

The Farmhouse
Kiln Pit Hill, Northumberland

Heritage Impact Assessment



Solstice Heritage LLP
Crabtree Hall
Little Holtby
Northallerton
North Yorkshire
DL7 9NY

www.solsticeheritage.co.uk



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Heritage Impact Assessment

Prepared for:	Mr and Mrs Clark
Prepared by:	Chris Scott BA (Hons), MA, MCIfA Solstice Heritage LLP Crabtree Hall Little Holtby Northallerton North Yorkshire DL7 9NY
Checked by:	Jim Brightman BA (Hons), MLitt., MCIfA
Set By:	Jim Brightman BA (Hons), MLitt., MCIfA
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EXECUTIVE SUMMARY

Solstice Heritage LLP was commissioned to provide an assessment of the potential heritage impact of non-permissioned works undertaken at The Farmhouse, Kiln Pit Hill, Northumberland. This assessment is intended to support an application for retrospective Listed Building Consent for those works. The building is listed at Grade II (NHLE 1370271).

The assessment finds that many elements of the enacted, non-permissioned works have resulted in negligible/neutral impacts to the significance of the listed building. A small number, including the chimney and roof vents, changes to the windows of the southern elevation, the creation of a door in the south elevation, the raising of the permissioned height of the garage ridgeline and the creation of a rear vestibule area, have all caused more notable negative impacts to the significance of the listed building. Unfortunately, in most of these cases, the form of development cannot be reversed without causing further impacts to the historic fabric.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of works undertaken at The Farmhouse, Kiln Pit Hill, Northumberland. This assessment is intended to support an application for retrospective Listed Building Consent for those works. The building is listed at Grade II (NHLE 1370271) and the listing description has been reproduced below:

HEALEY A 68 NZ 05 NW NZ 030556 (West side, off) 10/121 Old Farmhouse at Newfield and outbuilding to west

//

House, late C18 and outbuilding incorporating earlier fabric. Rubble with cut quoins and dressings; stone slate roofs. South elevation of house 2 storeys, 4 bays, irregular. Ground floor has 4-pane casement, 16-pane Yorkshire sash and late C19 4-pane sash; 12-pane sashes above, all openings in alternating-block surrounds. Coped gables, stone right end stack and ridge stack rebuilt in brick on stone base. Lower outbuilding to left with blocked door, as far as end of stone-roofed section. Right return: coped gable on deep footstones. Rear elevation; 4-panel door in alternating-block surround, outshut to right with boarded door flanked by Yorkshire sashes.

Listing NGR: NZ030225549

The purpose of this HIA is to provide baseline information on the cultural heritage resource in the development area and surrounding area, and to assess any potential effects of the development on that resource.

1.2 SITE LOCATION AND DESCRIPTION

The development is situated at The Farmhouse, Newfield, Kiln Pit Hill, Northumberland. It is centred at NGR NZ 03025 55548 and comprises a late 18th-century, stone-built farmhouse and attached outbuilding with later alterations.

1.3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The development has made a number of internal and external alterations to the building, which were different to those within plans permissioned for its redevelopment, including:

- Alteration to the permissioned height of the ridge of the attached garage
- Creation of a window in the garage gable instead of a vent
- Increase in size of a permissioned rooflight
- Change to agreed layout of windows in garage side elevation
- Creation of a doorway in place of a window
- Alteration to internal hallway layout
- Creation of faux fireplace at first floor

1.4 AIMS OF THE STUDY

The focus of this document relates principally to the fabric and setting of the Grade II listed The Farmhouse, Kiln Pit Hill (NHLE 1370271) and the potential impact of the development on this fabric and setting. The aims of the study are:

- To assess the known cultural heritage resource within the development area and the wider study area
- To assess the potential effects of the development upon the known and potential cultural heritage resource
- Make recommendations based upon this assessment as to any potential requirement for investigation, mitigation and off-setting which may be required.

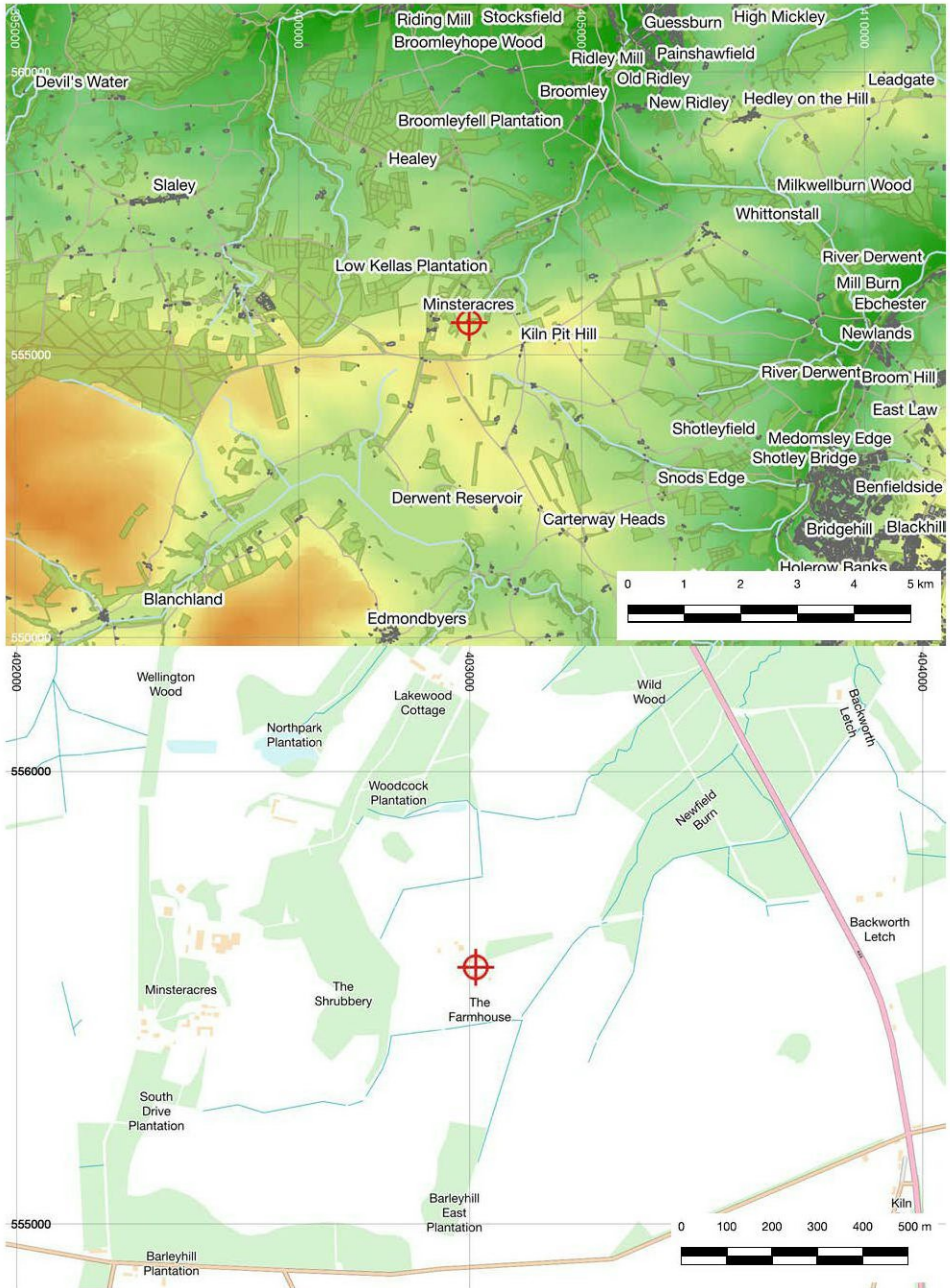


Figure 1 Site location

2. BASELINE

2.1 SITE DESCRIPTION

A site visit was undertaken in clear but overcast conditions in February 2021. A description of the building and those factors which are considered to form a strong component of its overall heritage context are explored in the following sections.

2.1.1 THE FARMHOUSE

The assessed development involves a number of internal and external alterations undertaken at The Farmhouse, Kiln Pit Hill, Northumberland. The property is a two-storey, stone-built farmhouse range, of generally 18th-century construction, within a wider traditional farm steading. The building itself lies at the south side of the steading and includes a south-facing principal elevation with some surviving historic fenestration, a stone tiled pitched roof, and an attached former stable range to the west (Figure 2). The entire farm steading has been redeveloped as a small housing estate approximately 20 years ago. This has involved the construction of some new-build units, as well as the conversion of the former agricultural barns of the steading, the creation of external garden areas, tarmac and block-paved surfacing, and the redevelopment of the farmhouse itself (Figure 3). The main external alteration to the farmhouse as a consequence of its redevelopment has been the addition of a garage extension at its north-eastern corner (Figure 4), along with a host of other smaller changes, some of which were originally permissioned, and a number of others, discussed below, which were carried out without consent.

2.1.2 SETTING

The farmhouse is considered to derive some contribution to significance from its wider setting. Of most relevance are the building's connections to its historic surrounding steading, as well as its connections to the surrounding rural, agricultural landscape. The steading, formerly known as Newfield, can be seen from historic mapping to have developed into a courtyard or E-plan farmstead by the later 19th century. In line with wider regional and traditional styles, the



Figure 2 View of principal facade, facing north-west



Figure 3 Exemplar view of redeveloped farmstead, looking north-west from rear of farmhouse



Figure 4 View of garage extension to right, with original farmhouse range to left, looking south-west

farmhouse is located to the south of the steading, with a principal, south-facing elevation giving views over surrounding farmland, whilst the agricultural buildings were developed into connecting ranges to the north and west. Currently, this traditional plan of the wider steading is partially appreciable in close views from the north side of the farmhouse, although it is much denuded by the tarmac and block-paved access areas and stone-built domestic boundary walls and associated garden planting which all derive from the farm's redevelopment as a small housing development. This redevelopment has 'suburbanised' the farm to a degree where its functional and spatial connections are difficult to appreciate, meaning that this element of the farmhouse's setting contributes only to a limited degree in terms of its significance.

The farmhouse's connection to the surrounding rural, agricultural landscape contributes much more strongly to its significance. On approach to the steading, a single lane access track leads westward from the A68 towards the farm. This track runs through the agricultural landscape with enclosed fields to both north and south, providing a meaningful and entirely appropriate introduction to the more immediate surrounds of the listed building. Further to this, views from the house itself, to the south and south-east take in further uninterrupted vistas of the surrounding agricultural fields, providing a strong appreciation of the historic and current surroundings of the farmhouse, as well as an experience linked to its historic use. Views from these two situations are considered to contribute strongly and positively to the significance of the building.

2.2 SURROUNDING HERITAGE ASSETS IN THE STUDY AREA

Given the nature of the works being assessed, it is not considered that any other heritage assets beyond the host building are relevant to this assessment. The nearest designated heritage asset is c. 500 m to the west (Grade II listed Minsteracres House NHLE 1370276).

2.3 CARTOGRAPHIC SOURCES

Consultation of historic mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the development site. Information gleaned from this mapping does not show the site in any great detail until the Ordnance Survey map published in 1895 (Figure 5), at which time the Farmhouse at Kiln Pit Hill and associated developments comprises a courtyard plan farmstead. Subsequent Ordnance Survey mapping dating to 1922 illustrates that the original footprint of the farmstead remained unchanged (Figure 6). No other notable changes were identified through mapping throughout the 20th century.

Modern satellite imagery from 2002 reveals the change of use of the farmstead to a small development of domestic dwellings (Figure 7). The courtyard and associated agricultural buildings had been subdivided into separate residences, with the adoption of a tarmac driveway laid atop the original farm courtyard. Satellite imagery from 2019 reveals no further changes to the proposed development site (Figure 8). No other major developmental phases were identified through satellite imagery.

Date	Map/Compiler	Author and Work (where known)
1846	Tithe map	(29/25/406)
1895	Ordnance Survey	
1922	Ordnance Survey	
1947	Ordnance Survey	

Table 1 Historic Ordnance Survey mapping consulted

2.4 PREVIOUS EVENTS

There are no previous archaeological events considered pertinent to the works assessed here.

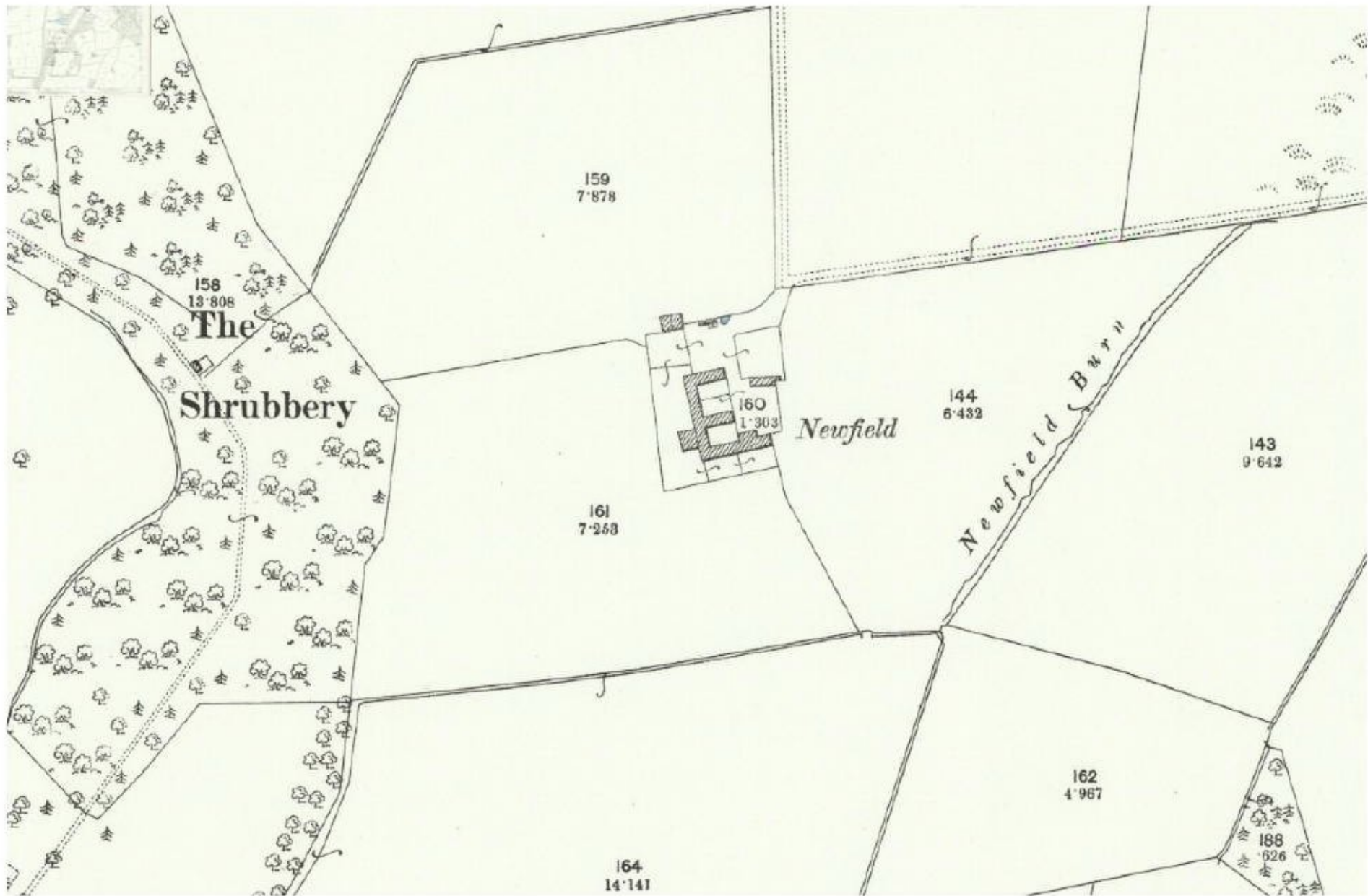


Figure 5 1895 Ordnance Survey map

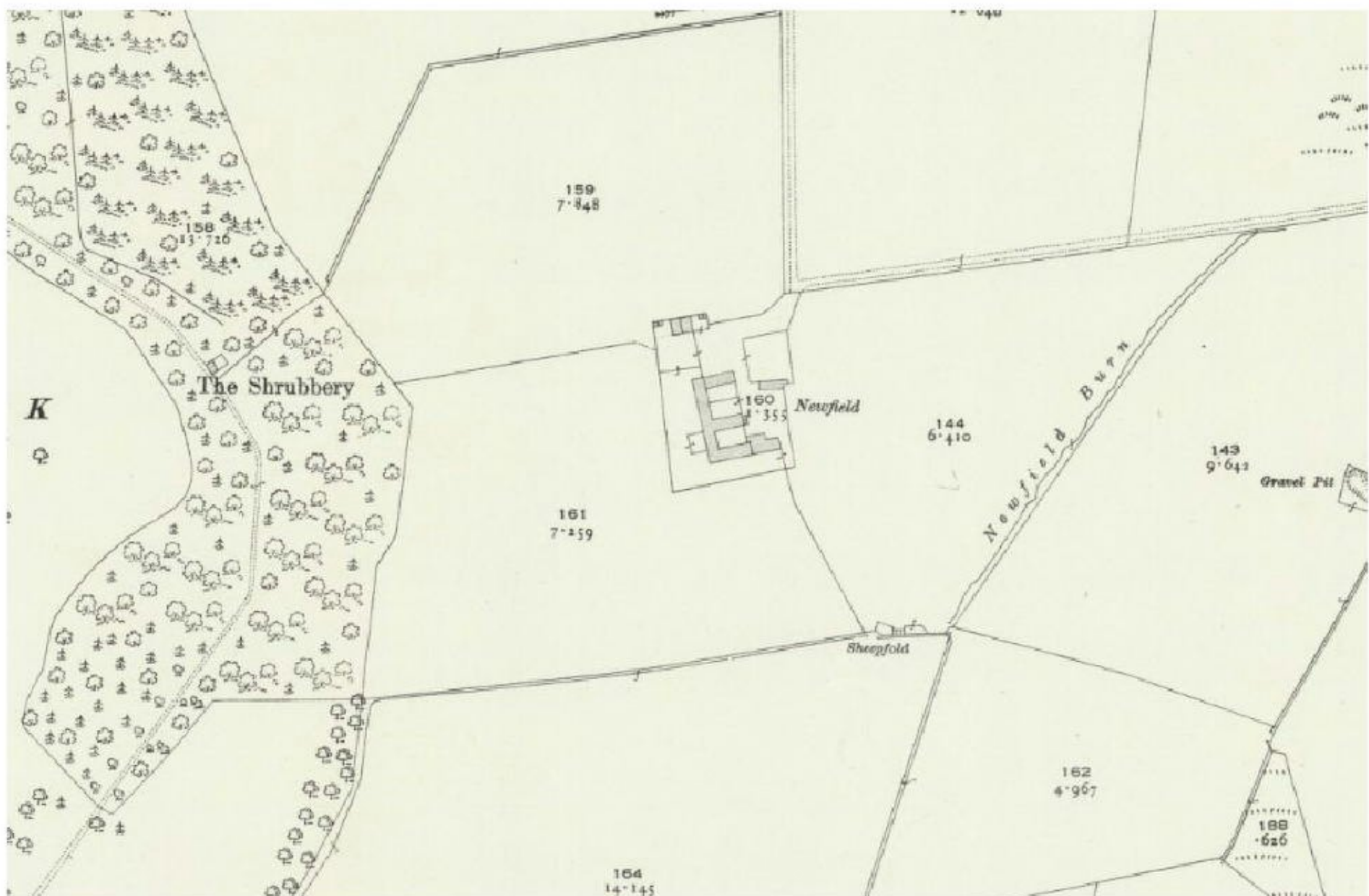


Figure 6 1922 Ordnance Survey map



Figure 7 2002 Satellite Imagery (© 2021 Inforetta Ltd & Bluesky)



Figure 8 2019 Satellite imagery (© 2021CNES / Airbus)

3. STATEMENT OF SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. For the purposes of this assessment, discussion has been grouped under the heading of the four ‘interests’ identified within NPPF (MHCLG 2021a). These criteria have been used, alongside relevant guidance, where appropriate, in part or in whole, depending on what can best articulate the nature of the heritage asset.

3.1 ARCHAEOLOGICAL INTEREST

The building contains some, limited, archaeological interest. Externally, this lies within the clear evidence for its structural development over time, most easily noted across its principal southern elevation. Internally, the general plan of the building and its rooms help to illustrate the historical intended use of various rooms; however, in general, the spaces within the building are significantly altered and so preserve little clear evidence of their original intended use. Generally, the form and structural associations of the building clearly evidence its date and original intended use as a farmhouse.

3.2 HISTORIC INTEREST

Historic interest is one of the main contributors to the significance of the building. This interest is principally illustrative.

In terms of the building’s illustrative interest, the most obvious contribution to its significance is as an earlier exemplar of the Northumbrian farmhouse, which is principally represented across the county by later farmhouses of the early to mid-19th century. The building’s architecture, and its relationship to the buildings of the wider farmstead provide a relatively clear exemplar of farms of this date more widely, illustrating trends in the layout of the farmhouse itself, as well as its relative location and prominence within the farmstead. This interest is rooted in the general architectural style of the building, most obviously appreciable from its southern elevation, and its general spatial relationship to the other buildings within the historic farmstead, but is not necessarily dependent upon any one individual architectural feature.

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

The building’s architectural interest is considered to make a contribution equal to that provided by its historic interest. Principally, the overall composition of the farmhouse, most importantly viewed from its south side, provides a fine exemplar of this building type. Although slightly reduced by later alteration, including the non-permitted works assessed here, the architecture of the building provides a fine experience of its original intended design within a complimentary setting largely reflective of its original, historic surroundings.

3.4 CONTRIBUTION OF SETTING

The principal elements of the building’s setting which contribute to its significance are its spatial, visual and historical linkages to the surrounding agricultural land, and its historical and functional links to its surrounding farmstead. Both of these elements preserve an opportunity to partly appreciate the historic setting of the farmhouse, as well as understand its original intended use and associations, as well as its general date. The building’s association with the surrounding agricultural landscape is most obviously appreciable on approach to the farmstead along the private lane leading west from the A68, and also in views south from the principal façade and garden of the building itself. In both cases, open pasture fields are widely visible and give a clear appreciation of the historic and functional agricultural associations of the farmhouse.

In terms of the surrounding farmstead buildings, located principally to the north side of the farmhouse, the historic and functional associations are more difficult to appreciate given the later redevelopment of the farm. The addition of walled domestic gardens and tarmac and block-paved access areas have contributed to a certain sense of domesticity and modern suburban development which make the historic farmstead more difficult to appreciate in form and purpose. As such, the association with the other historic buildings of the farmstead is of lesser importance than the wider ‘feeling’ of being surrounded by the rural landscape.

4. ASSESSMENT

4.1 PHYSICAL IMPACTS

The assessed works comprise a number of physical alterations to the building which are explored in more detail below.

4.1.1 ALTERATION TO GARAGE RIDGE HEIGHT AND CREATION OF A WINDOW

The development has raised the permitted height of a new-build garage extension at the northern side of the farmhouse range and has altered the north elevation to create a glazed window opening in the peak of the garage gable, as opposed to a smaller 'vent' opening, which was permitted here (Figure 4). The raising of the ridge height of the garage extension has brought it above the eave height of the principal range, which does create an overly dominant extension in relation to the host range to the south, but not one which has disrupted the farmhouse's spatial or visual relationships to the other historic buildings within its wider farmstead, or the agricultural land beyond the farm itself. It is not considered that the window, being relatively traditional in style if not in location, impacts upon the significance of the host building (Figure 9). With regard to the raised ridge height, it is considered that this change has a minor negative impact to the significance of the host farmhouse through reducing the clarity with which it can be appreciated as the principal domestic building within the farmstead.

4.1.2 INCREASE IN SIZE OF PERMISSIONED ROOFLIGHT

The development has installed a large glass rooflight, larger than a proposed rooflight permitted in this location, within the northern pitch of the rear lean-to at the northern side of the farmhouse range (Figure 10). Although this has resulted in the addition of a feature somewhat out of scale with any historic precedent for such an opening, it is considered that the relatively low significance of views of the building from this side, as well as the fact that it does not disrupt the wider appreciation of the architecture of the building, evidence of its structural development, or the



Figure 9 View of garage extension, including window in gable elevation, looking south



Figure 10 View of rooflight in rear lean-to at north side of farmhouse range



Figure 11 View of window in east elevation of garage extension

appreciation of its principal southern elevation, mean that the addition of the rooflight has resulted in a negligible impact to the significance of the listed building.

4.1.3 CHANGE TO AGREED LAYOUT OF WINDOW IN GARAGE

The development has altered an approved window within the east-facing elevation of the garage extension from a louvered opening to a 4-pane casement (Figure 11). Given that this part of the building is a new-build without historical precedent, and the existing window is relatively traditional in form and materials, it is considered that the change of window style will result in a neutral impact to the significance of the listed building, particularly given the relatively low level of interest within views of this elevation of the building as a whole.

4.1.4 CREATION OF A DOORWAY IN PLACE OF A WINDOW

The development has opened a former window opening on the principal elevation of the building, creating a further ground-floor doorway (Figure 12). The creation of this doorway opening has altered the form of this historical opening and resulted in the alteration of the former layout of this principal elevation. Given the loss of structural evidence involved in this change, and the minor resultant change to the former layout of the principal elevation of the building, it is considered that this change has resulted in a minor negative impact to the significance of the listed building through the commensurate loss of evidential value and architectural interest.

4.1.5 ALTERATIONS TO WINDOWS ON SOUTH ELEVATION

The development has inserted new windows within the south elevation of the stable range set in new block and start surrounds and set lower in the elevation, as well as a door design which is not as approved and an overlight over the new central door (Figure 12). It is considered that the small changes to the doors result in a neutral impact to the significance of the listed building, given that the doors themselves reflect the traditional architecture of the host building, and are complimentary in terms of preserving the architectural interest of this elevation. The alterations to the windows present a much more damaging change, which has more greatly affected the originality, evidential value,



Figure 12 View of western extent of farmhouse range, including inserted doorway in context with other openings



Figure 13 Opening for galleried landing, note evidence of historic structural development to right



Figure 14 View within rear vestibule

architectural interest and aesthetic value of this elevation, inserting poorer quality and poorly matching materials in a revised pattern which does not reflect the pattern formerly present. The changes to the windows are considered to result in a moderate negative impact to the significance of the listed building, both in terms of its evidential and aesthetic values, and its originality.

4.1.6 ALTERATION TO INTERNAL HALLWAY LAYOUT

The development has created a new layout within the rear hallway of the farmhouse, opening a large vestibule and creating a small study and galleried landing within the rear part of the house, all accessed from the door on its northern elevation. It would seem that this work has removed a part of the original rear wall of the farmhouse range in order to open the landing and the central hallway, as well as moving an internal partition within the rear lean-to extension to the farmhouse, in order to create a small study (Figure 13, Figure 14). The loss of original fabric here, including original walling from the rear wall of the farmhouse range is considered to result in a moderate negative impact to the significance of the listed building, through the physical loss of historic fabric, as well as the corresponding difficulty in understanding the historic structural development of the building.

4.1.7 CHIMNEY STACK AND ROOF VENTS

The development has introduced a cement rendered chimney stack and roof vents along the ridge line of the main farmhouse range (Figure 15). Both of these elements have had the effect of altering the traditional look, as well as the former appearance of the farmhouse's roof, most obvious in views of its principal southern elevation. Although the central chimney stack has been constructed to match the pattern of the original end-stack to the east, in combination with the roof vents it provides an incongruously modern addition to the farmhouse, which negatively impacts upon its aesthetic value and architectural interest, particularly so given their prominence in views of the building's southern elevation (Figure 2).



Figure 15 View of ridge of farmhouse range, looking north. Note central rendered chimney stack and ridge vents

4.1.8 CREATION OF FAUX FIREPLACE AT FIRST FLOOR

The development has introduced a faux, brick-built fireplace, including a re-used Victorian or Edwardian cast-iron insert into the eastern gable end of the first floor of the farmhouse. Brickwork for a flue within the exposed masonry of the gable end would suggest that a fireplace was historically present here but clearly not in this form (Figure 16). The creation of the fireplace, which uses reclaimed brick, slightly confuses an appreciation of the historical layout of this first-floor space but does not sit overly at odds with the period feel of the property as a whole. As such, it is considered that the creation of the fireplace represents a negligible or slight negative impact to the significance of the listed building.

4.1.9 CHANGE TO AGREED FENESTRATION OF NORTH ELEVATION

The development has inserted new windows and doors within existing openings within the north elevation of the rear lean-to at the north side of the farmhouse range. The opening pattern and partial replacement of these windows and doors does not match the approved plans, although, notably, an historic Yorkshire sash is retained here. The alterations to the windows present a change, which has affected the originality, evidential value and architectural interest of this elevation, inserting replacement fixtures in a revised pattern which does not necessarily reflect the pattern formerly present. The changes to the windows are considered to result in a minor negative impact to the significance of the listed building, both in terms of its evidential value and architectural interest.



Figure 16 View of faux fireplace against internal, first-floor, east gable wall of farmhouse range

4.2 SETTING IMPACTS

The most pertinent elements of the setting in relation to the impacts of the enacted works are examined here.

4.2.1 VIEWS

As noted above, views across the wider agricultural landscape surrounding the historic farm steading, both southward from the farmhouse and on approach to the steading itself, provide an important historic and functional context for appreciating the listed building. Given that the works assessed here have not denuded the ability to experience these views, nor have they visually or spatially interrupted the building's relationship to the surrounding farmland, it is considered that this element of the listed farmhouse's setting has not been impacted positively or negatively.

4.2.2 RELATIONSHIP TO HISTORIC STEADING

As noted above, the farmhouse's relationship to the other historic buildings within its wider steading, both spatially and to a lesser extent visually, provides a strong contribution to its significance. This particularly relates to the ability to appreciate the historical layout and functional relationships of the steading buildings. Given that the works assessed here have not denuded the ability to identify the farmhouse as the principal building on the site, nor have they visually or spatially interrupted the building's relationship to the other farm structures, it is considered that this element of the listed farmhouse's setting has not been impacted positively or negatively.

5. CONCLUSIONS

The assessment finds that many elements of the enacted, non-permissioned works have resulted in negligible/neutral impacts to the significance of the listed building. A small number, including the chimney and roof vents, changes to the windows of the southern elevation, the creation of a door in the south elevation, the raising of the permissioned height of the garage ridgeline and the creation of a rear vestibule area, have all caused more notable negative impacts to the significance of the listed building. Unfortunately, in most of these cases, the form of development cannot be reversed without causing further impacts to the historic fabric.

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APPENDIX 1 – POLICY AND GUIDANCE FRAMEWORK

LEGISLATION

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in the table below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 2 Legislation relating to cultural heritage in planning

POLICY

NATIONAL

The principal instrument of national planning policy within England is the *National Planning Policy Framework* (NPPF) (MHCLG 2021a) which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
8	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of one of the key objectives contributing to sustainable development.
194	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance".
195	Paragraph 190 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
199	'Great weight' should be given the conservation of a designated heritage asset irrespective of the level of 'harm' of a proposed development. However, the more important the asset, the greater the weight given.
200	'Harm to, or loss of, the significance of a designated heritage assets...should require clear and convincing justification'. In terms of the levels of designated heritage assets, substantial harm to Grade II listed buildings and parks and gardens should be exceptional, and to all other (the highest significance of) designated assets wholly exceptional.
201	Substantial harm to a designated heritage asset will be refused unless it is outweighed by substantial public benefits.

Paragraph	Key Points
202	Where there is 'less than substantial harm' to a designated heritage asset, the decision will weigh this harm against the public benefit of the proposal 'including, where appropriate, securing its optimum viable use'.
203	For decisions affecting 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'.

Table 3 Key passages of NPPF in reference to cultural heritage

LOCAL

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development, local heritage policy comprises saved policies from the *Tynedale District Local Plan (TDLP)* (Tynedale Council 2007b) and additional policies contained within the *Tynedale Local Development Framework: Core Strategy (TLDF)* (Tynedale Council 2007a). The following policies are relevant to cultural heritage and the nature of the development:

Policy	Key Text
BE1 (TLDF)	<p>"The principles for the built environment are to:</p> <p>(a) Conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas.</p> <p>(b) Give specific protection to the Hadrian's Wall World Heritage Site and its setting.</p> <p>(c) Ensure that development is of a high quality design that will maintain and enhance the distinctive local character of the District's towns, villages and countryside." ...</p>
NE17 (TDLP)	<p>"Development which adversely affects the landscape setting of Hadrian's Wall World Heritage Site will not be permitted.</p> <p>All proposals for development within the landscape setting of Hadrian's Wall World Heritage Site, as defined on the Proposals Map, will be considered against the following criteria:-</p> <p>(a) the scale, siting or design of proposals would not adversely affect the landscape setting or nature conservation interest of the World Heritage site; and</p> <p>(b) applications include landscape proposals which incorporate features of the existing landscape character and seek to enhance this character, through mitigating the effects of the development."</p>
BE22 (TDLP)	<p>"Proposals for development which would adversely affect the essential character or setting of a Listed Building will not be permitted.</p> <p>Proposals for development within the setting of a Listed Building will only be appropriate where the following criteria are met:</p> <p>(a) the detailed design is in keeping with the Listed Building in terms of scale, height, massing and alignment; and</p> <p>(b) the works proposed make use of traditional or sympathetic building materials and techniques which are in keeping with those found on the Listed Building."</p>
BE25 (TDLP)	<p>"There will be a presumption in favour of the physical preservation in situ of Scheduled Ancient Monuments and other nationally important archaeological sites. Development, which would be detrimental to these sites or their settings, will not be permitted."</p>
BE26 (TDLP)	<p>"There will be a presumption in favour of the physical preservation in situ of the Hadrian's Wall World Heritage Site, as defined on the Proposals Map. Development which would adversely affect the World Heritage Site will not be permitted. Proposals within its setting will be considered under Policy NE17."</p>
BE27 (TDLP)	<p>"Development, which would be detrimental to regionally or locally important archaeological sites or their settings, will not be permitted unless the proposed development is considered to be of overriding regional importance and no alternative site is available."</p>

Policy	Key Text
BE28 (TDLP)	“Where it is not clear how important an archaeological site is, or where the impact of a development proposal on an existing archaeological site is uncertain, the developer will be required to provide further information in the form of an archaeological assessment and, where such an assessment indicates that important archaeological remains may be affected, a full archaeological evaluation.”
BE29 (TDLP)	“Where sites or monuments of archaeological importance would be affected by development, their preservation in situ is preferred. Where the site is not considered to be of sufficient importance to merit preservation in situ and development is subsequently permitted, planning permission will be subject to an archaeological condition, or a Planning Obligation will be sought, which will require the excavation and recording of the remains prior to or during the development. In such instances, publication of the findings will also be required.”

Table 4 Key local planning policies with reference to cultural heritage

GUIDANCE

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

- *National Planning Practice Guidance* (NPPG) (MHCLG 2021b)
- *Conservation Principles, Policies and Guidance* (EH 2008)
- *Understanding Historic Buildings: A Guide to Good Recording Practice* (HE 2016)
- *Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (HE 2015)
- *Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets* (HE 2017)
- *Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment* (ClfA 2020a)
- *Standard and Guidance for Historic Environment Desk-Based Assessment* (ClfA 2020b)
- *Standard and Guidance for the Archaeological and Investigation of Standing Buildings or Structures* (ClfA 2020c).

APPENDIX 2 – METHODOLOGY AND SOURCES

OVERVIEW

In accordance with the aims outlined in Section 1 above, the information within this report has been gathered from a number of sources, both primary and secondary; it has been undertaken in line with the relevant Historic England and Chartered Institute for Archaeologists Standards and Guidance (CIfA 2020a; 2020b; 2020c; HE 2008; 2015; 2016; 2017).

The following tasks were undertaken as part of this assessment:

- Consultation of archive sources
- Compilation of appropriate desk-based and online resources including the National Heritage List for England
- Creation of a bespoke geographical information system (GIS) to allow for the integrated analysis of all data
- Site visit to establish current conditions and make an assessment of potential effects on heritage assets
- Preparation of an assessment of known and potential physical and setting effects (this document).

WALKOVER SURVEY

A walkover survey, forming part of the Heritage Impact Assessment, was undertaken in February 2021 and comprised an assessment of the proposed development site and its environs.

SIGNIFICANCE

DEFINING SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four 'values' contributing to significance: <ul style="list-style-type: none"> • Evidential • Historical • Aesthetic • Communal
NPPF (MHCLG 2021a)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four 'interests' and their relative 'importance': <ul style="list-style-type: none"> • Archaeological • Architectural • Artistic • Historic
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: <ul style="list-style-type: none"> • Period or category • Rarity • Documentation (either contemporary written records or records of previous investigations) • Group value • Survival/condition • Fragility/vulnerability • Diversity (importance of individual attributes of a site) • Potential

Table 5 Criteria for assessment of significance

ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always therefore be an element of interpretation and professional judgement within a considered assessment.

DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting NPPF) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes

The guidance provides (non-exhaustive) lists of attributes relating to, firstly, characteristics of a heritage asset's setting (both physical and intangible), and also to potential attributes of a development which may have an effect upon that setting. The guidance is clear that, in both cases, only a limited selection of characteristics is likely to be relevant to individual heritage assets, and so the lists are not reproduced here. There are, however, a number of broad categories into which potential effects on setting can be grouped for ease of assessment:

- Location and siting of development
- Form and appearance of the development
- Other effects of the development, including
- Physical effects such as changes to a skyline or environmental factors such as impact of noise, dust, lighting, hydrology or soil chemistry
- Changes to wider context such as the alteration of landscape character or use
- Changes to public appreciation through alteration of access or amenity
- Permanence of the development
- Longer term or consequential effects, with examples given including changes to ownership and economic, social and communal use viability.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to 'second-guess' future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (MHCLG 2021b) which states that "setting is the surroundings in which an asset is experienced" and also that "the contribution that setting makes to the significance does not depend on there being...an ability to... experience that setting".

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to fully experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: “elements of a setting may make a positive or negative contribution to the significance of an asset”. Acknowledging this, “the contribution that setting makes to the significance of the asset does not depend on there being...an ability to... experience that setting” (MHCLG 2021b), it is just that the lack of access is likely to mean that the current contribution will be negative. This approach accords with the *Good Practice Advice Note 3* in relation to the setting of ‘buried assets’ (Historic England 2017, 5).

ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial discrimination of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise before further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This asset was subject to a site visit to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of its setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to the asset’s significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented above.

SOURCES

NATIONALLY DESIGNATED SITES

The National Heritage List was consulted to allow an assessment of designated heritage assets, including:

- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites

This assessment has considered all designated assets within the 500 m study area. All assets within the study area have been assessed in terms of potential setting effects. A list of these assets is reproduced in the gazetteer in Appendix 1 above.

CARTOGRAPHIC SOURCES

Assessment of relevant mapping held in archives and digital mapping available online was undertaken to provide information on the archaeological potential of the proposed development site and its historic development.

PUBLISHED AND UNPUBLISHED SOURCES

In addition, relevant published and unpublished sources were consulted, relating both to specific sites of interest, and also to the general archaeological and historic character of the wider study area. Unpublished reports of previous archaeological interventions (grey literature) were consulted online where relevant.

CHRONOLOGY

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 2000 BC
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 43
- Roman/Romano-British: AD 43 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1750
 - » Tudor: AD 1485 – 1603
 - » Stuart: AD 1603 – 1714
 - » Georgian: AD 1714 - 1837
- Industrial: AD 1750 – 1900
 - » Victorian: AD 1837 - 1901
- Modern: AD 1900 – Present

