

HERITAGE STATEMENT

Residential Adventure and Activity Centre

**Ford Castle, Ford,
Berwick-upon-Tweed
TD15 2PX**

Prepared for: PGL Travel Ltd

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SLR 

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1.0 Introduction

In November 2021, SLR Consulting was commissioned by PGL Travel Ltd to prepare a Heritage Statement in relation to proposals at Ford Castle, Northumberland (hereafter referred to as 'the Site'; **Fig. 1**). The proposals comprise the creation of enhanced activity facilities at the Site which is currently a residential activity centre for children, associated teachers and staff. The proposals seek to improve the offering of adventure holidays to be resumed at the Castle and are focused on a play area to east of the Castle. The proposals will comprise:

- zipwire;
- 2x aero balls;
- 2 x air rifle ranges;
- a challenge course;
- a linear course; and
- a pond for low impact raft building.

Works to the interior of the Castle are also proposed, but these are addressed under separate cover as part of a Listed Building Consent application.

1.1 The Site

Ford Castle is a Grade I Listed Building (NHLE reference 1371004) located at Ford, Northumberland, NGR: NT 94508 37572. The part of the estate being addressed by this report comprises a c.1.47ha Site to the north-east of the Castle, where PGL Travel Ltd propose the renewal of play related structures. This area is currently under grass and includes with its interior redundant play equipment. It is located to the immediate north of the Grade II listed walled garden (NHLE reference 1042187), the stone and brick wall of the garden bounding the Site to the south. The northern and western boundaries of the Site are bound by mature trees. The eastern boundary of the Site is marked by a post and wire fence leading onto an area of pasture.

1.2 Purpose of this report

This report provides an assessment of the significance of any known or potential heritage assets of archaeological nature within the boundary of the Site. Potential direct impacts to the archaeological resource as a result of the proposals are set out and appropriate mitigation measures for reducing/offsetting these potential impacts are proposed where relevant.

The proposals also have the potential to impact upon the significance of designated heritage assets within the Site and its vicinity. Potential impacts would be indirect caused by changes in the setting of a given heritage asset which may affect the assets significance or the ability to appreciate that significance. This report includes proportionate statements of significance of the designated assets potentially affected, including the contribution that their setting makes to their significance, in order to allow for an understanding of the impact, if any, which may be experienced to their significance.

As part of this assessment, pre-application consultation has been held with Northumberland County Council Environment and Design Team (Kain, R 2021, pers comm., 11th November) the Assistant County Archaeologist (Best, N 2021, pers comm., 29 September) (21/00739/PREAPP). Historic England were also contacted for pre-application advice (Lowe, M 2021, pers comm., 23 November) (PA01167589).

1.3 Standards

The assessment has been undertaken in accordance with all relevant statute, policy and guidance, including the NPPF (2021), the Chartered Institute for Archaeology (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2017), and Historic England's *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017).

The assessment has been undertaken, and the report prepared, by Charlotte Dawson, MCIfA, Principal Heritage Consultant, SLR Consulting. SLR Consulting is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA) and a member of the Federation of Archaeological Managers and Employers (FAME).

2.0 Methodology

2.1 Scope of data procurement

Archaeology: For purposes of baseline data collection, a 1km search area was utilised for designated and non-designated heritage assets of an archaeological nature.

Heritage: For purposes of baseline data collection, a maximum 1km search area was utilised for designated heritage assets.

2.2 Sources consulted

The following sources were consulted:

- the Northumberland Historic Environment Record (HER), for sites, events and Historic Landscape Characterisation (HLC) data;
- the Environment Agency's library of open access LiDAR data (DSM, DTM and point cloud);
- the Ordnance Survey open-source library, for topographic and cartographic data, including elevation point cloud, contour and hydrological data;
- the Ford Castle Northumberland Conservation Plan Final Draft (Simpson & Brown Architects 2012/2013); and
- Northumberland County Council's online planning application portal, for relevant documentation submitted in relation to proximate applications.

2.3 Site visit

The castle and grounds were visited in November 2021 in order to assess the Site within its wider landscape context, identify any evidence for previous disturbance, and examine any known or suspected archaeological features. Field observations for the settings assessment were also collected at the time of the Site inspection, selected assets being assessed from within the Site, the wider Castle estate and from publicly accessible vantage points.

2.4 Data analysis and processing

For ease of reference the baseline and impact assessment sections of this report are split into sections according to 'archaeology' and 'heritage'. In this instance the 'archaeology' sections reference receptors which may be affected by direct impacts (namely ground disturbance). The 'heritage' sections will reference receptors which may be sensitive to in-direct impacts (namely setting changes). To avoid unnecessary repetition some sections are presented in respect to both archaeology and heritage.

HER data

A proportionate level of HER data, sufficient to inform the assessment of archaeological potential, significance and potential impact presented in this report, was obtained. The HER data was reconciled and analysed within the context of the objectives of the present assessment.

While all of the HER data received has been reviewed and considered, not all HER records (sites and events) are discussed further within this report, only those that are of relevance, to the determination of potential, significance and potential impact.

2.5 Assessment of significance

The significance of known and potential heritage assets identified as being potentially affected by the proposals will be described where relevant in this report.

Heritage assets are assessed in terms of their significance, following the requirement in NPPF paragraph 194, and taking account of Historic England's guidance on 'Managing Significance in Decision-Taking in the Historic Environment' (GPA2) and 'Principles of Cultural Heritage Impact Assessment in the UK' (IEMA/IHBC/CiFA 2021). Significance, in relation to heritage policy, is defined by the NPPF as:

'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The NPPF glossary and the Planning Practice Guidance (PPG) provide that an asset's significance derives from its heritage 'interests', which the latter defines as follows:

- Archaeological interest: "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- Architectural and artistic interest: "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."
- Historic interest: "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."

Historic England's recently published guidance: *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (2019),¹ concurs with the use of this terminology and methodology, both of which are thus adopted for the purposes of this report.

This approach allows for a detailed and justifiable determination of heritage significance and the interests from which that significance derives. In accordance with the NPPF and the PPG, the level of significance attributed to heritage assets is articulated as follows:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets**. Non-designated heritage assets are defined within the PPG as "buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets".²

¹ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

² MHCLG, *PPG*, paragraph 039, reference ID: 18a-039-20190723.

2.6 Settings assessment methodology

With due regard to the potential impact of change within the setting of designated heritage assets, a settings assessment will be undertaken in accordance with the industry-standard methodology provided by Historic England in their *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (revised 2017). This guidance promotes a 'stepped' (iterative) approach, as follows:

- Step 1** assess which assets would be affected and identify their setting.
- Step 2** assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3** assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
- Step 4** explore ways to maximise enhancement and avoid or minimise harm.
- Step 5** monitor outcomes.

This settings assessment part of the report will commence with 'step 1', identifying all assets within the given search area (section 2.1) and then filtering the assets for further assessment according to themes such as:

- Physical Surroundings;
 - Topography;
 - aspect;
 - functional relationships and communications;
 - history and degree of change over time; and
- sense of enclosure, seclusion, intimacy or privacy.
 - Experience
 - views from, towards, through, across and including the asset;
 - intentional inter-visibility with other historic assets and natural features; and
 - sense of enclosure, seclusion, intimacy or privacy.

It is essentially a scoping exercise, ensuring that the scope of the heritage settings assessment is proportionate and relevant. The following resources may be used during 'step 1' to identify those assets within the Site environs the significance of which might be harmed by change to setting:

- the relevant NHL Listing descriptions;
- elevation and contour mapping;
- geological, soil and hydrological mapping;
- modern and historic mapping;
- LiDAR imagery; and
- satellite imagery and aerial photography.

Results will then be tested during a field visit and Site inspection to determine which assets require full (but proportionate) assessment of significance under 'step 2'. Once the process of 'step 2' has provided an assessment of where the significance of an asset lies and how setting contributes towards this, 'step 3' will assess the potential effect that a proposal may have on the overall significance of a given asset. It should be noted that dependent upon the project, embedded design solutions could be incorporated into proposals to demonstrate how assets have been considered through the evolution of a sympathetic design process (such that a 'step 4' intervention may precede 'step 3'). Where appropriate, once 'step 3' has been completed, general design principles set out within a further 'step 4' may then indicate how a proposal could be granted permission with

due process for minimizing harm able to be considered as part of a detailed application or as a condition to detailed consent. 'Step 5' is considered the responsibility of the decision maker and will not be discussed further within this report.

2.7 Impact assessment methodology

Potential development effects (impacts) to designated heritage assets are discussed in terms of *harm to heritage significance*. As clarified in the High Court, preservation does not mean no change; it specifically means no harm.³ This is echoed in GPA 2, which states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".⁴

Where harm is identified, the NPPF (2021), references the follows levels of harm with respect to **designated heritage assets**:

- **'Substantial harm or total loss'**
Being a level of harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced";⁵ and
- **'Less than substantial harm'**
Being any lesser level of harm than that defined above; recent case law has confirmed that this includes any level of harm (not considered substantial) regardless of its quantification, e.g. the finding of a 'negligible' level of harm must still be treated as less than substantial harm and be weighed in the balance under paragraph 202.

With reference to the broad parameters referenced above, the PPG provides that the category of harm identified for any given asset be *'explicitly identified'*, and that the extent of that harm be *'clearly articulated'*.⁶ For purposes of this assessment, this can be done with reference to a 'spectrum', e.g. *at the lower/upper end of the spectrum of less than substantial*.

The NPPF does not provide that harm to **non-designated heritage assets** be categorised as 'substantial' or 'less than substantial', only that the scale of any harm or loss is articulated. With reference to assessing impact, a joint document prepared by IEMA, IHBC and Cifa⁷, which refers to heritage assets in general (designated and non-designated), expresses how the importance of component parts of individual assets can be gauged at 'high', 'medium' and 'low'. It then goes on to state that the magnitude of an impact can be referenced as 'large', 'medium' or 'small' and that in EIA terms the effect of an impact can then be referenced under the following terms:

- **'Significant effect'**
- **'Non-significant effect'**

In summary, for designated assets the term 'substantial harm', 'less than substantial harm' or 'no harm' will be referenced in any impact assessment. For non-designated heritage assets, the terms 'significant effect' or 'non-significant effect' will be referenced in any impact assessment.

The assessment of anticipated development effects can thus be seen to have been undertaken in accordance with a robust methodology, formulated within the context of current best practice, the relevant policy provisions, and key professional guidance.

³ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

⁴ Historic England, GPA 2, p. 9.

⁵ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

⁶ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁷ IEMA, IHBC, Cifa (2021) Principles of Cultural Heritage Impact Assessment in the UK

3.0 Statute, Policy & Guidance

3.1 Statute

3.1.1 Ancient Monuments and Archaeological Areas Act (1979)

The Ancient Monuments and Archaeological Areas Act (1979) provides for the physical preservation of Scheduled Monuments. It requires that Scheduled Monument Consent (SMC) be obtained from Historic England (on behalf of the Secretary of State) for any works with the potential to physically affect a Scheduled Monument.

The 1979 Act does not provide any statutory protection for Scheduled Monuments in respect of setting. The setting of Scheduled Monuments is provided for under national policy (NPPF 2021).

3.1.2 Planning (Listed Buildings and Conservation Areas) Act (1990)

Applicable Statute would comprise Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act (1990), which provides that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

With regards to development within a Conservation Area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990) provides that:

'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Unlike Section 66(1), Section 72(1) of the Act does not refer to the setting of a Conservation Area. It is the character and appearance of the Conservation Area that is subject of the statutory provision. Harm resulting from changes to the setting of Conservation Areas is provided for under national policy (NPPF 2021).

3.2 National Planning Policy

National Planning Policy Framework (Revised 2021)

Applicable national policy comprises the National Planning Policy Framework (2021), and specifically the following paragraphs:

Paragraph 194, which states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

Paragraphs 199 and 200, which provide for designated heritage assets, and state respectively that:

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

‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.’*

Paragraph 201, which relates to instances of ‘substantial harm’, and states that:

‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.’

Paragraph 202, which relates to instances of ‘less than substantial harm’, and states that:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

Paragraph 203, which relates to non-designated heritage assets, and states that:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

3.3 Local Planning Policy

There are no saved relevant policies within the Berwick-upon-Tweed Local Plan (1999). Relevant emerging policy is set out within the Northumberland Local Plan (2019). Policy ENV7 (Historic Environment and Heritage Assets) is set out in full below.

‘1. Development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland’s heritage assets and their settings.

2. Decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance, involving: a. Use of the Historic Environment Record, the Historic Landscape Characterisation Study, any relevant character appraisals or design guides, and/or other relevant records to help inform decision making; b. A requirement for applicants to

provide a heritage statement; describing the significance of the asset and any contribution made to this significance by its setting, and assessing the impact of the proposal on this significance.

3. Development proposals, which will affect a site of archaeological interest, or a site which has the potential to be of archaeological interest, will require an appropriate desk-based assessment and, where necessary, a field evaluation.

4. Development proposals that would result in substantial harm to or total loss of the significance of designated heritage assets will not be supported unless substantial public benefits would outweigh that harm or loss. A less than substantial public benefit could only justify such harm or loss if all of the following are met: a. The nature of the heritage asset would prevent all reasonable uses of the site; and b. No viable use of the asset itself could be found in the medium term through appropriate marketing that would enable its conservation; and c. Conservation by grant-funding or some form of charitable or public ownership would demonstrably not be possible; and d. The harm or loss is outweighed by the benefit of bringing the site back into use.

5. Where development proposals would cause less than substantial harm to the significance of designated heritage asset, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.

6. Development proposals that affect non-designated heritage assets shall require a balanced judgement, taking into account the scale of any harm or loss and the significance of the heritage asset. Where, in the case of a non-designated heritage asset of archaeological interest, the significance is equivalent to that of a scheduled monument, the policy approach for designated heritage assets will be applied.

7. If, following the above assessment, a decision is made that will result in the loss of all or any part of a heritage asset, or a reduction in its significance, developers will be required to record and advance understanding of the asset through appropriate compensatory measures. The results of such measures should be made publicly accessible through appropriate archiving and publication. The ability to create full records in this way should not, in itself, be a factor in deciding whether such loss should be supported.

8. Development proposals that affect heritage assets at risk (national or local) should demonstrate how they will be brought into repair, or appropriately conserved, and the decline halted (and preferably reversed) in a timely manner. Where the asset at risk is a vacant building of permanent and substantial construction (i.e. not a ruin that should remain so), the proposal should secure its reuse in a manner consistent with its conservation.

9. Decisions affecting historic places and sites should take account of the individual and cumulative effect on the visitor economy, the vitality of the area and the quality of place.'

4.0 Archaeological Baseline

4.1 Designated heritage assets

The Site includes a number of designated heritage assets associated with Ford Castle. None of these are located within the footprint of the Site, albeit the Grade II listed walled garden is located to the immediate south of the activity field. Due to the nature of the wall, no fabric associated with it is anticipated to extend within the footprint of the proposed activity field. The nearest Scheduled Monument is located 260m south-west of the Site, comprising the remains of a tower house (NHLE reference 1018372). Likewise, due to the nature of this monument, no associated remains of national importance are anticipated to extend within the boundary of the Site.

4.2 Environmental conditions and historic landscape

The Site is located on a shallow north-western facing slope c.600m east of a shallow crossing of the River Till. A number of tributaries enter the River Till in the vicinity of the Site. In closest proximity to the Site these include the Deans Grove which occupies a steep ravine bounding the Site to the north, the northing boundary of the Site sitting against a woodland strip that drops sharply to the watercourse. Other tributaries include the Shiptondean Burn 1km to the north and Bradford Burn 750m to the south-west.

Bedrock geology within the footprint of the Site comprises Sandstone. Superficial deposits of Diamicton are recorded.

4.3 Prehistoric & Romano-British context

The earliest evidence for activity within the search area is attested to by Neolithic pottery fragments recorded as being found on the Ford estate in the early twentieth century (HER reference 1815). The exact location of the pottery, which is now held in the collections of the British Museum, is unknown. Nevertheless, it reflects the potential presence of at least some semi-permanent settlement activity in the vicinity of the estate. Certainly, by the end of the prehistoric period and into the Romano-British period, permanent enclosure and associated settlement had been established. This is indicated by a number of cropmarks illustrating the former presence of enclosures and associated activities. For example, nine hundred metres south-west of the Site, an extensive area of cropmarks is thought to represent a substantial enclosed Roman settlement at (HER reference 19670/SM reference 1006423). This is present on relatively open and lower ground (40m aOD) on an area of clay, silt and sand between the River Till the Bradford Burn. Peripheral settlement associated with this in the wider area, potentially utilising other tributary streams of the River Till, includes two cropmark enclosures recorded 780m north-west of the Site at 75m aOD. These are likely to represent outlying Iron Age/Roman activity (HER reference 1848) to the larger settlement and are located on a north-west facing slope overlooking the Shiptondean Burn near to its confluence with the River Till.

4.4 Early Medieval & Medieval context

After a hiatus, with evidence for early medieval activity being typically absent, a church was constructed on a hill slope enjoying views over the River Till valley and the Cheviot Hills beyond, approximately mid-way between the earlier Iron Age/Roman sites. The Church of St Michael and All Angels, located 190m south-west of the Site, has early thirteenth century origins and is located in the immediate vicinity of the scheduled remains of an associated fortified tower house (a probable Vicar's pele) which represents remains of a building referenced as being 're-built' in 1516 (SM reference 1018372).

Slightly upslope from the area occupied by the Church, a manor at Ford was first referenced in 1282. Its embattlement as a fortified manor house, reflecting the proximity of the Scottish border 4 miles to the north,

was permitted in 1338 when William Heron was provided with a licence to crenellate. A stone quadrangular castle was constructed comprising four corner towers connected by a curtain wall. The largest, still extant at the Castle's north-west corner comprises the King James tower.

The church and the Castle were associated with a settlement of medieval date, the earthworks of which extend to either side of the Castle, the closest in the vicinity of the Site being c.170m south (HER reference 1817). Associated ridge and furrow earthworks are recorded 320m south-west and 500m north-west of the Site (HER references 12877 & 12875).

4.5 Post-medieval & Modern context

Ford Castle was converted into a castellated mansion in 1694. This saw the retention of the north-western corner tower (King James Tower), the 'absorption' of the north-east tower, the isolation of the south-west tower (the flagpole tower) and the demolition of the south-east tower. In the eighteenth century the building was embellished with Gothic decoration and provided with a new curtain wall and gateway.

The earliest cartographic evidence showing the Site in detail is the 1754 enclosure map, see Plate 4.1. This shows the Site to the east of ornamental gardens potentially extending into a plantation strip but predominantly located across a field. The extent of the medieval settlement around the Castle, prior to its desertion, was shown on this map, demonstrating that the Site was within the hinterland of settlement, not within it.

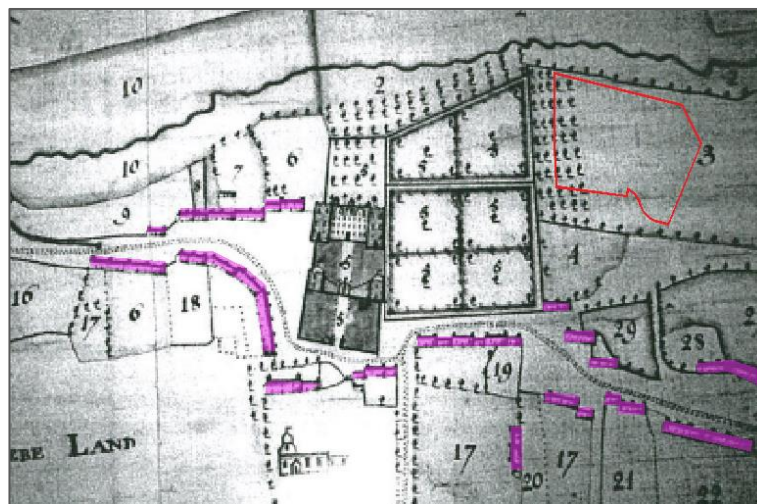


Plate 4.1: 1754 Enclosure Map

The settlement of medieval and early post medieval origin began to be cleared from around this time with a new planned/model village focused at the eastern end of the earlier settlement. This process is illustrated by the 1848 Tithe map which shows the clearance of much of the settlement, see Plate 4.2. The land within the boundary of the Site at this time continued to be depicted as a field albeit by 1898, after a walled garden had been established to the south of the Site, a network of pathways included a path within the southern boundary of the Site, skirting the perimeter of the walled garden. Some parkland tree planting was undertaken along this pathway and within the body of the Site at this time. Subsequent mapping shows little of no change within the boundary of the Site albeit the 1922 Ordnance Survey confirms the Site as parkland through shading.

After the outbreak of WWII, however, the Castle was not utilised as a country mansion. During the war it was used as hospital for the British Red Cross and St John's Ambulances. Thereafter it was used by the National Association of Boys Clubs of Great Britain and a field study centre. Most recently an adventure climbing course was erected within the boundary of the Site in 2012.

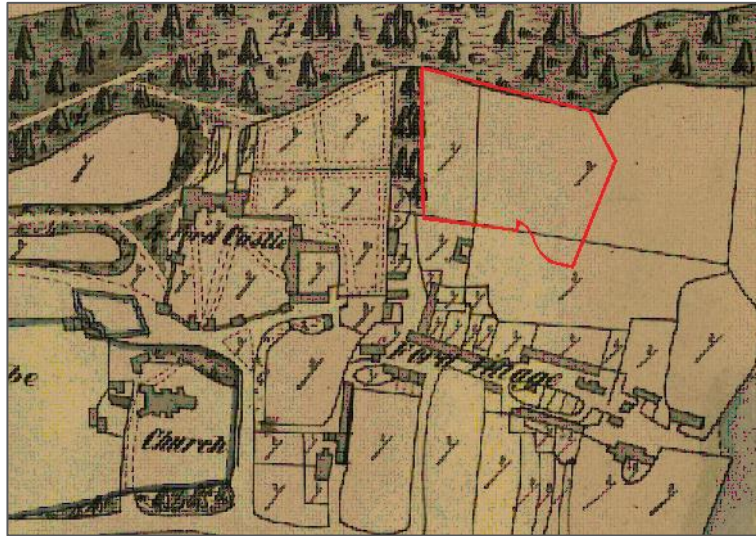


Plate 4.2: 1848 Tithe map

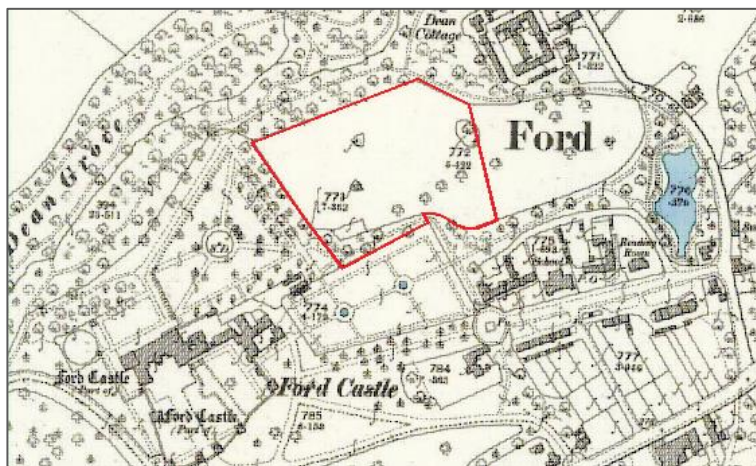


Plate 4.3: 1898 Ordnance Survey

4.6 Lidar

Lidar of the Site illustrates a general lack of earthworks albeit a linear earthwork along a north-east/south-west alignment is visible aligned parallel to the walled garden. This may roughly correlate with a line of parkland trees shown on the 1898 Ordnance Survey map. A raised earthwork is also visible to the centre west of the Site.

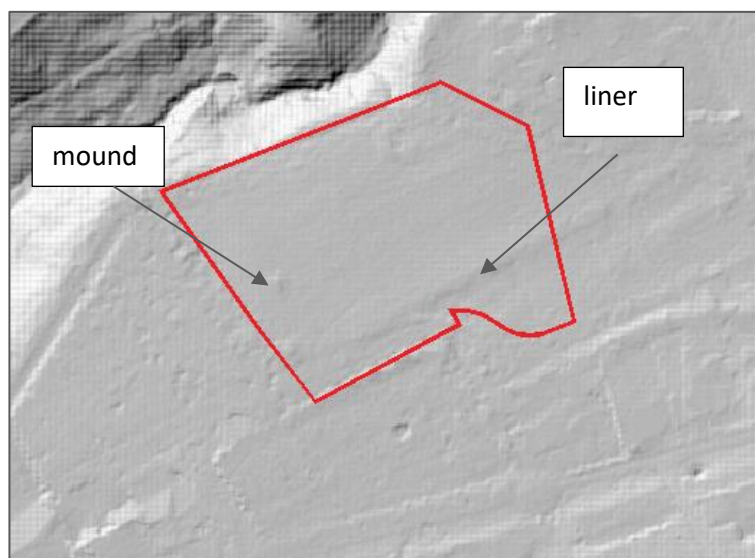


Plate 4.4: 2017 Lidar DSM(1m)⁸

4.7 Site Visit

The Site was visited in November 2021, see Appendix 1 Plates 1-8. It was observed as a roughly rectangular parcel of land under rough grass which was mown closely in the eastern part of the Site where a sports pitch area was apparent. Various pieces of play equipment were present in the western half of the Site, with the low mound observed on the Lidar appearing to be a grassed mound associated with the creation of the extant play equipment.

Site boundaries were confirmed as the walled brick/stone wall of the walled garden to the south, woodland to a post and wire fence to the north, mature/ornamental tree planting to a metal garden fence to the west and a post and wire fence to an area of pasture to the east. Semi-mature trees were also noted the eastern boundary. No hedgerows were present.

The ground was observed on a gentle north facing slope with other earthworks limited to a low bank which extended from the pasture field to the east across the eastern boundary of the Site and into the Site for a distance of c.30m, see Appendix 1 Plates 7-8. This correlated with a linear anomaly shown by the Lidar imagery which may be a mound associated with a line of parkland tree planting but it was noted as terminating at a service cover indicating that it may be associated with a utility although this is uncertain. No pathway according with that shown on the 1898 Ordnance Survey map was extant to the exterior perimeter of the walled garden but mature trees to the walled garden correlated with parkland planting shown on the 1898 Ordnance Survey map.

⁸ contains public sector information licensed under the open government license v3.0

4.8 Archaeological Summary Potential

Prehistoric

The baseline presented does not indicate a particular potential for prehistoric activity prior to the Iron Age, there being a paucity of evidence beyond isolated pottery fragments. Potential is anticipated to be **negligible**.

Iron Age/Romano-British

The foci of Iron-Age/Romano-British activity appears to have been on an extensive plain of land between the River Till and the Bradford Burn (900m south-west of the Site), where flat and easy access to both watercourses and the fertile land around them would have been relatively attractive for settlement. The land within the boundary of the Site, located at a distance from this main settlement, and another area of settlement located 1km to the north, was likely less attractive due to the relative distance from the River and the difficulty of accessing the wider water network, the watercourse to the north of the Site being inaccessible due to the steepness of the ravine in which it sits. Whilst remains of this date cannot be ruled out it is considered that potential is **low**.

Early Medieval

There is no evidence for early medieval activity within the search area. Potential is anticipated to be **nil**.

Medieval

The medieval potential at Ford is focused on the church, the Castle and the footprint of the associated medieval village which clustered around a curving holloway which extended to the west, south and east of the Castle. The footprint of the Site appears to have been located at least 50m north of the medieval settlement which at its closest point (from map regression) is thought to have extended to the other side of the extant walled garden. The potential for medieval activity is anticipated to be **low**.

Post medieval

Previously a field, the Site became part of the formal parkland associated with the Castle in the nineteenth century. At this time a pathway extended within the southern boundary of the Site parallel to the walled garden wall. The pathway was embellished with the planting of parkland trees which also extended across the Site. Apart from potential three throws and possible bedding layers for the pathway (which is no longer extant) there is no evidence for other post medieval activity within the boundary of the Site which would otherwise have been restricted due to the parkland nature of the Site. The overall potential for post medieval activity is anticipated to be **low**.

5.0 Archaeological Significance & Potential Impact

5.1 Significance

The baseline evidence presented does not indicate the presence of any known remains other than those associated with parkland planting and a garden pathway shown on the 1898 Ordnance Survey. Whilst corroborating historic map evidence of improvements undertaken by Marchioness Waterford these would be of minimal significance, illustrating standard garden design features of the period. With regard to other remains, such as potential medieval and Iron age/Romano-British remains, which cannot entirely be ruled out, any remains are unlikely to be settlement related and would be peripheral in nature to known foci. Their potential significance would reflect this and be restricted.

5.2 Previous on-site activity

Since the establishment of the Site within parkland associated with Ford Castle, there has been some limited ground disturbance demonstrated by the irregular mound of earth shown on Lidar and confirmed through a Site visit. This is thought to be spoil associated with some levelling of activity platforms.

5.3 Potential development effects

The proposals are for renewed play equipment comprising:

- Zipwire;
- 2x aero balls;
- 2 x air rifle ranges;
- a challenge course;
- a linear course; and
- a pond for low impact raft building.

Potential truncation of any underlying archaeological remains within the site may result from the construction activities but these would be primarily limited to the footprint of the pond which would extend to a depth of up to 1.5m over a footprint of 1,100m². Other limited groundworks would be associated with pole foundations for the linear high ropes and the zip wire.

The restricted/minimal levels of disturbance on the anticipated potential archaeological resource would result in a significance of effect which would not be anticipated to be significant, i.e. a **non-significant effect** is predicted.

6.0 Heritage Baseline - Setting Assessment

6.1 Identifying Assets Which May be Affected by Change

Assets located within 1km of the Site are listed within Appendix 2.

As a consequence of the lack of contextual or visual associations, the ability to appreciate and understand the full significance of a large number of the assets listed in Appendix 2 would be unaffected by proposals. The key contributing heritage values to the significance of these heritage assets, the ability to appreciate their significance, and all key views towards, from and including them, would be preserved.

However, it has been established that change within the setting of the following assets may have the potential to impact upon significance:

- Grade I Ford Castle (NHLE reference 1371004) due to visibility from designed grounds and from bedrooms on the east elevation;
- Grade II Ford Walled Garden (NHLE reference 1042187) due to proximity and visibility; and
- Grade II* Lady Waterford Hall (NHLE reference 1042153) due to visibility of the proposals from the rear grounds of the Hall.

6.2 Significance Statements

To assess the potential for changes in setting to affect significance, the three assets identified above have been subject to the preparation of statements of significance. These are set out below in proportion to the importance of the asset and the likelihood of impact.

6.2.1 Ford Castle (1371004)

Description

The Grade I listed part of the Castle is E shape in plan and outward looking to the south, see Plate 6.1 below and Appendix 3 Plate 1. This is characteristic of an Elizabethan arrangement, a period which saw the rebuilding of an earlier Castle in a style typical to the late sixteenth century. The multi-phase Ford Castle holds historic and architectural interests in features dating from the thirteenth century through to the twentieth century. To avoid unnecessary repetition, the historic and architectural interests of the Castle are described together below. Archaeological interest is also set out and the contribution that setting makes to these interests is also presented.

Architectural and Historic Interest

A manor at Ford was first recorded in 1282. Surviving elements of the early building are limited, restricted to some fabric of the basement and ground floor of the western wing of the Castle.

Its embattlement as a fortified manor house was permitted in 1338 when William Heron was provided with a licence to crenulate. At this time a stone quadrangular castle was constructed around four corner towers connected by a curtain wall. With respect to the extant building, the tower located at the north-west corner ('King James Tower') is the only wholly surviving tower of fourteenth century date within the main body of the Castle, its basement level being particularly significant in its unaltered medieval date. Surviving parts of the north-eastern tower are limited, restricted to parts of its western elevation within the basement and ground floor of the extant building. The conjoining fourteenth century curtain wall between this and the King James

Tower is also extant in part internally to later phases, with diminishing fabric between the basement and first floor of the Castle (for example to the northern elevation of part of the long gallery).

By 1367, the Castle was key in the defence of the borders. Reflecting this, it was taken by the Scots in 1385 and left ruinous. William Selby occupied a presumably restored Castle in 1509 before it was taken by Scots King James IV prior to the battle of Flodden (whose brief occupancy led to the naming of the King James Tower). At this time, it was purposefully partially destroyed through fire, being recorded as predominantly ruinous again in 1541. Shortly after this a failed attack from French troops (fighting on behalf of the Scots) was described with a Thomas Carr being recorded as resisting the attack from a tower.

In 1589 a major rebuilding was undertaken with the two northern towers (including the King James Tower) and their conjoining curtain enveloped within an Elizabethan mansion (NHLE reference 1371004). The two southern towers were retained to flank the new, near symmetrical, entrance front with a new driveway extending to the south between them.

The Elizabethan mansion incorporating the earlier medieval towers and northern curtain wall was subject to some remodelling by Sir Francis Blake in 1694. Later Eighteenth century early 'Gothicism', involving numerous locally known architects (George Raffield, James Nesbit and Alexander Gilkie), saw the emphasis of improvements on embracing the existing gothic fabric of the Elizabethan building, adding lancet windows and crenellations for example. Of particular note, from around the 1780s, new forecourt walls protected under a separate listed and included here for context were established. These extended from the southern elevation and around to the east and south (NHLE references 1042186, 1154087 and 1041285).

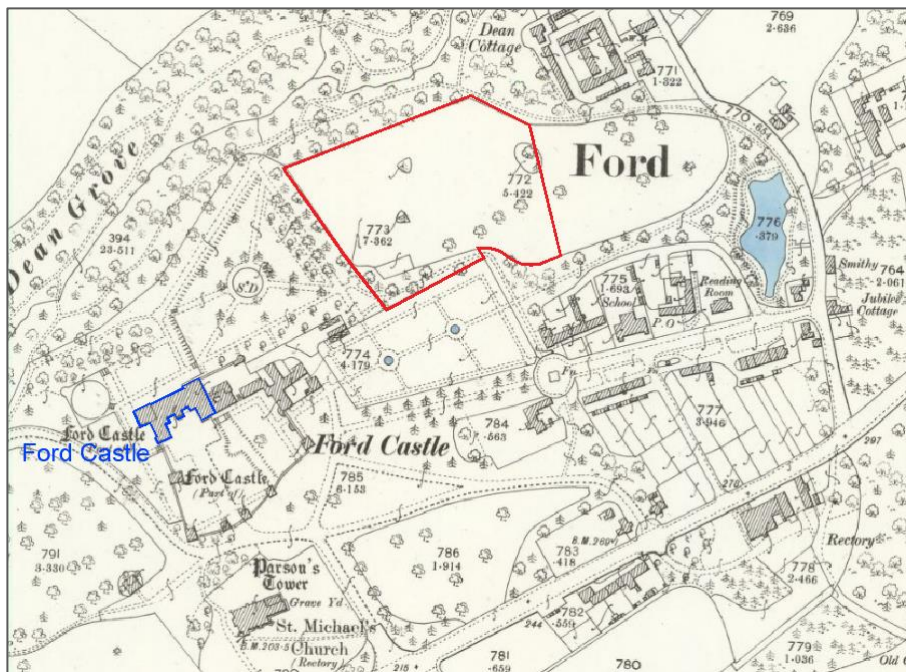


Plate 6.1: Ford Castle (1371004) in 1898

The major period of Victorian investment within the Castle was undertaken for Lady Waterford after a period of neglect. This saw the reversal of much of the eighteenth-century Gothicism and the refacing of much of the exterior facades. This was undertaken by David Bryce. His interiors have been lost but his replacement of the majority of the gothic lancet windows across much of the building with mullion and transom windows is evident, with eighteenth century Gothic examples limited to the King James Tower. To note, Lady Waterford also invested heavily in the grounds of the Castle, with the remains of the medieval village present in the vicinity of the Castle's entrance removed and a new village sited 200m to the east on the other side of a newly constructed walled garden.

The twentieth century (known as the Joicey period with the Castle coming under the ownership of Lord Joicey) saw the loss of Bryce's Victorian interiors. Joicey's work was completed in 1939 but the start of WWII meant that the Castle was never utilised as a country mansion. During the war it was used as hospital for the British Red Cross and St John's Ambulances. Thereafter it was used by the National Association of Boys Clubs of Great Britain and a field study centre.

In summary, the Castle is of high historic importance, with known associations with notable historic individuals and periods of conflict between England and Scotland. Architectural importance principally arises from the exterior of the Castle but with a particular element to the interior being exceptional; the basement to the King James Tower which is wholly medieval in date. Otherwise, the highest levels of architectural importance are present in the fabric of the medieval towers (principally the King James Tower) and to the general façade of the castle which displays a palimpsest of a number of different architectural styles and trends reflecting successive phases of investment. Again, it is the King James Tower which is notable here, containing medieval stonework and an original slit window amongst later eighteenth century gothic examples. The extensive windows to the rest of the building comprise leaded windows predominantly of nineteenth century date (Bryce for Waterford) set within sixteenth to twentieth century stonework. Interior features of some note include stone fireplaces of sixteenth/seventeenth century date (primarily to the principal rooms of the ground floor but also present within five bedrooms to the first floor). Later Victorian fireplaces with simple regency style grey veined white marble surrounds are apparent to other bedrooms, some with the Waterford crest. Other notable features due to their number and conformity are the arts and crafts styled doors attributable to the Joicey period and main staircases including a restored sixteenth century newel stair in the east wing and a seventeenth century stair with landings in the west wing.

Archaeological Interest

The layers of fabric within the Castle building, hold archaeological interest in their evidential value which illustrates successive periods of engineering and craftsmanship. Furthermore, the land bound within the later curtain walls to the south of the building, which includes the footprint of the earlier quadrangular fourteenth century castle and its likely thirteenth century predecessor, is likely to hold archaeological deposits of high importance.

Setting and its contribution of setting to significance

The Castle was visited in November 2021, see Appendix 3. The Castle building sits within a group of assets, some of which have been referenced above. These include the flagpole tower contemporary with the Castle's earlier medieval phase (1154034). They also include later eighteenth-century curtain walls (1042186, 1154087 & 1042185) and a Victorian service wing (1042186) which represent the sprawling additions to the Elizabethan mansion added mainly in the gothic style. The group value of these assets provides a strong contextual backdrop to the Castle which is particularly appreciated from within the enveloping courtyard to its south.

The enclosure of the courtyard provides an intimate experience dominated by the southern (entrance) elevation which is framed within this space allowing a focused appreciation of its architectural interest. Also, from within this space, the clear interaction of the Castle with curtain walls and an entrance gateway holding a portcullis gate allude to preceding phases of past conflict which drove the earlier fortification and embattlement of the earlier phases of the Castle.

To the north of the Castle are gardens which are appreciated from a series of gravel pathways. These illustrate more peaceful periods of the Castle's history and are known to have been established from at least the eighteenth century with later Victorian and early twentieth century improvements.

Views out of the courtyard to the front of the Castle are limited by the curtain walls and topography such that long views are only possible to the south-west. These are long ranging, taking in a rolling landscape at the base of the Cheviot Hills beyond other assets which (like the flagpole tower) which are contemporary with the

medieval phases of the Castle (a medieval church and the remains of a vicar's pele). The church and the pele place the Castle in the context of associated settlement which would have been present to the curtain walls of the medieval castle.

This settlement was later moved in the Victorian period as part of Lady Waterford's investment at Ford. It was moved to the other side of a walled garden, accessed by an avenue. The avenue, the walled garden and the village of Ford are important setting elements, strongly asserting the assimilation of the Castle into a Victorian phase.

In summary, particular elements of setting which allow the Castle's architectural and historical importance to be appreciated and understood are:

- The location of the Castle on the English/Scottish border which instigated its fortification and subsequent periods of rebuilding after conflict, resulting in its multi-period tapestry of external architectural features.
- The visual connection with the fourteenth century flagpole tower (NHLE reference 1154034) which is contemporary with the building's King James Tower, providing a visual reference to the former presence of a medieval quadrangle castle to which the King James Tower and other less obvious medieval elements existing within the fabric of the castle are associated.
- Views south-west from the Castle, taking in the landscape context of the Castle on the edge of the Cheviot Hills and also taking in views of the Church of St Michael and All Angels (NHLE reference 1371006) and the Vicars Pele (NHLE reference 1018372) which were contemporary with the medieval phase of the Castle.
- The earthwork remains of the medieval village which are recorded in the vicinity of the Castle. These and the associated earthworks of ridge and furrow reference the living/working landscape which the Castle interacted with from the medieval period onwards.
- The interaction of the Castle's southern frontage with a courtyard enclosed by crenelated curtain walls (NHLE references 1154087, 1042185 and 1154034). Although more extensive than the original interior courtyard it is reflective of a defended space referencing the purpose of the medieval phase of the building. It is also aesthetically pleasing, strongly defining and announcing the Elizabethan and later façade without any infringement and also containing important internal views towards later elements such as the east gate.
- The clearly defined main southern access to the Castle controlled by the late eighteenth century gothic style portcullis gate (NHLE reference 1042185).
- The close interaction of the northern façade of the Castle with private ornamental gardens to the exterior of the Castle which illustrate the enjoyment and use of the Castle in later peaceful periods.
- The association of the Castle with the planned/model village at Ford, the village being relocated during the Victorian period by Lady Waterford and connected to the Castle by an east-west avenue known as the yew walk. Whilst views of the main Castle building are not readily apparent along this walk, a strong contextual link is experienced through its controlled but aesthetically pleasing arrangement.

6.2.2 Ford Walled Garden (1042187)

Description

The area of the asset was originally planned as a pheasantry but was established as a walled garden in the mid nineteenth century for the Marchioness of Waterford (Lady Waterford). In recent years it has been used as a nursery but is now in a state of general neglect, characterised by general scrub, see Appendix 3 Plates 10-11.

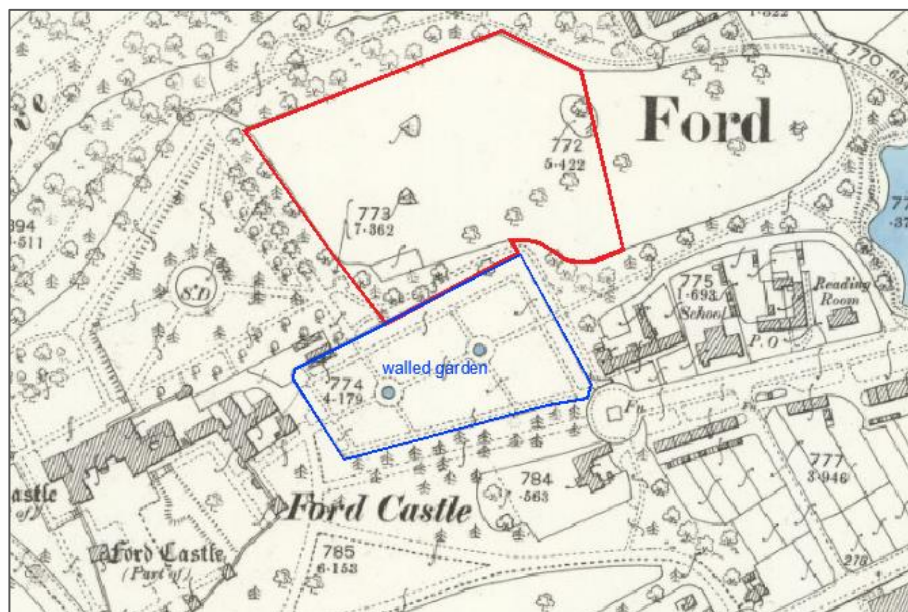


Plate 6.2: The walled garden (1042187) in 1898

The walled garden holds historic and architectural interest. These are described below. Archaeological interest will also be held in respect to the potential for remains of the medieval village in the proximity of its south-western corner in-particular. Garden archaeology may also be an aspect of its interest.

Historic and Architectural Interest

The historic interest of the asset lies in its association with Ford Castle and a Victorian phase of improvement under Lady Waterford when the garden was established between the Castle and the newly planned village to its east. As well as controlling access, the walls provided for shelter from winds and frost, permitting the raising of the internal ambient temperature for the benefit of growing plants. These could have been flowers or vegetables but likely both, due to its size. The garden clearly formed part of Lady Waterford's plans for the connection of the Castle with the model planned village, with a dramatic gothic entrance to the garden clearly placed opposite the Waterford fountain, a monument which she erected at the western end of the village c.1860 on the death of her husband; the gate shown by the straightening of the south-east corner of the garden on the 1898 map (see Plate 6.1).

The walls to the garden are of snecked stone lined with brick to the interior in the English garden wall bond, both materials able to absorb heat energy from the sun and slowly release it back to assist in the creation of a micro-climate. The interior was originally separated into six segments by an internal grid of pathways. These converged on two centrally placed pools or wellheads, see Plate 6.1, and led to a number of gateways set within the walls. The main entrance from the Castle proper was through a gothic Tudor arched and buttressed gateway with a roll moulded hoodmould and stepped parapet in the western wall, directly in line with the eastern gate. Similar principal entrances were located on the southern wall onto the yew lined avenue and (as referenced above) the south-eastern corner of the gardens onto the Waterford Fountain. Other smaller gates are present including one on the northern wall to the east of a glass structure and to the south-west corner of the Site. This may have been a side entrance to allow access from the Kitchens to an area of the garden where vegetables were grown, but it also provided access between the walled garden and the ornamental garden and a network of other pathways including one following the external perimeter of the walled garden.

Setting and its contribution to significance

The asset is located within the Ford Castle estate. It is bound to the east by the Castle. To the north the Site is present which occupies a former area of parkland utilised as a playground in recent years, see Appendix Plate 13. To the east is the village of Ford and to the south is a yew tree lined avenue designed to connect the Castle and the village.

The principal entrances to the walled garden are obvious from the grandeur of the gothic styled gateways. These interact with specific features; the gate in the western wall being in line with the east gate of the Castle, the gate to the south-east corner providing a direct connection with the village and the Waterford Fountain and the gate in the south wall providing access onto the yew lined avenue. The Castle, the avenue, the Waterford Fountain and the walled garden are connected within a garden design that also includes a network of pathways extending around the perimeter of the walled garden and into the ornamental gardens. The following elements of setting are considered to enhance an understanding of the assets historic and architectural interests.

- The relationship with Ford Castle expressed through a principal entrance in line with the Castle's eastern gateway.
- The relationship with Ford Village expressed through a principal entrance to the Waterford Fountain at the western end of the village.
- The relationship with the yew lined avenue bounding the walled garden to its south and accessed from a further large gothic styled gateway.
- The association with the wider designed landscape achieved through linked walkways providing access to the ornamental gardens to the north and north-east of the Castle.

6.2.3 Lady Waterford Hall (1042153)

Description

The Hall was built in 1860 for the Marchioness of Waterford (Lady Waterford). It holds historic, architectural and artistic interest.

Historic and Architectural Interest

Built in the Tudor style, to tie the Hall into the character of Ford Castle, the Hall is rectangular in plan, built of snecked stone with ashlar dressings under a steeply pitched roof decoratively covered in horizontal bands of Lakeland and Welsh slate. The floorplan is open and extends across six bays, bays two and five being highly gabled with corbelled chimneys at their apex and displaying an oval panel bearing a crown and monogram of the Marchioness. The outer bays include boarded doors in flat topped porches with corbelled tables. The interior space is open to the roof with moulded braces painted black and white in mock Tudor gothic. Its architectural embellishment provides it with particular interest with historic interest provided through its association with Lady Waterford and her creation of the village in a planned style.

Artistic

The interior of the Hall is of particular artistic interest, having been decorated by the Marchioness with a series of paintings depicting villagers and Castle servants in biblical scenes.

Setting and its contribution to significance

The Hall is located in the centre of the village which has a clear east-west alignment corresponding with the yew lined avenue which extends between the Castle and the village. The Hall sits at the heart of the village on the

same east-west alignment, its southern elevation clearly responding to the roadside to its immediate south through the decorative and elaborate treatment to the architectural features which are not replicated to the rear northern elevation which is contrastingly plain. The following elements of setting contribute towards an understanding of the interests of the asset:

- The location of the asset at the heart of Ford village, the Hall clearly interacting with the village through elaborate architectural features to its southern façade.
- The connection with Ford Castle which is facilitated through easy inter-accessibility along the yew tree avenue also designed by the Marchioness of Waterford and which is emphasised through a shared architectural style of Tudor character which also extends to the interior roof space of the asset.

7.0 Heritage – Potential Impact Minimising Harm/Providing Enhancement

The proposals within the boundary of the Site comprise the renewal of play equipment as follows:

- Zipwire;
- 2x aero balls;
- 2 x air rifle ranges;
- a challenge course;
- a linear course; and
- a pond for low impact raft building.

With due regard to an understanding of the significance of potentially sensitive assets described in Section 6, the following measures have been embedded within the proposals which are set out here before any impact prediction:

- The highest element of the proposals, the launch platform for the zipwire has been located within the south-eastern part of the Site where it would be screened most effectively from the Walled Garden and the avenue located between Ford village and Ford Castle;
- The structural elements of the zip-wire launch platform will be streamlined (being constructed in metal only (without timber cladding or a platform roof)) and will be finished in green to achieve as quiet a presence as possible and minimise any residual visibility from the Walled Garden;
- A 'lost' pathway to the perimeter of the Walled Garden would be reinstated within the layout and finished in gravel to improve the connection of the walled garden with the wider landscape including the land within the Site.

8.0 Heritage Potential Impact

8.1 Ford Castle (1371004)

Change

Site observations indicate that the proposals would not be visible in important views of the Castle described above and also identified within the Castle's Conservation Management Plan (see Appendix 3 Plates 2-5). The only potential (but screened) views of the Site from within the Castle would be from four smaller east facing rooms on the first and second floor (rooms called Berger, Odinel, Branxton and Heatherslaw) (see Appendix 3 Plates 7-8). However, these are not principal rooms and look out over the service yard established in the Victorian period). This is in contrast to the south principal south facing bedrooms on the first floor which enjoy views over the courtyard and other bedrooms in the King James Tower which enjoy views over the garden as well as over the open landscape to the west (Heron and Kings).

Development Effect

With due regard to an understanding that change does not necessarily equate to harm, field observations and having considered the significance of Ford Castle and the contribution that setting makes towards an understanding and appreciation of this significance, it is anticipated that the changes caused by the proposals as set out above would cause **no harm** to the Castle. This is based on the following moderating grounds.

- The proposals would not affect an appreciation of the fabric of the medieval and Elizabethan building where the considerable significance of the asset lies.
- The potentially affected (heavily screened) views would be from rooms of lesser importance, beyond a backdrop of a service yard which indicates that the views (at least in later periods) were not expressly intended to positively contribute towards the experience of the rooms.
- The proposals would not affect an appreciation of the Castle's relationship with contemporary medieval assets including the church and the vicar's pele nor the deserted medieval settlement - the crofts and tofts and ridge and furrow systems are not thought to have extended into the boundary of the Site.
- The proposals would not infringe on any intervisibility with or views of other structures of particular importance comprising important views of/from the fourteenth century flagpole tower (NHLE reference 1154034) and important views of/from the later crenelated curtain walls and gates (NHLE references 1154087, 1042185).
- The proposals would not affect the appreciation of the space contained within the courtyard enclosure to the front of the Castle.
- The proposals would not infringe on an appreciation of the ornamental gardens to the north of the castle.
- The proposals would not affect an appreciation of the Castle against a backdrop of the Cheviot Hills, visible in long views possible to the south-west of the Castle.

8.2 Ford Walled Garden (1042187)

Change

The Site abuts the northern wall of the walled garden, see Appendix 3 Plate 12-13. The proposals would recommence the use of the Site as a recreational area, previous play equipment evidently present, see Appendix 2 Plate 13.

In terms of the context of the walled garden and its connection with the wider Castle estate around it, the restoration of a pathway to its northern perimeter would reinstate a lost route which formerly sat within a network of pathways within the Castle grounds connecting the walled garden with other garden/landscape features (see Appendix 3 Plate 13). The presence of the proposals in proximity to the pathway would encourage its use and the appreciation of the walled garden as a feature at this location.

The proposals may be visible from the interior of the walled garden, in-particular the zipwire platform but these would be screened by mature vegetation.

Development Effect

With due regard to an understanding that change does not necessarily equate to harm, field observations and having considered the significance of the walled garden and the contribution that setting makes towards an understanding and appreciation of this significance, it is anticipated that the potential screened visibility of the proposed zip wire from within the body of the garden would cause **minimal less than substantial harm**. This would be offset by the planned restoration of the pathway to its northern perimeter which would consolidate the walled garden within a wider network of pathways extending across the Castle estate and provide opportunity for the appreciation of the walled garden at this location as a feature holding some architectural and historic interest. It is also based on the following moderating grounds.

- If visible from the Walled Garden the structural elements of the zip-wire launch platform would be streamlined being constructed in metal only (without timber cladding or a platform roof) to minimise visibility. The structural elements of the zipwire launch pad would also be finished in green to achieve as 'quiet' a presence as possible.
- There would be no infringement on the walled garden's relationship with Ford Castle expressed through a principal entrance in line with the Castle's eastern gateway;
- There would be no infringement on the walled garden's relationship with Ford Village expressed through a principal entrance to the Waterford Fountain at the western end of the village;
- The association with the wider designed landscape achieved through linked walkways providing access to the ornamental gardens to the north and north-east of the Castle would be consolidated through the reinstatement of a pathway to the northern perimeter of the asset.

8.3 Lady Waterford Hall (1042153)

Change

The upper and blank part of the rear elevation of the Hall was visible from within the eastern part of the Site. The rear of the Hall was visited and observed to be bound by a stone wall which would block views of the Site from the windows to the lower part of the northern elevation. Trees present to the south-eastern boundary of the Site would further screen views from the rear curtilage of the property and would be strengthened by the growth of semi-mature trees to the eastern boundary of the Site which would be retained by the proposals. For reference this view is shown by Viewpoint 5 of the Landscape and Visual Appraisal (submitted under separate cover).

Development Effect

With due regard to an understanding that change does not necessarily equate to harm, field observations and having considered the significance of Lady Waterford Hall and the contribution that setting makes towards an understanding and appreciation of this significance, it is anticipated that the potential visibility of the proposals

from the rear curtilage of the asset would cause **no harm** to its overall significance. This is based on the following grounds:

- Potential views of the proposals from the rear curtilage of the structure are not considered to affect an important view.
- There would be no infringement to the appreciation of the entrance (southern) front of the asset from within the heart of Ford village.
- There would be no infringement on an understanding of the asset's association with Ford Castle.
- Any alteration in the current ambience/tranquillity of the rear of Waterford Hall should be considered against its communal and former schoolhouse use. An appreciation of the current function and intended use of the asset would not be at odds with the proposals.

9.0 Assessment Against Policy and Legislation

9.1 Legislation

On archaeological grounds the proposals would not engage the 1979 Act, there being no physical impact to a Scheduled Monument or other potential remains considered to be of national importance.

On heritage grounds the proposals would engage consideration of paragraph 66 of the 1990 Act, with harm identified to one Grade II Listed Building through changes in its setting. However, the level of harm identified is minimal and should be considered against the balancing effect of public benefits allowed for under the rigours of the NPPF and with due regard to the off-setting benefit that that proposals would bring to the Grade I listed Ford Castle in-particular through its viable long-term use as a successful residential facility. This in turn is likely to benefit the walled garden, which is currently abandoned but which could be regenerated in the long term if Ford Castle continues to contribute towards an active local economy. The reversible nature of the proposals should also be taken into consideration.

9.2 National Policy

On archaeological grounds this Desk Based Assessment which has been prepared by a Registered Organisation with the Institute for Archaeologists has fulfilled the obligations of paragraph 194 of the NPPF. The 'necessary' fieldwork referenced by paragraph 194 is not anticipated to be required at the pre-determination stage of this planning application, any fieldwork needed considered to be able to delayed as a condition to consent; this being proportionate and reasonable on the evidence presented which does not indicate the presence of remains which would preclude development. A watching brief may be suitable on the grounds of potential and the limited extent of disturbance.

On heritage grounds, this report has considered the potential effect of the development proposals on designated heritage assets through setting change. This has been done with due regard to Historic England guidelines and the terminology of the NPPF. As referenced above the level of harm identified to one Grade II Listed Building is minimal and should be considered against the balancing effect of public benefits allowed for under the rigours of the NPPF which are referenced below and with due regard to the off-setting benefit that that proposals would bring to the Grade I listed Ford Castle in-particular through its viable long-term use as a successful residential facility. This in turn is likely to benefit the walled garden, which is currently abandoned but which could be regenerated in the long term if Ford Castle continues to contribute towards an active local economy. The reversible nature of the proposals should also be taken into consideration.

The public benefits to consider as part of the application are the creation of 50 local and long-term jobs.

9.3 Local Policy

The assessment undertaken within this report, the archaeological mitigation suggested and the balancing effects of the public benefits as set out above fulfils the requirements of Policy ENV7 of the Berwick-upon-Tweed Local Plan.

10.0 Conclusions

This report fulfils the requirements of an Archaeological Desk Based Assessment and a Heritage Statement having been prepared in accordance with the guidelines of the Chartered Institute for Archaeologists and Historic England.

In respect to archaeology, it has been established through baseline evidence that although activity from the prehistoric period is attested to in the wider area through the retrieval of finds, that it is not until the Iron Age/Roman period that established settlement is evident and that this likely favoured more topographically favourable areas in relation to the watercourses with the area, the Site likely peripheral to activity including the later medieval activity which focussed away from the Site around the church and castle. Archaeological potential is not therefore considered to warrant further investigation at this stage, with the general lack of evidence for activity and the anticipated levels of disturbance associated with the proposals perhaps warranting a watching brief only as a best practice measure to record remains in the unlikely event that they are present.

In respect to heritage, it has been established that one Listed Building will experience minimal less than substantial harm as a consequence of changes within its setting. It is anticipated that the limited level of harm identified will allow a favourable determination in respect to Section 66 of the Listed Buildings and Conservation Areas Act, with consideration permitted through the process of applying the balancing effect of public benefits allowed by the NPPF and with due regard to the otherwise positive effects that the proposals would have on the asset. This being the continued viable use of the Grade I Listed Ford Castle and the effects that this would have on viability of associated assets such as the Walled Garden through opportunities which may otherwise not be considered.

The proposals, as demonstrated, are in full accordance with legislation and planning policy on archaeological and heritage grounds.

APPENDIX 1: ARCHEOLOGY PHOTOGRAPHS



Plate 1: View south-east from the north-western corner of the Site



Plate 2: View north-west from south-eastern corner of the Site



Plate 3: View south-west from north-east corner of the Site



Plate 4: Northern wall of the walled garden bounding the Site to the south



Plate 5: Low flat mound within the activity field, associated with play activity



Plate 6: North-western corner of the Site, the location of proposed zip wire end point



Plate 7: Linear earthwork entering from the east (LHS frame) and extending to the west (RHS of frame)



Plate 8: Service cover on alignment of linear earthwork

APPENDIX 2: SETTINGS ASSESSMENT SUMMARY TABLE

All designated heritage assets located within 1km of the Site are listed below. In selecting which assets may be affected by the proposals 'step 1' of Historic England's guidance on setting (2017) considers themes such as:

- Physical Surroundings;
 - Topography;
 - aspect;
 - functional relationships and communications;
 - history and degree of change over time; and
- sense of enclosure, seclusion, intimacy or privacy.
 - Experience
 - views from, towards, through, across and including the asset;
 - intentional inter-visibility with other historic assets and natural features.

These themes and parameters as follows allow full consideration of 'step 1':

- the intervening distance(s) between them and the activity field and/or
- the lack of any material inter-visibility between them and the activity field and/or
- the lack of any relevant non-visual association(s) between them and the activity field and/or
- the lack of any 'third points' from which both would be visible to a material extent within the same view-shed.

With due regard to the above considerations, a number of the assets within the search area have been 'scoped out' as highlighted. The following asset types are considered scoped out of further assessment.

- Castle related structures not under the principal listing where any important views to the feature or from the feature would be unaffected and where contextual and historic links to the principal building or group value with each other would not be infringed upon;
- Scheduled buried remains and/or earthworks which do not hold topographically advantageous views of the Site or the area in which the Site is located such that the Site could be said to be significant in an understanding/appreciation of the monument;
- Distant farmhouses with no historic links to the land within the footprint of the Site;

- Churches where views to and from the asset would be unaffected and where the experience of the churchyard and approach would not be infringed upon, the asset being wholly preserved within its setting;
- Memorials or features within/bounding graveyards where the principal setting element of importance is the churchyard and/or the church;
- Simple garden walls and gateposts to cottages set within private gardens, whose setting is restricted to the understanding of enclosure and delineation of private and public space;
- Ancillary farm buildings to which an understanding and a perception of is restricted to the principal farmhouse and/or the immediate rural backdrop which would be unaffected;
- Cottages and houses to which setting is restricted in respect to their village setting and group value;
- Bridges whose setting elements providing an appreciation of their use and function are limited to waterbodies; and
- Mileposts whose setting is restricted to the road and roadside verge.

Reference	Asset	Status	Distance	Scoping
1042185	Ford Castle portcullis gate, armoury tower, and forecourt walls	Grade I	180m south-west	Out
1042186	Ford Castle north forecourt wall and gateway with laundry and service wing attached to rear	Grade II*	110m south-west	Out
1042187	Ford walled garden	Grade II	Adjacent to south	In
1153904	West lodge and gateway to Ford Castle	Grade II	530m south-west	Out

Reference	Asset	Status	Distance	Scoping
1154034	Ford Castle flagpole tower	Grade I	195m south-west	Out
1154087	Ford Castle east gateway, east forecourt wall and Handyman's Cottage	Grade II*	80m south-west	Out
1154099	Ford Castle game tower with attached garden walls and carriage arch	Grade II	60m south-west	Out
1303985	Ford Castle terrace walls to west and north-west of Ford Castle	Grade II	200m south-west	Out
1371002	Milepost before Ford Castle west lodge	Grade II	530m south-west	Out
1371004	Ford Castle	Grade I	125m south-west	In
1371005	Ford Castle the Dene bridge	Grade II	370m south-west	Out
1154211	The Waterford fountain	Grade II	90m south	Out
1042153	Lady Waterford Hall	Grade II*	55m east	In
1042155	Well	Grade II	90m east	Out

Reference	Asset	Status	Distance	Scoping
1370911	8,10 & 12	Grade II	140m east	Out
1042156	14	Grade II	170m east	Out
1370992	Garden wall and gate piers to number 14	Grade II	160m east	Out
1154205	Jubilee Cottage	Grade II	180m east	Out
1042157	Ford Smithy	Grade II	175m east	Out
1370990	13	Grade II	160m east	Out
1042154	Gate piers and garden wall to number 13	Grade II	160m east	Out
1042158	Old Farmhouse	Grade II	550m north	Out
1154231	Range of outbuildings north of Old Farmhouse	Grade II	570m north	Out
1304088	Milepost	Grade II	580m east	Out
1153194	Milepost	Grade II	840m north-west	Out

Reference	Asset	Status	Distance	Scoping
1042176	Ford Bridge	Grade II	620m west	Out
1370989/ 1018372	Parsons Tower	Grade II/SM	240m south-west	Out
1371006	Church of St Michael and All Angels	Grade II*	220m south-west	Out
1154144	Two Neville gravestones	Grade II	240m south-west	Out
1042188	Gravestone of Louise Marshioness of Waterford	Grade II	250m south-west	Out
1042151	Black grave	Grade II	200m south-west	Out
1042152	Gate, gatepiers and steps to church	Grade II	300m south-west	Out
1006423	Ford Westfield Settlement	SM	960m south-west	Out

APPENDIX 3: HERITAGE PHOTOGRAPHS



Plate 1: View of Ford Castle (1371004) from the southern gateway. Site not visible



Plate 2: Oblique view of Ford Castle (1371004) from the southern gateway. Site not visible



Plate 3: View from within the inner courtyard of Ford Castle (1371004) looking west over to the east gateway. Site not visible – tallest element (zip wire) would be in trees to rear of east gate



Plate 4: View of Ford Castle (1371004) from the south-west. Site not visible – tallest element (zip wire) would be to the rear of built form



Plate 5: View of Ford Castle (1371004) from the rear gardens. Site and zipwire behind screening vegetation



Plate 6: View from the extreme north-eastern corner of Ford Castle (1371004) looking along the gravelled pathway towards the walled garden and the Site. Site and zipwire behind screening vegetation



Plate 7: View towards the Site from Ford Castle (1371004) Berger bedroom (first floor). Site screened by vegetation



Plate 8: View towards the Site and zipwire from Ford Castle (1371004) Branxton bedroom (second floor). Site and zipwire screened by mature trees



Plate 9: View towards the Site from the avenue connecting Ford Castle (1371004) with Ford Village. Southern boundary of walled garden (1042187). Site not visible and zipwire screened by trees



Plate 10: View towards the Site from within the walled garden (1042187)



Plate 11: View towards the castle from within the walled garden (1042187)



Plate 12: View towards the walled garden (1042187) from within the Site



Plate 13: View towards the walled garden (1042187) from within the Site showing extant play structure at the proposed location of the rifle ranges and the grassed over alignment of a former gravel pathway



Plate 14: View towards Lady Waterford Hall (1042153) from within the Site.



Plate 15: Rear of Lady Waterford Hall (1042153)



Plate 16: View towards the Site from curtilage boudary of Lady Waterford Hall (1042153)










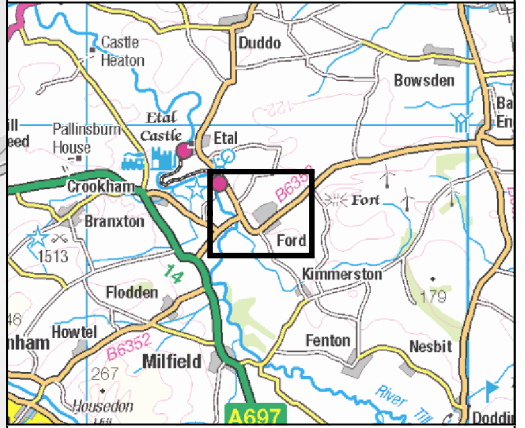
Plate 17: View of Lady Waterford Hall (1042153). Site and zipwire not visible to rear

FIGURES



LEGEND

-  Site Boundary
-  Site Boundary 1km Buffer
- Listed Building (Grade)**
 -  I
 -  II
 -  II*
-  Scheduled Monument
-  HER Entry



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FORD CASTLE
 HERITAGE STATEMENT
 HERITAGE ASSETS
DRAWING 1

Scale 1:8,000 @ A3 Date NOVEMBER 2021

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