western end of the area against the southern wall of the plot. The rifle range was established as part of the drill hall use of the main property fronting the street.

SITE 45; Drill Hall; HER 29315; NGR NU 18494 13363

A Drill Hall is shown on the Third Edition 6-inch Ordnance Survey map of the 1920s.

SITE 46; 15-19 (odd) Fenkle Street; HER 4653; NGR NU 18580 13299; Grade II listed: 1041473

Stonewell House, 15-19 (odd) Fenkle Street (west side). Mansion was built in the early to mid 18th century. Grade II listed.

SITE 47; Easycare Centre, Market Place; HER 4695; NGR NU 18645 13325; Grade II listed: 1041459

Easycare Centre, Market Place (north side). Grade II listed 18th-century building.

SITE 48; Steele's Gift Shop, Market Place; HER 4696; NGR NU 18655 13325; Grade II listed: 1157155

Steele's Gift Shop, Market Place (north side). Has an early 19th-century front plus passage leading through to a two storey 17th and 18th century cottage.

SITE 49; 48 Bondgate Within; HER 4580; NGR NU 18674 13366; Grade II listed: 1303056

48 Bondgate Within (north side). Early 19th-century grade II listed building with modern shop front.

SITE 50; Alnwick Castle; HER 4507; NGR NU 1871 1357; Grade I listed: 1371308

Alnwick Castle is a Grade I Listed Building. It was first built in the Norman period (1066 to 1154). The earliest castle was probably a simple motte and bailey castle. More fortifications were added in the 12th century, including a shell keep, a stone enclosure surrounding the top of the motte. In 1297 the castle was given to the Bishop of Durham, and then sold to Henry de Percy, father of the first Earl of Northumberland. In this period many more towers were added to the castle, as well as a great hall. The fortified gatehouse is one of the best in the country. The castle also had a large moat excavated around the outside. The castle was then little touched until the 18th century. A survey of 1567 shows that it was badly decayed. In the 1750s the castle was restored by the first Duke of Northumberland, and then heavily restored in the 19th century. It is the most impressive building in Alnwick, and one of the most important castles in the North of England.

The closest elements to the assessment site are the Stable Court and Covered Riding School. The 19th-century covered riding school lies to the west of the Stable Courtyard, which has the 19th-century Guest Hall along its south side. The Riding School's west wall forms the east side of Narrowgate, whilst the stable lies to the north.

4.3 Archaeological Investigations and other Events listed in the HER within the vicinity of the proposed development site

EVENT 51; Safeway supermarket, Alnwick, DESK-BASED ASSESSMENT; HER E344; NGR NU 1850 1330; The Archaeological Practice 2002

Assessment of a potential development site and its immediate environs. Settlement developed on this site in medieval times with burgage plots extending back from the street frontages of Clayport Street and Fenkle Street. Later, in the 18th century onwards buildings were erected behind the street frontage, later to be swept aside by a 20th century supermarket and car park.

EVENT 52; Pottergate, DESK-BASED ASSESSMENT; HER E354; NGR 185 135; Archaeological Services Durham University 2001

Assessment for a development brief for a site on the north side of Pottergate. The site may have an Anglian trackway running through its eastern end. It has been within the town boundary since at least medieval times and probably lay within the town walls, although evidence is conflicting. The site contained burgage plots facing onto Pottergate and Narrowgate, which eventually became infilled with poor quality housing. The area is shown as built up on all maps after 1769, but the present buildings date from the 20th century. There is no indication of any cellars or deep building foundations on the site. The ground level of the site is considerably higher than neighbouring properties, possibly reflecting a build-up of land that may preserve archaeological remains of the medieval and post-medieval town.

EVENT 53; The Peth and Bow Alley, Alnwick, WATCHING BRIEF; HER E391; NGR NU 1858 1356; Tyne and Wear Museums 2002

Watching brief on excavation of trenches for insertion of replacement water supply. Trench 1 contained a deposit of sand and gravel, considered natural. Trench 2 revealed 19th century a deposit and wall fragment.

EVENT 54; Pottergate, Alnwick, TRIAL TRENCH; HER E406; NGR NU 185 135; Pre-Construct Archaeology 2001

Five trenches were investigated, revealing evidence relating to medieval settlement in the Pottergate area, landscaping and development of the site during the post-medieval period, as well as redevelopment during the modern era.

EVENT 55; Archaeological excavation at Pottergate, Alnwick, EXCAVATION; HER E442; NGR NU 185 135; Pre-Construct Archaeology 2002

Excavation involved cleaning and recording of post-medieval structural remains in Areas 1 and 2 and excavation and recording of medieval and post-medieval remains in Area 3. Medieval remains were encountered across Area 3; the earliest phase of activity comprising the water-worn surface of natural bedrock - the probable former riverbed of the Bow Burn. The stream course shifted to the east in the 12th to 13th century, depositing river silts along its former edge. The eastern end of the site revealed sand and gravel dumps on alluvium and natural deposits used to consolidate and level the surface before flagstone, cobble and clay surfaces were laid. These surfaces were probably back yard areas of a medieval burgage plot. Evidence of ironworking was found in one of the makeup deposits for the surfaces and probably dates to the 12th to 13th centuries. Large amounts of demolition debris over the surfaces implies a medieval building stood nearby, fronting Narrowgate. Much burnt material lay over the surfaces implying the structures probably burnt down in the 14th to 15th century.

Many large medieval rubbish pits lay west of structural remains in Area 3 and were probably used from the 12th-13th through to the 14th-15th centuries.

Post-medieval remains in Areas 1 and 2 included the eastern side of a row of three terraced buildings dating to the late postmedieval period. A yard surface was recorded east of the wall as well as a small stone outbuilding.

EVENT 56; Alnwick Castle, WATCHING BRIEF; HER E13706; NGR NU 1875 1355; Archaeological Services Durham University 2006

Monitoring carried out in connection with groundworks associated with the building of an electrical substation and cable trenches. Within the castle walls no features of archaeological significance were found; homogeneous deposits suggest that landscaping has taken place within the castle. A stone-lined pit was discovered of mid-18th and 19th century date, with abundant and mixed remains. Analysis of the abundant and mixed remains of the pit fills was noted.

EVENT 57; Alnwick Castle Car Park: archaeological evaluation, TRIAL TRENCH; HER E13708; NGR NU 1875 1355; Archaeological Services Durham University 2006

Three trenches were excavated by machines throughout the proposed development area by Archaeological Services University of Durham on 11-12 December 2006 in advance of the extension of an existing car park at Alnwick Castle. Each of the three trenches was roughly aligned east to west and of limited sizes. No archaeological finds or deposits were recorded in Trenches 1 (dimensions 7m by 1.5m excavated to a depth of 1.2m) and 3 (10m by 1.5m excavated to a depth of 1m). In Trench 2 (4m by 1.5m also excavated to a depth of 1.2m) a sandstone wall, roughly parallel to that of the castle, was identified and is thought to be a garden wall. This was overlain by building rubble and garden soil with modern layers above.

EVENT 58; Alnwick Castle, WATCHING BRIEF; HER E13880; NGR NU 1875 1355; Archaeological Services Durham University 2007

Monitoring during groundworks associated with the construction of a trommel pit in the stable block and the creation of a new foyer/reception and toilets in the guest hall. Excavation in both areas was too shallow to reach beyond material deposited as a result of relatively recent activity. No archaeological features were uncovered and no finds were recovered during the works.

EVENT 59; 27 Fenkle Street, WATCHING BRIEF; HER E14218; NGR NU 18566 13355; Archaeological Services Durham University 2004

Watching brief of an area of 1.5m by 1m hand-excavated at the rear of the property. The material removed by hand was the make-up for the current floor, overlying sterile sand and clay deposits. No archaeological features or remains were identified in the small area excavated, nor were any finds made.

EVENT 60; Extension - 56 Bondgate Within, WATCHING BRIEF; HER E15020; NGR NU ---- ----; Northumberland County Council 1996

A watching brief was carried out by The Conservation Team of Northumberland County Council for John Menzies on 30 January 1996 during the groundworks associated with a small extension being constructed to the rear of the store at number 56 Bondgate Within at Alnwick. The foundations of the building were observed at 2 feet deep, but these were only made through entirely modern made-up ground with modern pipes running through it. No archaeological finds, features or deposits were encountered during these groundworks.

EVENT 61; Heritage Statement for 19 Fenkle Street, HERITAGE ASSESSMENT; HER E15090; NGR NU 18580 13309; Edwin Thompson 2012

A heritage statement was carried out by Edwin Thompson Chartered Surveyors for number 19 Fenkle Street, in Alnwick, in advance of the proposed alterations to the building converting the shop area into a reception area, small meeting room, office and kitchenette space. It is noted that the property has been altered extensively already, prior to the proposed alterations as it is.

EVENT 62; 27 Fenkle Street, DESK BASED ASSESSMENT; HER E15535; NGR NU 1854 1336; Archaeological Services Durham University 2003

An archaeological desk based assessment was carried out by Archaeological Services University of Durham between 12 and 21 September 2003 for the plot of land at the rear of number 27 Fenkle Street, within Alnwick, for The Northumberland Estates in advance of the proposed development of the area. The site lies within the boundary of the town and possesses a height different between the ground level and that of the adjoining properties in connection with levelling of the ground. It is thought that the build-up of material associated with this levelling may have preserved archaeological remains of the Medieval and Post-Medieval town.

EVENT 63; Historical Building Assessment and Conservation Policy at 31-33 Narrowgate House, DESK BASED ASSESSMENT; HER E16124; NGR NU 1849 1349; Addyman Archaeology 2008 (amended 2010)

A Historical Building Assessment and Conservation Policy was carried out by Addyman Archaeology at 31-33 Narrowgate House, Alnwick. Included an archaeological desk based assessment and historic building assessment of the building..

EVENT 64; Narrowgate House ('General Lambert's House'), 31 and 33 Narrowgate, BUILDING SURVEY; HER E16415; NGR NU 18515 13498; Northern Counties Archaeological Services 2018

Building recording to update earlier survey by Archaeological Services Durham University in 2008. Architect's plans, elevations and section drawings were enhanced to show the location of additional features and phasing detail, room/feature numbers and direction of photographic record shots. Room by room descriptions were made. Specialist reports on historic wallpaper and windows form appendices to the building recording report.

EVENT 65; Alnwick Conservation Area, CONSERVATION AREA APPRAISAL; HER E16435; NGR NU 18832 13393; Alnwick District Council 2006

Conservation Area Appraisal by Alnwick District Council.

5. SYNTHESIS

5.1 Prehistoric

There is no known evidence of prehistoric activity within the bounds of the assessment site nor within the historic core of Alnwick. However several ridge routes, almost certainly used in the early medieval period, coalesce at Alnwick, where the Aln may be crossed, and Conzen (1969, 16) has argued that these may reflect even more ancient route ways. Although no firm evidence is lacking, it is thus conceivable that Alnwick has been a focus of movement through and activity in the landscape over a very long period, perhaps beginning with the passage of hunter-gatherer groups in the period following the recolonisation of northern England after the last Ice Age.

Certainly a number of artefacts of Neolithic and Bronze Age date have been found in the immediate environs of Alnwick. The earliest is a flint leaf-shaped arrowhead of Neolithic date found at Stocking Burn (HER 4511), whilst 'two gold penannular rings' (HER 4502), thought to have been of Bronze-Age date, were found near to Alnwick railway station in 1850 (Tate 1866: 15-16) and a cache of bronze weapons (HER 4509) was unearthed within Hulne Park, about a mile north-west of the town, in 1726 (*ibid.*, 13-15). Likewise, a number of burial cists, also probably of Bronze-Age date, have been found scattered around the edges of the town, including a large empty cist unearthed in St Thomas's Field at the end of Clayport in 1918 (HER 4501), a cist containing an inhumation (HER 4508) discovered in 1868 at Greensfield Moor Farm north of the Cawledge Burn and two cist burials (HER 4500) on the hill north of Alnwick Burn near to Forest Lodge.

As regards potential later prehistoric sites, a number of earthwork enclosures, likely to be of later Bronze Age or Iron Age date, have been identified in the vicinity of Alnwick, notably at Rugley Moor (HER 4503), Camp Hill, Swansfield (HER 4506), on Alnwick Moor (HER 4494) and at Greensfield Moorhouse (HER 4547). All these indications confirm there was settlement and activity in the wider area if not in the centre of Alnwick itself. Indeed a widespread distribution of enclosed Iron Age settlements is throughout the coastal lowlands of Northumberland.

5.2 Romano-British Period (0 400AD)

Again, no artefacts or sites of the Roman period have certainly been discovered Alnwick. The discovery of Roman coins in the town is mentioned by Tomlinson, but he provides neither location nor a source for this evidence. The closest firm evidence of official Roman imperial activity is represented by the road known as the Devils Causeway, which passes about 7 miles to the west of Alnwick on its way north to the mouth of the Tweed. A junction with a branch road running westwards from High Rochester is known higher up the Aln at Low Learchild (*Alauna*) where there was a fort, perhaps of Flavian (late 1st century AD) date. The branch road may conceivably have continued eastwards, down the valley of the Aln (*Flumen Alaunus*), but as yet this has not been confirmed by aerial photography or field observations. Still more uncertain is the status of the Great North Road in the Alnwick area during the Roman period, although prehistoric origins for this route, plus continued usage of at least some sections in the Roman era, have been posited.

5.3 The Early Medieval Period (400-1100)

5.3.1 Place name

There is no historical or documentary reference to the existence of an early medieval settlement at Alnwick nor has any archaeological evidence relating to that period been identified in the town centre yet. However place name and other circumstantial evidence suggests that there was one. Alnwick is a compound of the river name, Aln, and the Anglo-Saxon *wic*, meaning variously a dwelling place, farm, street or village (Tate 1866, 5; Mawer 1920, 5). Such place names are generally considered to have originated during the early medieval era.

5.3.2 Parish, estate centre and castlery

Alnwick formed part of the large medieval parish centred on Lesbury, further down the Aln, close to the river's mouth. During the High Middle Ages this contained 11 separate townships plus the boroughs of Alnwick and Alnmouth, both of which were chapelries. If these large parishes also mark the extent of shire estates within the Northumbrian kingdom, as certainly seems to be the case in some instances this might imply that Lesbury rather than Alnwick was the estate centre at this stage and thus was the more important location within the lower Aln valley. Alnwick might thus owe its rise to prominence to the establishment of the powerful motte and bailey castle there at the end of the 11th or beginning of the 12th century as the seat of the Norman de Vesci barony.

5.3.3 Routeways and settlement

Conzen argued that the triangular arrangement of streets represented by present day Clayport, Market Street, Fenkle Street and Narrowgate in the centre of Alnwick originated through convergence of routes from the early-medieval settlements at Eglingham and Edlingham and Whittingham which then headed for the coast at Lesbury (1969, 13-16). He further suggested that the most likely location for an early medieval settlement was the area of the present market place, where these routes met with settlement perhaps laid out along the north side of Bondgate, south side of Market Street and west side of Fenkle Street (HER 4827-4829), surrounding an open triangular green which later developed into a market place (1969, 18). As an alternative, the broad spur of relatively level land now occupied by Bailiffgate and including the present area of the castle was also proposed as a possible site of pre-Conquest settlement, but this was considered the less convincing of the two hypotheses (Conzen 1969, 17). If the first suggestion is valid the assessment site of Nos 39-41 on the west side of Fenkle Street would fall within the zone of early medieval settlement and could potentially contain associated remains, however it must be emphasised that there is no secure evidence for the early medieval date of Fenkle Street as a routeway or for the presence of settlement of that period there.

5.4 The Later Medieval Period (1100-1500)

5.4.1 Castle and lordship

Whatever the status of Alnwick and extent of settlement there in the earlier medieval era things become much clearer following the Norman Conquest and the succeeding establishment of baronial control in Northumberland, largely during the reign of Henry I. The lordship of Alnwick was probably established c. 1120 or possibly a little earlier. It's first lord, Eustace fitz John, appears as witness to a charter in Northumberland in 1119 and certainly held land in the county by 1121 (Kapelle 1979, 199, 284 n.37, 287 n.80). The motte and bailey castle was probably erected soon after, in a dominant position overlooking an important crossroads and, in particular, the Great North Road's crossing of

the Aln. It was certainly in existence by 1135, when it was described as a *'munitissimum castellum'* – a most secure castle – and may have replaced an earlier Northumbrian estate centre located at Lesbury, the parochial centre, a site which lacked Alnwick's strategic benefits.

The barony subsequently passed to the de Vesci lineage later in the 12th century. Alnwick Castle figured prominently in warfare between England and Scotland in this period withstanding a siege in 1172 and then again two years later in the campaign which led to the capture of the Scottish king, William the Lion. Border warfare was, however, generally brief and episodic until the end of the 13th century when Edward I launched his attempt to take full control of Scotland, resulting in the destabilisation of Anglo-Scottish relations for the next 300 years. The barony acquired by the Percies in the early 14th century, as that family began to play an ever more prominent role in Northumbrian affairs, taking advantage of the changed, more militarised conditions. Alnwick Castle became for a time their principal stronghold in Northumberland. However Warkworth Castle became the Percies' preferred residence in the 15th century and Alnwick Castle began to undergo a process of slow decay.

5.4.2 Borough and market

An important element of any major barony was the foundation of a borough, a community of burgesses – merchants, craftsmen and shopkeepers – to generate additional revenue for the lord through rents and tolls. The borough was certainly in existence by the second half of the 12th century, the first known charter for the burgesses of Alnwick, issued by William de Vescy, being dated between 1157 and 1185. It granted rights of tenure to the burgesses similar to those held by the burgesses of Newcastle. These rights were confirmed by 13th century charters, and the burgesses were already a corporate body by 1290 when a grant was made confirming burgesses' rights to Alnwick Moor, their common seal being attached to the document (Tate 1866, 98).

Robert Norton's platt of 1624 gives a good indication of the extent and layout of the borough, though it should be noted that the developmental history may have been more dynamic than is evident from the evidence available to us, with periods of expansion (in the peaceful relatively prosperous 13th century for instance) and contraction (in the 14th and 15th centuries, which were marred by prolonged warfare, plague and economic recession). The core of the settlement was the triangular arrangement of streets comprising Narrowgate, Bondgate, Fenkle Street and Market Street, surrounding a central zone, much of which is now infilled but which was open in medieval times and almost certainly formed a market place during that period. The burgage properties shown on the Norton's platt and later more accurate maps run back in long strips from the street frontages in the typical manner of such tenements. Not all those shown on the maps were necessarily burgages though. The name of the street along the north-east side of the triangle, Bondgate, suggests this area was occupied by the lord's agricultural tenants, his bondmen or bondagers, who were typically tied to the lord's manor, performing a variety of labour services on his demesne farmland as part of their rent as well as rendering payments in cash and kind on their own holdings.

Weekly markets and periodic fairs were key, profitable components of a borough. A market had probably been held at Alnwick from an early stage in the borough's history, long before Edward I's confirmation, in 1297, of the right of the lord to hold a market and fairs there (Tate 1866, 94, 441; Conzen 1969: 24). The markets were probably held in the triangular central area of the settlement. Most likely an open expanse in the Middle Ages, Clarkson's documentary survey shows that properties were already encroaching upon parts of this area by 1567 and the same pattern is depicted by Norton's 1624 platt, which accompanied Mayson's subsequent survey of 1622, with

several rows of buildings being shown. A market may also have been held on Bailiffgate to the west of the castle.

Thus the site occupied by 39-41 Fenkle Street lay in the heart of the medieval borough and derives from one of the early burgage plots. The eastern end of the site, where the Fenkle Street frontage was located, would probably have been occupied by a dwelling cum shop and/or perhaps a workshop facing on to the market area. Any surviving remains of such structures must now lie buried beneath the current buildings of No 39. Behind, this building, stretching up the slope was the remainder of the burgage plot which would have been probably occupied by ancillary buildings, processing activities related to whatever craft may have been practised there, rubbish pits etc. Comparison the current plot with the equivalent one shown on Wood's map of 1827 and successive Ordnance Survey maps of Alnwick show that the plot originally extended further west, and was just over 80m in length, before its western end was truncated by construction of Duke's Memorial Cottages (Site 33; HER 4752) in 1948. This conforms to the general pattern in the central area of Alnwick where burgage properties running back from the street lines were generally of considerable length, rarely less than 75m (250 feet).

In addition to its mid-20th-century truncation, the plot has undergone even more recent alteration at its present western end, having annexed part of neighbouring plot to the south. However, the remainder of the plot to the east most likely respects the burgage tenement's original boundaries established during the medieval era, as do many of the surviving property boundaries within the core of the town. The width of the plot at the street front is c. 10m, but then tapers inward, narrowing to c. 8m. This is consistent with the majority of the equivalent plots, with evidence to suggest that 8 to 10m (28-32 feet) was the original standard width of each frontage (Conzen 1969, 32-3).

A particularly interesting feature associated with the 39 Fenkle Street plot is the stone boundary wall along southern side of the property. This contains fabric of a variety of periods or phases and appears to be of considerable age, though it is difficult to put any firm date on it given the lack of architectural features, but may be of at least the 18th century and possibly much older. Boundary walls of this type, with probable early fabric, also survive between No.5 and 'Cornmarket' on Market Street and the Terrace on the east side of Dodd's Lane (HER 4643 and HER 4834) and are listed grade II.

5.5 Post Medieval and Modern Periods

Alnwick began to prosper once more as an increasingly important market town and regional centre during the early modern era after the Union of the Crowns in 1603 brought the internecine Border warfare to a close. With increasing movement of goods and people across the region, the town's position as a nodal point in the road network became ever more important. Droving of livestock from the Scottish Highlands to the markets of London and the South grew in scale creating trade for the extensive cattle and sheep markets established at Alnwick. The turnpiking of roads in the 18th and early 19th century also contributed to the growth in traffic.

Although Alnwick Castle ceased to have any further importance as a Border fortress in the 17th century its gradual decay was brought to a halt in second half of the 18th century when it once more became the Percies' principal seat in the North and was transformed into a stately home set amidst landscaped parkland in keeping with the status of its aristocratic proprietors. In consequence many

of the county gentry established town houses in Alnwick, which in turn created further custom for the town's markets and shopkeepers.

Examination of the sequence of historic maps suggests that the basic parameters of the site, which were established by the creation of the medieval burgage plot, remained essentially unaltered thereafter in the post-medieval and modern eras up until the mid-20th century. No deeds relating to the property have been identified through search of the Northumberland Archives catalogue and hence we have no indication as to what activities were being carried out in the No39-41 plot during the 17th and 18th centuries, and indeed these may have varied over time. The maps relating to this period are all, to greater or lesser degree, schematic in character and lacking in precise detail. This is true of Robert Norton's platt of 1624 and series of plans published in the second half of the 18th century, the town plan inset in Armstrong's Northumberland county map of 1769, and the two plans of the Town and castle of Alnwick, with attached demesne and other lands, produced for the Duke of Northumberland by I. Thompson in 1760 and C. J. Sauthier in 1788. Armstrong's inset plan appears to represent essentially the same survey as Thompson's plan, though Sauthier's plan shows a little growth in some areas, notably along either side of Hotspur Street and Green Batt at the southern end of the block of Burgage plots fronting on to the south side of Clayport, Market Street and Bondgate Within.

One important change in the townscape in the immediate environs of the development site, which is apparent in these maps is the transformation of the market area. The 1624 platt shows that the encroachment of buildings on the market place was already well underway by that stage with an almost continuous north south row of buildings along the west side of this area which effectively defined Fenkle Street as a street with buildings on both sides rather than as a single row looking out over the market place. By the time of Armstrong's map of 1769 the various rows shown in 1624 had developed into densely occupied blocks of buildings which scarcely differ in outline from those shown by the 1st edition Ordnance Survey (1863). They surround a much smaller, squarish market place on three sides (north, east and west), which occupied the southern part of the former open area and was screened from Market Street by a long narrow structure which appears to correspond to the building labeled Assembly Rooms on the 1st edition Ordnance Survey, by which time the latter had been augmented along its northern side by a Market House, doubling the previous structure's width. Also belonging to this period was the Grade II* listed Town Hall, built in 1731 on the west side of the squarish market place, with a clock tower added in 1767 (Site 03; HER 4526).

From the early 19th century, with the publication of John Wood's town plan in 1827 and then the 1st edition Ordnance Survey in the 1860s, followed thereafter by successive revised editions thereafter, it becomes possible to follow the changing layout of the development site in great detail. This is discussed in the following section below (see also Appendix 1: Historic Building Assessment).

5.6 Recent development of the Assessment site as revealed by historic map analysis

Wood's map of 1827 designates the main building at the front of the plot as 'Tweed Bank', and the overall site as the property of a certain Edward Stamp. The appearance of the building, however, is that of a private building. The map shows that the basic elements of the present plan – i.e. main front block, plus a several of the components of the rear wing, the narrow link block (1), the larger attached block (2) and the broad block beyond (3) – were already established by this time (see Appendix 1: Historic Building Assessment for more detail on the individual building components and

their likely development). The broad block (3) did not extend across the full width of the plot, allowing access through to remainder of the plot beyond, and was connected to the rear wing only by a small narrow structure, perhaps a passageway or corridor. Beyond was a narrow open yard and then, detached from broad block 3, a further building (5) apparently extending across the full width of the plot, but very narrowly proportioned E-W, like the yard immediately in front. The remainder of the plot to the west contained no buildings.

The 1st edition 1:500 town plan and 1:2500 map provide a further improvement in the level of detail. They imply that the front building was split into two separate properties to the north and south. Perhaps one was the bank referred to on Wood's plan and the other a dwelling, or conceivably there were two commercial properties on the ground floor with residential quarters above. The remainder of the plot seems much as depicted by Wood, however the yard between buildings 3 and 5 is broader from east to west than indicated on the 1827 plan and building 5 does not extend across the full width of the plot. Instead there is an open passageway along the north side of the leading through to a gate giving access into the garden area beyond. The latter is shown divided into two main, eastern and western areas, crossed by a path, with the westernmost area featuring planting beds and two small structures side by side adjoining the north wall of the plot, which may represent garden sheds or perhaps some form covered seating or gazebos. The broader proportions of the open area beyond building 3 and of building 5 (which is shown as internally partitioned) may simply be a reflection of the greater accuracy of the Ordnance Survey plan, with the rear parts of properties being especially difficult to map without full access.¹

The 2nd edition 1:2500 Ordnance Survey plan (1897) shows virtually no change with the exception of building 5 which now extended further westwards and encompassed the full width of the plot. By the time of the 3rd edition (published 1920, but surveyed 1914/15) building 3 had now been connected to 5 by means of a narrower wing (structure 4), thereby establishing the current footprint. Further west two small, narrow structures are shown attached to the north and south walls of the garden opposite one another.

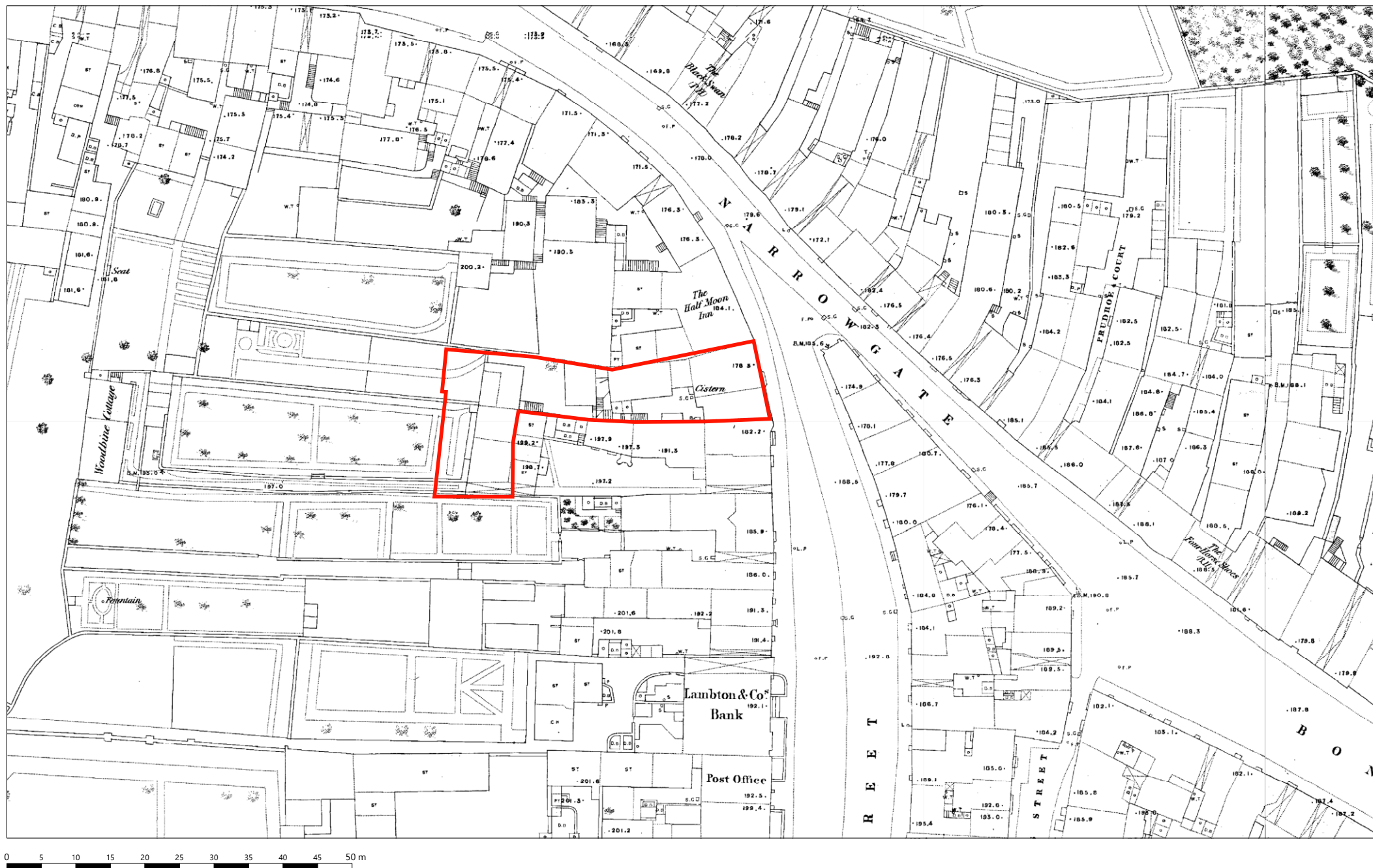
The major alteration came in the immediate aftermath of World War II with the construction of the Duke's Memorial Cottages (Site 33; HER 4752) in the area immediately to the west of the development site. This absorbed the remaining area of garden, everything to the west of building 5, as can be seen on the 1961 Ordnance Survey edition. The same map also shows that building 5 had been truncated by this stage and no longer extended as far south, perhaps indicating that the earlier structure had demolished and rebuilt. It also indicates, however that the part of the plot immediately south of building 5 had been extended southward annexing the equivalent part of the former burgage plot immediately to the south. It is uncertain whether this was contemporary and associated in some way the construction of the Memorial Cottages, or just occurred subsequently. No further alterations to the layout of the development site are evident on the maps.

The buildings have clearly undergone a variety of commercial uses, most recently as Dickinson's Furniture Shop, whilst the upper floors have served residential purposes (see Appendix 1: Historic Building Assessment). Since the closure of the furniture shop the property has remained empty, apart from a brief starring role in 2019 as the 'Bank of Northumbria' in the TV series 'The Heist'.

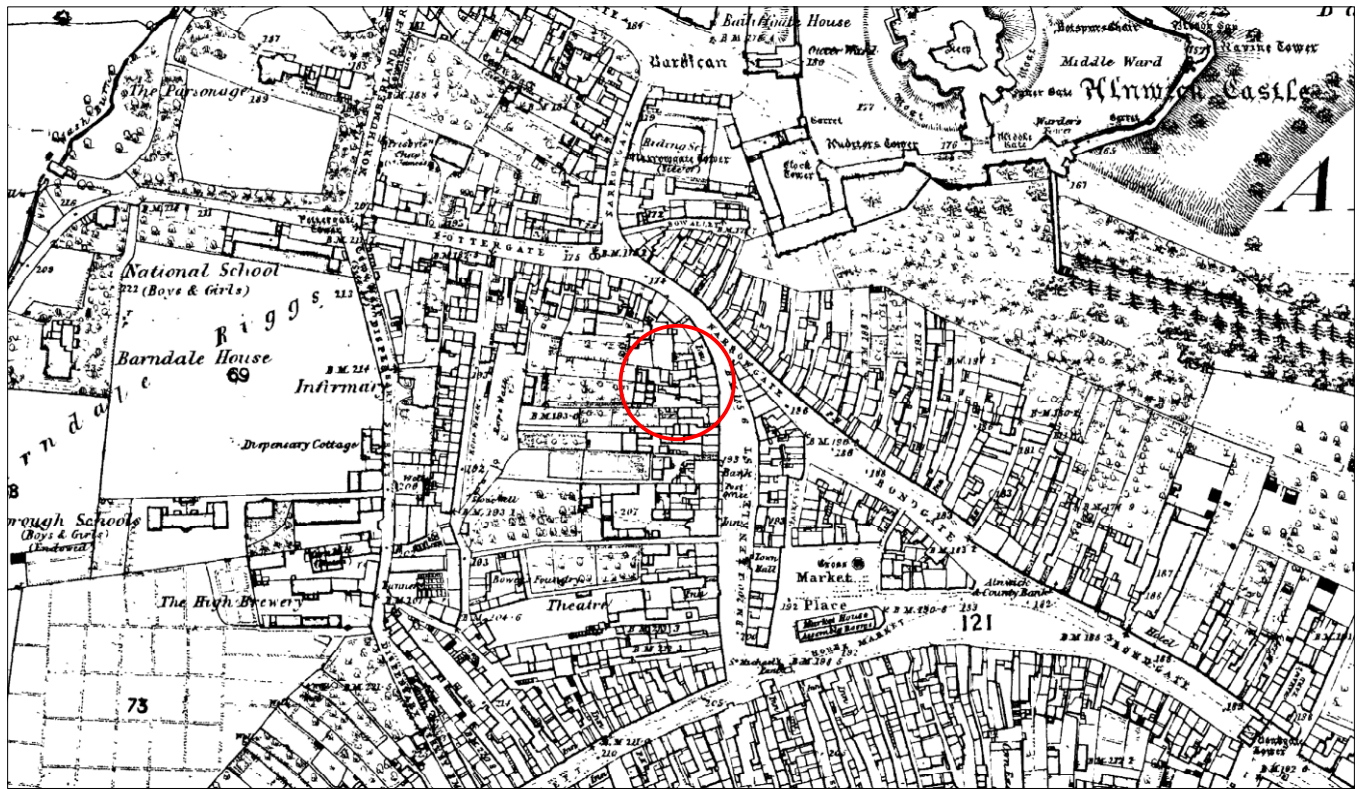
¹ **NB.** The coloured version of 1:2500 Ordnance Survey 1st edition obscures this layout by colouring pink the open area between buildings 3 and 5 as though it was part of a building adjoining 3 and 5. However the tree shown in the NE corner of the open area on the 1:500 plan confirms this was an open area and indicates the colouring on the less detailed 1:2500 map was an error.



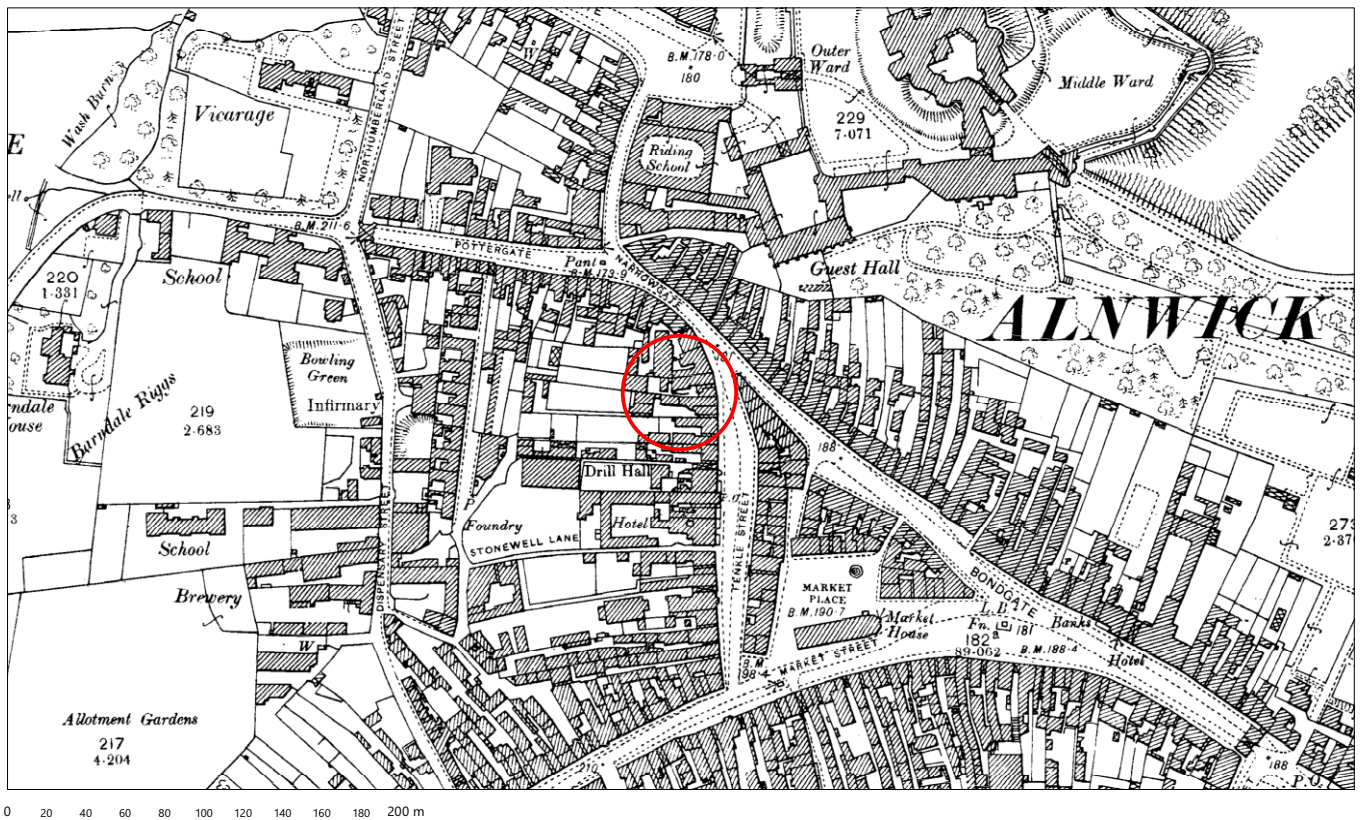
Illus. 08: John Wood's plan of Alwick 1827, showing the study area at Fenkle Street (outlined in red).



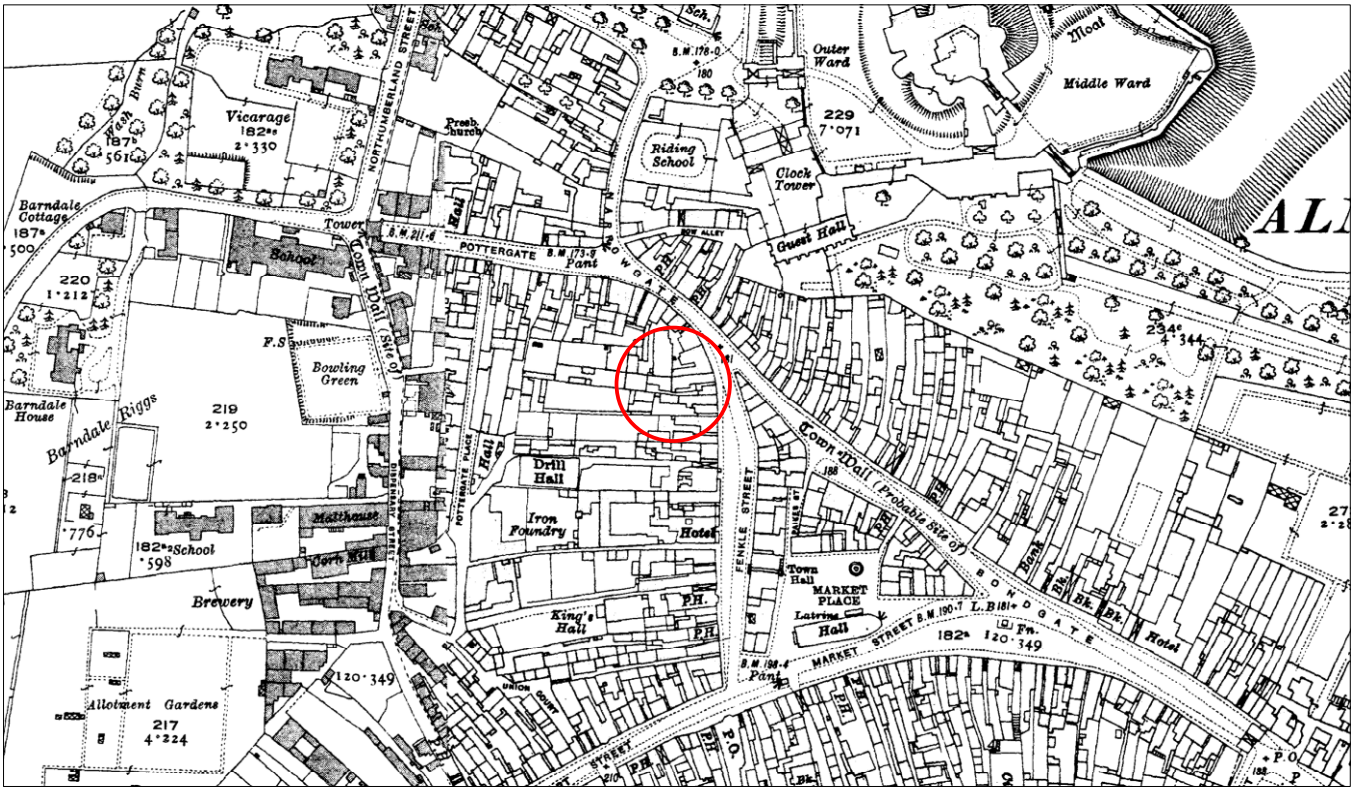
Illus. 09: Extract from the Ordnance Survey Town Plan of Alwick c.1866, scale 1:500, showing the study area at Fenkle Street (outlined in red).



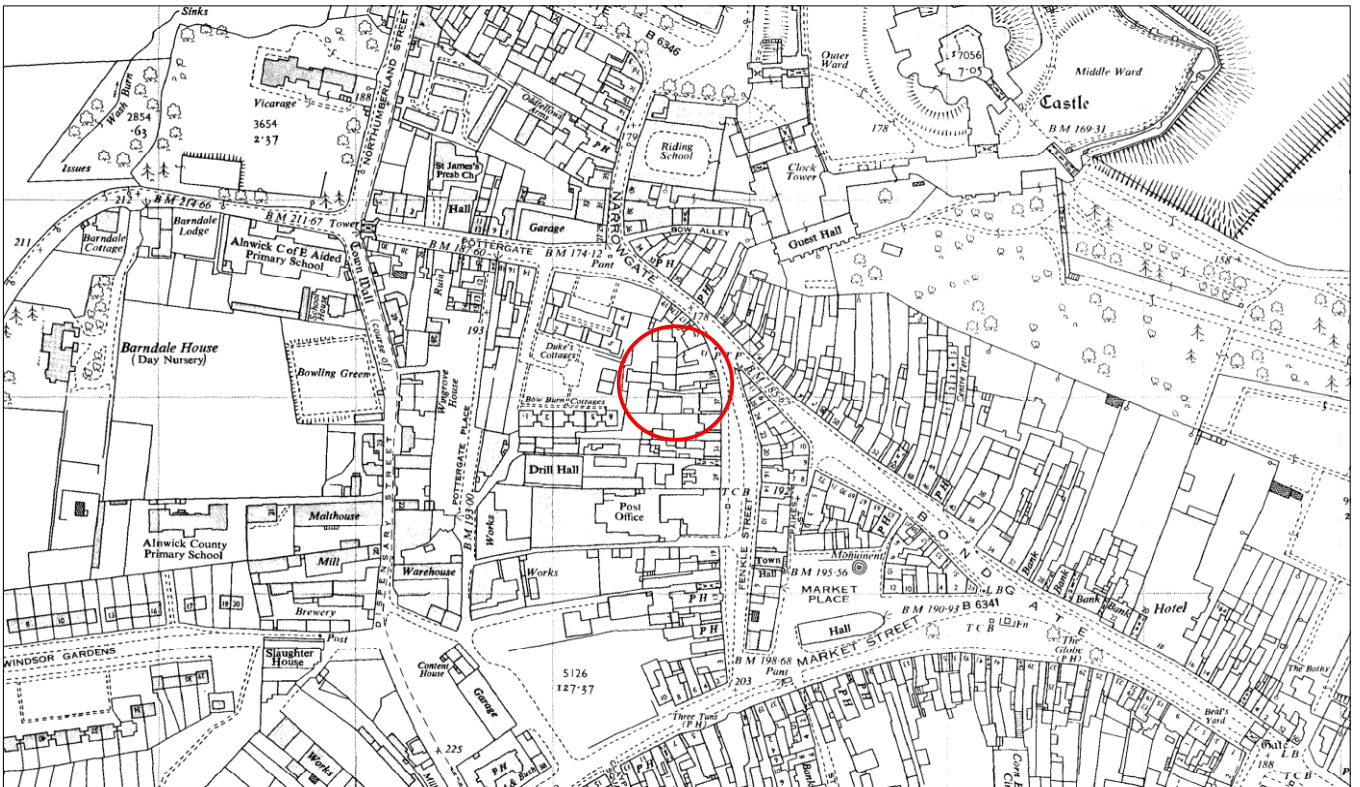
Illus. 10: Extract from the 1st Edition Ordnance Survey Plan c.1866, 1:2500 scale, showing the study area (circled in red) at Fenkle Street, Alnwick.



Illus. 11: Extract from the 2nd Edition Ordnance Survey Plan c.1897, 1:2500 scale, showing the study area (circled in red) at Fenkle Street, Alnwick.



Illus. 12: Extract from the 3rd Edition Ordnance Survey Plan c.1923, 1:2500 scale, showing the study area (circled in red) at Fenkle Street, Alnwick.



Illus. 13: Extract from the c.1961 Edition Ordnance Survey Plan, 1:2500 scale, showing the study area (circled in red) at Fenkle Street, Alnwick.

6. ASSESSMENT OF SIGNIFICANT POTENTIAL & IMPACTS

6.1 Archaeological Potential

There is no direct evidence for prehistoric or Roman activity within the development site, nor indeed within the historic core of Alnwick. However a number of prehistoric sites are known in the immediate environs of Alnwick and the possibility that remains of these periods may survive within the development site cannot be entirely discounted, though it may have been damaged and degraded by subsequent medieval and post-medieval and modern activity.

The western street frontage of Fenkle Street has been suggested as one of the potential zones of early medieval settlement within Alnwick lining a series of postulated routeways. Archaeological remains associated with such early medieval occupation might therefore survive within the plot. However it should be noted that such early medieval settlement, either along Fenkle Street or elsewhere in the centre of Alnwick, is presently a hypothetical construct and there is as yet no secure evidence to confirm its existence.

The site occupied by 39-41 Fenkle Street lay in the heart of the medieval borough and derives from one of the early burgage plots. The eastern end of the site, where the Fenkle Street frontage was located, would probably have been occupied by a dwelling cum shop and/or perhaps a workshop facing on to the market area. Any surviving remains of such structures must now lie buried beneath the current buildings of No 39. Behind this building, stretching up the slope and then levelling out was the remainder of the burgage plot which would have been probably occupied by ancillary buildings, processing activities related to whatever craft may have been practised there, rubbish pits etc. Historic map evidence shows the plot originally extended further west reaching a total length of c. 80m. However the western half was cut away when the Duke's Memorial Cottages were erected in 1948.

Likewise the potential exists for the survival of similar ancillary structures and occupational remains relating to the early modern history of the burgage plot. From the early 19th century onwards the development of the buildings occupying the plot can be traced in some detail through historic maps.

6.2 Survival of Archaeological Remains

The construction of buildings along the north side of the burgage plot from the early 19th century onwards, is likely to have damaged features and deposits associated with earlier periods in the within the built footprint. However, historic map analysis shows that the part of the plot where intrusive groundworks are stipulated as part of the development – the construction of a new wall for one of the holiday apartments and a new service run – does not appear to have been built on during the 19th and 20th centuries, the period covered by reliable detailed maps. There is therefore greater potential for the survival of remains in this area.

It should also be noted that the part of the plot immediately to the west of the street frontage slopes up quite steeply before levelling off at the very western end of the site. This level area would have continued further westwards prior to 1948, an area shown as gardens on the earlier Ordnance

Survey maps. It is possible that the sloping area would have been less attractive for assorted activities associated with the occupation of the burgage plot with the level area further west being preferred instead. It must be admitted, however, that the slope has not deterred the construction of the string of buildings attached to the rear of 39 Fenkle Street. Moreover, the steep slope of the land would mean that deposits would tend to accumulate behind the street-front building so significant archaeological deposits may survive beneath this part of the yard.

6.3 Assessment of Impact

6.3.1 Archaeological Impact

The development of this site may have some impact on any surviving sub-surface archaeological features and deposits, most likely associated with medieval and post-medieval occupation of the burgage plot, associated with the medieval borough of Alnwick.

However the degree of impact is minimised by the limited extent of the groundworks required by the scheme. Specifically, the scheme involves the construction of only one new external wall requiring intrusive foundations, namely the south wall of Flat 4 which will replace the current south wall of the rear offshut (building 4) connecting building 3 with the westernmost component, building 5. The new wall will be 6.5m in length and, assuming normal/suitable ground conditions, its footings will be 900mm deep. A new service run may also be required in this area. The ground surface in the area where the new wall will be erected is currently covered by a concrete hard standing of uncertain depth.

6.3.2 Visual impacts

Although the development is close to a number of listed buildings and non-designated heritage assets, it is considered that the proposed development will have relatively little visual impact. The work entailed mainly involves the refurbishment of existing buildings with very little alteration to the overall mass or height of the collection of buildings. Only one part of the assemblage, building 4, the offshut connecting buildings 3 and 5, which is located well to the rear of the street frontage will be widened to accommodate one of the holiday apartments (Flat 4). The development may also improve the appearance of what is presently a rather decaying and particularly at the western end, somewhat ramshackle collection of structures.

7. CONCLUSIONS

7.1 Summary of Historical development

No direct evidence for prehistoric or Roman activity has been identified within the development site, or anywhere within the historic core of Alnwick. However a number of prehistoric sites, ranging in date from the Neolithic period to the Iron Age are known in the immediate environs of the town and the possibility that remains of these periods may survive within the defined site cannot be entirely discounted.

It has been argued that the triangular arrangement of streets represented by present day Clayport, Market Street, Fenkle Street and Narrowgate in the centre of Alnwick originated through a convergence of routes during the early-medieval era, and further that the most likely location for an early medieval settlement was the area of the present market place, where these routes met with settlement perhaps laid out along the north side of Bondgate, south side of Market Street and west side of Fenkle Street. Archaeological remains associated with such early medieval occupation might therefore survive within the plot, particularly in the area closest to the street frontage. However it should be noted that there is as yet no secure evidence to confirm the existence of such early medieval settlement, either along Fenkle Street or elsewhere in the centre of Alnwick.

Following the establishment of the Anglo-Norman motte and bailey castle a borough was established as one of the components of the Alnwick barony. The site occupied by 39-41 Fenkle Street lay in the heart of the medieval borough, with Fenkle Street itself forming one of the main streets surrounding the market area. The outline of the development site represents the eastern half of one of the early burgage plots (plus a small section of the central part of the burgage plot situated immediately to the south). The Fenkle Street frontage would probably have been occupied by a dwelling cum shop and/or perhaps a workshop facing on to the market area. Any remains of such structures will lie beneath the present structure, No 39. Behind this building, stretching up the slope and then levelling out was the remainder of the burgage plot. This would have probably accommodated ancillary buildings, processing activities related to whatever craft may have been practised there and rubbish pits etc. Historic map evidence shows the plot originally extended much further west reaching a total length of c. 80m. However the western half was cut away when the Duke's Memorial Cottages were erected in 1948, removing the area shown as gardens on the 1st to 3rd edition Ordnance Survey maps.

There is no indication that the boundaries of the burgage plot were altered during the early modern era up until the mid-20th century. The plot provided a continuing framework for the occupation of the site, most likely featuring a larger commercial and residential building on the street frontage, with ancillary structures and associated craft/industrial activities and garden located in the rear of the plot. From the early 19th century onwards the development of the buildings occupying the plot can be traced in some detail through historic maps and the surviving remains of the buildings themselves. The standing buildings are largely of early 19th-century or later date, but elements of earlier (18th-century?) fabric may be preserved in the parts of the rear elevation of the front building and in southern boundary wall.

7.2 Significance of known or potential archaeological remains

The Alnwick Northumberland Extensive Urban Survey (2009) identifies the development area as being of high archaeological sensitivity (*see Illus. 7*) with the potential to contribute to our understanding of the development and character of Alnwick from the early medieval period onwards. It is likely that medieval and post-medieval remains associated with the burgage plot belonging to the medieval borough of Alnwick may survive to varying levels across the current site. Any such remains would be of high local and regional significance and where they are likely to be impacted by the development works they should be subject to prior investigation and recording.

8. RECOMMENDATIONS

All recommendations to mitigate the cultural heritage impact of the proposed development are subject to consideration by the Northumberland Conservation Team. In view of the potential significance of the site a programme of trial trenching, to assess impact on redevelopment of the burgage plot, prior to determination, has already been proposed by the Northumberland Conservation Team. The possibility of excavating test pits, as an alternative or preliminary to a trench has also been suggested.

However, given the very limited area to be impacted by intrusive groundworks associated with the development, it is recommended that a single mitigation trench be excavated under archaeologically controlled conditions, extending the full length of the new wall's location, which will provide a more satisfactory investigation than a series of smaller interventions. Any other groundworks associated with the scheme should also be subject to archaeological monitoring.



Photo 1: View of the NE corner of the rear yard showing the S wall of the link building (rear wing part 1).

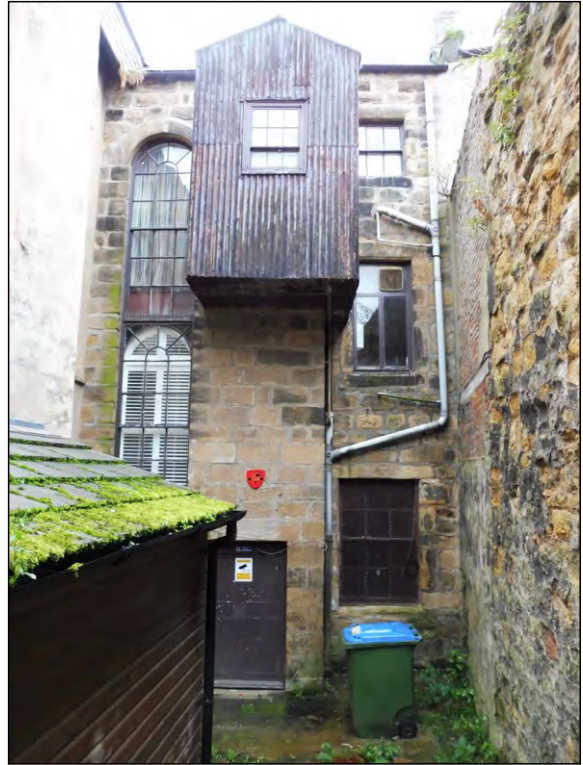


Photo 2: The rear (W) wall of the front building showing the different periods of fabric incorporated.



Photo 3: Lower view of the NE corner of the rear yard showing the S wall of the link building (rear wing 1).



Photo 4: View of the NE corner of the rear yard showing the junction of the S wall of link building 1 and the W wall of the front building.



Photo 5: View of the rear yard looking W from the uppermost floor of the front building.



Photo 6: View of the rear yard looking E towards the front building from the S side of rear wing building 2.



Photo 7: View of the rear yard looking W from the first floor of the front building.



Photo 8: View of the rear yard looking E towards the front building from the narrow passage on the S side of rear wing building 3.

THE BOUNDARY WALL



Photo 9: View of the eastern section of the wall marking the southern boundary of the former burgage plot. Looking E towards the front building.



Photo 10: View of the eastern section of the burgage plot boundary wall, looking W up the slope.



Photo 11: View of the western section of the southern boundary wall, looking SW from the top of the wooden stairs attached to rear wing building 4.

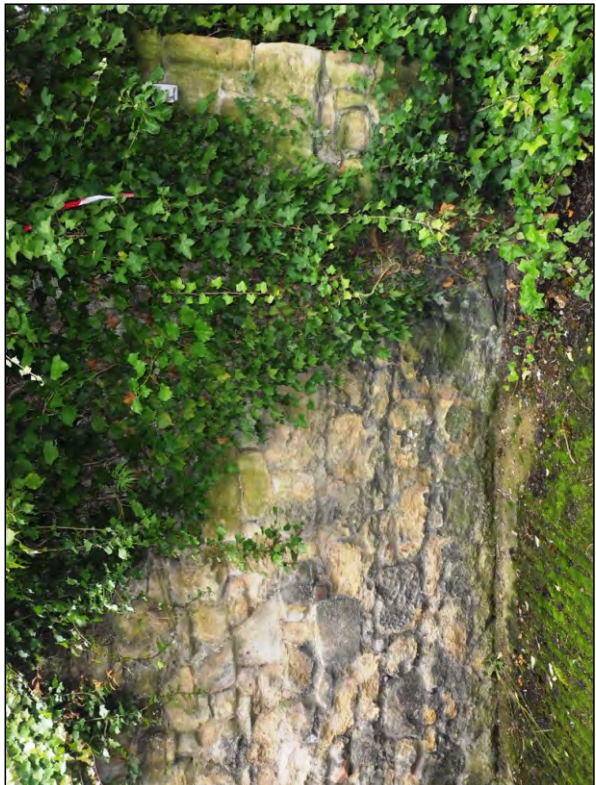


Photo 12: View of the westernmost surviving section of the boundary wall, looking S from the wooden stairs attached to rear wing 4.



Photo 13: View of the open area looking S.



Photo 14: View of the open area looking N towards rear wing building 5.



Photo 15: View looking WSW towards the open area from the wooden stairs attached to rear wing 4.



Photo 16: View of the rear yard looking E, with the site of the proposed new wall to the left next to the wooden stairs.



Photo 17: View showing the site of the proposed new wall of Flat 4 next to the wooden stairs of rear wing building 4, looking E.



Photo 18: View of the rear yard looking W up the slope, with the site of the proposed new wall to the right, running roughly in line with the southern edge of the wooden stairs.

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APPENDIX 1:

39-41 Fenkle Street – Historic Building Description and Assessment.

P. F. Ryder

No 39-41 Fenkle Street, Alnwick 2019 revision

No 39-41, latterly part of Dickinson's Furniture Shop, stands on the west side of Fenkle Street, just short of the junction with Bondgate Within/Narrowgate at its north end. This report is concerned with the part of the property listed (Grade II) as no 39. This consists of a front block with behind it a rear wing extending along the north side of the long and narrow yard which rises steeply up the hillside behind the property, wing and yard representing an early burghal strip..

Form and Plan

The front block, of trapezoidal plan¹ (the burghal strip narrows as it extends to the west) is of three storeys. On the ground floor there have been two large front rooms with a cross-passage between to the stair, which has a pair of rear rooms on either side, the larger northern giving access to the rear wing. There is a similar arrangement on the first floor except that there is no cross-passage; here the central bay forms part of the larger northern front room. The second floor has a lobby and dressing room between the two bedrooms.

The rear wing is in five parts, from east to west:

- (1) A small 'link block', three storeys high.
- (2) A larger and thicker-walled block, also three storeys high.
- (3) A broader almost square block; with the westward rise in the ground its ground floor is on the same level as the first floor of block (2), whilst its first floor is jettied out to the south to span almost the full width of the rear yard.
- (4) A narrow rectangular block of two storeys, the upper of timber.
- (5) A large single-storeyed shed.



¹ Although the west wall steps in slightly close to its south end

External Elevations

The Main Block



The front (left) is of coursed and squared sandstone, with a distinction between the walling stone, which has a pecked finish, and the dressings which have intermittent vertical tooling. The elevation is of five narrow bays and three storeys, with the ground (the pavement) sloping down quite steeply from left to right. The ground floor is entirely taken up with a glazed shop front of late-19th century character, which is actually of seven bays, and now painted dark green. The central doorway has a part-glazed door is set in a moulded architrave, which has the look of being an older feature re-used. Above it is a shoulder-arched overlight (now closed), and on either side are panelled pilasters that have capitals with paterae, repeated at

the outer ends of the symmetrical shop fronts. Above is an overhanging fascia with carved double brackets (each with a pair of pendants) above the pilasters, with a small pair of brackets above each panel of shop front interrupting a modillion cornice, under a plain frieze.

The upper floors have sill bands to the windows, five plate-glass sashes on the first floor and 6-pane sashes in almost square opening to the second; there is a moulded stone cornice to the eaves. The steeply-pitched roof is of Welsh slate.

There are stacks at both ends of the roof; that at the left hand end, on the present ridge, is of orange brick; the taller stepped stack to the right is set forward of the ridge, and seems more recent, being constructed of engineering brick.



The rear elevation of the house (left), to the narrow yard that rises steeply up the hillside beyond, is much narrower than the front, being reduced to two irregular bays, partly by the trapezoidal plan of the site, and by the fact its northern section is covered by the abutting rear wing.

The walling here is of coursed and squared stone. The narrower right hand (southern) bay is set back (and has its eaves at a slightly higher level); on the ground floor is a 12-pane sash with chamfered jambs but a square lintel, but the window of similar proportions on the first floor (with 20th century glazing) and the 6-pane sash in an almost square opening on the top floor have chamfers to both jambs and lintel. The broader left bay contains the stair; on the ground floor is an old door of four flush panels, with to the left a patch of cement, pierced by a small ventilator, indicating the position of a small window opening onto the cellar stair. Above it is a tall stair window with a round-arched head cut from two ashlar blocks; it

is glazed as a vertical pair of sashes (the lower 12-pane, the upper, with a 9-pane lower leaf, 15-pane, with in addition typically Georgian radial-glazed heads to each part). The wall to the right of the lower part of the stair window is of rather better-squared blocks than the remainder of the rear elevation, and may have been refaced or rebuilt; its upper part is concealed by an ugly addition, a little pendant block with corrugated iron walls and a shallow gable, holding a 9-pane shortened sash in a timber architrave.

The Rear Wing

The elevation of the rear wing to the yard is in two parts; all of it is rendered (with the render lined to simulate ashlar), and presents very little evidence of either its underlying fabric or structural history.

From east to west the wing comprises:

- (1) The a single bay section here termed the 'link'; on its ground floor this has a doorway, with to the left an exposed stone chamfered plinth, with two courses of tooled ashlar above; the wall above is thin and seems to be of brick, set slightly back so that its rendered face is flush with the ashlar base. Above the door is a projecting string, concealed by render. The first-floor 12-pane sash window has a chamfered or moulded sill band (of exposed stone); the slightly-projecting stone sill of a second-floor sash (of similar proportions) rests directly on the lintel of that below.
- (2) This section has thicker walls, and is presumably of stone, with an irregular battered section at the base (all behind render). There have been four openings on the ground floor, the easternmost, a doorway, now simply showing as a patch of different render, followed by two boarded-over windows and, at the west end, a doorway now reduced to a window². At first-floor level are a pair of windows (the western with a stone sill) with a loading door (its lower part infilled) between. Two second-floor windows were visible internally in 2006 as internal recesses.
- (3) This block has been very heavily altered. On the ground floor is a doorway with a narrow chamfered surround; the jettied upper floor is of 20th-century date.
- (4) A narrower block with a thick (stone?) front wall at ground floor level and a 20th century timber upper floor; a wooden external stair gives access to an upper door into this section, and also to one into the west side of the broader block 3.
- (5) A large shed with a monopitch roof; its rear (north) wall is former by the thick property boundary/burghal strip wall, but its other walls are of yellowish engineering brick of early/mid 20th century character; there is a boarded door in its east wall, and there have been four windows, now blocked in more recent orange brick, on the south.

² Recorded in 2006. All but the western doorway/window are now concealed by a modern timber outbuilding, and plastered over internally

The Interior of the Main Block

The Ground Floor

The front door opens into a small lobby, with an inner part-glazed door (of late-19th century character) opening into the ground floor, which has been made into a single space by the removal of the walls of the cross-passage, apart from their uppermost sections, so that the moulded plaster cornices (with a pattern of upright leaves) of passage and the northern room survive. Internally the door is set under a round-headed plaster arch on moulded impost, and there is another similar arch at the opposite end of the (former) passage opening to the stair well.



Northern Ground Floor Room, looking north

The two main ground-floor rooms have had chimney breasts set centrally in their end walls, but in common with the others on the ground and first floors of the building, their fireplaces have been removed and plastered over; the chimney breast in the southern room was present in 2006 but has since been removed.. The southern room has no old detail but the northern has a broad segmental arch (with a sunk quarter-round moulding in plaster) at the north end of its west wall, opening into the north-western room, which again has a chimney breast on the north. This room, also reached from the foot of the stair, has a second segmental-headed arch on the west into the link block.

The arch at the end of the former entrance passage opens into the stair well, which has a moulded plaster cornice beneath the first-floor landing. The south wall has a doorway (and modern window) into a small room (now an office) that has a chimney breast on the south³ and panelled shutters to its 12-pane sash on the west.

The open well stair (right) is one of the best features of the building. It has open strings, and shaped tread ends. The circular newels rise from octagonal bases, those of the upper parts continued down as moulded pendants; each tread carries two stick balusters, and there is a ramped and moulded handrail, continued across the tops of the newels.



The Cellars

Beneath the foot of the stair, and adjacent to the back door is the entrance to the cellar, down an L-plan flight of steps now covered with concrete. All the walls of the cellar are plastered, and floors concrete. There have been two large chambers under the front rooms, each with a splayed opening (now bricked up) to the street, entered via a lobby from the chamber beneath the stair, which also has a smaller chamber to the south. The chamber beneath the stair retains a segmental barrel-vault, as does the lobby; the two front chambers seem to have lost their vaults, except for an irregular area at the south end of the northern; the smaller chamber retains a vault over its northern third.

³In this case the simple tooled stone fireplace surround survives and is visible through the plaster

The First Floor

At first floor level the stair rises to a landing which has had two doorways into the front rooms (the northern now blocked) on either side of a blind recess which in 2006 had moulded jambs, an impost band and a round-arched head, but has been altered (the impost band removed); the landing retains its moulded cornice. The southern door opens into the smaller of the two rooms in the front block, which retains its moulded cornice; on the north is a door into the larger northern room, which has a more elaborate cornice with anthemion ornament and swirling rosettes at the corners (below). Both these rooms have their window recesses carried down to the floor, and retain panelled shutters to their



windows, with beaded mouldings of early-19th century character. From the northern a segmental-headed arch (like that on the ground floor) opens into a north-western room which also can be accessed from the stair well; from this room a doorway on the west (which retains its panelled surround but has lost its door) opens into the rear wing.

Returning to the southern of the two front rooms, a six-panel door on the west gives access to a smaller room (now a kitchen) on the south of the stair well, with old panelled reveals to its window and a cupboard that may be of late 19th century date.

The Second Floor

The stair continues to a top landing, now partly boxed in; the ceiling above is coved on the west side, and has a moulded cornice and a central rose. On the landing below, a doorway on the south of the stair window (with a door of six panels with beaded moulding, probably an early-19th century piece re-used) opens into the little pendant extension, housing a toilet.

At the stair head is a small lobby; a door straight ahead right opens into the southern of the front rooms which has an old fireplace the south; it has a beaded stone surround and a timber architrave, and is flanked by cupboards with six-panel doors; on the north side of the room is an arch opening into the dressing room, which also has access to a second lobby on the west, which can also be entered also enterable from the boxed-off section of the stair head, which is gained by a modern door on the north of the stair-head⁴; this lobby

⁴ It would appear the stair-head section of the balustrade was removed when this was constructed.

has a hatch in the ceiling, the only access to the attics. On the south of the stair head another door opens into a room with its west end partitioned off to form another toilet, which has a narrow and small fielded-panel door, again probably a re-used piece.

The two bedrooms retain panelled shutters to their front windows (their recesses carried down to the floor) , and old fireplaces flanked by pairs of cupboards, with doors of six fielded panels. The northern has the best fireplace in the house; it has a beaded stone surround like that in the southern one, but here the timber architrave has a fluted frieze with a central panel carved with an urn and garlands, under a mantelpiece on a dentil cornice.

A door at the north end of the boxed-of section of the stair head gives access to a passage running west into the Link Block, and a room alongside that has a tiny window on the west of its chimney breast.



Second floor northern room looking north-east



Second floor southern room looking south-east

The Attic and Roof Structure

A trapdoor gives access to the attic of the front block, which is a single undivided space floored with boards of a variety of widths, up to c 350 mm. The end walls are all of brick - no stone is visible - and show sloping flues coming together beneath the end stacks. At the north end an interesting - and slightly worrying - constructional detail is exposed, the use of diagonally-set timbers to form the base of the diagonally-set sections of flue. At the south end there is a segmental arch between the flues, but to the right additional brickwork, including a second lower arch, has been installed (below) to provide additional support.

The roof of the front block is of five bays. The trusses, generally of sawn softwood, are secured by iron spikes and bolts; each has a collar notched and halved in from the south, with scissor-braced struts set across its north face. The collar on the southernmost truss has clearly been adzed rather than sawn, and might be an older timber re-used. There are four levels of through purlins, the lower ones recessed into the principals but the upper simply resting on their backs, and a ridge board, carried by short uprights fixed to the tops of the principals. There are also pairs of vertical posts, morticed into the principals a little below the collars; several of these have either been removed or truncated, presumably to facilitate storage.



Main Block attic looking north

It is difficult to date a roof such as this, other than to place it broadly in the 19th century; the scissor braces are common in mid- to late- 19th century planned farm buildings in the county, so the roof may be secondary to the building itself. A passage on the west and the roof of the rear wing to which it leads are clearly more recent than the main block roof, and

probably date to the first half of the 20th century.

The Interior of the Rear Wing

(1) The Link Block

This has a relatively thin wall to the yard, which is probably of brick, and has is only large enough to accommodate, on each floor, a small lobby/passage and the service stair, which has now been sealed off and is inaccessible. On the second floor a cupboard adjacent to the stair (recorded in 2006 but now locked) exposed part of the external face of the rear (west) wall of the Main Block, with the chamfered north jamb of a blocked window, showing that the block is a secondary addition.

(2) The Three-Storeyed Block

This has relatively thick walls (c 0.63m) which appear to be of stone, and was probably originally a detached from the Main Block. It has been extensively modernised internally, and the walls clad internally although there are old chimney breasts on the north (diminishing in size from the ground to the second floor). The roof structure, of five bays, has collar beam trusses carrying three levels of purlins and a ridge board.

(3) The Jettied Block.

Other than a door of some age opening into the rear yard (with old iron bolts) this seems to preserve no old features at all, and the upper floor is wholly of mid-20th century date.

(4) Two-storeyed block.

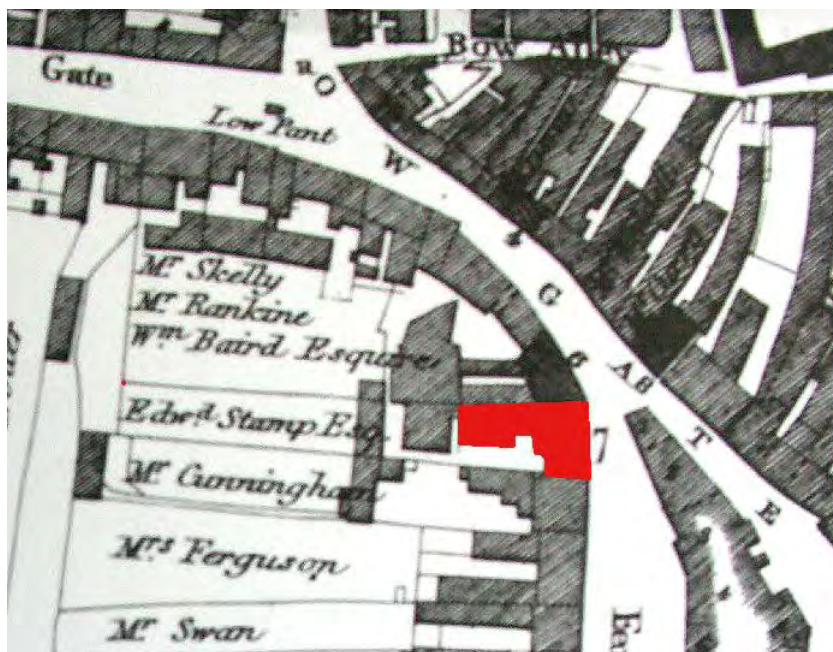
This has a thick outer wall, as far as first floor level, but there is no dating evidence. The upper floor is partly of timber, and of no great age. The roof is of three bays with simple principal rafter trusses carrying two levels of purlins and a ridge.

(5) The Brick Shed

(interior not seen) This looks of mid-20th century date

Summary and Discussion

The property is listed as an early 19th-century building, and this is probably correct, although some details, such as the chamfered window surrounds on the rear elevation, could be a little earlier. Although the earliest use of the building traced is as a bank (John Wood's 1827 map of Alnwick shows it as the 'Tweed Bank', and the site the property of an Edward Stamp) there is nothing to indicate that it was built as anything other than a private house. The plot on which it stands is almost certainly a medieval burghal strip, suggesting that there has been a house here for some centuries. 18th century or earlier fabric may well be incorporated in the main block and very likely in the rear wing. The 1827 map shows the present plan of main block, link block, rear wing and the broad block behind the rear wing as already established by this time. The main block clearly pre-dates the link block, as can be seen from the blocked window at second floor level, now within the latter.



Excerpt from John Wood's 1827 plan of Alnwick

The front elevation of the house is very much in two parts, the late-19th century shop front and the early-19th century facade above, which remains unaltered, except that at some time plate-glass sashes have replaced the originals which would have been of 12 panes. Inside the block, many years of commercial use have resulted in the loss of much of the original interior, with the notable exception of the rather fine stair, and a few cornices. As often, old features are better preserved on the top floor, where there is one particularly attractive fireplace. The service stair in the 'link block' was devoid of any detail that might enable it to be dated, and is now inaccessible. This block and the rear elevation retain some original early-19th century sash windows.

The rear premises are so much altered, and their wall surfaces concealed within and without, that it is almost impossible to make any proper assessment of their age, although the three-storeyed block (2) is probably 18th century or earlier; its external render and internal covering of wall faces, and underdrawn ceilings, may conceal features of interest.

The tall wall on the south side of the rear yard also deserves mention. Almost certainly following a medieval property boundary, it contains fabric of a variety of dates; lacking architectural features it is difficult to date, but may be of at least the 18th century.

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