

EAST INGRAM FOLLY
INGRAM
NORTHUMBERLAND
ARCHAEOLOGICAL ASSESSMENT



Prepared for: <i>Mr M Glen-Davison, Ingram</i>		By: <i>The Archaeological Practice Ltd.</i>	
<i>Project code:</i> AP23/08	<i>Stage:</i> Final	<i>By:</i> RC/MJ	<i>Completion date:</i> 08/03/23

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Archaeological Assessment

Prepared by

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Frontispiece: Oblique vertical view from the north of the proposed site of development.

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SUMMARY

This report constitutes a desk-based cultural heritage assessment for a proposed development site east of East Ingram Folly in the village of Ingram, north Northumberland. The report incorporates an audit of historical landscape components and presents a synthesis of the overall chronology of the defined area. It identifies cultural heritage constraints within the area of proposed development and makes recommendations regarding further work required to evaluate or mitigate the impact of development. The report also includes consideration of cultural heritage sites adjacent to the development site with particular consideration given to those sites considered in the context of visual impact constraints.

There is no known artefactual evidence for early human activity within the bounds of the assessment area, but activity in the vicinity is well-attested, notably including a likely example on low-lying land south of the current site (see Cat. No. 07) which survives as sub-surface features revealed as cropmarks. Evidence for occupation during the early medieval period is also scant, but in view of documentary evidence must be considered likely, while later medieval settlement at Ingram is well-attested by documentary records which indicate the existence of a church, manor house, associated cottages, a forge, a mill, and brewhouse by the 13th century. Evidence from geophysical survey and excavation provides some confirmation of this with finds from the rectory gardens and land to the south of the church and churchyard, but there is little to suggest a continuation of this activity into the site of assessment towards the site of the medieval mill, east of the church and Rectory.

While there are no sites of recognised cultural heritage significance within the development site, a single linear feature, visible as a cropmark running east-west through the site, may be of significance if not identified as a modern service trench or remains of a field boundary. It is considered relatively likely, in view of the absence of known episodes of disturbance to much of the site, that any significant archaeological remains present within the site survive reasonably well below ground, although past ploughing activities are likely to have damaged them.

In summary, it is considered that there is moderate potential for the survival of archaeological remains on the site which would be directly impacted negatively by any groundworks associated with new development. In terms of the visual impacts of the proposed development it is not considered likely, based on intervisibility with local heritage assets of high value, that there will be a significant negative visual impact upon other designated and non-designated heritage assets in the vicinity.

In view of the potential for unknown archaeological remains to survive underground it is recommended that, should any significant groundworks such as foundation trenching or extensive ground reduction be proposed at any stage within the site, a programme of invasive evaluation should be undertaken to evaluate their character and extent, thereby facilitating production of a suitable mitigation strategy. Accordingly, a single trench should be excavated over the site of the proposed new build extending to include the central linear east-west feature visible as a cropmark and slight earthwork, unless the latter can be proven by other means to be of entirely modern origin.

1. INTRODUCTION

1.1 Purpose of Assessment

The following archaeological and cultural heritage assessment of a site lying to the east of Ingram village in north Northumberland was undertaken by The Archaeological Practice Ltd at the request of *Mr M Glen-Davison*. Its purpose is to address the potential impact of proposed development work within the site where it is proposed to construct a small residential development including gardens, access road, hard standing and associated servicing.

1.2 Planning Background

This document forms part of a pre-Application enquiry relating to a proposal to develop a site which is in an area considered potentially archaeologically-sensitive in view of its location close to a medieval village within a wider area of archaeological interest. The purpose of assessment, therefore, is to identify known and potential heritage assets which may be considered potential constraints upon the proposed development, and where necessary to suggest further measures to further evaluate the significance of those assets in order to present appropriate mitigation measures.

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 criterion, 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 which have a bearing on their significance and interpretation.

1.3 Methodology of Assessment

The assessment 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 assessment area.
- Provide an assessment of archaeological potential and likely direct and indirect impacts upon the proposed development site and with respect to the setting of other heritage assets in its wider environs (Section 6).
- Provide conclusions with respect to the known and potential archaeological significance of the assessment area (Section 7).
- Recommend further work to define more clearly the nature of the archaeological record and facilitate management or mitigation of this resource (Section 8).

2. ASSESSMENT CONTEXT

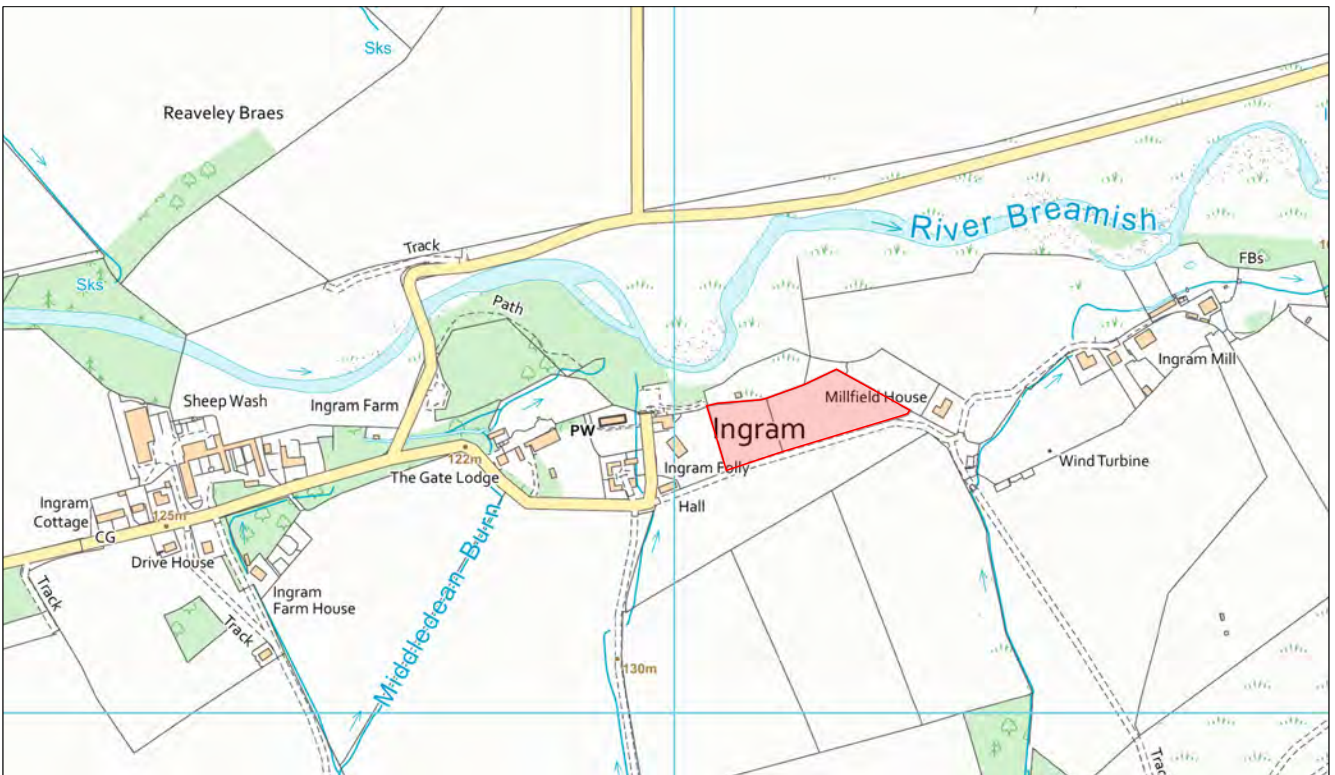
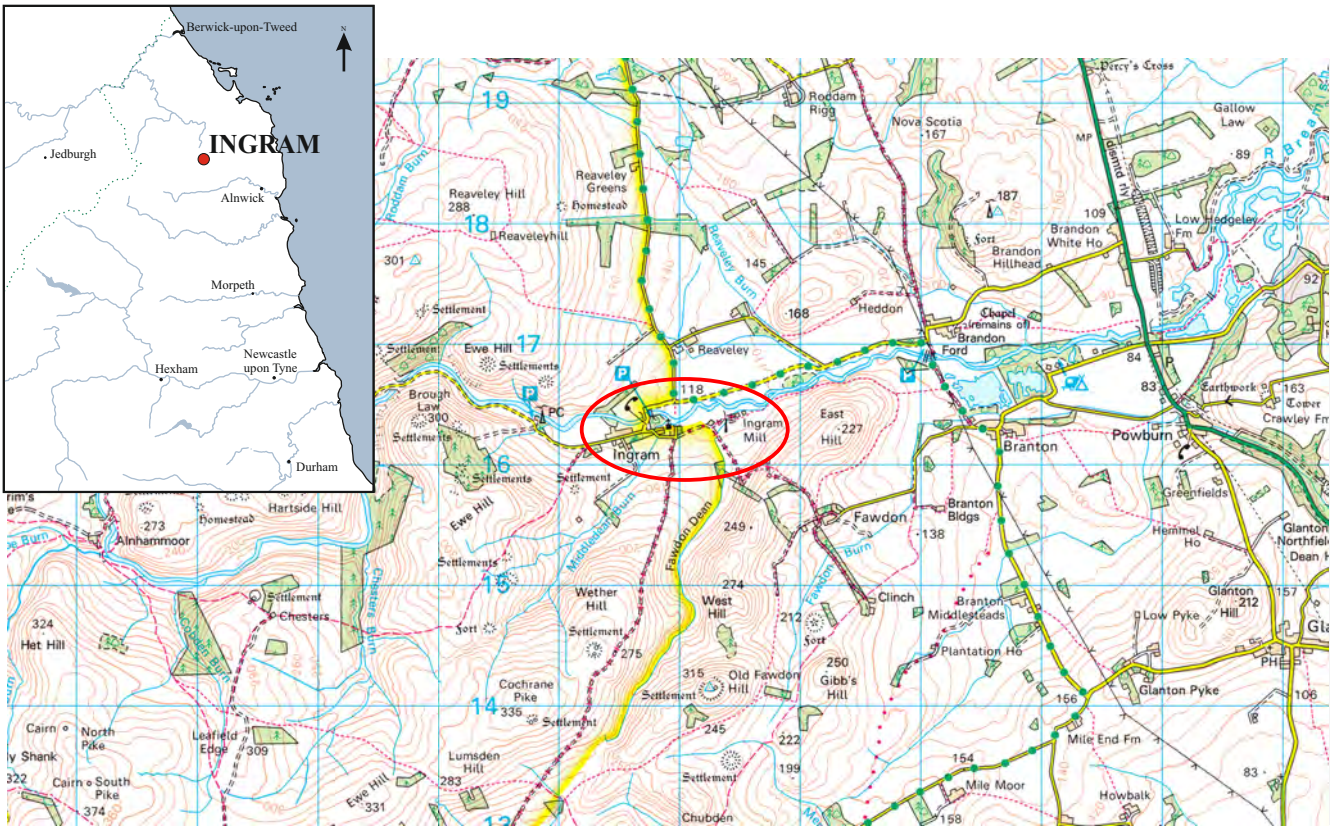
2.1 Location, Extent and Context of the Assessment Area (*Illus. 01-02*)

The village of Ingram is situated in the Breamish Valley in north Northumberland, on the eastern edge of the Northumberland National Park (see *Illus. 01-03*). The settlement is located in the Breamish Valley, about 8 km east of the border with Scotland, beside the road which links the head of the valley at Linhope to a junction with the A697 Morpeth to Wooler and Coldstream route, just north of Powburn. Today Ingram comprises of a small cluster of buildings laid out on either side of the road, plus a smaller group, including the church and vicarage, slightly to the east of the main settlement with the site of the medieval and later mill lying detached from the main village further to the east.

The current proposed development site is located in this eastern part of the village on a site comprising paddocks east of a modern residential development known as East Ingram Folly, west of Ingram Mill.

2.2 Nature of Proposed Developments

It is proposed to construct a single storey house with gardens, serviced by an access road and underground service connections.



Illus. 01-03:
The Location of the assessment site on the east side of Ingram Village, north Northumberland.

3. SOURCES FOR ASSESSMENT

3.1 Archival Material and Secondary Sources

The report collates evidence from a wide range of published, documentary and cartographic sources consulted in the following archival repositories:

- *The Archaeological Practice archive (AP)*
- *Northumberland Historic Environment Record (HER)*
- *Berwick-Upon-Tweed Record Office (BRO)*
- *Northumberland Archives, Woodhorn (NRO)*
- *National Monument Record (NMR)*

3.2 Types of Information

Included amongst the various kinds of information used from each of the above sources to assess the significance of the assessment area are the following:

3.2.1 Protected Sites and Monuments and those listed in the County HER

Scheduled Ancient Monuments

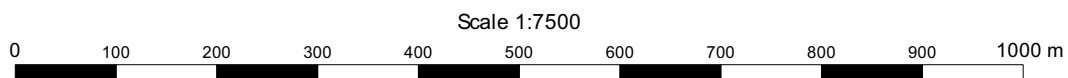
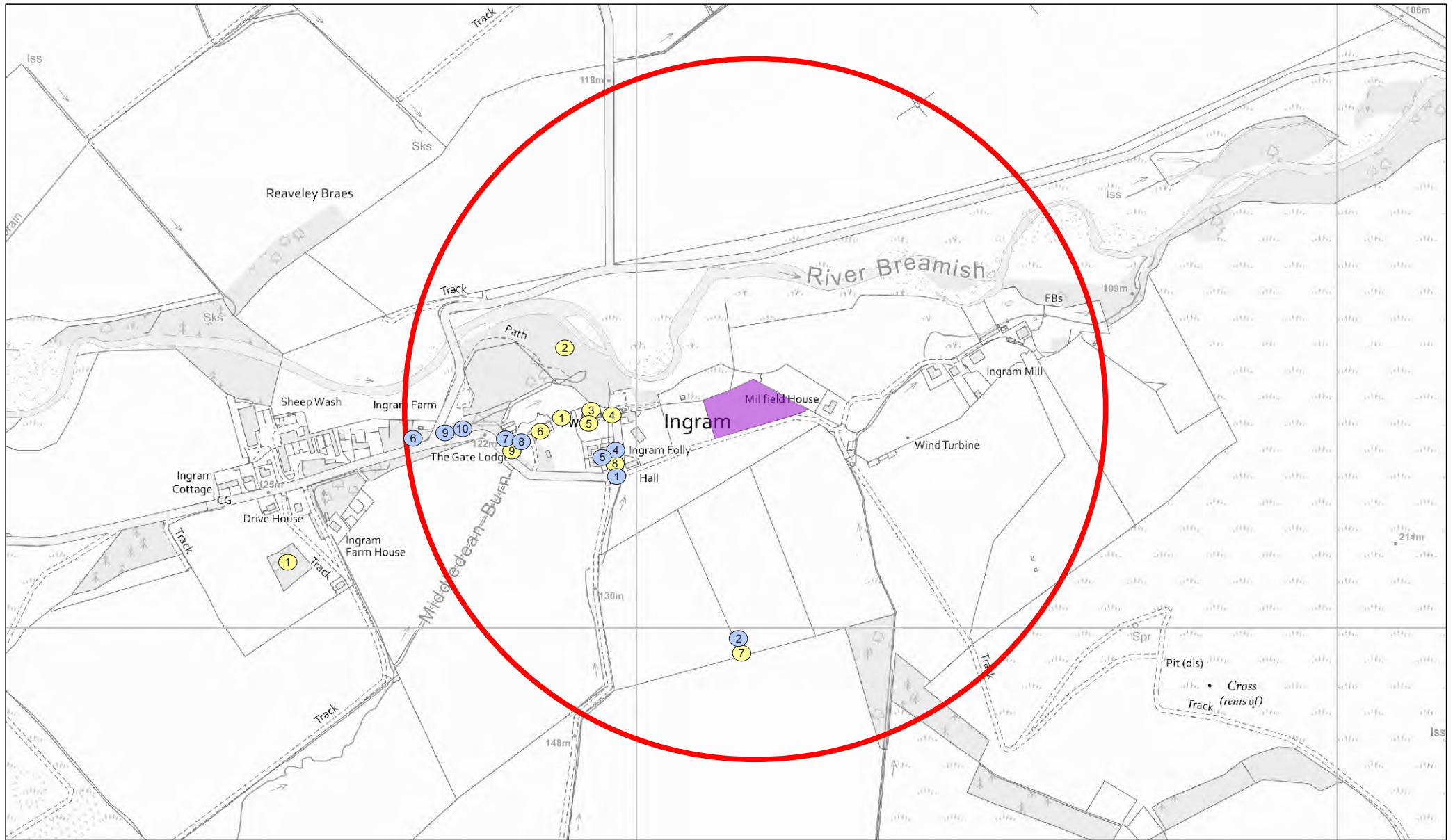
The scheduling of a site by the Secretary of State denotes it is of at least national significance and provides statutory protection over a defined area. There are no Scheduled Monuments within or immediately adjacent to the proposed development area. However, a large number of other sites of importance lie relatively close to the site or within visual range but at such a distance to render such a relationship relatively insignificant in terms of the current enquiry.

Listed Buildings

Particularly well represented in the Gazetteer are Listed Buildings, defined as buildings of special architectural or historic interest in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act states that “*the planning authority, in determining any application for planning permission for development that affects a listed building or its setting, is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.*” With respect to ‘setting’, Section 66 of the Act states (in part):

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting”.

The listing of structures by the Secretary of State denotes historical or architectural interest but does not necessarily include all buildings of significance or local importance. There is a single Grade II* listed structure, Ingram Church (Site no. 03 – see Gazetteer, Section 4.1) close to and potentially within visual range of the proposed development site, with three Grade II listed buildings (Site nos. 04-06 – see Gazetteer, Section 4.1) in the same cluster only one of which, the former Rectory (Site no. 06) is likely to



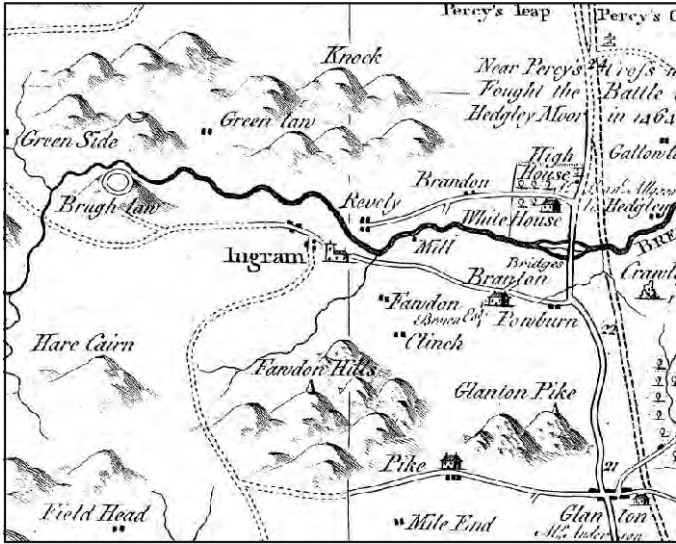
Illus. 04: Map showing sites of cultural heritage value within the 0.5 km radius (large red circle) of, or relevant to the study area (purple area at centre) - keyed to Site Catalogue, Section 4.1.



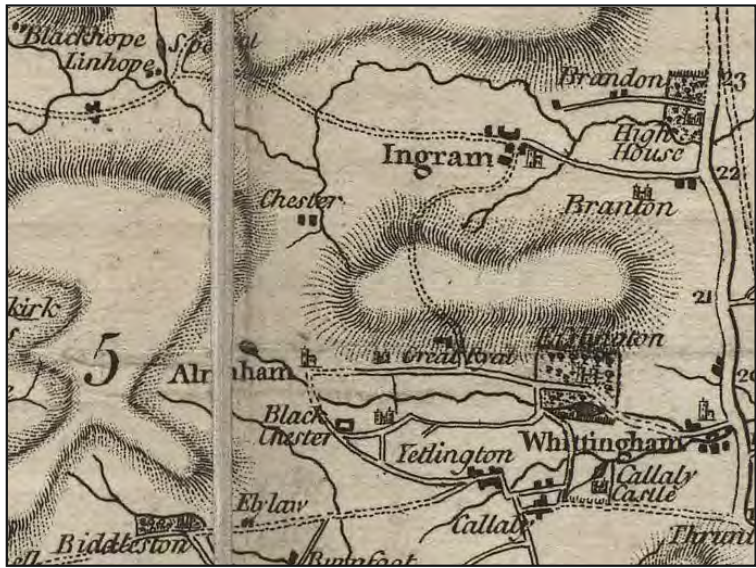
*Illus. 05: Ingram on Speed's Map of 1610
(NRO ZAN M16-B21 (p. 242))*



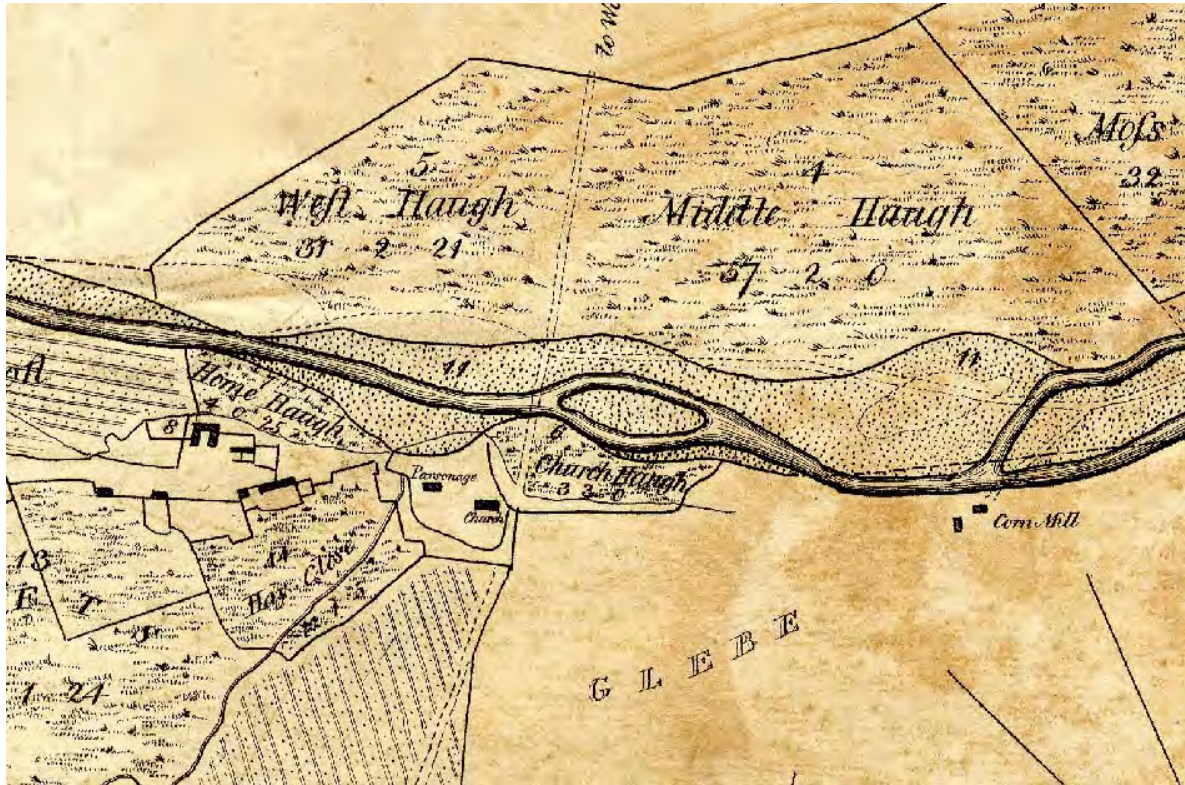
Illus. 06: Extract from Warburton's Map of Northumberland, 1716



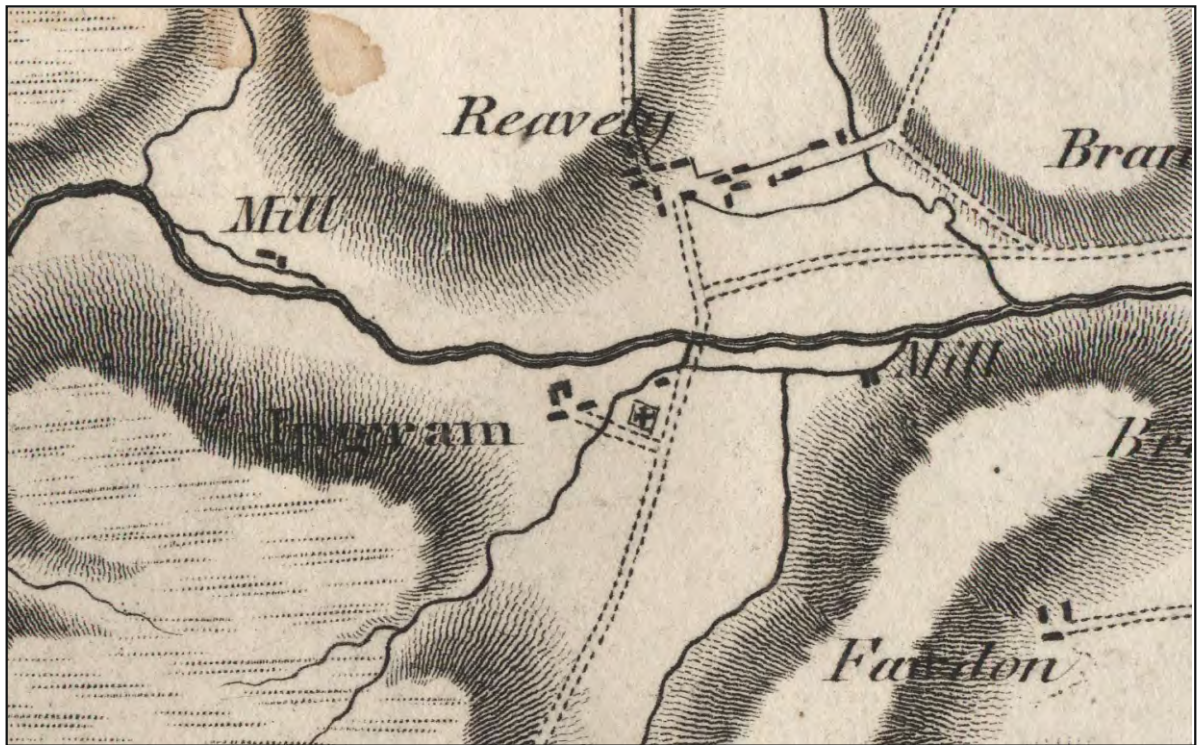
Illus. 07: Ingram shown on Armstrong's County Map of 1769.



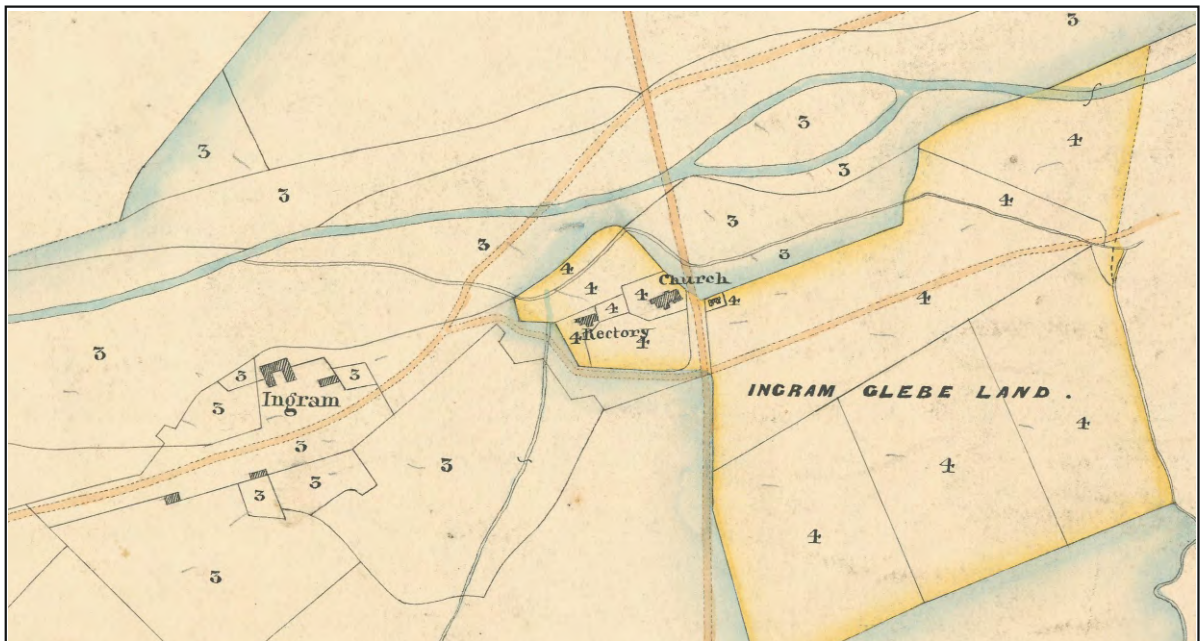
Illus. 08: Ingram shown on Cary's County Map of 1789 (NRO ZAN M16-B21 (p. 254))



Illus. 09: Ingram Estate map, 1817.



Illus. 10: Ingram shown on Fryer's Map of 1820.



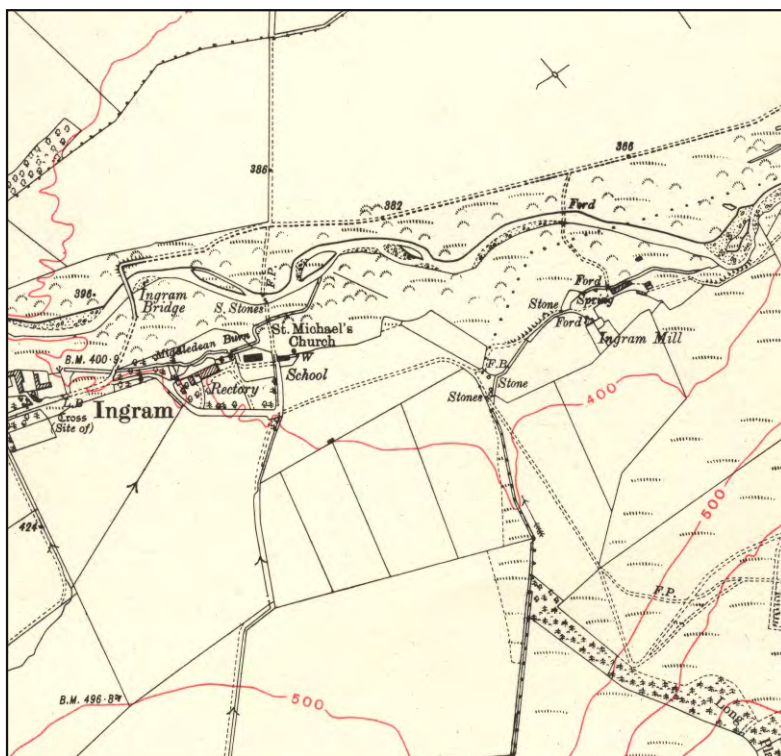
Illus. 11: Tithe Plan of Ingram, September 30th 1843.



Illus. 12: Extract from the First Edition Ordnance Survey Map of Ingram, c. 1860 (6")



Illus. 13: Extract from the Second Edition Ordnance Survey Map of Ingram, 1897 (6")



Illus. 14 Extract from the Third Edition Ordnance Survey Map of Ingram, c. 1920 (6")

be partially visible through tree cover from the proposed site of development.

Sites Appearing on the Northumberland Historic Environment Records (HER)

The Northumberland HER has been interrogated for entries within and in close proximity to the assessment area that may be impacted by proposed developments. The record comprises nine entries within a 250 m radius of the study area (see Section 4.1, below), including the listed buildings noted above. A much larger number of sites in the wider vicinity are included on the HER, notably to the south-west and west, including cultivation terraces (see Sites 55-58 in TAP 2004, Table 1, Section 5 & Fig. 51) just over 1 km from the current site of investigation, which have been assigned various dates between prehistoric and post-medieval. Slightly further afield on the high ground to the south south-west are earthwork enclosures and related monuments at Fawdon Dene and Wether Hill (ibid. Sites 88 & 85-87, respectively).

3.2.2 Primary documentary sources

Primary documents of significance to the present assessment used in compiling the present report included the following consulted at Berwick Records Office:

3.2.3 Secondary and Published Information

Published works which shed general contextual light upon the assessment area or upon particular aspects of its archaeology or history were consulted, and cited where relevant in the synthesis included in the full assessment report.

3.2.4 Historic Map Evidence (see *Illus. 05-14*)

The study of early maps provides invaluable evidence for the historical development of the area. Available historic maps and plans for Ingram include the successive county maps - Saxton 1576, Speed 1611, Armstrong 1769, Smith 1808, Fryer 1820, Greenwood 1828, etc - but more importantly the tithe (c. 1840) and enclosure maps and Ordnance Survey editions, as well as other detailed mapping, privately commissioned during the 17th-19th centuries.

3.2.5 Historic Photographs and Images

Unsuccessful attempts were made to source historic images of the site during research for the present report in secondary sources and from Berwick Record Office.



3.2.6 Aerial Photographs

Historic aerial views of the site have been analysed in detail by previous studies (e.g. TAP 2004, Frodsham & Waddington 2004) but more recent views of the site derived from GoogleEarth and NNAP archives were examined for the purposes of the current study, without significant results.

Illus. 15 - Aerial Photo. 01: Looking east over Ingram Village in 2004 (TAP 2005, fig. 9).



Illus. 16 - Aerial Photo. 02: Looking east to the site from Ingram Village in February 2023.



Illus. 17 - Aerial Photo. 03: Looking north to the site in February 2023.



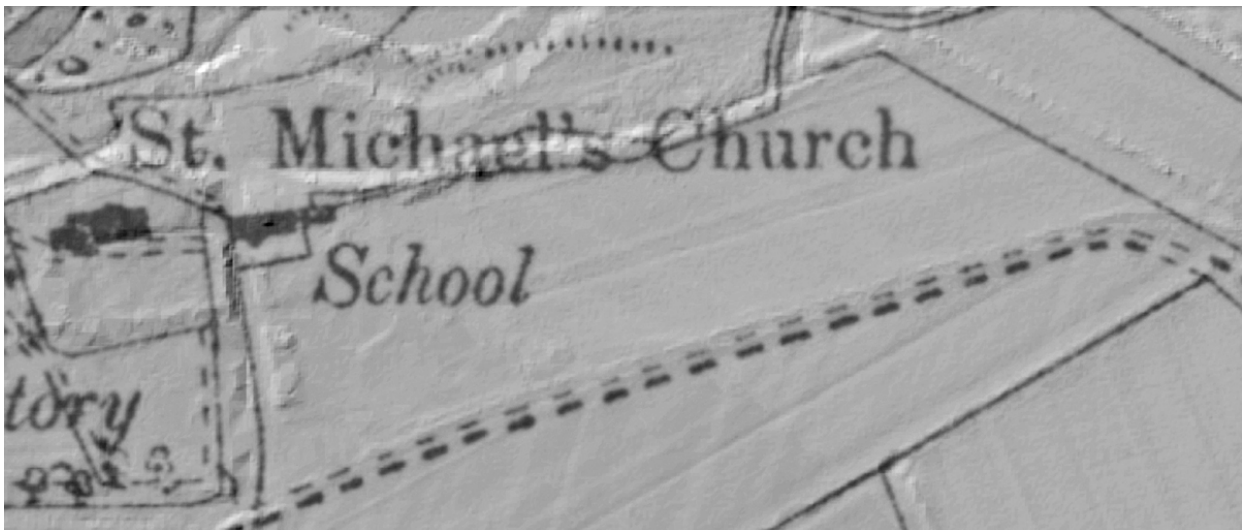
Illus. 18 - Aerial Photo. 04: Vertical oblique view of the site from the north in February 2023.



Illus. 19 - Aerial Photo. 05: Vertical view of the site showing a central N-S fence-line and E-W slight earthwork feature in February 2023.

3.2.7 Lidar Survey

Accessible Lidar survey data shows few additional features to those visible on aerial views, but highlights the presence of a straight, linear feature running east-west through the centre of the site (see below a lidar survey image transposed onto an historic Ordnance Survey plan showing the line running from and beyond 'l' of 'School' to 'h' of 'church'), which may have originated as a trackway, water conduit or early modern field boundary if not show to be a modern service route.



Illus. 20: Lidar view of the site.

3.2.8 Archaeological Fieldwork Reports

Fieldwork reports from the vicinity of the site (listed in Section 4.2) do not provide any information specific to the site or its immediate vicinity, but do indicate in general terms the high potential for archaeological remains of late prehistoric and medieval origin the wider vicinity of the site.

3.2.9 Site Inspection and Local Information

Site visits were made by the author of this report in February 2023. The area was inspected closely and photographs taken of features of potential cultural heritage significance (see *Photographs 01-09, below*), as well as general views showing the context of the site.

The inspection visit highlighted the open, apparently featureless nature of the paddocks proposed for this development where no features of cultural heritage significance were noted by visual survey. In terms of context, the site lies on the relatively flood plain of the Breamish with views over the latter to the north and south, where there are no buildings or known cultural heritage assets within close visual range, although several lie on higher ground over 1 km distant from the site. Immediately east of the site is Ingram Mill, an historic site but recently redeveloped into a modern residential complex, while to the west is the east part of Ingram village containing the church and rectory which, although largely shielded from the site by tree cover and the intervening Ingram Folly, are both partially visible from parts of the proposed development site.



Illus. 21 - Photo. 01: View across the site from the south-west.



Illus. 22 - Photo. 02 (above): View over the eastern paddock from the south-west.

Illus. 23 - Photo. 03 (below): View eastwards along the southern boundary of the site.





Illus. 24 - Photo. 04: View to the south



Illus. 25 - Photo. 05: View to the south-west.



Illus. 26 & 27 - Photo. 06 & Photo. 07: Westward view from the southern site boundary showing (right) and enlarged view of the upper part of the church tower with the Rectory obscured by tree cover to the south, behind the modern Ingram East Folly residence.



Illus. 28 - Photo. 08: View from the site to NW.



Illus. 29 - Photo. 09: View northwards over the site.

4. CATALOGUE

Archaeological assessment requires consideration both of the area likely to be materially affected by developments and sites in the immediate vicinity which may be visually affected. The course of investigation outlined above identified nine assets of known cultural heritage significance in the vicinity of the site identified from HER records and Historic England Listings, although many more sites lie within a 1-2 km radius (see AP 2004, Section 5, Table 1). The site numbers catalogued below are keyed to *Illus. 04, above*.

A Cultural Heritage Asset is defined as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority.” Cultural heritage assets listed in the following Gazetteer include man-made features included in the Northumberland County Heritage Environment Record (HER) and Historic England lists of Scheduled Monuments and Listed Buildings. Some are upstanding, visible structures such as houses, churches, bridges and quay walls, while others are represented by the sites of such structures which appear on historic maps and may survive in physical form as foundations, while others are known only from documentary records of buildings, isolated finds or events.

4.1 Monuments and Features on and adjacent to the assessment site (9 sites in total).

The following includes cultural heritage assets inside the assessment area and others within the approximately vicinity of the area which may be regarded as closely associated with it and may be visually impacted by any development there and/or provide pertinent contextual information.

The following includes sites and monuments in visual association with the assessment area and will be impacted to some degree by any development there. The following list also provides information of a contextual nature about the nature of historical settlement and activities in the area.

Cat. No. 01: *Ingram shrunken medieval village*; HER No. 3090; NGR: NU 015 161, NU 019 163.

Summary description: Ingram was a member of the barony of Alnwick held by the Vescis and afterwards by the Percys but it was subinfeudated about the beginning of the 12th century to the Umfravilles and was one of the townships known as the Towns of Coquetdale.

Fragmentary remains of a sunken trackway approximately 90m in length, two small sub-rectangular enclosures (formed by earth and rough stone banks) and a small number of banks forming no coherent pattern. Some of this banking was destroyed during construction of houses on the east side of the field in 1936. The remainder of the field is covered by rig and furrow, some of which has been destroyed by later quarrying. The site is known locally as the old village of Ingram the field has a modern name. The whole abuts the modern village and represents shrinkage.

Cat. No. 02: *Tower at Ingram*; HER No. 3099; NGR: NU 019 164

Summary description: The alleged location of a tower house, not recorded in the survey of 1415 but reported as being in a state of disrepair in 1541. No trace of such a structure now survives above ground.

Cat. No. 03: *Church of St Michael, Ingram*; HER No. 3106; **Grade: II*** (List UID: 1276811); NGR: NU 0193 1630.

Summary description: Parish church with a tower dating to the 11th and 13th centuries, arcades dating to the 13th and 14th centuries, rebuilt aisles of 1879 and a mid-19th century rebuilt chancel. It is

constructed from dressed stone with a Welsh slate roof and consists of a west tower, nave, south porch, chancel and vestry.

Cat. No. 04: Lychgate 20 yards east of Church of St Michael, Ingram; HER No. 3128; **Grade: II (List UID: 1370872);** NGR: NU 01967 16298

Summary description: Lychgate 20 yards east of Church of St Michael. Grade II listed building. c.1920. Built with an ashlar base, oak frame and Scottish slate roof. It is a beautiful example, built as a war memorial with main tie-beam inscribed "IN MEMORIAM 1914 - 1918".

Cat. No. 05: Monument to John Barteram(?) c.2 yards south of Church of St Michael; HER No. 3129; **Grade: II (List UID: 1233028);** NGR: NU 01927 16287.

Summary description: Monument to John Barteram(?) c.2 yards south of Church of St Michael. Grade II listed. 18th century.

Cat. No. 06: The Vicarage; HER No. 3130; **Grade: II (List UID: 1042400);** NGR: NU 0187 1628.

Summary description: The Vicarage, Ingram. Grade II listed building. Early 19th century with later 19th-century addition.

Cat. No. 07: Ingram South cropmark enclosures; HER No. 21234; NGR: NU 0215 1596

Summary description: A possible Iron Age/Roman double ditched rectilinear enclosure, with an annexe and other enclosures; and two quarries and numerous pits of prehistoric/Roman date, are visible as cropmarks on air photographs.

Cat. No. 08: Ditches and gullies, South of Ingram Church and Churchyard; HER No. 22593; NGR: NU 01970 16230

Summary description: Excavated features encountered in archaeological evaluation trenches here included a series of ditches and post holes, associated with Medieval pottery and botanical waste. It is thought that the ditches relate to both plot boundary and internal divisions of Medieval dates.

Cat. No. 09: Gate lodge at The Old Rectory, Ingram; HER No. 25462; NGR: NU 01820 16261

Summary description: The remains of the former gate lodge at The Old Rectory, Ingram, were recorded as a roughly square building 6 m by 5.5 m, with walls 0.56 m thick. The ruins of the building were removed prior to May 2011 in advance of the construction of a new building at the site.

4.2 Archaeological events adjacent to the assessment site.

The following list details all previous archaeological interventions within the vicinity of the assessment area. Event categories range from historical desk-based research reports to physical excavations.

Event. No. 01: RESISTIVITY SURVEY, land adjacent to The Old Rectory, Ingram; HER Event No. 67; NGR NU 0197 1623. By ARCHAEOLOGICAL SERVICES DURHAM UNIVERSITY.

Summary description: Geophysical survey (resistivity) of pasture field in November 1997. Anomalies are visible on the data plots which may have been caused by structural remains. No conclusive evidence of medieval buildings.

Event. No. 02: EXCAVATION, The Ingram and Upper Breamish Landscape Project; HER Event No. 13447; NGR NU 0214 1598. By ARCHAEOLOGICAL SERVICES DURHAM UNIVERSITY.

Summary description: Evaluation of the enclosure discovered 1989 by Tim Gates from aerial photography. Further aerial photographs (1995) revealed a complex of enclosures here; the evaluation being made to establish the survival of deposits within the apparent double ditch. Excavation revealed a slot running across the trench, possible post or stake settings and a hollow. No evidence of a chronology

was observed - but it is thought likely that these may represent timber fencing or a palisade to the enclosure.

Event. No. 03: DESK BASED ASSESSMENT, land west of Powburn Quarry; HER Event No. 13627; NGR?. By OXFORD ARCHAEOLOGICAL ASSOCIATES.

Summary description: 1994-1996. No information.

Event. No. 04: TRIAL TRENCH, The Old Rectory Garden, Ingram; HER Event No. 13756; NGR NU 0197 1623. By ARCHAEOLOGICAL SERVICES DURHAM UNIVERSITY.

Summary description: Three trenches excavated - each 12 by 1.5m - over anomalies revealed by an earlier geophysical survey. The evaluation revealed evidence of gullies, ditches and post holes thought indicative of Medieval settlement, and further work is recommended to record these and remains in the intervening spaces during any future development of the site.

Event. No. 05: ENVIRONMENTAL SAMPLING, "The Plant Macrofossils" in: The Old Rectory Garden, Ingram; HER Event No. 13757; NGR NU 0197 1623. By ARCHAEOLOGICAL SERVICES DURHAM UNIVERSITY.

Summary description: A series of charred and waterlogged plant remains were recovered from a range of species, some relating to cereal processing and harvesting as well as the dumping of domestic waste.

Event. No. 06: GEOPHYSICAL SURVEY, Land adjacent to Ingram House, Ingram; HER Event No. 13969; NGR NU 0168 1627. By ARCHAEOLOGICAL SERVICES DURHAM UNIVERSITY.

Summary description: Geophysical survey of a garden area revealed anomalies which relate to garden features and a conduit crossing the area.

Event. No. 07: BUILDING SURVEY, The Gate Lodge, The Old Rectory, Ingram; HER Event No. 14956; NGR NU 01820 16262. By NORTH PENNINES ARCHAEOLOGY LTD.

Summary description: This work revealed that the remains of the former gate lodge only partially survive in a ruinous condition and was infilled by demolition material and debris.

Event. No. 08: WATCHING BRIEF, The Gate Lodge, The Old Rectory, Ingram; HER Event No. 14957; NGR NU 01820 16262. By NORTH PENNINES ARCHAEOLOGY LTD.

Summary description: Machine excavated trenches as 0.85m wide for the main walls of the building, as well as an internal wall and fireplace. This revealed a 0.25m turf and topsoil layer which contained demolition materials from the former gate lodge and rubbish on the eastern side of the site, whilst on the western side natural sandy gravel including river cobbles.

Event. No. 09: HISTORIC AREA ASSESSMENT, Ingram Village Atlas; HER Event No. 16848; NGR NU 01718 16269. By THE ARCHAEOLOGICAL PRACTICE LTD.

Summary description: Part of the Northumberland National Park Village Atlas project in 2004. Major study focussing on the village core whilst attempting also to understand it within the local and regional context.

Event. No. 10: ASSESSMENT AND ANALYSIS, Cheviot Fringe; HER Event No. 17067; NGR NT 96726 28515. By HISTORIC ENGLAND.

Summary description: Farmstead and Landscape Statement. The Cheviot Fringe is a broad valley and plain landscape which forms a belt of lowland wrapping around the Cheviots and separating them from the Northumberland Sandstone Hills to the east.

5. SYNTHESIS

5.1 Early *Prehistoric*

Whilst there is no known artefactual evidence for human activity within the bounds of the assessment area from the palaeolithic, Mesolithic or Neolithic periods (c 500,000-8,000BC, 8000-4000BC and c 4000-2500BC, respectively), it should be assumed that some level of activity, whether involving periods of permanent settlement or sporadic land-use for hunting and low-intensity farming occurred within the assessment site over the several millennia of known human presence in the area dating from the recolonisation of northern England after the last Ice Age.

The absence of recorded sites for Palaeolithic and Mesolithic periods probably reflects the lack of detailed research in the area, rather than genuine absence of occupation. Neolithic finds have been made in the wider area, notable at Wether Hill in 1997, though without associated structures, and a polished stone axe of distinctive Neolithic type was found in a garden at Brandon farm cottages (NSMR 3098, NU 042172). This suggests that the Breamish valley, like the Till valley to the north, was probably at least semi-permanently settled by the end of the Neolithic.

5.2 Later Prehistoric

Bronze Age (c. 2000 BC – 700 BC) cairns, such as that at Turf Knowe (NU 005 156), situated in a prominent position commanding views across to Ingram and the mouth of the Breamish valley to the east, are usually attributed to the Bronze Age but may be Iron Age or later, and it is likely that this site was the focus for mortuary activity over a considerable period of time (NSMR 3091).

Further up the valley at Standrop Rigg (NT 950 174), an unenclosed settlement comprising at least five round buildings on slight platforms is dated as early as the 3rd Millennium BC (Jobey 1983b). Small agricultural settlements of this kind are common in the Cheviots throughout the Bronze and Iron Ages and it is likely they occupied the valley floor as well as the surrounding hills, although there is currently no evidence for such.

By the second half of the first millennium BC, hillforts such as those at Brough Law (NT 998163), Greaves Ash (NT 966 166) and Middle Dean (NU 004 146) had been established in considerable numbers throughout the Cheviots. Some hillforts, such as Wether Hill (NU 013 144) seem to have had earlier origins. Here, the earliest enclosure seems to have taken the form of a timber palisade no more than 60m in diameter, perhaps dating to the Late Bronze Age or Early Iron Age, while the bank, ditch and counterscarp bank postdate the palisaded phase and suggest an increasing need for defence into the Iron Age. The remains of hut circles inside the inner enclosure indicate that Wether Hill served as a settlement at some stage, though not all the hut circles are contemporary with the ramparts, and in common with many other Cheviot hillforts, such as Castle Hill, Alnham and West Hill, Kirknewton, there seems to have been a significant settlement phase after the ramparts had fallen into disuse.

Towards the end of the first millennium BC, small-enclosed settlements or “homesteads” were established in increasing numbers, some within the ramparts of earlier hillforts, or overlying the defences (Welfare 2002, 75). In the Cheviots – which for most of the period lay beyond the Roman frontier - the influence of Roman culture is likely to have been slight and very indirect (Higham 1986, 224-6). ‘Homesteads’ of this type are likely to have continued in use for several centuries, but these upland settlements were eventually replaced by the lower-lying hamlets and villages.

The majority of such sites occur on higher ground (notably west and south of the current site of interest) but it is likely others occurred at lower levels but have been ploughed out or otherwise obscured by subsequent developments. Such an example is suggested immediately south of the current site (see Cat. No. 07 'Ingram South cropmark enclosures' in Section 4.1, above) at NGR NU 0215 1596, where cropmarks suggestive of a possible Iron Age/Roman double ditched rectilinear enclosure are visible on aerial views of the site. Testing of these remains by excavation revealed a slot running across the trench, possible post or stake settings and a hollow (see Event. No. 02 in Section 4.2, above).

5.3 The Medieval Period

The evidence for occupation in this area during the early medieval period is extremely scant, but the gradual adoption of lower-lying sites may have occurred in the eighth or ninth centuries AD probably as a result of a complex mixture of social, political and environmental factors, which included the arrival of some settlers from Northern Europe and, later, Scandinavia.

The *Historia de Sancto Cuthberto*, or 'History of St Cuthbert', compiled in the mid tenth century, indicates that the territory once held by the monastery of Lindisfarne 'lying to either side of the River Breamish (*Bromic*), right up to its source' (Craster 1954, 178; Higham 1986, 288-9), included the area of the present village of Ingram along with the surrounding township. O'Brien (2002) has argued that the estate centre was probably located at Ingram itself, although Frodsham has suggested the large enclosed settlement at Greave's Ash, further up the valley (Frodsham 2004, 70) with the possibility that the small rectangular buildings set into the defensive bank of the late prehistoric enclosure of Ingram Hill might be explained as the dwellings of early medieval monks, rather than later medieval shielings, although no sign of an associated church or chapel has been identified there. It is assumed, rather, that early medieval township centres lay on the same sites as the later villages and are as a result masked by the modern settlements.

In the later, post-Conquest period Ingram formed one of the constituent manors of the barony of Alnwick which was held by the Vesci lineage, one of the Anglo-Norman baronial families established in Northumberland by the middle part of the 12th century. Ingram was one of ten vills in the Alnwick barony, known as the 'Ten Towns of Coquetdale' which the Vescis granted or subinfeudated to another powerful baronial lineage, the Umfravilles. Since 1310, however, the Alnwick barony has formed the core of the Percy family's Northumbrian holdings.

The Umfravilles further subinfeudated the vill of Ingram to Geoffrey de Lucy, from whom it passed to the Leyburn family at the end of the 13th century and then to the Heton family. Towards the end of the 14th century the manor was divided equally between three coheiresses of Sir Alan Heton and thereby passed into the hands of the Swinburne, Fenwick and Ogle lineages. Despite later changes in ownership, this tripartite structure of the manorial lordship persisted during the late-medieval/early-modern period.

In 1284 Geoffrey de Lucy's manor of Ingram comprised a capital messuage (i.e. a manor house), a garden, 180 acres of arable and ten acres of meadow in demesne; ten bondagers, fourteen cottagers and fourteen freeholders, sixty acres 'scheling' land, a forge, a mill, and brewhouse (NRO ZAN M15/A36). The same number of bondage holdings – by this stage labelled husbandlands – and cottage holdings was recorded at the death of Sir Thomas Heton in 1353 (PRO C135/124/5), though these were mostly described as waste, presumably as a result of the devastation wrought by the Black Death. Population may have gradually recovered in the later medieval period, however, as twenty-four adults were accounted for in the Poll Tax return of 1377 (PRO E179/158/29).

It determining the layout of the medieval settlement there is little reliable evidence since the earliest detailed map dates to c. 1820 by which time many changes to the settlement pattern, land tenure and farming practices had occurred. However, we know the sites of some early elements such as the parish church and the socket stone for a standing cross of unknown function which previously stood in the centre of the village, south of the east range of farm buildings. The structural history of the church is reconstructed in considerable detail in the Northumberland County History but seems to be originally late 11th century (elements of which are said to survive in the west wall of nave and lower part of the west tower, though this is disputed by Ryder 2005) with later 13th century additions and modifications before later 17th century and subsequent work following a period when the church was described as 'ruinous and destitute' (in 1663).

The church remains an obvious fixed point for determining the lay-out of the medieval and later village, while a tower-house held by Lord Ogle and mentioned in various sources from 1509 onwards, which subsequently seems to have been used by the rector of the parish or parson probably lay close by as it was reported to be the residence of the parson in Bowes and Ellerker's 'view and survey' of the borders of the East and Middle Marches' in 1541 (Bates 1891, 24, 32-3), and an 18th-century observer, George Marks, reported the remains of an old tower called Lumphaugh at a pistol shot's distance from the church (Hodgson Hinde 1869, 82). Thus, it may well have lain within the churchyard, perhaps on the site of the present rectory or possibly somewhat closer to the river, though it is unclear whether the tower occupied the same site as de Lucy's 'capital messuage'.¹ The mill probably occupied the same site as the present 'Ingram Mill', downstream of the main settlement and current site of investigation. A water mill is mentioned in the Inquisitions Post Mortem of Geoffrey de Lucy in 1284 and Sir Thomas Heton in 1353, along with other facilities such as a brewhouse and a forge in 1284. While it is quite likely that this mill occupied the same site as the present Ingram Mill, other mills are known in the township including one at Hartside and another at Ingram Farm which is probably a farm mill of the late 18th or early-mid 19th century.

The most plausible candidate for the site of the medieval village is provided by the area to the west of the church, perhaps in the leaf-shaped area or set of enclosures shown on an estate map of c. 1820 (NRO ZAN Bell 67/6; Aln Cas O XV 7). It is possible that the buildings in this area represent post-medieval encroachment on what had originally been an open, leaf-shaped green. Two fields to the south of the suggested green and the access corridor were labelled 'Tofts' on the 1820 map strengthening the hypothesis that there had formerly been a row of tenements along their northern edge, bordering the green.

Further evidence for the development of the village is provided by the small-scale excavations undertaken in Ingram Rectory Gardens in the summer of 2001 (Frodsham & Waddington 2004, 188-189) as part of the Breamish Valley Archaeology Project. Here, over 600 sherds of medieval pottery of 12th-13th century date were recovered in an area of ridge and furrow earthworks which clearly covered this area during the 13th century. Subsequent trial trenching (see Event. No. 04 in Section 4.2, above) following geophysical survey (see Event. No. 06 in Section 4.2, above) revealed more evidence of gullies, ditches and post holes also thought indicative of medieval settlement. The absence of significant quantities of later material suggests this area had been turned over to pasture by the early 14th century, which would be consistent with the evidence from documentary sources for a much greater emphasis on pastoralism in the economy of Northumbrian upland communities during the later medieval period. Further evidence for medieval settlement was encountered south of the church and churchyard where a series of ditches and gullies was revealed by excavation (see Cat. No. 08 in Section 4.1, above) and considered to relate to both plot boundary and internal divisions of medieval dates.

¹ It does not figure in the list of border fortifications compiled for Henry V, prior to his embarkation for France in 1415 (cf. Bates 1891, 12-20), implying that it was built later in the 15th century or perhaps at the very beginning of the 16th century.

5.4 Post-Medieval and Modern

The 1604 Survey of royal holdings in the border and debateable lands found twelve tenants of the freeholders with 1600 acres of land. The Ogles seem to have held Ingram town, parsonage and mill, whilst the Collingwoods held the glebe lands. The manor was finally reunited at the beginning of the 19th century.

A glebe terrier of 1663 provides some impression of the village in the mid-17th century, indicating that the glebe lands were scattered in small parcels - i.e. butts, headlands or rigs - in various parts of the town fields (NRO ZAL 6/7/1; reproduced by NCH XIV (1935)). Five cottages and associated properties are mentioned, as well as a parsonage house with a close on the foreside of the house. This was not necessarily the full extent of the village at this date. The 'corn mill with a house and a close called the mill lands' in Fawdon township was probably situated at the present Ingram Mill.

In 1734 George Mark noted that: *"the houses are for the most part poor and despicable, and the inhabitants . . . exceedingly poor. The village is plentifully watered by the river Beamish, which runs through the village. There are the remains of an old tower called Lumphaugh, at the distance of a pistol shot from the church"*, and that the inhabitants concentrated on rearing cattle and sheep rather than growing corn, (Hodgson Hinde 1869, 82), a state of affairs which had probably prevailed since the late medieval period. The 1663 glebe terrier shows that land was still parcelled out in the medieval fashion, in individual ridges and butts in the mid-17th century, but by the time of the earliest detailed map evidence, the 1820 township plan, the field pattern had evident been regularised. Only five fields near the farm were cultivated at that stage (Aln Cas O XV 7; NRO ZAN Bell 67/6), much as today.

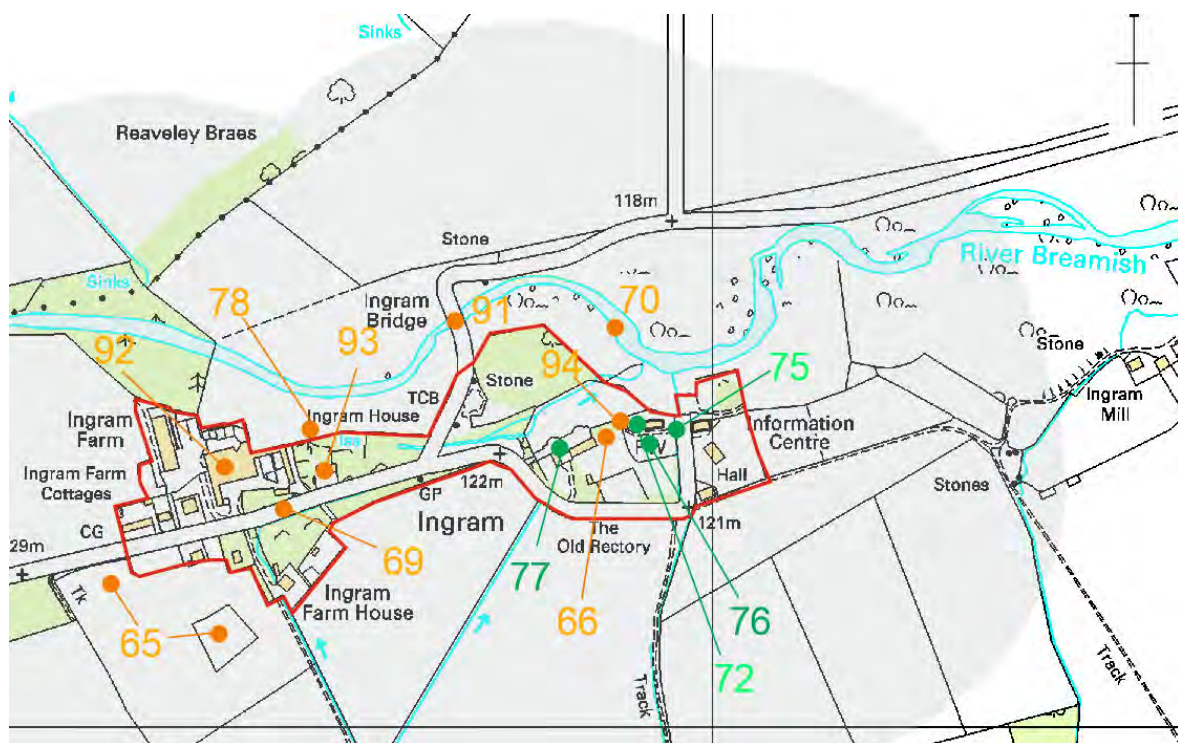
By this stage the village was probably considerably smaller in terms of population, tenancies and number of buildings than it had been in the high medieval era. A sketch plan of Fawdon, Clinch and Ravenscragg dated 1745 (Aln Cas O XV 1) shows Ingram as a settlement of five buildings to the west of the church. The depiction appears somewhat schematic and it is unclear how much reliance can be placed on the number of buildings shown as an accurate record of the size of the village. but it probably conveys a general impression of the layout of the village. Further downstream, Ingram Mill is represented by two buildings.

By the early 19th century the farm hamlet was beginning to attain its modern form. Both Fryer's map and the 1820/21 estate plan show a U-shaped plan with two projecting ranges. Greenwood's county map appears to show three projecting ranges forming a E-shaped arrangement in plan. However the tithe map dated to 1843 shows only two ranges, suggesting that Greenwood's map was simply inaccurate or that the tithe map was based on an older (pre-1828) survey. The most developed form of the farmbuildings as a coherent integrated complex is as shown on the 1st edition Ordnance Survey in c. 1860, while the two-storey farmhouse, immediately to the east of the farm buildings, was probably built by John Tarleton in the early years of the 19th-century. By 1860, the village essentially consisted of three main clusters of buildings, namely, in the centre, the church, rectory and school, grouped in and adjacent to the churchyard; to the west, the farm hamlet comprising house and farm buildings with a range of cottages at the west end of the village; and, further to the east, the group of buildings comprising Ingram Mill. This layout persisted with relatively little change, as seen in successive editions of the Ordnance Survey map series.

6. ARCHAEOLOGICAL POTENTIAL & IMPACTS

6.1 Archaeological Potential

The site is located west of the current and presumed medieval centre of the village and in its current form comprises flat grassland surrounded by modern hedges. Its position between the medieval church and probable site of a medieval mill (the 'corn mill' shown on early maps) suggests the possibility of activity in the area between, although many, if not most medieval and early post-medieval mill sites in Northumberland exist in isolation from the village centres they service. Thus, apart from the possibility of prehistoric activity which is regarded as a possibility in view of the concentration of prehistoric settlement and burial sites to the south and west, there is little reason to consider the archaeological potential of this site as particularly high. For this reason a study conducted in 2004-5 (TAP 2005) concluded that this area was on the fringe of an area east of the church (and likely focus of the medieval village) considered to be of medium archaeological sensitivity (see *Illus. 30*, below). The only feature of any potential interest visible within the site is a slight linear earthwork running east-west through the middle of the site parallel with the Ingram Mill access road. Assuming this is not a modern service route or earlier field boundary, this is the only feature of potential interest within the site although a note of caution should be added that unknown and invisible remains may lie below ground level (see Cat. No. 07 and Event. No. 02 in Sections 4.1 & 4.2, above).



Illus. 30: Sensitivity map produced following a village study in 2004-5 (TAP 2005).

6.2 The survival of potential archaeological remains

It is likely that the paddocks east of the church, formerly glebe lands associated with the church, have been subject to phases of intensive cultivation since at least the medieval period. Latterly this has resulted in the loss of medieval rig & furrow cultivation features suggesting that deep-ploughing has been involved which is likely to have damaged but not entirely destroyed any sub-surface archaeological features built upon or into the sub-soil. With respect to the potential survival of archaeological remains within the site.

6.3 The Impact of the Development

Any remains of significance surviving within the site are likely to be negatively impacted where deep groundworks for foundations and services are required.

6.4 Visual Impacts

In addition to the potential direct impact upon archaeological remains (or other kinds of heritage assets) the potential non-material impact of such a development must also be considered in terms of the effect it has upon the setting of a heritage asset, and the potential for a negative change in the visitor experience of the heritage asset through such a change to its setting. The National Planning Policy Framework (NPPF – *MHCLG* 2019) 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 – the surroundings in which it is experienced, the extent of which is not fixed and may change as the asset and its surroundings evolve (HE 2017). Thus, 'Setting' embraces all of the surroundings from which the heritage asset can be experienced that can be experienced from or with the asset. However, it is a somewhat subjective and flexible concept, since it does not have a fixed boundary and cannot be definitively described as a spatially-bounded area or as comprising an area within a set distance of a heritage asset.

The importance of setting with regard to upstanding remains is perhaps easier to appreciate than those lacking such remains, since it is easier to engage in the rationale for the positioning of a standing building or upstanding defensible earthwork if it can be viewed within its wider landscape context. Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer, but nonetheless retain a presence in the landscape and, like other heritage assets, have a setting which enhances their significance as cultural heritage sites and their potential for appreciation by the observer (HE 2019).

Clearly, as noted above, consideration of setting is somewhat subjective and necessarily a matter of informed judgement, but Historic England has provided guidance to assist decision-making by ensuring it takes place within a clear framework and is as transparent and consistent as possible. In order to assess the implications of developments affecting setting, a systematic and staged approach to assessment is recommended, enabling all interested parties to understand whether the development proposal is in accordance with relevant planning policies. The following broad approach is recommended by Historic England (EH 2011ii):

- 1: identify which heritage assets and their settings are affected;
- 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- 4: explore ways of avoiding or minimising harm.

The area of assessment for a large or prominent development can often extend for a considerable distance. While a proposed development may affect the setting of numerous heritage assets, it may not impact on them all equally, as some will be more sensitive to change affecting their setting than others. In the case of the current assessment, a 250 m radius from the site was identified within which it was considered that the setting of cultural heritage assets were most likely to be impacted, although it was not considered that all sites within this area would necessarily be impacted or, indeed, that no sites outside it would not be impacted. In order to carry out the first stage of the assessment identified above, a search of the county HER provided base-line information on heritage assets within 250 m of

the proposed development site, while further map study and observation from the site itself indicated whether any sites outside that zone would be affected. The following summarises the results of this first stage of enquiry.

Amongst the sites potentially impacted, only one of the highest designated cultural heritage value - Scheduled Monuments and Grade I or Grade II* Listed Buildings – namely Ingram church lie within 250 m of the site, the remainder being Grade II listed buildings and undesignated sites of significance listed on the HER or seen on historic maps. Although such sites are not in themselves significant enough from a cultural heritage perspective to warrant consideration of visual impact upon them, they each contribute collectively to a wider cultural ensemble, or historic landscape. Other sites of high significance, principally earthwork sites of known or presumed late prehistoric origin, lie in the wider vicinity of the site but too far away to be considered at risk of significant impact, even though some, notably on Ingram Hill, are distantly visible from it.

Therefore, the only significant sites of major cultural heritage importance which merit close attention from the perspective of the potential impact of the proposed development upon their setting - both considered to be of national importance by the Secretary of State and key receptors with regard to the present assessment – is Ingram church, a building of medieval origin with later repairs and additions.

Visits to the site and its wider environs have been used to view these from the perspective of the potential visual impact of the development upon the church, as well as upon other local sites of recognised, though lesser cultural heritage significance. A variety of views to and from the site are provided above (see views provided as Photos. 00-00, recorded in February 2023) in order to aid the assessment and interpretation of visual impact of the development upon neighbouring and other intervisible heritage assets). On that basis it is determined that the negative impact of development upon this designated asset will be minimal or non-existent.

7. CONCLUSIONS

7.1 Historical development

Whilst early activity on the site is possible, there is no known artefactual evidence for human activity within the bounds of the assessment area from the palaeolithic, Mesolithic or Neolithic periods. Bronze Age (c. 2000 BC – 700 BC) activity in the vicinity is attested by cairn sites such as that at Turf Knowe (NU 005 156), and unenclosed settlement while hillforts such as those at Brough Law and Middle Dean reflect increasing settlement activity by the second half of the first millennium BC. Towards the end of the first millennium BC, small-enclosed settlements or “homesteads” were established in increasing numbers, including a likely example south of the current site (see Cat. No. 07 which survives as sub-surface features revealed as cropmarks).

Evidence for occupation in this area during the early medieval period is extremely scant, but in view of documentary evidence must be considered likely, especially in the later pre-Conquest period. Later medieval settlement is also attested by documentary records which indicate the existence of a church, manor house), associated cottages, a forge, a mill, and brewhouse (NRO ZAN M15/A36) by the 13th century when it is presumed that the church formed a focal point for the village which lay principally to the west, with the land to the east probably used as arable land with the mill beyond. Evidence from geophysical survey and excavation provides some confirmation of this with finds from the rectory gardens and land to the south of the church and churchyard.

While population levels fluctuated in the later medieval and post-medieval periods, the position of the church, parsonage and mill probably did not. The 1663 glebe terrier shows that land was still parcelled out in the medieval fashion, in individual ridges and butts in the mid-17th century, but by 1820 the field pattern had been regularised. By this stage the village was probably considerably smaller in terms of population, tenancies and number of buildings than it had been in the high medieval era. By the early 19th century, the farm hamlet was beginning to attain its modern form, as shown on historic maps. By 1860, the village essentially consisted of three main clusters of buildings, namely the church, rectory and school, grouped in and adjacent to the churchyard; the farm hamlet comprising house and farm buildings with associated cottages to the west end and, further to the east, the group of buildings comprising Ingram Mill.

7.2 Summary of archaeological sensitivity

There is little evidence with which to determine the extent and layout of prehistoric remains in and around the current village, but remains detected on low ground south of the village suggest that this area was settled, and probably farmed, in antiquity. The extent of medieval and early post-medieval settlement is rather better known. The church is an obvious fixed point, and the tower mentioned in documentary sources (notably in 1509) almost certainly lay close to it, probably in the grounds of the Old Rectory. The medieval and later mill site probably lay down-stream of the church & tower at the site still known as Ingram mill. It seems reasonable to suggest that the village lay to the west of the church, although some settlement in the direction of the mill cannot be discounted. The present agglomeration of settlement is also shown on the earliest maps of the area, although its character has changed somewhat. Earthworks on the south side of the road, south-west of the farm indicate some recent shrinkage of the settled area, but there is no such indication in the area east of the church.

St Michael's Church is a major monument containing surviving medieval fabric and was accordingly assigned a high sensitivity value in a 2005-5 survey (TAP 2005), the area of the village, as shown on the historic mapping, generally accorded 'medium sensitivity'. Medium sensitivity is also attributed to the site of the water mill.

7.3 Significance of known or potential archaeological remains

No sites of recognised cultural heritage significance lie within the development site. A single linear feature, visible as a cropmark running east-west through the site, may be of significance if not identified as a modern service trench or remains of a field boundary.

7.4 The survival of potential archaeological remains

It is considered relatively likely, in view of the absence of known episodes of disturbance to much of the site, that any significant archaeological remains present within the site survive reasonably well below ground, although past ploughing activities are likely to have damaged them.

7.5 The Impact of the Development

7.5.1 Direct Impacts

There is high potential for the survival of archaeological remains on the site which would be impacted negatively by any groundworks associated with new development.

7.5.2 Visual Impacts of Works Programme

As well as the direct impact, the visual impacts of the proposed development have been assessed. The potential for negative impact upon other significant heritage assets in the vicinity is assessed as low because only a single Listed Buildings of Grades I or II* is partially within visual range of the site. Thus, it is not considered likely that there will be a significant negative visual impact upon other designated and non-designated heritage assets.

8. RECOMMENDATIONS

In view of the potential for unknown archaeological remains to survive underground it is recommended that, should any significant groundworks such as foundation trenching or extensive ground reduction be proposed within the site, a programme of invasive evaluation should be undertaken to evaluate their character and extent, thereby facilitating production of a suitable mitigation strategy. Accordingly, a single trench should be excavated over the site of the proposed new build extending to include the central linear east-west feature visible as a cropmark and slight earthwork, unless the latter can be proven by other means to be of entirely modern origin.

The potential indirect, visual impacts upon the setting of the medieval and later church and other sites of lesser designated importance to the west are considered low, but could be further reduced through sensitive planting and appropriate landscaping measures.

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