

Lavender House, 5 Market Place,
Rothbury, Northumberland

Heritage Impact Assessment



Blue Willow Heritage
Historic Environment Consultancy

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Heritage Impact Assessment



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Table of Contents

Acknowledgements	1
Executive Summary	2
1. Introduction	3
1.1 Project Background	3
1.2 Site Location and Description	3
1.3 Description of the Proposed Development	3
1.4 Aims of the Study	3
2. Site Survey Description	5
2.1 Lavender House, 5 Market Place (NHLE 1041948)	5
2.1.14 Market Place (NHLE 1281762)	8
2.1.2 Rothbury Cross (NHLE 1025321)	8
2.1.3 Rothbury Conservation Area	8
2.1.4 Non-Designated United Reform Church (SMR 3032)	9
2.1.5 Views	9
2.2 Surrounding Heritage Assets in the Study Area	10
2.2.1 Designated Heritage Assets	10
2.2.2 Non-Designated Heritage Assets	11
2.3 Other Sources	14
2.3.1 Historical Map Regression	14
2.3.2 Previous Work	14
3. Statement of Significance	18
3.1 Lavender House, 5 Market Place	18
3.1.1 Archaeological Interest	18
3.1.2 Historic Interest	18
3.1.3 Architectural and Artistic Interest	18
3.1.4 Contribution of Setting	18
4. Assessment of Impact	19
4.1 Physical Impacts	19
4.1.1 Replacement of the Existing Windows and Insertion of Rooflights	19
4.2 Setting Impacts	19
4.2.1 Views	19
5. Conclusions	21
6. Sources	22
6.1 Bibliography	22
6.2 Archival Sources	22
6.2.1 The National Archives, Kew (NAK)	22
6.3 Websites	22
Appendix 1 –Gazetteer	23
Appendix 2 –Window Schedule	26
Appendix 3 –Policy and Guidance Framework	28
Appendix 4 –Methodology and Sources	33

List of Figures

Figure 1 Site location.	4
Figure 2 Principal north-facing elevation.	5
Figure 3 Western gable.	5
Figure 4 Single window within the western elevation.	6
Figure 5 Rear southern elevation.	6
Figure 6 Ground floor sash of the northern façade.	7
Figure 8 First-floor multi-paned window within the northern elevation.	7
Figure 10 Example of areas of damage.	7
Figure 7 Ground floor sash of the northern façade.	7
Figure 9 First-floor multi-paned window within the northern elevation.	7
Figure 11 First-floor multi-paned window within the western elevation.	7
Figure 12 Ground floor sash within the southern elevation.	8
Figure 14 Location for the proposed rooflights within the bathroom ceiling.	8
Figure 13 First floor sash within the southern elevation.	8
Figure 15 Rothbury Conservation Area looking north.	9
Figure 16 Rothbury Conservation Area looking north-east.	9
Figure 17 Rothbury Conservation Area looking south towards Lavender House.	10
Figure 19 View of the Market Cross looking south with Lavender House in the background.	10
Figure 18 View looking along conservation area.	10
Figure 20 Views of Lavender House from the neighbouring non-designated terraces to the south-west.	10
Figure 21 Designated heritage assets in the study area.	12
Figure 22 Non-designated heritage assets in the study area.	13
Figure 23 1846 Tithe map.	15
Figure 24 1863 Ordnance Survey map.	15
Figure 25 1921 Ordnance Survey map.	16
Figure 26 Previous archaeological events in the study area.	17
Figure 27 Window schedule.	27

List of Tables

Table 1 Historic mapping consulted.	14
Table 2 Conservation Areas in the 100 m study area.	23
Table 3 Listed Buildings in the 100 m study area.	23
Table 4 HER sites within the 100 m study area.	25
Table 5 Previous events within the 100 m study area.	25
Table 6 Window schedule.	26
Table 7 Legislation relating to cultural heritage in planning.	28
Table 8 Key passages of NPPF in reference to cultural heritage.	29
Table 9 Key local planning policies with reference to cultural heritage.	31
Table 10 Criteria for assessment of significance.	34

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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 Lavender House, 5 Market Place, Rothbury, Northumberland. The building is listed at Grade II and falls within the core of the Rothbury Conservation Area.

This assessment finds that the majority of the proposed development will result in an overall neutral impact to the physical fabric of the building and therefore significance of the Grade II listed Lavender House, 5 Market Place. This will be achieved through a scheme that replaces the existing windows with new inserts which replicate those existing sash windows. Furthermore, the insertion of the two Velux windows will be located within the roofing belonging to the 20th century extension, in turn, resulting in no loss of significant physical fabric. Elements of the proposed development, specifically the replacement of the three ground-floor windows on the principal north-facing elevation, will result in the lower end of less than substantial harm. However, by improving the thermal efficiency of the overall building, this impact is considered to be outweighed by this demonstrable public benefit, and on balance, resulting in an overall neutral impact to significance.

Additionally, this assessment finds that the proposed development will result in an overall neutral impact to the setting of the surrounding heritage assets, principally through the fact that the external alterations will respect and preserve views of the rear elevation and no meaningful views of the principal northern façade or western gable will be altered. As such, this scaled back design will result in a neutral impact upon the setting and views of the surrounding heritage assets and within the Rothbury Conservation Area.

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 Grade II listed 5 Market Place, the surrounding heritage assets and the Rothbury Conservation Area.

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 Lavender Cottage, 5 Market Place, Rothbury, Northumberland. The building is listed at Grade II (NHLE 1041948) and falls within the Rothbury Conservation Area. The listing description has been reproduced below:

ROTHBURY MARKET PLACE NU 0501 25/303 No. 5 GV II

House. Mid C18 altered C19. Squared stone with cut dressings except for tooled-and-margined quoins at right end; Welsh slate roof. 2 storeys, 3 irregular bays. Left bay has pair of doorways, that on right with 4-panel door, that on left blocked with 4-pane sash window inserted; other ground-floor windows similar. 1st floor 12-pane sash windows of narrow proportions. All openings in chamfered block surrounds. Coped right gable; stepped-and-corniced ridge stack.

Listing NGR: NU0568501671

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 town of Rothbury, approximately 21 km north-west of Morpeth. It is centred at NGR NU 05689 01669 and comprises a two-story end-of-terrace stone-built dwelling which lines the southern edge of Rothbury Market Place.

1.3 Description of the Proposed Development

The proposed development seeks to replace seven of the existing single glazed sash windows within the rear elevation and extension with new like-for-like timber double-glazed sashes within the existing window frames. It is also proposed that the three ground-floor windows along the principal elevation be replaced in the same manner. Additionally, the scheme seeks to insert two new Velux rooflights to the rear roof slope above the 20th century extension.

1.4 Aims of the Study

The focus of this document relates principally to the fabric and setting of the Grade II-listed 5 Market Place, Rothbury, as well as the setting of the Rothbury Conservation Area, 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.

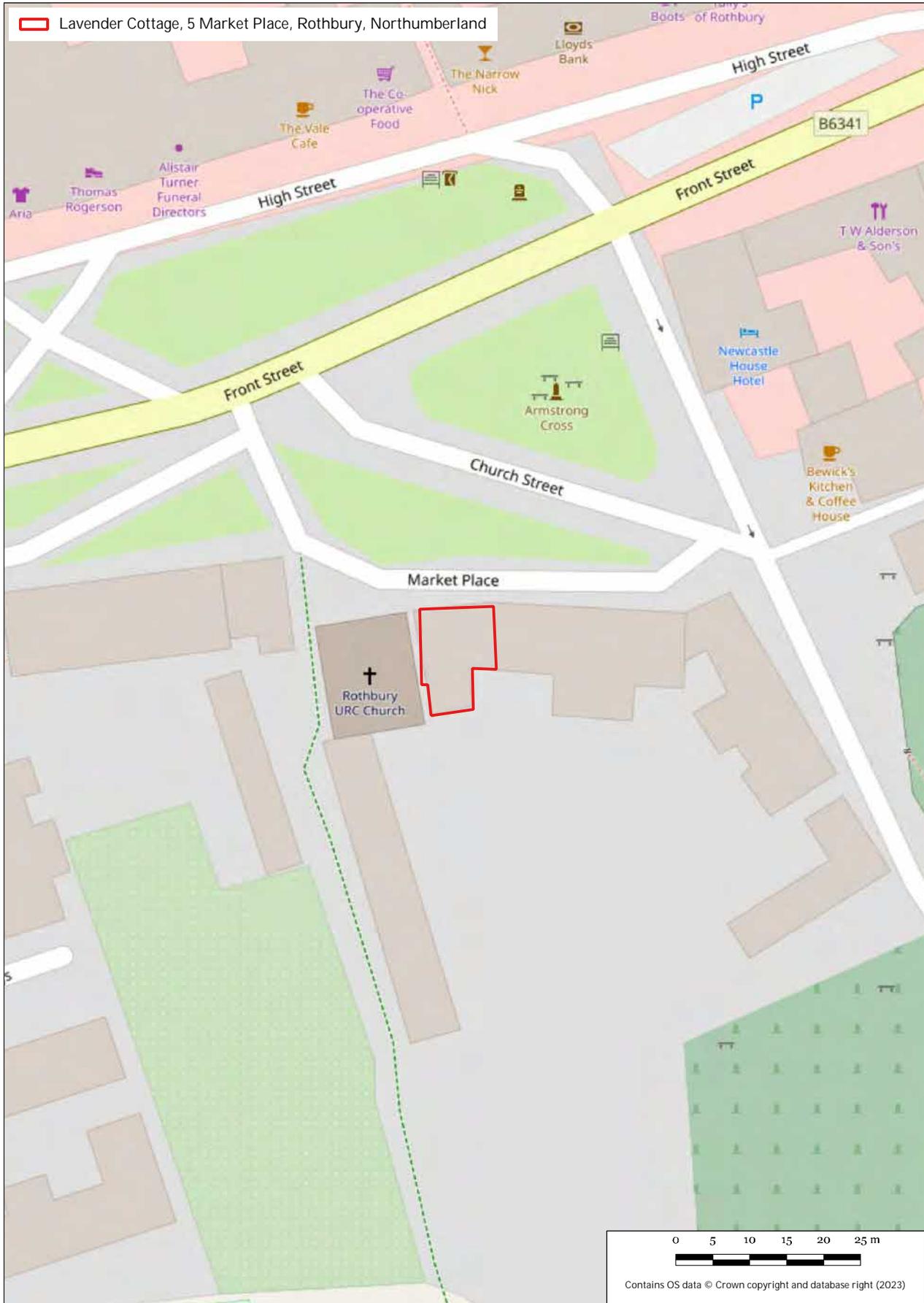


Figure 1 Site location

2. Site Survey Description

A site visit was undertaken in overcast conditions in January 2023. 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.

2.1 Lavender House, 5 Market Place (NHLE 1041948)

The proposed development comprises a two-storey Grade II listed mid-18th century semi-detached house (NHLE 1041848) which once comprised the corner terrace on the southern edges of the Rothbury Market Place. The house has been subject to extensive 19th century alterations, which likely saw the re-orientation of the principal façade to face north over the market place. The house is constructed in local squared stone with cut dressings. Tooled and margined quoins bound only the western end of the house and the roof comprises an east-west aligned gable that is topped with double-lap Welsh slate tiles. The stone quoin better matches the vernacular of the neighbouring church; therefore, it is assumed that these were a later addition as the house was remodelled and orientated as a result of the development of the church in the 19th century.

The principal northern façade of Lavender House features three original timber framed sash windows within the ground floor and three multi-paned timber sash windows within the first floor. The front door, a 19th-century addition, sits slightly off centre to the east within the northern façade, directly below the line of the projecting chimney stack from the roof. A series of course stone coping caps the ridge and gable ends of the roof and a series of return stone quoins line the western corner of this northern elevation.

The western elevation end features an unadorned stone-built gable comprising the northern extents of this façade. Within the southern extended areas of the building (which formerly comprised a series of north-south-aligned terraced houses), an historical multi-paned window that originally worked as a sliding sash has since been remodelled to open inwards on hinges.

The southern elevation of the property has been subject to the most recent alterations, with a modern gable extension projecting south from the historical aspect of the building. Infilling some of the space between the front historical range and the former north-south aligned terraces, a late 19th-century brick-built extension required the original pitch of the gable to be altered to cover it. The ruins of the former terraces have since been incorporated within the southern gardens and the historical chimney stack has been blocked and become disused as a newer, taller stack rises above that of the historical. Due to such alterations, the fenestration of this southern elevation is limited to the doorway and two small sash windows within the late 19th century extension, and the large sections of glazing within the modern extension.

Within the eastern elevation, four large timber sash windows are arranged evenly and symmetrically over the two storeys, all of which are surrounded by dressed stone sills and lintels, with framing return quoins.



Figure 2 Principal north-facing elevation



Figure 3 Western gable



Figure 4 Single window within the western elevation



Figure 5 Rear southern elevation

Internally, it is apparent upon entry that the house has been subject to multiple phases of historical alteration, with the former lintel within the internal walling suggesting the house has been re-orientated from an original west-facing principal façade to a north-facing front elevation. Furthermore, the property has been subject to a series of modern decorative works throughout the entire ground and first floors.

Inspection of the fenestration internally revealed that all of the historical windows within the property remained in excellent condition; however, within all of the windows multiple panes had been replaced with modern glass (please see Appendix 2 for comprehensive details for condition of the windows). The ground-floor sash windows within the northern façade exist as largely recessed sashes that do not host any shutters.

Noted above, the first-floor windows within the principal northern elevation comprise three multi-paned sash windows. Again, these windows are in exceptional condition, with only a few areas of decay of the paint showing immediately around the glazing. There are, however, some very small scratches on a couple of the panes, which are assumed to have been caused during historical maintenance to the windows.

The single window within the western elevation is presented as a multi-paned sliding sash that corresponds with those within the first floor of the northern elevation. However, internally the bottom half of the sash is hinged so that the window would open from the northernmost side of the timber frame. As with the windows of the principal elevation, this multi-paned window within the western elevation exists in good condition.

The windows within the southern elevation comprise two small timber sash windows within the historical brick-built extension, located symmetrically over both the ground and first floors. Moreover, while these windows are a later historical addition to the building, they remain in excellent condition.

Finally, the four windows within the eastern elevation form large traditional sash windows that are reminiscent of the three sash windows within the principal northern façade. These windows are arranged symmetrically over both storeys and are located within the original openings for the former terraced which ran north-south. Again, all these windows remain in good condition with multiple modern replacement glazing panes within the frames.



Figure 6 Ground floor sash of the northern façade



Figure 7 Ground floor sash of the northern façade



Figure 8 First-floor multi-paned window within the northern elevation



Figure 9 First-floor multi-paned window within the northern elevation



Figure 10 Example of areas of damage



Figure 11 First-floor multi-paned window within the western elevation



Figure 12 Ground floor sash within the southern elevation



Figure 13 First floor sash within the southern elevation



Figure 14 Location for the proposed rooflights
within the bathroom ceiling

2.1.1 4 Market Place (NHLE 1281762)

The Grade II listed 4 Market Place (NHLE 1281762) is located immediately east of the proposed development site and forms an early 19th-century two-storey terraced house that hosts corresponding squared stone with tooled dressings and Welsh slate roof. The terrace roof does rise slightly about the roofline of Lavender House. Views from the Grade II listed 4 Market Place over Lavender House are explored in more detail below.

2.1.2 Rothbury Cross (NHLE 1025321)

The Grade II listed Rothbury Cross (NHLE 1025321) is an Arts and Crafts style market cross memorial that was erected in 1902 atop the site of an ancient cross. The cross stands in a prominent location within the central green of Rothbury Market Place, alluding to central town location. Furthermore, the Grade II listed monument stands tall on an area of elevated land, asserting its prominence within Rothbury. As such, the cross plays a pivotal role in views from Lavender House, as the edge-of-marketplace location for the site proposed for development can be better appreciated.

2.1.3 Rothbury Conservation Area

The proposed development site is situated within the historic core of the Rothbury Conservation Area. The town is located in the Coquet valley where the valley meets the uplands, and as such, this dramatic physical landscape greatly contributes to the setting of the town (Alnwick District Council 2001, 2). Furthermore, this wider land-

scape has had great influence on the built heritage within the town, through determining the materials employed within the local vernacular and the alignment of the settlement. Built form within the historic core of the town dates from the medieval period, with a large part of the town centre's development originating in the 18th century (*ibid.*). Local stone-built terraces with slate gabled rooves (including 5 Market Place) bound the core of the town, channelling long views east and west throughout Rothbury.

2.1.4 Non-Designated United Reform Church (SMR 3032)

Lavender House is located immediately east of the non-designated United Reform Church (SMR 3032). First depicted within the 1846 tithe map (see Section 2.3 below), the site was not labelled as a chapel until the second edition 1896 Ordnance Survey map. It is assumed that, as Lavender House formerly featured a principal west-facing façade, the house was re-orientated to face north as the church was built closely adjacent to the end of terrace.

2.1.5 Views

As noted above, Lavender House features a principal north-facing façade, which forms part of the channelled and peripheral views looking along the marketplace of Rothbury. The well-preserved sash windows, particularly at first-floor level, contribute to the historical setting of the Rothbury Conservation Area. Furthermore, the local stone and Welsh slate roof lessens the presence of the individual terraced building within the palette of muted tones which bound the Rothbury historic core. As such, 5 Market Place is not considered to form the focal point within any key views within the Rothbury conservation area and therefore from the centrally located Grade II listed Market Cross (NHLE 1025321).

Views from the neighbouring Grade II listed 4 Market Place (NHLE 1281762) over Lavender House are largely obstructed due to the site orientation, with only views of the eastern extents of the northern façade being visible when standing immediately in front of the Grade II listed 4 Market Place.

Views of the rear southern and western elevations are limited to a series of non-designated terraces which have an elevated position, allowing for largely uninterrupted views over the back of the terraces which line Rothbury town centre. However, the rear north-south aligned section of Lavender House blocks any views of the rear brick-built extension.

Views from Lavender House, 5 Market Place are drawn along the centre of Rothbury, towards the Market Cross (NHLE 1025321). Intervening trees on the northern side of the marketplace lessen the immediate appreciation for the town centre location; however, views of the neighbouring Rothbury United Reform Church re-establish this centre-of-community location.

Finally, views from the neighbouring non-designated United Reform Church (SMR 3032) are solely limited to the unadorned brick walling of the western gable and the western aspect of the principal northern façade.



Figure 15 Rothbury Conservation Area looking north



Figure 16 Rothbury Conservation Area looking north-east



Figure 17 Rothbury Conservation Area looking south towards Lavender House



Figure 18 View looking along conservation area



Figure 19 View of the Market Cross looking south with Lavender House in the background



Figure 20 Views of Lavender House from the neighbouring non-designated terraces to the south-west

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 100 m study area, the HER records 17 designated heritage assets comprising: one Grade II* listed building, 15 Grade II listed buildings and the Rothbury Conservation Area. The closest and therefore most pertinent of these include:

- The Rothbury Conservation Area (discussed in Section 2 above)
- The Grade II listed 5 Market Place (NHLE 1281762) (discussed in Section 2 above)
- The Grade II listed Market Cross (NHLE 1025321) (discussed in Section 2 above)
- The Grade II listed 4 Market Place (NHLE 1281762) (discussed in Section 2 above)

Due to intervening development, none of the remaining heritage assets within the study area are considered relevant to the proposed scheme at Lavender House.

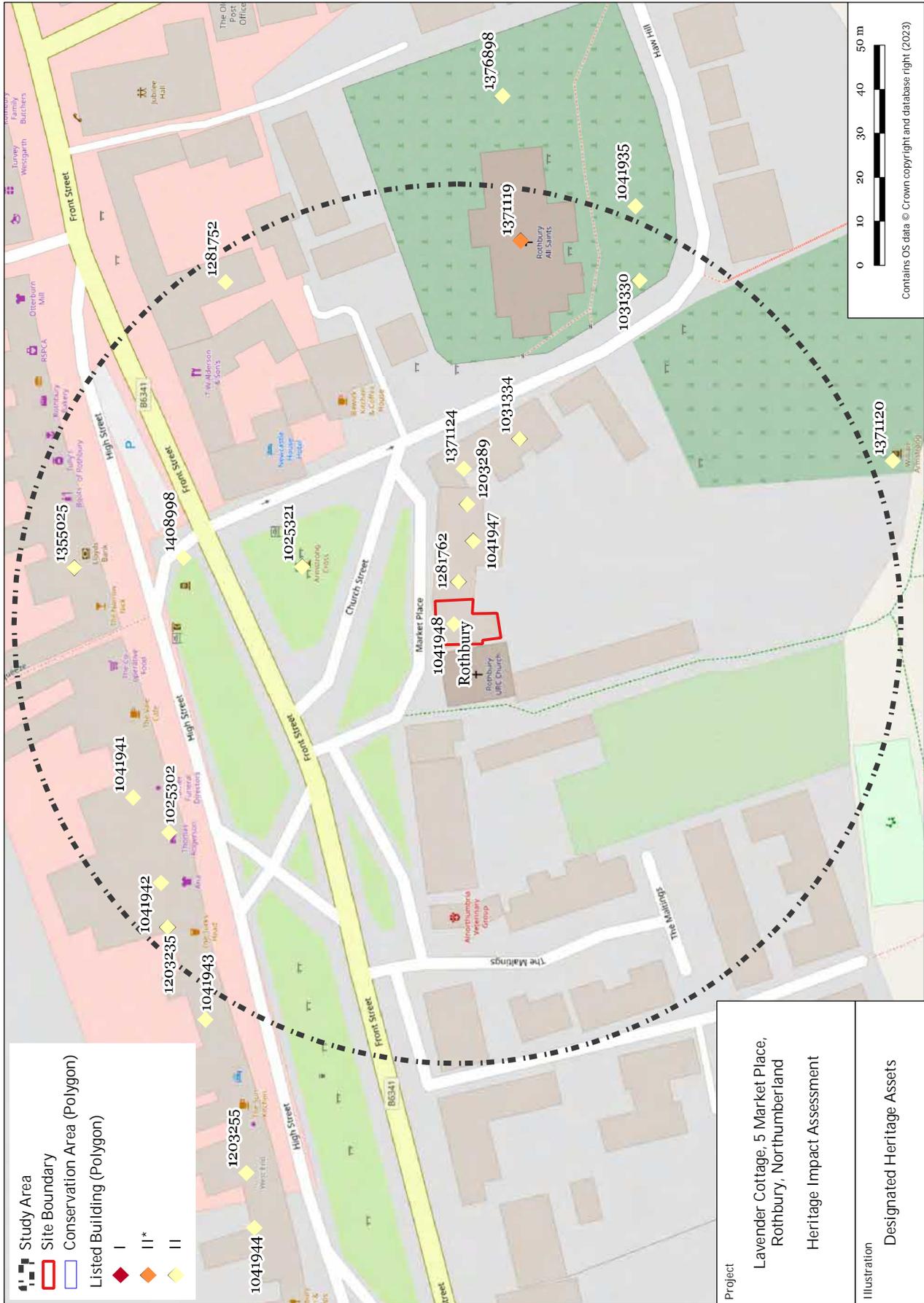
A full gazetteer of listed buildings is included in the Appendices.

2.2.2 Non-Designated Heritage Assets

There is a total of 25 records within the HER for the 100 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 is the United Reform Church (SMR 3032) (discussed in Section 2 above).

Given the nature of the proposed development, it is not considered that any of the remaining non-designated heritage assets recorded within the local HER 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 1846 tithe map, the Plan of the Southern Part of Rothbury in the Parish of Rothbury and the County of Northumberland (IR 29/25/383). At this point in time, the house is visible as an end-of-terrace adjoined to the northern corner of a series of terraces running north-south, immediately adjacent to the Grade II listed 5 Market Place.

The site is shown again within the 1st edition six-inch Ordnance Survey map of 1863, at which time the end-of-terrace is briefly outlined immediately adjacent to the chapel. Subsequently, the 1896 25-inch Ordnance Survey map shows that the terraced house to the rear of Lavender House was historically subdivided into two dwellings.

By the time of the 1921 25-inch Ordnance Survey map, the yard at the end of 5 Market Place became an enclosed yard with an unfinished building aligning east-west bounding the southern boundary of the site. Furthermore, the 1921 map is the first to depict the rear two-storey brick-built extension which bounds the rear of the property.

Mapping throughout the 20th century reveals no alterations to the proposed development site following on from the 1921 map. Additionally, modern satellite imagery reveals no modern changes to the Grade II listed Lavender House, 5 Market Place.

Historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1846	Tithe map	<i>(IR 29/25/383)</i>
1863	Ordnance Survey	
1896	Ordnance Survey	
1921	Ordnance Survey	
1957	Ordnance Survey	
1978	Ordnance Survey	

Table 1 Historic mapping consulted

2.3.2 Previous Work

The Historic Environment Record (HER) records three previous archaeological events and/or interventions within the 100 m study area. The largest previous event which covers the entire area is the Rothbury Conservation Character Appraisal (ENY 16464). Although 5 Market Place contributes to the local vernacular, the character appraisal does not focus on the site in question.

No further previous events recorded within the study area are considered relevant to the proposed scheme.

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

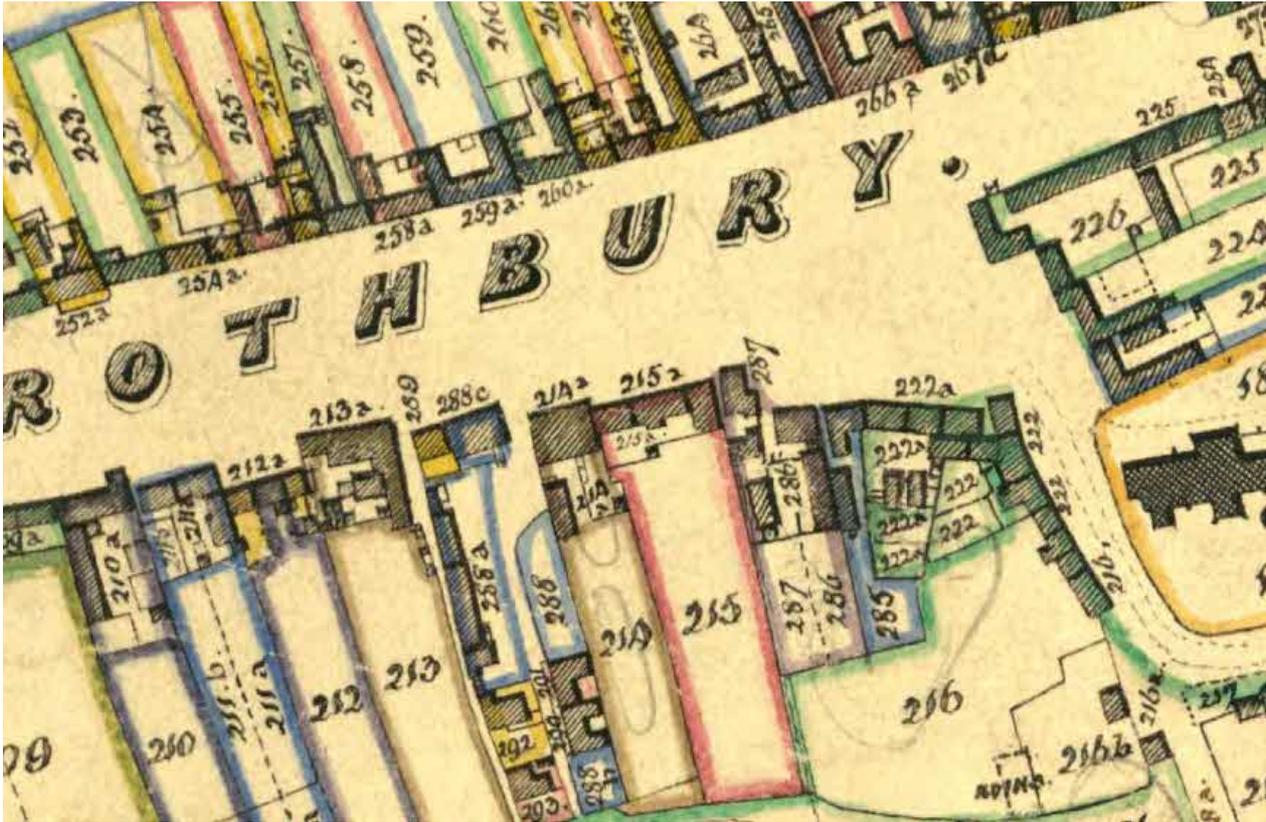


Figure 23 1846 Tithe map



Figure 24 1863 Ordnance Survey map

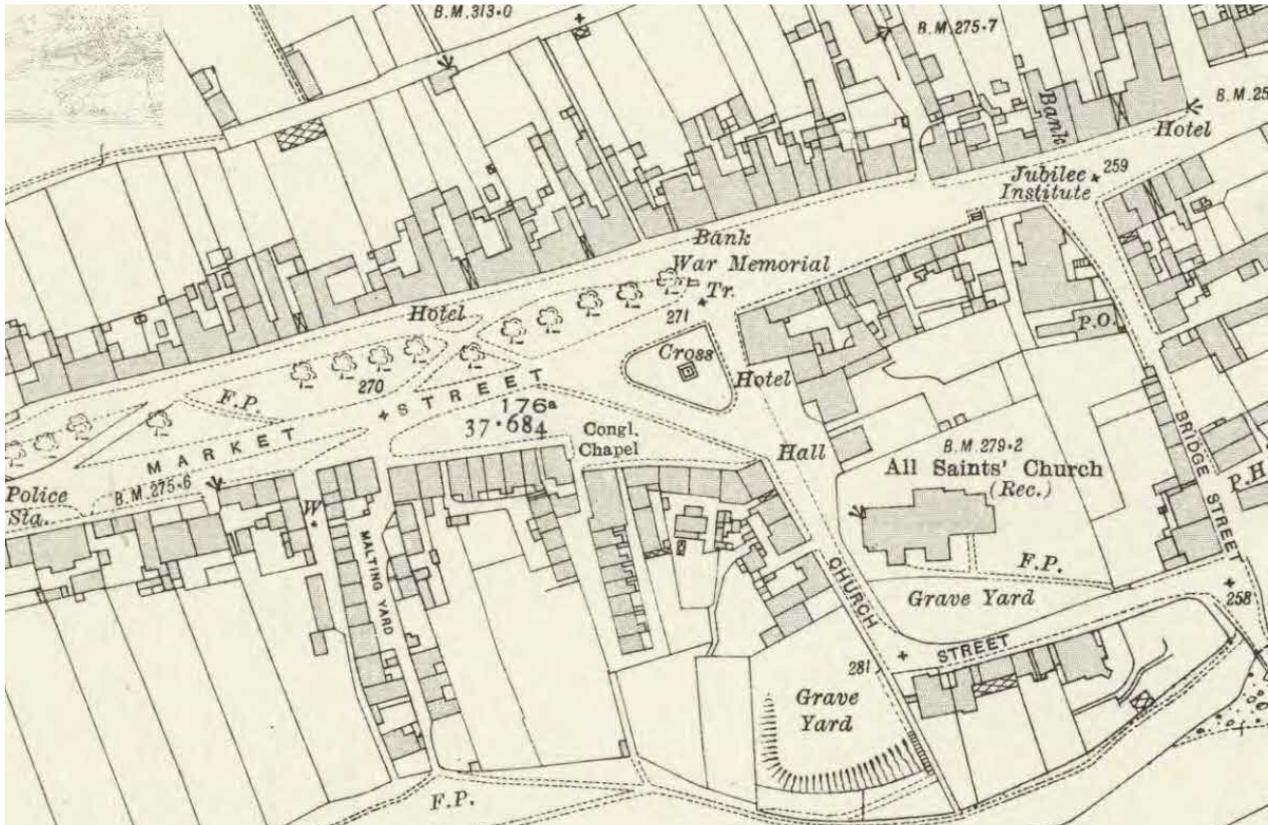
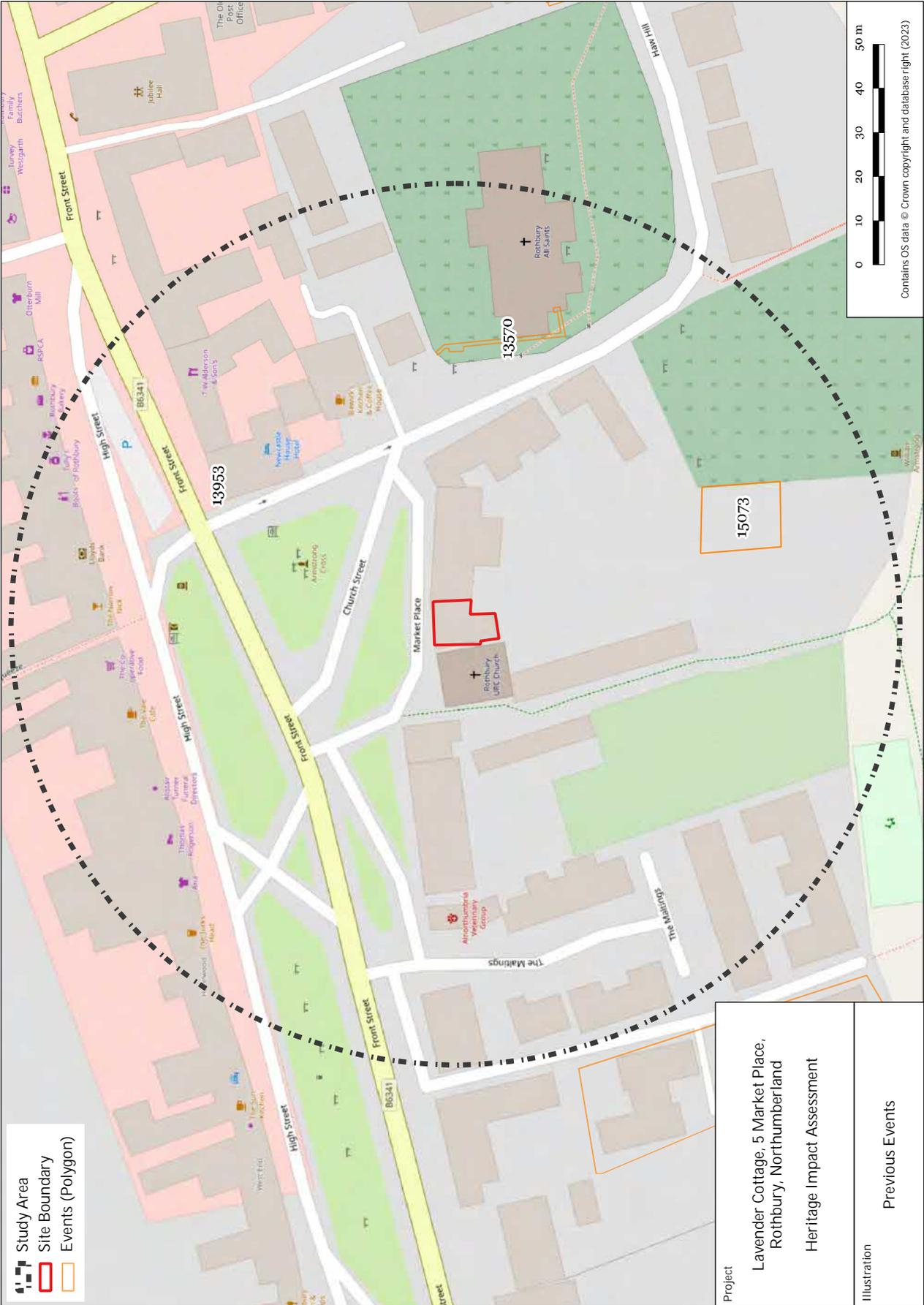


Figure 25 1921 Ordnance Survey map



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.

3.1 Lavender House, 5 Market Place

3.1.1 Archaeological Interest

The Grade II listed Lavender House is considered to derive a large contribution to its significance from its archaeological interest in terms of the physical fabric of the building. Such archaeological resource is appreciated both within the external envelope of the building and internally as the building has been subject to multiple phases of historical alteration. The core of the building is the oldest, with the former lintel for the original western-facing front door nestled in walling within the central corridor. The rear elevation of Lavender House offers the clearest appreciation for the historical phasing to the building, with the north-south aligned gable and some of the ruins within the garden which belonged to the former terraces which ran north-south.

The windows, being the primary focus for this proposed scheme are also considered to hold minimal archaeological interest, principally appreciated within the few original panes and timber frames which exist in good condition. As such, the archaeological interest is considered to make a minor contribution to the overall significance of the Grade II listed building.

3.1.2 Historic Interest

Lavender House, 5 Market Place, 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 as expressed on the principal north-facing elevation, is historically illustrative of being an 18th-century two-storey terrace building within the then-developing town of Rothbury as it corresponds with the local historic vernacular dating to the 19th century. Additionally, the assumed re-orientation of the principal façade from the west to the north is thought to have been undertaken in response to the construction of the neighbouring URC church.

As such, the historic interest of Lavender House is considered to provide a moderate contribution to our overall understanding of the building, as well as its wider association and presence as part of the town of Rothbury, thereby making a positive contribution to its overall significance.

3.1.3 Architectural and Artistic Interest

One of the contributory factors of the building's significance is its overall architectural style, particularly as expressed externally with its areas of multiple phasing dating to different centuries. The use of both the larger paned sash and the Georgian multipane windows provide an interesting contrast within the external envelope of the building. Views of these windows provide visual evidence of the building's use as a house on the peripheries of the Rothbury marketplace. The return quoin on the north-western corner and the stone coping are also reminiscent of the local vernacular and therefore contribute to the group value of the terraces within the conservation area.

Overall, it is considered that the architectural and artistic interest of the proposed development site provide a moderate contribution to the building's overall significance.

3.1.4 Contribution of Setting

The proposed development, forming part of an irregular terrace defining the edges of Rothbury town centre, is considered to derive a moderate contribution to its significance from its prominent location fronting onto the marketplace. Forming part of the north-facing frontage, No. 5 is visible in views that are channelled east and west along Rothbury High Street. The historic core of Rothbury enhances the ability of the viewer to appreciate the 18th and 19th century development in the area, which constitutes a large part of the local vernacular, including of the nearby market cross (NHLE 1025321) and neighbouring church (SMR 3032). These buildings and others contribute to the maintenance of the well-preserved 18th and 19th century historic town centre of which Lavender House is part. Overall, this setting is considered to make a moderate positive contribution to the overall significance of the Grade II listed 5 Market Place.

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 Replacement of the Existing Windows and Insertion of Rooflights

Firstly, the proposed development at Lavender House, 5 Market Place seeks to insert two Velux rooflights within the rear southern façade of the east-west aligned gable of the main range of the house. The insertion of the two roof lights will serve the rear bathroom within the brick-built extension. As this gable has been re-roofed at some point to incorporate the extension to be covered under the same gable, the insertion of the windows will not result in the loss of any original historic fabric within the building. However, this extension is a historical addition to the building, so the scheme does have the potential to remove two small areas of early 20th-century roofing to accommodate the insertion of the roof lights. As such, it is considered that this aspect of the proposed scheme will result in a neutral impact to the historic fabric of the Grade II listed Lavender House.

Secondly the proposed scheme at 5 Market Place Rothbury seeks to replace the timber sash windows at the rear of the property with like-for-like timber sashes with slimline double glazing. The outer frame in which the sashes sit will remain untouched. Approximately half of the panes within the windows proposed for replacement have been replaced with more modern panes, and the bottom corner of the upstairs sash within the southern façade is cracked (for further details of the existing windows, see Appendix 2). Therefore, the amount of original fabric being removed is limited. Furthermore, the adaptation of these windows will ensure that property is more thermally efficient, preventing damp and condensation and ultimately conserve the remainder of the building for its continued long-term use as a dwelling. The proposed alterations to these windows are considered to result in an overall neutral impact to the fabric of the Grade II listed property.

Finally, following conservation advice received on a previously submitted application (Planning Ref: 22/02485/LBC), the proposal seeks to retain the three original Georgian windows to the principal elevation and single Georgian window to the side elevation, but instead proposes to replace the three sash windows at ground-floor level. Here, fewer than 50% of the original glazing survives, with the westernmost window containing entirely replacement glass. Nevertheless, the proposed replacement will result in the loss of some historic fabric, principally the remaining glazing and the timber frames, which will be replaced like-for-like with slimline double glazing. It is considered that this element of the proposed development will result in the lower end of less than substantial harm, and that this low-level harm is sufficiently justified by the public benefit of improved thermal efficiency, contributing to the environmental objective of sustainable development as outlined in *NPPF* (MHCLG 2021, 5).

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 views of the proposed development site within the conservation area are largely limited to the principal north-facing façade, views of 5 Market Place do feature in the background of some of the key views within the Rothbury Conservation Area. However, the majority of the proposed scheme of alterations is solely limited to the rear and side elevations which are not visible from the town centre, nor from any publicly accessible areas. As the proposed scheme seeks to replace the windows like-for-like (with slimline double-glazing) and insert two small roof lights within the extension that is obscured by intervening development, the proposed scheme will not meaningfully alter any views of this rear elevation of the house from any surrounding properties.

In addition to the proposed alterations to the rear windows, the ground floor sash windows are proposed to be double glazed with sympathetic slimline double glazing, which will largely retain the slim profile and appearance of the window internally, whilst retaining the original proportions externally. As the topography of Rothbury town centre slopes upwards away from Lavender House, the ground floor windows are partially obscured when seen from elevated land throughout the conservation area, as it is the first-floor multi-paned windows that sit at eye level in these areas. As such the proposed scheme is not considered to have the potential to alter any views of the principal north-facing or west-facing elevations within the Rothbury Conservation Area.

Overall, it is considered that the proposed alterations to the fenestration will result in a neutral impact upon views of the house and therefore the setting of the Grade II listed Lavender House.

5. Conclusions

This assessment finds that the majority of the proposed development will result in an overall neutral impact to the physical fabric of the building and therefore significance of the Grade II listed Lavender House, 5 Market Place. This will be achieved through a scheme that replaces the existing windows with new inserts which replicate the existing sash windows. Furthermore, the insertion of the two Velux windows will be located within the roofing belonging to the 20th-century extension, in turn, resulting in no loss of significant physical fabric. Elements of the proposed development, specifically the replacement of the three ground-floor windows on the principal north-facing elevation, will result in the lower end of less than substantial harm. However, by improving the thermal efficiency of the overall building, this impact is considered to be outweighed by this demonstrable public benefit, and on balance, result in an overall neutral impact to significance.

Additionally, this assessment finds that the proposed development will result in an overall neutral impact to the setting of the surrounding heritage assets, principally through the fact that the external alterations will respect and preserve views of the rear elevation and no meaningful views of the principal northern façade or western gable will be altered. As such, this scaled-back design will result in a neutral impact upon the setting and views of the surrounding heritage assets and within the Rothbury Conservation Area.

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 Grade II listed 5 Market Place, the surrounding heritage assets and the Rothbury Conservation Area.

6. Sources

6.1 Bibliography

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- Ministry of Housing, Communities and Local Government (MHCLG). 2019. *National Planning Practice Guidance*. London, Ministry of Housing, Communities and Local Government.
- Northumberland County Council. 2022. *Northumberland Local Plan 2016–2036*. Morpeth, Northumberland County Council.

6.2 Archival Sources

6.2.1 The National Archives, Kew (NAK)

IR 29/25/383- 1846 Tithe map of the Plan of The Southern Part of Rothbury in the Parish of Rothbury and the County of Northumberland. Drawn by Thomas Bell and Sons Surveyors and commissioned by Tithe Commissioner John Strangeways Donaldson Selby.

6.3 Websites

Historic England. 2023. *National Heritage List for England (NHLE)*. Available from: <<https://historicengland.org.uk/listing/the-list/>> [1st January 2023].

Appendix 1 –Gazetteer

Name
Rothbury Conservation Area

Table 2 Conservation Areas in the 100 m study area

List Entry	Name	Grade
236608	ROTHBURY BRIDGE	II
236609	BRIDGE WAY	II
236610	PINETREE HOUSE	II
236611	BRIDGE STREET HOUSE	II
236612	CHURCH OF ALL SAINTS	II*
236613	PURVIS HEADSTONE 16 METRES EAST OF CHURCH OF ALL SAINTS	II
236614	BELL HEADSTONE 21 METRES SOUTH EAST OF PORCH OF CHURCH OF ALL SAINTS	II
236615	ELEANOR HEADSTONE 17 METRES SOUTH OF PORCH OF CHURCH OF ALL SAINTS	II
236616	MONUMENT TO WALTER MAVIN AT SOUTH EAST OF DETACHED GRAVEYARD	II
236617	MONUMENT TO FIRST LORD ARMSTRONG AT SOUTH WEST OF DETACHED GRAVEYARD	II
236618		II
236631	ROTHBURY CROSS	II
236632	PREMISES OCCUPIED BY WG MACKAY LIMITED	II
236633	LLOYDS BANK	II
236634	ALEXANDRA HOUSE	II
236635	PREMISES OF T ROGERSON AND SONS	II
236636	CONWAY HOUSE (PREMISES OF RG BOLAM AND SON)	II
236637	TURKS HEAD INN	II
236638	HOUSE BELONGING TO MRS ARMSTRONG	II
236639	WEST END	II
236640	OGLE HOUSE	II
236641	ORCHARD GUEST HOUSE	II
236642	FORMER CONGREGATIONAL CHURCH, NOW CHURCH HALL	II
236645		II
236646		II
236647	DOCTORS SURGERY	II
236648		II
236649		II
236644	SANDFORD HOUSE	II
493766	ROTHBURY WAR MEMORIAL	II

Table 3 Listed Buildings in the 100 m study area

HER ID	Site Name
20420	Rothbury War Memorial
2912	Rothbury Castle
2923	Rothbury Bridge
2925	Free Grammar School
2932	Rothbury Cross
2953	Rothbury Cross
2955	Mesolithic flints found at Rothbury
2961	Church of All Saints, Rothbury
2982	Bridge Way (Nos 1, 2 and 3)
2983	Bridge House and Pinetree House
2984	Bridge Street House
2985	Purvis headstone 16m east of Church of All Saints
2986	Eleanor headstone 17m south of porch of Church of All Saints
2987	Bell headstone 21m south east of porch of Church of All Saints
2988	Monument to Walter Mavin at south east of detached graveyard
2989	Monument to 1st Lord Armstrong at south west of detached graveyard
2990	Nos 1 and 2 Church Street
2991	Lloyds Bank, High Street (north side)
2992	Alexandra House, High Street (north side)
2993	Premises of T Rogerson and Sons, High Street (north side)
2994	Conway House, High Street (north side)
2995	Turk's Head Inn, High Street (north side)
2996	House belonging to Mrs Armstrong and The Old Surgery, High Street (north side)
2997	West End House, High Street (north side)
2998	Ogle House, High Street (north side)
2999	Orchard Guest House, High Street (north side)
3000	Former Congregational Church, now church hall, High Street (north side)
3002	Sandford House and Farley House, High Street (south side, off)
3003	No 1 Market Place (south side)
3004	No 2 Market Place
3005	No 3 (Doctor's Surgery) Market Place
3006	No 4 Market Place
3007	No 5 Market Place
3021	Grave Covers
3024	Three Half Moons Inn Rothbury
3026	Market Cross
3028	Railway Hotel
3030	The Queen's Head Hotel
3032	United Reformed Church
3033	Malting Yard

HER ID	Site Name
3034	Smithy
3035	Smithy
3036	Brewery
3038	Ford
3039	Bank
3042	Model Buildings
3043	Burleigh House
3044	Workshop
3045	Workshop
3046	Jubilee Hall
13475	Rothbury parish overview for Keys to the Past
19914	Roadblock

Table 4 HER sites within the 100 m study area

Event ID	Event Name	Type	Date	Organisation
10573	Rothbury Model Buildings	Map Depiction	2013	N/A
13570	All Saints Church, Rothbury	Map Depiction	2006	Ian Farmer Associates
16464	Rothbury CACA	Conservation Area Character Appraisal	2001	Alnwick District Council

Table 5 Previous events within the 100 m study area

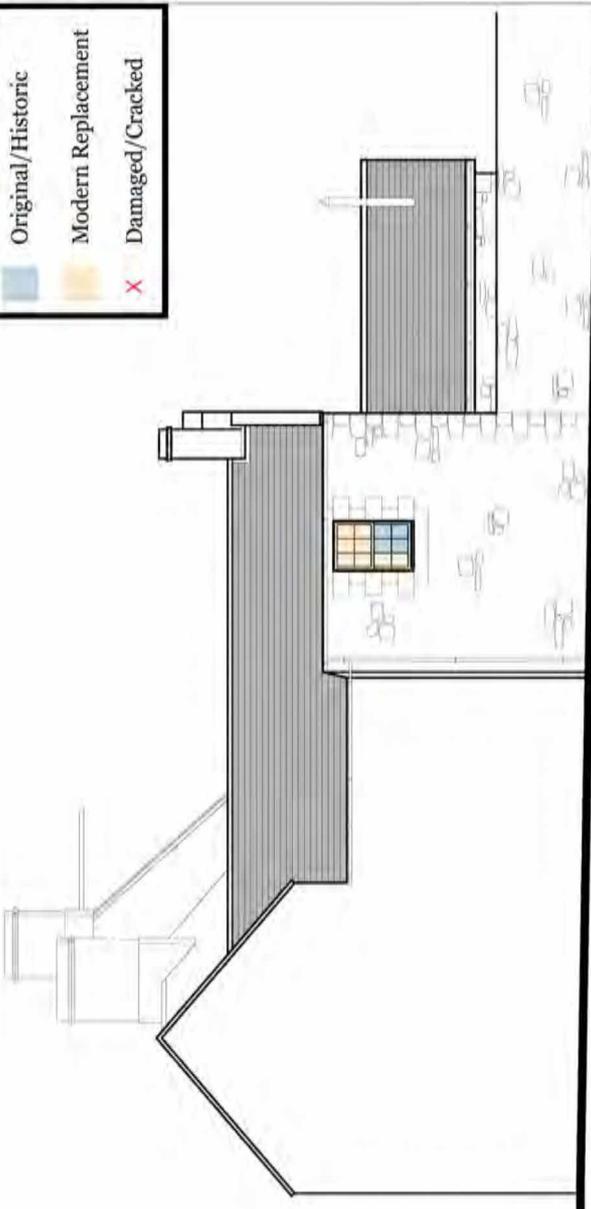
Appendix 2 –Window Schedule

Window No.	Description and Present Condition
W1	Ground floor North-Westernmost sliding sash within the Northern elevation. The windows original frame remains in excellent condition. Three historical panes. One replacement pane.
W2	Ground floor central sliding sash within the Northern elevation. The windows frame remains in excellent condition. Two historical panes. Two replacement panes.
W3	Ground floor North-Easternmost sliding sash within the Northern elevation. The windows frame remains in excellent condition. All four panes are replacement.
W4	First floor North-Easternmost multi-pane window within the Northern elevation. The windows frame remains in excellent condition. Three historical panes. Nine replacement panes.
W5	First floor North-Easternmost multi-pane window within the Northern elevation. The window remains in excellent condition. Eight historical panes. Four replacement panes.
W6	First floor North-Easternmost multi-pane window within the Northern elevation. The window remains in excellent condition, however there is a minor superficial scratch within a replacement pane of the upper sash. Seven historical panes. Five replacement panes.
W7	First floor Western multi-pane window within the Western elevation. The window remains in excellent condition and has historically been hinged to open inwards, with the sash mechanic and cord having being removed. Three historical panes. Nine replacement panes.
W8	First floor Southern small sash window within the Southern elevation. The window remains in adequate condition as the bottom right pane has a crack through it. All of the four glazing panes within this window are replacement.
W9	Ground floor Southern small sash window within the Southern elevation. The window remains in excellent condition. All four panes host replacement glass.
W10	First floor Southernmost sash window within the Eastern elevation. The window remains in excellent condition. All four panes are historical glass.
W11	First floor Northernmost sash window within the Eastern elevation. The window remains in excellent condition. All four panes are historical glass.
W12	Ground floor Southernmost sash window within the Eastern elevation. The window remains in excellent condition. One historical pane. Three replacement panes.
W13	Ground floor Northernmost sash window within the Eastern elevation. The window remains in excellent condition. Three historical panes. One replacement pane.

Table 6 Window schedule

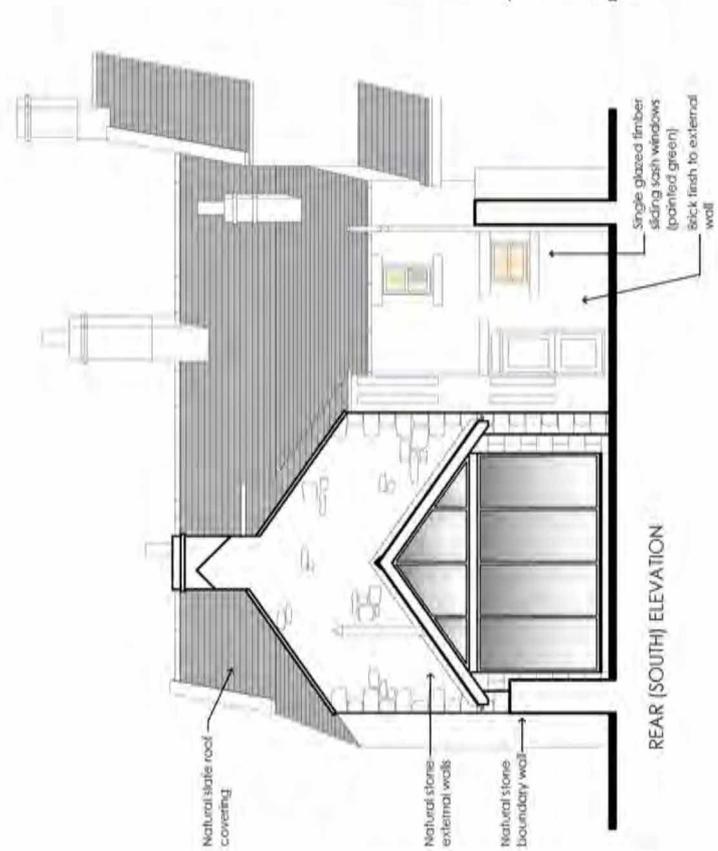
Original/Historic
 Modern Replacement

X
 Damaged/Cracked

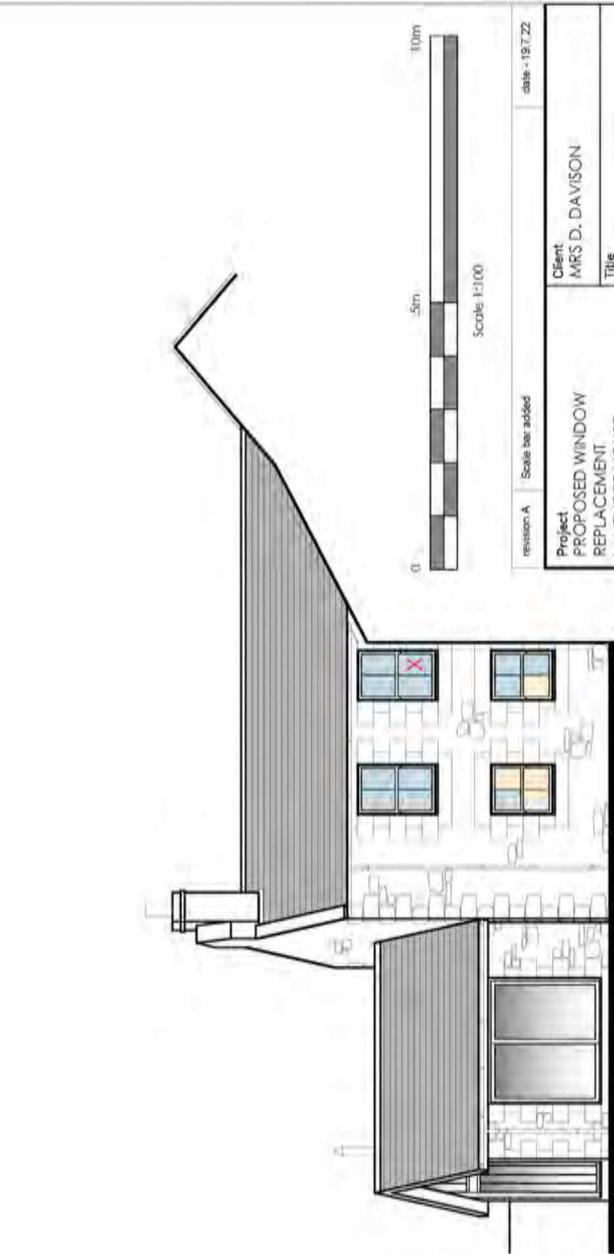


FRONT (NORTH) ELEVATION

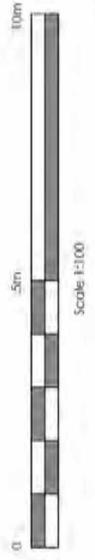
SIDE (WEST) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



revision A	Scale bar added	Client	MRS D. DAVISON
		Title	EXISTING ELEVATIONS
		Project No.	2227
		Date	JULY 2022
		Dwg No.	01 rev A
		Project	PROPOSED WINDOW REPLACEMENT LAVENDER HOUSE 5 MARKET PLACE ROTHBURY, NE65 7JW
		Scale	(B43) 1:100
		date	19.7.22

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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 7 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 8 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"> 1. Development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland’s heritage assets and their settings. 2. Decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance. 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. 3. Development proposals, which will affect a site of archaeological interest, or a site which has the potential to be of archaeological interest, will require an appropriate desk-based assessment and, where necessary, a field evaluation. 4. Development proposals that would result in substantial harm to or total loss of the significance of designated heritage assets will not be supported unless 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"> a. The nature of the heritage asset would prevent all reasonable uses of the site; and b. No viable use of the asset itself could be found in the medium term through appropriate marketing that would enable its conservation; and c. Conservation by grant-funding or some form of not for profit, charitable or public ownership would demonstrably not be possible; and d. The harm or loss is outweighed by the benefit of bringing the site back into use. 5. Where development proposals would cause less than substantial harm to the significance of designated heritage asset, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable. 6. Development proposals that affect 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"> 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.

Policy	Text or Summary
ENV7 (con't)	<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>
ENV9	<p>Conservation Areas</p> <p>1. Within a conservation area, or where its setting may be affected:</p> <p>a. It will be ensured that development enhances and reinforces the local distinctiveness of the conservation area, while, wherever possible, better revealing its significance;</p> <p>b. Development that would lead to substantial harm to (or total loss of significance of) any aspect of a Conservation Area that contributes to the reasons that it was so designated, will not be supported unless the exceptional circumstances set out in Policy ENV 7(4) apply; if the harm is less than substantial, this will be weighed against any public benefit that the same development may make to part 1(a) above, applying Policy ENV 7 (5);</p> <p>c. Development must respect existing architectural and historic character and cultural associations, by having regard to:</p> <p>i. Historic plot boundaries, layouts, densities and patterns of development; and</p> <p>ii. The design, positioning, grouping, form, massing, scale, features, detailing and the use of materials in existing buildings and structures; and</p> <p>iii. The contribution made by the public realm, private spaces and other open areas, including hard and soft landscape features, trees, hedges, walls, fences, watercourses and surfacing.</p> <p>2. Development on public and private open spaces that are integral to the special character of a conservation area or form part of its setting, will be assessed in accordance with part 1b of this policy. Such spaces include those which:</p> <p>a. Contribute to the area's special historic interest;</p> <p>b. Are important spatially and visually to the landscape or townscape qualities of the conservation area;</p> <p>c. Provide views or vistas into, out of or within the conservation area.</p> <p>3. Development involving the demolition of buildings or structures in a conservation area will be granted consent if they do not make a positive contribution to the conservation area's special interest. Where they do make such a contribution:</p> <p>a. It must be demonstrated that the structural condition of the building or structure is beyond reasonable economic repair; and</p> <p>b. There should be approved detailed plans for the redevelopment of the site and a contract should have been entered into for the implementation of that redevelopment.</p> <p>4. In order to determine the effect of proposed building and engineering works in Conservation Areas, the Council will require the submission of detailed plans and will not grant outline planning permission, unless they contain sufficient supporting information by which the impact of the proposed development on the character and appearance of the Conservation Area can be judged.</p>

Table 9 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 January 2023 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">• Archaeological• Architectural• Artistic• Historic

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"> • 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 10 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 100 m study area. All assets within the study area have been assessed in terms of potential setting effects.

Historic Environment Record

The Northumberland Historic Environment Record was consulted for the study area of 100 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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