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**NATIONAL TRUST  
LINDISFARNE CASTLE  
BUTLER'S PANTRY**

ARCHAEOLOGICAL WATCHING BRIEF

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NOVEMBER 2022

**The Archaeological  
Practice Ltd.**



NATIONAL TRUST  
LINDISFARNE CASTLE  
BUTLER'S PANTRY

ARCHAEOLOGICAL WATCHING BRIEF



*Frontispiece: View looking north-east across the floor of the Butler's Pantry, following excavation of concrete debris and rubble layers.*

<b>Report title:</b>	<i>National Trust, Lindisfarne Castle, Butler's Pantry. Archaeological Watching Brief.</i>
<b>Stage:</b>	<i>Final</i>
<b>Project code:</b>	<i>AP 22/29</i>
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<b>Date Issued:</b>	<i>13/12/2022</i>
<b>Listed Building Consent:</b>	<i>18/04503/LBC; 16/02378/LBC; 21/04315/LBC</i>
<b>Grid reference (NGR):</b>	<i>NU 13638 41751</i>
<b>Client:</b>	<i>National Trust</i>

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## SUMMARY

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*An archaeological watching brief was conducted in November 2022 to mitigate the impact of groundworks associated with the removal and replacement of a concrete floor in the Butler's Pantry of Lindisfarne Castle, the National Trust property on Holy Island. The works fulfill planning reference 21/04315/LBC for listed building consent.*

*Lindisfarne Castle is a Grade I listed building, lying within a Grade II Registered Park and Garden. The whole property is included within the Holy Island Conservation Area and lies in and adjacent to a range of environmental designations as well as the site of the Castle Point lime kilns Scheduled Monument.*

*The butler's pantry, now in use as a staff workroom, is a small room in the return block of the east range, with a pair of windows to the south. There has been little change in the use of this room since depiction on the 1742 plan, when it was in use as a coal magazine.*

*In 2017, an environmental survey was carried out on some problem areas in the castle, including the Butler's Pantry. This was and remains one of several areas where damp and water ingress are causing problems with internal decoration and historic features. Among the recommendations in the survey was to lift the concrete floor of the Butler's Pantry and replace it with Caithness flagstones, with which the floor of the doorway and adjacent Kitchen are also covered.*

*In view of potential disturbance of historic deposits or features caused by removal of the concrete floor, the Historic England Inspector of Monuments requested that the groundworks were monitored by means of an archaeological watching brief to mitigate any negative impacts upon surviving archaeological remains.*

*Following completion of the watching brief it was concluded that no significant archaeological remains or discernible features of any kind were disturbed during the works. Beneath the modern concrete floor was a coal-rich silty-ash layer [04] observed throughout the entire excavation area and interpreted as cumulative, residual waste from historic coal-storage dating from the late post-medieval – early modern period.*

*The maximum depth of this coal-ash layer was not ascertained during this stage of groundworks, and whilst the presence of natural bedrock outcropping in the north-west corner of the room may indicate that the survival of deeper stratigraphic layers is unlikely, it remains a possibility which should be considered in any future developments.*

## 1. PURPOSE OF WATCHING BRIEF

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### 1.1 *Introduction*

1.1.1 This document reports on a process of archaeological monitoring conducted in November 2022, to mitigate the impact of groundworks associated with the removal and replacement of concrete floor in the Butler's Pantry of the property known as Lindisfarne Castle, the National Trust property on Holy Island (*see Illus. 01-04*). The full address of the property is Lindisfarne Castle, Holy Island, Berwick upon Tweed, TD15 2SH.

1.1.2 Lindisfarne Castle is a Grade I listed building, lying within a Grade II Registered Park and Garden. The whole property is included within the Holy Island Conservation Area and there is a Scheduled Monument at the lime Kilns and a range of environmental designations in the vicinity of the site.

1.1.3 The groundworks follow a Design & Access Statement and Heritage Statement (Appendix 1), which details all aspects of the proposed works. The application has been subject to pre-application consultation with the Northumberland County Council Conservation officer, including a site inspection to discuss the proposal and agree the method and approach to the development.

1.1.4 Having assessed the potential impact of the development on the archaeological resource, Lee McFarlane, the Historic England Inspector of Monuments, provided a requirement for the groundworks to be monitored by means of an archaeological watching brief to mitigate their impact on any surviving archaeological remains. Listed Building Consent for the works was duly granted (planning reference: 21/04315/LBC) and this report fulfills the requirement in full.

1.1.5 The groundworks involved the breaking out and subsequent removal of the concrete floor surface, with the sub-base left in place to be inspected by a professional archaeologist. This involved hand excavation of the pre-floor surface, to clean back any flooring debris and expose the underlying stratigraphy for potential archaeological remains.

1.1.6 It is uncertain when the concrete was laid in on the floor in the Butler's Pantry, however it is likely to have been installed between 1964 and 1972, probably in response to water ingress into the room. Other parts of the building are known where cementitious materials, including concrete, were used as a quick-fix solution to stop water ingress. Much of this unsympathetic material was removed during a renovation project in 2016-18.

1.1.7 In 2017, The National Trust procured Tobit Curteis Associates to carry out an environmental survey of some problem areas in the castle, including the Butler's Pantry. This was and remains one of several areas where damp and water ingress are causing problems with internal decoration and historic features. Among the recommendations in the survey was to lift the area of concrete in the Butler's Pantry floor and replace with Caithness flagstones, with which the floor of the doorway and adjacent Kitchen is also covered.

### 1.2 *Cultural Heritage Background*

1.2.1 Lindisfarne Castle was gifted to the National Trust in 1944 by Edward de Stein, although the organisation did not take full control of the site until 1968 when both Edward and his sister Gladys had passed away. It was first opened to the public in the 1970s.



*Illus. 01: Regional view, showing the location of Holy Island (circled in red) in northern Northumberland.*

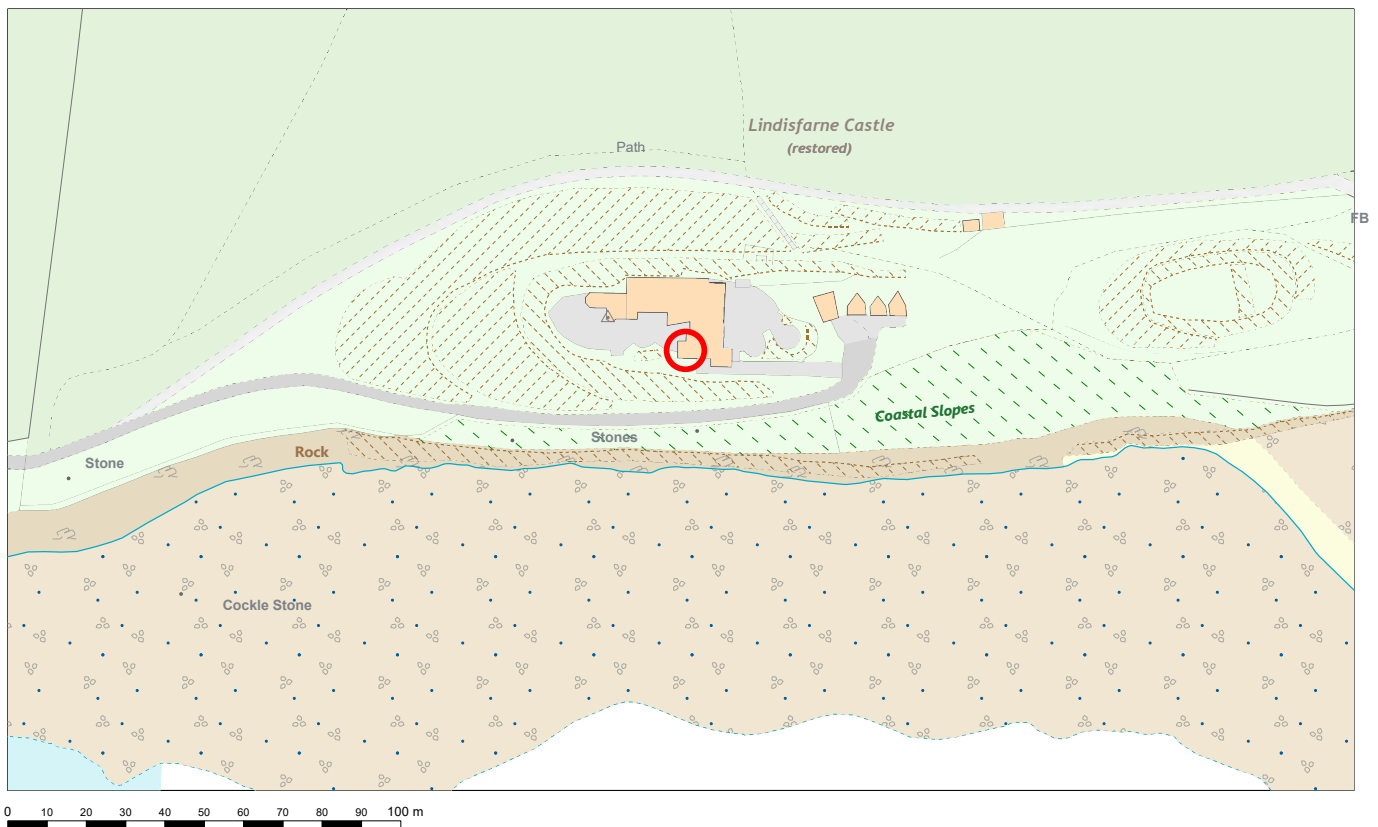


*Illus. 02: Holy Island view, showing the location of the watching brief site (circled in red) in the south-east corner of the island.*





*Illus. 03: Settlement view, showing the location of Lindisfarne Castle (circled in red) towards the south-east corner of Holy Island.*



*Illus. 04: Castle view, showing the location of the watching brief site (circled in red) at the Butler's Pantry, Lindisfarne Castle.*

1.2.2 Today, Lindisfarne Castle is known as the former country retreat of Country Life's Edward Hudson. In the early Twentieth Century he acquired the lease on the castle – later the freehold – and commissioned Edwin Lutyens to transform the disused fort into a striking holiday home.

1.2.3 The origins of the castle stretch back much further. Sometime after 1537, after the Dissolution, an earth and timber work was built on the whinstone crag of 'Little Beblow', to the east of the current castle. In subsequent decades additional works were carried out, possibly both to this fortification and, ultimately, a construction on the present site of Lindisfarne Castle, by 1570, with completion by 1572. The purpose of these forts (and their successors) was to prevent seizure of the deep-water harbour and perhaps to defend sheltering vessels.

1.2.4 The earliest extant map of Lindisfarne Island, John Speed's map of 1627, clearly shows both 'The old fort' [at Little Beblow] and a fortification [Lindisfarne Castle] on 'Dablaw.' The earliest plan of the castle, in 1683, is problematic but shows a layout broadly as exists today: a disconnected L-shape building separating two batteries. A plan of 1742 shows that extensive alterations had been made since the inception of the fort, including relocation of kitchen facilities, alterations to window apertures, and ongoing development of batteries and their access arrangements. It is on this 1742 plan that the Butler's Pantry first appears, marked up as a 'coal magazine'.

1.2.5 Further major developments of the facility are visible on plans dated to 1883, but by 1893 the military presence in the castle was ended. In 1902, having negotiated a lease on the castle, Edward Hudson drew up plans with Edwin Lutyens for the restoration of the place. In two substantial phases, completed by 1913, the men realised a vision for a new Lindisfarne Castle: the entrance hall became an imposing, three-bay reception space; the east elevation was comprehensively re-fenestrated; former magazine and shelling rooms had been transformed into the 'Ship Room' reception space; and a new North Range of bedrooms had been constructed. It is at this time that the 'Butler's Pantry' – long part of the castle construction – acquired its current name and function.

#### 1.2.6 The Butler's Pantry

1.2.6.1 Now in use as a staff workroom, the Butler's Pantry is a small room in the return block of the east range, with a pair of windows to the south. It is entered from the kitchen, and the door is kept locked – the room is not part of the visitor tour.

1.2.6.2 There has been little change in the use of this room since depiction on the 1742 plan, when it was in use as a coal magazine. A press cupboard appears to be located on the east wall. By 1883 it was used as a scullery with a sink in the window, and the press in use for shelving.

1.2.6.3 The 1902 survey shows it in use as a pantry. The c1912 Lutyens plan shows how he widened the window, and altered the press on the east wall.

1.2.6.4 The current floor to the Butler's Pantry is a combination of historic stone flags, solid concrete, and two Caithness flags. Below and behind the pantry lies the solid rock of the crag, which outcrops into the room in places.

1.2.7 In 2014 a Statement of Significance prepared for the National Trust by Simpson & Brown Architects, concluded that the significance of the Butler's Pantry relates to both the evidence and history of the castle as a working fortification - this room has survived little

altered in construction since at least 1742, when it is first depicted on a plan – and to the re-working of the castle into a country retreat by Edwin Lutyens – who altered the fenestration to suit his wider vision. As such, it contributes to the overall evidential, historic and aesthetic values of this outstanding building.

1.2.7 Lindisfarne Castle is Grade I Listed (entry 1042306). The listing description is as follows:

12/21 Lindisfarne Castle 6/5/52 (formerly listed as Holy Island Castle) GV I

Castle. C16 converted into house 1902 by Sir Edwin Lutyens for Edward Hudson. Sandstone and whinstone with pantiled roofs. Irregular polygonal plan on 3 levels of former batteries, in dramatic situation.

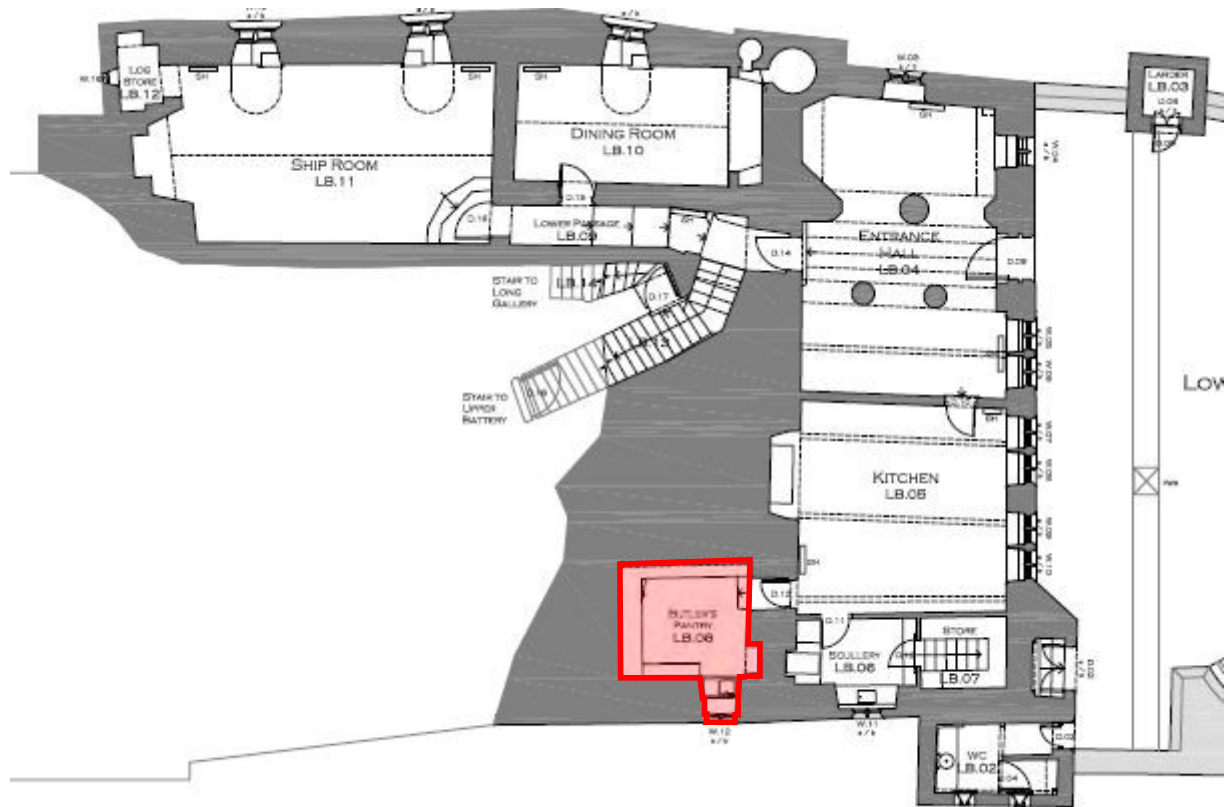
South side has cobbled ramp up to entrance with Tudor-style surround, portcullis and oak door. Scattered fenestration with chamfered mullioned windows under original relieving arches. To right of door a projecting section on original corbels has Lutyens' cruciform arrow slits. Projecting stone water spouts.

North side has similar windows and also 3 large round-headed windows with Decorated tracery. Former garderobe tower with pyramidal roof to left. To right, on upper battery, higher building with semi-octagonal end and mullioned windows.

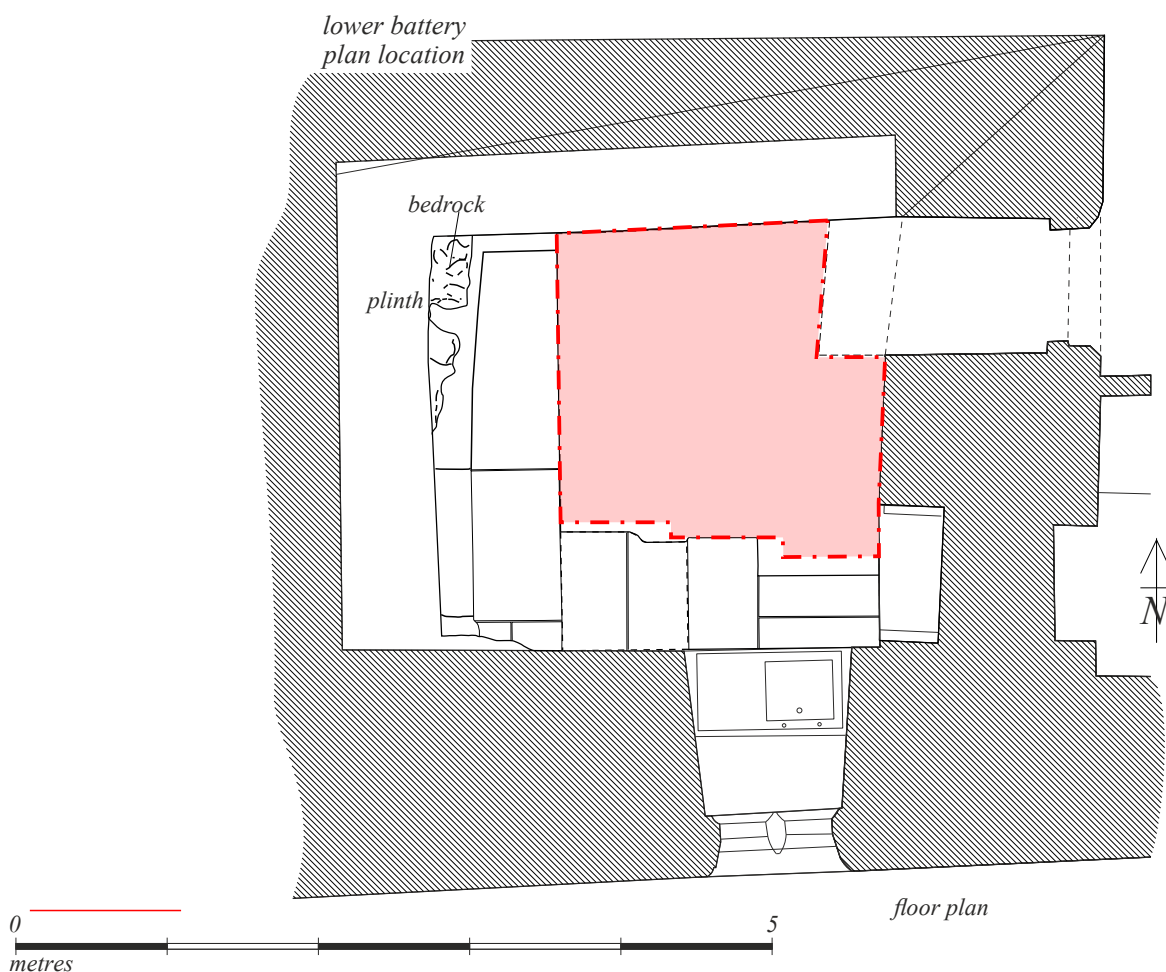
Irregular roofs including prominent hipped roof with hipped dormers to middle battery. Tall clustered octagonal chimneys with stepped tops.

Interior has several C16 doorways. Also, C16 vaulted passages. 2 rooms at lowest level have steeply-pointed tunnel vaults.

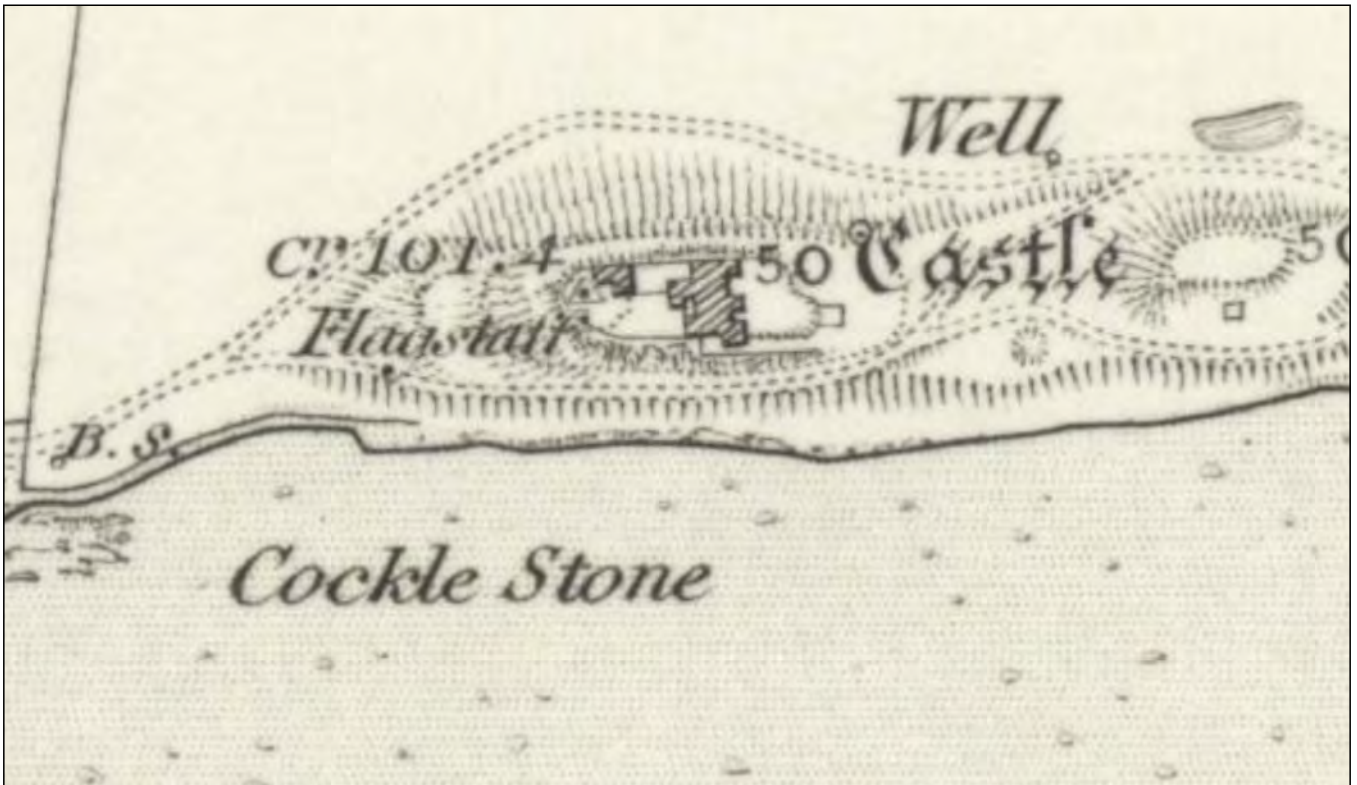
Other features by Lutyens, including entrance hall with round piers and segmental arches dying into impost; many fireplaces in Tudor style, panelling and doors with characteristic latches, moulded beams and decorative brick floors.



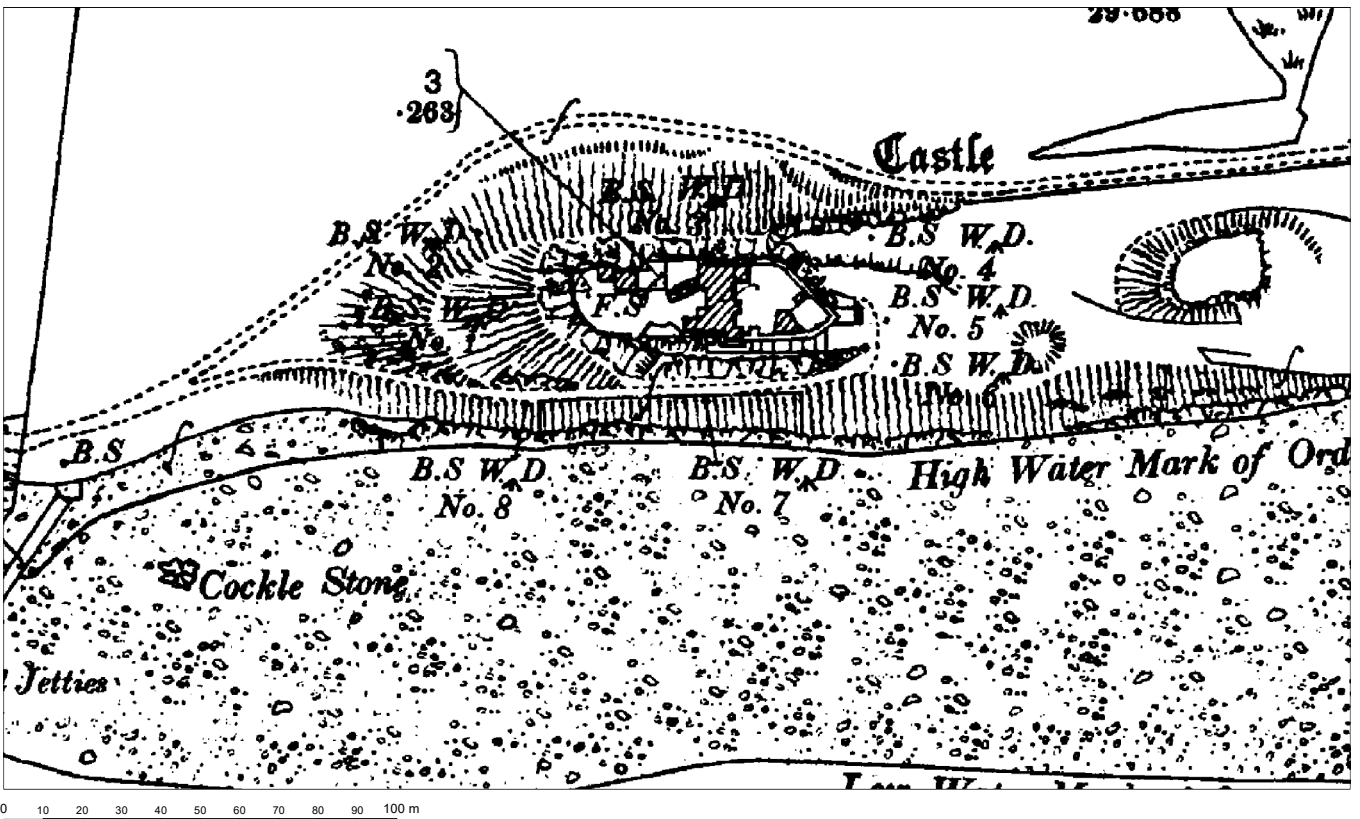
**Illus. 05:** Ground floor plan of Lindisfarne Castle, showing the Butler's Pantry (highlighted in red).  
 Extracted from Butler's Pantry Design & Access Statement and Heritage Statement (National Trust 2021, pp4).



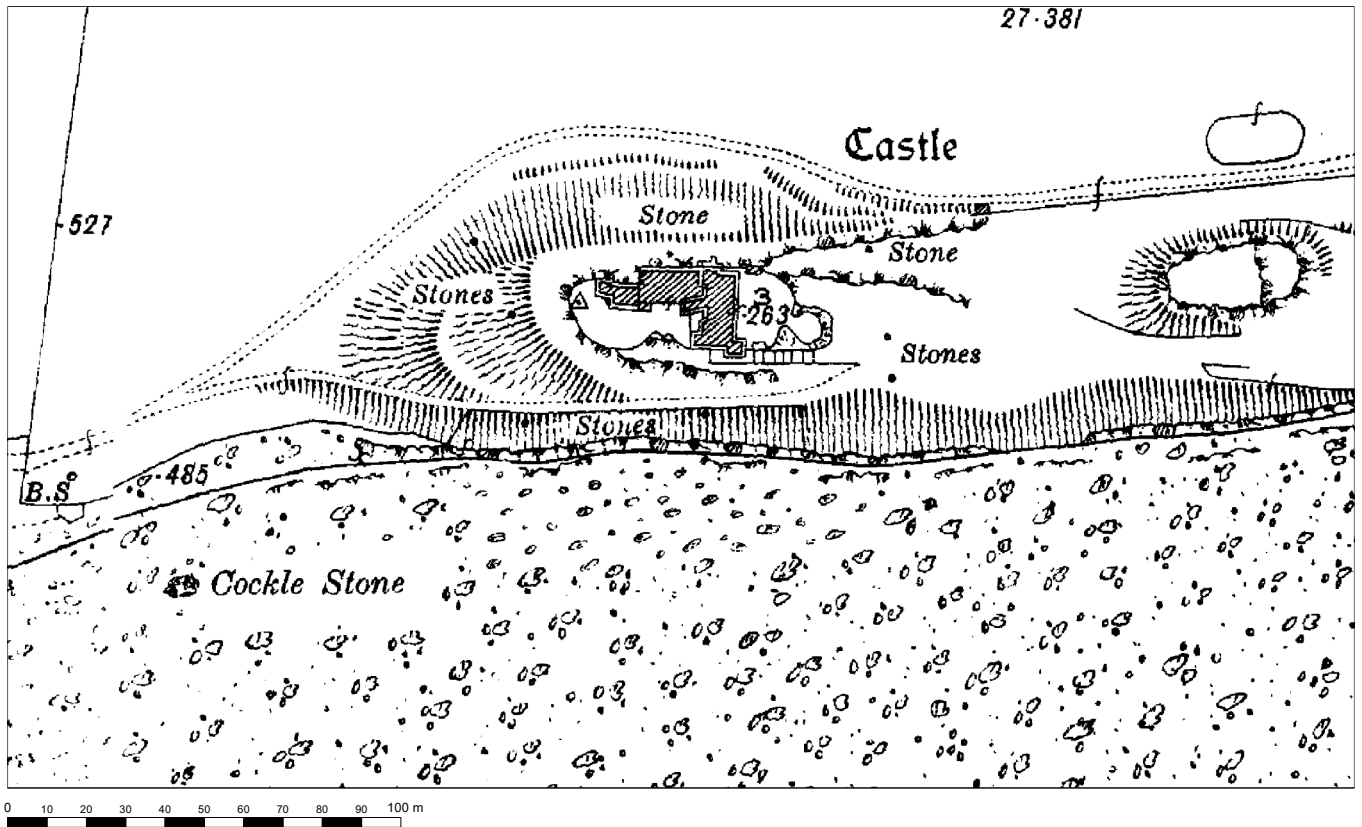
**Illus. 06:** Detailed plan of the Butler's Pantry, showing the excavation area subject to watching brief (highlighted in red).  
 Extracted from Design & Access Statement and Heritage Statement (National Trust 2021, pp4).



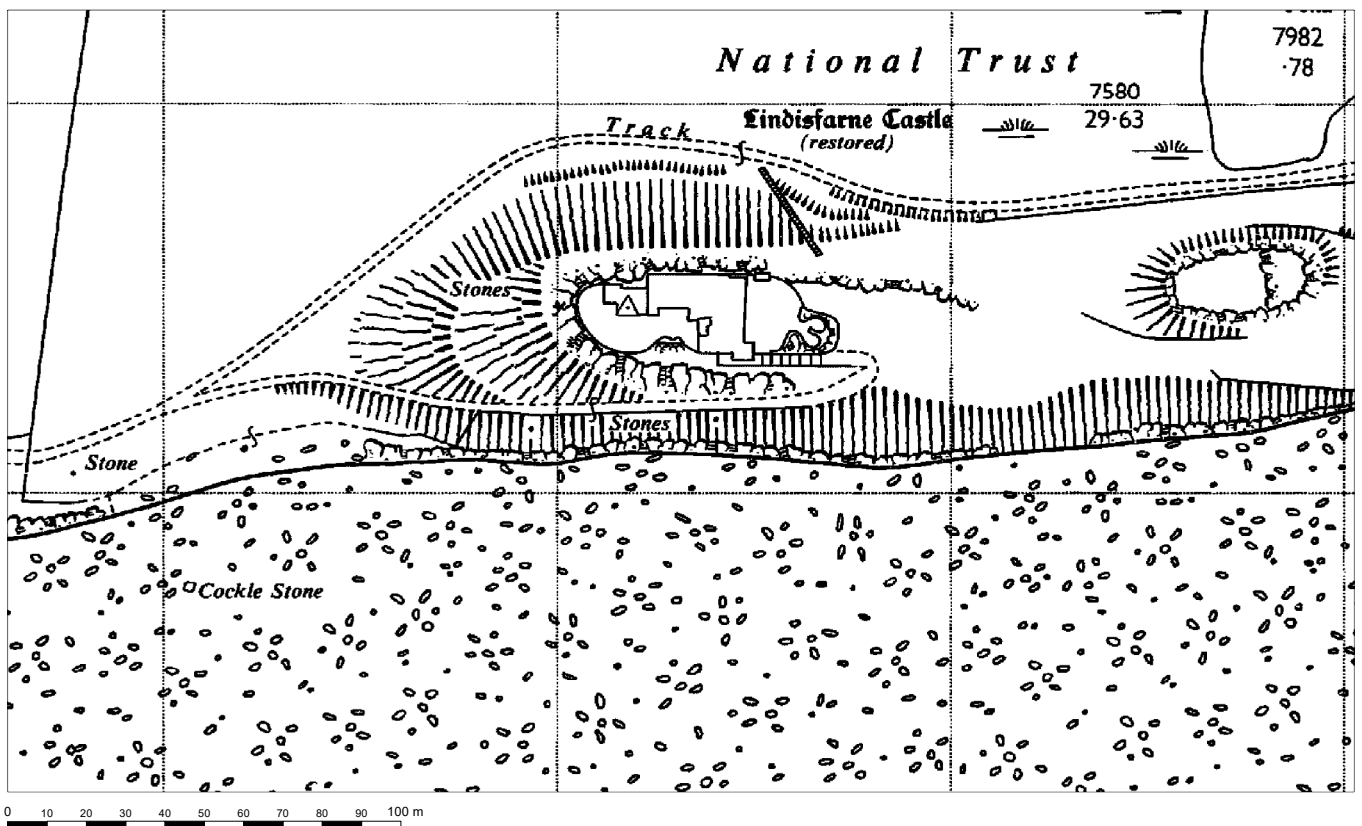
*Illus. 07: Extract from the 1st edition Ordnance Survey, 6 inch series 1866, showing Lindisfarne Castle.*



*Illus. 08: Extract from the 2nd edition Ordnance Survey, 25 inch series 1898, showing Lindisfarne Castle.*



*Illus. 09: Extract from the 3rd edition Ordnance Survey, 25 inch series 1924, showing Lindisfarne Castle.*



*Illus. 10: Extract from the 1967 edition Ordnance Survey, 25 inch series, showing Lindisfarne Castle.*

## 2. WATCHING BRIEF PROGRAMME

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**2.1** The watching brief, which took place on 14<sup>th</sup> November 2022 (*see Illus. 06*), involved the breaking out and subsequent removal of the concrete floor surface, leaving the sub-base to be inspected by a professional archaeologist from the Archaeological Practice Ltd. This involved careful hand excavation of the pre-floor surface, to clean back any obscuring flooring debris and expose the underlying stratigraphy for potential archaeological remains.

**2.2** Following the excavation, the watching brief area was recorded by measured survey and by photography (*see Illus. 06 and Photos 1-10*) and the stratigraphic make-up of the sub-surface levels reported upon.

**2.3** The Field Investigation was carried out by means of an Archaeological Watching Brief; all work was carried out in line with the Institute for Archaeologists By-Laws – Code of Conduct (CIFA 2010) and the Yorkshire, The Humber and the North East Regional Statement of Good Practice for Archaeology in the Development Process (2009).

**2.4** Accordingly, all excavations were closely monitored, or conducted by, a suitably trained and experienced archaeologist from The Archaeological Practice Ltd.

## 3. RESULTS

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### 3.1 Chimney Breast Renovation

As part of the arranged watching brief within the Butler's Pantry, an area of chimney breast located along the south end of the east wall, was scheduled for renovation and to be monitored accordingly by an archaeologist during the works. This however, did not proceed to plan, as removal of broad timber coving just below the ceiling level along the length of east wall, revealed a cacophony of pipework, including live water, the position of which was susceptible to damage from the proposed removal of masonry from the chimney breast. This stage of the works was therefore abandoned pending a development meeting of National Trust staff and the building contractor team.

### 3.2 Removal of Concrete Floor

#### 3.2.1 *Location and Dimensions* (see *Illus. 05-06; Photos 1-10*)

3.2.1.1 Upon arrival it was observed that the floor of the Butler's Pantry slopes, declining to the east. The current floor level across much of the Butler's Pantry, which comprised of modern concrete, had just been broken up and largely removed to a depth of approximately 0.04 m. This removed concrete floor extended from the step of the entranceway in the north-east corner of the room for 1.71 m westwards and approx. 1.91 m southwards, but with an uneven, somewhat crenelated southern edge reflecting the position of remaining sandstone flags to the south.

3.2.1.2 Perimeter sandstone flagging was left in situ to the west and south of the room. The southern perimeter flags had been previously lifted and the underlying stratigraphy examined during renovation works in 2015-2018 and monitored by archaeological watching brief (Addyman Archaeology, 2018). No archaeological remains were observed.

3.2.1.3 The remaining concrete rubble was cleared from the broken surface using hand tools, collected into large buckets and carried to the foot of the castle with the help of the building contractor, perhaps 12-15 buckets in total. Subsequently the floor level was carefully trowelled back to reveal the underlying stratigraphy, again with the spoil carried off in buckets.

3.2.1.4 The dimensions of the removed concrete floor area were as follows:

1.71 m (length E-W) x 1.91 m (width N-S) x 0.13 m (max depth)

#### 3.2.2 *Stratigraphic description*

3.2.2.1 Below the modern concrete floor [01], sandstone flags [02] and associated cement mortar bedding [03], was a coal-rich silty-ash layer [04] observed throughout the entire excavation area, from 0.08 – 0.12 m from the top of the flags on west side and 0.09 – 0.13 m on east side.

3.2.2.2 Noticeably more coal inclusions were observed along the north side of the excavation area, extending from the entrance and culminating in a particularly coal-rich patch, revealed in the north-west corner. This is entirely consistent with what room was used for, a coal store, for the last 300 years or so. The layer has therefore been interpreted as cumulative, residual waste from historic coal-storage dating from the late post-medieval – early modern period.



3.2.2.3 The depth of this layer was not ascertained, and whilst the presence of natural bedrock outcropping in the north-west corner of the room may indicate the survival of deeper stratigraphic layers unlikely, it is still however possible and should be considered in any future developments.

3.2.2.4 For this development, which proposed to simply replace the concrete floor with sandstone flags, it was not required to excavate any deeper. Therefore, at the depth excavated (maximum of 0.13 m below ground level), no archaeological remains or discernible features of any kind were observed.

### **3.2.3 Context List**

- [01] Concrete floor, removed by building contractors prior to arrival. Modern concrete observed to depth of 0.04 -0.05 m.
- [02] Sandstone flags, seen in section around the perimeter of the excavation area to a depth of approx. 0.04 – 0.05 m.
- [03] Cement/mortar bedding for upper flags, observed to be 0.03 – 0.04 m in depth.
- [04] Coal-rich silty ash layer observed below the concrete floor and bedding layer, throughout the entire excavation area. Firm and compact, gritty, dark reddish-brown with frequent rubble waste and clinker. Observed from 0.08 – 0.12 m from top of flags on west side and 0.09 – 0.13 m on east side. A particularly coal-rich patch was revealed in the north-west corner of the excavation area, measuring approx. 0.50 x 0.50 m. Noticeably more coal inclusions were observed along the north side of the excavation area, extending from the entrance.

## 4. CONCLUSIONS & RECOMMENDATIONS

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4.1 The result of groundworks monitored under watching brief conditions in the Butler's Pantry, Lindisfarne Castle, in November 2022, concluded that no significant archaeological remains or discernible features of any kind were observed.

4.2 Beneath the modern concrete floor was a coal-rich silty-ash layer [04] observed throughout the entire excavation area and interpreted as cumulative, residual waste from historic coal-storage dating from the late post-medieval – early modern period.

4.3 The maximum depth of this coal-ash layer was not ascertained during this stage of groundworks, and whilst the presence of natural bedrock outcropping in the north-west corner of the room may indicate that the survival of deeper stratigraphic layers is unlikely, it remains a possibility which should be considered in any future developments.

4.4 No further archaeological mitigation work is required in association with this scheme. However, given the potential for significant archaeological remains to exist in and around Lindisfarne Castle, it is recommended that any future developments in the vicinity should be considered on their own merits with respect to the need for archaeological intervention.



*Photo 1. View looking west through the entrance passage to the Butler's Pantry, following the removal of concrete but prior to archaeological excavation.*



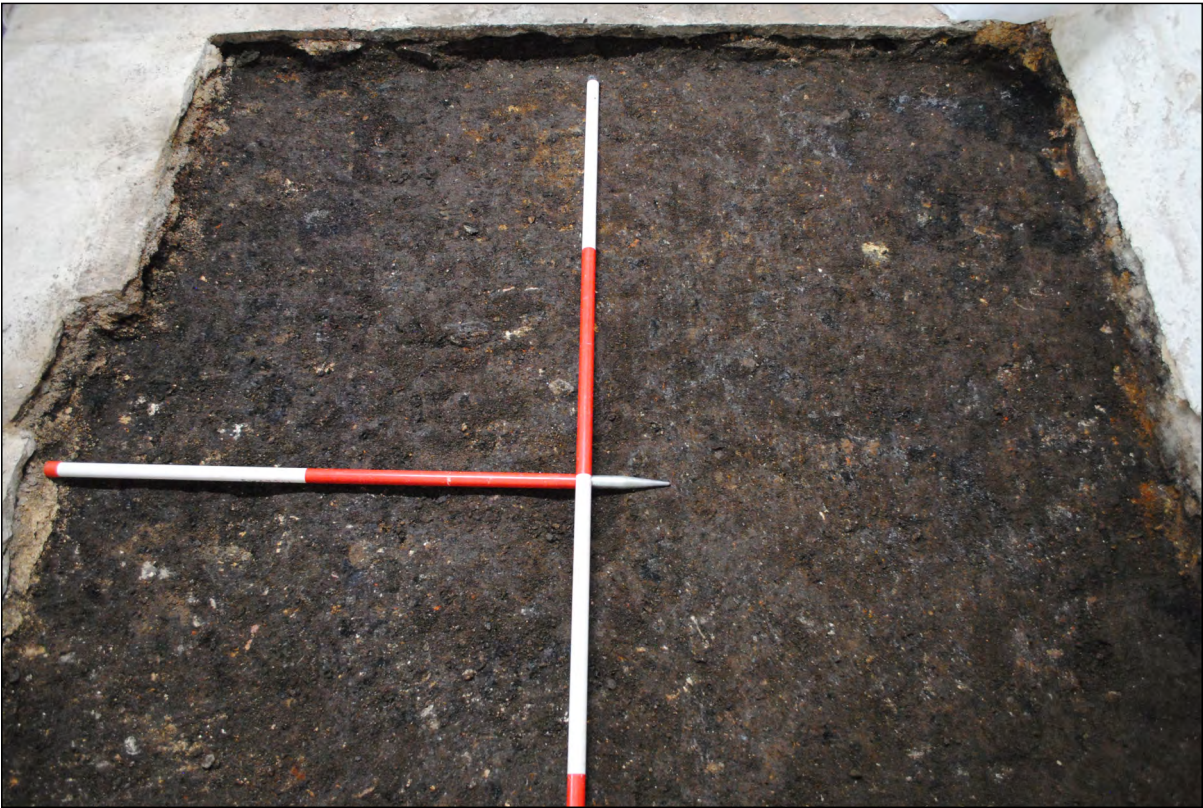
*Photo 2. View looking WSW following the removal of concrete on the floor of the Butler's Pantry.*



*Photo 3. View looking east across the floor of the Butler's Pantry, following removal of concrete.*



*Photo 4. View looking south across the floor of the Butler's Pantry, following removal of concrete.*



*Photo 5. View looking west across the floor of the Butler's Pantry, following excavation of concrete debris and rubble layers.*



*Photo 6. View looking north across the floor of the Butler's Pantry, following excavation of concrete debris and rubble layers.*



*Photo 7. View looking east across the floor of the Butler's Pantry, following excavation of concrete debris and rubble layers.*



*Photo 8. East facing section of the Butler's Pantry floor, following excavation of concrete debris and rubble layers.*



*Photo 9. West facing section of the Butler's Pantry floor, following excavation of concrete debris and rubble layers.*



*Photo 10. View looking north-east across the floor of the Butler's Pantry, following excavation of concrete debris and rubble layers.*

## APPENDIX 1:





**NATIONAL TRUST  
LINDISFARNE CASTLE  
BUTLER'S PANTRY**

**DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT  
(COMBINED)**



## **1. Introduction and background**

This statement accompanies an application for listed building consent for the removal and replacement of concrete floor in the Butler's Pantry of the property known as Lindisfarne Castle, the National Trust property on Holy Island. The full address of the property is Lindisfarne Castle, Holy Island, Berwick upon Tweed, TD15 2SH.

The applicant is the National Trust at the same address.

This application is for listed building consent and is accompanied by and should be read alongside the following documents;

Heritage Impact Assessment (contained within this document)  
Environmental Survey (Tobit Curteis Associates)  
Site Location Plan  
Existing floor Plan  
Proposed floor Plan

In accordance with National validation requirements, the purpose of this Design and Access Statement is to outline the design principles and concepts that have been applied to the proposed development.

### **1.1 Overview of the proposal**

Lindisfarne Castle is a Grade I listed building, Lying within a Grade II Registered Park and Garden. The whole property is included within the Holy Island Conservation Area and there is a Scheduled Monument at the lime Kilns and a range of environmental designations in the vicinity of the site.

National Guidance contained in the National Planning Policy Framework (para 194) advises that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

As this proposal relates solely to internal alterations at first floor level within the property and there are no external changes proposed, there are no impacts on setting or to other heritage assets in this location that need to be considered. The Heritage Impact Assessment contained within this statement is therefore proportionate to this specific proposal and considers any impacts on significance arising from the replacement of the 20<sup>th</sup>c concrete floor in the Butler's pantry.

The application has been subject to pre-application consultation with the Council's Conservation officer, including a site inspection to discuss this proposal and agree the method and approach to the development.

## **2. Proposed Development**

### **2.1 Background and condition of the Butler's Pantry**

It is uncertain when the concrete was laid in on the floor in the Butler's Pantry, however it is likely to have been installed between 1964 and 1972, probably in response to water ingress into the room. We know of other parts of the building where cementitious materials including concrete were used as a quick-fix solution to stop water ingress. Much of this unsympathetic material was removed during the renovation project in 2016-18. In 2017, The National Trust procured Tobit Curteis Associates to carry out an environmental survey of some problem areas in the castle, including the Butler's Pantry. This was and remains one of several areas where damp and water ingress are causing problems with internal decoration and historic features.

Among the recommendations in the survey was to lift the area of concrete in the floor.

#### **Comments from Tobit Curteis –**

'The distribution of the damage indicates that active water penetration may be taking place via the chimneys and through capillary rise from below the concrete floor. It is possible that these sources are in fact linked, with chimney water penetration increasing below floor water levels. In order to control the deterioration, it is necessary to accurately understand the water sources and to design control measures. The following steps are recommended

- 1) A CCTV survey of the two chimney stacks to identify their location and condition
- 2) Opening up of the concrete floor at the base of the north wall and adjacent to the door jambs
- 3) A liquid moisture survey of the Butlers' Pantry and surrounding rooms, taking into account the results of the first two phases of investigations.'

### **2.2 Planning History:**

Two recent LBC applications have been submitted regarding the major repairs in 2016-18:

***18/04503/LBC | Listed Building Consent for various repairs to minimise the impact of water ingress (Retrospective) | Lindisfarne Castle, Castle Road, Holy Island Berwick-Upon-Tweed Northumberland***

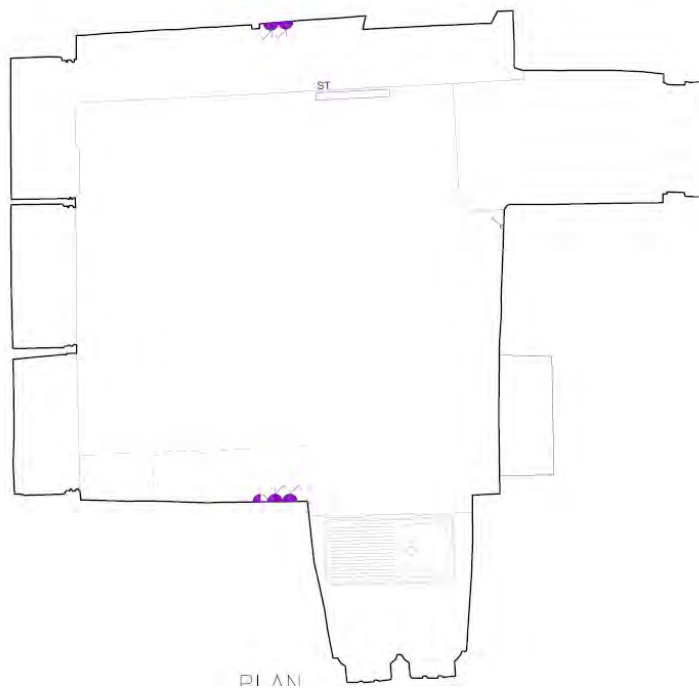
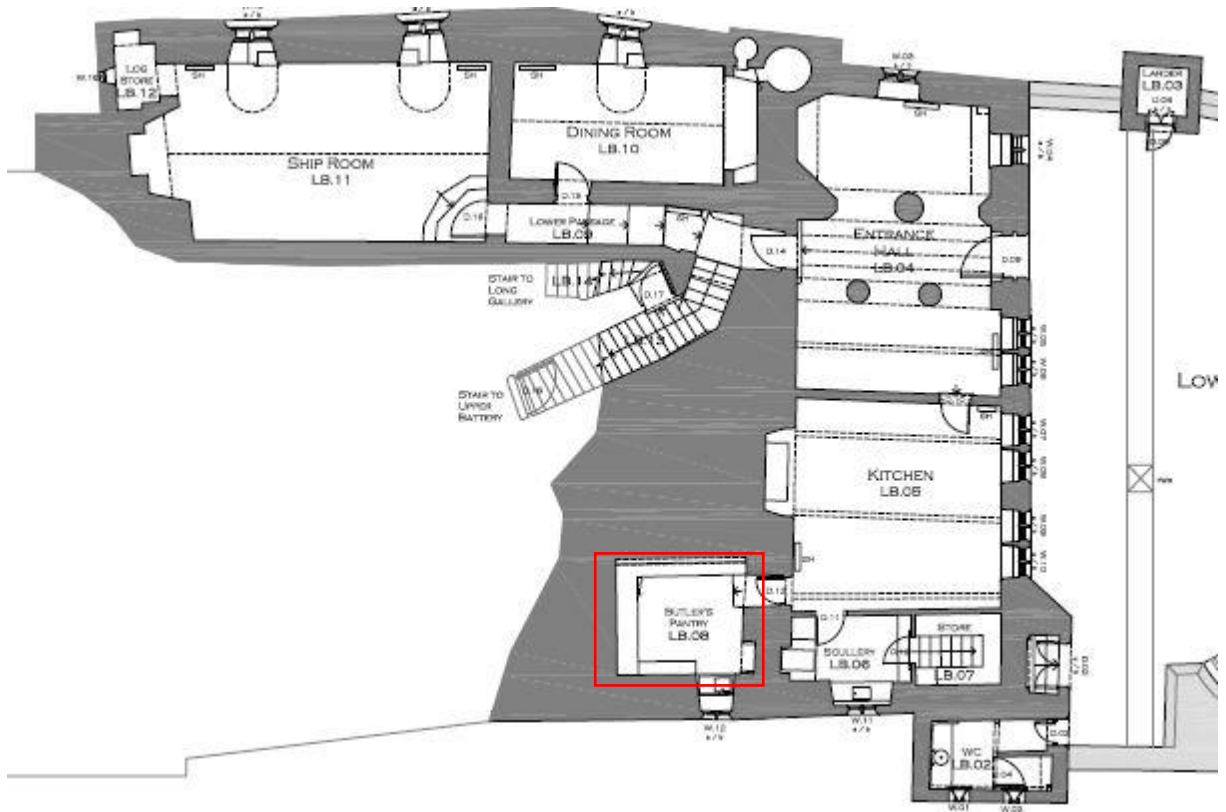
***16/02378/LBC | Listed building consent for repair works to minimise water ingress and moisture build up within internal spaces | Lindisfarne Castle, Castle Road, Holy Island TD15 2SH***

### **2.3 Location:**

Lindisfarne Castle is on the south east tip of Holy Island, 3 miles from the A1 junction at Beal. The Butler's Pantry is on the lower floor and is accessed from the Kitchen. The room has one

external wall on the south elevation, one internal wall to the east adjoining the Scullery, and two external walls abutting castle crag to the north and west.

The location is shown on the following plan;



## 2.4

### ***The Proposal:***

#### Overview

The proposal seeks consent remove the concrete floor and replace with Caithness flagstones, with which the floor of the doorway and adjacent Kitchen is covered.

The area in question is identified in the following photograph;



Concrete floor, Butler's Pantry, looking west



South-East corner: damage to the door jamb leading into the Pantry

***Proposed works identified in detail on the submission plans are as follows;***

- 1. The concrete areas of the floor will be broken out by a medium sized electric breaker. The concrete is thought to be thin – circa 50mm thick and therefore relief cuts will not be required. The door into the kitchen to be closed and protected as above and operatives to use suitable PPE – ear defenders and FFP3 masks.
- 2. The concrete is to be broken into small sections that can be loaded into rubble sacks and transported/carried out of the room, out of the castle and down the access stairs/ramp to the skip compound, no barrows to be used.
- 3. All concrete to be removed, however the sub base must be left in place ready for the archaeologist to inspect the sub-floor
- 4. Once the reduced dig has been signed off by the archaeologist the light weight Geocell foam glass sub base will be installed 150mm thick, a 50mm thick sharp sand lime base installed 3:1 mix and the Caithness flags laid to the existing floor level and to an agreed pattern.

### **3. Planning and Related Policy Framework**

#### **3.1 The Development Plan**

As confirmed by (Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications are to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. Section 38(3) of the Act provides that the Development Plan includes the “*development plan documents (taken as a whole) which have been adopted or approved in relation to that area*”.

The Statutory Development Plan for the application site comprises the following;

- Saved policies of the Berwick upon Tweed Local Plan (1999) as amended by Secretary of State direction (2007).

Key policies that remain relevant from this Plan are summarised below. However, it is also necessary to consider the emerging policy framework as contained in the new Northumberland Local Plan.

Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF.

The Northumberland Local Plan has reached an advanced stage in production with a Publication Draft Plan (Regulation 19) in 2019 and following the completion of the examination process there has been recent consultation on main modifications to the plan (completed August 2021). Sufficient weight can now be attached to the policies in this Plan.

Material considerations in this proposal comprise the National Planning Policy Framework and Planning Practice Guidance together with any Supplementary Planning Documents.

The key elements of national and local planning policy relating to this proposal are set out below.

#### **3.2 National Policy:**

##### *National Planning Policy Framework*

The NPPF was updated in July 2021. At the heart of the NPPF remains a presumption in favour of sustainable development. The NPPF advises that there are three overarching objectives; an economic objective, a social objective and an environmental objective, these are interdependent and need to be pursued in mutually supportive ways.

At section 16 *Conserving and enhancing the historic environment*, the NPPF sets out a clear strategy to ensure that heritage assets are conserved and enjoyed for existing and future generations. As part of this, it states:

**(Para 197)** *'In determining planning applications, local planning authorities should take account of:*

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

The proposed development seeks to improve the condition of the castle consistent with its conservation and for it to continue in a viable use, reflecting the NPPF advice at paragraph 197.

Paragraph 194 advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting;

**(Para 194)** *'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*

and paragraph 199 which advises that;

**(Para 199)** *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

The Heritage Statement that follows considers the impact of the proposals on the significance of the asset, having regard to the listed status of Lindisfarne Castle.

#### *The Planning Practice Guidance*

The Planning Practice Guidance was published as a web based resource in 2014 and updated in July 2019 with later updates. This outlines that protecting and enhancing the historic environment is an important component of the NPPF's drive to achieve sustainable development.

### **3.3 Local Policy:**

#### *Berwick upon Tweed Local Plan (saved policies)*

In summary, the policies that remain relevant from the 1999 plan include policy F1, which seeks to sustain and enhance the Borough's environmental wealth, including its landscape and coast, its native biodiversity and its human heritage and policy F2 which attaches primary importance will be attached to the conservation and enhancement of the landscape and coast. The application proposal does not impact on the saved policies of this Plan.

#### *The Northumberland Local Plan*



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From the emerging policy framework, of particular relevance to this application are the following policies (as modified);

***Policy ENV 1 – Approaches to assessing the impact of development on the natural, historic and built environment (June 2021)***

Policy ENV 1 states that *“the character and/or significance of Northumberland’s distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced.”*

We consider that the proposal accords with this policy, in particular point 1 (a) ii which requires great weight to be given to *“the conservation of designated heritage assets, with the impact of proposed development on their significance being assessed in accordance with Policy ENV 7.”* The proposals are within the castle building, and not visible from outside it (from within the Registered Park and Garden). The proposal includes alterations to the floor of the Butler's Pantry to help ensure the buildings' conservation as a heritage asset and to enable the continued viable use of the property.

***Policy ENV7 – Historic environment and heritage assets***

Policy ENV 7 states that *“development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland’s heritage assets and their settings.”* In accordance with point 2 of this policy, a proportionate heritage statement is set out below which considers the proposals against the tests set out in ENV7 and as required by the NPPF an assessment of harm is undertaken.

ENV 7 point 9 directs that proposals affecting historic places and sites *“should take account of the individual and cumulative effect on the wider historic environment including from small scale changes which may gradually erode the historic character and/or the settings of key assets, the visitor economy, the vitality of the area and the quality of place”.*

Whilst it is noted this proposal represents a further small change at the property, it also represents a further stage in works identified as required to prevent water ingress to the property for conservation of the building and its historic fabric. It removes later 20<sup>th</sup> century material from the room and is not considered to create or cause any eroding of historic character either individually or as a result of cumulative changes which have been permitted in recent years.

***Policy QOP 1 Design principles*** is a strategic policy setting out design principles for the quality of development across the County. Of relevance is part d. that development Respects and enhances the natural and built, developed and historic environment, and part e. which seeks to ensure that buildings and spaces are functional and adaptable for future uses; where part f. Facilitates an inclusive, comfortable, user-friendly and legible environment;

The proposal is consistent with the broad remit of **Policy ECN 15** on Tourism and visitor development which states that Northumberland will be promoted and developed as a destination for tourists and visitors, while recognising the need to sustain and conserve the environment and local communities.

The proposal accords with the approach for conservation of heritage assets and for bat protection set out within national and local policy.

## **4 Heritage Statement**

### **4.1 Background**

The National Trust is one of the country's largest conservation organisations, with a responsibility for managing and protecting some of the most beautiful, historically important, and environmentally sensitive places in England, Wales and Northern Ireland.

Lindisfarne Castle was gifted to the National Trust in 1944 by Edward de Stein, although the organisation did not take full control of the site until 1968 when both Edward and his sister Gladys had passed away. It was first opened to the public in the 1970s.

Today, Lindisfarne Castle is known as the former country retreat of Country Life's Edward Hudson. In the early Twentieth Century he acquired the lease on the castle – later the freehold – and commissioned Edwin Lutyens to transform the disused fort into a striking holiday home. The origins of the castle stretch back much further. Some time after 1537, after the Dissolution, an earth and timber work was built on the whinstone crag of 'Little Beblow', to the east of the current castle. In subsequent decades additional works were carried out, possibly both to this fortification and, ultimately, a construction on the present site of Lindisfarne Castle, by 1570, with completion by 1572. The purpose of these forts (and their successors) was to prevent seizure of the deep-water harbour and perhaps to defend vessels sheltering in it.

The earliest extant map of Lindisfarne Island, John Speed's map of 1627, clearly shows both 'The old fort' [at Little Beblow] and a fortification [Lindisfarne Castle] on 'Dablaw.' The earliest plan of the castle, in 1683, is problematic but shows a layout broadly as exists today: a disconnected L-shape building separating two batteries. A plan of 1742 shows that extensive alterations had been made since the inception of the fort, including relocation of kitchen facilities, alterations to window apertures, and ongoing development of batteries and their access arrangements. It is on this 1742 plan that the Butler's Pantry first appears, marked up as a 'coal magazine'.

Further major developments of the facility are visible on plans dated to 1883, but by 1893 the military presence in the castle was ended. In 1902, having negotiated a lease on the castle, Edward Hudson drew up plans with Edwin Lutyens for the restoration of the place. In two substantial phases, completed by 1913, the men realised a vision for a new Lindisfarne Castle: the entrance hall became an imposing, three-bay reception space; the east elevation was comprehensively re-fenestrated; former magazine and shelling rooms had been transformed into the 'Ship Room' reception space; and a new North Range of bedrooms had been constructed. It is at this time that the 'Butler's Pantry' – long part of the castle construction – acquired its current name and function.

### **4.2 Designations**

Lindisfarne Castle is Grade I Listed (entry 1042306)



Location of listing entry 1042306, Lindisfarne Castle (taken from [LINDISFARNE CASTLE, Holy Island - 1042306 | Historic England](#))

The listing description is as follows (see Appendix One for listing in full):

12/21 Lindisfarne Castle 6/5/52 (formerly listed as Holy Island Castle) GV I

Castle. C16 converted into house 1902 by Sir Edwin Lutyens for Edward Hudson. Sandstone and whinstone with pantiled roofs. Irregular polygonal plan on 3 levels of former batteries, in dramatic situation.

South side has cobbled ramp up to entrance with Tudor-style surround, portcullis and oak door. Scattered fenestration with chamfered mullioned windows under original relieving arches. To right of door a projecting section on original corbels has Lutyens' cruciform arrow slits. Projecting stone water spouts.

North side has similar windows and also 3 large round-headed windows with Decorated tracery. Former garderobe tower with pyramidal roof to left. To right, on upper battery, higher building with semi-octagonal end and mullioned windows.

Irregular roofs including prominent hipped roof with hipped dormers to middle battery. Tall clustered octagonal chimneys with stepped tops.

Interior has several C16 doorways. Also, C16 vaulted passages. 2 rooms at lowest level have steeply-pointed tunnel vaults.

Other features by Lutyens, including entrance hall with round piers and segmental arches dying into imposts; many fireplaces in Tudor style, panelling and doors with characteristic latches, moulded beams and decorative brick floors.

Lindisfarne Castle also sits within a Grade II Registered Park and Garden (entry 1001050).



(Location of the RPG, taken from [LINDISFARNE CASTLE, Holy Island - 1001050 | Historic England](#))

The works proposed are wholly internal to the castle: there is no inter-visibility with the Registered Park and Garden.

Although not necessary for the Heritage Impact Assessment of this proposal, for completeness, other designations for the castle and its environs include:

- It sits with the boundary of the Holy Island Conservation Area
- The castle sits in the vicinity of a number of environmental designations, including the Lindisfarne SSSI, Lindisfarne National Nature Reserve, Northumberland Coastal AONB, Berwickshire and North Northumberland Coast Special Area of Conservation, Special Protection Area and RAMSAR List of Wetlands of International Importance.
- The Lime Kilns a Scheduled Monument.

### **4.3 Assessment of the proposal**

In determining applications, the NPPF Framework requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be *'proportionate'* to the assets' importance.

The impact of a proposed development on the significance of designated heritage assets is to be considered in line with advice through Paras 199 - 202. This reinforces that *'great weight'* should be given to the asset's conservation. The more important the asset *'the greater the weight should be'*. Para 199 also confirms that significance can be harmed or lost from development *'within its setting'*. As heritage assets are irreplaceable *'any harm or loss should require clear and convincing justification'*.

#### **Butler's Pantry description (2014 Conservation Management Plan)**

The butler's pantry, now in use as a staff workroom, is a small room in the return block of the east range, with a pair of windows to the south. It is entered from the kitchen, and the door is kept locked – the room is not part of the visitor tour.

There has been little change in the use of this room since depiction on the 1742 plan, when it was in use as a 'coal magazine.' A press cupboard appears to be located on the east wall. By 1883 it was 'used as a scullery' with a sink in the window, and the press in use for shelving.

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The 1902 survey shows it in use as a pantry. The c1912 Lutyens plan shows how he widened the window, and altered the press on the east wall.

Floor construction (should we cite a project archaeological report?)

The current floor to the Butler's Pantry is a combination of historic stone flags, solid concrete, and two Caithness flags. Below and behind the pantry lies the solid rock of the crag, which outcrops into the room in places.

#### **4.4 Assessment of significance**

In 2014 a Statement of Significance prepared for the National Trust by Simpson & Brown Architects concluded that:

Lindisfarne Castle, as a complete entity with its immediate landscape context, is of outstanding cultural significance. This is as a result of its architectural, aesthetic and historic values, as well as its presence in the coastal setting of the island.

The castle is most appreciated for its architectural interest, as a particularly special collaboration between an enlightened client and a highly skilled and imaginative architect. Lutyens is one of the 20th century's most celebrated architects, particularly in the UK. It is with his incisive and surgical intervention at Lindisfarne – stitching the remains of a Tudor fort and 19th century military garrison with highly expressive and detailed architectural features – that makes the castle stand out from many of his other projects.

There is significant archaeological interest in the castle and its surroundings – both in ongoing interpretation of the upstanding remains of the castle, but also potential below-ground archaeology in the surrounding area (most likely on Little Beblowe).

The historical interest of the castle is particularly rich and diverse. It is a representation of a survival of a coastal defence from the 16th century onwards and the evolution of land-based defences through the centuries. Direct connections to the tumultuous events of the 17th century are of particular interest, and help illustrate a dramatic part of English and British history. Beyond that, there is considerable significance in the 20th century restoration and redevelopment of the castle as a rural retreat for a wealthy businessman and for the entertaining of his guests.

The significance of the Butler's Pantry relates to both the evidence and history of the castle as a working fortification - this room has survived little altered in construction since at least 1742, when it is first depicted on a plan – and to the re-working of the castle into a country retreat by Edwin Lutyens – who altered the fenestration to suit his wider vision. As such, it contributes to the overall evidential, historic and aesthetic values of this outstanding building.

#### **4.5 Assessment of Impact of the proposals on significance**

##### *Physical*

The planned works will involve removing all remaining concrete floor in its entirety. The extent of the work is considered necessary to control deterioration to the historic features of the room, most especially to the oak of the Lutyens door surround.

*Visual*

The replacement of the 20<sup>th</sup> Century concrete with stone flags will not, currently, be publicly visible in this back-of-house space.

*Settings impact*

None.

#### **4.6 Overall Effects on Heritage Values**

*Evidential (the potential of a place to yield evidence about past human activity):*

There will be loss of material (concrete) relating to failed 20<sup>th</sup> Century experiments in controlling water ingress in the castle. Removal will be subjected to archaeological inspection. It is not considered that this change will be of detriment to the heritage value.

*Historical (the ways in which past people, events and aspects of life can be connected through a place to the present. Illustrative or associative):* The concrete floor yields some understanding of the ways in which this castle has been constructed and re-constructed to combat its hostile, North Sea environment. However, replacement of the floor with flags will make a limited positive contribution to understanding of the 20<sup>th</sup> Century Lutyens restoration, by re-extending the architect's scheme through from the kitchen. It is therefore considered that the balance of impact on historic values will be neutral.

*Aesthetic (the ways in which people draw sensory and intellectual stimulation from a place):* Lindisfarne Castle, as restored by Lutyens, has clear designed aesthetic value. There is also arguably some fortuitous aesthetic value in the contrast between the man-made fort and the natural 'fortress' of the rock, which breaks through into the corner of this room. It is considered that the reinstatement of a full flag surface will have a positive impact on both these aesthetic aspects: in completing Lutyens' floor design and in enhancing the contrast between the smooth stone and its natural cousin.

*Social/Communal (the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory):* not impacted.

In summary, it is the view of the National Trust that the proposals are appropriate to this setting, proportionate and overall will have a modest positive impact on the heritage values of the site. Its overall significance will remain largely unaltered.

#### **4.7 Overall heritage assessment**

The NPPF advises that where a proposed development will lead to '*substantial harm*' to or total loss of significance of a designated heritage asset, proposals must demonstrate substantial public benefits that outweigh that harm or loss and where a development proposal will lead to '*less than substantial harm*' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. (paras 201 & 202).

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy

Framework. In general terms, substantial harm is a high test, so the advice is that this may not arise in many cases.

The PPG explains that it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

It is the National Trust's assessment (in response to the tests contained in NPPF) that no element of the proposed development constitutes a risk of Substantial harm to a recognised heritage asset.

Where there is less than substantial harm identified, NPPF paragraph 202 advises that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In this case as no harm and modest positive impact to significance of the assets is identified it is not necessary to go onto consider the second part of the test relating to public benefits.

## **5.0 Access and Highways**

The National Trust is committed to equality and diversity in all its work, and aims to ensure that all its properties, services and workplaces are accessible to all sections of society. Clearly, in some of the properties, ensuring inclusive accessibility can be challenging due to the constraints imposed by the historic significance of the property, the internal layout, or the challenging terrain.

The proposals have no impact on access or highways across the site.

## **6.0 Ecology and Protection Species**

- 6.1** The proposed works will have no impact on the ecology of the site or indeed on any protected species.

## **7.0 Other relevant considerations**

No other considerations have been identified arising from this proposal.

## **8. Conclusion**

The proposals seek to undertake works to remove an unsympathetic material from the building, the presence of which is having a detrimental effect on the fabric of the adjacent structure and is impacting on the performance of sympathetic repairs carried out in 2016-18. We have demonstrated how the proposals are consistent with national and local policy and there will be no harm to significance of heritage assets at Lindisfarne.

## APPENDIX 1 – HISTORIC ENGLAND LISTING

# LINDISFARNE CASTLE

[13 contributions](#)

### *Overview*

**Heritage Category:**

Listed Building

**Grade:**

I

**List Entry Number:**

1042306

**Date first listed:**

06-May-1952

**Date of most recent amendment:**

15-May-1986

**Statutory Address:**

LINDISFARNE CASTLE

### *Location*

**Statutory Address:**

LINDISFARNE CASTLE

The building or site itself may lie within the boundary of more than one authority.

**District:**

Northumberland (Unitary Authority)

**Parish:**

Holy Island

**National Grid Reference:**

NU 13638 41751



*Details*

NU 1341 HOLY ISLAND BEBLOWE

12/21 Lindisfarne Castle 6/5/52 (formerly listed as Holy Island Castle) GVI

Castle. C16 converted into house 1902 by Sir Edwin Lutyens for Edward Hudson. Sandstone and whinstone with pan-tiled roofs. Irregular polygonal plan on 3 levels of former batteries, in dramatic situation.

South side has cobbled ramp up to entrance with Tudor-style surround, portcullis and oak door. Scattered fenestration with chamfered mullioned windows under original relieving arches. To right of door a projecting section on original corbels has Lutyens' cruciform arrow slits. Projecting stone water spouts.

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Irregular roofs including prominent hipped roof with hipped dormers to middle battery. Tall clustered octagonal chimneys with stepped tops.

Interior has several C16 doorways. Also C16 vaulted passages. 2 rooms at lowest level have steeply-pointed tunnel vaults.

Other features by Lutyens, including entrance hall with round piers and segmental arches dying into imposts; many fireplaces in Tudor style, panelling and doors with characteristic latches, moulded beams and decorative brick floors.

A National Trust Property.

Lindisfarne Castle: Peter Orde. The National Trust 1983.

Listing NGR: NU1363841751

## *Legacy*

The contents of this record have been generated from a legacy data system.

Legacy System number:

237730

Legacy System:

LBS

## *Sources*

### **Books and journals**

Orde, P, Lindisfarne Castle, (1983)

### **Other**

Register of Parks and Gardens of Special Historic Interest in England, Part 31  
Northumberland,

## *Legal*

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



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