
NEWTON COTTAGE, HIGH CALLERTON NORTHUMBERLAND

Archaeological Building Assessment

JUNE 2019



Prepared for: <i>James Gilbert</i>	By: <i>The Archaeological Practice Ltd.</i>
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NEWTON COTTAGE HIGH CALLERTON NORTHUMBERLAND

Archaeological Building Assessment



Frontispiece: View of the west face of the internal east wall of the barn at the east end of the range.

PROJECT: Historic Building Recording and Assessment
LOCATION: High Callerton, South Northumberland
CLIENT: Mr James Gilbert
SITE GRID REF: NZ 1615 7048
FIELDWORK: June 2019
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SUMMARY

A programme of archaeological investigation has been carried out to further inform a proposal to extend and remodel for continued residential use Newton Cottage in High Callerton. The work has been requested by Northumberland County Council Conservation Team (NCCCT) given the archaeological sensitivity of the site. The photographic and measured recording was undertaken in June 2019 prior to the scheme of internal alterations and groundworks proposed as part of the development.

It is concluded that this is a picturesque house, made up of several elements of different dates. Its interest, and the evidence for its structural history, is largely in the front elevation and its changes in fabric and line of quoins. Most of its windows, although stylistically inoffensive, are of mid-20th century date. Few old features survive, and there is little to provide dating evidence. The earliest part of the range, the former barn, has quite large and irregular quoins and may be of around 1700, although its wall thicknesses suggest it is unlikely to be earlier. The next three structural phases are perhaps all of 18th century date as well; while the added upper floor to the eastern section, may be Victorian and go with the ground-floor beamed ceiling and simple stair inside. Otherwise the interiors have been heavily modernised. The barn is a little more interesting, with its evidence of a likely first-floor fireplace which could point to a phase of domestic use, although there is no other evidence of this.

The lack of significant historic features of pre-19th century origin and the level of proposed impact upon them means that no specific mitigation measures are recommended with respect to the proposed remodelling of the building interior. However, care must be taken to avoid significant impact upon existing stonework structure, particularly the north and south facades and internal walls of the current garage structure, a structure of probable 18th century origin, the east internal wall of which, in particular, retains interesting features.

Regarding external groundworks to the rear of the building, there is nothing in terms of historic map or other records, to suggest the likelihood of significant sub-surface remains surviving there. Furthermore, the likely level of disturbance caused by modern occupation and service interventions is likely to have had a damaging impact upon any remains of earlier occupation on the site. Several other interventions in the hamlet, notably at Rebellion House on the south side of the village street, have produced little or no evidence for medieval or pre-modern settlement, similarly suggesting either that earlier remains have been removed by modern interventions or, alternatively, that the settlement may not have been intensively occupied over its current extent until the 18th or early 19th centuries. Therefore, in view of the scale of proposed groundworks to the rear of the property, no specific mitigation measures are suggested with respect to foundation and service works there.

1. INTRODUCTION

1. INTRODUCTION

1.1 Location of works (Illus. 01 & 02)

Newton Cottage forms part of a continuous row of buildings on the north side of the single street of High Callerton, 2.5 km south of the centre of Ponteland in south Northumberland. The cottage lies a little to the east of High Callerton House (dated 1724), at the west end, and to the east of Rebellion House, a bastle of c1600, on the south, which is probably the oldest surviving building amongst several of historic interest in the hamlet.

The position of the current, Newton Cottage development site, in the centre of the row of buildings to the north of the road, is shown in relation to Rebellion House, situated in the south row, on the attached plan (*Illus. 02*).

1.2 Project Background

Proposals for the renovation and partial remodelling of Newton Cottage and construction of a new extension to the rear have discussed with Northumberland County Council Planning Team. Given the archaeological sensitivity of the site, the Northumberland County Council Conservation Team (NCCCT) has stipulated, in a pre-Application Enquiry response dated 22nd May 2019, that the upstanding buildings on the site should be recorded in advance of any development works as part of an assessment process.

The purpose of this report, therefore, is to report on findings of a site investigation carried out in June, 2019 and provide an assessment of the importance of the building on that basis.

1.3 History and Significance of the site

High Callerton is recorded in historical documents from the 13th century and it is assumed that the linear layout of the settlement may have medieval origins. Buildings on both sides of the village street date to different periods, suggesting that in some cases older buildings have made way for new ones, or have been retained in altered form, as appears to be the case with Newton Cottage.

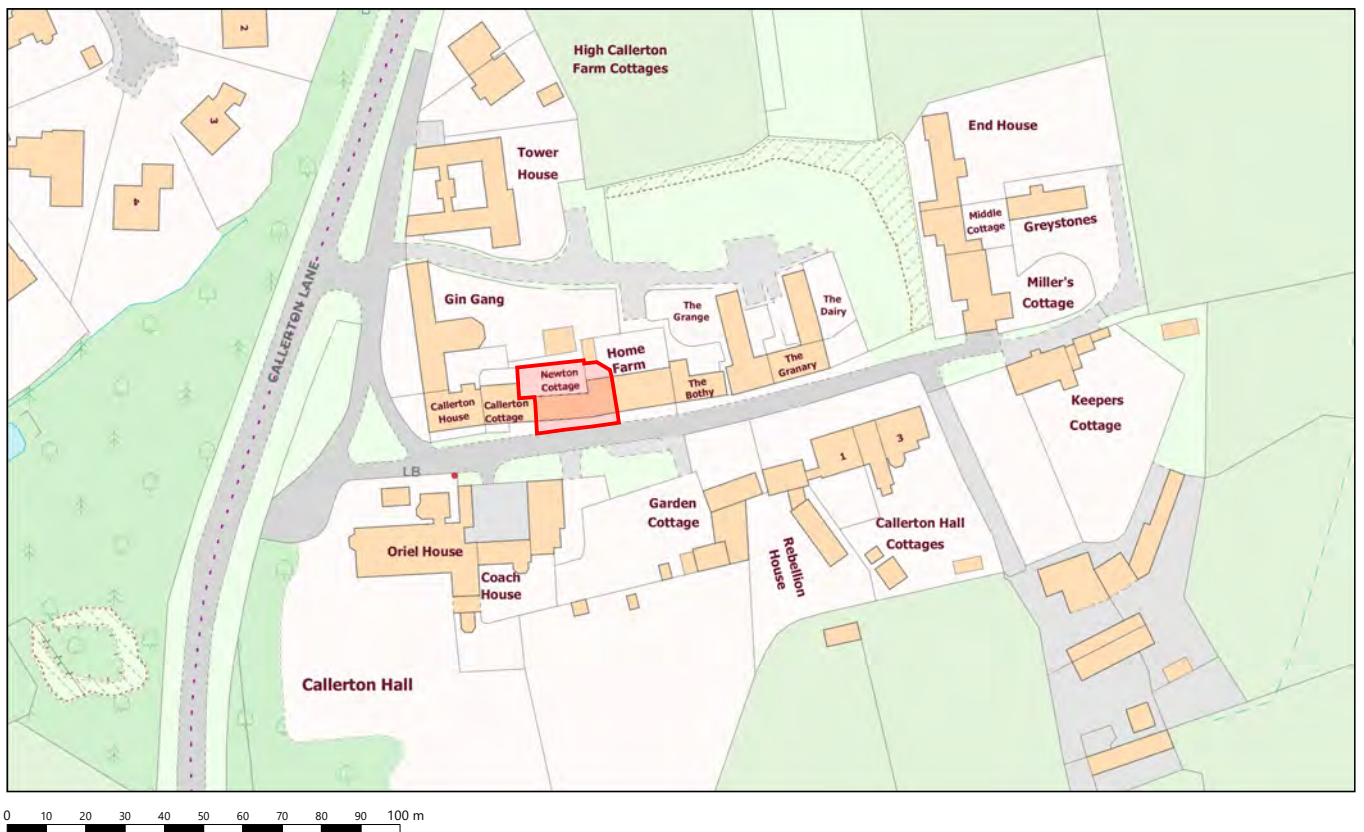
On the basis of its rural location and diversity of significant surviving buildings of historical significance, the hamlet has been designated as a conservation area by Castle Morpeth Council and the buildings within it are therefore governed by the principles outlined in the Castle Morpeth District Local Plan.

Rebellion House, a Listed Building (Grade 2), on the north side of the village street is currently recognised as the oldest and most significant historic building in the village. Groundworks internally and externally to the rear of the bastle in 2012 revealed little of note and few, if any, finds of pottery or other artifacts predating the mid-19th century. Clearance of the floor of the bastle revealed a rough sandstone floor, derived from crushed loose stones or bedrock, while excavations to the rear revealed bedrock at depths between 0.2-1.1m, which, especially in the north part of the site sat directly below topsoil, suggesting fairly recent quarrying activity contemporary with and/or after the date of construction of the building. Works elsewhere in the village have similarly failed to encounter any archaeological remains of note external to the current standing buildings.

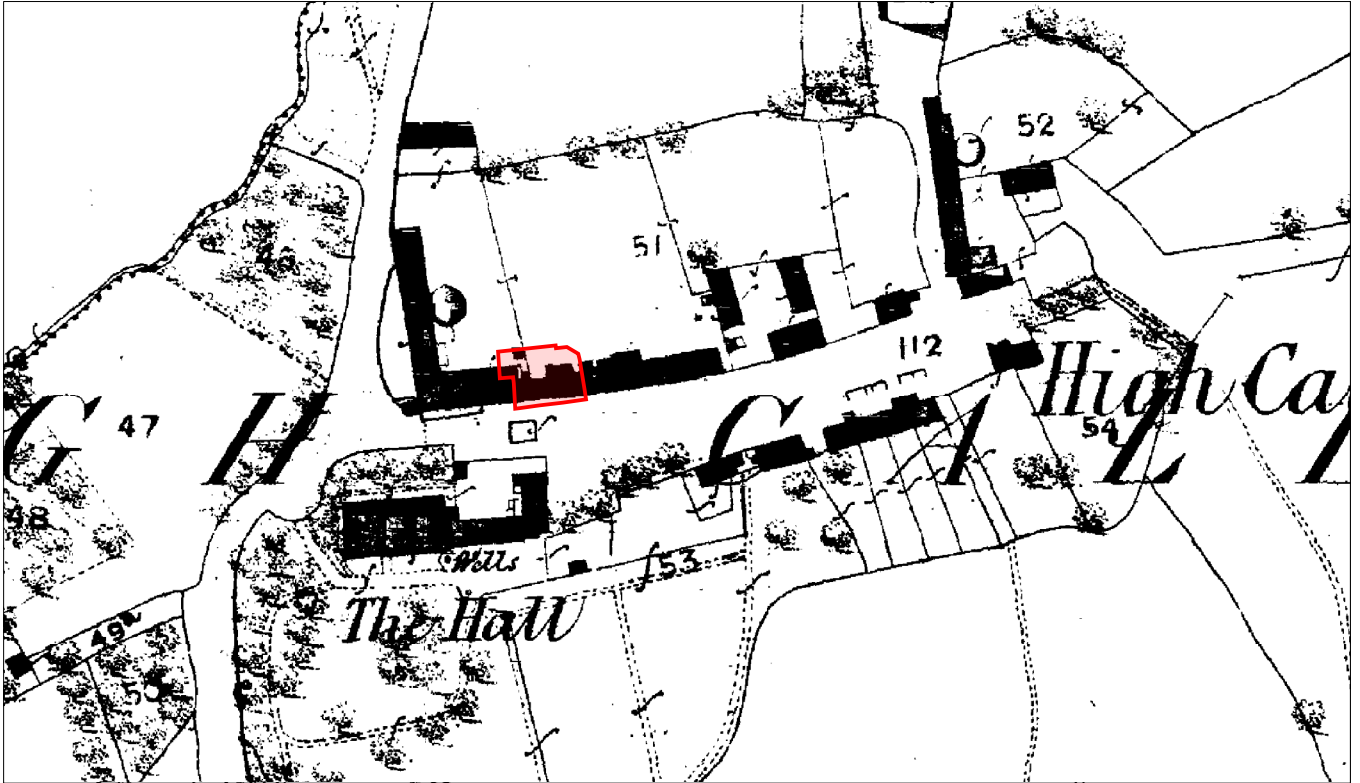
The recording work carried out on the adjacent Newton Cottage site, reported here, was carried out in June 2019 using written description, colour digital photography keyed to ground plans and annotation of ground plans supplied by the architect to show historic phases of construction (*Illus. 11*). An assessment of the building and wider site was carried out on the basis of the recording work enhanced by historic maps and documents relating to the site.



Illus. 01: The location of High Callerton (circled in red), near Ponteland in southeast Northumberland.

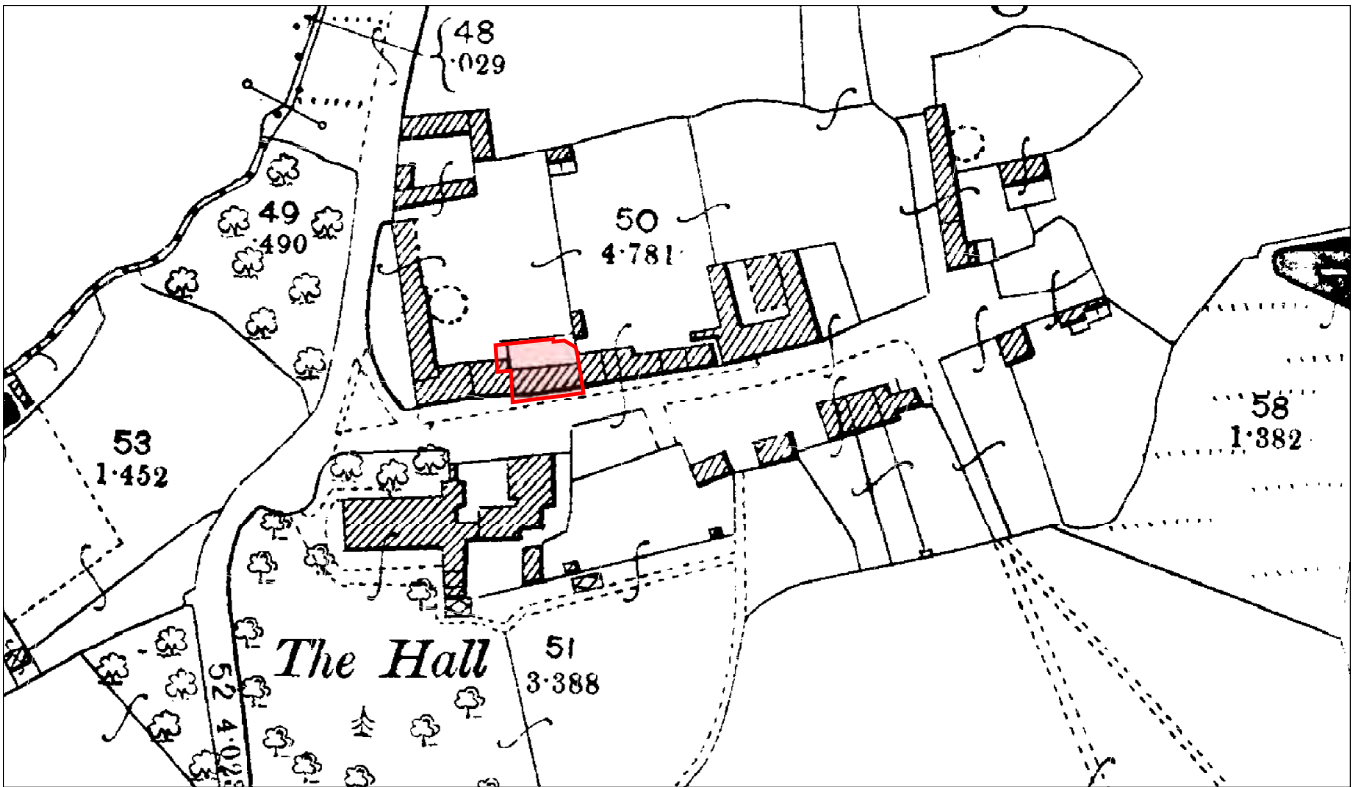


Illus. 02: The location of Newton Cottage (highlighted in red) in High Callerton.



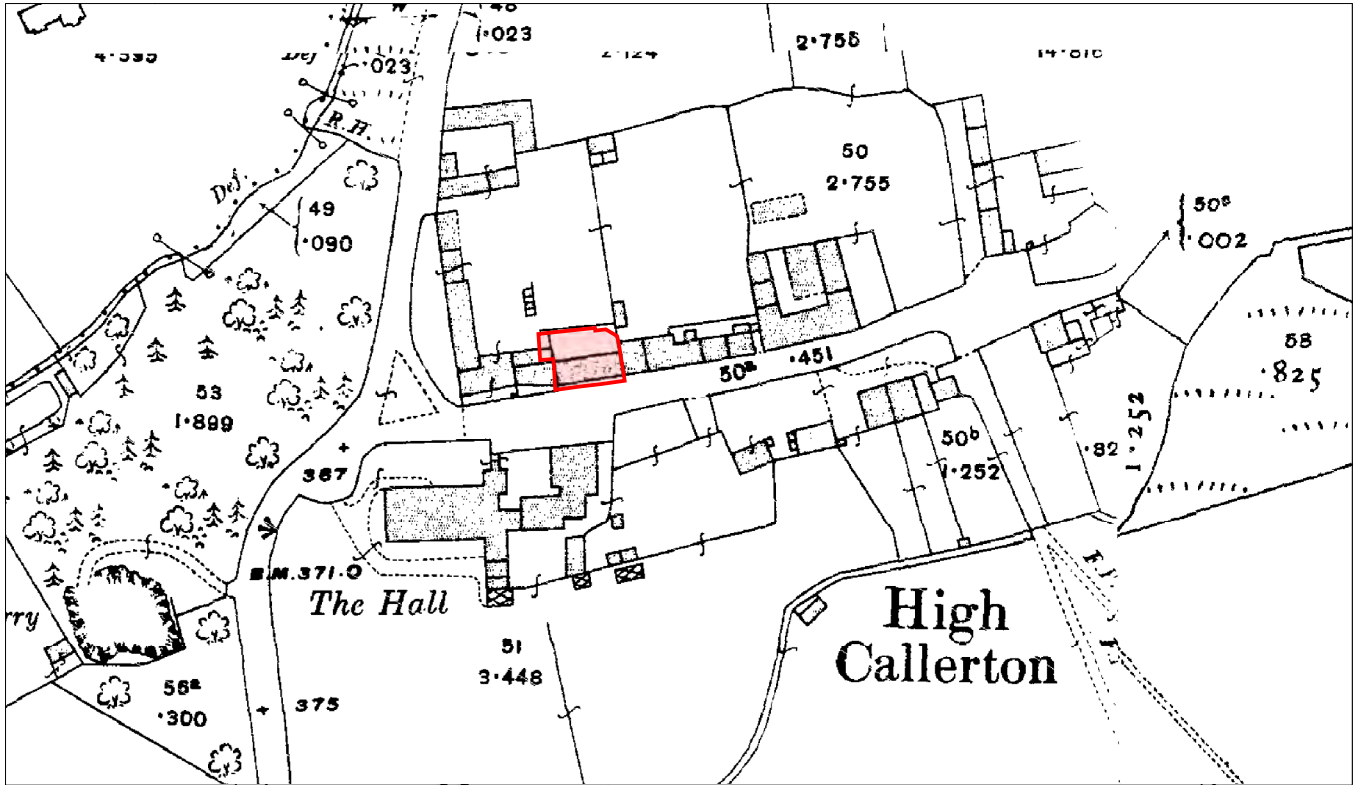
0 10 20 30 40 50 60 70 80 90 100 m

Illus. 03: Extract from the 1st Edition Ordnance Survey Plan c.1859, showing Newton Cottage (highlighted in red).



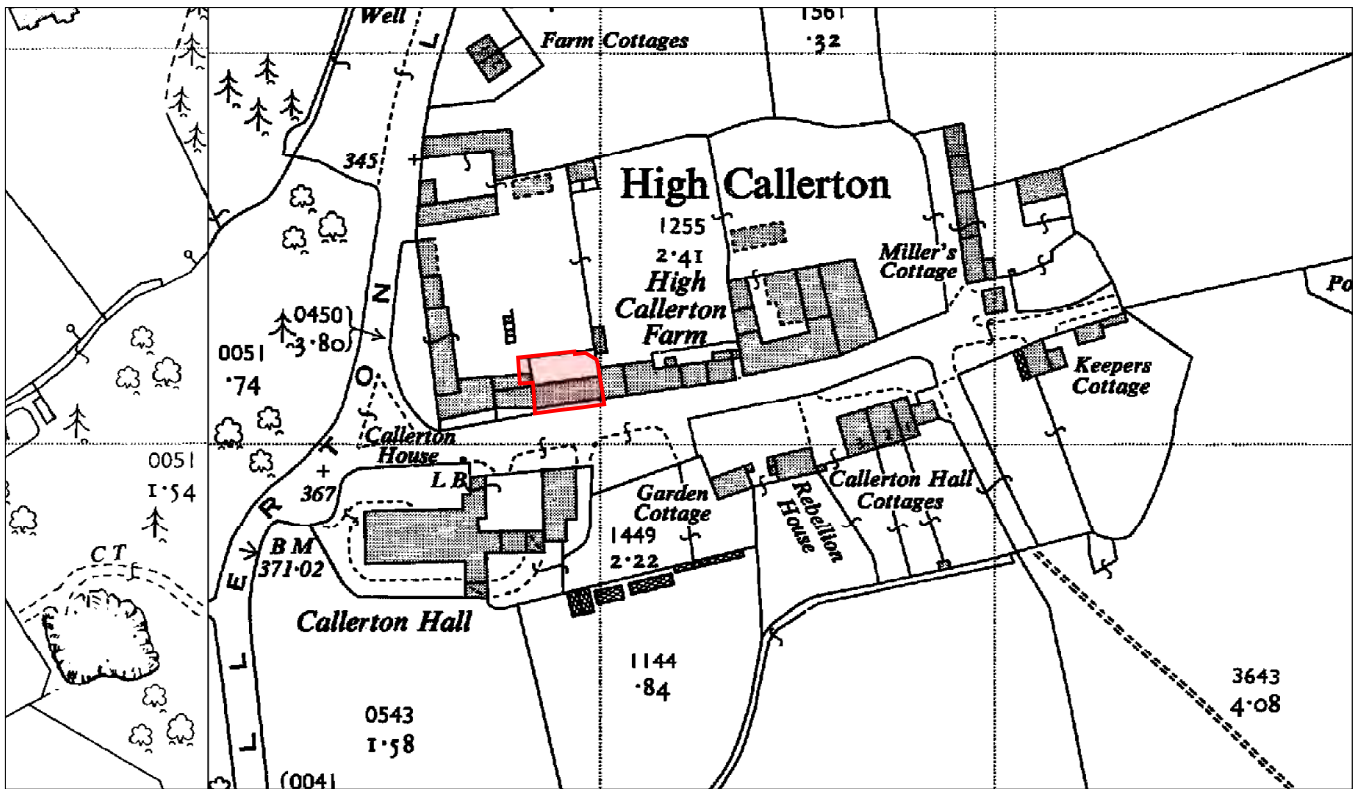
0 10 20 30 40 50 60 70 80 90 100 m

Illus. 04: Extract from the 2nd Edition Ordnance Survey Plan c.1897, showing Newton Cottage (highlighted in red).



0 10 20 30 40 50 60 70 80 90 100 m

Illus. 05: Extract from the 3rd Edition Ordnance Survey Plan c.1918, showing Newton Cottage (highlighted in red).

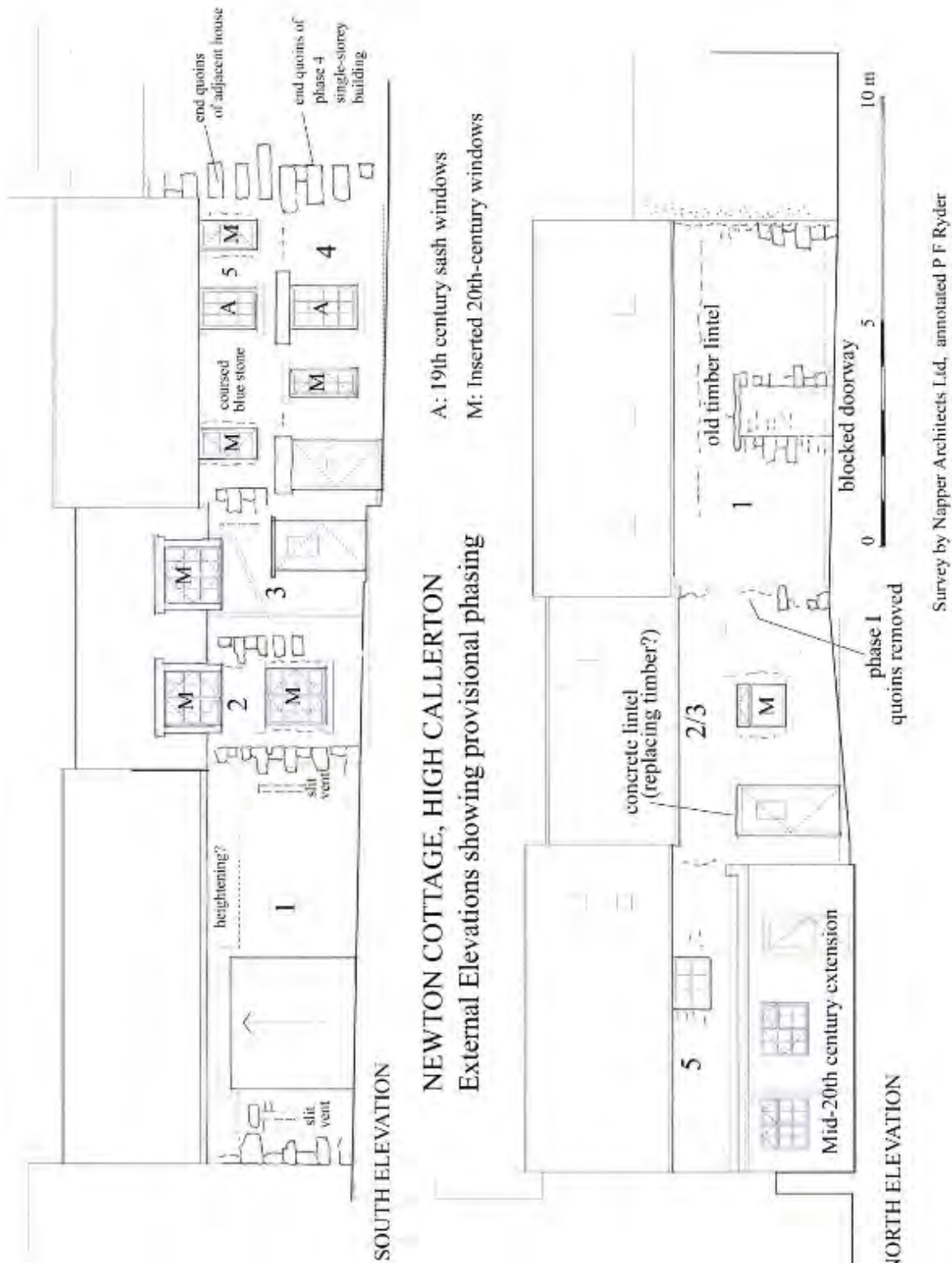


0 10 20 30 40 50 60 70 80 90 100 m

Illus. 06: Extract from the c.1960 Edition Ordnance Survey Plan, showing Newton Cottage (highlighted in red).

2. DESCRIPTION

The Cottage is a complex building, and is actually an agglomeration of at least three older buildings. This complicated history is best read (in as far as it can be) in the front (south) elevation; the rear (north) elevation and the interior are less forthcoming when it comes to providing useful evidence of dating and development.



Illus. 07: External elevations (survey by Napper Architects, annotated by Peter Ryder).

2.1 Exterior

Describing the front elevation, overall the building of coursed or roughly/coursed squared or roughly-squared stone of a number of types, and the roofs are all now Welsh slate. There are three sections of roof, of slightly different pitches and heights (the central being the lowest) but these do not necessarily coincide with other features such as quoining which might define the individual elements. Starting a description at the left (west) end, the first section is currently a garage, although it has at some time clearly been a barn. It is defined by large and rather irregular end quoins and is probably the oldest part of the group. The south-eastern quoins come a metre or so beyond the step down in the range's roof between the western and central sections. Left-of-centre in the barn is a large modern garage door under a recent timber lintel, and close to each end of its south wall are remains of a slit vent; there is a hint of a possible third vent a little to the east of the garage door. The central section of the wall (where one might expect to have found the original threshing door) may have been rebuilt, in browner rather than bluish sandstone.

The shorter central section of the range has a doorway near its east end, with a thin modern lintel that probably replaces an earlier timber one. Further west is a large window with a pecked ashlar lintel and sill, which seems relatively recent. Above are a pair of flat-topped attic dormers which seem no older than the mid-20th century as well. Between the ground-floor doorway and window is what appears to be a vertical line of quoins that once formed the south-east corner of a small structure added to the barn, although there is yet another vertical straight joint c 50 cm west of the upper ones.



Illus. 08: South elevation of the east part of the cottage.

The third section of the range (above) is the tallest, as the ground falls away to the east. It has clearly originally been a single -storeyed structure, and its original south-eastern quoins are visible, rising to mid-height, above which they are overlapped by the-western end quoins of the adjacent house. The ground floor of this section has an old triple-planked door at its west end, with fleur-de-lys hinges, under a tooled-and-margined lintel; east of this is a modern 8-pane casement and then an older 12-pane ash, under a heavy squared lintel. The upper floor has an old 9-pane shortened sash directly above the 12-pane sash on the ground floor, with a modern 6-pane casement to either side. These are set in a section of wall constructed of rather better-squared bluish sandstone, which clearly post-dates the adjacent house to the east. How this relates to the fabric further west is not clear; there seem to be a straight joint in line with the western jamb of the doorway, a short distance to the east of the step-up in eaves level.



Illus. 09: The north elevation viewed from the north-west.

The rear (north) elevation (above) is less instructive. To the right (west) is the barn, with a blocked central doorway under a timber lintel. There are old quoins at the west end (partly concealed by the roughcast of the adjacent property) but at the east end it looks as if the quoins have been removed (Bar the lowest two) to tie in with the walling of the second section. This part has a doorway under a renewed concrete lintel, with a window to the right (probably a relatively recent insertion) with a modern pecked sill. The third (eastern) part of the range is partly concealed behind a single-storeyed mid-20th century extension, which has a flat roof and is rendered and whitewashed. Above this there is a single window of uncertain date; the walling here is heavily mortared and its relationship to that in the central section not clear.

2.2 The Interior

Such pre-20th century features as survive are largely in the eastern section of the range. The large ground-floor room here has sawn upright-section transverse joists, one at the north-east corner having a cut-out for some feature, perhaps a cupboard or grandfather clock. A large chimney breast on the east is now fronted by a mid-20th century fireplace; a cupboard to the south has panelled doors and could be of late 19th century date. The 1`2-pane sash window on the south has moulded glazing bars, of a different section to the ovolo mouldings of the 20th century windows. The back door (into a kitchen in the mid-20th century extension) is an old (19th century?) one made up of four broad planks, with old fittings. On the east of the room is a boarded partition to the stair (below), probably [late 19th century in origin](#), which is entered at its north end and rises southwards.



Illus. 10: boarded partition between GF living room and stair.

A similar partition, of vertical quite narrow boards, separates the stair from the eastern bedroom, which has a chimneybreast projection, curving back in depth towards the top, in the centre of the east wall.

The eastern and central sections of the range (now at first floor level the east and west bedrooms) each have a roof structure of two bays, with a central collar-beam truss carrying two levels of purlins and a ridge board (a ridge board over the eastern section). The timbers all appear to be of sawn softwood, and the trusses are probably no older than the late 19th century.

The barn at the west end of the range is of rather more interest, although its internal walls are heavily mortared, probably concealing features such as beam sockets. The slit vents at either end of the south wall (the western now forming a recess, the eastern fully blocked) have segmental heads internally. Both gable ends show evidence of a previous roof-lie about a metre lower than the present one. The eastern has a recessed flue (above), probably from a fireplace at the level of a former first floor (no other evidence of which survives), with old brickwork around the top, and at first-floor level a blocked doorway, with a timber lintel, to its south. The west end has a blocked doorway on the ground floor, again with a timber lintel, at its south end.

The present floor of the barn is of grooved concrete, and probably no older than the early-mid 20th century. It does contain evidence of a central row of three posts (the central of which at least seems to have stood on a stone pad) with smaller posts in between them, and also a little to the south. The roof of the barn is of no great age; it is of three bays, with principal rafter trusses of sawn softwood carrying a ridge board and one level of staggered butt purlins.

3. THE PHOTOGRAPHIC RECORD

Table 1: Catalogue of Photographs taken as part of the Structural Record

Photo no.	Description
1	View eastwards past the property on the north row of the village street.
2	View from the south of the west end of the south ('Barn') elevation
3	Blocked slit vent at the west end of the south façade.
4	The central part of the south façade.
5	Joint between west ('barn') and central parts of the south façade.
6	The east part of the south facade
7	View from the east along the south façade.
8	View southwards to the north-facing rear outshut
9	View NW across the rear outshut north wall to yard dividing wall and garden beyond
10	View eastwards to the rear outshut west wall.
11	The north façade of the central part of the property.
12	The north façade of the west 'barn' range.
13	Detail of blocked north door in the 'barn' north wall.
14	The north façade of the west part of the barn and adjacent property.
15	View from SW across the north façade of the property.
16	Living room - west-facing internal wall viewed from SW to NE
17	Living room - corner cupboard at north end of east wall
18	Living room south windows.
19	Living room - detail of east window in the south wall
20	Living room – door to outshut in north wall
21	Living room – boarding between living room west wall and stair.
22	Windows of the outshut dining rom viewed from SW
23	Kitchen viewed from NE-SW
24	Detail of kitchen south window showing wall thickness (scale in 500mm partitions)
25	Kitchen viewed from SW-NE.
26	View down the stair-well
27	Bedroom 1 viewed from NW-SE, towards dormer windows.
28	Bedroom 1 – detail of east window in the south wall.
29	Bathroom – looking north.
30	First floor south window adjacent to top of stair-well.
31	Bedroom 2 – view from SW-NE
32	Bedroom 2 – view to south windows.
33	Bedroom 2 – detail of east of two south windows.
34	Bedroom 2 – detail of west of two south windows.
35	View of roof structure looking east from top of stairwell.
36	View of roof structure looking east from Bedroom 1.
37	View looking east to the west face of the internal east wall of the barn.
38	Detail of recessed flue and first-floor level blocked doorway, with a timber lintel (to right of view) in the internal east wall of the barn.
39	Old brickwork around the top of the recessed flue in the internal east wall of the barn.
40	Internal east end of the south wall of the barn, with blocked slit vent to left of view.
41	Internal west part of the south wall of the barn, with recess created from former slit vent to right of view.

42	View south to recession formed from a former slit vent (blocked from the south side) in the internal south wall of the bar at its west end.
43	The internal east face of the west end wall of the barn, showing part of the barn roof structure.
44	Blocked door at the south end of the west wall of the barn.
45	Internal view of the north wall of the barn.
46	Blocked door with wooden lintel in the north wall of the barn (see Photo 13 for exterior view).
47	View from the west along the interior face of the north wall of the barn, showing stone projections.
48	View from the west of grooved concrete barn floor, with central row of three posts.



Photo 1.



Photo 2.



Photo 3.



Photo 4.



Photo 5.



Photo 6.



Photo 7.



Photo 8.



Photo 9.



Photo 10.



Photo 11.



Photo 12.

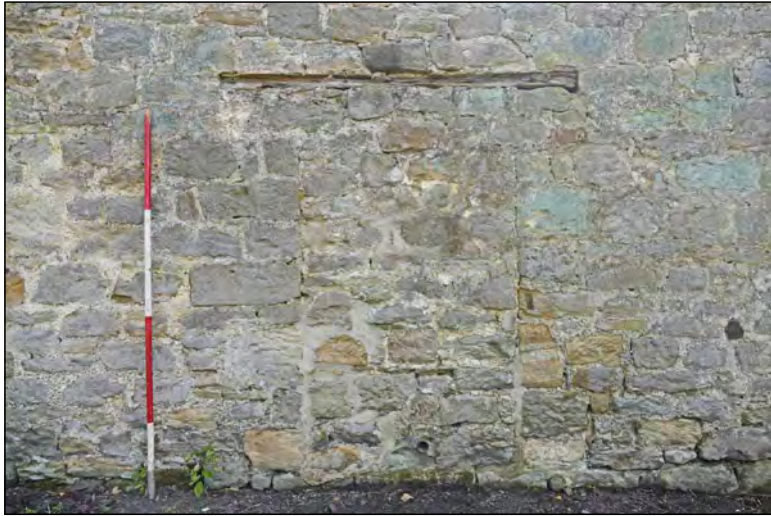


Photo 13.



Photo 14.



Photo 15.

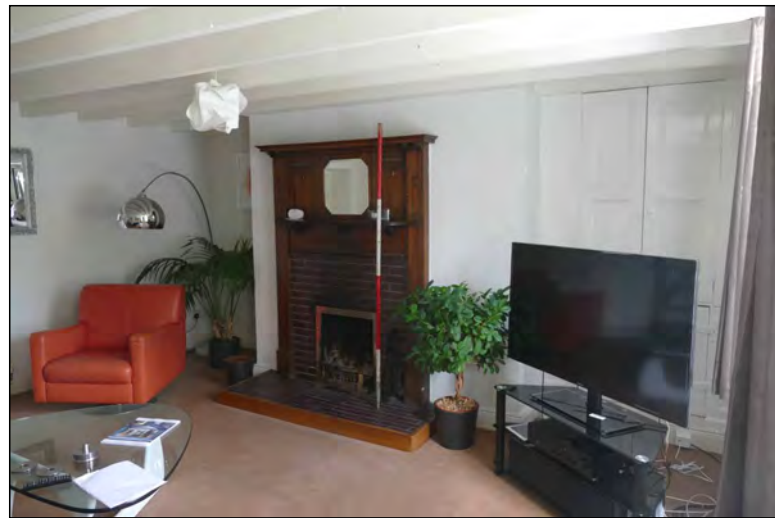


Photo 16.



Photo 17.



Photo 18.



Photo 19.



Photo 20.



Photo 21.



Photo 22.



Photo 23.



Photo 24.



Photo 25.

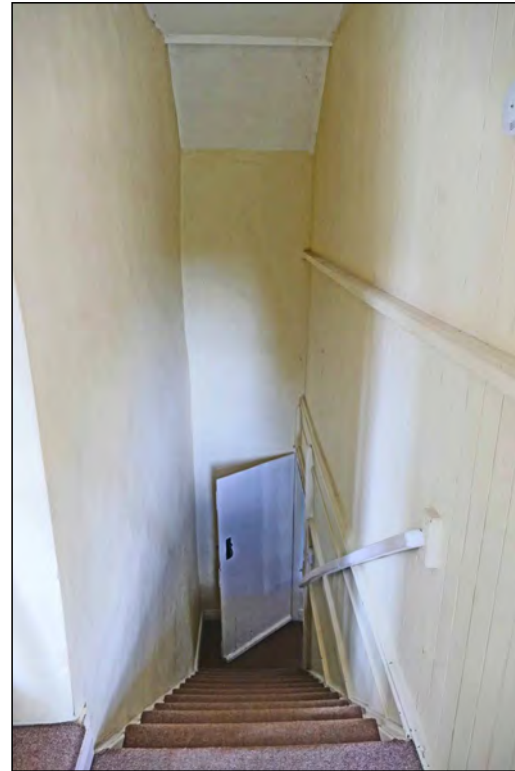


Photo 26.



Photo 27.



Photo 28.



Photo 29.

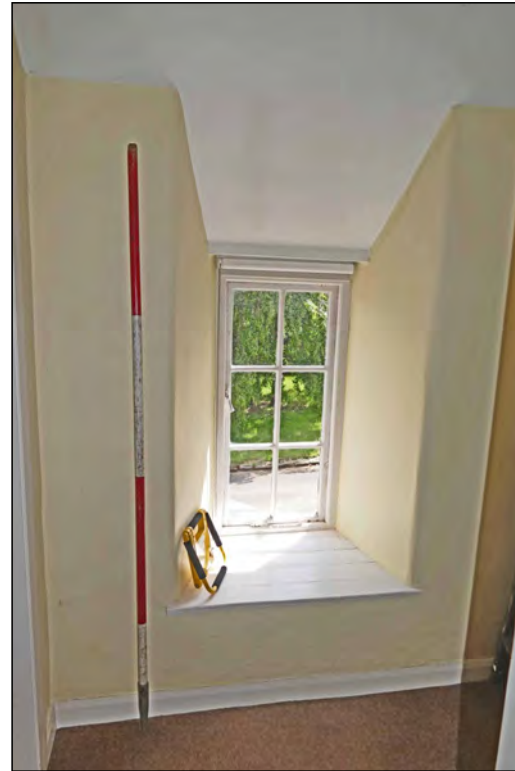


Photo 30.

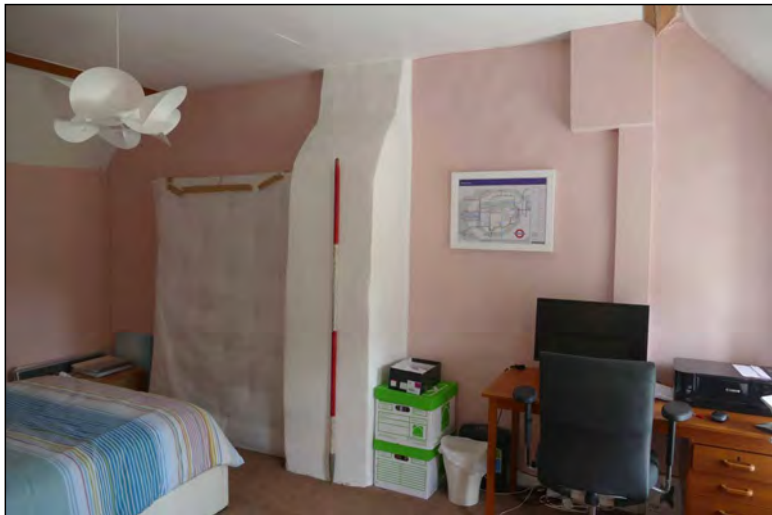


Photo 31.



Photo 32.



Photo 33.



Photo 34.



Photo 35.



Photo 36.



Photo 37.



Photo 38.



Photo 39.



Photo 40.



Photo 41.



Photo 42.



Photo 43.



Photo 44.



Photo 45.



Photo 46.



Photo 47.



Photo 48.

4. CONCLUSIONS AND RECOMMENDATIONS

4.1 Structural History

This is a picturesque house, made up of several elements of different dates. Its interest, and the evidence for its structural history, is largely in the front elevation and its changes in fabric and line of quoins. Most of its windows, although stylistically inoffensive, are of mid-20th century date. Few old features survive, and there is little to provide dating evidence. The earliest part of the range, the former barn, has quite large and irregular quoins and may be of around 1700, although its wall thicknesses suggest it is unlikely to be earlier. The next three structural phases, here identified as 2, 3 and 4, are perhaps all of 18th century date as well; phase 5, the added upper floor to the eastern section, may be Victorian and go with the ground-floor beamed ceiling and simple stair inside. Otherwise the interiors have been heavily modernised. The barn is a little more interesting, with its evidence of a first-floor (?) fireplace which could point to a phase of domestic use, although there is no other evidence of this.

4.2 Proposed mitigation measures

The lack of significant historic features of pre-19th century origin and the level of proposed impact upon them means that no specific mitigation measures are recommended with respect to the proposed remodelling of the building interior. However, care must be taken to avoid significant impact upon existing stonework structure, particularly the north and south facades and internal walls of the current garage structure, a structure of probable 18th century origin, the east internal wall of which, in particular, retains interesting features.

Regarding external groundworks to the rear of the building, there is nothing in terms of historic map or other records, to suggest the likelihood of significant sub-surface remains surviving there. Furthermore, the likely level of disturbance caused by modern occupation and service interventions is likely to have had a damaging impact upon any remains of earlier occupation on the site. Several other interventions in the hamlet, notably at Rebellion House on the south side of the village street, have produced little or no evidence for medieval or pre-modern settlement, similarly suggesting either that earlier remains have been removed by modern interventions or, alternatively, that the settlement may not have been intensively occupied over its current extent until the 18th or early 19th centuries. Therefore, in view of the scale of proposed groundworks to the rear of the property, no specific mitigation measures are suggested with respect to foundation and service works there.



Illus. 11: Phased Plan by Peter Ryder (based on a survey by Napper Architects)

5. REFERENCES

Grundy J, 2008, *Rebellion House, High Callerton, Northumberland: Standing Building Assessment*. Unpublished Report for NCCCT.

Pevsner, N, 1992, with Ian A. Richmond, rev. John Grundy, Grace McCombie, Peter Ryder and Humphrey Welfare), *The Buildings of England: Northumberland*.

Ryder, P F, 1995 (unpub.), *Towers and Bastles in Northumberland (part III; Castle Morpeth District)*. Northumberland County Council.

The Archaeological Practice Ltd., 2012, *Rebellion House, Callerton, Northumberland: Historic Buildings Record and Watching Brief*. Unpublished report for Elborn Design.

APPENDIX 1

NEWTON COTTAGE, HIGH CALLERTON, NORTHUMBERLAND:

Project Design for the production of an Historic Buildings Record, *Prepared by The Archaeological Practice Ltd.*

1. INTRODUCTION

The following represents a project design for a programme of archaeological investigation to further inform a proposal to conserve, renew and convert to residential use Rebellion House bastle in the hamlet of High Callerton, c. 2.5 km south of Ponteland Village in south Northumberland.

High Callerton has been designated as a conservation area by Castle Morpeth Council and the buildings in it are therefore governed by the principles outlined in the Castle Morpeth District Local Plan. Newton Cottage is a Listed Building (Grade 2), therefore covered by the protections implied under Listed Building legislation and the Local Authority's approach to Listed Buildings is also outlined in the Castle Morpeth District Local Plan.

Given the archaeological sensitivity of the site, the Northumberland County Council Conservation Team (NCCCT) has stipulated that the built and archaeological remains of the site should be recorded in advance of, and during development works which are likely to impact on archaeological remains of potential regional significance. Specifically, the work is intended to record and interpret any significant archaeological features found to exist within the development area.

2. SCHEME OF WORKS

It is proposed to carry out the recording as follows:

Stage 1: Photographic recording of the house. It is proposed to record the building by written description, colour digital photography and production of a phased plan based on the architect's ground plan.

Stage 2: Following the fieldwork it is proposed to produce a site archive and fully illustrated report on the work, including mounting and cataloguing record photographs & drawings.

2.1 Location of works

Newton Cottage lies on the north side of the street at High Callerton c. 2.5 km south of Ponteland Village in south Northumberland.

2.2 History and Significance of the site

High Callerton contains a number of important buildings of the 17th-19th centuries, of which Rebellion House on the south side of the village road is the most important. The latter, described by Peter Ryder in "Towers and Bastles in Northumberland (part III; Castle Morpeth District)" carried out for the County Council in 1994-5, and by John Grundy in a Listed Building Report (1986), retains a number of structural features associated with its defensive origin as an isolated bastle house. Newton Cottage lacks such features and is almost certainly of rather later origin.

3. METHOD OF INVESTIGATION

3.1 General

3.1.1 The Field Investigation will be carried out by means of Archaeological Photography and annotation of existing survey records.

3.1.2 All work will be carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA) and will follow the IFA Standard and Guidance for Archaeological Excavations.

3.1.3 All archaeological staff will be suitably qualified and experienced for their project roles. Before commencement of work they will have been made aware of what work is required under the specification and they will understand the aims and methodologies of the project.

3.2 Level 2 Historic Buildings Record of the building (Stage 1, above)

3.2.1 Each elevation of each upstanding wall in the building will be photographed in a manner suitable for rectification.

3.2.2 The record photographs will be in colour digital format (unmodified jpegs at 15 megapixels).

3.2.3 All photographs will be in sharp focus, well lit and will include a clearly visible 1m or 2m scale.

3.2.4 The record photographs will be accompanied by a Catalogue in table format.

3.2.5 The site of the record photographs will be placed in the context of the buildings complex as a whole by providing record photographs of the wall in relation to other buildings and features.

3.3 Analysis and Reporting of Recovered Data (Stage 4, above)

3.3.1 Three copies of the report will be provided within two months of the completion of fieldwork. Each will be bound, with each page and heading numbered. Any further copies required will be produced electronically. The combined report on the building recording and watching brief will be bound, with each page and paragraph numbered. It will include as a minimum the following:

- A summary statement of methodologies used.
- A location plan of the site.
- Plans and sections of all features recorded.
- A summary statement of results.
- A table summarizing the deposits, features, classes and numbers of artefacts encountered and spot dating of significant finds.
- Conclusions

Recommendations

3.3.2 Following completion of the analysis and publication phase of the work, an archive (the Research Archive) containing all the data derived from the work done during the analysis phase will be prepared. The archive will be prepared to the standard specified by English Heritage (English Heritage 1991) and in accordance with the United Kingdom Institute of Conservation guidelines. This will include the indexing, ordering, quantification and checking for consistency of all original context records (if used).

3.3.3 The archive will be submitted to the GNM, Newcastle upon Tyne, within 6 months of the end of the fieldwork.

3.3.4 Arrangements will be made to deposit the Site Archive (including Finds) and the Research Archive with the designated curatorial authority, the Museum of Antiquities, within 6 months of the end of the fieldwork. Additionally, a copy shall be offered to the National Monuments Record (NMR).

3.3.5 Summary reports of the project will be prepared, if necessary, for inclusion in *Archaeology in Northumberland* and submitted to the Northumberland SMR Officer, by December of the year in which the work is completed.

3.3.6 An entry for inclusion in the Northumberland County Sites and Monuments Record will be prepared and submitted.

3.3.7 OASIS - The Archaeological Contractor will complete the online form for the Online Access to Index of Archaeological Investigations Project (OASIS), following consultation with the Northumberland SMR Officer. The Contractor agrees to the procedure whereby the information on the form will be placed in the public domain on the OASIS website, following submission to or incorporation of the final report (see 2.6) into the Northumberland County SMR.

4. EXECUTION OF THE SCHEME OF INVESTIGATION

4.1 The Developer has appointed The Archaeological Practice Ltd. as a professionally competent Archaeological Contractor, on agreed terms, to execute the scheme as set out in the brief supplied by the County Archaeology Service (NCCCT).

4.2 The present project design must be submitted for approval and, if necessary, modification by the County Archaeology Service (NCCCT) before work on-site can proceed.

4.3 The Developer will allow the County Archaeology Service and the appointed contractor all reasonable access to the site for the purposes of monitoring the archaeological scheme, subject only to safety requirements.

4.4 The archaeological contractor appointed to manage the execution of the scheme shall ensure:

4.5 the appropriate parties are informed of the objectives, timetable and progress of the archaeological work

4.6 the progress of the work is adequately and effectively monitored and the results of this are communicated to the appropriate parties.

4.7 significant problems in the execution of the scheme are communicated at the earliest opportunity to the appropriate parties in order to effect a resolution of the problems.

4.8 The archaeological contractor will carry, and will ensure that other archaeological contractors involved in the scheme carry appropriate levels of insurance cover in respect of Employers Liability, Public and Third Party Liability & Professional Indemnity.

4.9 The archaeological contractor will liaise with the appointed CDM Planning Supervisor and prepare or arrange for the preparation of a Safety Plan for the archaeological work.

4.10 At or before the commencement of the scheme the Developer, the appointed Archaeological Contractors, the County Archaeological Officer (NCCCT) and other appropriate parties will agree arbitration procedures to be followed in the event of any unresolvable difficulties or disputes arising.

4.11 Careful assessment has led to the definition of a number of research objectives which identify with a high degree of likelihood the kind of archaeological deposits which the investigation will encounter. Nevertheless, it is possible that discoveries will be made which could not reasonably have been foreseen on the basis of all the information currently available. Any difficulties arising from unforeseen discoveries will be resolved by discussion between all the parties involved. There will be a presumption, the investigation having been carried out in accordance with the schedule set out in this document, and to the satisfaction of the County Archaeological Officer (within NCCCT), and all other considerations being equal, that no executive or financial obligation shall attach to any particular party in the event of unforeseen discoveries being made, and that the executive and financial responsibility for dealing with such unforeseen discoveries shall rest outside the currently agreed WSI.

4.12 The Archaeological Contractor(s) appointed to execute the scheme will procure and comply with all statutory consents and licences under the Disused Burial Grounds (Amendment) Act 1981 regarding the exhumation and interment of any human remains discovered within the site, and will

comply with all reasonable requirements of any church or other religious body or civil body regarding the manner and method of removal, re-interment or cremation of the human remains, and the removal and disposal of any tombstones or other memorials discovered within the site. The Developer will incur all costs resulting from such compliance.

5. TIMETABLE AND STAFFING

It is proposed to carry out the historic buildings recording fieldwork over a period of 1-2 days. Further time required to produce an appropriately illustrated report on the work, as detailed above.

Table 1: - Staffing levels associated with individual tasks.

Activity	Personnel	Max. Person days
Stage 1:	PA	2
Stage 2:	PA/AA	2

Personnel:

<p>Archaeological Practice PA: Project Archaeologists RC & PFR AA: Assistant Archaeologist</p>	<p>Sub-Contractors ASUD: Palaeoecology Research Services LAJ: Lindsay Allason-Jones</p>
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