
***NEW BUILD RESIDENTIAL,
SHORTFLATT TOWER,
BELSAY,
NORTHUMBERLAND***

ARCHAEOLOGICAL WATCHING BRIEF



JUNE 2023

***The Archaeological
Practice Ltd.***



NEW BUILD RESIDENTIAL,
SHORTFLATT TOWER,
BELSAY, NORTHUMBERLAND

ARCHAEOLOGICAL WATCHING BRIEF



Frontispiece: View looking east at landscaping works located north-west of Shortflatt Tower, in June 2023.

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By Border Reivers Archaeology Unit, March 2020.*

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SUMMARY

An archaeological watching brief was conducted in June 2023, to mitigate the impact of groundworks associated with the construction of a new residential property located 71 metres to the north-west of Shortflatt Tower, Belsay, Northumberland (centred on NGR: NZ 07860 81054).

The site lies immediately to the north-west of, and just beyond, the barmkin curtilage of Shortflatt Tower, a Grade I-listed building of 15th/16th-century date, now used as an exclusive hotel and weddings venue.

The current development is the third new build within the grounds of Shortflatt Tower, required by Northumberland County Council to be monitored under archaeological watching brief conditions since 2020. However, there have been no previous archaeological investigations undertaken specifically within the boundaries of the current development site.

The aims of the watching brief were to identify and determine the character of any remains uncovered during groundworks on the site, and to make an appropriate record of such finds by photographic and other means.

The results of archaeological monitoring concluded that no significant finds or features of any kind were revealed by the current excavations in June 2023. Therefore, it is concluded that no significant remains of cultural heritage value were impacted by the works.

The southern and eastern edges of the site had previously been cut-in to the highest point of a naturally occurring incline, creating a level terrace for the subsequent construction of a barn in the late-19th century, visible on Ordnance Survey mapping from 1896 onwards, now demolished. Additional landscaping of this area has occurred at the beginning of the 21st-century to accommodate solar panels, although it was not possible to stratigraphically distinguish between these events. Nevertheless, these previous episodes of landscaping would appear to have truncated any potential archaeological layers or features down to the natural clay sub-soil across the site.

While virtually no potential remains for the survival of significant remains in the current development area, it is recommended that, in view of the historic context of the broader site, any future works in the vicinity should be considered on their own merits with regard to potential archaeological intervention.

1. INTRODUCTION

1.1 *Purpose of the Watching Brief*

1.1.1 This document, prepared by the Archaeological Practice Ltd. for Mr Mohammed Ajaib of Leazes Arcade Ltd., reports on a process of archaeological monitoring conducted in June 2023, to mitigate the impact of groundworks associated with the construction of new guest accommodation located to the north-west of Shortflatt Tower, Belsay (*centred on NGR: NZ 07860 81054*) (see *Illus. 01-04*).

1.1.2 The footprint of the proposed new build is partially located (east side) over the site of a recently demolished barn (of late 19th-century origin), from which an associated concrete pad is being utilized and extended with new concrete to create a new enlarged foundation pad from which to build off.

1.1.3 In addition to the former barn, the remainder of the site was previously occupied by solar panels. According to the current owner of Shortflatt Tower, these were erected by the former site owner approximately fifteen years ago and were not subject to archaeological planning conditions.

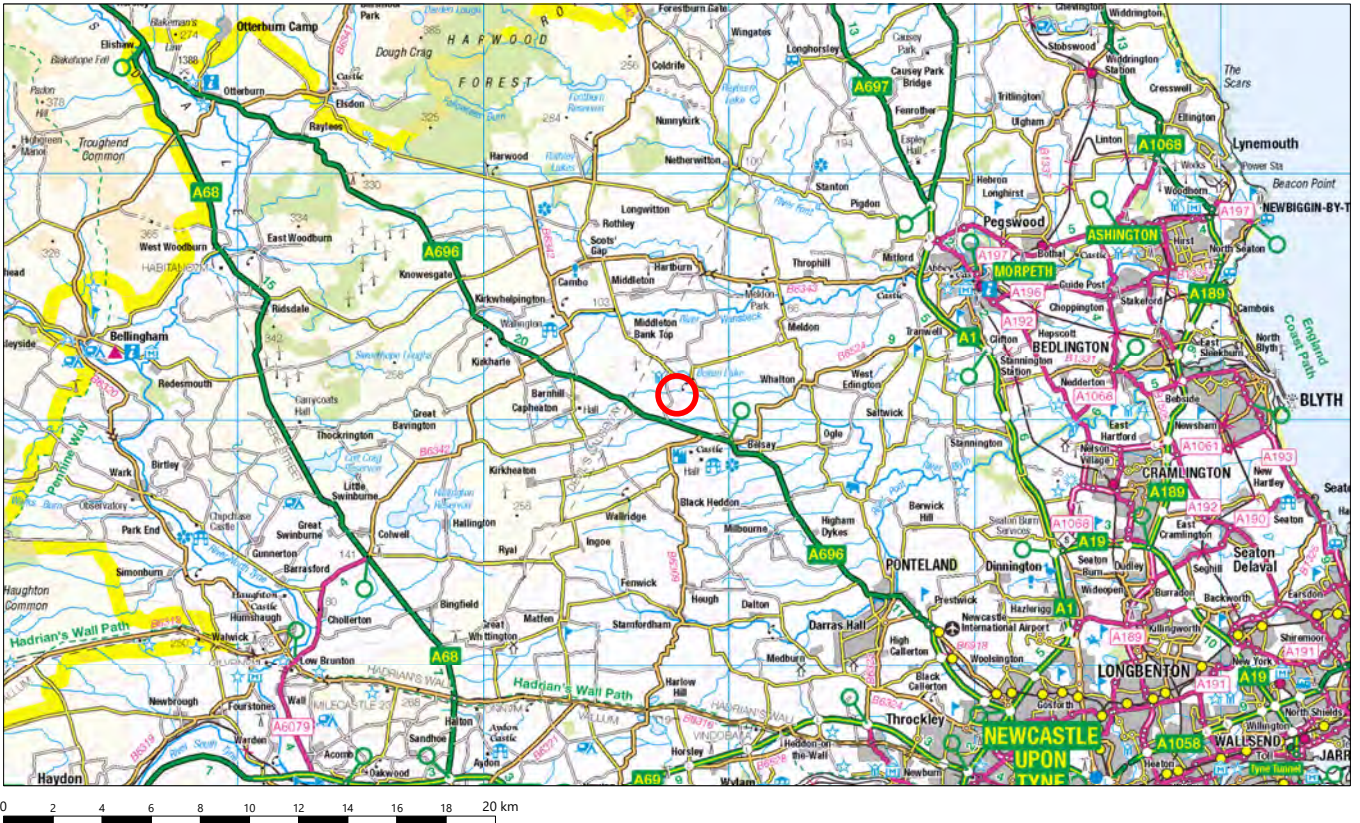
1.1.4 The site lies immediately to the north-west of, and just beyond, the barmkin curtilage of Shortflatt Tower, a Grade I-listed building of 15th/16th-century date, now used as an exclusive hotel and weddings venue.

1.1.5 Historic map regression (*Illus. 05-08*) indicates this portion of the estate has been used exclusively for pasture since at least the 19th century, with a small complex of late 19th-century agricultural outbuildings situated to the east, several of which still survive, now refurbished and repurposed as luxury guest accommodation.

1.1.6 It was noted that the topography in this area of the Shortflatt Tower Estate, declines from south to north and east to west with a differential of approximately 1 metre in depth. The current landscaping procedure carried out to create a level pad for the proposed new build, involved ground reduction of 1.10 m in depth required along its southern and eastern edges, which graded to meet the current ground level along its northern and western edges. Overall, the area landscaped measured approximately 15 m x 10 m.

1.1.7 Consultation with the Assistant County Archaeologist for Northumberland, resulted in a recommendation for groundworks associated with the development to be monitored by means of an archaeological watching brief to mitigate any potential impacts on surviving archaeological features, by ensuring they are properly recorded during the groundworks, and subsequently reported.

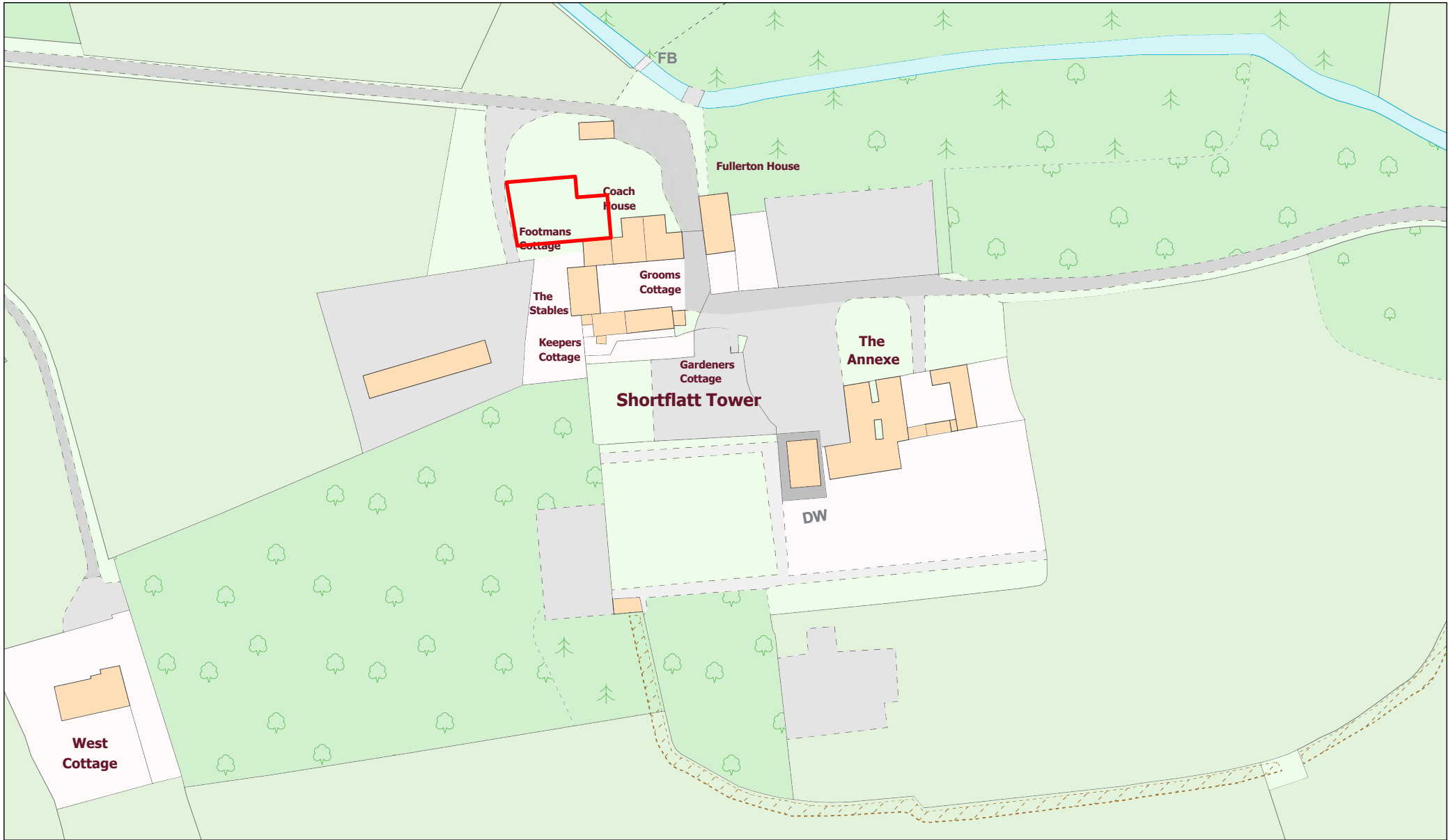
1.1.8 A written Scheme of Investigation (Appendix 1) was prepared by Border Reivers Archaeology Unit in March 2020, prior to the commencement of works, and provided a methodology for carrying out archaeological mitigation work to satisfy the terms of planning conditions on consent for the proposed development. Although the WSI for archaeological watching brief covered four separate planning applications across the wider Shortflatt Tower complex, the groundworks reported on during this phase of development specifically address the application for a new build residential (19/04419/FUL). This is in line with paragraphs 54, 55, 141, 199 of the National Planning Policy Framework (2018).



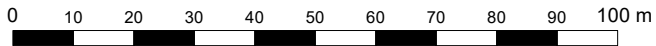
Illus. 01: Regional view, showing the location of Shortflatt Tower (circled in red), near Belsay in southern Northumberland.



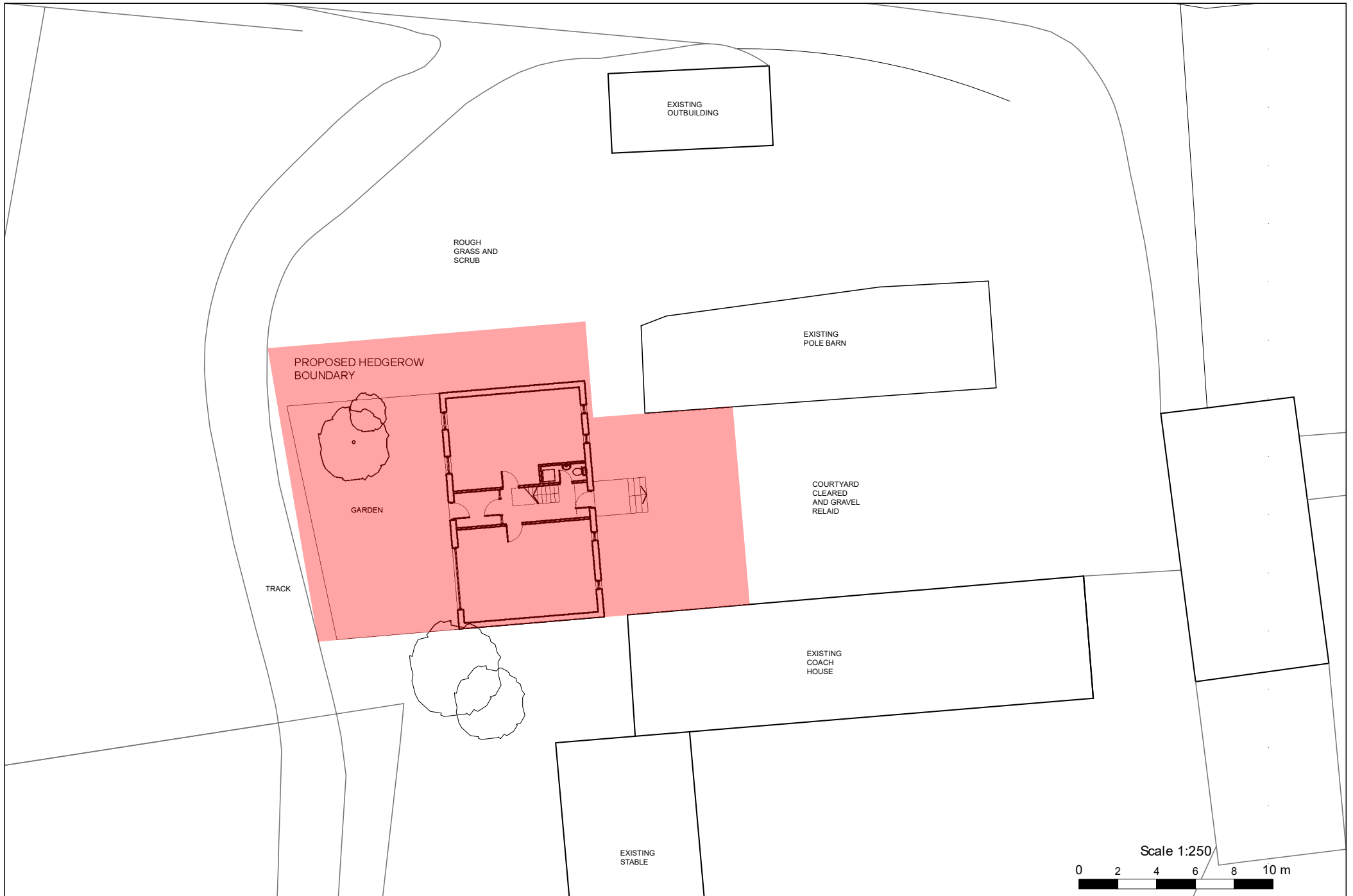
Illus. 02: District view, showing the location of Shortflatt Tower (circled in red), south of Bolam Lake.



Scale 1:1250



Illus. 03: Settlement view, showing the location of the watching brief area (highlighted in red), to the north-west of Shortflatt Tower.



Illus. 04: Architect supplied plan showing the location of the development site (bound in red) and new build residential within, to the NW of the existing Coach House.

1.2 Cultural Heritage Background

The following brief description of the site and Listed Building records, are summarised from the written scheme of investigation (*BRAU, March 2020*) and focusses on the Shortflatt Tower and watching brief site area:

1.2.1 Shortflatt is in the civil parish of Belsay, Northumberland, first mentioned in 1223, it was part of the possessions acquired by Hugh de Reymes of Suffolk between 1293 and 1295. Shortflatt Tower (NHLE 1042821 HER 10574) is a Grade I-listed building (listed 1952), one of the best extant examples of a Northumbrian manor house. A licence to crenelate issued to Robert de Reymes II in 1305 is the first documented mention of the tower. The current tower is thought to date to the late fifteenth or early sixteenth century, additions and alterations have continued since.

1.2.2 Listing Details - *4/70 Shortflatt Tower 27.8.52*

GV I

House and tower. Licence to crenelate 1305 for Robert de Reynes, but most existing work is later. The tower seems late C15 or early C16, the attached house early C17 incorporating and re-using earlier masonry. Squared stone. Tower has stone slate roof, other parts Welsh slate.

3-storey tower; 2-storey house attached to east and 2 parallel wings running north from house.

South (garden) front: Tower, projecting on left, has chamfered plinth and irregularly-placed early C19 sashes. Inner return has Tudor-arched doorway, now a window; left half of lintel with relief carving of shield and panel, the right half uncarved. Hollow-chamfered base to battlemented parapet with stone water spouts. Steeply-pitched gabled roof with end stacks.

Attached house of 4 irregular bays has C18 12-pane sashes beneath early C17 string courses which rise above each window. Roof hipped on right. Enormous ridge stack between 3rd and 4th bays. Roof marks on stack reveal that the building was formerly 3 storeys (cf. interior).

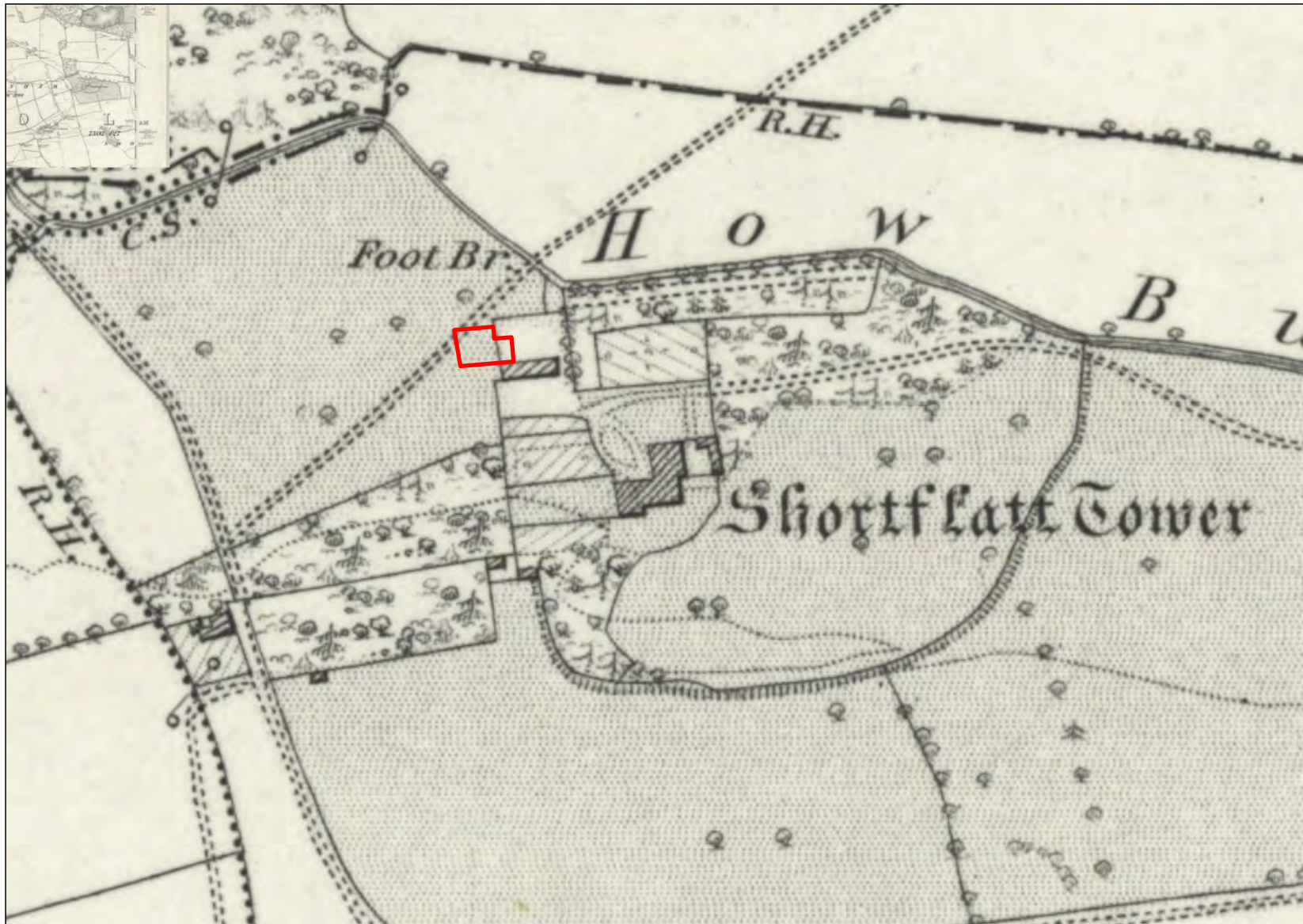
North (entrance) side has C19 Tudor-style doorway into tower. Similar windows, several in double-chamfered surrounds. In tower one enlarged C16 window with chamfered surround and 3 blocked similar windows. North-east corner of tower has a small single-storey projection of older masonry with a double plinth.

Interior: tower has tunnel-vaulted ground floor; one jamb of a recently discovered (1985) large C16 or C17 fireplace on 1st floor; and a possibly re-set earlier medieval fireplace, with chamfered jambs and corbels supporting flat lintel, on the 2nd floor. Massive C16 roof timbers.

In the roof space of the adjoining wing a C16 or early C17 fireplace, also vestiges of plasterwork proving existence of former second floor. In the dining room a wood Rococo fire surround and contemporary Delft tiles. H. Honeyman considered the tower to be of 1305 but more recent information from Mrs. L. Milner (pers. comm.) suggest the later date.

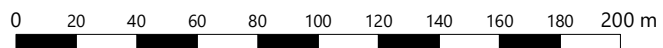
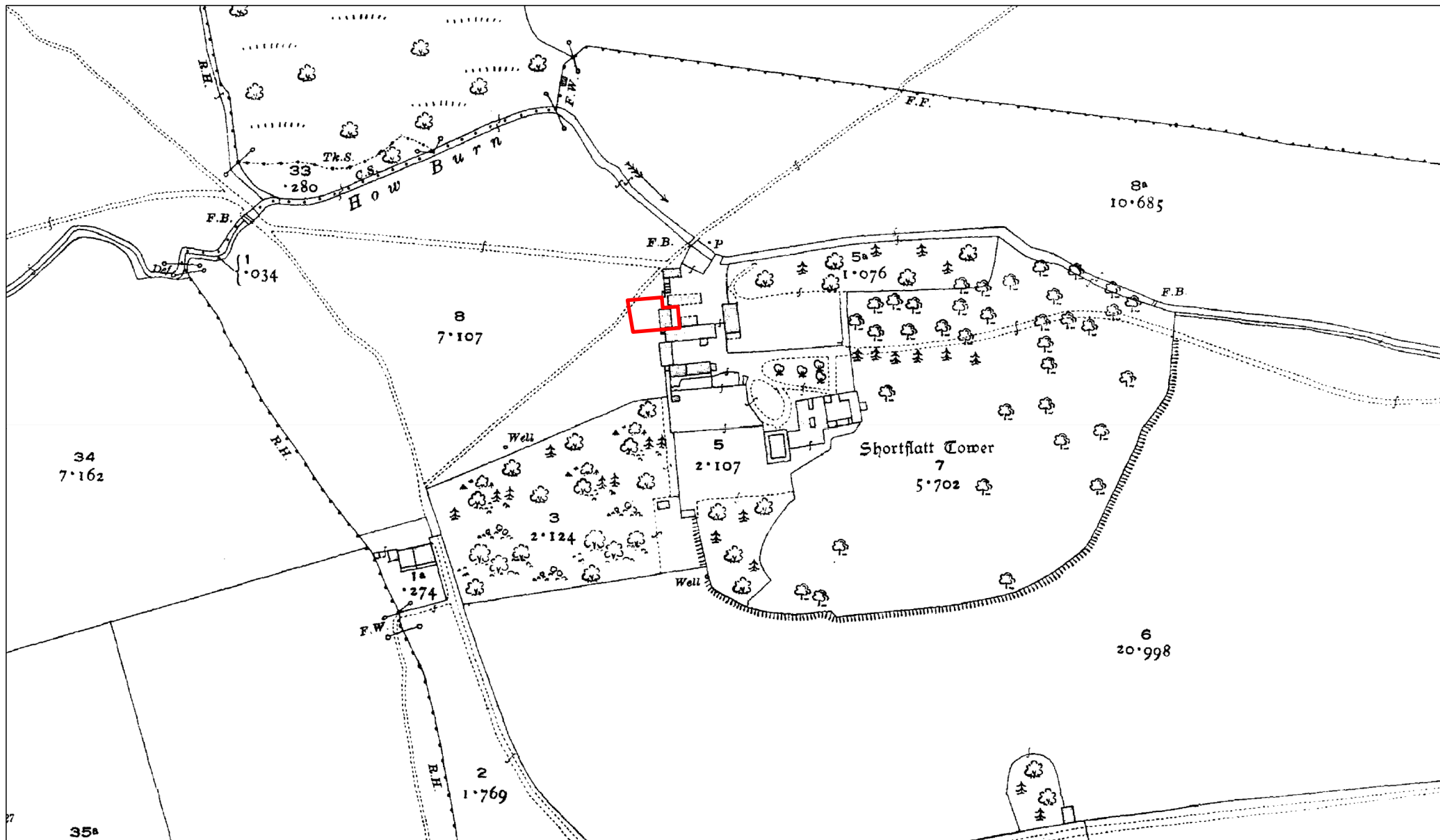
An extremely picturesque house. *Archaeologia Aeliana* 4th Series XXXII, 1954, pp 126-159.

Listing NGR: NZ0793780995.

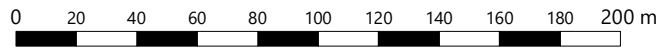
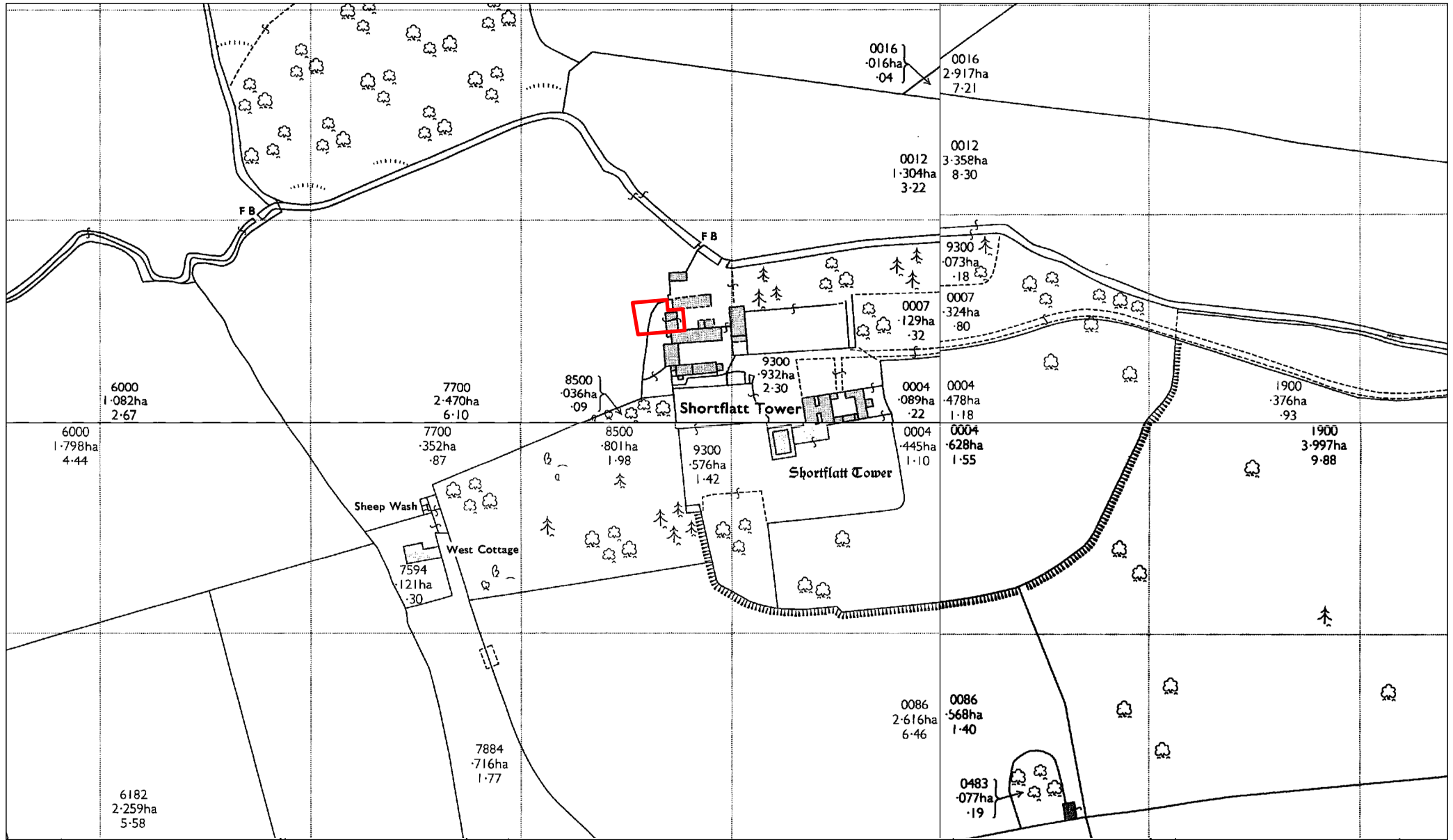


0 20 40 60 80 100 120 140 160 180 200 m

Illus. 05: Extract from the 1st Edition Ordnance Survey Map of Northumberland c.1866, showing the watching brief site at Shortflatt Tower.



Illus. 07: Extract from the 3rd Edition Ordnance Survey Map of Northumberland c.1922, showing the watching brief site at Shortflatt Tower.



Illus. 08: Extract from the c.1974 Edition Ordnance Survey Map of Northumberland, showing the watching brief site at Shortflatt Tower.



Illus. 09: Vertical aerial view of the Shortflatt Tower watching brief site (highlighted in red) and environs, taken in April 2020. Image © Get Mapping Plc.



Illus. 10: Vertical aerial view of the Shortflatt Tower watching brief site (highlighted in red) and environs, taken in July 2021. Image © Google Earth.



Illus. 11: Enhanced LiDAR image (DTM 0.5 - 1m) of the Shortflatt Tower site (circled in red) and environs. © Environment Agency 2020.

1.3 Previous Archaeological Work

1.3.1 The current development is the third new build within the grounds of Shortflatt Tower, monitored under archaeological watching brief conditions since 2020. However, there have been no previous archaeological investigations undertaken specifically within the boundaries of the current development site.

1.3.2 In November 2020, an archaeological watching brief was undertaken by the Archaeological Practice Ltd., as a condition of NCC planning application 19/00024/FUL, on land approximately 64 metres to the south of the current site, to monitor excavation works associated with the construction of a new function suite.

The results of the watching brief concluded that no significant finds or features of any kind were revealed by the excavations. The construction of a former post-1970s stable block, that covered the majority of the site, appeared to have truncated any potential archaeological layers or features down to the natural clay sub-soil.

1.3.3 Following this, a second archaeological watching brief was conducted by the Archaeological Practice Ltd. in June 2021, as a condition of NCC planning application 18/02621/FUL, for the construction of a new residential building on land previously occupied by a late 19th-century Pole Barn located approximately 2 metres to the north-east of the current site.

Other than modern occupation material associated with the former Pole Barn, the results of the watching brief concluded that no significant finds or features were revealed by the excavations required for the new residential property. It appeared that the construction of the Pole Barn and an associated terrace that cut-in to the bank at the southern part of the site, had truncated any potential archaeological layers or features down to the natural clay sub-soil.

2. AIMS AND OBJECTIVES

2.1 Definition of Archaeological Watching Brief

An archaeological watching brief is defined as:

“...a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, intertidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive” (CIfA 2020a, 4).

2.2 Aims of the Watching Brief

The overall aim of the project is to record archaeological remains impacted during site development works. More specifically, the work aimed to investigate the extent, character and chronology of the archaeological features present on the site, in order to understand and interpret them with reference to comparable sites.

2.3 Objectives of the Watching Brief

- To record, excavate and environmentally sample any archaeological deposits of significance observed during the groundworks.
- To establish the date, character and significance of any archaeological and palaeoenvironmental deposits, including in relation to other similar features within the area.
- To ensure there is a permanent record of the work undertaken deposited with the local Historic Environment Record (HER) and made available online.
- To ensure all work is undertaken in compliance with the Code of Conduct of the Chartered Institute for Archaeologists (CIfA) (2021), the CIfA Standard and Guidance for Watching Briefs (2020a), and Yorkshire, the Humber & the North East: a Regional Statement of Good Practice for Archaeology in the Development Process (2019).
- To ensure compliance with the project Written Scheme of Investigation (Appendix 2).

2.4 Research Agendas

Although narrowly external to its barmkin, the current watching brief site is located only a short distance from Shortflatt Tower, a historically significant building and estate of medieval origin.

The monitoring work associated with the construction of a new residential building had the potential to uncover remains dating predominantly to the medieval period. Any information provided could potentially address the following gaps in knowledge identified in Chapter 17 of Shared Visions: The North-East Regional Research Framework for The Historic Environment (2006), also available online at <https://researchframeworks.org/nerf/medieval-and-post-medieval-agenda/>:

- *MD8: How can we better understand medieval ceramics?*
- *MD17: How can we better understand changing settlement patterns in north-east England?*
- *MD18: How can environmental archaeology help us better understand medieval life?*

- *MD20: How did the region's medieval rural settlements emerge and develop during the medieval period?*
- *MD21: How can we better understand medieval field systems?*

3. METHODOLOGY

3.1 The watching brief, which took place on 20 June 2023, involved archaeological monitoring of the area subject to groundworks in the position outlined (*see red boundary on Illus. 04*), carried out for the purpose of constructing a new detached residential building. All work was carried out in compliance with the codes of practice of the Chartered Institute for Archaeologists (CIfA) and followed the CIfA Standard and Guidance for Archaeological Excavations.

3.2 The monitoring process involved all ground disturbing work, including ground reduction and landscaping to create a level terrace upon an E-W and S-N incline with a 1 metre differential, from which a concrete foundation pad could be poured to support the new building. This process was monitored by an archaeologist to observe and record the presence or absence of any archaeological remains. If archaeological remains were identified the groundworks would be instructed to stop, to allow the excavation and recording of any remains found. All archaeological features within the construction area were to be at least partially excavated.

3.3 Accordingly, all excavations were closely monitored, or conducted by, a suitably trained and experienced archaeologist from The Archaeological Practice Ltd. The mechanical excavations were carried out by a “JCB 3CX Sitemaster”, a 7½ -tonne compact excavator utilizing a flat-bladed ditching bucket, but some finishing work utilized hand tools.

3.4 Following the excavations, the watching brief area was recorded by measured survey, and digital photography (*Photos 1-7*) and the stratigraphic make-up of the sub-surface levels reported upon (*see Section 4*).

The photographic record of the monitoring was undertaken in high-resolution digital format with a minimum resolution of 14 megapixels. Photographs were taken of all archaeological and palaeoenvironmental features in addition to general site photography locating the individual features in their wider context.

All areas of groundworks were located and tied to the National Grid at a scale of 1:2500 or greater. All archaeological features were to be located accurately within the specified area and their height also accurately recorded above Ordnance Datum. The same level of accuracy would be applied to measuring the respective heights of the top and base of excavations if features were discovered.

3.5 The Field Investigation was carried out by means of an Archaeological Watching Brief; all work was undertaken in compliance with the *Code of Conduct of the Chartered Institute for Archaeologists (CIfA) (2021)*, the *CIfA Standard and Guidance for Watching Briefs (2020a)*, *Yorkshire, the Humber & the North East: a Regional Statement of Good Practice for Archaeology in the Development Process (2019)*, and the project Written Scheme of Investigation – (Appendix 1).

4. RESULTS

4.1 *Location and Dimensions (see Illus. 03-04; Photos 01-07)*

The watching brief site was located over the footprint for a proposed new residential building (bounded in red on Illus. 04), positioned 2 metres west of and between the existing Coach House and a new timber-clad residential building on the NW side of the tower complex. The site lay a distance of approximately 71 metres to the north-west of Shortflatt Tower itself, situated just beyond its historic barmkin curtilage.

The footprint of the proposed new build is partially located (east side) over the site of a recently demolished barn of late 19th-century origin, visible on Ordnance Survey mapping from the 2nd edition onwards (see Illus. 06-08). An associated existing concrete pad is being utilized and extended with new concrete to create a new enlarged foundation pad from which to build the new residential building.

Overall, the area landscaped measured approximately 15 m (E-W) x 10 m (N-S) x 1.10 m (max depth).

4.2 *Stratigraphic Description and Interpretation*

The topography in this area of the Shortflatt Tower Estate, declines from south to north and east to west with a differential of approximately 1 metre in depth. It was noted that the southern and eastern edges of the site had previously been cut-in, to create a level terrace associated with the construction of a barn in the late 19th century. Additional landscaping of this area has occurred at the beginning of the 21st century to accommodate solar panels. The current landscaping procedure carried out to create a level pad for the proposed new build, involved limited ground reduction of 1.10 m in depth, required along a 2-metre-wide perimeter of its southern and eastern edges, with the majority of the remaining interior ground previously graded to meet the existing ground level of the adjoining property to the north.

Consequently, the current terrace excavated for the new build, encountered exclusively disturbed ground throughout [02] comprising of mixed demolition and backfill/make-up to depths of 0.60 m along the southern (deepest) edge before reaching natural boulder clay [04]. A concrete pad associated with the recently demolished late 19th-century barn, was observed on the east side of the site (location marked on site plan – see Illus. 04). This was left in-situ.

No significant finds, features or diagnostic archaeological material, other than the modern material discussed above, were revealed within the watching brief area.

4.3 *Context List*

- [01] Turf and topsoil, comprising of mid grey-brown rich silt-loam, fairly soft. Observed to average depths of 0.20 m below ground level.
- [02] Disturbed mixed silts and sandstone rubble, including former electric services, roofing slate (modern), smashed tile (modern) and other modern waste. Observed to depths of 0.60 m below ground level. Interpreted as demolition material from former late 19th-century barn, mixed with probable make-up/backfill from previous landscape terracing from construction of barn and possibly from installation of solar panels in early 21st century.

- [03] Concrete pad, observed at east end of the watching brief site, located over the site of former late 19th-century barn. Depth of south edge was approx. 0.40 m bgl and its north edge reached current ground level, mirroring the level of the neighbouring new build to the north. Dimensions: 5.50 m (N-S) x 3.50 m (E-W).
- [03] Natural. Mid reddish-brown boulder clay, firm, with frequent glacial sandstone fragments and mixed alluvium. Observed from depths of 0.60 m (south side) and reaching current ground level on north side.

5. CONCLUSIONS

5.1 No significant finds or features of any kind were revealed by landscaping works required for the construction of a foundation pad associated with a proposed new residential building located to the north-west of Shortflatt Tower in June 2023. Therefore, it is concluded that no significant remains of cultural heritage value were impacted by the works.

5.2 The southern and eastern edges of the site had previously been cut-in, to create a level terrace associated with the construction of a barn in the late 19th century. Additional landscaping of this area has occurred at the beginning of the 21st century to accommodate solar panels. These previous landscaping events would appear to have truncated any potential archaeological layers or features down to the natural clay sub-soil across the site.

5.3 While virtually no potential remains for the survival of significant remains in the current development area, it is recommended that, in view of the historic context of the broader site, any future works in the vicinity should be considered on their own merits with regard to potential archaeological intervention.



Photo 01. View looking west across the development site prior to landscaping works.



Photo 02. View looking south-west during landscaping works.



Photo 03. View looking south-east during landscaping works.



Photo 04. View looking west during landscaping works.



Photo 05. View looking east at landscaping works (2 metre scale at centre).



Photo 06. North facing section of development plot, showing disturbed ground above natural boulder clay (2 metre scale at centre).



Photo 07. View looking south at landscaping works (2 metre scale at centre).

6. REFERENCES

Border Reivers Archaeology Unit. 2020. *Watching Brief WSI, Shortflatt Tower, Belsay, Northumberland*. For Leazes Arcade Ltd.

The Archaeological Practice Ltd., 2020. *Shortflatt Tower Function Suite, Belsay, Northumberland. Archaeological Watching Brief. Project AP 20/28*. Grey literature report for Leazes Arcade Ltd.

The Archaeological Practice Ltd., 2021. *Site of Former Pole Barn at Shortflatt Tower, Belsay, Northumberland. Archaeological Watching Brief. Project AP 21/46*. Grey literature report for Leazes Arcade Ltd.

APPENDIX 1:

Watching Brief WSI, Shortflatt Tower, Belsay, Northumberland.

By Border Reivers Archaeology Unit, March 2020.

Project:	Watching Brief WSI
Site/Property:	Shortflatt Tower
Address:	Belsay, Northumberland,
Postcode:	NE20 0HD
OS NGR:	NZ 07920 80993
Date:	March 2020
Planning Application:	19/00024/FUL; 18/02465/FUL; 19/04419/FUL; 18/02621/FUL
Client:	Leazes Arcade Ltd
OASIS number:	tba
Sitecode:	STB20

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1 Introduction

1.1 This document constitutes a Written Scheme of Investigation (WSI) by Border Reivers Archaeology Unit for an archaeological watching brief on the premises of Shortflatt Tower, Belsay, Northumberland, NE20 0HD (NZ 07920 80993). Border Reivers Archaeology Unit were commissioned by Leazes Arcade Ltd to provide an archaeological watching brief and the WSI therefore for the excavation of subsurface deposits. The application has been considered in line with paragraphs 8, 11, 184-185, 187, 189-190, 194-197 and 199, and footnote 63 of the *National Planning Policy Framework* (2018).

1.2 Four separate planning applications (19/00024/FUL; 18/02465/FUL; 19/04419/FUL; 18/02621/FUL) have been submitted for this development work and a watching brief being in place for the duration of the excavations and intrusive procedures necessary for the development is a planning condition of all four applications. This is in line with paragraphs 54, 55, 141, 199 of the *National Planning Policy Framework* (2018).



Location Plan. Showing location of Shortflatt Tower.

Image data: OpenStreetMap contributors ©2020.

1.3 The watching brief(s) will involve archaeological observation and recording during all excavations necessary for the development, excavation and recording of any archaeological remains of interest exposed, and reporting on the work, including, as appropriate, publication of any

significant findings. The watching brief(s) shall be completed and approved in writing by Northumberland County Council before it can be discharged. In line with the planning condition:

A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Site Specific Requirements documents (24/8/18; 26/2/19; 3/12/19). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by NCCCT Site Specific Requirements, documents must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological and historic interest.

2 Site Description

2.1 Shortflatt is in the civil parish of Belsay, Northumberland, first mentioned in 1223, it was part of the possessions acquired by Hugh de Reymes of Suffolk between 1293 and 1295. Shortflatt Tower (NHLE **1042821** HER **10574**) is a Grade I-listed building (listed 1952), one of the best extant examples of a Northumbrian manor house. A licence to crenellate issued to Robert de Reymes II in 1305 is the first documented mention of the tower. The current tower is thought to date to the late fifteenth or early sixteenth century, additions and alterations have continued since.

2.2 The three-storey tower has an E-W two-storey range known as the Manor House adjoining the northern E-facing elevation at a slight angle, this dates from the early seventeenth century and reuses earlier masonry. Two narrow service ranges extend northwards from the East end of the Manor House forming a narrow court.

2.3 Garden Cottage and stables, including the former groom's cottage and the coach house, to the NW of Shortflatt Tower form a N-S range of Grade II-listed buildings (NHLE **1154161** HER **21051**) dating from the early nineteenth to early twentieth century with some subsequent alterations.

2.4 The Shortflatt Tower range and the Garden Cottage range are at right angles to each other, set in their own grounds and gardens with woods to the NE and SW. Gardens lie to the South of the Shortflatt Tower range.

3 Archaeological and Historical Background

3.1 Late Mesolithic (7000BC-4000BC) and Neolithic (4000BC-2500BC). A cup and ring-marked stone (HER **10601**) at Shortflatt Tower was ploughed up on the estate in 1985 and set into a recess made into the garden wall attached to the West side of the tower (HER **21054**), another was found in a hedge that was being grubbed in 1984. There seems to be some uncertainty in the HER about the location of one of the stones, both of which were moved to Shortflatt Tower, as was a cup marked stone (HER **10687**) found in a nearby quarry.

3.2 Flint arrowheads (HER **10662**) were found amongst a larger flint scatter in November 1994 and December 1995 at NZ08338065 during fieldwalking. An Early Neolithic settlement (HER **10693**) at Sandyford Quarry Field was also discovered by fieldwalking and excavated by trench, Late Mesolithic lithics were also recovered.

3.3 Bronze Age (2500BC-700BC). A scheduled bowl barrow survives 200m ENE of Shortflatt (NHLE **1011833** HER **10575**). A possible cairn may exist at Shortflatt Farm as a collection of prominent large stones in a field (HER **10679**) it is associated with one of the cup and ring-marked stones moved to Shortflatt Tower. In one of the trenches at the Sandyford Quarry Field Neolithic site, a round cairn had been sectioned by the baulk (HER **10693**). Two cairns at Sandyford (HER **10576**), South of Sandyford Farm were ploughed out by the 1980s.

3.4 Iron Age (700BC-AD43). Defended settlements are known at Slate Hill (HER **10578**) and suspected at Bolam Hill (HER **10577**).

3.5 Other later prehistoric finds of uncertain date include a rotary quern fragment from Harnham Hall (HER **10616**). An assemblage of later prehistoric flint flakes (HER **10678**; **10680**; **10682**; **10684**; **10685**) have been found at Shortflatt Farm, some associated with cairns (HER **10683**) Flint cores (HER **10686**; **10688**; **10689**) and a small cairn (HER **10681**) were also found on the farm.

3.6 Romano-British (43-410). A cropmark rectilinear enclosure at Bolam Low House (HER **10572**) is thought to be a one or two hut homestead occupied during the Roman period. Sherds of Roman pottery have been recovered from Bolam Lake (HER **10708**)

3.7 Medieval (1066-1485). The manor of Shortflatt (HER **10591**) and the associated settlement are thought to have divided from the neighbouring vill of Harnham (HER **10592**) in the thirteenth century as there is no reference to Shortflatt in documents prior to this time. Both Shortflatt and Harnham were in the lordship of Bolbec. Shortflatt is first mentioned in 1223, it was part of the possessions acquired by Hugh de Reymes of Suffolk between 1293 and 1295. There has never been a precise location for the manorial demesne of medieval Shortflatt (HER **10591**) established by intrusive archaeological investigation. The edge of the settlement area may be visible in parkland to the south and west of the manor, defined by ridge and furrow. To the north and east the ridge and furrow is less clear and there are no visible earthworks in what is thought likely to be the medieval and post-medieval settlement area. Modern Shortflatt consists of two farmsteads and any previous village was probably non-nucleated. The medieval estate appears to have consisted of one c200 acre demesne farm of arable land. There are no earthworks visible inside the settlement perimeter and no visible evidence of depopulation.

3.8 The first Shortflatt Tower (NHLE **1042821** HER **10574**) was built sometime after 1296, a licence to crenellate being issued to Robert de Reymes II in 1305, but by his death in 1323 the tower had been burnt and lost all value. The current three-storey tower was built in the late fifteenth or early sixteenth century, a two-storey house with sixteenth or seventeenth century features is attached to the tower. A medieval armorial beast is set on a plinth against the current garden wall at Shortflatt, (NHLE **1370657** HER **21052**), this is Grade II-listed.

3.9 At Harnham Hall (NHLE **1042818** HER **10573**) a medieval tower stands at the back of the current house, listed in 1415 as a fortalice. Harnham DMV (HER **10592**) like Shortflatt has no visible evidence of depopulation and is probably shrunken rather than deserted, as is the case with many sites labelled as DMVs. Another DMV at Lytedon (HER **10597**) was a manor of Bolam, in the barony of Bolam, the only record of it having existed is the Knights' Inquest of 1242-1243, it is not listed in the 1296 Lay Subsidy and does not appear as a surname. The site of Lytedon has never been located and is thought to have been deserted by the end of the thirteenth century. Similarly, the Hospital of St Mary at Bolam (HER **10584**) is known to have been founded around 1285 and dissolved after 1359, nothing further is known.

3.10 Within the reputed Iron Age defended settlement at Bolam Hill (HER **10577**) are the remains of a motte and bailey castle, Bolam Castle, the site was later reused to build Bolam Tower, which is also now gone.

3.11 Post-medieval (1485-1837) and Victorian (1837-1901). The Hearth Tax of 1666 lists Harnham and Shortflatt together with only four houses between them. The manor of Shortflatt was sold c1604 to William Selby, who is thought to have built the Manor House wing. Shortflatt was sold again to the Fenwicks in 1631 and again to John Dent in 1755. An eighteenth century sundial to the West of the tower is Grade II-listed (NHLE **1303928** HER **21055**), as is the garden wall (NHLE **1042822** HER **21054**) attached to West side of the tower and the garden gates to the East (NHLE **1303944** HER **21053**). A range of Grade II-listed buildings including the groom's cottage, stables and the coach house (NHLE **1154161** HER **21051**) were built to the NW of Shortflatt Tower from the early nineteenth. Two inscribed boundary stones (HER **10640-10641**) marking the c1690 boundary of Shortflatt Farm and Middlepart Farm (HER **10694**) are known.

3.12 Low Hall (HER **17890**) stood to the South of Shortflatt on the first edition Ordnance Survey map, accompanied by enclosures, but is now gone. Sundial House (HER **10622**) in Harnham is thought to have originated as a bastle c1600 associated with Richard Fenwick.

3.13 There is an extensive landscape of post-medieval features around Shortflatt, most of which are known from the first edition Ordnance Survey maps. This includes quarries (HER **10697**; **10704**; **10705**; **17862**) and a sand pit (HER **10706**); footbridges and fords (HER **17874-17878**; **17885**; **17891**); road bridges (HER **17883**; **18455**) including a Grade II-listed bridge (NHLE **1042823** HER **10655**) to the East of the site; several mileposts (HER **16805**; **16862**; **17871**;) and guideposts (HER **17861**; **17872**; **18456**) and several wells and springs (HER **10637**; **17860**; **17870**; **17882**; **17886**; **17889**). Two

pheasantries near Bolam, at Bolam Low House (HER **10702**) and Bolam Crofts (HER **10703**) are also noteworthy.

3.14 Unknown. A possible turf stell (HER **10692**) at Shortflatt Farm is of unknown date.

3.15 Previous archaeological work. There has been no previous archaeological work at Shortflatt Tower.

3.16 Archaeological potential. Groundworks on the site have potential to disturb the archeological remains of the medieval and later settlement.

4 Geology and Topography

4.1 Bedrock Geology. Formerly referred to as solid geology by the British Geological Survey. The bedrock underlying Shortflatt Tower is sandstone of the Shaftoe Grits. This sedimentary bedrock formed around 324 to 328 million years ago in the Carboniferous Period, when the local environment setting was riverine. However, to the SE there is a sandstone and a repeating cycle of sedimentary bedrocks of the Stainmore Formation and a band of Corbridge Limestone which probably runs underneath the Shortflatt Tower site.

4.2 Superficial Geology. Formerly referred to as drift geology by the British Geological Survey. The superficial geology underlying Shortflatt Tower is diamicton till deposits of the Devensian Till. These superficial deposits were put down up to 2 million years ago in the Quaternary Period when the local environment was undergoing ice age conditions. The sedimentary deposits are glacial detrital material, created by the action of ice and meltwater during both glacial and inter-glacial periods of the Quaternary. The woods immediately to the North of the site are underlain by alluvium which seems to be following the course of the How Burn.

4.3 Topography. Shortflatt Tower itself lies just above the 120m contour. The site lies between the 120m contour to the South and the 115m contour to the North, the line of which is followed by the How Burn. The land to the West continues to gently rise, to the South the land falls to the River Blyth, the land to the East is on the same level.

5 Aims and Objectives

5.1 The main aims of the project are: To ensure that the archaeological resource is not destroyed without being preserved by record or other appropriate means; To fulfil the planning condition by undertaking an appropriate scheme of archaeological fieldwork in association with all construction groundworks, and subsequent reporting on the findings, as described in this WSI.

5.2 The development proposed could potentially disturb archaeological remains, the implementation of a watching brief operation is considered the appropriate archaeological response. The aim of the watching brief is to examine, record and recover archaeological deposits which will be affected by the development and provide further information on these deposits. Should it be established that there are significant archaeological deposits, further archaeological investigation may be necessary.

5.3 The objectives of the watching brief(s) at this stage are, with the resources available, to ascertain the presence of any archaeological deposits during all intrusive groundworks, the scope of which being detailed below (6.1). The watching brief will ensure that important archaeological remains are not destroyed without being adequately recorded first.

5.4 An appropriate level of reporting on the work is required, including, if necessary, full analysis and publication of any notable archaeological findings upon completion of the project. **This is a compulsory part of the exercise.** Thus the results of the work will constitute the preservation by record of any archaeological remains thus encountered and subsequently removed during the course of works. The full scheme of archaeological work required is described in the following section.

5.5 The archaeological project has the potential to address research priorities defined in the *North East Regional Research Framework* (Petts and Gerrard 2006):

Medieval

MDiv Castles and defensive structures

MDxi The medieval to post-medieval transition

Post-Medieval

PMiv Chronology

Defence and Fortification

F5 Chronology of late architectural developments in the region's castles

6 Archaeological Watching Brief Process

6.1 A watching brief will normally be required where there is archaeological potential for a low level of remains of local importance. The watching brief operation involves supervision by a competent archaeologist of all groundworks within the application areas:

(1) 19/00024/FUL, new build function suite. The existing stables will be demolished and a new build function suite constructed adjoining the Grade II-listed garden wall. The existing stables, tack room and adjacent concrete surfacing are thought to have involved limited groundworks and there is potential for archaeology to survive beneath them. The footprint of the proposed buildings also exceeds that of the existing building. The proposal also involves providing a new foul drain leading (North) to a package treatment plant (application drawing D 01), the location of further services and drainage are not shown on the plans submitted at application and an extant unmetalled access track is assumed to require upgrading. Archaeological monitoring is required on: Excavation of building foundations; Excavation and groundworks for the new package treatment works and outfall into the How Burn and the foul sewer connection to the package treatment works; Groundworks on access and car parking which extend beyond the limits of existing access and car parking; Groundworks for landscaping and service connections.

(2) 18/02465/FUL, conversion with new build extension. The existing barn and outhouse (plant room) will be demolished, these are outbuildings North of the livery stables. This is a resubmission of withdrawn application reference 17/02433/FUL, retaining the majority of historic openings and sub-division of the listed building. There is no objection to the alterations from the local authority archaeologist and no historic building recording is required. The proposed new build extension on the north elevation of the coach house has a greater footprint than the existing lean-to extension. The development also includes a new package treatment works and outfall into the How Burn (to the North), a foul sewer connection into the package treatment works (from the South) and an expansion of a car parking area to the East. Archaeological monitoring is required on: Excavation of building foundations; Excavation and groundworks for the new package treatment works and outfall into the How Burn and the foul sewer connection to the package treatment works; Groundworks on access and car parking which extend beyond the limits of existing access and car parking; Groundworks for landscaping and service connections.

(3) 19/04419/FUL, new build house. The existing barn will be demolished and a new build house constructed with associated amenity space and parking. This is a resubmission of withdrawn application reference 18/02541/FUL. No historic building recording is required but archaeological monitoring is required on: Excavation of building foundations; Groundworks on access and car parking; Groundworks for landscaping and service connections.

(4) 18/02621/FUL, rebuild two residential properties. The existing pole barn and outhouse (plant room) will be demolished, these are outbuildings North of the livery stables. This is a resubmission of withdrawn application reference 17/02717/FUL. No historic building recording is required but archaeological monitoring is required on: Excavation of building foundations; Groundworks on access and car parking; Groundworks for landscaping and service connections.

6.2 The NCCCT defines a watching brief as a process of recording and excavation consisting of:

(a) The watching brief involves archaeological monitoring of the groundworks required for the proposed development and/or intrusive works to the historic fabric of a standing structure as detailed in the Site Specific Requirement Document.

(b) This observation shall involve the systematic examination and accurate recording of all archaeological features, deposits, fabric, and artefacts identified.

(c) If archaeological remains or historic features are uncovered, the archaeologist should be given the opportunity of investigating/ excavating and recording the remains before they are destroyed or removed.

(d) All archaeological features and deposits must be excavated by hand.

(e) Deposits should be assessed for their potential for providing environmental or dating evidence. Sampling should be in line with the strategy agreed with Don O'Meara and Northumberland Conservation **and included in the specification** . Any variation from this scheme must be approved by Don O'Meara, Northumberland Conservation and

representatives of the developer.

(f) In the event that hearths, kilns or ovens (of whatever period, date or function) are identified during the excavation, provision should be made to collect at least one archaeo-magnetic date to be calculated from each individual hearth surface (or in the case of domestic dwelling sites a minimum of one per building identified). Where applicable, samples to be collected from the site and processed by a suitably trained specialist for dating purposes. In the event that such deposits or structures are identified, NCC Conservation Team should be contacted to discuss the appropriate response. This specific aspect of the sampling strategy should also be discussed in advance with Historic England.

(g) Charcoal should be appropriately sampled and stored for radiocarbon dating.

(h) In the event of human burials being discovered, they should be left *in situ*, and covered. If removal is essential, a license will be obtained from the Ministry of Justice and work will be carried out under appropriate environmental health regulations.

(i) Appropriate procedures under the relevant legislation must be followed in the event of the discovery of artefacts covered by the provisions of the Treasure Act 1996.

(j) During and after the excavation, all recovered artefacts and environmental samples must be stored in the appropriate materials and storage conditions to ensure minimal deterioration and loss of information (this should include controlled storage, correct packaging, regular monitoring of conditions, immediate selection for conservation of vulnerable material).

(k) The site should be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area.

(l) A full and proper record (written, graphic and photographic as appropriate) should be made for all work, using pro-forma record sheets and text descriptions appropriate to the work. Accurate scale plans and section drawings should be drawn at 1:50, 1:20 and 1:10 scales as appropriate.

(m) All archaeological deposits and features must be recorded with an **above Ordnance Datum (aOD)** level.

(n) A photographic record of all contexts should be taken in colour transparency and black and white print or digital photography and should include a clearly visible, graduated metric scale. A register of all photographs should be kept.

(o) Where stratified deposits are encountered, a 'Harris' matrix should be compiled.

6.4 Deposits of no archaeological significance will be removed under archaeological supervision. Any machining will be done under constant close supervision to identify possible features at the earliest juncture. All earthmoving plant used will be equipped with a toothless bucket and remove deposits by way of a back-acting mechanism. The machine will not move over areas that have previously been stripped unless they have been declared archaeologically sterile or are fully excavated and recorded.

6.5 When archaeological deposits are encountered machine excavation will be halted and the archaeologists will clean and assess the potential of the features or horizons exposed. **The**

archaeologist will be given the opportunity to investigate, excavate and record the remains before they are destroyed or removed.

6.6 All possible features and deposits will be fully excavated by hand, unless they continue into sections or exceed the maximum depth of excavation. Expansion of the area under investigation and the excavation of complex features and deposits fall with the contingency requirement (see 9.7). All features exposed should be sample excavated. This should comprise: (i) 50-100% of every discrete feature and features of particular interest; (ii) 10% of the area of linear/curvilinear features with a non-uniform fill; (iii) 5% of the area of linear/curvilinear features with a uniform fill. Additional targeted excavation may also be required in certain locations in the event that stratigraphic relationships or artefactual dating evidence cannot be recovered from archaeological features via the initial sampling process.

6.7 The archaeologists will be given the opportunity to excavate and record all remains before they are destroyed.

6.8 Results of the watching brief operation will be continually reviewed and the requirement for further work assessed.

6.9 Should the excavation not exceed the depth of modern disturbance or equally should they not reach the depth at which archaeological remains are present, Northumberland County Council Archaeologist will be contacted in order to establish whether the watching brief need continue in these specific areas.

7 Methodology

General Standards

7.1 All work will be carried out by staff with suitable qualifications and experience, familiar with the archaeological background of the area and site in question and aware of the specification details, and the methodology, aims and objectives of the project.

7.2 All work be carried out will be informed by:

The current *North East Regional Research Framework* (NERRF);

The *Regional Statement of Good Practice*;

The codes of conduct of the Chartered Institute for Archaeologists (CIfA);

The CIfA *Standard and Guidance for an archaeological watching brief* (2014);

The CIfA *Standard and Guidance for archaeological excavation* (2014);

Historic England *Metric Survey Specifications for Cultural Heritage* (2015);

The Northumberland County Council (NCC) Conservation Team *Standards for Archaeological Mitigation Work 2018* (Watching Brief).

7.3 A record of all features excavated will be produced using appropriate archaeological context recording. All features excavated will require a full written, drawn and photographic record. Modern negative interventions such as foundations and service trenches will not be drawn unless the sequence of deposits is of some relevance to the history of the site. Plans will normally be at a scale

of 1:20 unless for particular reasons other scales would be more suitable. Sections will normally be drawn at 1:10. Height above sea level derived from Ordnance Survey datum will be given on all drawings. Where skeletons are encountered, they should be recorded by photography and the use of pro forma skeleton recording sheets.

7.4 All measurements will be expressed in metres or millimetres. Plans and sections will be drawn at appropriate scales and reproduced with a scale bar at a convenient size. Trenches will be located using reliable and repeatable measurements.

7.5 All photographic recording will use the most appropriate method to fulfil the objectives of the project. Colour and black-and-white digital photography will be used as company policy and the colour digital photographs archived with the Archaeological Data Service (ADS). The ADS have already been consulted about the project and anticipate that the project photographic archive will be suitable for upload using Oasis Images.

7.6 Regarding appropriate artefact collection and discard policy, the general agreement reached with the Assistant County Archaeologist is that all finds with potential archaeological significance are collected. Bulk finds such as pottery, glass, and zooarchaeological material will be collected by context. Any discard policy will only be implemented following quantification, assessment and specialist recommendation.

7.7 The Great North Museum, Newcastle-upon-Tyne, has been contacted to discuss archiving, an accession number has been allocated for the project archive.

7.8 An appropriate environmental sampling strategy and advice on environmental remains has been sought from the Historic England Scientific Advisor for North East England. As a general rule, pre-modern negative features will be sampled, with a sample size of twenty litres. Forty litre samples may be taken from any deposits that have potential to be particularly rich. The primary fills of any pits or ditches will be targeted for sampling due to the palaeoenvironmental evidence they contain from the time of the features cutting, but upper fills may also have a twenty litre sample taken. Unusual deposits, such as waterlogged deposits, deposits from lined pits, such as wood-lined wells or pits, or remains of an industrial nature, will require a specific sampling strategy. When overburden has been stripped off and the upper fills of negative features are exposed, the Historic England Scientific Advisor will be contacted and appraised of the situation for further advice. There may also be discussion with our own palaeoenvironmentalist and the Assistant County Archaeologist. The Historic England Scientific Advisor anticipates that the most common feature types that will be available for sampling on a site of this nature will be rubbish pitches or ditches from the later medieval period onwards. Should earlier deposits (early medieval, Roman or prehistoric) be encountered the sampling strategy would need to be changed to accommodate the increased evidential significance.

7.9 On completion of fieldwork, archaeologically significant samples will be processed and archaeologically significant artefacts will be cleaned, conserved, identified, labelled and packaged in accordance with the requirements of the appropriate repository guidelines and standards.

7.10 The sitecode **STB20** will be used: **Shortflatt Tower, Belsay, 2020**.

7.11 In the event of human burials being discovered, they will be left *in situ* and covered. If their removal is essential, the archaeologist will procure and comply with all statutory consents and licences under the Burial Act 1857.

7.12 During and after the excavation, all recovered artefacts and ecofacts will be stored in the appropriate materials and storage conditions to ensure minimal deterioration and loss of information.

7.13 Obtaining the above records may be limited where dictated by Health and Safety concerns at the director's discretion.

Site Specifics

7.14 No special instructions and objectives have been identified for this project.

8 Archive and Report

8.1 Paragraph 141 of the *National Planning Policy Framework* states that Local Planning Authorities should make evidence gathered as part of archaeological mitigation exercises, including any archive, publically accessible. Copies of the primary report should be deposited with the Historic Environment Record and the archive deposited with the Great North Museum.

8.2 Archiving work must be carried out in compliance with the *CifA Guidelines for Archiving* and must be submitted in line with Historic England's *Management of Research Projects in the Historic Environment*.

8.3 Border Reivers Archaeology Unit will provide a written report within 6 months of the completion of the fieldwork, subject to the completion of any specialist reports required. Each page and paragraph will be numbered within the report and illustrations cross-referenced within the text. The report will be illustrated with copies of plans, sections and photographs as appropriate and will contain as a minimum:

- i) Planning application number, Northumberland Conservation reference, OASIS reference number, Archive reference and an 8 figure grid reference.
- ii) A summary statement of the results.
- iii) A copy of this brief.
- iv) A copy of the 'check-list' appended to this brief.
- v) A table summarising the deposits, features, classes and numbers of artefacts encountered and spot dating of significant finds.
- vi) Above Ordnance Datum levels and levels below current ground level in the text.
- vii) A location plan of the site at an appropriate scale of at least 1:10,000.

- viii) A location plan of the extent of the watching brief within the site. This must be at a recognisable planning scale, and located with reference to the national grid, to allow the results to be accurately plotted on the Historic Environment Record.
- ix) Plans and sections of archaeology located at a recognisable planning scale (1:10, 1:20, 1:50 or 1:100, as appropriate).
- x) Above Ordnance Datum (aOD) levels included on plans and sections.
- xi) Both aOD levels and depth below current ground level to be included within the text.
- xii) Any variation to the above requirements should be approved by the planning authority prior to work being submitted.**

In addition, watching brief reports have the following specific requirements:

- xiii) A table summarising the deposits, features, classes and numbers of artefacts encountered and spot dating of all finds pre-dating the post-medieval period and significant post-medieval finds.
- xiv) Environmental sampling of significant deposits.
- xv) No additional recording requirements other than those detailed above are needed as standard, unless detailed in the Site Specific Requirement document.

8.4 Ideally a single report for all four applications will be issued, but there is the possibility that the separate applications may need to be reported and archived separately to enable the full discharge of individual conditions.

8.5 Where appropriate arrangements will be made to publish the results of the watching brief through a local or national journal.

8.6 Border Reivers Archaeology Unit will create an OASIS entry for the project.

8.7 The project is copyright, the copyright resting with Border Reivers Archaeology Unit unless specific requirements are made for its assignment elsewhere. Northumberland County Council Conservation Team retain permission to use the content of the report for purposes of the HER. The client retains permission to use the content of the report for purposes relating to the development.

8.8 In line with the planning condition, the report will need to be submitted to NCC Development Management Team and approved in writing before the condition can be discharged. Approval of the report will be on the advice of Northumberland Conservation. There will be a fixed charge by Northumberland County Council for approving the report submitted at the post-excavation phase, including (if appropriate) interim and final reports.

8.9 A summary will be prepared for *Archaeology in Northumberland* and submitted to Liz Williams, Northumberland HER Officer, by December of the year in which the work is completed. A short report of the work should also be submitted to a local journal if appropriate and agreed with Northumberland Conservation. If publication is a requirement, the publication report will need to be

approved by Northumberland Conservation before discharging the condition on the planning permission.

9 Monitoring

9.1 The project will be monitored by the Northumberland County Council Assistant County Archaeologist who will be informed of the project start date **in advance** of work commencing by the principal contractor and the timetable for **each stage** of archaeological work.

9.2 Reasonable access to the site for the purposes of monitoring the archaeological scheme will be afforded to the Assistant County Archaeologist or his/her nominee at all times.

9.3 Regular communication between the archaeological contractor, the Assistant County Archaeologist and other interested parties must be maintained to ensure the project aims and objectives are achieved.

9.4 Northumberland Conservation has identified that **up to 1** site visit may be required for each of the four applications in the mitigation programme. There will be no charge for the first visit but any additional visits will be charged at the standard hourly rate plus mileage. Any additional visits requested by the developer will be charged for at the rate stated in the charging document. Visits estimated that do not occur, will not be charged for. Site visits will be charged on the basis of return mileage from County Hall to the site.

9.5 In the event of the discovery of archaeological remains for which the allocated resources are insufficient to allow a satisfactory level of treatment, or are of a greater number or extent than anticipated, work will cease and Assistant County Archaeologist and a representative of the developer will be notified.

9.6 Border Reivers Archaeology Unit will ensure that additional arrangements are made for monitoring visits if necessary during or after the fieldwork is complete, any unexpected discoveries will be reported immediately to the project monitor.

9.7 **Contingency for this project** has been set at a maximum of 40 working days for each of the four applications in the mitigation programme.

Appendix 1. Listing Details.

4/70 Shortflatt Tower 27.8.52

GV I

House and tower. Licence to crenellate 1305 for Robert de Reynes, but most existing work is later. The tower seems late C15 or early C16, the attached house early C17 incorporating and re-using earlier masonry. Squared stone. Tower has stone slate roof, other parts Welsh slate.

3-storey tower; 2-storey house attached to east and 2 parallel wings running north from house.

South (garden) front: Tower, projecting on left, has chamfered plinth and irregularly-placed early C19 sashes. Inner return has Tudor-arched doorway, now a window; left half of lintel with relief carving of shield and panel, the right half uncarved. Hollow-chamfered base to battlemented parapet with stone water spouts. Steeply-pitched gabled roof with end stacks.

Attached house of 4 irregular bays has C18 12-pane sashes beneath early C17 string courses which rise above each window. Roof hipped on right. Enormous ridge stack between 3rd and 4th bays. Roof marks on stack reveal that the building was formerly 3 storeys (cf. interior).

North (entrance) side has C19 Tudor-style doorway into tower. Similar windows, several in double-chamfered surrounds. In tower one enlarged C16 window with chamfered surround and 3 blocked similar windows. North-east corner of tower has a small single-storey projection of older masonry with a double plinth.

Interior: tower has tunnel-vaulted ground floor; one jamb of a recently discovered (1985) large C16 or C17 fireplace on 1st floor; and a possibly re-set earlier medieval fireplace, with chamfered jambs and corbels supporting flat lintel, on the 2nd floor. Massive C16 roof timbers.

In the roof space of the adjoining wing a C16 or early C17 fireplace, also vestiges of plasterwork proving existence of former second floor. In the dining room a wood Rococo fire surround and contemporary Delft tiles. H. Honeyman considered the tower to be of 1305 but more recent information from Mrs. L. Milner (pers. comm.) suggest the later date.

An extremely picturesque house. *Archaeologia Aeliana* 4th Series XXXII, 1954, pp 126-159.

Listing NGR: NZ0793780995.

4/71 Garden Cottage and stables to north west of Shortflatt Tower GV II

Garden Cottage, formerly the coach house and groom's cottage, stables and coach house. Early C19 and early C20. Dressed stone with tooled-and-margined ashlar dressings to older parts; C20 part brick. Welsh slate roofs. 3 ranges round open courtyard with the older parts left and right linked by C20 range to rear. 2 storeys.

To left, Garden Cottage. 3 bays. 2 segmental arches to left with boarded double doors. Renewed 9-pane sashes elsewhere.

To right, stable and coach house. 6 bays with high segmental-arched carriage doors in 3rd bay, various boarded doors and one 12-pane Yorkshire sash. Small 8-pane Yorkshire sashes to granary over. These older parts have gabled roofs with kneelers and corniced end stacks.

Linking range, 3 bays, has central boarded door with pitching door over in half dormer. Sash

windows and hipped roof.

Listing NGR: NZ0787881044

4/73 Garden gates approx 30 yards east of Shortflatt Tower

GV II

Gates. Early C20. Wrought iron. Art Nouveau style double gates c. 4 ft. high Simple iron jambs.

Listing NGR: NZ0794981013

4/74 Garden Wall attached to west side of Shortflatt Tower

GV II

Garden wall. Early C19. Dressed stone. L-plan walling c. 10 ft. high and 50 yards long with flat coping. In a recess made 1985 in rear of wall a boulder with cup and ring markings ploughed up in a field on the estate.

Listing NGR: NZ0787680988

4/75 Sundial approx 20 yards west of Shortflatt Tower

GV II

Sundial. C18. Sandstone with bronze gnomon. Square pier inscribed on 3 sides WILLIAM AND LANCELOT.

Listing NGR: NZ0789980985

Bibliography

Petts, D. and Gerrard, C. (2006) *Shared Visions: The North-East Regional Research Framework for the Historic Environment*.

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