

TRITLINGTON HALL
MORPETH
NORTHUMBERLAND

ARCHAEOLOGICAL DESK-BASED ASSESSMENT
INCORPORATING AN HISTORIC BUILDINGS ASSESSMENT



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| Prepared for: <i>Mrs Gillian McLean</i> | By: <i>The Archaeological Practice Ltd.</i> |
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| <i>Project code:</i> AP22/05 | <i>Stage:</i> Final | <i>By:</i> RC/PFR | <i>Completion date:</i> 22/03/22 |
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TRITLINGTON HALL NORTHUMBERLAND

Archaeological and Historic Buildings Assessment

Prepared by

The Archaeological Practice Ltd



Frontispiece: View of the first-floor dovecot in the stable block at Tritlington Hall.

Project Code: AP22/05

NGR: NZ 20701 92602 (centre of inner courtyard)

Oasis Number: thearcha2-516448

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SUMMARY

This report constitutes a desk-based cultural heritage assessment with respect to the current Tritlington Hall and its associated complex of buildings, as well as the site within it sits in south Northumberland. The assessment was undertaken by The Archaeological Practice Ltd. and Peter Ryder at the request of Mrs Gillian McLean. The report on the assessment incorporates an audit of both discrete and more extensive historical landscape components, focussing on the upstanding Hall complex itself, and presents a synthesis of the overall chronology of the defined area. It assesses the cultural heritage importance and potential constraints on development within the site and makes recommendations regarding further work required to mitigate the impact of the potential development options, including the demolition of the current upstanding buildings. The report also includes consideration of cultural heritage sites adjacent to the site.

Assessment of the site has identified three sites of known, designated cultural heritage importance within the assessment site, all of them associated with the Hall, and a further three, Grade II Listed designated assets immediately adjacent to the site within the grounds of Tritlington Old Hall to the north. A further 18 sites listed on the Northumberland County HER are within 1 km of the Hall, but these are significant only in the sense of providing contextual background to the site and only one, an expanse of rig & furrow earthworks south of the Hall, is potentially impacted by the proposed developments. IN addition, the remains of the Tritlington-Ulgham trackway, seen on the earliest historic maps of the site, is one of several non-designated and previously unrecognised features of the landscape which also include a roughly-circular area of scrub-land at the centre of the rig & furrow earthworks. Also notable as an unrecognised feature is the farm complex attached to the west side of the Hall grounds which contains stone-built farm buildings, some in precarious condition, some of which may date to the first half of the 19th century. Thus, while remains from all periods since prehistory may survive in the wider environs of the site, reflecting the long-term history of intensive land-use here, the earliest features within or bordering the site itself are the undesignated rig and furrow earthworks and associated Tritlington-Ulgham trackway south of the hall. It is not considered particularly likely that substantial archaeological remains pre-dating the later medieval period survive within the site boundary.

In addition to potential direct impacts on known or other surviving archaeological remains, the visual impacts of potential development upon the wider landscape have also been assessed. In this regard it is concluded that, while many sites of national, regional and local importance lie within 2 km of the site, none are within clear visual range of it, thereby liable to be indirectly impacted by any changes to the visual appearance of the site caused by potential works such as remodelling and demolition. Thus, while the visual impact on specific heritage assets and the wider landscape may be slightly negative, the distance to other heritage assets, Cocklaw Tower, and lack of clear intervisibility between them reduces the potential for such negative impact.

It is recommended that, should planning consent for a development scheme be granted which involves remodelling or partial demolition of the existing buildings complex (comprising the Hall, Stable Block, associated boundary walls and, potentially, the farm buildings range immediately west of the Stable Block) an historic buildings record comprising brief written description and analysis supported by photographs and annotated drawings (or, with respect to the Stable Block, a digital scan), should be made of the elements impacted. Furthermore, an archaeological Watching Brief should be carried out during groundworks associated with any groundworks associated with development works on the site, including groundworks for foundation trenches, landscaping and provision of service connections, in order to record any currently unknown archaeological remains. Most significant in this regard is the proposal for a new range of buildings linked to the Main Block of the Hall, with a large opening piercing the centre of the wall on the south of the Yard. This range seems to occupy the position of a building shown on the 1838 Tithe Award Map, remains of which may exist beneath the yard surface.

1. INTRODUCTION

1.1 Purpose of Assessment

The following archaeological, cultural heritage and historic buildings assessment of Tritlington Hall, its associated buildings and wider site was undertaken by The Archaeological Practice Ltd, assisted by Peter Ryder, historic buildings specialist, at the request of Mrs Gillian McLean of Tritlington. Its purpose is to inform a heritage statement prepared to address the potential impact of putative remodelling and redevelopment works on the site.

1.2 Planning Background

Indicative proposals have been set out in a 'Development Proposals' document which outline plans for developments to the main house, stable block and grounds of Tritlington Hall, near Morpeth in order to create a multi-purpose venue for private, corporate and family celebrations. Detailed drawings submitted with the application indicate that some internal works are proposed, including demolition or removal of historic fittings.

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, or the highlighting of topography to aid interpretation.

In line with local and national guidance documents, the Assistant County Archaeologist for Northumberland, advising the Planning Case Officer, has advised that the application as outlined should be supported by a Heritage Statement which should consider the significance of the archaeological resource within the site and the impact of the proposed development upon it by means of an Archaeological Desk-based Assessment and an Historic Building Assessment, based upon which further stages of assessment may be required, potentially including intrusive archaeological evaluation or targeted historic building assessment.

Accordingly, the current investigation has been carried out in accordance with a Brief provided by the assistant county archaeologist.

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 and Extent of the Assessment Area (*Illus. 01-03*).

The assessment concerns the site of Tritlington Hall in Tritlington, a small village at the head of the little River Lyne, 6 km north of Morpeth and 2 km east of the A1 in the parish of Tritlington and West Chevington, south-east Northumberland. The village has two historic residences, the small and complex Tritlington Old Hall which retains fabric dated 1595, and further south the more extensive Tritlington Hall (NZ 20729260) which is largely of the earlier 19th century, and is the subject of this study.

Whilst in broad terms Hodgson's (1832) description of the landscape - "*the general aspect of the district is bare, its features flat and tame*" - is correct, the particular position of Tritlington above the south bank of the river Lyth provides some local variation to the otherwise rather featureless topography.

2.2 Nature of Proposed Developments

In order to guarantee the future of the hall it is proposed to modify and refurbish the building and its curtilage in order to develop it as a multi-purpose venue for private, corporate, & family celebrations.

The extent of buildings and external areas likely to be impacted by proposed works is described in the *Tritlington Hall Development Proposals* document (Bernard Interiors, 11/03/21), illustrated on pp. 8, 9, 12 & 13 of that document, with additional proposals for the wider site illustrated on p.18, but these plans remain open to modification and may not fully reflect the final proposals submitted for planning consent. The provisional proposals show works focused on the Main House and Stable Block, with an extension to the east side of the Middle Range of the Main House, and the 19th century 'Dairy Block' of the associated farm buildings range to the west also considered as a terrace option, which would presumably lead to its demolition. A range of options for parking, vehicle and pedestrian access are also shown on p.18, including a driveway, footpaths and parking areas.

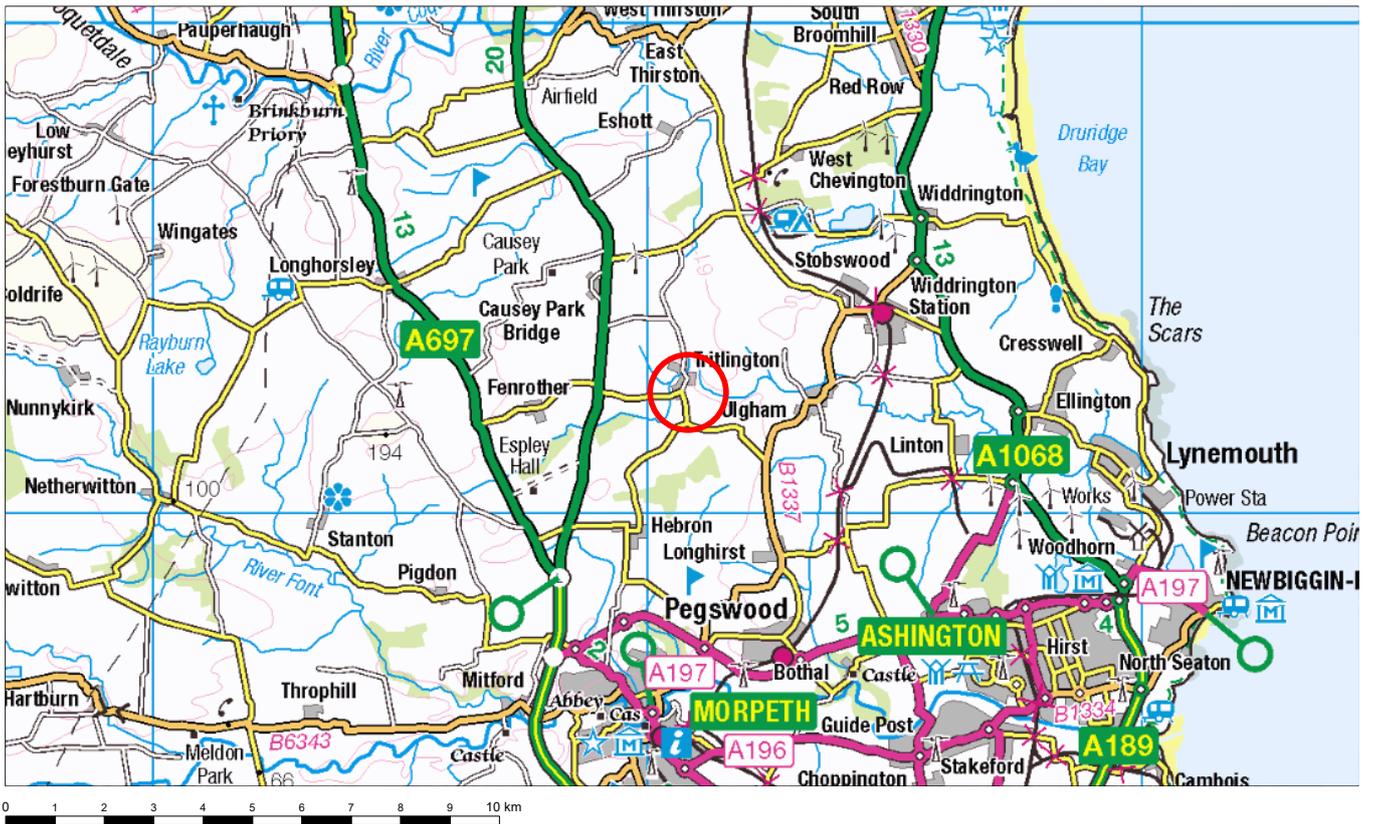
In areas subject to internal modification, two levels of work are identified in the 'Proposals' document:

Level 1. General refurbishment, to include -
Making good following upgrading/replacing services;
making good following repairs to features identified in Building Condition Survey;
making good following identified alterations;
re-decoration & replacing floor coverings.

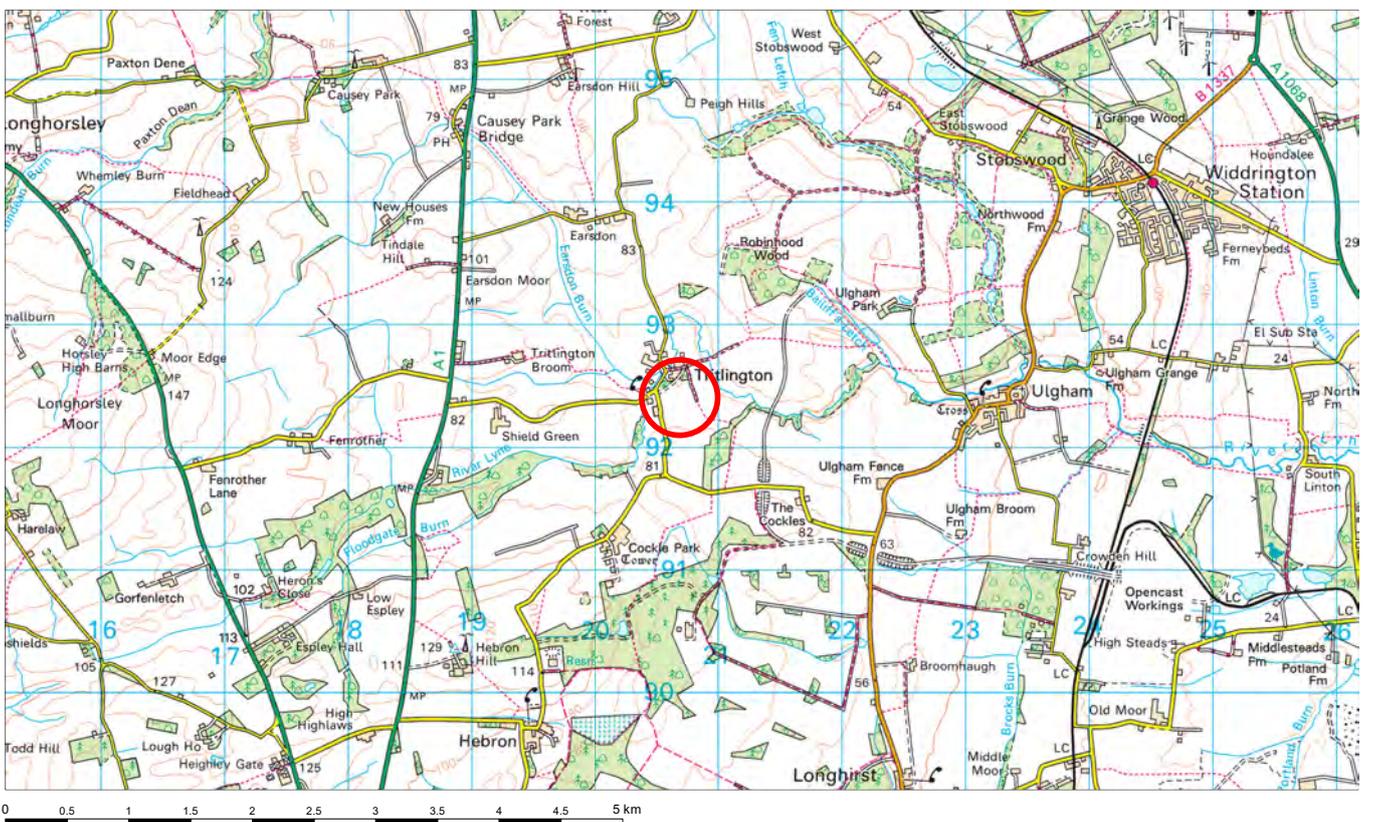
Level 2. Full refurbishment, to include -
General refurbishment works identified above;
upgrade external walls to meet Building Regulation thermal insulation requirements;
upgrade/new floors to meet Building Regulation thermal insulation requirements;
upgrading ceilings to meet Building Regulations acoustic requirements.

It is further noted in the Planning Proposal document (p.8) that additional works may be required to meet Planning and Building Regulation requirements.

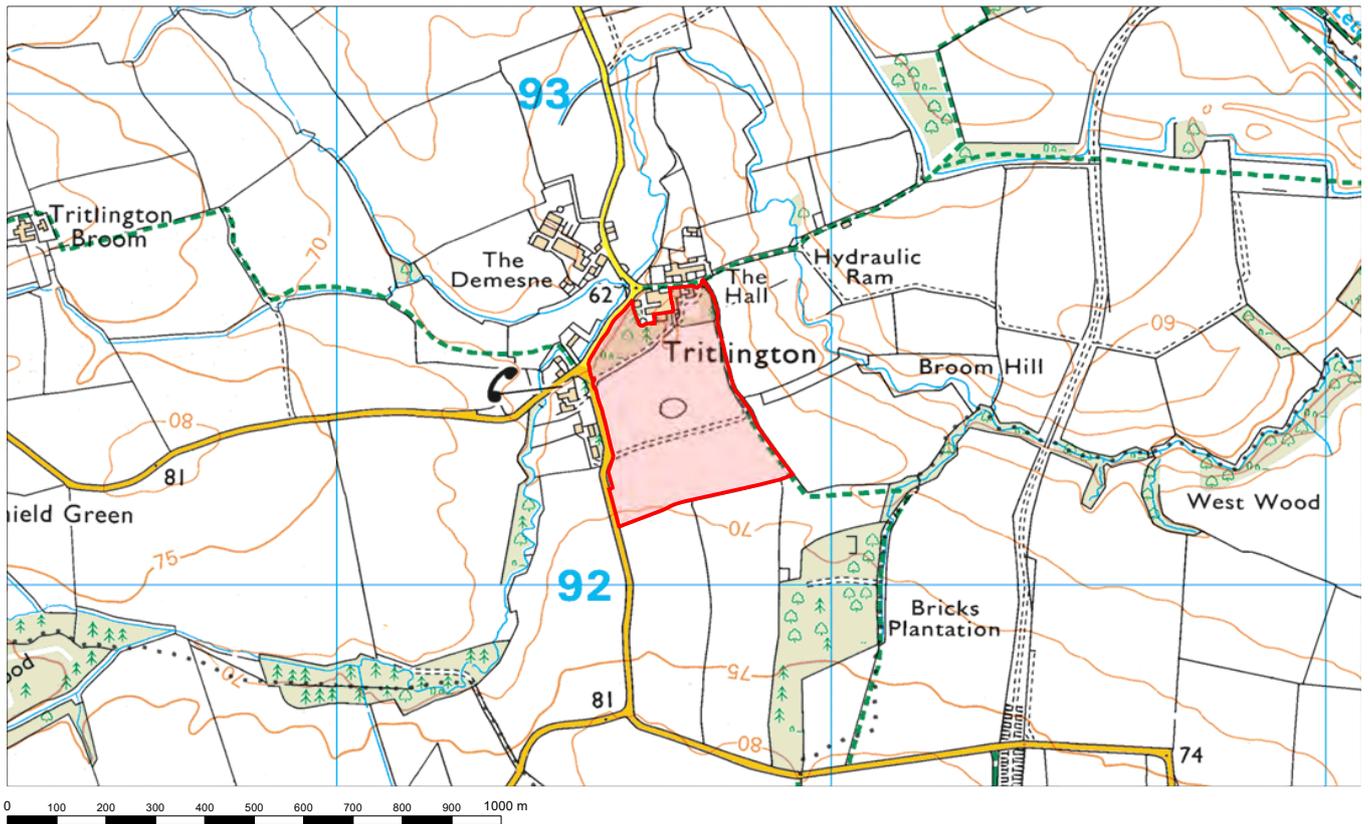
Areas of the building to be modified provisionally include the following:



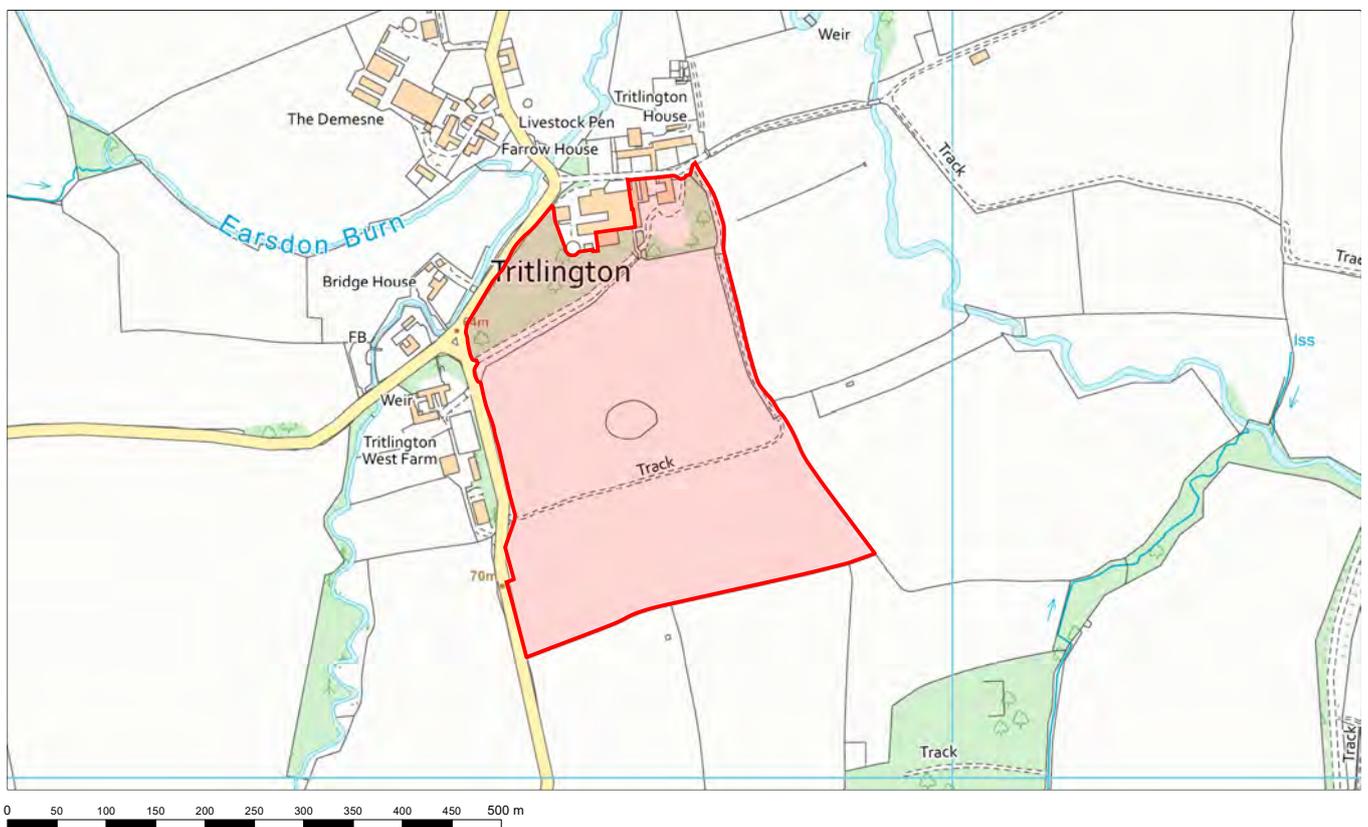
Illus. 01: Regional view, showing the location of Tritlington (circled in red), north of Morpeth, in Northumberland.



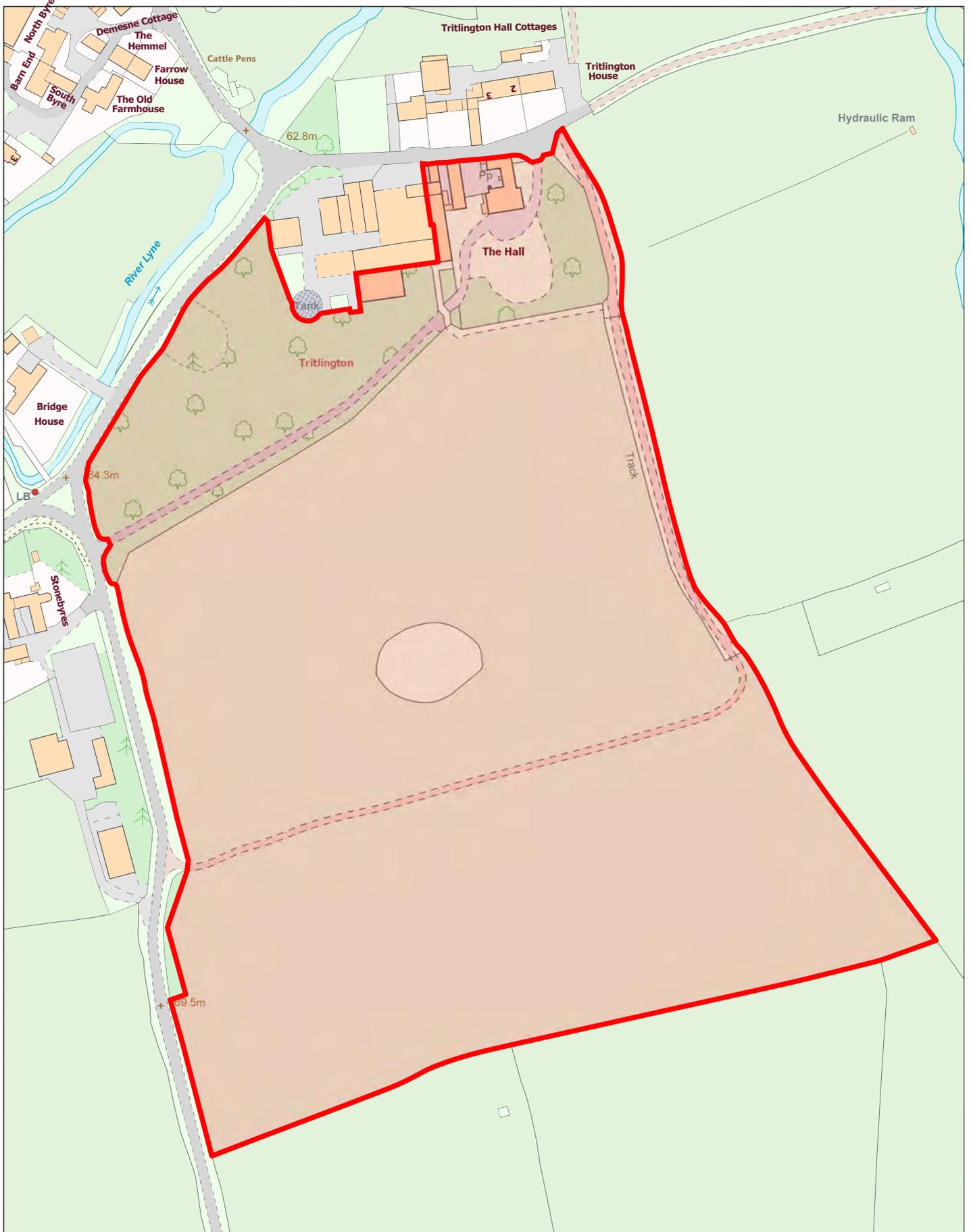
Illus. 02: District view, showing the location of Tritlington (circled in red), west of Widdrington Station.



Illus. 03: Township view, showing the location of the Tritlington Hall study area (highlighted in red), on the south side of the settlement.



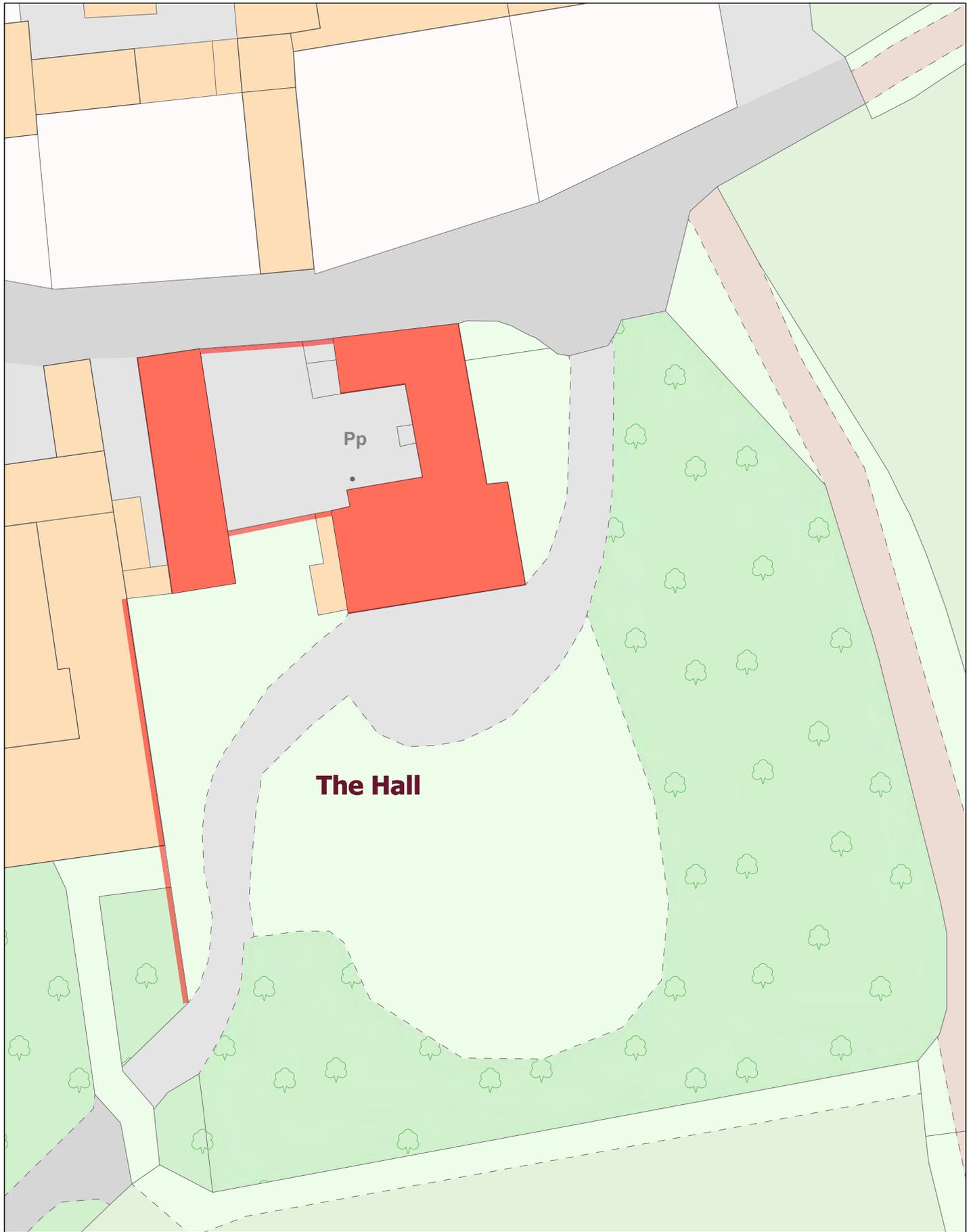
Illus. 04: Village view, showing the location of the Tritlington Hall study area (highlighted in red).



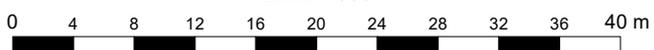
Scale 1:2500

0 20 40 60 80 100 120 140 160 180 200 m

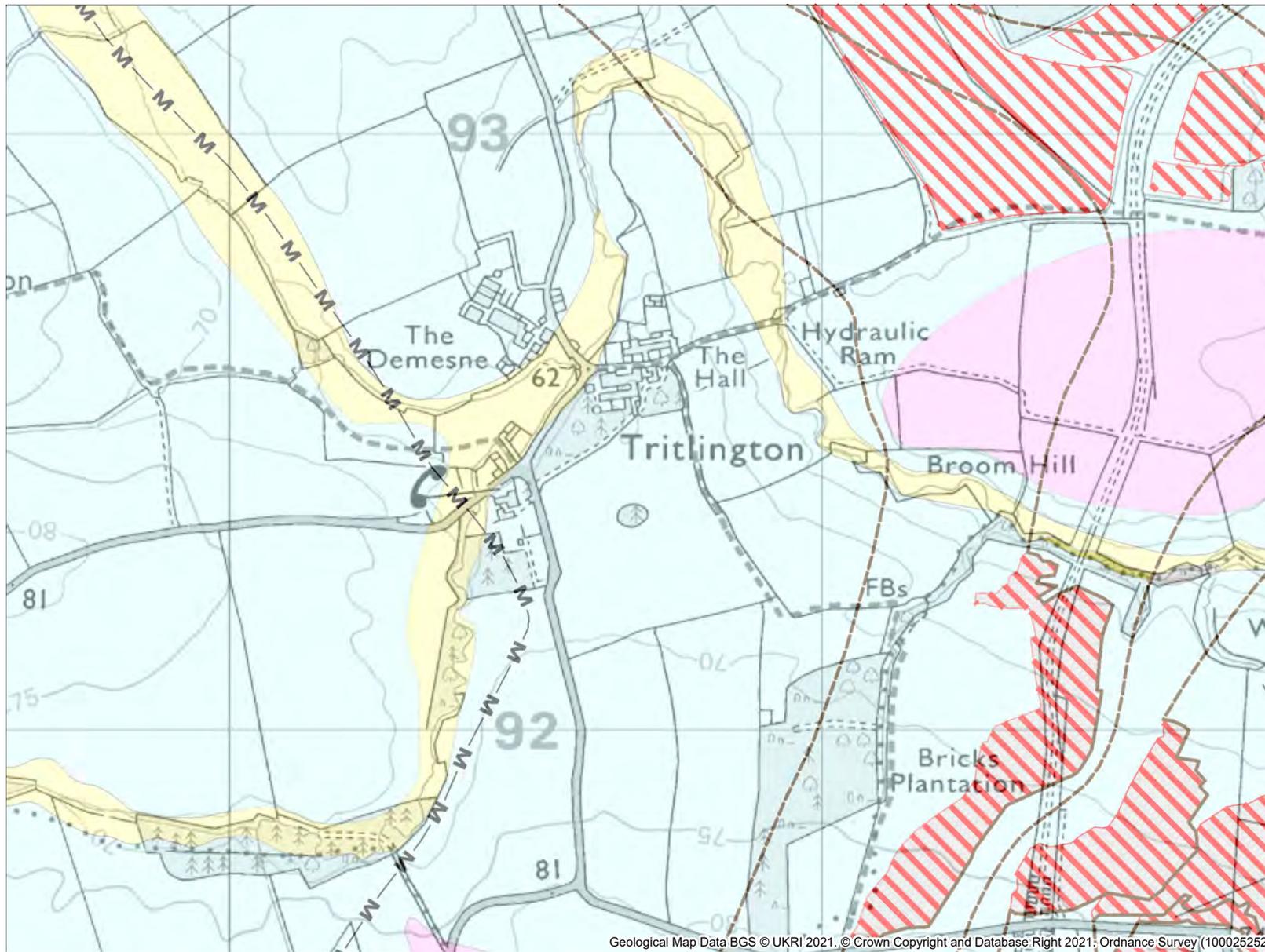
Illus. 05: Site view, showing the location of the Tritlington Hall study area (highlighted in red).



Scale 1:500



Illus. 06: Listed buildings (highlighted in red), within the northern portion of the Tritlington Hall study area.



| Bedrock | |
|---|--|
| Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone(PLCM-MDSS) | |
| Pennine Lower Coal Measures Formation - Sandstone(PLCM-SDST) | |
| Stainmore Formation - Mudstone, Siltstone And Sandstone(SMGP-MDSS) | |
| Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone(PMCM-MDSS) | |
| Pennine Middle Coal Measures Formation - Sandstone(PMCM-SDST) | |
| Superficial Deposits | |
| Till, Devensian - Diamicton(TILLD-DMTN) | |
| Glaciofluvial Deposits, Devensian - Sand And Gravel(GFDUD-XSV) | |
| Alluvium - Gravel, Sand And Silt(ALV-XVSZ) | |
| Artificial Ground | |
| Infilled Ground - Artificial Deposit(WMGR-ARTDP) | |
| Made Ground (Undivided) - Artificial Deposit(MGR-ARTDP) | |
| Worked Ground (Undivided) - Void(WGR-VOID) | |
| Faults | |
| Normal fault, inferred; down throw not specified | |
| Normal fault, observed; down throw not specified | |
| Fold Axes | |
| Fossil Horizons | |
| Fossil horizon, marine band | |
| Rock Units | |
| Coal seam, inferred | |
| Coal seam, observed | |



Illus. 07: Geological map of the Tritlington area.

Principal Rooms to be subject to general refurbishment (See level 1, above);
Circulation Areas also to be subject to general refurbishment;
Sanitary accommodation to be subject to full refurbishment (see Level 2, above);
Existing Kitchen & Breakfast Room to be subject to full refurbishment (Level 2);
New Orangery;
Back of House works to include internal demolitions, new partitions & full refurbishment (Level 2);
Installation of New Accessible Lift;
Partitions to be created in order to block an existing opening on the ground floor and create room sub-divisions as well as block existing openings in multiple locations on the upper floor.
New Doors to be added in two locations on the ground floor and internally in fur positions on the upper floor;
New Window to be added in one location on the ground floor.

Specific interventions are provisionally shown as the following:

GROUND FLOOR:

Existing Conservatory demolished, and new landscaped Terrace formed with new door into Sitting Room.

Generally existing wainscot wall panelling, fitted furniture, & fire place to be replaced, new design to match style of retained upper wall joinery. High level wall freeze to be reviewed.

Existing alcove opened up to form back bar area.

Existing Store removed to provide direct access to Dining Room, new skirting, cornice, etc, to match with existing circulation areas.

Existing Staircase stripped out & lift installed to make whole house accessible.

Courtyard to be re-landscaped to provide level access to all entrances.

Door to close off Main House from Function Room.

New glazed Link Corridor to Stable Block Function Room, style to match new Orangery.

Floor to ramp down from Main House to Stable Block.

Existing Toilet & Lobby to be demolished.

New door & glazed screen.

Back of House Corridor & Fire Escape to be fully refurbished.

Floor level in Lift Lobby raised to match with Main House.

Landscaped courtyard.

New steps formed within Kitchen.

Stair retained to provide Fire Escape from First Floor, but its width may need to be increased.

Oil Tank Store to be removed.

Existing Aga relocated into opened up chimney to maximise space within Kitchen.

Existing kitchen stripped out & chimney stack & wall removed.

Wall between Kitchen & Orangery removed.

New Footpath linking Boot Room.

Entrance to Option 1 Parking Area.

FIRST FLOOR

A back stair will be retained to provide fire escape from the First Floor, but the stair width may need to be increased.

The existing Staircase will be stripped out and a lift installed.
Existing Bathroom & Store stripped out to form new Bedroom.

Existing Bathroom stripped out & chimney stack & wall removed (if retention of chimney above roof level is required a support structure will be built above ceiling level)

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)*
- *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 that 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 site.

Listed Buildings

Numerous Listed Buildings, defined as buildings of special architectural or historic interest in the Planning (Listed Buildings and Conservation Areas) Act 1990.

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. Tritlington Hall is listed Grade II, as are the associated stable block and an attached wall (see Listings, below). Several other Listed Buildings lie adjacent and in the wider vicinity, notably Tritlington Old Hall and its associated garden walls and gateposts immediately adjacent to the north-west, and Cockle Park Tower within distant visual range 1.6 km to the south-west.

Listings:

TRITLINGTON HALL; Grade II

List Entry Number:1370648; Date first listed:30-Jan-1986

Early C19 for John Sadler, rear wing probably c.1850. Ashlar front and side elevations, rear elevation rendered, probably on brick.

Rear wing brick with stone dressings.

Slate roofs.

Rectangular main block with L-plan rear wing enclosing 3 sides of courtyard.

Front 2 storeys, 5 bays, symmetrical. Sill bands continuing around corners. Part-glazed door in Tuscan pedimented projection. 12-pane sash windows with blind cases. Hipped roof with 2 stepped and corniced ashlar stacks on ridge. Right return has 20-pane sashes. Rear elevation: to right of rear wing, above C20 porch, a round-headed stair window with projecting impost and keystone. Rear wing with 12-pane sash windows towards courtyard. Interior shows panelled shutters, contemporary fireplaces and other fittings.

*STABLE RANGE AND COURTYARD WALLS AT TRITLINGTON HALL; Grade II
List Entry Number: 1154081; Date first listed: 30-Jan-1986*

Stable range and courtyard walls at Tritlington Hall GV II Stable range and courtyard walls, range dated 1854 over carriage entrance.

Brick with tooled and margined ashlar dressings; slate roof. 2 storeys, 5 bays, irregular.

Central keyed segment-headed arch into through passage. Dovecote above, carried on corbels at eaves level, has shaped gable with oculus.

Bay to left has boarded door with 5-pane overlight in alternating-block surround and a 12-pane sash window; shortened sash above.

Far left bay blind, beyond tall brick wall with flat coping linking with north-west corner of Hall main block. To right of through passage, a segment-headed carriage entrance with dated keystone; far right bay has door and shortened sash over. Coped gables with kneelers, right end corniced stack.

Left return to garden has quoins, large cruciform loop and shaped gable; kneelers and gable carry stone vase finials with twin handles.

Brick wall at far right links to north-west corner of Hall rear wing, and includes square stone gatepiers with chamfered angles and moulded caps.

*WALL ON WEST SIDE OF GARDEN TO SOUTH OF TRITLINGTON HALL; Grade II
List Entry Number: 1042882; Date first listed: 30-Jan-1986*

Wall on west side of garden to south of Tritlington Hall GV II Garden wall, probably 1854. Brick. Tall wall with small vents acts as screen between adjacent farm buildings and garden; ramped down to small gate at south end. Included for group value with Tritlington Hall and stable range.

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 three sites within the proposed development area and 22 other entries within a 1 km radius, all of which provide contextual background to the site.

3.2.2 Primary documentary sources

No primary documents of significance to the present assessment were used in compiling the present report.

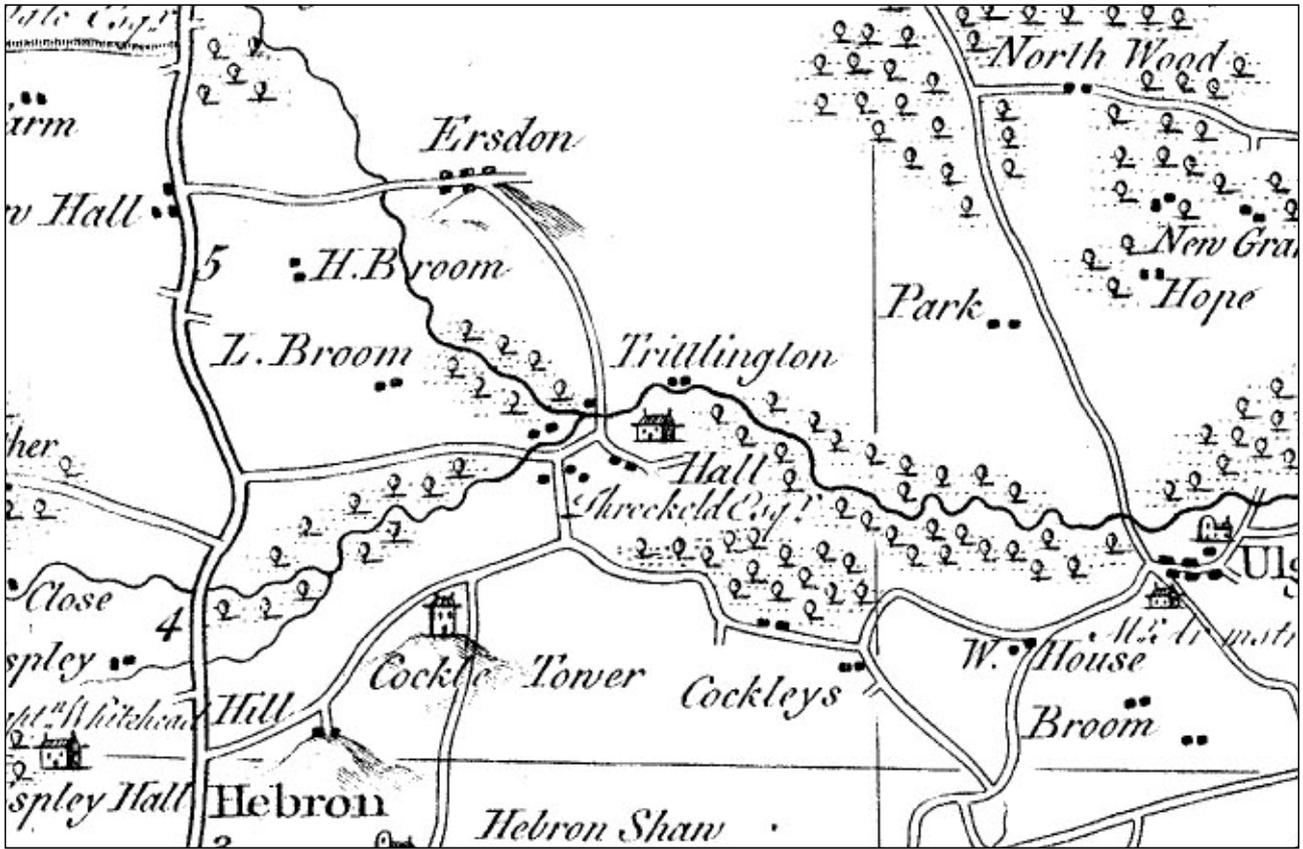
3.2.3 Secondary and Published Information

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. Most usefully, Hodgson's *History of Northumberland* (1832) summarises the known medieval and post-medieval history of Tritlington, then part of Bothal parish (*op. cit.* 121-124).

3.2.4 Previous work on the site



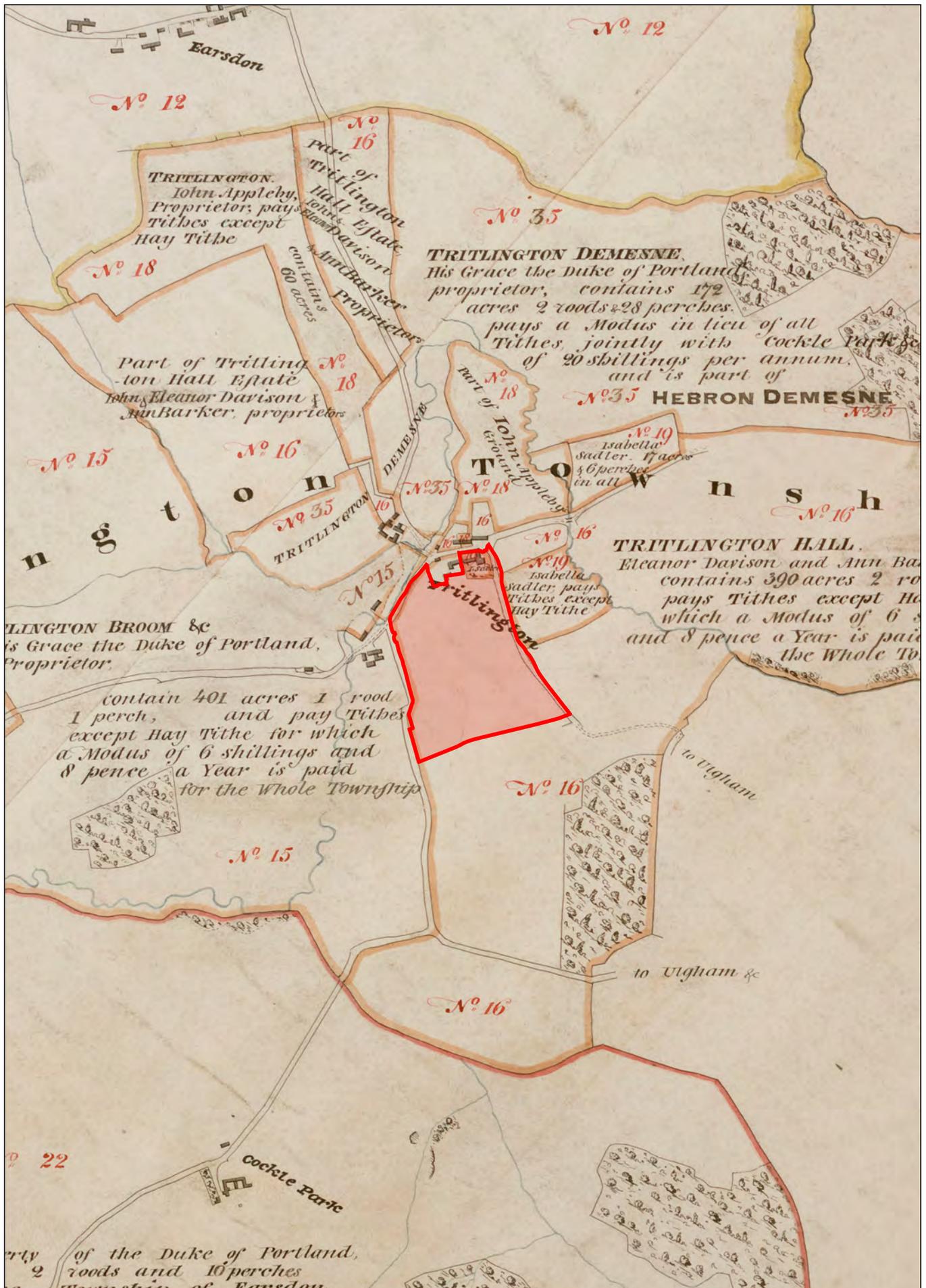
Illus. 08: Tracing of a William Senior plan of Tritlington, original dated 1632, tracing made 1906. Scale 20 perches to 1 inch. Map orientated to south.
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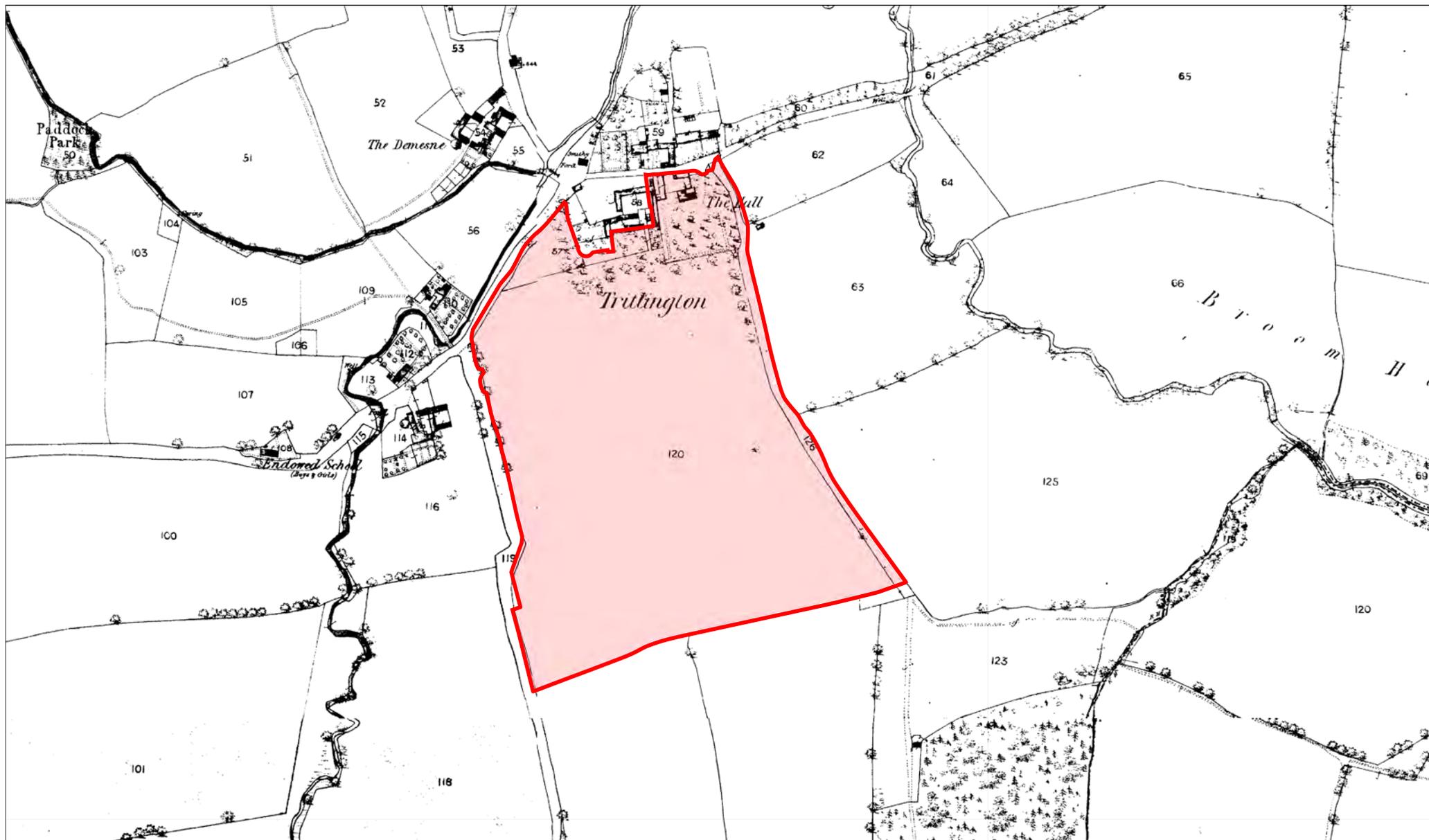
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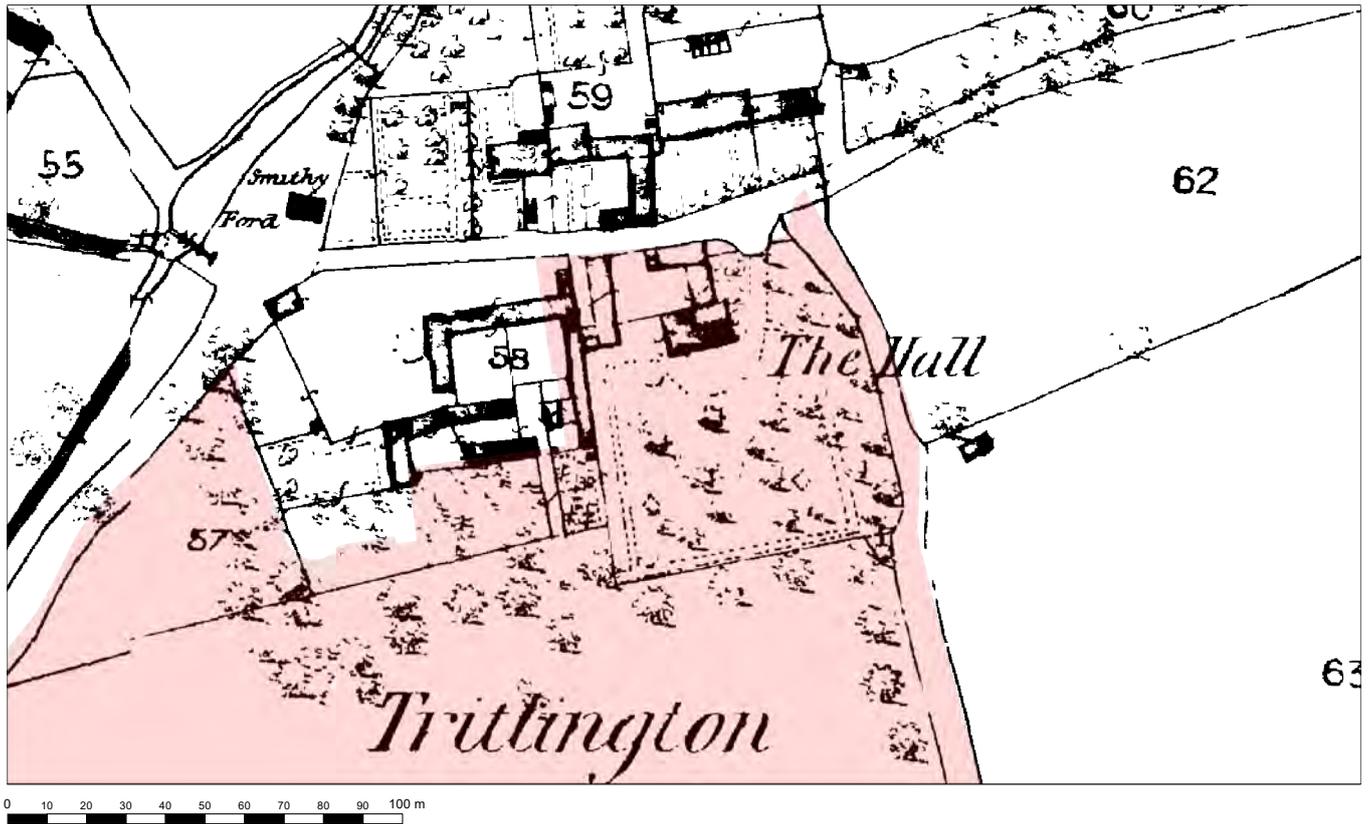
Illus. 11: Extract of the Tithe Plan for Bothal Demense [Bothal parish] 1838, showing Tritlington. (Ref: D_T 58M)



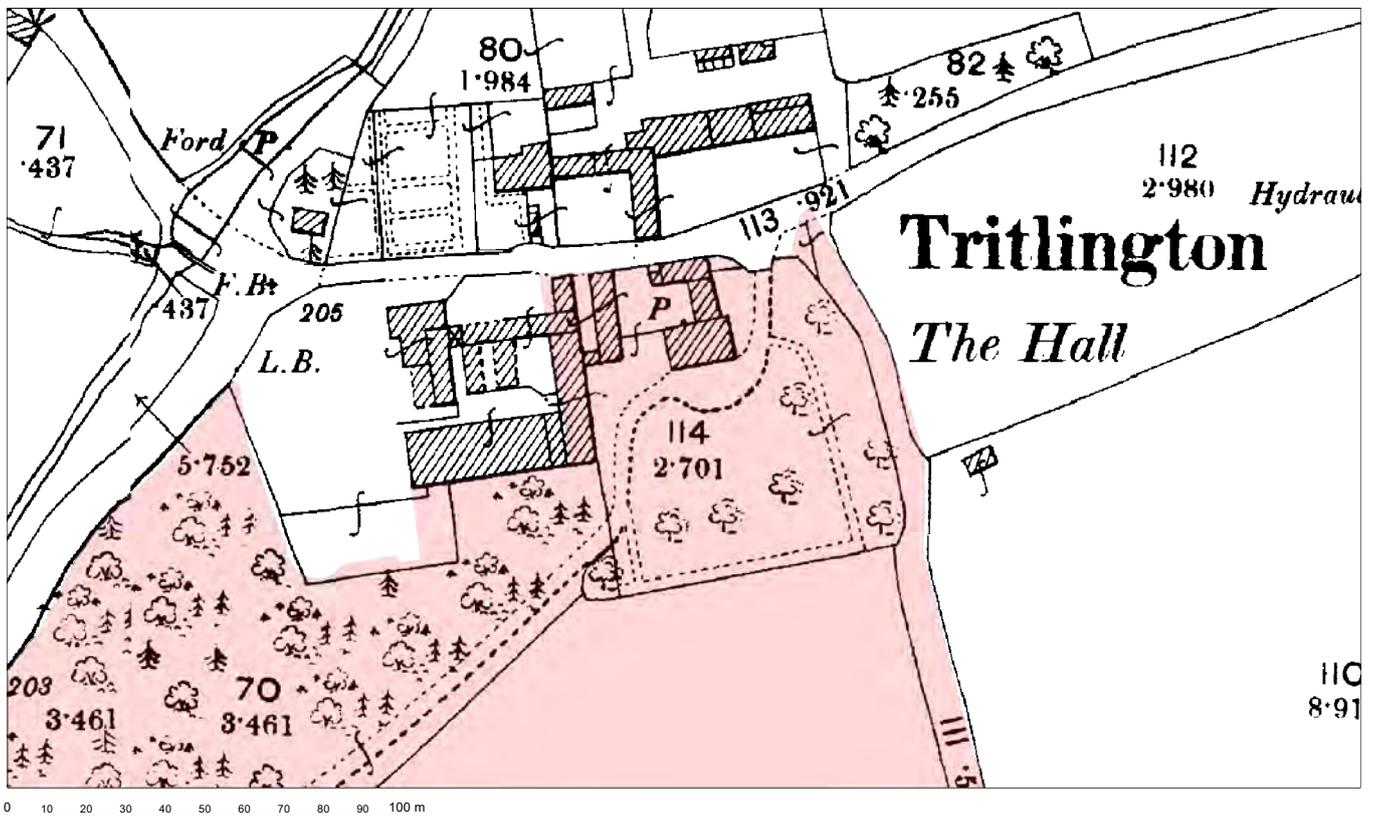
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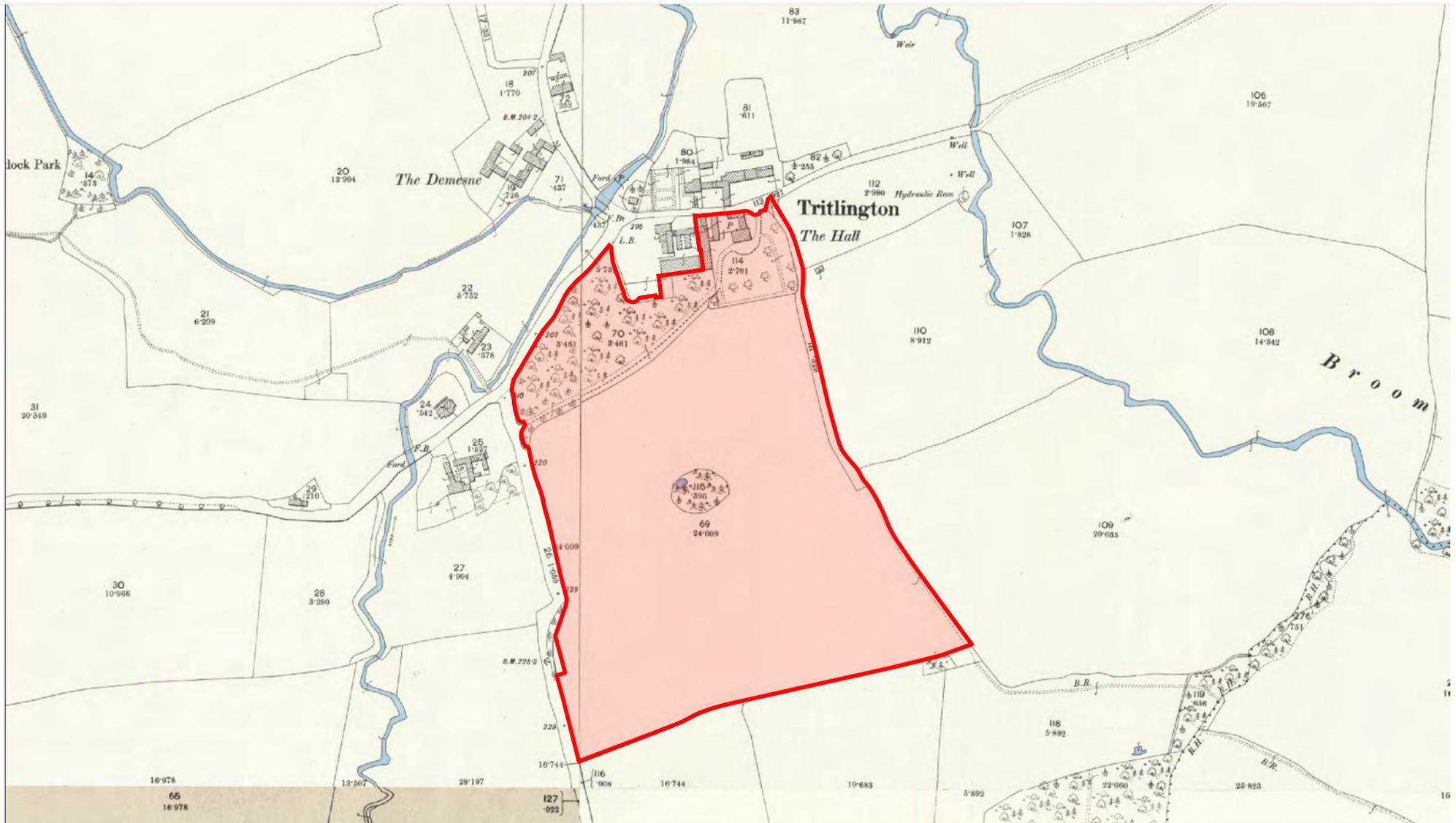
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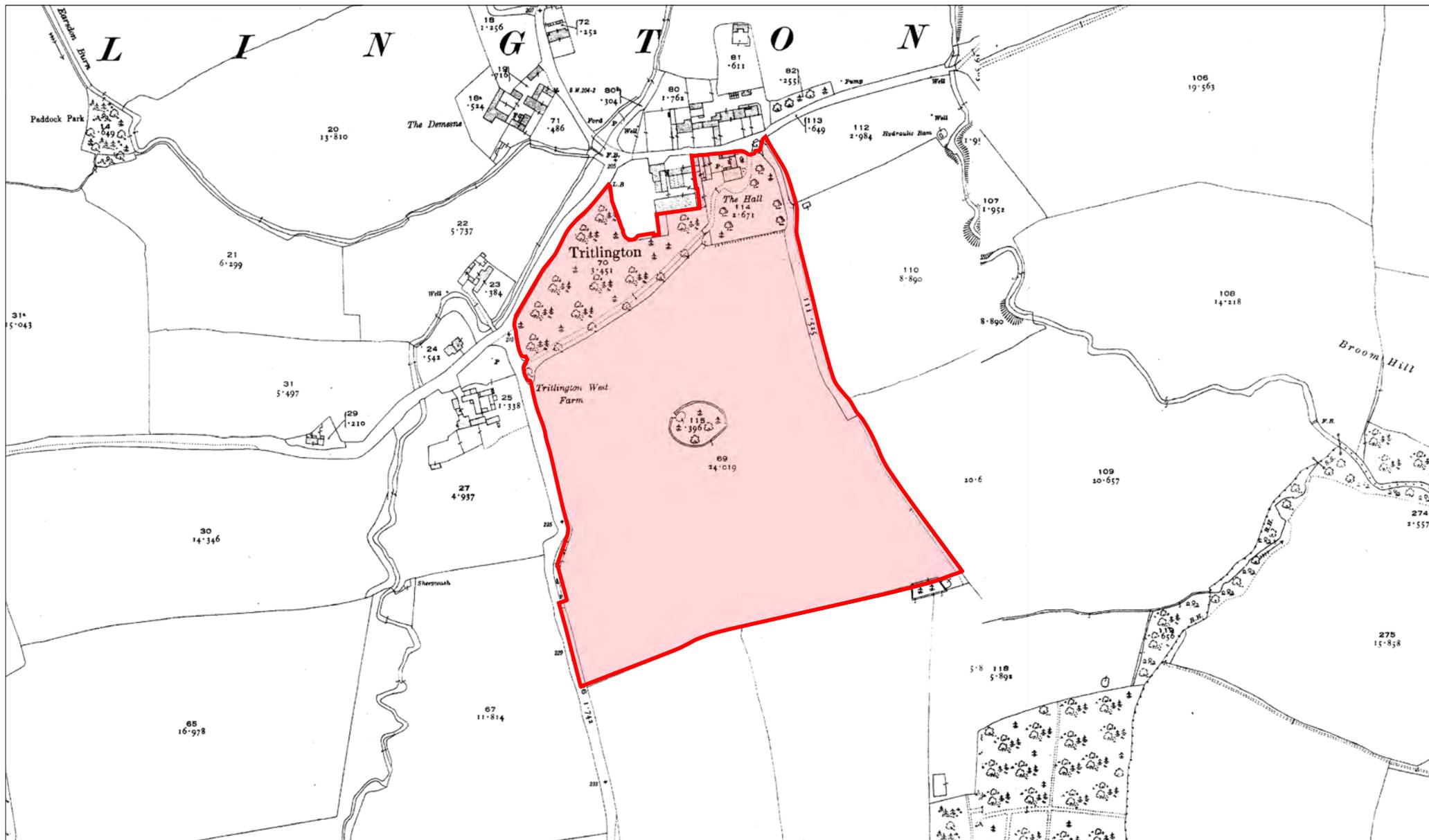
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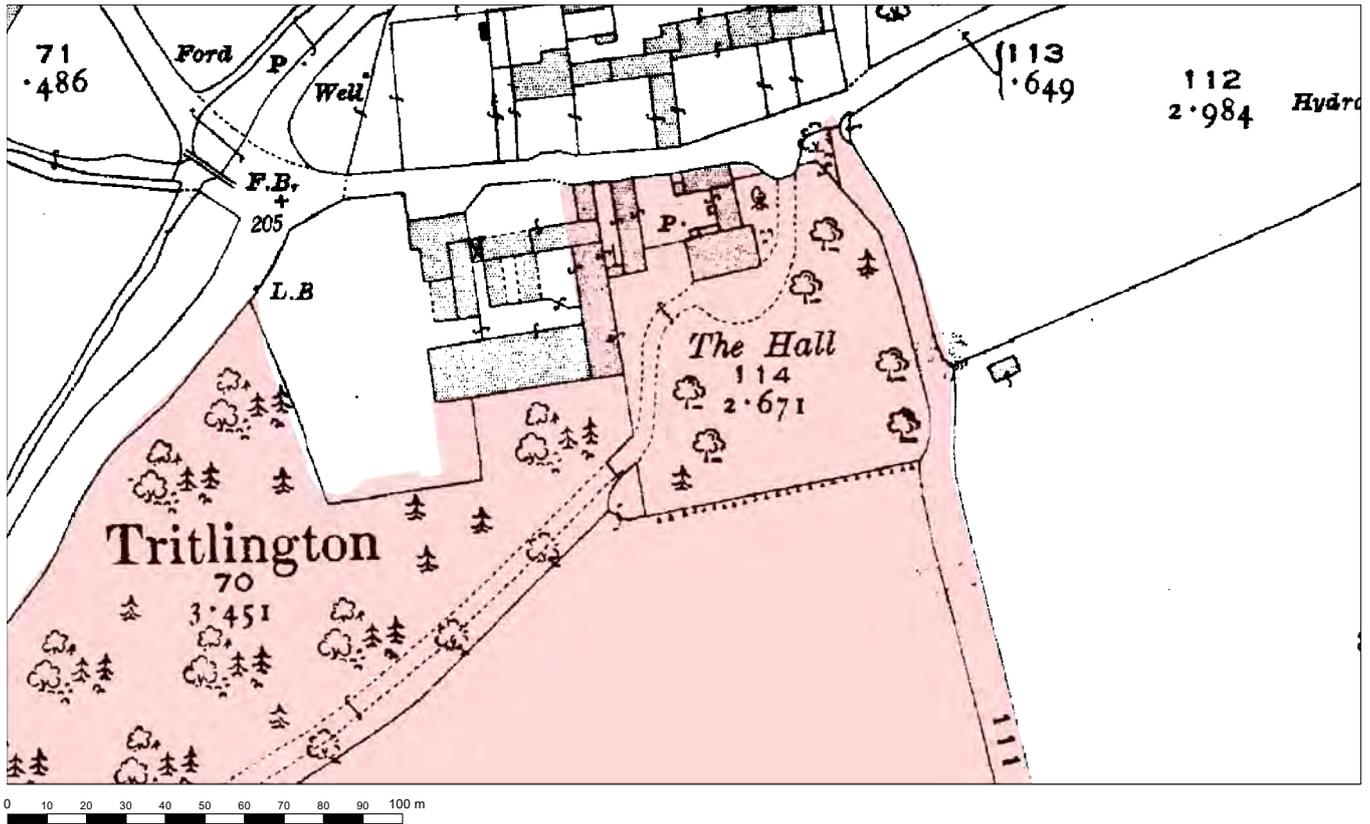
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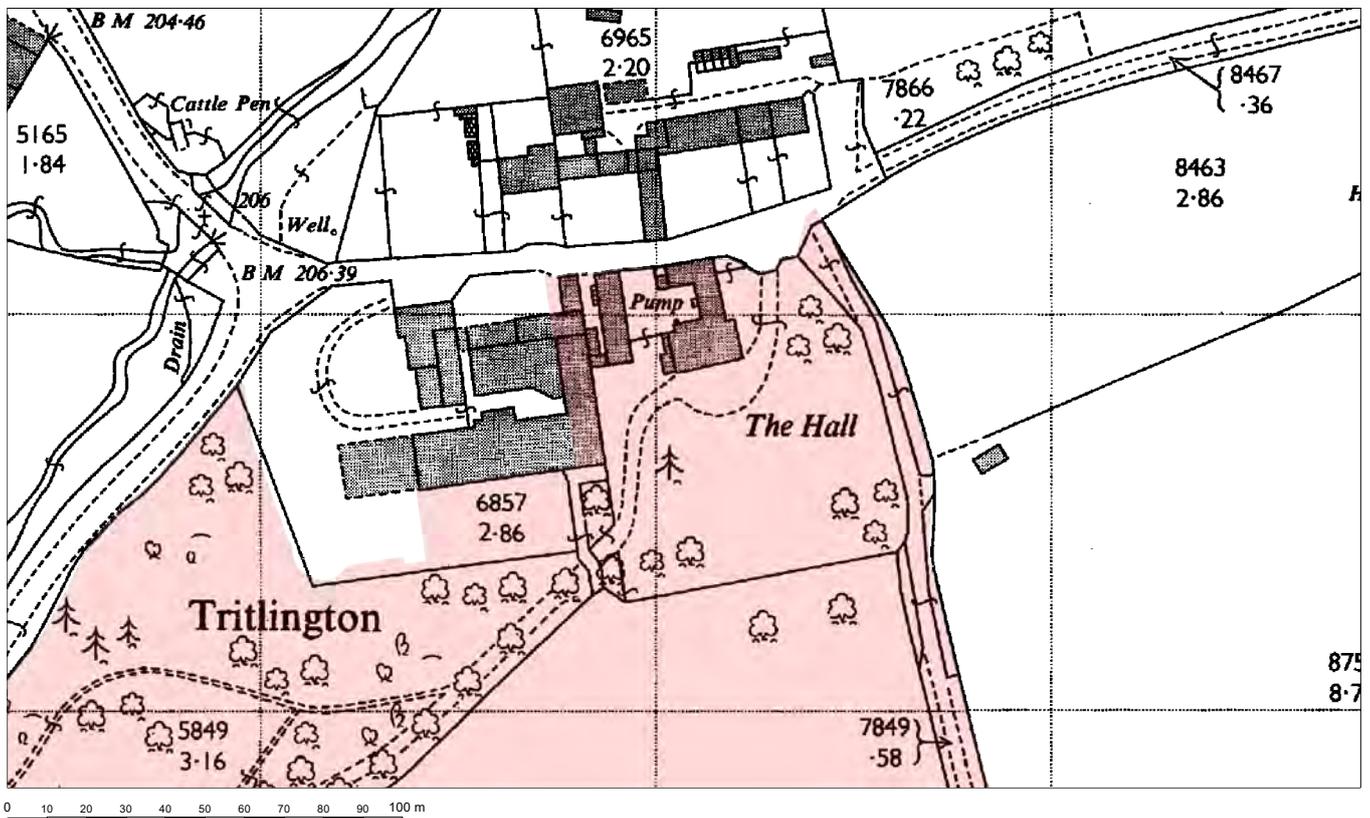
Illus. 15: Extract from the 2nd Edition Ordnance Survey Plan of Northumberland c.1897, showing the location of the Tritlington Hall study area (highlighted in red).



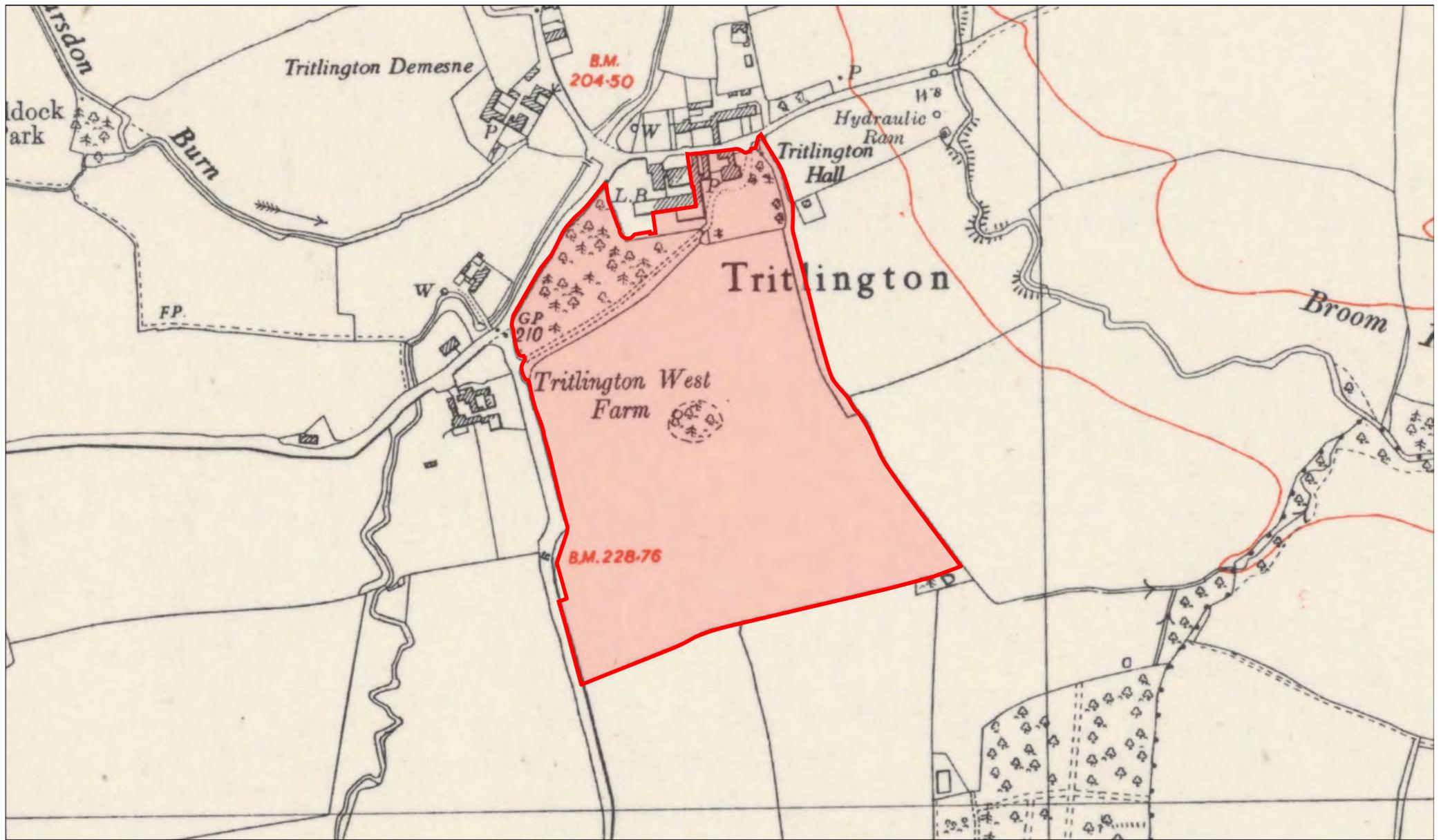
Illus. 16: Extract from the 3rd Edition Ordnance Survey Plan of Northumberland c.1923, showing the location of the Tritlington Hall study area (highlighted in red).



Illus. 17: Extract from the 3rd Edition Ordnance Survey Plan of Northumberland c.1923, detailing the northern portion of the Tritlington Hall study area (highlighted in red).



Illus. 18: Extract from the c.1967 Edition Ordnance Survey Plan of Northumberland, detailing the northern portion of the Tritlington Hall study area (highlighted in red).



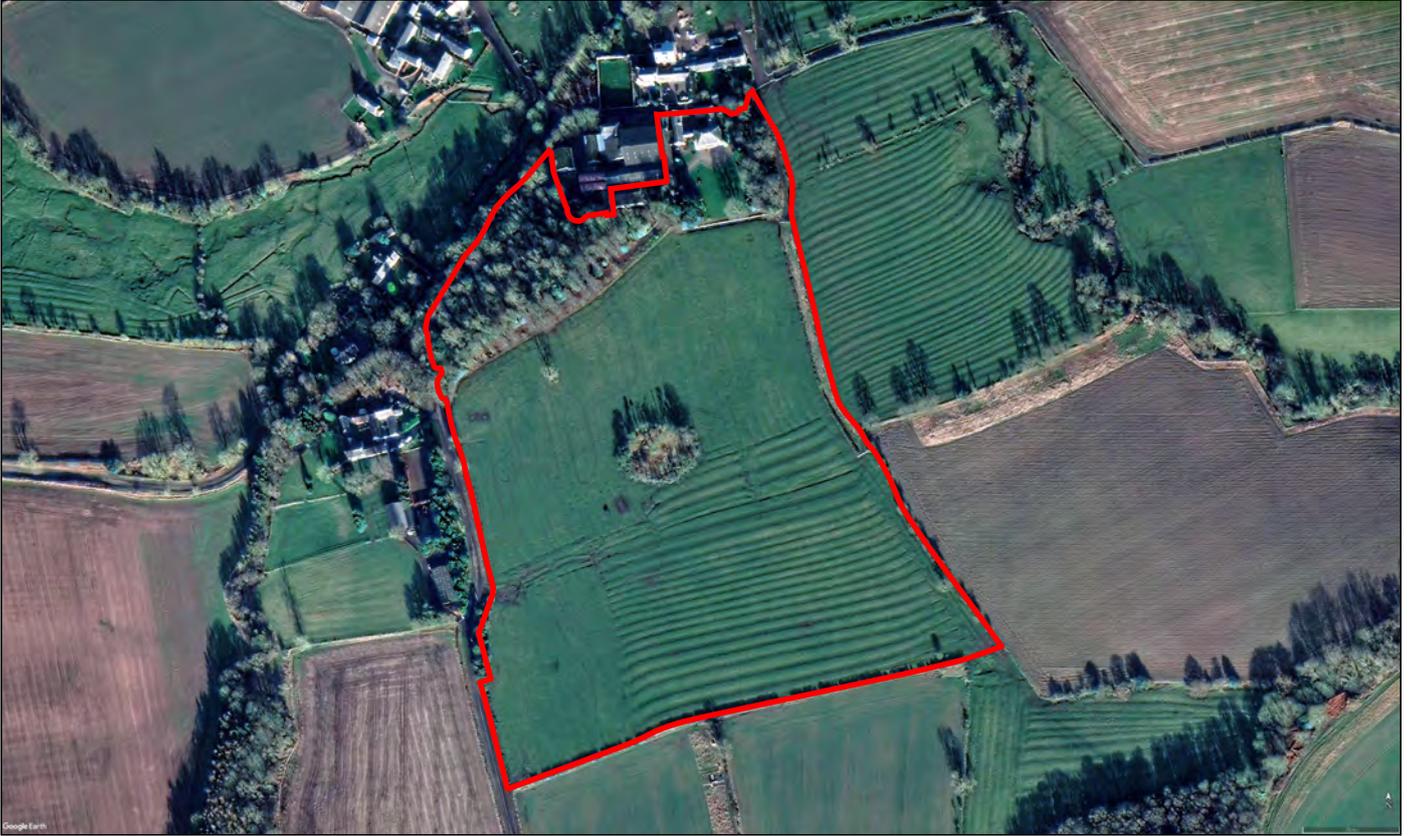
Illus. 19: Extract from the c.1950 Ordnance Survey Plan of Northumberland, 1:10000 series, showing the location of the Tritlington Hall study area (highlighted in red).



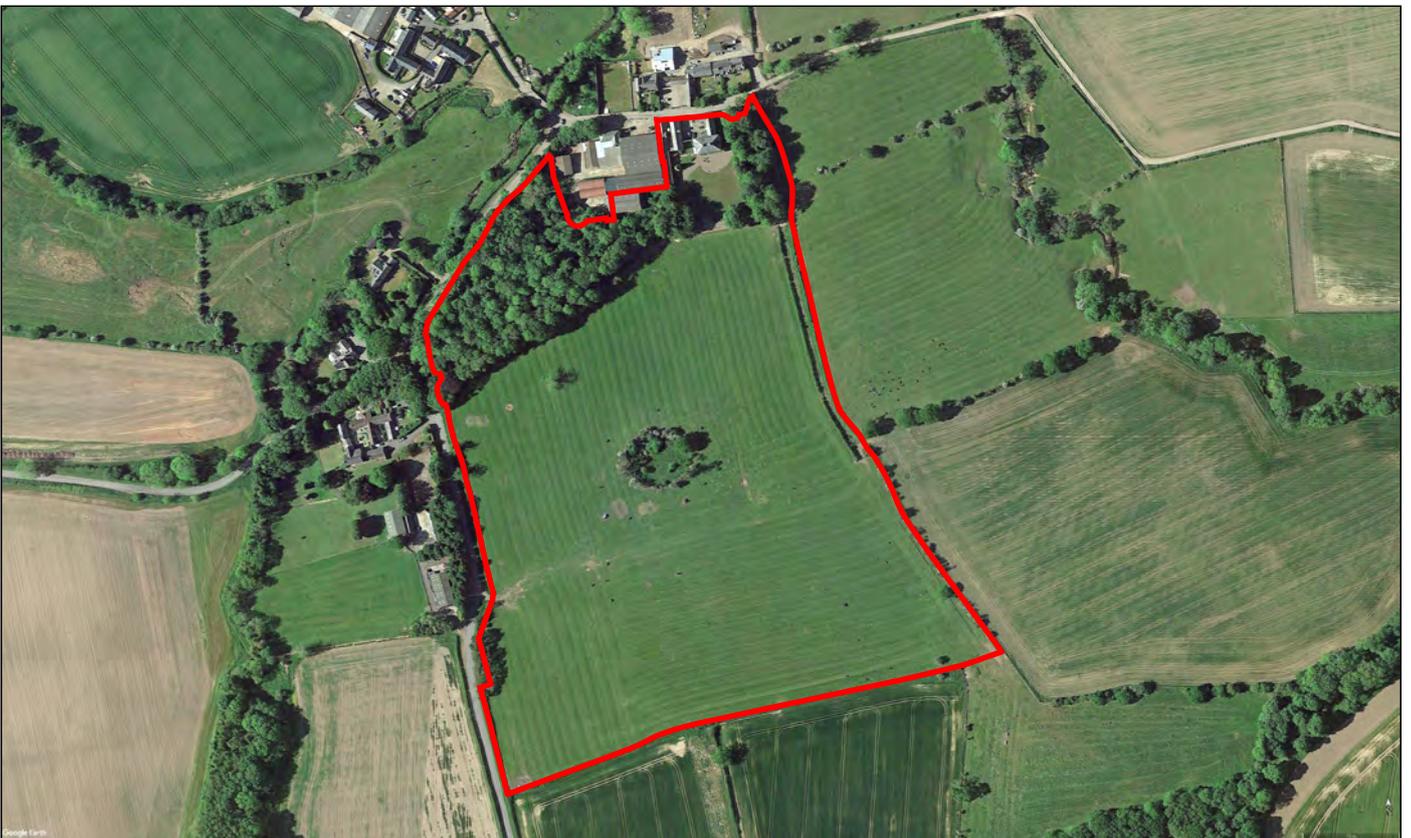
Illus. 21: Aerial view of the Tritlington Hall study area, December 2002. Courtesy of Google Earth.



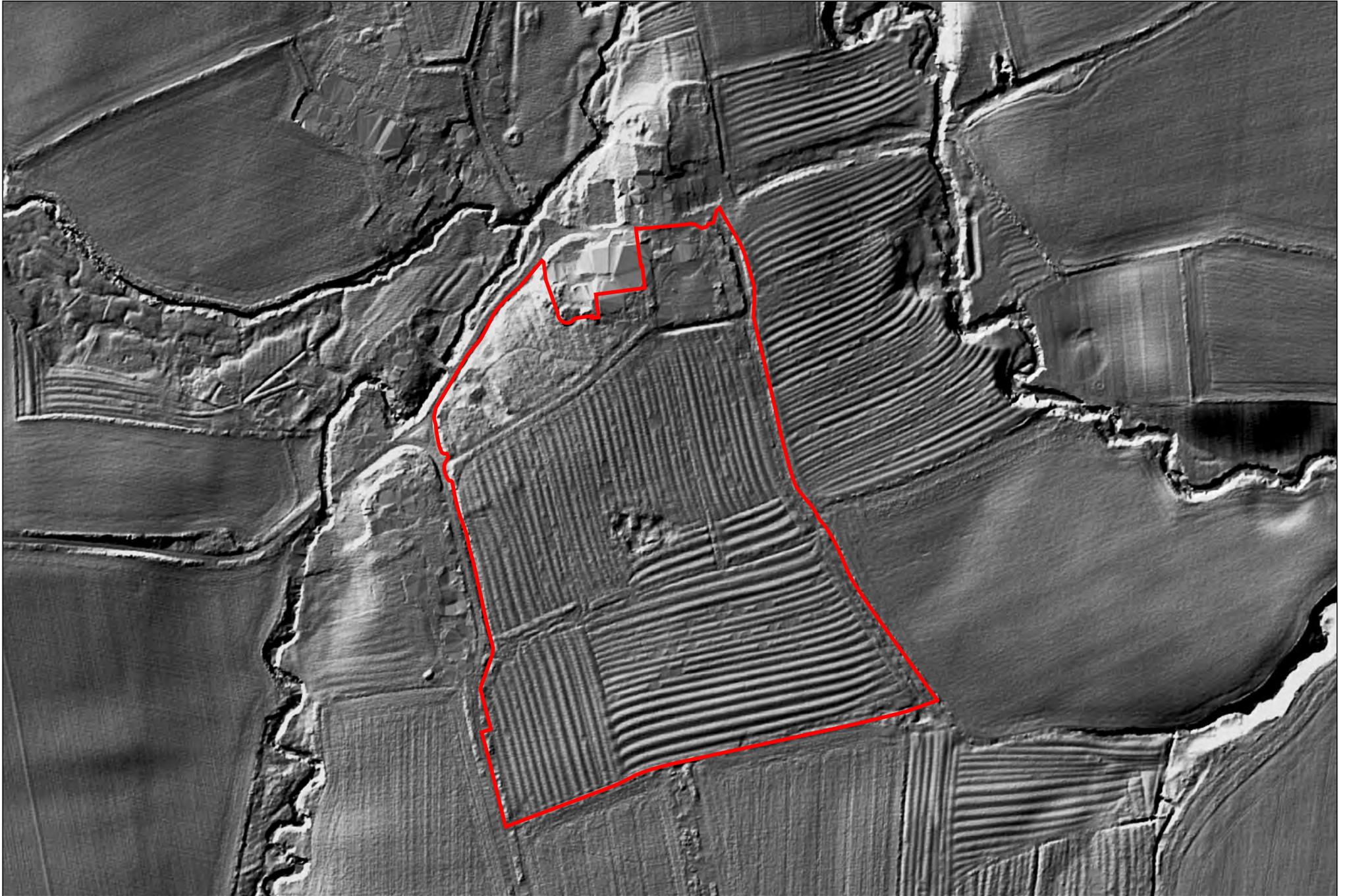
Illus. 22: Aerial view of the Tritlington Hall study area, May 2012. Courtesy of Google Earth.



Illus. 23: Aerial view of the Tritlington Hall study area, February 2020. Courtesy of Google Earth.



Illus. 24: Aerial view of the Tritlington Hall study area, May 2020. Courtesy of Google Earth.



Illus. 23: Enhanced LiDAR image of the Tritlington Hall study area. DTM 50cm-1m, © Environment Agency 2019-2020.

No previous archaeological work is known to have been carried out on or in the close vicinity of Tritlington Hall (see Section 4.2).

3.2.5 Map Evidence (see *Illus. 08-20*)

The study of early maps provides invaluable evidence for the historical development of the area. The following maps were consulted in compiling the present report:

William Senior plan of Tritlington, 1632 (tracing made 1906) [Ref: ZSA/51/1/6].

Armstrong's Plan of Northumberland, 1769

Extract from a plan of Bothal & Hebburn parishes 1781, marking those parts paying moduses in lieu of tithes, those paying tithes to the rector, and those "parts in dispute", 1781 (NRO Ref: EP 164/30)

Fryer's Plan of Northumberland, 1820

Greenwood's Plan of Northumberland, 1828

Tithe Plan for Bothal Demense [Bothal parish] 1838, showing Tritlington (Ref: DT 58M)

The Ordnance Survey Northumberland Series from c. 1859 to the present.

3.2.6 Historic Photographs and Images

Historic images of the site were sourced during research for the present report in archival records and secondary sources, but none were found.

3.2.7 Aerial Photographs

The NMR was consulted for aerial photographs covering the area, but none provided information additional to that derived from other sources (see *Illus. 21-24*). Lidar survey images were also consulted and enhanced, but also failed to indicate any additional features of interest (see *Illus. 25*).

3.2.7 Site Inspection and Local Information

Site visits were made by RC, MJ and PFR in February, 2022. The assessment area was inspected closely and photographs taken of all features and structures of potential cultural heritage significance (see *Appendix 1*), as well as general views showing the context of the site. The following description of the buildings was produced by PFR following this site visit:

Description by Peter Ryder

Tritlington Hall is a large farmhouse of dressed stone under a Welsh slate roof constructed in the early 19th century for John Sadler, then owner of the nearby Tritlington Old Hall. Brick outbuildings featuring stone mouldings were subsequently added to the north, probably at the same time an adjacent Stable Block of similar build was added in 1854, together with a dressed stone wall-facing to earlier farm buildings.

Exterior

The main body of the house is a two-storeyed three-bay villa, two bays deep, facing south and set at the south-east corner of a stable yard, the east side of which is formed by the lower North Wing of the house, which has an extension returning part way along the north side of the yard. On the west of

the yard is the two-storeyed Stable Range. Beyond this is the farmyard group of buildings, now much altered and mostly outside the area covered by this report.



South view

The house is largely of stone, a grey pecked sandstone ashlar, with a hipped roof of Welsh slate. The front elevation is symmetrical and of two storeys and five bays; there are raised sill bands to the two floors. The central old part-glazed door is in a Tuscan door case with an open pediment and the 12-pane sash windows are in plain openings that have white-painted blind cases in the heads (as at Newbrough Park) in their heads. The hipped roof has a substantial stepped-and-corniced stack at each end of the ridge.

The end elevations of the house show similar detail, and are each of two bays, in each cases the openings in the southern being blind. On the west the northern bay has been replaced by a shallow 20th century pent-roofed extension in yellow ashlar which has paired sashes with small-panned upper and plate-glass lower leaves, whilst the ground floor of the southern is covered by a modern conservatory. On the east the northern bay has 20-pane sash windows.

The north elevation of the block, to the Stable Yard, is of brick, covered by pinkish render. A single-storeyed porch covers the back door and above it is a large round-arched stair window with raised impost and keystone. There are slight traces of what might either be blocked openings or adjacent structures.

The North Wing is of brick, laid in English Garden Wall Bond 1 and 3 on the east and, oddly, 1 and 8 on the west. Its openings have alternating-block surrounds of orange sandstone. To the yard (west) it is of two broad bays, with a central doorway covered by a small porch but now blocked; there are further blocked doorways just visible at each end of the wall, on the south behind the back door porch and on the north largely covered by an added bay with a vertical pair of 12-pane sashes and a round-arched doorway on its south return.



Stable Yard looking east, main block of house on r

Tall brick walls (English Garden Wall Bond 1 and 3) link the Hall to the Stable Range and enclose the Stable Yard, with a gateway in the centre of the northern. The range is in similar brick to the yard walls, with sandstone quoins and dressings and a Welsh slate roof. It seems relatively unaltered, and is dated '1854' on the keystone of a segmental-arched cart entrance, to the north of an arched passage through the range, above which there is a dormer with a shaped gable and a boarded opening with arched pigeon holes. The range continues some distance beyond the south-west corner of the yard, and has a shaped end gable with a central cruciform loop.



East Range from the Stable Yard

Interiors

The interior of the house contains many old features, fielded-panel doors, plaster cornices, skirting boards, and marble fireplaces; that in the Sitting Room (south-west room) is flanked by cupboards with geometrical glazed doors. Between the vestibule and entrance hall is a Gothic glazed screen, then a round-arched opening gives onto the open-well stair which has solid balustrades in a Tudor revival style and is probably secondary. The interior of the rear wing, which contains the kitchen, has been considerably altered.

The Stable Range is largely of its 1854 build, with iron railed partitions between the stables in its southern parts, and a timber stair north of the cross passage. The cross walls flanking the passage are carried up to full height, with on the upper floor their internal walls being lined with nesting boxes for the dovecote.

Dating and Phasing

The house is usually ascribed to John Sadler and has been dated to 1825¹, while the rear wing has been ascribed to c1850². Sadler bought part of the estate in 1778³, and added other parts later, thus 1778 must be a *terminus post quem* for the building, but it seems more likely to be a few decades later. Hodgson⁴ lists five wills for members of the Sadler family resident at Tritlington, to a Mary (dated 14 February 1827) John (28 January 1831), Frances (18 February 1837) and two Isabellas (28 September 1835 and 7 December 1841). The 1841 Census only has an Isabella resident at the Hall.

Map evidence is not a great deal of help when it comes to reconstructing the development of buildings on the site. All maps from the 1st edition of the Ordnance Survey (1859) show the ground plan of the buildings as they are now, except for addition of small porches etc. The only older map to show anything of the buildings is the 1838 Tithe Award⁵ and this is at a small scale. It does appear to show the main block of the present Hall, and in addition a narrower block extending west (the Stable Range is not shown), and from the centre of its north side (probably the North Wing shown slightly of position), which would suggest an earlier set of rear buildings. The main block is a classic late Georgian villa, the 1825 date is backed up by Newbrough Park of c1820, which has similar blind cases). The fact that the rear wall is brick seems to imply that a rear extension of service rooms was always intended; the question is whether the present North Wing is indeed later. Its general feel is early Victorian, but there is little firm dating evidence. If one trusts the 1838 map then it would appear there were as an earlier east-west range, removed in 1854 when the Stable Range was built. Structural evidence shows that the western extension of the North Wing is secondary, but it is shown on the Ordnance Survey map surveyed in 1859 OS.

In 1858 came the Stable Range, which is probably more or less contemporary with the large group of farm buildings behind it, which have been largely rebuilt.

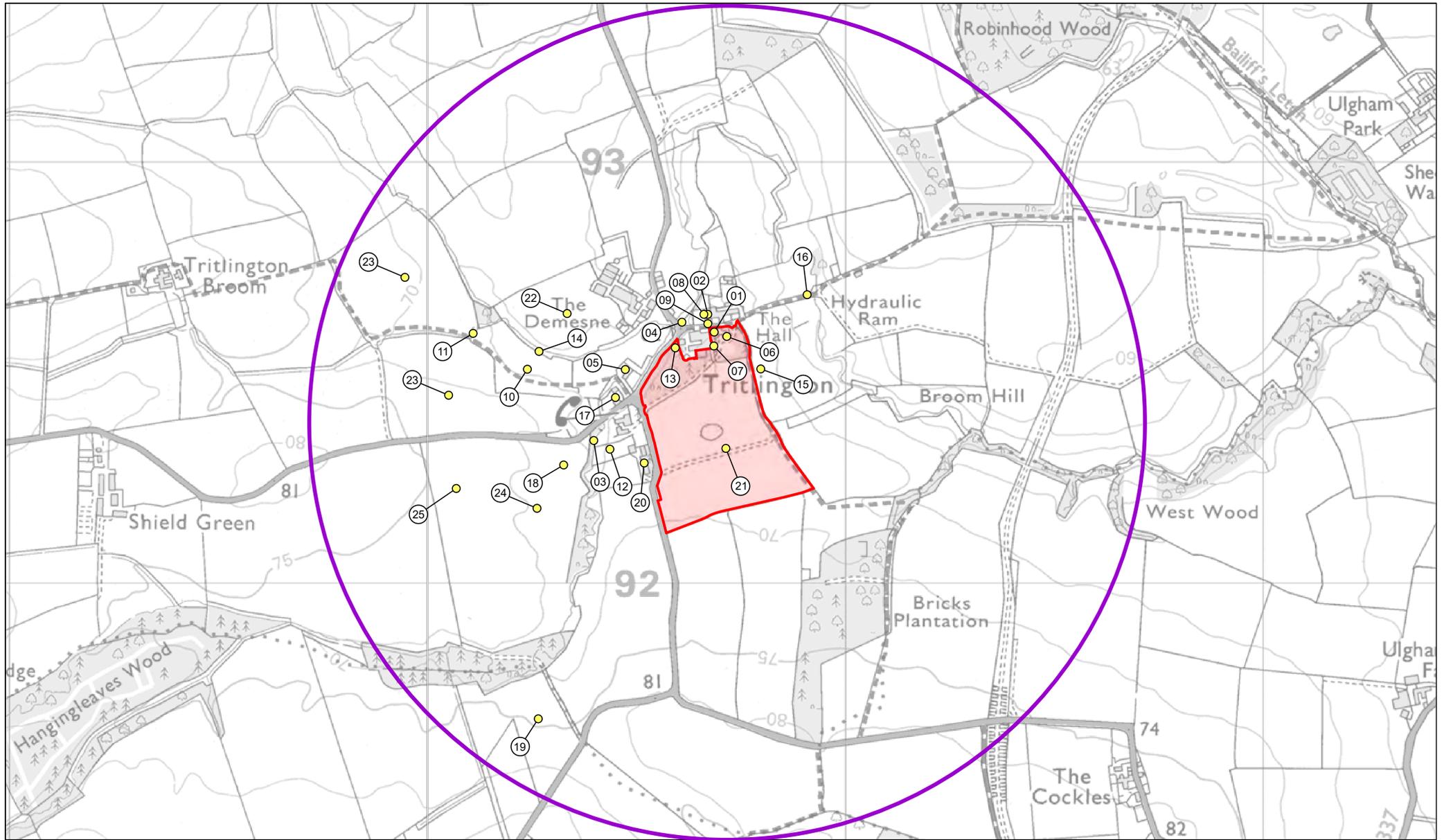
¹ Bibby, R, 1977, Tritlington Old Hall. *Northumbria* 8 (Jan 1977), 39.

² List description.

³ Hodgson, J., 1832, *History of Northumberland*, Part 2, Volume 2. Newcastle, 137-139.

⁴ MS volume of Northumberland Will, Newcastle Central Library.

⁵ Woodhorn Archive [DT 58M].



Scale 1:12500



● = Site Nos. and extent ● = Tritlington Hall study area

Illus. 26: HER map showing the distribution of Sites of known cultural heritage significance within a 1km radius (large purple circle) of the study areas (red area at centre) - keyed to Site Catalogue, Section 4.1.

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 three designated cultural heritage assets within the site and an additional **22** assets of known cultural heritage significance within a 1 km radius of the site identified from Northumberland HER records, Historic England Listings and Canmore records. The site numbers catalogued below are keyed to *Illus. 26*.

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, 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 within 1 km radius of the assessment area (see *Illus. 26*).

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

All but one of the records noted by the Northumberland Historic Environment Record (HER) within the Site relate to individual component parts of the Listed historic buildings (Sites 01, 06 & 07, below). The exception is the broad rig and furrow earthworks (Site 21, below) extant across the land south of the Hall which strongly suggests that the land has been in use as pasture since the medieval period.

Site No. 01. Stable range with dovecote and courtyard walls at Tritlington Hall. HER ID: 11909; Grade II Listed - entry no: 1154081; NGR: NZ2068992598;

Stable range and courtyard walls at Tritlington Hall, Grade II. Dated 1854 over carriage entrance. Brick with ashlar dressings. Two-storey, five bays. Central arch into passage with dovecote above.

Sources:

DOE (HHR) Borough of Castle Morpeth: 1 Tritlington 30-Jan-1986 (80)

Site No. 02. Tritlington Old Hall. HER ID: 11912; Grade II Listed - entry no: 1303974; NGR: NZ20679264;

Tritlington Old Hall, grade II listed building. House, medieval tower enlarged 1595, probably by Martin Ogle. Remodelled in 1723 by Deodatus Threlkeld; with alterations in 1900 and c.1980. L-plan with stone spiral stair in extruded turret to rear. Left bay is the south wall of a medieval tower. Old lintel re-set at first floor level is inscribed MOA (Martin Ogle aedificat?) 1595 IF.

Sources:

Ryder, P F, 1984. Tritlington Old Hall. Unpublished

Site No. 03. Well, Tritlington. HER ID: 11922; NGR: NZ2039892345;

Site of a well. The site is thought to be a single phase.

Sources:

OS 6-inch, 1st edition, 1865

Site No. 04. Tritlington and West Chevington parish overview for Keys to the Past. HER ID: 13825; NGR: NZ2061192621;

Sources:

<http://www.keystothepast.info/article/10339/Site-Details?PRN=N13825>

Site No. 05. Bridge House. HER ID: 15509; Grade II Listed - entry no: 1154076; NGR: NZ2047492499;

The building is thought a multi-phase extant building, which is noted as a Listed Building remodelled and heightened.

Sources:

Scott, J 2006 Southern Trunk Main. Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. Unpublished report by Tyne and Wear Museums, number 621 (37: site number 46)

Site No. 06. Tritlington Hall. HER ID: 15510; Grade II Listed - entry no: 1370648; NGR: NZ2071292593;

An early 19th century house for John Sadler. Rear wing probably added about 1850.

Sources:

DOE (HHR) Borough of Castle Morpeth: 1 Tritlington 30-Jan-1986, 79

Site No. 07. Wall on west side of garden to south of Tritlington Hall. HER ID: 15513; Grade II Listed - entry no: 1042882; NGR: NZ2068592568;

A mid-19th century garden wall, probably 1854.

Sources:

DOE (HHR) Borough of Castle Morpeth: Tritlington 30-Jan-1986, 80

Site No. 08. Garden walls at Tritlington Old Hall. HER ID: 15514; Grade II Listed - entry no: 1370649; NGR: NZ2065592634;

Early 18th century garden walls, built in 1723.

Sources:

DOE (HHR) Borough of Castle Morpeth: Tritlington 30-Jan-1986, 82

Site No. 09. Walls and gate piers to south of Tritlington Old Hall. HER ID: 15515; Grade II Listed - entry no: 1042883; NGR: NZ2067092617;

Early 18th century walls and gate piers. Built in 1723 by Deodatus Threlkeld, who remodelled the Old Hall and lived there from 1723.

Sources:

DOE (HHR) Borough of Castle Morpeth: 1 Tritlington 30-Jan-1986, 82

Site No. 10. Spring west of Ulgham. HER ID: 17423; NGR: NZ2023492509;

Spring noted in the early mapping of the area, thought to be a single-phase monument.

Sources:

Scott, J 2006 Southern Trunk Main. Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. Unpublished report by Tyne and Wear Museums, number 621 (36: site number 45)

Site No. 11. Ford across the Earsdon Burn. HER ID: 17424; NGR: NZ2009492593;

Ford across the burn noted in the early mapping of the area.

Sources:

Ordnance 1 Survey, 1st edition, 1866

Site No. 12. Ford across the Burn. HER ID: 17425; NGR: NZ2043592320;

Ford across the burn noted in the early mapping of the area.

Sources:

Ordnance 1 Survey, 1st edition, 1866

Site No. 13. Ford and footbridge across the burn, Tritlington. HER ID: 17426; NGR: NZ2059592560;

Ford and footbridge across the burn noted in early mapping of the area.

Sources:

Ordnance 1 Survey, 1st edition, 1866

Site No. 14. Smithy. HER ID: 17427; NGR: NZ2026792564;

Smithy noted in the village on early mapping of the area.

Sources:

Ordnance 1 Survey, 1st edition, 1866

Site No. 15. Building? HER ID: 17428; NGR: NZ2079692503;

Possible building shown in early mapping of the area.

Sources:

Ordnance 1 Survey, 1st edition, 1866

Site No. 16. Well to the east of Tritlington. HER ID: 17429; NGR: NZ2089692684;

Well noted to the east of Tritlington.

Sources:

Ordnance 1 Survey, 1st edition, 1866

Site No. 17. Tritlington Lodge. HER ID: 18504; Grade II Listed - entry no: 1154094; NGR: NZ2044892435;

Pair of lodges, now a single house. Built in the mid-19th century.

Sources:

DOE (HHR) Borough of Castle Morpeth: 1 Tritlington 30-Jan-1986, 83

Site No. 18. Endowed School (Boys and Girls). HER ID: 22036; NGR: NZ2033192280;

An endowed school for boys and girls is marked on the First Edition Ordnance Survey map.

Sources:

Ordnance 1 Survey, 1st edition, 1866

Site No. 19. Narrow rig agriculture. HER ID: 22737; NGR: NZ2027091667;

Area of narrow ridge and furrow earthworks recorded from aerial photographs of the area. The site is noted from the dated aerial photographs within a desk-based assessment of the area.

Sources:

Scott, J 2006 Southern Trunk Main. Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. Unpublished report by Tyne and Wear Museums, number 621 (75: site number 162)

Site No. 20. Curvilinear cropmark south of Tritlington West Farm. HER ID: 22742; NGR: NZ2052192280;

Cropmark recorded from dated aerial photographs within a desk-based assessment of the area. The site is unclassified and unattributed to a date.

Sources:

Scott, J 2006 Southern Trunk Main. Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. Unpublished report by Tyne and Wear Museums, number 621 (77: site number 168)

Site No. 21. Broad ridge and furrow, Tritlington. HER ID: 22755; NGR: NZ2070992319;

Large area of surviving broad ridge and furrow earthworks recorded in aerial photographs of the area, noted in a desk-based assessment of the area.

Sources:

Scott, J 2006 Southern Trunk Main. Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. Unpublished report by Tyne and Wear Museums, number 621 (82: site number 183)

Site No. 22. Narrow rigg agriculture, Tritlington. HER ID: 22760; NGR: NZ2032992636;

Narrow rigg area noted in dated aerial photographs, noted in a desk-based assessment of the area. (1)
The area now appears flat and free of any earthworks in more recent aerial photographs. (2)

Sources:

- 1 Scott, J 2006 Southern Trunk Main. Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. Unpublished report by Tyne and Wear Museums, number 621 (84: site number 188)
- 2 AP: 2 Get Mapping aerial photograph NZ2092

Site No. 23. Medieval field system west of Tritlington. HER ID: 22761; NGR: NZ1994392720 and NZ2006092442;

Medieval field system recorded in dated aerial photography of the area. (1)
The area appears largely ploughed flat within the large fields now remaining. (2)

Sources:

- 1 Scott, J 2006 Southern Trunk Main. Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. Unpublished report by Tyne and Wear Museums, number 621 (84: site number 189, and 85: site number 190)
- 2 AP: 2 Get Mapping aerial photograph NZ2092

Site No. 24. Medieval field system south-west of Tritlington. HER ID: 22762; NGR: NZ2024992189;

Medieval, strip, fields recorded in this area from dated aerial photographs in the area. (1)
The area now appears largely under arable cultivation, with the former field system only possibly visible as a parch-mark. (2)

Sources:

- 1 Scott, J 2006 Southern Trunk Main. Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. Unpublished report by Tyne and Wear Museums, number 621 (85: site number 191)
- 2 AP: 2 Get Mapping aerial photograph NZ2092

Site No. 25. Rectilinear enclosure west of Tritlington Farm. HER ID: 22972; NGR: NZ2005192229;

Cropmarks of a possible prehistoric or Romano-British enclosure are visible on aerial photographs.

Sources:

- 1 Tyne and Wear Museums, 2006. Southern Trunk Main Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. (Gazetteer ref 212)

4.2 Archaeological Events within 1 km radius of the assessment area.

Event No. 01. Southern Trunk Main Warkworth to North Gosforth. Archaeological and Cultural Heritage Assessment. Event type & date: DBA, 2006; Organisation: Tyne and Wear Museums; HER ID: 13807; NGR: NU 235 057.

Desk-based assessment of archaeological to either side of a pipeline corridor from Warkworth Waterworks to North Gosforth. The existing, both Northumberland and Tyne and Wear areas, HER/SMR sites, Listed Buildings and Scheduled Monuments are all noted. An extensive number of sites have also been recorded from aerial photographs, derived from a number of different repositories and sources, are also noted - many of which are new to the Northumberland HER.

Event No. 02. A1 Morpeth to Felton Dualling - TPI to Preferred Route Announcement. Event type & date: DBA, 2004; Organisation: Bullen Consultants; HER ID: 16147.

Chapter 4 Cultural Heritage - extract from a larger Environmental Assessment report.

Event No. 03. A1 in Northumberland. Event type & date: Environmental Impact Assessment, 2017; Organisation: Jacobs; HER ID: 16780; NGR: NZ 18345 94503.

Environmental assessment of proposed route between Morpeth and Felton (A) and Alnwick to Ellingham (B).

5. SYNTHESIS

5.1 Early Prehistoric

Mesolithic hunter/gatherers and early farmers (8000BC to 2500BP)

There is no known artefactual evidence for human activity within the bounds of the assessment area from the Mesolithic or Neolithic periods, but 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 lack of evidence for such activity is not unexpected, since it is not usually marked by substantial structures or dense scatters of material and, in this case, the site is heavily developed with deep medieval and later overburden over any earlier remains, which have not been explored by archaeological field investigation in the area.

The earliest attested indication of early land-use in the vicinity of the assessment site are in the form of finds of Mesolithic flints from several locations west of Red Row which appear to have been made from local materials. A neolithic presence is attested by two stone axes found in Chevington Wood, but no ritual or settlement sites have yet been found to confirm permanent settlement in this period.

5.2 Later Prehistoric and Romano-British Period (2500BP to 400AD)

The nature and density of landholding within this lowland area during the later prehistoric and Roman periods is unknown and settlement within the assessment area undocumented, although it may be assumed that the immediate locality, as an agriculturally resource-rich environment, was farmed, and that the seasonal exploitation of wild resources continued. Finds from the local area are almost entirely represented by enclosures visible as crop marks seen on aerial photographs on arable land. Such monuments are reported at Causey Park Hag, south of Helm, near Tritlington, near Earsdon Moor, and north-east of Chevington Moor, thought likely to be representatives of a class of settlement found in the coastal lowlands of north-east England and the Borders (Jobey 1982, 1- 23). A similar settlement at Bullock's Hall was excavated in the 1990s.

The enigmatic question of Roman occupation, or at least a Roman military presence in the area, is currently unsupported by direct evidence, although it is likely that a native population persisted in the area during the period of Roman occupation.

5.3 The Medieval Period

In the wider region a small but increasing number of sites show continuity between late prehistory and the early medieval period. Such sites, where late prehistoric occupation was extended into the early medieval period were perhaps only eventually abandoned in favour of lower-lying hamlets and villages in the later pre-Conquest period.

While no direct archaeological evidence of early medieval (Anglo-Saxon or Viking) activity has been found within the assessment area, the earliest apparent reference as noted in Hodgson's *History of Northumberland* (1832) is 1240 when Peter de Crikelston and Eve his wife held Tritlington by one

knight's fee from Robert Bertram of Bothal (op. cit. 121-124) whose family subsequently maintained interests there for a considerable time. Thus, the property of sir John Bertram is described in the inquest after his death in 1448 as consisting of *eleven messuages, three cottages, nine acres of meadow, 163 acres of arable land, 300 acres of moor, and a water corn mill*. Hodgson notes others with interests in Tritlington, such as the family of De Lisle of Woodburn who had property in "Seton & Tyrtlington," in 1358; and Thomas Heron who "died seized of lands in 'Tyrtlington'" in 1404. Thus, medieval occupation of the current site is attested by documentary references to Tritlington and by the survival of extensive medieval field system, including broad rig & furrow earthworks, north of the Hall. Additionally, hamlets or villages are attested at Earsdon, Fenrother, and West Chevington, while the remains of a medieval chapel have been excavated near Bullock's Hall and another is known to have stood near Causey Park. Defensive architecture in the area is represented by the tower house now known as Tritlington Old Hall and Cockle Park Tower, located within visual range of Tritlington some 1.6 km south-west of Tritlington Hall.

5.4 Post-Medieval and Modern

The later, post-Dissolution history of the site commenced with a relatively peaceful period following the Union of the Crowns in 1603 which encouraged the construction and occupation of less-defensive residences. Alterations were made at this time to surviving structures at Causey Park House and Tritlington Old Hall in order to convert them from defensible structures into mansions.

In 1663 the proprietors of Tritlington included the duke of Portland, William Middleton of Belsay, Albany, and Philip Bavington, while a century later it belonged to "Mr Deodatus Threlkeld, Mr Ogle, and Mr Wilson". In 1784 Threlkeld sold all his property at Tritlington in four lots, two of which were then amalgamated by John Sadler. In 1832 Tritlington was part of Bothal parish (Hodgson 1832, 121-124) which then collectively contained "*564 persons, comprised in 112 families, of which 28 were handicraft and trades-people, 76 agriculturists, and 8 of other description*". In 1848 Tritlington alone contained 131 inhabitants and comprised 1027a. 3r. 1p., of which 817 acres were arable, 159a. meadow and pasture, and 51a. woodland (Lewis 1848).

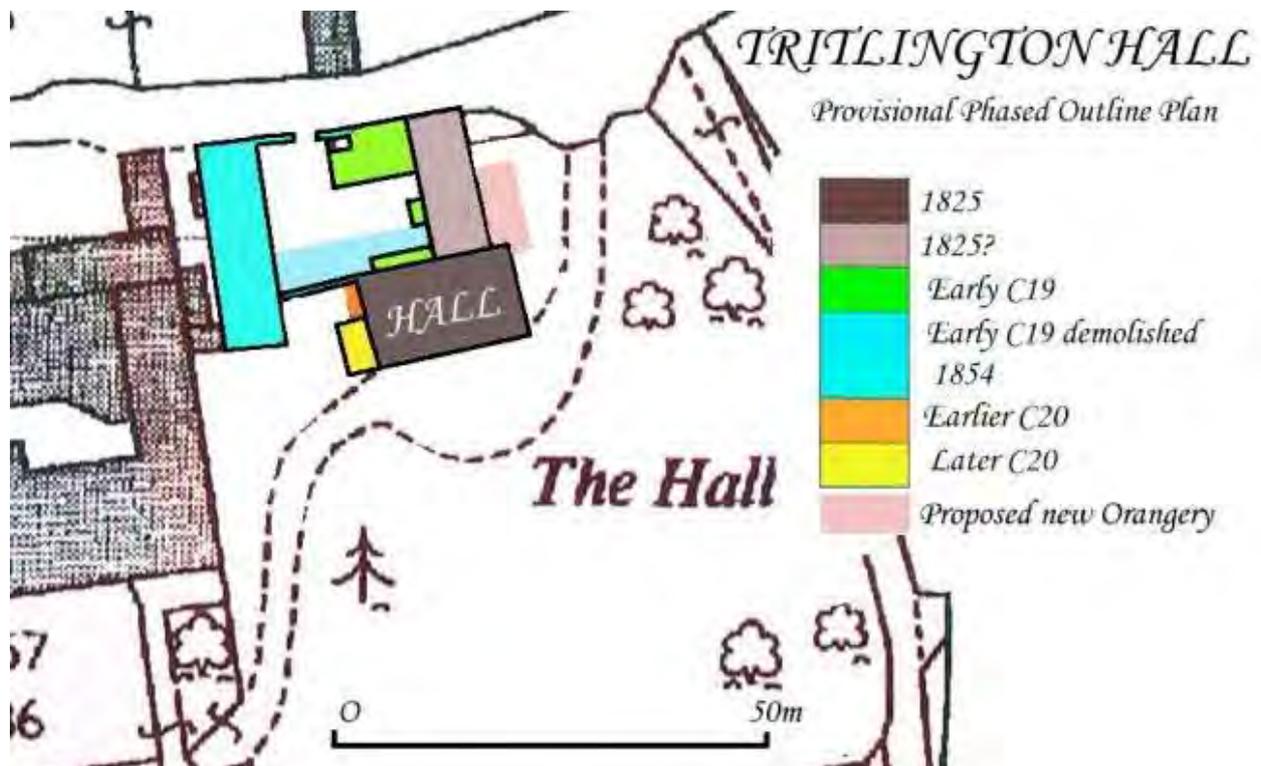
William Senior's plan of Tritlington, dated 1632 (Ilus. 08, NRO Ref: ZSA/51/1/6) is purportedly the earliest historic map of the site but, while seemingly fitting well with known modern and historic field boundaries and topographical features, contains place- and personal names which bear no relation to known places or property owners, as well as some other puzzling elements, such as placing the 'Ould Hall' on the north bank of the river, which makes it difficult to rely on as an accurate reflection of landholdings in the early 17th century. Armstrong's county map of 1769 appears to place the (Old) Hall on the south side of the river, but is otherwise unhelpful, while a plan of Bothal and Hebburn parishes 1781 (NRO Ref: EP 164/30) also shows the village on the north side of the river (although the map's primary purpose, to show 'those parts paying moduses in lieu of tithes, those paying tithes to the rector, and those "parts in dispute"', may present a bias).

The first map to show the current site of interest with reliable accuracy is the Tithe Plan for Bothal Demense of 1838, which correctly positions the main part of the village on the south-east side of the river, with Tritlington Demesne (farm) over the river to the north-west, providing ownership details in keeping with historic records (NRO Ref: DT 58M). Here, the current Hall is on the south side of the main, E-W village road south of the river, with the Old Hall sitting almost opposite on the north side of the road. The house, then owned by Isabella Sadler, is shown as a main, south-facing roughly-square block with linear extensions to the rear (north) and west. The ground to the south, in the direction of Cockle Park, is open, but a trackway to Ulgham - the remains of which are still evident on the ground - is shown

extending southwards from the village road on the east side of the house, later veering south-east towards Ulgham.

Subsequent editions of the Ordnance Survey Series from the late 1850s onwards show considerable alterations to the Hall layout, with the main house perhaps shifted to the west (if its position in relation to the grounds it is contained within, and to land divisions to the north, are shown accurately on the 1838 and 1859 maps), with the west and, presumably, north ranges removed, the latter now replaced or repurposed as a connecting block to an attached E-W block along the roadside (it seems possible that this connecting block is on the same footprint as the earlier northern extension, which is shown in approximately the same position on the 1838 map). A wall shown running west from the south side of the main block to link with a new N-S range (the stable block) is in approx. the same position of the former south wall of the earlier west range. An L-shaped farm buildings range attached to the west side of the new stable block is in the same position as a similar range shown on the earlier map, but on the later map is extended both south and north at its east end and accompanied by another L-shaped range with additional smaller buildings to the south. Further additions to this farm buildings complex are shown on the succeeding, 2nd edition OS plan of 1897 (Illus. 14 & 15), but no alterations to the Hall are apparent.

The 3rd (1923) edition of the Ordnance Survey series similarly shows no major changes to the structural layout of the building or its grounds, although a small, presumably lean-to extension is shown on the north side of the main house providing access to the south end of the middle block. No further subsequent changes are shown on later maps, other than the addition of the present conservatory on the west side of the main house, built sometime before 1963 around the middle of the 20th century.



Illus. 27: Provisional phased plan of the Hall complex.

6. CULTURAL HERITAGE POTENTIAL & IMPACTS

6.1 Archaeological Potential

Consultation of the Heritage Environment Record enhanced by historic map and Lidar study, backed-up by a site visit indicates that there are three sites of known cultural heritage importance within the assessment site - specifically Tritlington Hall itself, an early 19th century house for John Sadler with rear wing probably added c. 1850 (Site no. 06 in Section 4), the Stable range with dovecote and courtyard walls at Tritlington Hall (Site no. 01 in Section 4), and a Wall on west side of the garden to the south of Tritlington Hall, probably of 1854 (Site no. 07 in Section 4). A further three, Grade II Listed designated assets lie immediately adjacent to the site within the grounds of Tritlington Old Hall to the north, including the Old Hall itself (Site no. 02 in Section 4), early 18th century garden walls and additional walls and gate piers of the same date to the south (Site nos. 08 & 09 in Section 4, above). Sites 01, 06 & 07, above, could be directly impacted by alterations to Tritlington Hall, while Sites 02, 08 & 09 could be indirectly impacted. A further 18 sites listed on the Northumberland County HER are within 1 km of the Hall, but these are significant only in the sense of providing contextual background to the site and only one, Site no. 21, is potentially impacted by the proposed developments. Site No. is an extensive area of well-preserved broad rig and furrow earthworks bounded to the east by a field boundary partly formed by the remains of an ancient trackway to Ulgham, and on the west side by a c-road. The remains of the Tritlington-Ulgham trackway, seen on the earliest historic maps of the site, is one of several non-designated and previously unrecognised features of the landscape which also include a roughly-circular area of scrub-land at the centre of Site 21 which includes a former pond and may be the remains of a small country brickworks, or perhaps a fish- or gamebird pond. Also notable as an unrecognised feature is the farm complex attached to the west side of the Hall grounds which contains stone-built farm buildings, some in precarious condition, some of which may date to the first half of the 19th century, while others are probably of mid-late 19th century origin and later.

While remains from all periods since prehistory may survive in the wider environs of the site, reflecting the long-term history of intensive land-use here, the earliest features within or bordering the site itself are the undesignated rig and furrow earthworks and associated Tritlington-Ulgham trackway south of the hall. It is not considered particularly likely that substantial archaeological remains pre-dating the later medieval period survive within the site boundary.

6.2 Historic Buildings Potential

Tritlington Hall is a good quality rural villa-style house, combining the roles of a minor country house and an upmarket farm in having both stable and farm yards. It is possible that the Old Hall served as the farm house. The Hall and Stable Yard buildings are quite well preserved, the farm buildings to the west, less so. The interior of the house retains many good features, but has also been subject to several phases of alteration, so it can hardly be classed as of outstanding interest.

Regarding the current scheme, there are a number of proposals that entail some degree of intervention in the historic fabric and features of the house, although none on a scale that is really any greater than works already carried out in the later 19th or earlier 20th centuries. The most significant appears to be the addition of an orangery on the east side of the North Wing, which entails the loss of most of the east wall of the kitchen, although the only feature lost is a 20th century window of no architectural merit. Inside the house the rear stair is replaced by a lift, and several

doorways blocked up. En-suite bathrooms are inserted into several bedrooms, although without the loss of significant historic features.

The Stable Range is to be remodelled internally, and a new range of buildings constructed linking it to the Main Block of the Hall, with a large opening piercing the centre of the wall on the south of the Yard. This range seems to occupy the position of a building shown on the 1838 Tithe Award Map, remains of which may exist beneath the yard surface, which may merit an archaeological watching brief during the groundworks for its construction.

Potential work to the East Block of the adjacent farm buildings range west of the Stable Block (noted on p.18 of Barnard Interiors' *Development Proposals* document) may involve demolition of a building associated temporally and functionally with the Hall complex.

6.3 The Impact of the Development

Potential remodelling of the Hall will impact negatively upon a designated heritage asset and, in doing so, upon the wider landscape within which the Hall is a prominent feature. Any proposed works involving groundworks will impact significantly upon any surviving, hitherto unknown archaeological remains.

6.4 Visual Impacts

In addition to the potential direct impact upon archaeological remains (or other kinds of heritage assets) of carrying out a development, 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. 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, the concept of '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.

Whilst consideration of setting is somewhat subjective and necessarily a matter of informed judgement, 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.

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 2 km radius from the site was identified within which it was considered that the setting of cultural heritage assets was 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 this range of the proposed development site, while further map study and observation from the site itself indicated whether any sites outside that area would be affected.

In the case of Tritlington Hall very few, if any, sites of cultural heritage importance will be impacted by potential alterations to the current building or its curtilage since it is largely screened by trees to the west and by the external walls of the current Hall extension - where no works are proposed externally - to the north. To the south, south-east and south-west there are no sites of designated or even recognised cultural heritage importance within visual range, other than an area of rig and furrow earthworks (Site 21) to the immediate south and Cockle Park Tower (LB List no. 1042088), an early 16th century tower house, subsequently altered, some 1.6 km (one mile) to the south south-west. The latter, whilst visible from the south frontage of Tritlington Hall, is at such a distance as to render it immune, with respect to negative visual impact, from all but very major redevelopment of the latter site.

Thus, it is assessed that there are no significant sites of major cultural heritage importance which merit attention from the perspective of the potential direct or indirect impact of the proposed developments at Tritlington Hall.

7. CONCLUSIONS

7.1 Historical development

It is considered likely that the site of Tritlington Hall has been subject to intermittent occupation or agricultural land-use since prehistoric times, but nothing is known about the nature of such activity until the medieval period, and nothing in detail until the first known occupation of the current site in the late 18th or early 19th century.

7.2 Significance of known or potential archaeological remains

Other than the current Hall, an associated stable range and boundary wall, the proposed development area does not contain any features of known archaeological or other cultural heritage significance under statutory protection, although the current Hall complex (and the remains of any putative precursor), which may survive underground, as well as the related farm complex to the west and south-west, rig & furrow earthworks to the south and an early trackway to the east and south-east are of local interest, especially when considered as a group.

While sites of national, regional and local importance lie within 2 km of the site, only those associated with Tritlington Old Hall to the immediate north-west are within clear visual range of it, thereby liable to be indirectly impacted by any changes to the visual appearance of the site caused by potential works such as remodelling and demolition. Cockle Park tower, a grade I listed 16th century building to the south-west is also visible from the Hall, but at 1.6 km distance is not assessed as threatened by significant negative impact due to the relatively minor structural alterations proposed on the Hall site.

7.3 The survival of potential archaeological remains

In addition to the current Hall complex largely built in the early and middle parts of the 19th century, it is possible that fragments of earlier buildings survive within or beneath the current buildings complex and elsewhere within the site boundary, although there is no clear evidence to indicate that this is the case.

7.4 The Impact of the Development

7.4.1 Direct Impacts

Alteration to the appearance of the Hall and Stable Yard buildings, which are well preserved, will result in a negative impact of some cultural heritage significance. The interior of the house, while retaining many good features, has also been subject to several phases of alteration and can hardly be classed as of outstanding interest.

Any loss of currently unknown buried features, whether precursors to the current Hall or otherwise, is also likely to be of local rather than greater significance.

7.4.2 Visual Impacts

As well as the direct impact upon the site, alterations to the site will have an effect on the setting of heritage assets in the vicinity. With due regard to recent government policy statements (MHCLG 2019) and Historic England Guidance (EH 2015 & 2017), it is concluded, however, that the extent of the indirect negative impact upon heritage assets visible from the site will not in this case be significant.

8. RECOMMENDATIONS

With respect to the site and wider grounds of the Hall it is recommended that, should planning permission be granted for any scheme of new development, archaeological monitoring of groundworks should take place in order to mitigate the damage to, or loss of any hitherto unknown archaeological remains. The aim of such an operation would be to record any such remains, including unstratified artifacts, as they appear. Most significant in this regard is the proposal for a new range of buildings linked to the Main Block of the Hall, with a large opening piercing the centre of the wall on the south of the Yard. This range seems to occupy the position of a building shown on the 1838 Tithe Award Map, remains of which may exist beneath the yard surface.

Regarding the current buildings of the Hall complex, there are a number of proposals that entail some degree of intervention in the historic fabric and features of the house, including the addition of an orangery on the east side of the North Wing, replacement of the rear stair by a lift, several doorways blocked up and en-suite bathrooms inserted into several bedrooms, but in the majority of cases the loss of significant historic features will be minimal. Thus, in most cases the planned areas of intervention can be dealt with by recording the fabric and features as they currently exist in the form of brief textual descriptions and scaled photographs.

When openings with panelled doors are blocked, these should as far as possible be left in situ and plastered over.

More detailed recording may be necessary in the Stable Range, where the contemporary stable with its cast-iron stall divisions will be stripped out ahead of remodelling. Other features here include a fireplace in the north end room at ground floor level and a dovecote in the centre of the first floor. Some of the detail here may need to be recorded by measured drawings as well as photographs. It is recommended, therefore, that if this building is to be remodelled or significantly refurbished, the following should be carried out:

Make a record in the form of written description, targeted drawing and photographs, keyed to an enhanced ground plan showing the house and outbuilding. Alternatively, digital scanning of the interior would achieve the same results.

Produce a report describing and analysing the features recorded and summarising phases of construction with the aid of a phased plan.

Photographic recording supported by brief textual description should also be considered for the range of farm buildings immediately west of the Stable Block should it be subject to extensive remodelling or demolition as part of redevelopments in this area.

9. REFERENCES

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APPENDIX: SITE PHOTOGRAPHS

The following photographs were produced to provide context to the above descriptions and discussion, rather than as a formal record.

- *Photo. 01: Tritlington Hall from the east.*
- *Photo. 02: View from the south-east of the site of the proposed new extension to the current kitchen on the east side of the current link block.*
- *Photo. 03: Tritlington Hall, south frontage.*
- *Photo. 04: Tritlington Hall seen from the south-west.*
- *Photo. 05: South gable end of the stable block between Tritlington Hall and farmstead to the west.*
- *Photo. 06: North end of east-facing elevation of the Grade II Listed garden wall dividing the Hall from the adjacent farm steading.*
- *Photo. 07: View eastwards of courtyard between the north side of the main Hall and a rear (northern block), with kitchen 'link' range between.*
- *Photo. 08: View southwards to the west end of the north elevation of the Hall with stables block to right of view.*
- *Photo. 09: Doorway to be blocked at the north-east corner of the Ground Floor (GF) dining room (9a from the south; 9b from the north).*
- *Photo. 10: Position of proposed new opening in the west wall of the GF sitting room.*
- *Photo. 11: View south to doorway from GF snug to conservatory, proposed to be blocked.*
- *Photo. 12: View east to east window in the GF kitchen, proposed for opening into a new extension.*
- *Photo. 13: Current doorway from First Floor (FF) SE bedroom 1 into en-suite, proposed for blocking.*
- *Photo. 14: View westwards in FF Bedroom 3, showing areas proposed for sub-division.*
- *Photo. 15: View northwards in 'link block' over kitchen, showing fireplace in the middle of three rooms proposed for extensive remodelling.*
- *Photo. 16: View W-SW in the main FF room of the north block, with fireplace at west end.*
- *Photo. 17: Fireplace at the east end of the northern block, proposed for widening as a fire escape.*
- *Photo. 18: The stable block, east (front) elevation.*
- *Photo. 19: cart shed entrance to the main east frontage of the stable block.*
- *Photo. 20: Stall divisions in the south part of the GF stable block.*

- *Photo. 21: Fire place in the small north end GF room of the stable block, seen from east south-east.*
- *Photo. 22: Stairs to FF level accessed from the cart shed entrance to the stable block.*
- *Photo. 23: View of the north compartment of the stable block, viewed from SW to NE corner.*
- *Photo. 24: View south along the N-S oriented western passage of the stable block at FF level.*
- *Photo. 25: View eastwards into the dovecot compartment of the FF stable block.*
- *Photo. 26: View SE into the southern compartment of the FF stable block.*
- *Photo. 27: View westwards along the Hall access drive as it crosses into the Hall grounds from the south side of the farmstead to the west.*
- *Photo. 28: View to the south side of farm buildings west of the Hall.*
- *Photo. 29: View East north-east along boundary wall or ha-ha south of the Hall.*
- *Photo. 30: View south from the southern boundary wall of the Hall grounds, showing an expanse of rig & furrow pasture land with Cockle Park tower (arrowed, and see inset) distantly visible a mile away.*
- *Photo. 31: Area of rough ground within the rig & furrow south of the Hall - perhaps a former clay quarry or stock pond.*
- *Photo. 32: The western boundary of the area of rig & furrow south of the Hall, marking the west side of a former trackway to Ulgham.*
- *Photo. 33: View south from just inside the eastern boundary of the rig & furrow south of the Hall, showing rig & furrow on different alignments.*
- *Photo. 34: View north towards Tritlington Hall from the west side of the area the rig & furrow south of the Hall, showing rig & furrow in low light.*
- *Photo. 35: View of Tritlington Hall and its southern boundary wall from the south.*
- *Photo. 36: View of Tritlington, looking east from the south-east side of the Lyth bridge, with Tritlington Old Hall to left of view and farm buildings on the south side of the road to right of view.*
- *Photo. 37: View of Tritlington from the north-west side of the Lyth bridge, with Tritlington Old Hall and Tritlington Hall (arrowed) just visible through the trees.*



Photo 01.



Photo 02.



Photo 03.



Photo 04.



Photo 05.



Photo 06.



Photo 07.



Photo 08.



Photo 09a.



Photo 09b.



Photo 10.



Photo 11.



Photo 12.



Photo 13.



Photo 14.



Photo 15.



Photo 16.



Photo 17.



Photo 18.



Photo 19.



Photo 20.



Photo 21.



Photo 22.

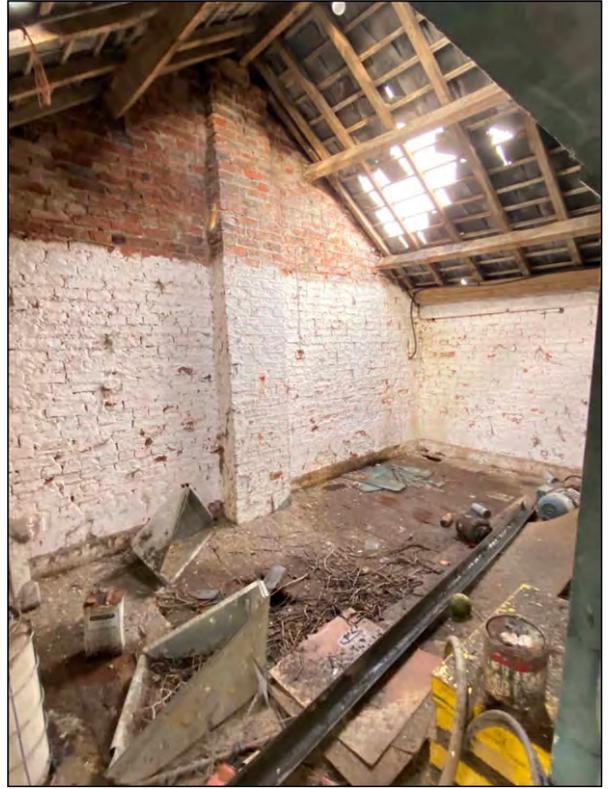


Photo 23.



Photo 24.

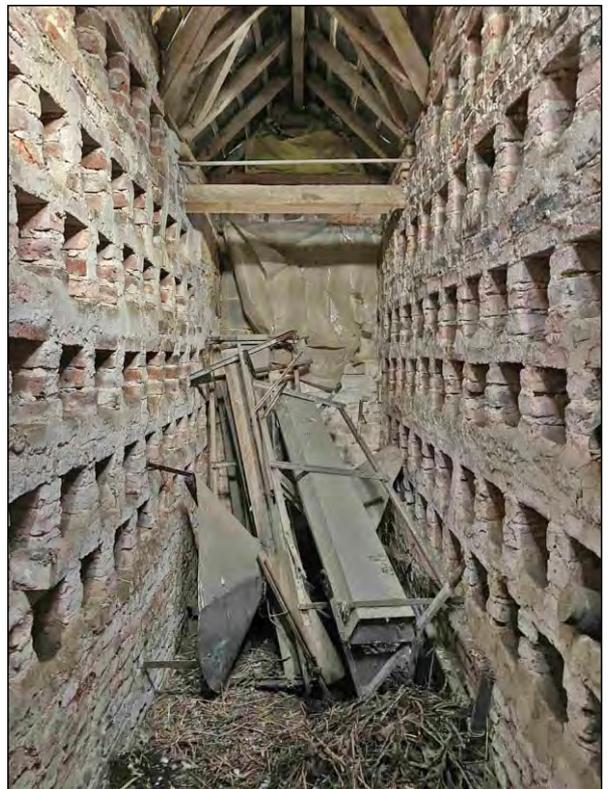


Photo 25.



Photo 26.



Photo 27.



Photo 28.



Photo 29.



Photo 30.



Photo 31.



Photo 32.



Photo 33.



Photo 34.



Photo 35.



Photo 36.



Photo 37.

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