

# 3 Middleton Cottages, Belford, Northumberland

## Heritage Impact Assessment



**Blue Willow Heritage**  
Historic Environment Consultancy

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# 3 Middleton Cottages, Belford, Northumberland

## Heritage Impact Assessment



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## ***Executive Summary***

*Blue Willow Heritage was commissioned to provide an assessment of the potential heritage impact of a proposed development at 3 Middleton Cottages, Belford, Northumberland. For the purposes of this assessment, the building and terrace in which it sits are considered to be a non-designated heritage asset.*

*This assessment finds that the proposed development will result in a neutral impact to the significance of the non-designated No. 3 Middleton Cottages principally through the fact that the proposed extension will not impact upon views of the principal elevation of the terrace, respecting – and in the case of the rear elevation – enhancing the overall symmetry and group value of the terrace.*

*Overall, the proposed development is considered to result in a neutral impact to the significance of the building and, as such, contributes to the fulfilment of the environmental objective of ‘sustainable development’ as defined in NPPF (MHCLG 2021, 5). The development seeks to adapt the heritage asset in a mode sympathetic with its surroundings and is considered to be appropriate in terms of design, scale, massing, and the use of traditional materials.*

*It is also considered that the development is in line with local planning policy (Northumberland County Council 2022) in that it will conserve the setting and significance of the non-designated heritage asset and have no impact upon any designated heritage assets within the vicinity.*

# 1. Introduction

## 1.1 Project Background

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of a proposed development at 3 Middleton Cottages, Belford, Northumberland. For the purposes of this assessment, the building and terrace in which it sits are considered to be a non-designated heritage asset.

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

## 1.2 Site Location and Description

The proposed development is situated in the village of Middleton, approximately 2 km north-west of Belford, situated on the western side of the old Great North Road, known as North Bank. It is centred at NGR NU 10080 35590 and comprises the northern end cottage of a symmetrical terrace of seven situated immediately south of the access drive to the Middleton Estate to the west. No. 3 is a one-and-a-half storey building constructed in dressed stone with a slate roof and, as the end cottage, features stone coping to the eaves as well as a prominent steeply pitched end gable.

## 1.3 Description of the Proposed Development

The proposed development seeks to erect a rear extension which mirrors that of No. 9 Middleton Cottages, the southern extent of the terrace. Some minor external alterations to the end gable are also proposed, including the introduction of two modest openings.

The design of this scheme has been carefully considered and has involved input from Blue Willow Heritage. The design has sought to limit impacts to the setting and significance of the building whilst also ensuring appropriate design in terms of scale, massing, materials and form.

Plans and elevations can be found in Appendix 2.

## 1.4 Aims of the Study

The focus of this document relates principally to the fabric and setting of the non-designated 3 Middleton Cottages and the potential impact of the proposed development on this fabric and setting.

The aims of the study are:

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



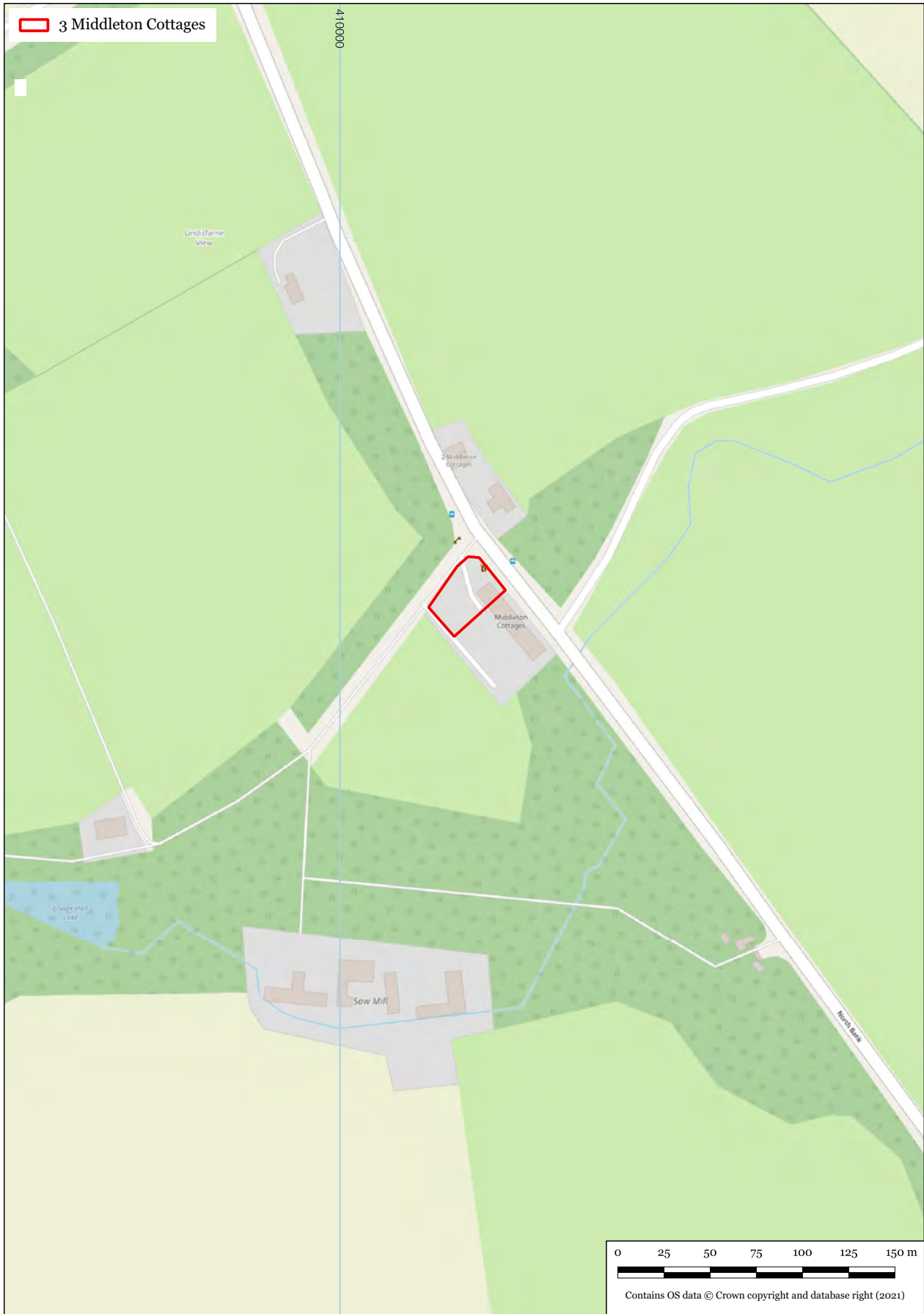


Figure 1 Site location

## 2. Site Survey Description

Site visits were undertaken in overcast conditions in May and June 2022. A description of the building and those assets which are considered to form a strong component of its overall heritage context are explored in the following sections. As internal access was not possible at the time of the site visits, this section relates to the exterior envelope of the building.

### 2.1 3 Middleton Cottages

#### 2.1.1 Site Description

The proposed development comprises an early to mid-19<sup>th</sup>-century one-and-a-half storey terraced building constructed in a mix of dressed stonework to the front elevation and random rubble to the rear elevation, with a slate roof. The property is situated along the western side of the main road set slightly back behind a drystone wall, forming the northernmost end terrace of this row of cottages. It features a principal east-facing elevation which contains a central doorway with two timber sash windows to either side at ground-floor level, beneath two pitched dormers also with sash windows. The north-facing elevation comprises a blank gable end; however, closer inspection shows evidence in the stonework for a previously blocked window, which is more easily visible in the internal stonework. This elevation also includes the late 19<sup>th</sup>-century single-storey rear extension, which is also generally blank apart from a single window at its eastern extent. Finally, the west-facing façade comprises a subservient rear elevation which is mostly obscured by the later rear extension, although a single window is visible at first-floor level, along with a single rooflight.

#### 2.1.2 Views

As noted above, 3 Middleton Cottages features a principal east-facing façade, which forms part of views looking west, as well as north and south along North Bank. Views of the north-facing gable elevation are possible looking south along North Bank. The subservient rear elevation is best viewed from within the grounds of the property and, as previously noted, is mostly obscured by the later Victorian extension. No other meaningful views are considered possible to and from the proposed development site at 3 Middleton Cottages.



Figure 2 View of 3-9 Middleton Cottages, note No. 3 to the right



Figure 3 Principal east-facing elevation of No. 3



Figure 4 View of gable elevation



Figure 5 View of gable elevation and rear extension



Figure 6 Evidence of blocked window (supplied by client)



Figure 7 Interior detail of blocked window (top) (supplied by client)



Figure 8 Interior detail of blocked window  
(bottom) (supplied by client)



Figure 9 View of rear extension



Figure 10 View of rear elevation



Figure 11 Rear elevation, facing east



Figure 12 Gable end of rear extension



Figure 13 View of terrace, looking west/north-west



Figure 14 View looking north along North Bank



Figure 15 View looking south along North Bank

## 2.2 Surrounding Heritage Assets in the Study Area

### 2.2.1 Designated Heritage Assets

Beyond the boundary of the proposed development site but within the 250 m study area, the HER records a single Grade II listed building. The Grade II listed Mill House (NHLE 1276157) is situated c. 240 south-west of the proposed development site. Given the considerable distance and intervening topography between the listed building and the proposed development site, it is not considered that Mill House has the potential to be impacted as a result of the scheme.

A full gazetteer of listed buildings is included in the Appendices.

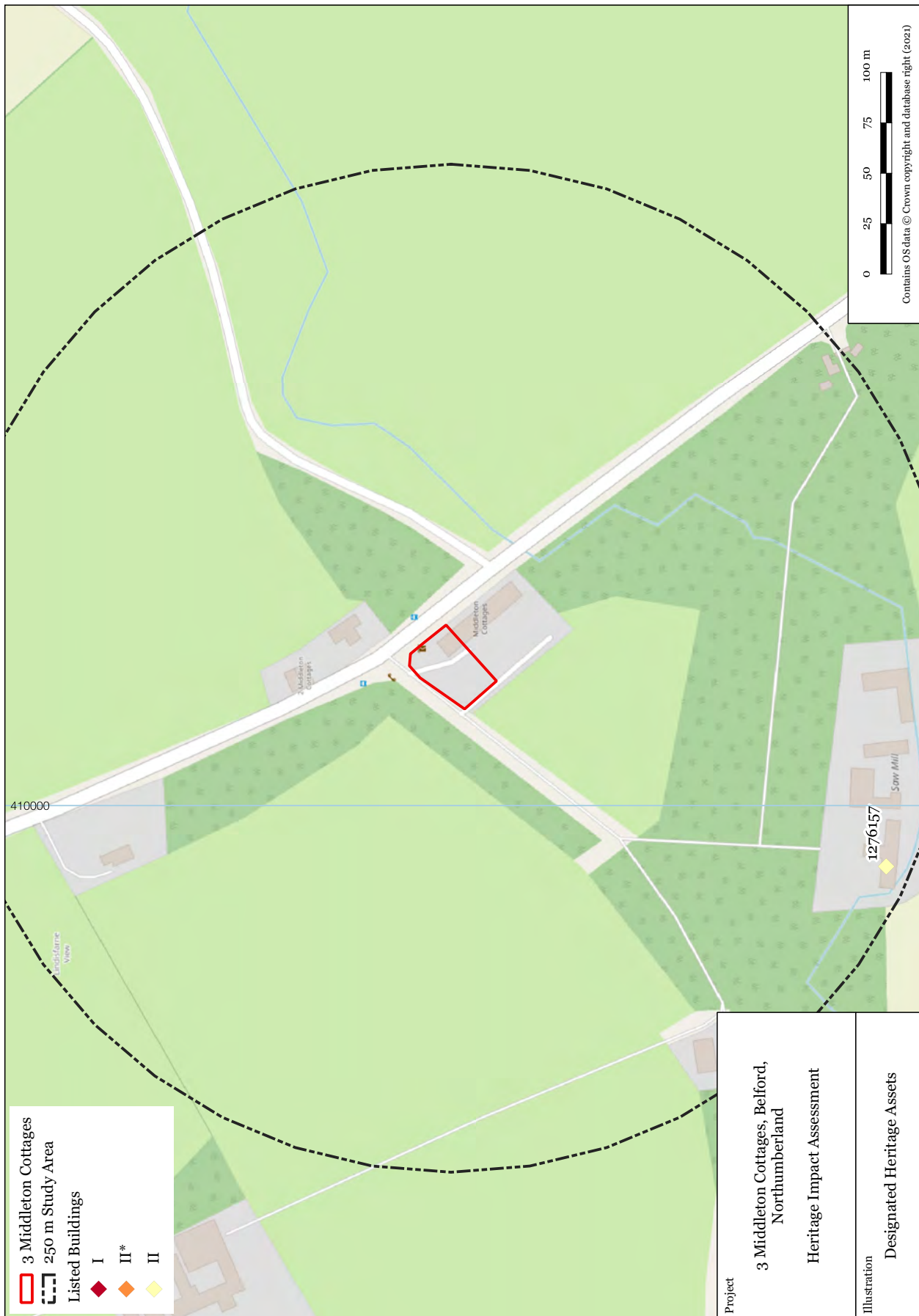
### 2.2.2 Non-Designated Heritage Assets

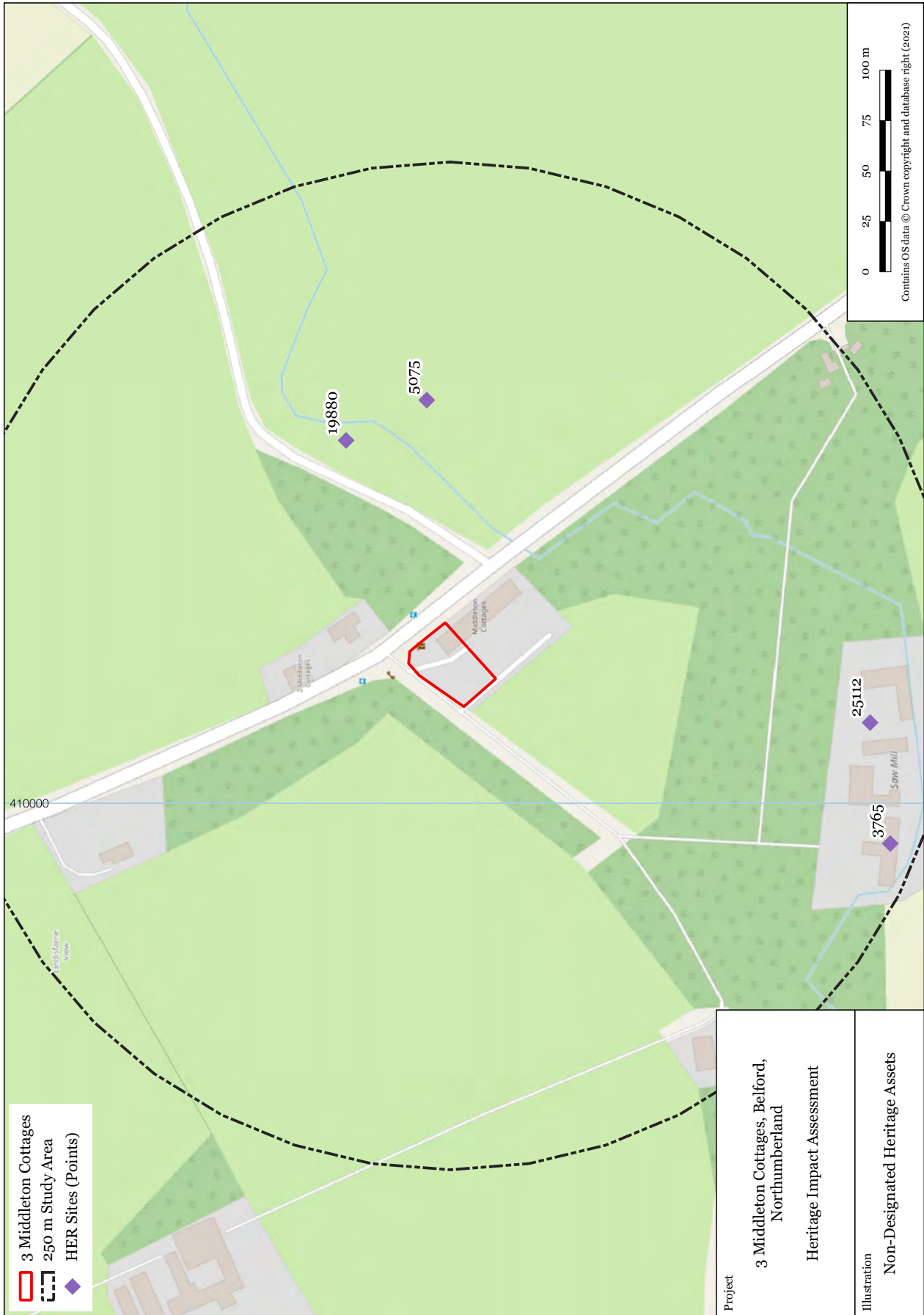
There is a total of four records within the HER for the 250 m study area relating to historical/archaeological sites or findspots, some of which are duplicates of designated assets already noted above. The closest and therefore most pertinent of these include:

- Site of Middleton deserted medieval village (5075)
- Lime kiln at Middleton Cottages, as shown on 1<sup>st</sup> Edition Ordnance Survey map (19880)

Given the nature of the proposed development, it is not considered that either of these non-designated heritage assets have the potential to be impacted as a result of the scheme.

A full gazetteer of HER sites is included in the Appendices.





## 2.3 Other Sources

### 2.3.1 Historical Map Regression

Consultation of the historical 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 proposed development site. Information gleaned from this mapping does not show the site in any great detail until the 1<sup>st</sup> Edition Ordnance Survey map of 1860, at which time the terrace is clearly visible. By the time of the 1897 Ordnance Survey map, the rear gardens of the terrace appear to have been subdivided but perhaps most notable are the two rear extensions – one to the northern terrace (No. 3) and one to the southern terrace (No. 9). The extension of the former does not extend as far west as the latter, most likely due to the pathway allowing access into the rear courtyard/gardens.

The 1922 Ordnance Survey map shows a further subdivision of the rear gardens, each cottage with its own linear plot. Some of the other middle cottages within the terrace now also have rear extensions; however, none of these extend beyond that of No. 3 at the northern end. Comparison with modern mapping shows that aside from the erection of a few rear outbuildings towards the middle of the terrace, this remains roughly the case until the present day.

Historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1860	Ordnance Survey	
1897	Ordnance Survey	
1922	Ordnance Survey	
1957	Ordnance Survey	
1967	Ordnance Survey	
1970	Ordnance Survey	
1986	Ordnance Survey	

Table 1 Historic mapping consulted

### 2.3.2 Previous Work

The Historic Environment Record (HER) records a single previous archaeological event and/or intervention within the 250 m study area, comprising a desk-based assessment of the Northumberland Coastal Plain (17080). However, given the nature of the proposed development, the recorded event is not considered to be pertinent to this assessment.

A full gazetteer of previous events is included in the Appendices.





Figure 18 1860 Ordnance Survey map



Figure 19 1897 Ordnance Survey map

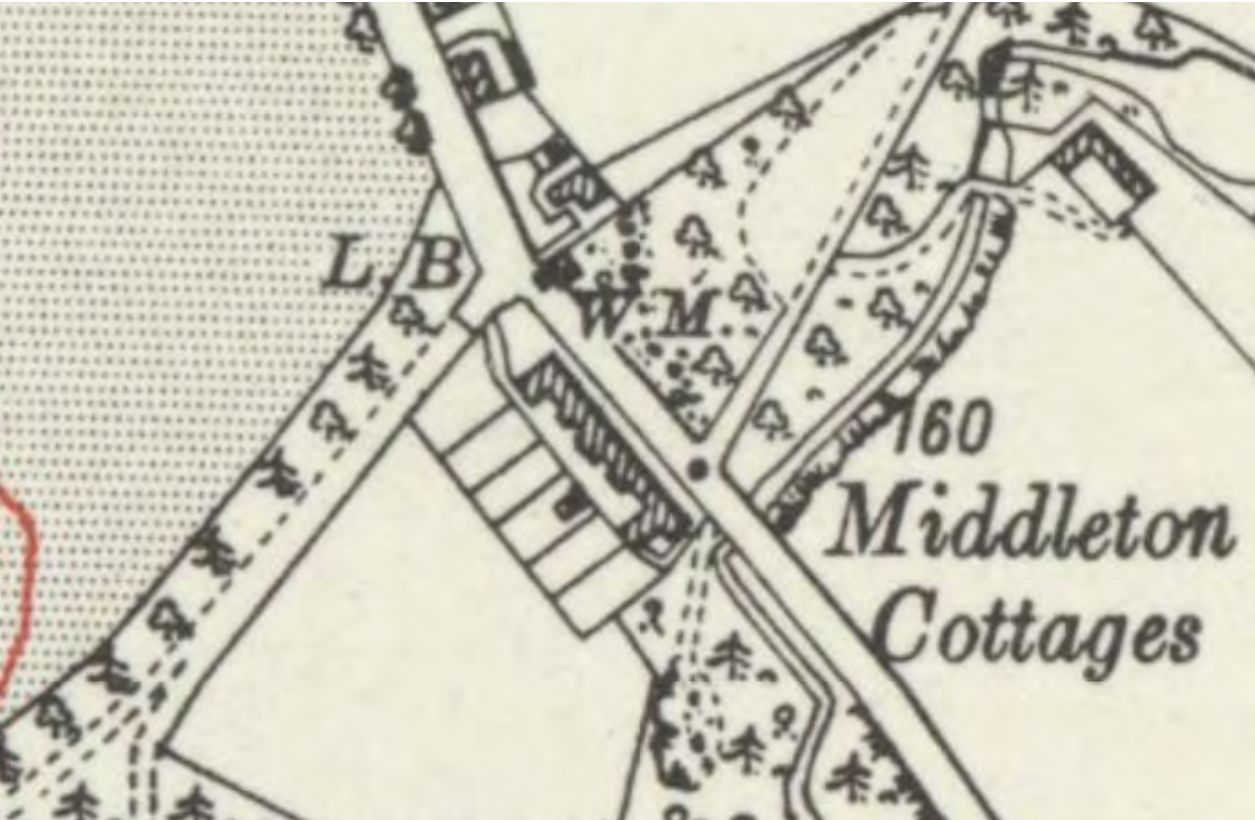
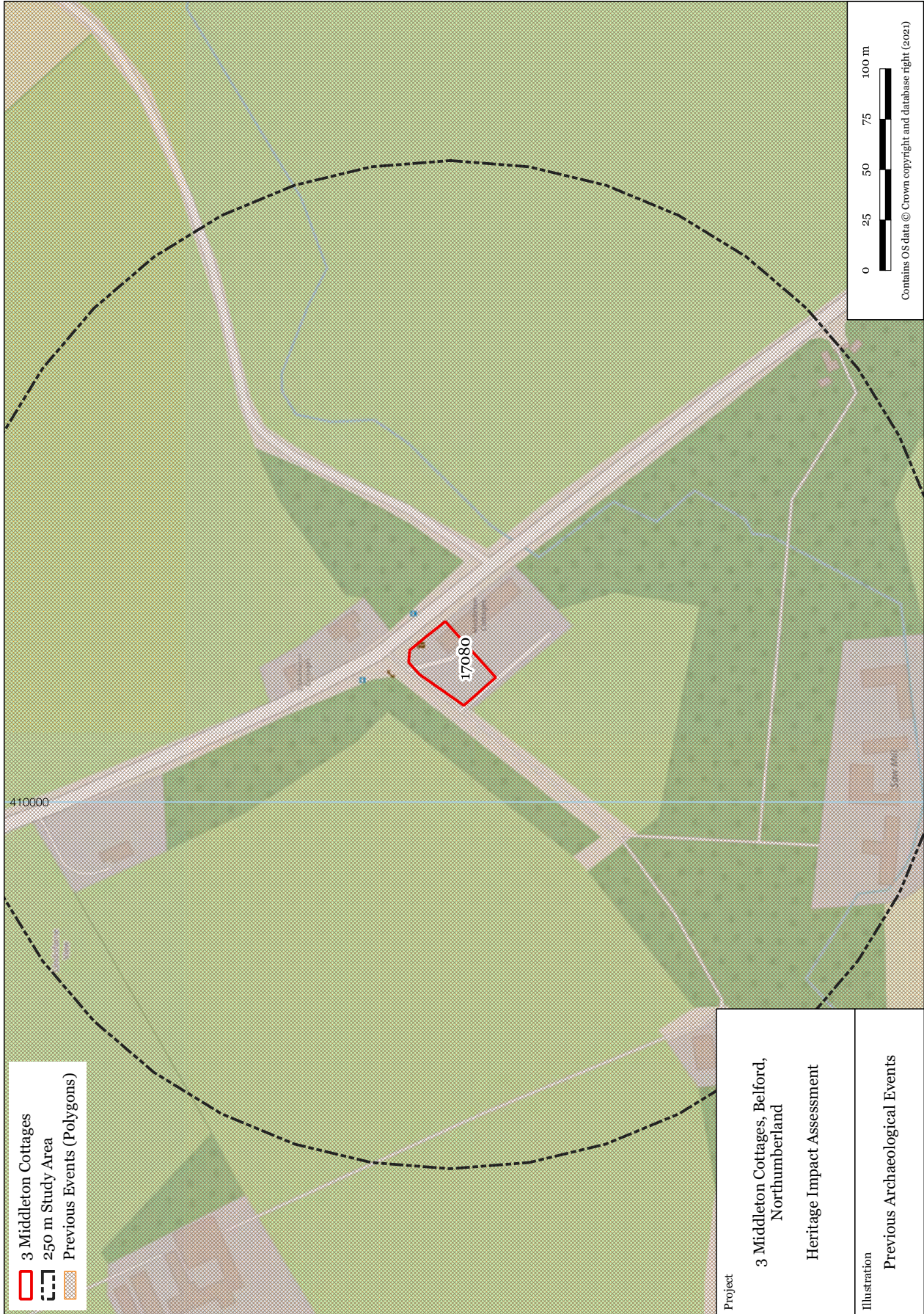


Figure 20 1922 Ordnance Survey map



### 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 2021). 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. Given the nature of the proposed development, this assessment will focus solely on the significance of the building as expressed externally.

#### 3.1 Archaeological Interest

3 Middleton Cottages is considered to derive a highly limited contribution to significance from its archaeological interest in terms of the physical fabric of the building, primarily derived from evidence of the blocking of an opening within the gable over time. This is considered to make a negligible contribution to the significance of the non-designated building.

#### 3.2 Historic Interest

3 Middleton Cottages, given its age and design, is considered to hold inherent historic interest as a contributor to its significance. This is primarily contained within its external envelope which, particularly on the principal east-facing elevation, is historically illustrative of being an estate building. It is also considered to hold historical associative interest to the Grade II listed Middleton Hall (NHLE 1233967) situated outside the study area c. 625 m to the west. Despite the considerable distance between the two, having been constructed to serve the Middleton Hall estate, they are considered to derive some element of group value from their spatial and historic association. This is considered to contribute to our overall understanding of the building, as well as its wider association and function as part of the surrounding estate, thereby making a positive contribution to its overall significance.

#### 3.3 Architectural and Artistic Interest

One of the chief contributory factors to the building's significance is its overall architectural style, particularly as expressed externally along its principal east-facing façade, where its unique design can best be appreciated as reflected by the dressed stonework, the mix of curved and pitched dormers, and the uniformity across the terrace as a whole. It is in this view that the symmetry of this elevation and its group value as part of a continuous, uniform terrace can best be experienced.

#### 3.4 Contribution of Setting

The proposed development, forming part of a symmetrical and architecturally uniform terrace, is considered to derive a considerable contribution to its significance from its prominent location fronting onto the main road. Forming part of the east-facing frontage, No. 3 is visible in views looking in either direction along the street, deriving group value not only from the other cottages within the terrace, but also Middleton Hall with which it is historically and spatially linked. As such, this setting is considered to make a strong positive contribution to the overall significance of the non-designated heritage asset.

## 4. Assessment of Impact

### 4.1 Physical Impacts

The proposed development seeks to make a number of physical alterations to the building, which are explored in more detail below.

#### 4.1.1 Erection of Rear Extension

The proposed development seeks to erect a rear extension to the west-facing elevation of the building. The extension would comprise one-and-a-half storeys and be constructed in traditional materials to match the palette of the existing terrace including dressed stone, slate, and leadwork. The north-facing elevation of the proposed extension is roughly symmetrical in design with a two-over-two arrangement, including a window and double doorway at ground-floor level beneath two pitched roof dormer windows, the latter matching those on the principal elevation of the building.

Along the rear west-facing elevation, the gable end of the extension will feature large areas of glazing with triple doors at ground-floor level situated beneath a large, pitched window. A small single-storey lean-to will come off the southern elevation of the extension and feature a single doorway. On the south-facing elevation, the proposed lean-to will have a single rooflight and the two-storey extension will contain two rooflights and a series of solar panels, one of which will be featured on the rear roofline of the existing terrace.

The proposed rear extension, although larger than the existing rear extension, will remain subservient in height, scale, and massing to the main dwelling. In addition, it will respect and enhance the symmetry of the terrace by mirroring that of No. 9 on the southern extent. It is also considered that both the design and palette of materials heavily draw from that of the host building and are in keeping with the terrace as a whole. Finally, and perhaps most pertinently, the proposed development would have no impact upon the unaltered principal east-facing elevation.

#### 4.1.2 Alterations to North-Facing Gable Elevation

The proposed development seeks to insert two openings into the presently blank north-facing gable elevation. At ground-floor level, this will comprise a double doorway with a small window at first-floor level, both featuring stone sills. As noted during the site walkover, there was previously a window along this elevation demonstrating that historically, it was not blank and featured an opening. The insertion of the two openings will result in the loss of some minor historic fabric comprising exterior stonework; however, this loss is highly limited in scale. On balance, along with the fact that the proposals will reinstate an opening along this elevation, this element of the proposed development is considered to result in an overall negligible impact to the physical fabric.

### 4.2 Setting Impacts

The most pertinent elements of the setting in relation to the impacts of the proposed development are examined here.

#### 4.2.1 Views

Given that the proposed development is limited to the subservient rear elevation, views looking west towards the frontage and north along North Bank will remain unaltered. Views looking south along North Bank will take in the gable end as well as the north-facing elevation of the rear extension; however, it is considered that the proposed extension – in restoring symmetry to the terrace as a whole and being of high-quality design – will result in an overall improvement to views in this direction. Views of the subservient rear elevation, as previously noted, are only possible from within the grounds of the property. It is not considered that any other views have the potential to be meaningfully impacted as a result of the proposed development.

## 5. Conclusions

This assessment finds that the proposed development will result in a neutral impact to the significance of the non-designated No. 3 Middleton Cottages principally through the fact that the proposed extension will not impact upon views of the principal elevation of the terrace, respecting – and in the case of the rear elevation – enhancing the overall symmetry and group value of the terrace.

Overall, the proposed development is considered to result in a neutral impact to the significance of the building and, as such, contributes to the fulfilment of the environmental objective of ‘sustainable development’ as defined in *NPPF* (MHCLG 2021, 5). The development seeks to adapt the heritage asset in a mode sympathetic with its surroundings and is considered to be appropriate in terms of design, scale, massing, and the use of traditional materials.

It is also considered that the development is in line with local planning policy (Northumberland County Council 2022) in that it will conserve the setting and significance of the non-designated heritage asset and have no impact upon any designated heritage assets within the vicinity.

## 6. Sources

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### 6.2 Websites

Historic England. 2022. *National Heritage List for England (NHLE)*. Available from: <<https://historicengland.org.uk/listing/the-list/>> [27<sup>th</sup> April 2022].

## Appendix 1 – Gazetteer

List Entry	Name	Grade
1276157	MILL HOUSE	II

Table 2 Listed Buildings in the 250 m study area

HER ID	Site Name
3765	Mill House
5075	Middleton
19880	Lime kiln at Middleton Cottages
25112	Middleton Estate saw mill

Table 3 HER sites within the 250 m study area

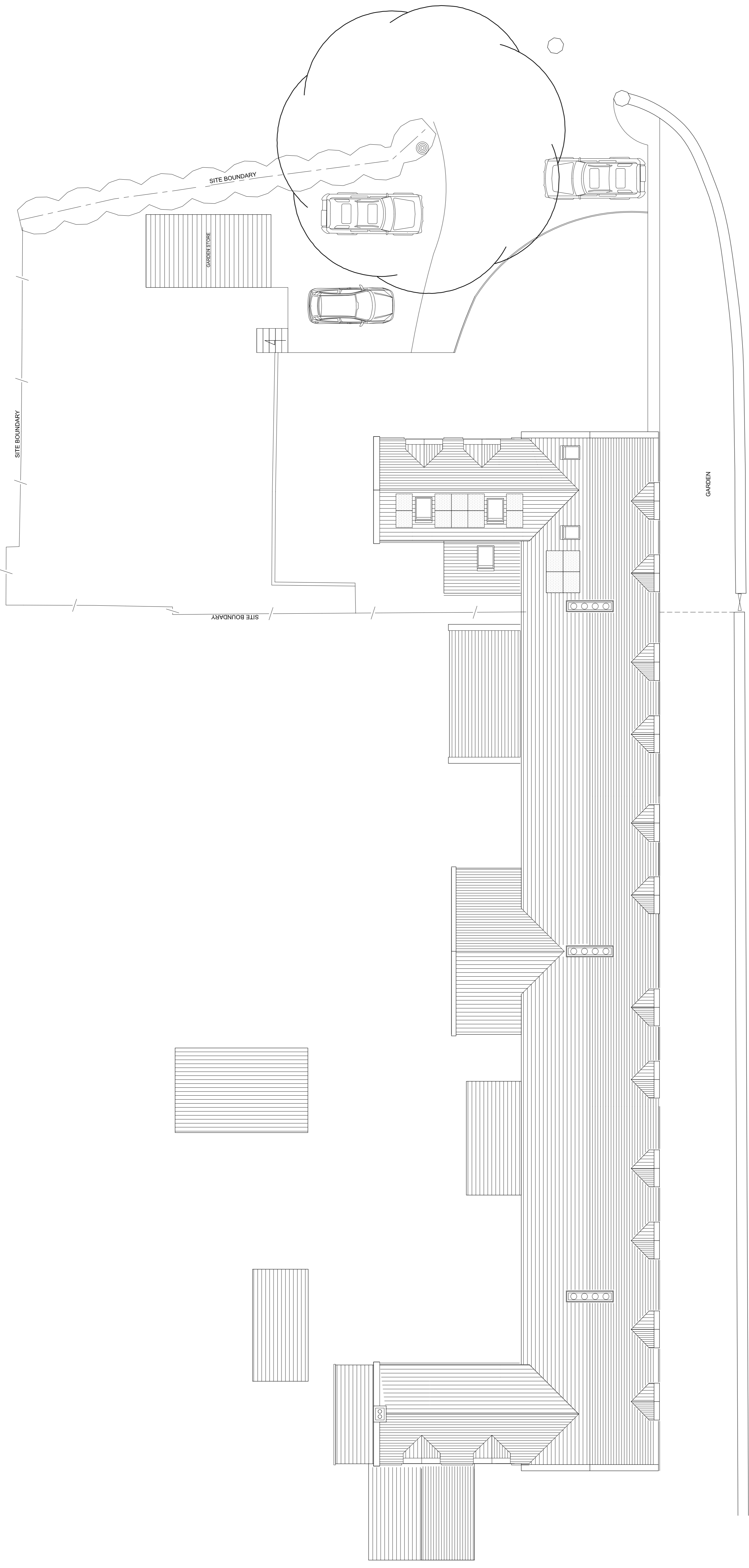
Event ID	Event Name	Date
17080	Northumberland Coastal Plain DBA	2020

Table 4 Previous archaeological events in the 250 m study area



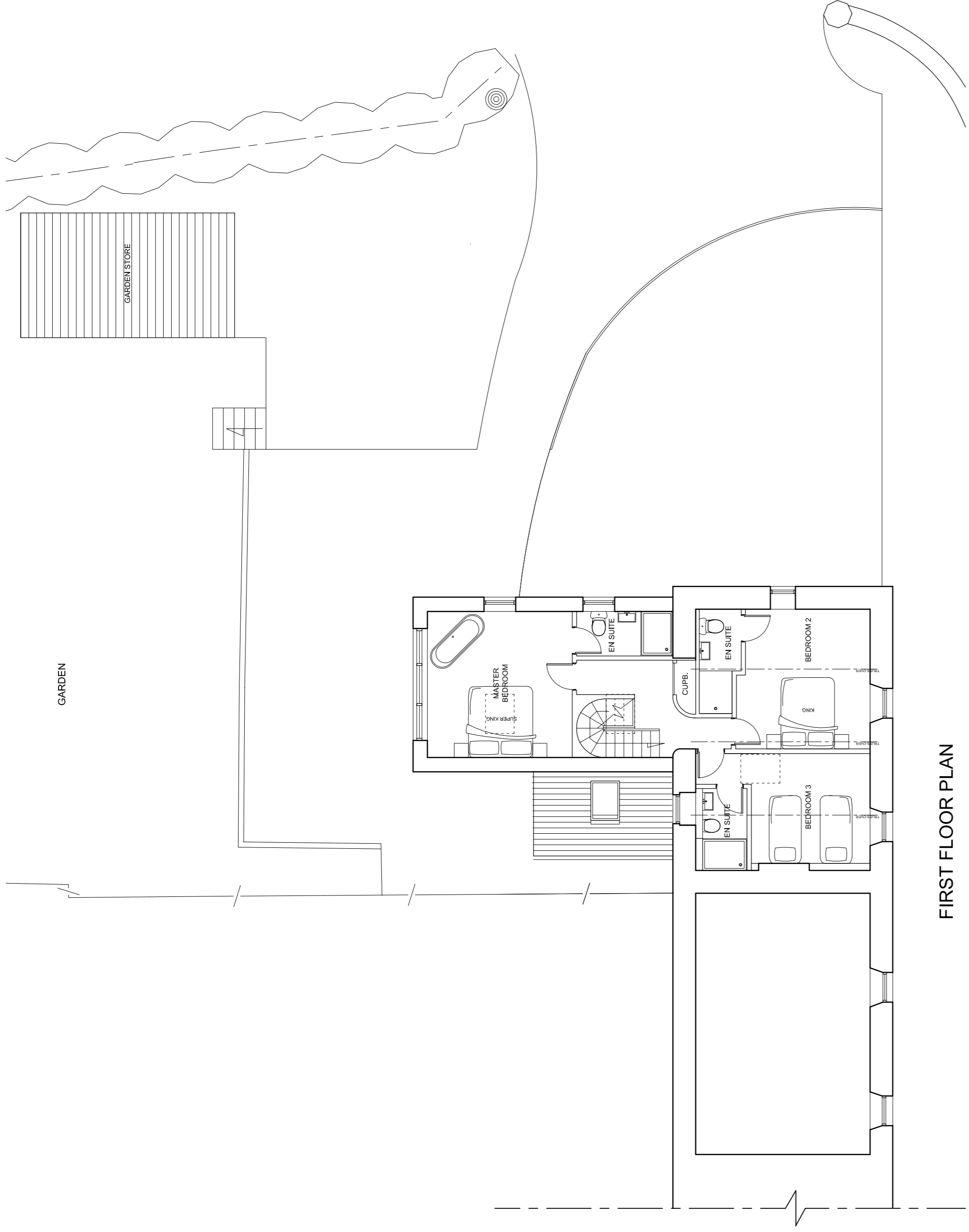
## Appendix 2 - Plans and Elevations

Prepared and supplied by Giles Arthur Architects

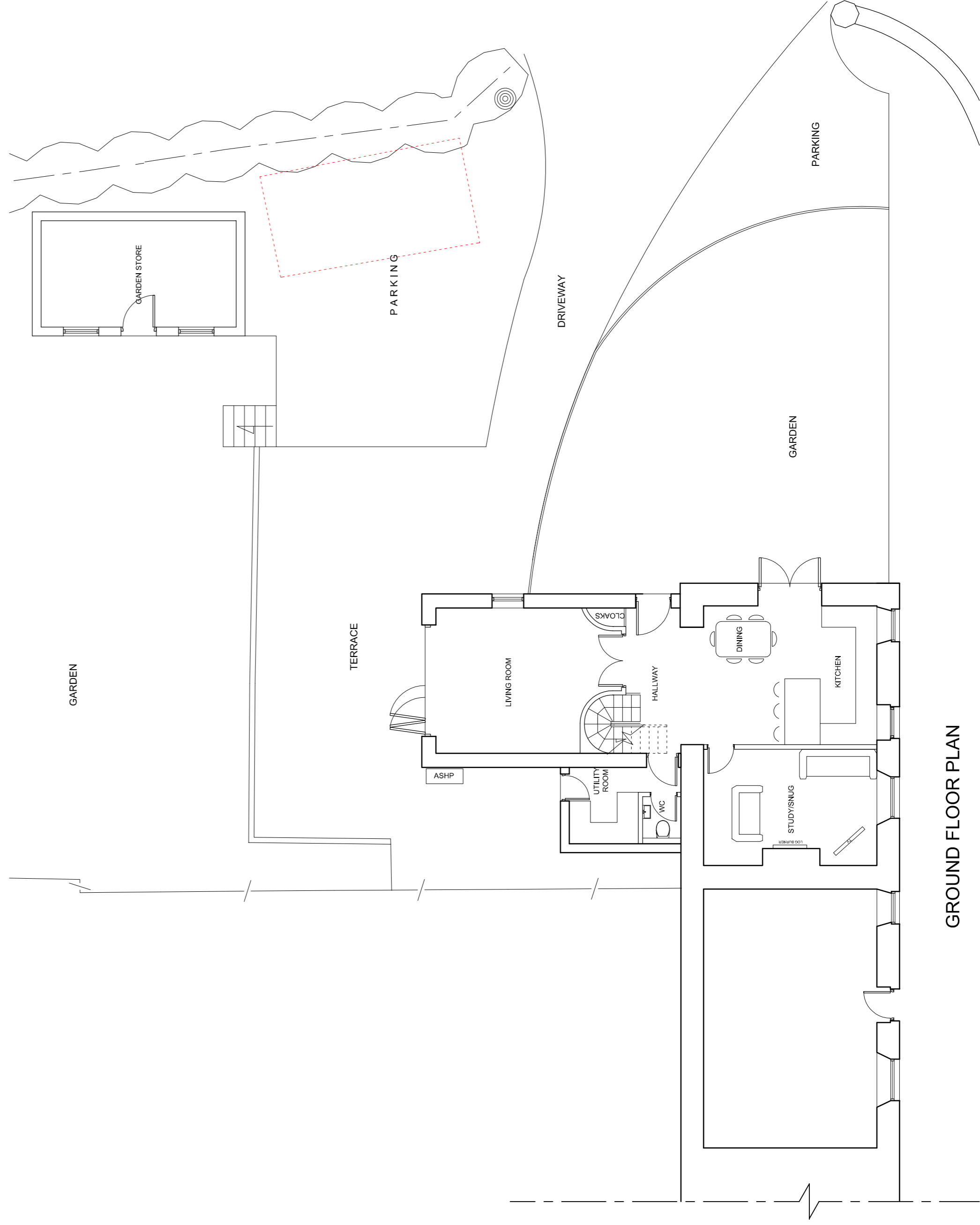


SITE & ROOF PLAN

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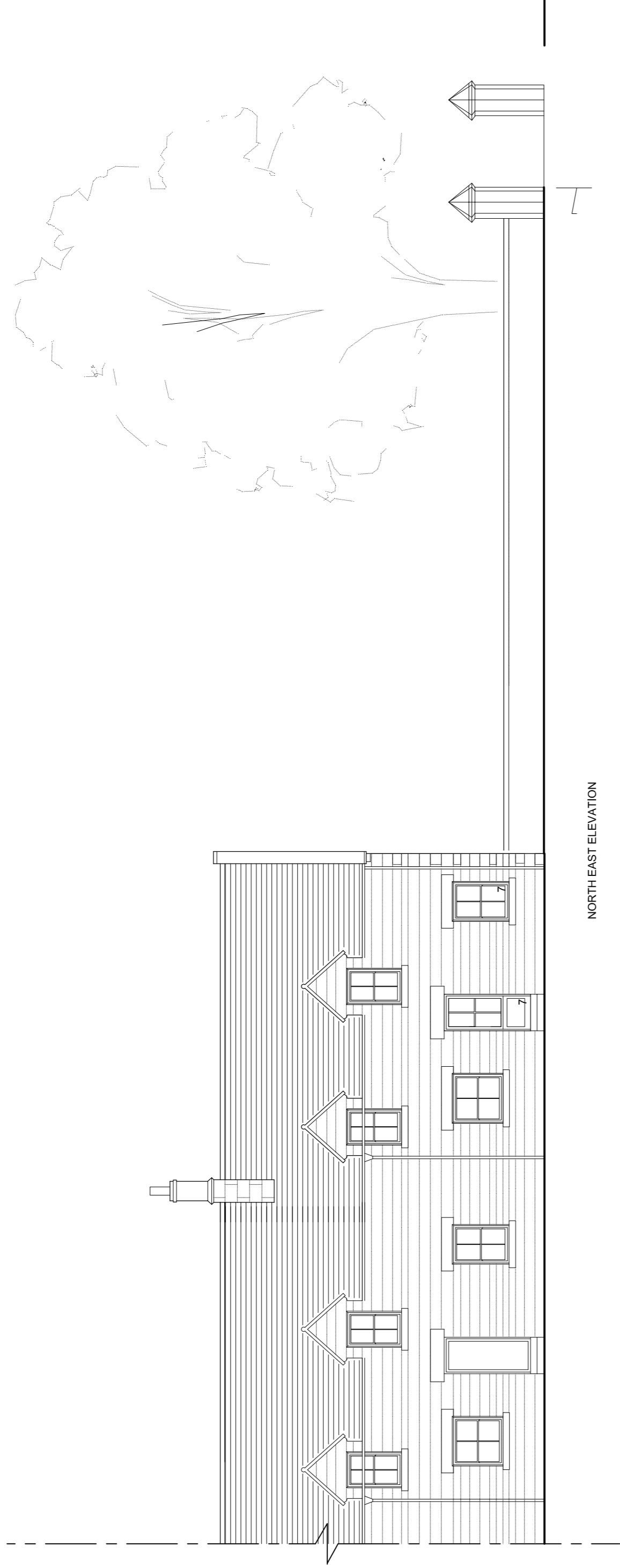


FIRST FLOOR PLAN

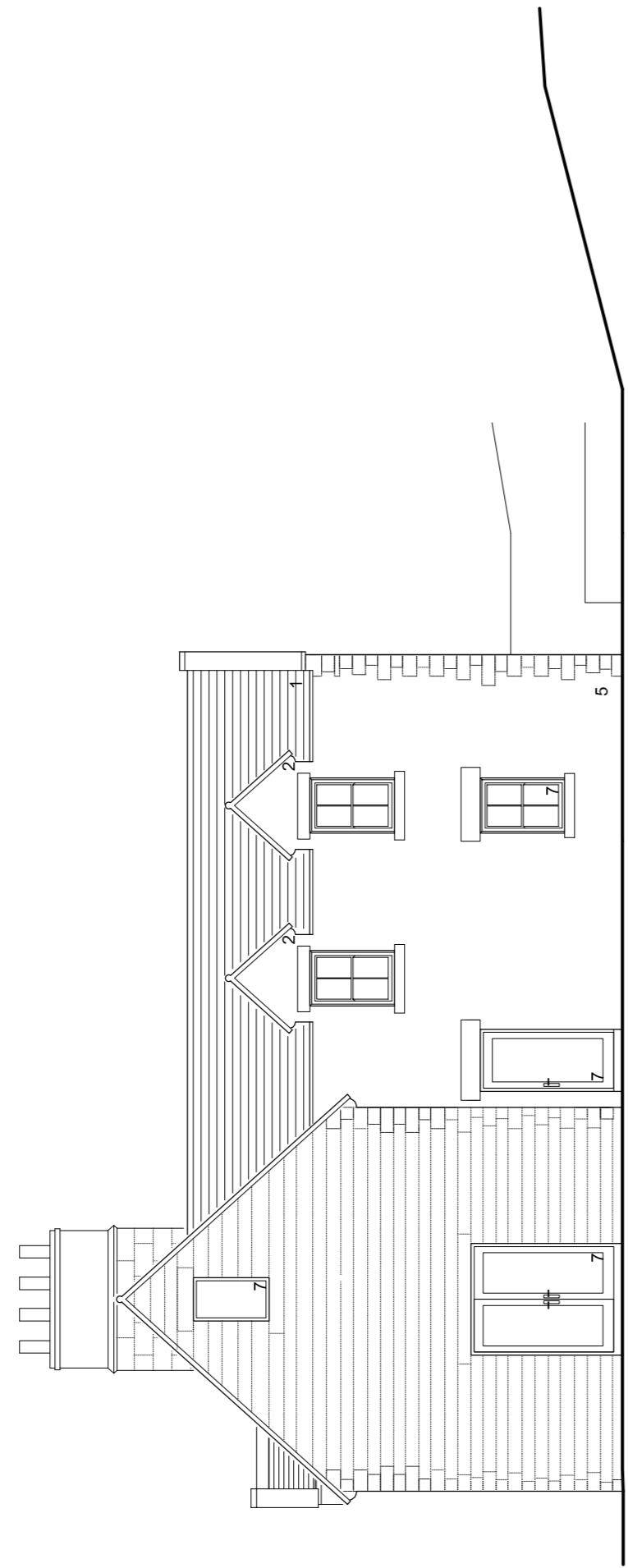


GROUND FLOOR PLAN

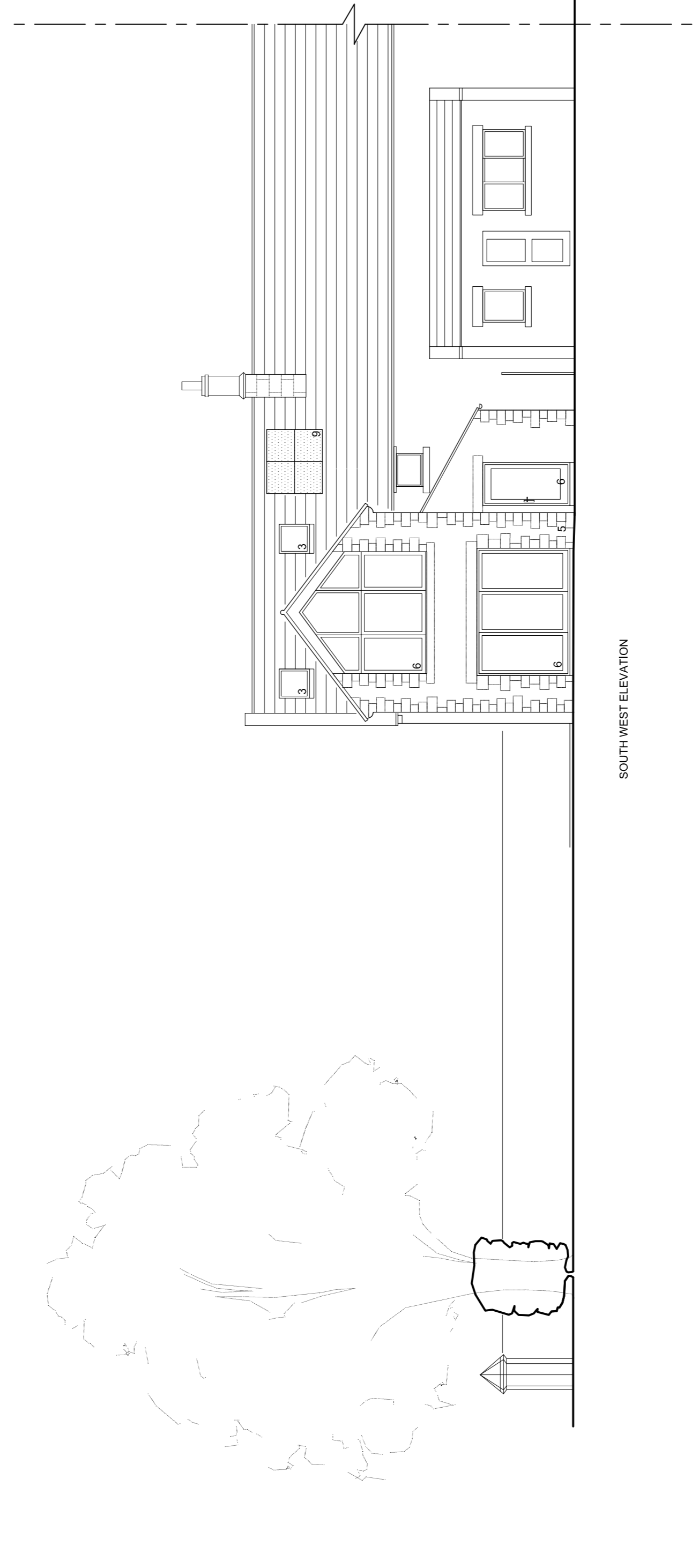
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<small>gilesarchitects.com 070 13 00 14 www.gilesarchitects.com          100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</small>		PLANNING APPLICATION
PROJECT	3 MIDDLETON COTTAGES: BELFORD, NE70 7LB	DWG No: MC 06B
CLIENT:	MRS STEWART	SCALE: 1:100 @ A1
		REVISION: B 26.05.2022
		DATE: 10.03.2022



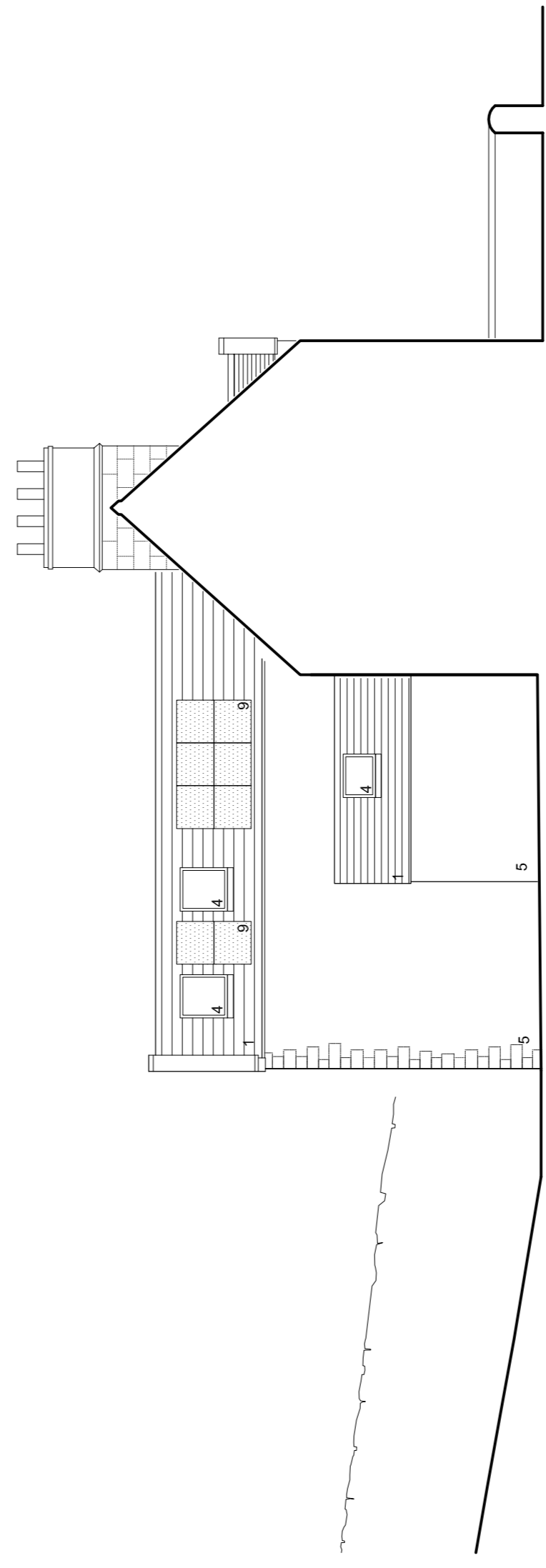
NORTH EAST ELEVATION



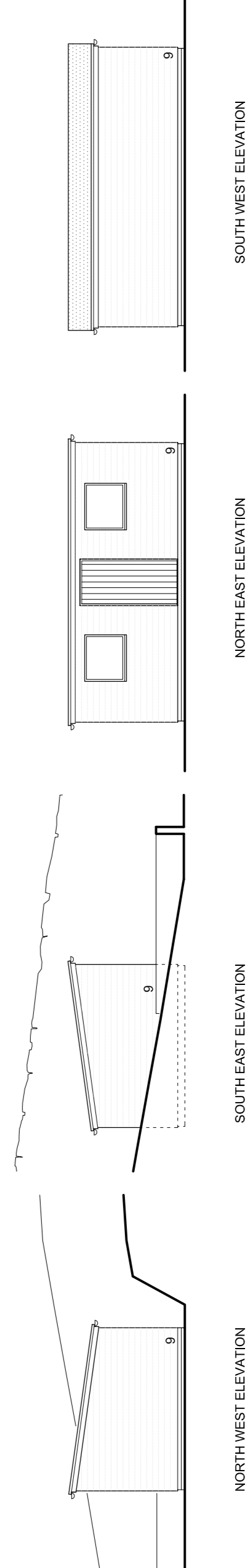
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

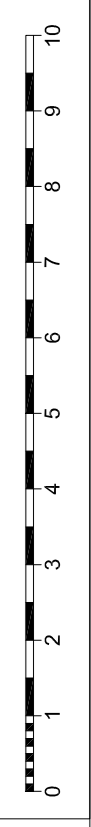


PROPOSED STORE BUILDING

SPECIFICATION NOTES:

1. Natural slate roof to match existing
2. New stone-clad dormer window to match existing
3. New rooflight Velux FK06 66x118
4. New rooflight Velux FK06 76x140
5. New rooflight Velux FK06 76x140
6. Powdercoated aluminium doors & windows
7. Painted timber door & windows
8. Solar panels
9. New store building with untreated timber cladding and grey GRP roof

<p><b>GILES ARTHUR ARCHITECTS</b>          gilesarchitects.com.au 070 13 03 146 www.gilesarchitects.com.au          11/11-11/13-11/15-11/17-11/19-11/21-11/23-11/25-11/27-11/29-12/1-12/3-12/5-12/7-12/9-12/11-12/13-12/15-12/17-12/19-12/21-12/23-12/25-12/27-12/29-12/31</p>		<p>DRAWING: ELEVATIONS AS PROPOSED</p>
<p>PROJECT 3 MIDDLETON COTTAGES, BELFORD, NE70 7LB</p>	<p>STATUS: PLANNING APPLICATION</p>	<p>REVISION: B 26.05.2022</p>
<p>CLIENT: MR STEWART</p>	<p>DWG No: MC 07B</p>	<p>DATE: 10_03_2022</p>
<p>SCALE: 1:100 @ A1</p>	<p>SCALE: 1:100 @ A1</p>	<p>SCALE: 1:100 @ A1</p>



## Appendix 3 – 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 Table 5 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 5 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 2021), which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
8	Contributing to protecting and enhancing the built and historic environment is specifically noted as being a part of one of the three key objectives contributing to sustainable development.
194	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.
195	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
199	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.

Paragraph	Key Points
200	<p>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:</p> <p>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</p> <p>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.</p>
201	<p>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:</p> <p>a) the nature of the heritage asset prevents all reasonable uses of the site; and</p> <p>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</p> <p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p> <p>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</p>
202	<p>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.</p>
203	<p>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.</p>

Table 6 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, this is currently represented by the policies within the *Northumberland Local Plan 2016- 2036* (Northumberland County Council 2022). Within this document, the following are key policies with reference to cultural heritage and the nature of the proposed development:

Policy	Text or Summary
ENV7	<p>Historic environment and heritage assets</p> <ol style="list-style-type: none"> <li>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.</li> <li>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. Applicants will be required to provide a heritage statement; describing the significance of the asset and any contribution made to this significance by its setting. The level of detail should be proportionate to the asset’s importance, but should make use of the Historic Environment Record, the Historic Landscape Characterisation Study, any relevant character appraisals or design guides, and/or other relevant records.</li> <li>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.</li> <li>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 it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that would outweigh that harm or loss, or all of the following apply: <ol style="list-style-type: none"> <li>a. The nature of the heritage asset would prevent all reasonable uses of the site; and</li> <li>b. No viable use of the asset itself could be found in the medium term through appropriate marketing that would enable its conservation; and</li> <li>c. Conservation by grant-funding or some form of not for profit, charitable or public ownership would demonstrably not be possible; and</li> <li>d. The harm or loss is outweighed by the benefit of bringing the site back into use.</li> </ol> </li> <li>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.</li> <li>6. Development proposals that affect the significance of 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. In the case of a nondesignated heritage asset of archaeological interest, the significance of which is demonstrably equivalent to that of a scheduled monument, the policy approach for designated heritage assets will be applied if it: <ol style="list-style-type: none"> <li>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 significance of the asset (wholly or in part) in a manner proportionate to its importance and the impact, 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.</li> </ol> </li> </ol>

Policy	Text or Summary
ENV7 (continued)	<p>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.</p> <p>9. Decisions affecting historic places and sites should take account of the individual and cumulative effect on the wider historic environment including from small scale changes which may gradually erode the historic character and/or the settings of key assets, the visitor economy, the vitality of the area and the quality of place.</p> <p>10. In cases where development is proposed that will conflict with planning policies, but which would act as enabling development to secure the future conservation of a heritage asset, consideration will be given to whether the benefits outweigh the disbenefits of departing from the policies concerned.</p>

Table 7 Key local planning policies with reference to cultural heritage

## Guidance

### National

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

- *National Planning Practice Guidance* (NPPG) (MHCLG 2019)
- *Conservation Principles, Policies and Guidance* (EH 2008)
- *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* (CIFA 2014a)
- *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIFA 2014b)



## Appendix 4 – 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 2014a; 2014b; 2019; HE 2008; 2015; 2016; 2017).

The following tasks were undertaken as part of this assessment:

- Consultation of historical mapping, freely available satellite imagery, and archival 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
- Rapid appraisal of heritage significance of existing site and/or building
- Preparation of an assessment of known and potential physical and setting effects

### Walkover Survey

A walkover survey, forming part of the Heritage Impact Assessment, was undertaken in May/June 2022 and comprised an assessment of the building 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
NPPF (MHCLG 2021)	The statement of heritage significance is based upon four ‘interests’ and their relative ‘importance’: <ul style="list-style-type: none"><li>• Archaeological</li><li>• Architectural</li><li>• Artistic</li><li>• Historic</li></ul>

Source	Significance Criteria
Ancient Monuments and Archaeological Areas Act 1979	<p>This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are:</p> <ul style="list-style-type: none"> <li>• Period or category</li> <li>• Rarity</li> <li>• Documentation (either contemporary written records or records of previous investigations)</li> <li>• Group value</li> <li>• Survival/condition</li> <li>• Fragility/vulnerability</li> <li>• Diversity (importance of individual attributes of a site)</li> <li>• Potential</li> </ul>

Table 8 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 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 2019) 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 2019), 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.

Following preliminary desk-based discrimination, 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.

## Sources

### Nationally Designated Sites

The National Heritage List for England (NHLE) 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 250 m study area. All assets within the study area have been assessed in terms of potential setting effects.

### Historic Environment Record

The Northumberland County Council Historic Environment Record was consulted for the study area of 250 m around the proposed development site. Information concerning the site and its immediate vicinity has allowed for an assessment of potential physical impacts, whereas other sites were examined in order to allow both an assessment of the general archaeological and historic character of the area and also to feed into the assessment of setting, over and above any potential effects on designated heritage assets.

### 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



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