

Bailiffgate, Alnwick

Heritage Impact Assessment

Northumberland Estates

April 2020

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Contents

1.0	Introduction	1
	Methodology	1
2.0	The site and surroundings	3
	The application site	3
	Surroundings	3
	Scope of assessment	3
3.0	Historic development	7
	Alnwick	7
	Application Site	9
4.0	Legislative and policy context	19
	Statutory legislation	19
	Material considerations	21
	Key issues	22
5.0	Overview of proposals	23
	The existing character of the site and surroundings	23
	The proposed design	24
6.0	Assessment of impact on Significance	29
	No. 2 Bailiffgate	29
	Nos. 4-8 Bailiffgate	30
	Retaining wall to Walkergate	32
	No. 3 Walkergate	32
	Alnwick Conservation Area including Bailiffgate	33
	Alnwick Castle and grounds, and Lion Bridge	35
	Church of St Michael	37
	Buildings on Walkergate	39
	Summary of effects	40
7.0	Conclusion	41

1.0 Introduction

1.1 This Heritage Impact Assessment (HIA) has been prepared by Lichfields on behalf of Northumberland Estates (“the applicant”). Its purpose is to assist officers of Northumberland County Council (“the Council”) in their consideration of the accompanying application for full planning permission and Listed Building Consent for a development at the former Duchess’s School on Bailiffgate, Alnwick (“the site”). The proposal is for:

“The conversion of 2-8 Bailiffgate to hotel suite apartments (Use Class C1), demolition of the rear extensions of 2-8 Bailiffgate, construction of a new build hotel (Use Class C1), refurbishment works to the existing gym block (Use Class D2), new vehicular access, landscaping and associated works.”

1.2 The site boundary for the development includes an area proposed for residential development, the principle of which has already been accepted by Northumberland County Council (application ref. A/2010/0450). Consequently, this HIA focusses on the proposed hotel development and associated car parking and landscaping and assesses its potential effects upon heritage assets on Bailiffgate, Walkergate and in the immediate surrounding area.

1.3 This HIA builds on and updates Lichfields’ earlier “Duchess’ School and Walkergate, Alnwick Statement of Significance June 2019. The HIA explains the history and evolution of Alnwick and the application site and then assesses the significance of the above-ground heritage assets which would be affected by the proposals, including the contribution made by their setting to their significance, and considers the potential effect of the proposals on that significance. It should be read alongside the Archaeological Desk-Based Assessment and Building Recording prepared by Durham University (February 2019) and the Landscape and Visual Impact Assessment prepared by Glenkemp Ltd (April 2020).

1.4 The site is situated within Alnwick Conservation Area at the junction of Bailiffgate and The Peth, to the west of Alnwick Castle. The site features a row of three listed buildings which form an integral part of the terrace fronting Bailiffgate: no. 2 Bailiffgate (Grade II*), no. 4 Bailiffgate (Grade II) and nos. 6-8 Bailiffgate (Grade II), with a range of extensions to the rear of varying dates. The northern boundary of the site on Walkergate is defined by a stone retaining wall (Grade II).

1.5 The site is sensitive by virtue of the listed buildings it contains and its group value and the contribution it makes to the street scene along Bailiffgate and the character of this part of Alnwick. This site lies within the Conservation Area and is within the setting of Alnwick Castle and Gardens, listed buildings on Walkergate and the Church of St Michael.

Methodology

1.6 This report identifies above-ground heritage assets that may be affected by the proposed development. In accordance with paragraph 189 of the National Planning Policy Framework (“NPPF”), it establishes the significance of these assets, including an understanding of their setting and how this contributes to significance. This assessment is informed by desk-based research and an inspection of the application site and its surroundings.

1.7 The NPPF defines significance as the ‘value’ of a heritage asset to this and future generations because of its ‘heritage interest’. The interest may be archaeological, architectural, artistic or historic. This broadly aligns with the heritage values outlined in Historic England’s Conservation Principles (2008), which are evidential, aesthetic, historical and communal value.

- 1.8 The NPPF confirms that significance derives not only from a heritage asset’s physical presence but also from its setting. The setting of a heritage asset is the surroundings in which it 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.
- 1.9 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England’s *“The Setting of Heritage Assets: Historic Environment”* Good Practice Advice in Planning Note 3 (Second Edition) (2017) and *“Managing Significance in Decision-Taking in the Historic Environment”* Good Practice Advice in Planning Note 2 (2015). GPA3 discourages detailed analysis of very large numbers of heritage assets and supports an approach that considers the effects on the assets that are most sensitive to change (para. 23).
- 1.10 The assessment of significance and the potential effects of the proposed development have been undertaken using desk-based study and fieldwork to confirm the significance of the heritage assets on the site and the visual role of the application site in the setting of surrounding heritage assets. This has considered the National Heritage List for England, the Alnwick Conservation Area Character Appraisal, Conzen’s study of Alnwick¹, Durham University’s Desk-Based Assessment and Building Recording², archaeological evaluations³, relevant mapping, photographs, plans and documents in the Historic Environmental Record to identify heritage assets that may be affected by the proposals.

¹ M. R. G Conzen (1960). Alnwick, Northumberland: A Study in Town-Plan Analysis

² Durham University (February 2019) Archaeological Desk-Based Assessment and Building Recording

³ Headland Archaeology (2008) Archaeological Investigation and GeoQuest Associates (1997) Archaeological Desk-Based Assessment

2.0 The site and surroundings

2.1 The following section provides a description of the application site and its surroundings and sets out the development context for the proposals.

The application site

2.2 The application site is located at the northern end of Alnwick, to the west of Alnwick Castle and Gardens, and lies within Alnwick Conservation Area. The site is approximately 1.7ha in size and slopes down from Bailiffgate to south towards Walkergate and the River Aln to the north.

2.3 The buildings on the site were previously occupied by the former Duchess's School and comprise a row of three listed buildings which form an integral part of the terrace fronting Bailiffgate, with a range of extensions and structures to the rear dating from the late-18th century to the late-20th century.

2.4 The northern part of the site between the northern boundary of the Bailiffgate plots and Walkergate is mostly grass and scrubland but does contain buildings, including a late-20th century gymnasium, a glasshouse and two brick sheds. Other features include the walls of the former kitchen garden to the rear of Nos. 5 and 7 Walkergate, and a derelict tennis court.

2.5 Retaining walls and terracing have been used throughout the northern part of the site in response to the slope of the land. The site's south eastern corner is elevated in relation to The Peth which drops down towards Lion Bridge and river. The north and east boundaries to Walkergate and The Peth are contained by a high stone wall. The northern boundary wall along Walkergate is Grade II listed.

2.6 The site extends west towards the Church of St Michael and its churchyard; a gate provides a direct connection between the two.

Surroundings

2.7 The area has experienced very little change to its built environment and is characterised by its medieval streets and concentration of historic stone buildings, many of which are listed. Alnwick Castle and Gardens lies to the east of the site, with Alnwick Town Centre to the south.

2.8 The site is bounded as follows:

- To the north by Walkergate and Peth Stables, with Alnwick Castle's parkland and Lion Bridge (Grade I) beyond. There are a group of listed buildings on Walkergate, close to The Peth, these include: No.5 Walkergate (Grade II), No.7 Walkergate (Grade II) and Nos. 24 & 26 Walkergate (Grade II). Other listed buildings to the north, along Walkergate, include the ruins of St Mary's Chantry (Grade II*), St Mary's Chantry House (Scheduled) and No.14 Walkergate (Grade II).
- To the east by The Peth, with Alnwick Castle and Gardens (Grade I) beyond;
- To the south by Bailiffgate and the rear boundaries of the plots on Bailiffgate; and
- To the west by the Church of St Michael and its churchyard. Further to the west is No.3 Walkergate (Grade II).

Scope of assessment

2.9 A pre-application enquiry was submitted by the applicant to the Council in August 2019 (ref. 19/00699/PREAPP). A response was received in November 2019. This concluded that the

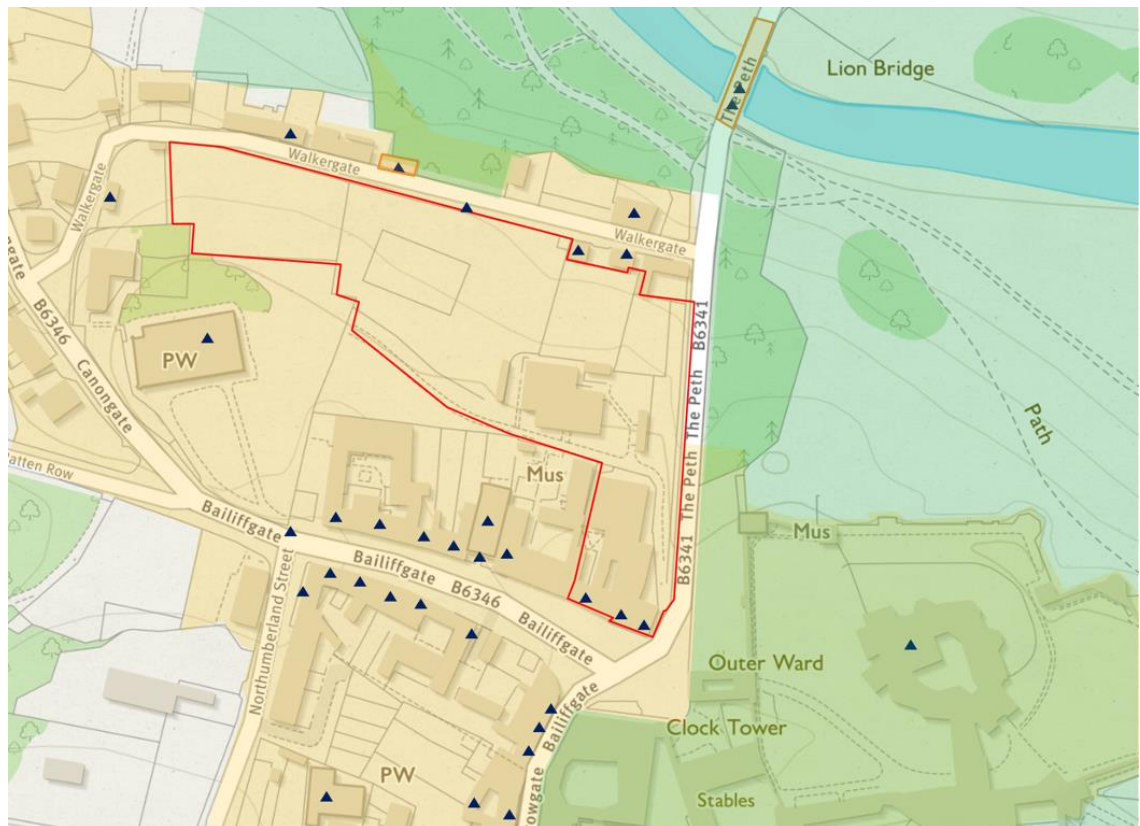
general principle of the development would be acceptable, subject to appropriate mitigation of the impacts of the development; particularly impacts on heritage assets.

- 2.10 This HIA has been prepared in accordance with the Council’s response to the pre-application enquiry. It permits the Council to fulfil their commitments under S.65 and S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) for those assets where there may be impact on their heritage significance.
- 2.11 As recommended by Historic England in their guidance on the setting of heritage assets (GPA3), the initial step in the assessment process is to identify which heritage assets and settings might be affected by the proposed development.
- 2.12 The site contains four listed buildings and is within the Alnwick Conservation Area. It is also within the setting of various heritage assets including Alnwick Castle and its park and gardens, the Church of St Michael and several listed buildings along Walkergate.
- 2.13 While there are many listed buildings on Bailiffgate, given that the listed buildings within the site boundary facing Bailiffgate will be retained, and that the demolition works and new buildings will not be visible above the roofline of these buildings, the development is not considered to give rise to any material effect on the settings of surrounding assets on Bailiffgate.
- 2.14 This HIA, therefore, focuses on the effects upon the listed buildings within the site boundary and listed buildings with settings that could be affected by the proposed development. These heritage assets are set out in Table 2.1 below.

Table 2.1 Heritage assets assessed in this report

No.	Name of Asset	Grade	List Entry No.
1.	2, Bailiffgate	II*	1041547
2.	4, Bailiffgate	II	1371311
3.	6 & 8, Bailiffgate	II	1031548
4.	Retaining Walls	II	1178700
5.	3, Walkergate	II	1041412
6.	Alnwick Conservation Area	-	-
7.	West Wing of the Convent of The Sisters of Mercy	II	1371312
8.	The Castle, Stable Court and Covered Riding School, and West Wall	I	1371308
9.	The Lion Bridge	I	1178596
		I	1304367
		Scheduled	1006568
10.	Alnwick Castle Park and Garden	I Registered	1001041
11.	St Michael’s Church	I	1041546
12.	5, Walkergate	II	1041413
13.	7, Walkergate	II	1041414
14.	14, Walkergate	II	1178706
15.	24 & 26, Walkergate	II	1371364
16.	St Mary’s Chantry House	II*	1041415
		Scheduled	1006596

Figure 2.1 Heritage Assets Map - site boundary in red, listed buildings in dark blue, Alnwick Conservation Area in orange, Scheduled Monuments in outlined in orange, Park and Garden in green (note that this overlaps with the Conservation Area at Alnwick Castle)



- 2.35 The development will have a direct impact on Nos. 2, 4, 6 and 8 Bailiffgate due to the conversion of the listed buildings and the demolition of adjoining rear extensions and outbuildings. The site lies entirely within the Alnwick Conservation Area which will also, therefore, be directly affected.
- 2.36 The development will have no direct impact on the other identified heritage assets identified above, but it does have the potential to affect the setting and the significance of these heritage assets. Several of the assets are closely related by location, period and through shared aspects of their cultural significance. Where the only effect on heritage assets is impact to their setting, and the nature of the impact is broadly similar for multiple assets, they have been assessed as a group as follows:

Table 2.2 Asset groupings

Grouping	Name of Asset	Grade	List Entry No.
No. 2 Bailiffgate	2, Bailiffgate	II*	1041547
Nos. 4-8 Bailiffgate	4, Bailiffgate	II	1371311
	6 & 8, Bailiffgate	II	1031548
Retaining walls to Walkergate	Retaining Walls	II	1178700
No. 3 Walkergate	3, Walkergate	II	1041412
Alnwick Conservation Area including Bailiffgate	Alnwick Conservation Area	-	-
	West Wing of the Convent of The Sisters of Mercy	II	1371312
Alnwick Castle and grounds,	The Castle, Stable Court and Covered Riding	I	1371308

Grouping	Name of Asset	Grade	List Entry No.
and Lion Bridge	School, and West Wall		
	The Lion Bridge	I	1178596
		I	1304367
		Scheduled	1006568
	Alnwick Castle Park and Garden	I Registered	1001041
Church of St Michael	St Michael's Church	I	1041546
Buildings on Walkergate	5, Walkergate	II	1041413
	7, Walkergate	II	1041414
	14, Walkergate	II	1178706
	24 & 26, Walkergate	II	1371364
	St Mary's Chantry House	II*	1041415
		Scheduled	1006596

2.44 The potential effects on these assets are assessed in this report.

2.45 It is not considered that there are any other heritage assets that would be affected by the proposed development.

3.0 Historic development

Alnwick

- 3.1 Place-name evidence suggests that the origins of Alnwick may lie in the Saxon period, though no physical evidence of the original settlement has been identified.

Medieval

- 3.2 The Norman Conquest had a significant impact on Alnwick, which became an important part of the defence system of the English/Scottish border positioned in a strategic location on the Great North Road and defended by a great border castle.
- 3.3 The first castle at Alnwick was built at the end of the 11th century and would have been a wooden motte and bailey. By the early 12th century it was a strong stone-built border castle with a shell keep (in place of the motte) and two baileys. Remains of the Norman castle survive in the curtain wall and retaining wall around the shell keep, indicating that the Norman castle had much the same general outline as the present castle.
- 3.4 Scottish attacks in Northumberland continued through to the 16th century. Alnwick Castle was greatly fortified by Henry de Percy and his son (whose descendants became the Earls and Dukes of Northumberland) in the early 14th century. Work to the castle included the addition of a crenelated barbican to the gated entrance in the west wall, upgrades to the keep and the addition of towers to the curtain walls.
- 3.5 Alnwick was attacked in 1424 and, after lobbying Henry VI, the town was granted a licence in 1433 to build defensive walls. Though the work did not begin until around 40 years later, walls eventually enclosed the core of the town.
- 3.6 The town probably developed gradually once the Norman castle had been built and, while many of its buildings date from the late 18th to mid-19th century, there is clear surviving evidence of medieval burgable plot boundaries. Alnwick appears to have been concentrated around the market place.
- 3.7 Streets such as Bondgate Within, Market Street and Fenkle Street, with their burgable plots extending away from the core, formed the medieval core of Alnwick and were enclosed by the late-15th century defensive walls. Only a single gate (Bondgate Tower) survives from Alnwick's defensive walls, though its location is marked by a series of roads which now form a ring around the medieval borough and Pottergate Tower (1768) which marks the location of another of the former gates. Beyond the walls were three key medieval areas of Alnwick: Bailiffgate, Walkergate and Canongate.

Bailiffgate

- 3.8 In times of warfare, the number of soldiers based at Alnwick was significantly greater than could be accommodated in the castle and extra quarters. Conzen refers to a 1567 survey commissioned by the Earl of Northumberland which provides evidence that Bailiffgate was a settlement separate from the town of Alnwick and instead closely related to the castle and its military and administrative functions.⁴ St Michael's Church at the west end (12th century, itself with defensive features) and the castle at the east end, combined with the name 'Bailiffgate' perhaps meaning 'Bailey Gate' indicates that this area functioned as an additional bailey to the castle and would have been occupied by military personnel.

⁴ M. R. G. Conzen (1960) Alnwick, Northumberland: A Study in Town-Plan Analysis.

- 3.9 Bailiffgate is laid out as a broad street which widens towards the castle with a consistent frontage and evidence of burgage plots extending north and south. The stagger on the north/south route past the barbican could reflect a need to add additional plots on the east side of Bailiffgate (in the location of the application site).

Walkergate

- 3.10 Walkergate, by contrast, was part of the medieval borough of Alnwick rather than the castle and, despite being physically detached from the rest of the town by Bailiffgate and the defensive walls, functioned as an integral part of the borough. Map evidence and archaeological investigations suggest that Walkergate was once built-up on both sides with plots like those on Bailiffgate. The relationship between the plots on the north side of Walkergate and the river was important, and several were occupied by fullers as a result. The only known surviving structure from this period is the mid-15th-century Chantry House.

Canongate

- 3.11 Canongate was separate from both Alnwick (which included Walkergate) and Bailiffgate (which was part of the castle). It was a manor belonging to Alnwick Abbey and had its own small market, effectively operating as a separate settlement. The Church of St Michael is positioned on the corner of Canongate and Walkergate.

18th Century and beyond

- 3.12 Alnwick Castle had fallen into disrepair by the 16th and 17th centuries as the border between England and Scotland became more peaceful. Attacks had taken their toll on the structure and the Percy family chose to live elsewhere. The town of Alnwick similarly experienced limited growth during this time. The late 18th century (1750-1786) saw a significant period of development at the castle, including the Percy family once again making Alnwick Castle their family residence. Work to the castle during this period can be attributed to leading architects such as James Paine and Robert Adam, though little of his work now survives. Anthony Salvin was brought in in 1854 and made significant alterations.
- 3.13 Work to the castle was accompanied by extensive landscaping within the surrounding parkland by various figures including Lancelot 'Capability' Brown. Alongside this, the Percy family strengthened their land holdings around the castle during the 18th century (Canongate, Walkergate, Bailiffgate, Bondgate etc.) which stopped the expansion of the town in these directions and increased the amount of open space around the castle. Alterations to the landscape continued into the 19th century.
- 3.14 The landscape improvements resulted in changes to the medieval layout of Alnwick, including on Walkergate where many buildings and burgage plots were removed and the land on the north side incorporated into the park grounds. Most surviving buildings on Walkergate are late-18th to early-19th century in date while the retaining wall along the southern side is probably early-19th century. It may have been added to mark the limit of the castle grounds or simply in an attempt to hold back the land from Walkergate.
- 3.15 The wider town also experienced growth and redevelopment during the 18th and 19th centuries. While historic maps show that Alnwick had experienced very little change or alterations between the medieval period and the mid-18th century, between 1776 and 1851 there was extensive replacement of buildings, new development within existing burgage plots and expansion of the town beyond its previous limits.
- 3.16 Bailiffgate is just one example of where humble dwellings were replaced with new town houses for country gentry in the 18th century. No. 2 Bailiffgate (within the application site, also known

as Bailiffgate House) is a notable example, though was built by the Duke of Northumberland for his Commissioner.

Application Site

- 3.17 The application site sits across two medieval areas of Alnwick: Bailiffgate and Walkergate. Running between the Bailiffgate and Walkergate plots was an area of land which has been described historically as Hunter's Croft. Map evidence suggests that this central area might not have been divided into plots, but evidence of industrial activity has been found.⁵

Bailiffgate

- 3.18 On Bailiffgate, the application site comprises No. 2 Bailiffgate, No. 4 Bailiffgate and Nos. 6-8 Bailiffgate with buildings and land to the rear.
- 3.19 Norton's map of 1624 and Wilkin's Map of Alnwick from 1774 clearly illustrate the medieval plots extending back from the north side of Bailiffgate. The application site extends across three of these medieval plots which were defined by wide but shallow buildings fronting the street. Some buildings and structures are shown to the rear in 1774, though they are arranged differently to the current configuration. The plots extend back towards the area known as Hunter's Garth.
- 3.20 The plots are shown with various configurations on historic maps. Norton's map of 1624 suggests that they had either been shortened to provide to new plots at the northern ends with the buildings fronting The Peth, or that they had always been shorter than the remainder of the plots on the north side of Bailiffgate. Thompson's maps of 1758 and 1760, Armstrong's map of 1769 and Wilkin's map of 1773 also show a similar arrangement.
- 3.21 Wilkin's map of 1774 shows a slightly different arrangement; the buildings fronting The Peth continue to exist, but the medieval plots to the rear of No. 4 and Nos. 6-8 appear to be back to full length with only the plot of No.2 shortened. This is supported by a plan which accompanied the transfer of No.2 to the Duke of Northumberland (c.1780) which shows the landownership of the adjacent plot to the west (No.4) extending around the rear of No.2.
- 3.22 On Wood's map of 1827 (see Figure 3.1), the buildings facing The Peth have gone but a plot of land to the rear of Nos. 2 and 4 appears as a detached landholding (Figure 3.1). This is supported by Bell's survey of 1850 which shows that No. 2 Bailiffgate was associated with land further north (including Hunter's Garth), but that the area of land to the north of No.2 related to No.4. Nos. 6-8 appear to have always had a direct connection with the land to the rear.
- 3.23 Wood's map of 1827 also reflects the significant redevelopment which took place in Alnwick during the late-18th and early-19th centuries. Several of the buildings on the north side of 'Bailiff Gate' appear to have doubled in depth during the previous 50-year period and new ranges and structures had been constructed within the plots to the rear. The application site was no exception. The changes to the rear of Nos. 2-8 continued until the end of the 19th-century with new extensions built to serve the purposes of the Duchess's School (see Figure 3.2 and Figure 3.3). A tennis court (now derelict) was laid out to the north west in 1923, whilst land to the rear of Nos. 2-8 is now occupied by a c.1975 classroom extension which obscures the medieval plot divisions further (Figure 3.4). Beyond the classroom extension is a retaining wall; the land further north (i.e. Hunter's Garth) is therefore at a much lower level with the former gym building beyond to the north-west.⁶

⁵ Headland Archaeology (2008) Archaeological Investigation.

⁶ **Photographs 23 and 41**, Archaeological Desk-Based Assessment and Building Recording – Durham University (February 2019).

Figure 3.1 Wood's Map (1827)

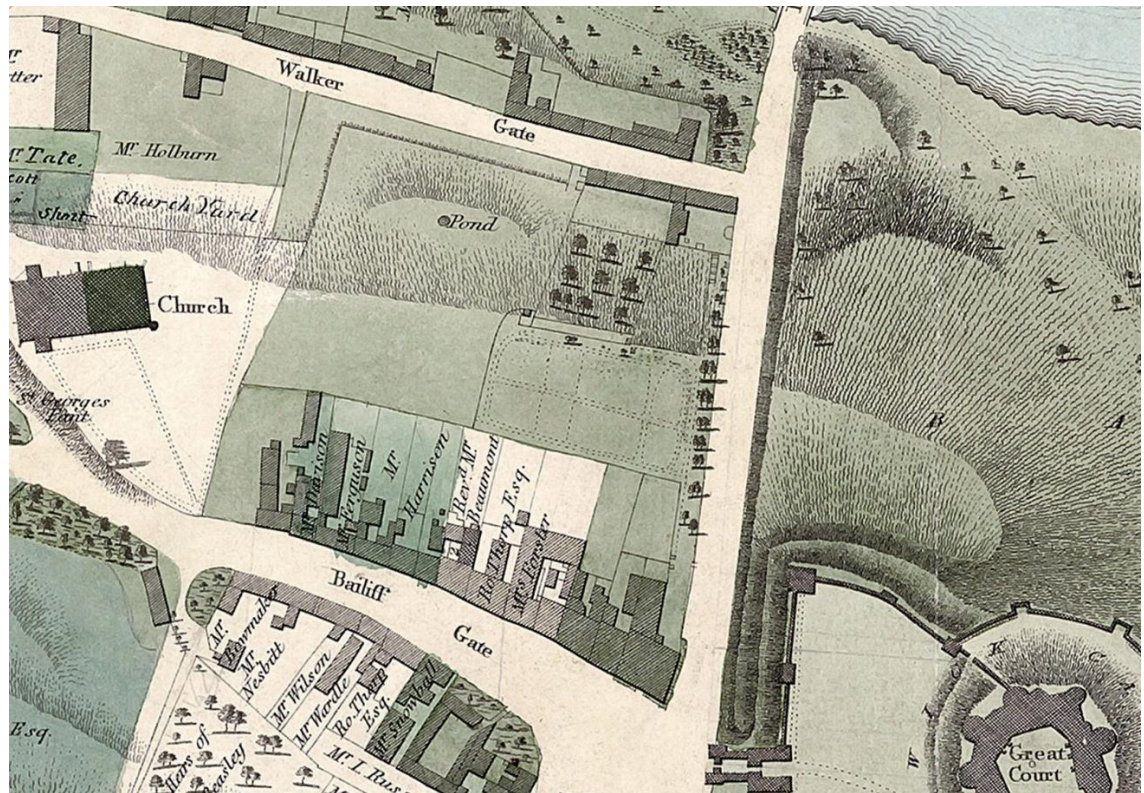


Figure 3.2 Second Edition OS Map (1897)



Figure 3.3 OS Map (1921)

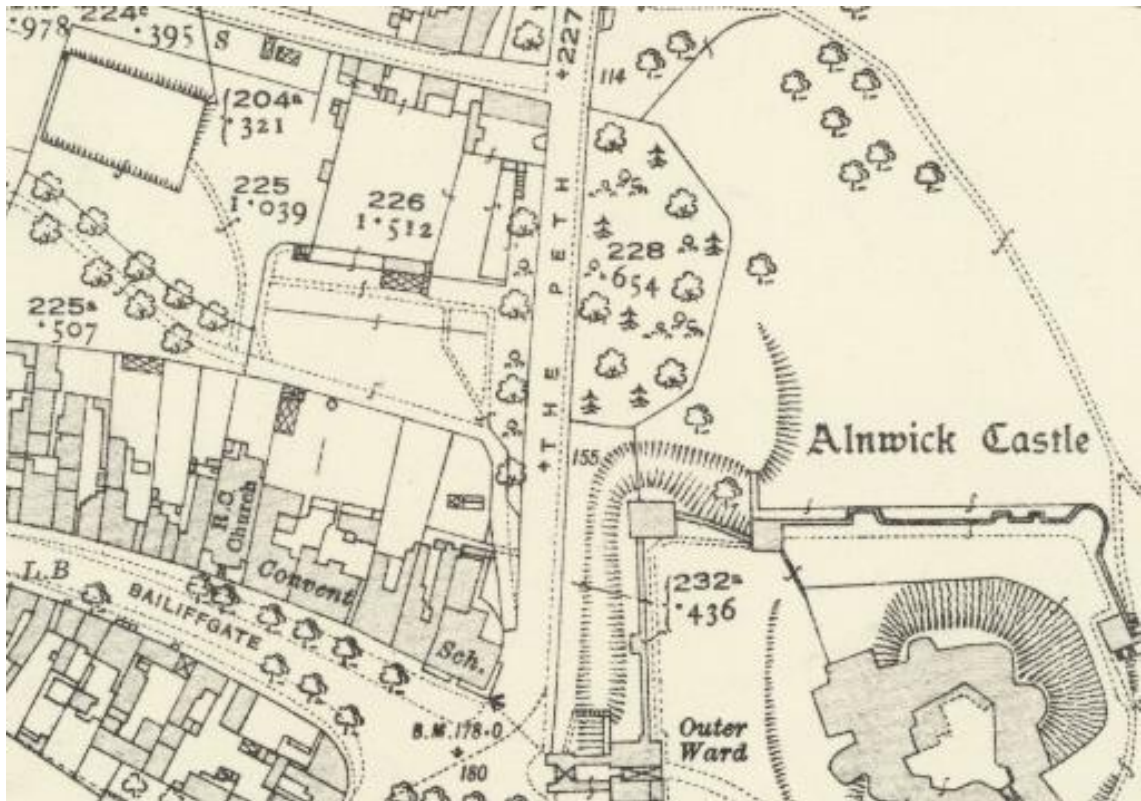


Figure 3.4 OS Map Online (2020)



No. 2 Bailiffgate

- 3.24 The deeds held in the Northumberland Estates archive relating to ‘Derwentwater House’ reportedly date back to the 13th century. We know that Derwentwater House was acquired by the Percy family in 1780 from the Commissioners and Governors of Greenwich Hospital who had acquired the property after its previous owner, the 3rd Earl of Derwentwater, was executed in 1716.
- 3.25 Correspondence between the Duke of Northumberland and James Dormer, the Commissioner, provides evidence that Bailiffgate House was under construction in 1797 for Dormer’s occupation and replaced Derwentwater House. It was occupied by various subsequent Commissioners between 1805 and 1847 and continued to be used as a house until 1888 when it was taken over by the Duchess’s School.
- 3.26 Bailiffgate House is shown on Wood’s 1827 map as a single large building on the corner of Bailiffgate and The Perth. This is the first map which shows the plot after the c.1797 redevelopment. It is possible that Bailiffgate House incorporates some of the previous building rather than being a complete replacement.
- 3.27 A large extension is shown to the rear of Bailiffgate House on the 1827 map which is similar in size and orientation to the stone building which currently exists. It probably housed the kitchen and other domestic offices with a service corridor connecting it to the main house. While this suggests an early 19th-century date, the building currently to the rear is clearly later in date and was probably built on the footprint of the earlier building around the turn of the 20th century. The single-storey building beyond may be slightly later.
- 3.28 In 1903 the school was recognised by Northumberland County Council as a County Secondary School. A further extension was added to the rear of No.2 Bailiffgate in the early 20th century (possibly c.1913) to provide a new entrance to the school and a new connection between the main building and the block to the rear. This either replaced, or subsumed, the earlier connection.
- 3.29 A classroom extension was added to the north c.1930 and can be seen on an aerial photograph from 1938. The buildings remained in use as a school until 1966 after which it functioned as an annexe for Sixth Form teaching after the main school was transferred to a new building off site. The earlier 1930s classroom extension was replaced with a larger building c.1975 which, unlike the previous classroom, extends to the west behind Nos. 4-8 Bailiffgate. A gymnasium was added to the north around the same time, though this was positioned within croft-land historically referred to as Hunter’s Garth rather than the Bailiffgate plots.
- 3.30 No. 2 has been altered internally over time though does retain many decorative features. Many of the changes date from the early-20th century and relate to the use of the building as a school. The addition of a pupils’ entrance required an arched opening in the rear wall of No. 2 between ground floor and the basement level. The original staircase to the cellar has been relocated and, on all floors, walls removed between rooms to create larger spaces. Later changes include fire-protection screens which separate the hallway, landing and staircase. Some fireplaces have also been removed.
- 3.31 The early 20th-century block to the rear is significantly altered internally, both at ground and first floors. A plan in the Northumberland Estates archive from 1909 and an undated (probably earlier) version, show the building at ground and first floors with rooms either side of a staircase. A staircase added in the adjacent building (part of No. 4 Bailiffgate) in the early 20th-century enabled the staircase to be removed from the block behind No. 2 which it seems was then followed by the removal of the internal walls. The building is now a single open space at ground and first floors. Only one fireplace survives.

No. 4 Bailiffgate

- 3.32 The adjacent building, No. 4 Bailiffgate, is shown on the 1774 and 1827 maps of Alnwick and appears to have doubled in depth between the two dates. Such expansion is reflected in the internal floor plan which indicates a shallow building of three storeys yet only one room deep (pre-1774) with a later phase of development (1774-1827) to the rear which essentially doubled the footprint of the building.
- 3.33 The rear elevation of the building has lower masonry which is less regular than the upper wall and the Bailiffgate façade, while a coat of arms in the rear elevation sits awkwardly between ground and first floor windows.⁷ It is therefore probable that the upper floors over the rear extension were a later addition, though perhaps contemporary with the addition of a new façade to Bailiffgate which gives the degree of coherence between the front and rear. The Bailiffgate façade suggests an early-19th century date which supports this suggestion, as does the awkward internal plan form in the rear of the building at ground floor which presumably arose when a staircase needed to be incorporated later. The ridge of the roof also sits centrally above the front half of the building, rather than centrally above the whole upper floor, which supports the upper floors to the rear being a later phase.
- 3.34 To the rear of this are two buildings which seem to follow the medieval plot divisions. The building on the west boundary is two-storey and comprises two parts, of which the northernmost is smaller.⁸ Buildings in this location are not present on Wilkin's map of 1774 but the larger of the two appears to exist on Wood's map of 1827, suggesting it was added between 1774 and 1827. The smaller building to the north, and a further building which has since been removed, appears to have been added between Bell's map of 1850 and the First Edition OS Map surveyed 1861 and 1864.
- 3.35 A single-storey detached building on the east boundary exists on Wood's map of 1827, while a building in a similar location but joined to the main building is present on Wilkin's map of 1774.⁹ It is therefore possible that this building incorporates pre-1774 fabric. Variation in stonework on its west elevation also supports a theory of multiple phases.
- 3.36 Plans in the Northumberland Estate archive (ref. CoW/WB/Duchess's School/D13) show that this east range was once divided into three rooms and used by the school as a larder, class room and ironing room, though in 1909 it is shown as a single room. Undated plans which are probably later in date show that a staircase either had been, or was proposed to be, added to the range to replace the staircase in the building behind No. 2.
- 3.37 The northern part of the east range was demolished to make way for a new timber classroom (probably in the mid-20th century) and resulted in the relocation of the stair to its current location. The stairwell currently protrudes awkwardly above the roof of the building and connects with the upper floor of the building of the rear of No. 2.
- 3.38 A small building now connects Nos. 2 and 4 with the detached building on the east boundary. It was added after Bailiffgate House became the Duchess's School and probably post-1909. The undated plans in the Northumberland Estates archive (referred to above) show this a 'music room'.
- 3.39 A timber classroom was added to the rear of No. 4 in the mid-20th century. It is accessed through the building on the east boundary which, as discussed above, was partially demolished

⁷ Photograph 55, Ibid.

⁸ Photograph 59, Ibid.

⁹ Photograph 52, Ibid.

at the northern end to create a corridor connection. The west wall of this classroom is stone and appears to include part of a wall which historically separated the plots of Nos. 4 and Nos. 6-8.¹⁰

3.40 We know from a plan in the Northumberland Estate archive that No. 4 was in use in 1933 as the 'School Mistress's House' (ref. CoW/WB/Duchess's School/D13). Plans (discussed above) indicate that a connection between Bailiffgate House and No. 4 was not made until a connecting building was added in the early-20th century, which suggests that the main building of No. 4 perhaps only became part of the school in the early-20th century.

3.41 Other internal alterations at No. 4, probably by the school, include the subdivision of a room at ground floor to create a corridor to connect with No. 6, the removal of walls at first and second floors to open several rooms into larger classroom spaces, a new door between Nos. 4 and 6 at first floor and the removal of some fireplaces.

Nos. 6-8 Bailiffgate

3.42 As with No. 4, there is evidence of a substantial extension directly to the rear of Nos. 6-8 which appears from Wilkin's map to have existed by 1774. It is possible a new façade to Bailiffgate was added around the same time. The style of the façade suggests an 18th-century date which supports this.

3.43 The staircase window to the rear of Nos. 6-8 is like that in No. 4, while the tracery in both reflects that used in the windows of Bailiffgate House (No. 2).¹¹ It is probable that No. 4 was designed to copy the Nos. 6-8 and that both designs took reference from Bailiffgate House (No. 2), rather than this indicating a similar date for the three buildings.

3.44 Nos. 6-8 had a single building projecting to the rear in the centre of the plot in 1774. Buildings now project north along each boundary which reflects the arrangement on Wood's map of 1827. These buildings are probably 1774 to 1827 in date.

3.45 The building on the east boundary drops down from three to two and then one storey towards the northern end.¹² It then continues northward as the west wall of the timber classroom, discussed above.¹³ The building on the west boundary comprises two 'lean-to' sheds which are both single-storey.¹⁴

3.46 A straight joint separates a projecting bow from the rear wall of the house which suggest this is a later addition.¹⁵ The junction between the bow and the lean-to range along the east boundary is also awkward, particularly at ground floor.¹⁶ This suggests that the range pre-dates the projecting bow, though all appear to have been constructed within a c.50-year period.

3.47 Nos. 6-8 Bailiffgate was potentially originally a single property. Plans from 1927 in Northumberland Archives refer to the conversion of No.6 to two houses for the Duke of Northumberland, suggesting it perhaps became two separate properties sometimes after this date. If the front façade was altered at this time to create two door openings, then it has been very well executed as it is difficult to identify any alterations. Internally, the west stair is the original while the east stair is the later addition and may date from the 1927 alterations. It is possible that the ground floor was reconfigured when a new door was inserted and that the entrance hall to 'No. 6' is not the original.

¹⁰ Photograph 64, Ibid.

¹¹ Photograph 66, Ibid.

¹² Photograph 63, Ibid.

¹³ Photograph 64, Ibid.

¹⁴ Photograph 65, Ibid.

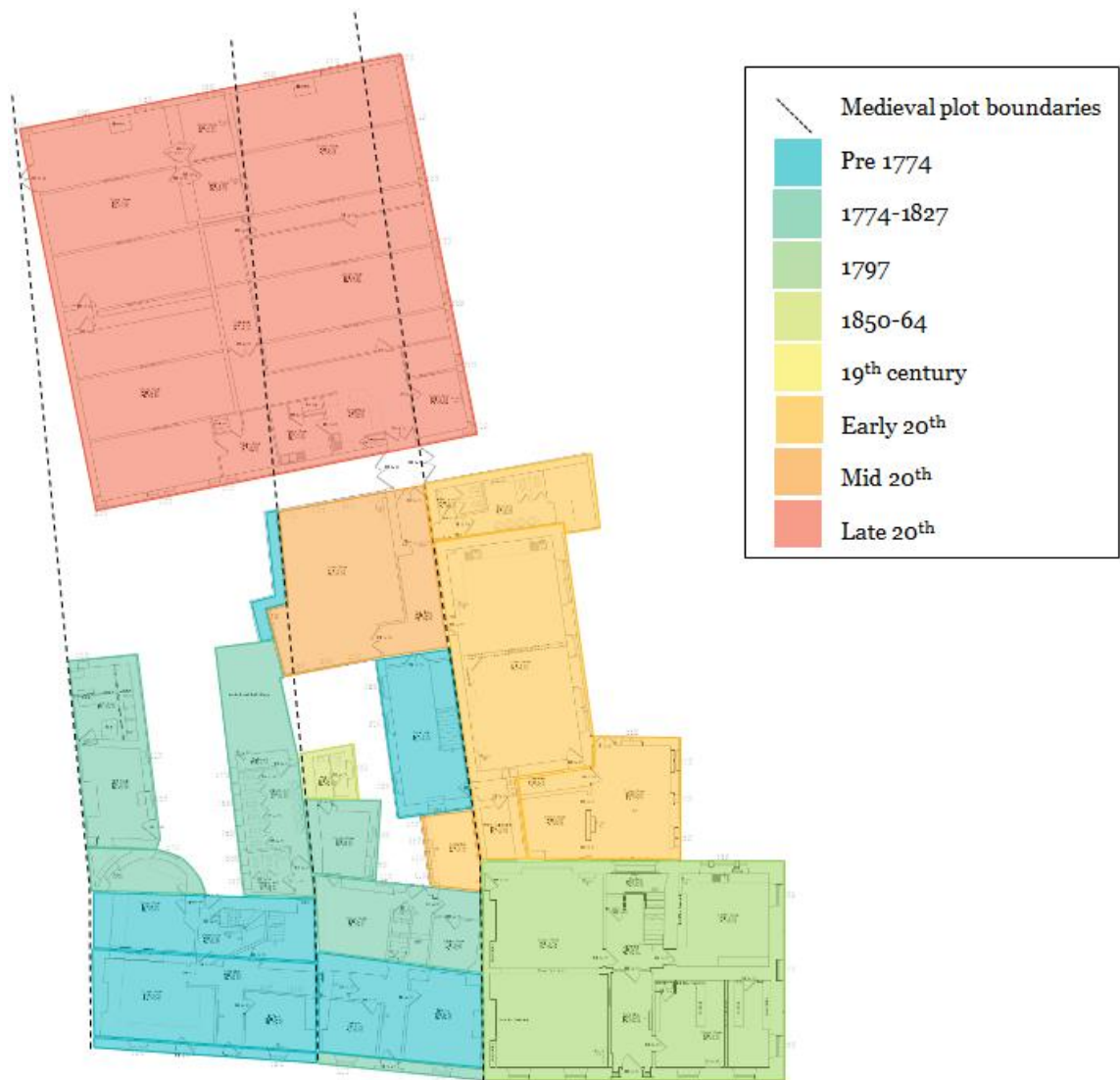
¹⁵ Photograph 67, Ibid.

¹⁶ Photograph 66, Ibid.

3.48 Nos. 6-8 have been partially converted back to one property, probably when they became part of the Duchess’s School. Only the eastern of the two front doors is now in use with the west door blocked off internally. At ground floor, the rooms to the west have been opened-up to create a single space while the room to the east has been subdivided to provide a corridor connection with No. 4. At first and second floor, the rooms facing Bailiffgate have been opened-up to create single spaces with doors and cornice now providing the only indication of the earlier arrangement.

3.49 The analysis above results in the following suggested historic phase plan for the application site:

Figure 3.5 Historic phasing map of the site



Walkergate and Hunter’s Garth

3.50 An Archaeological Evaluation by Headland Archaeology (2008) provides a detailed account of the origins and early evolution of the part of the site to the north of the Bailiffgate plots which is informed by physical excavations. Evidence has been found within the site of activity on the south side of Walkergate in the 12th to 14th centuries. There is also potential, though unconfirmed, for activity to have occurred on the site as early as the 11th century.

- 3.51 Headland Archaeology suggest that domestic activity fronted Walkergate with industrial activity (such as metal working) further south up the hill. A later phase of medieval development (14th of 15th century) fronting Walkergate has also been identified. There is also some evidence of terracing on the land south of Walkergate. Despite the evidence of medieval activity around Walkergate, the medieval plot divisions can no longer be interpreted.
- 3.52 Maps show that, by the mid-18th century, all except a few buildings fronting the south side of Walkergate had been demolished. It seems that the surrounding land was used mostly as gardens and crofts. It seems from an indenture held in the Northumberland Estate Archive that this land (named Hunter's Croft and Walkergate Close) was purchased by the Earl of Northumberland and his gardener, Thomas Call, in 1763.
- 3.53 Wood's map of 1827 shows that, by the early-19th century, there was also a walled plantation to the rear (south) of Nos. 5 and 7 Walkergate and a pond further west. By the early 20th century, a tennis court had been built close to the pond which required this part of the site to be levelled.¹⁷ The walled area survives with remains of a greenhouse and was used as the former school kitchen gardens.
- 3.54 No. 3 Walkergate (the derelict building at the western end of the site) is Grade II listed. It is described in the list entry as 'c18th/early-19th century'. A building in this location is evident on Wilkin's map of 1774 though it seems that, until c.1864 at least, it was a much larger building which connected with a building further south. Its current footprint seems to reflect the Second Edition OS Map surveyed in 1897. It is possible that No. 3 Walkergate could have been altered or re-built in the 19th century (as was common across Alnwick) but probably incorporates or re-uses earlier fabric.
- 3.55 A pre-1774 cottage and an 18th-century malthouse to the north of the church existed for much of the 19th century but have since been demolished, though some remains could survive.
- 3.56 Buildings on the south side of Walkergate close to the junction with The Peth (Nos. 5, 7 and 'The Stables', just outside of the application site) have a similar configuration to the Second Edition OS Map surveyed in 1897 and, while largely 19th-century, may incorporate some earlier structures.
- 3.57 An early 19th-century retaining wall (Grade II listed) exists along much of the south side of Walkergate. The eastern part is around 3-4m high externally but only 1-2m can be seen from within the site.¹⁸ The wall includes a gateway, roadside recessed fountain and other structures. The western part of the retaining wall is lower and, therefore, flush with the land within the site.¹⁹ It also has a rougher appearance. It is not known why the retaining wall to Walkergate was introduced in the 19th century, though it may reflect the expansion of the castle grounds further south towards this area and could have been added to define the boundary. Alternatively, it may simply have been built to hold back the land. A further retaining wall exists along the west side of The Peth, though is not listed. Various walls run through the site, some of which retain the land.
- 3.58 Norton's plan of 1624 suggests that routes to St Michael's Church (though the church is not shown) existed from The Peth, Walkergate and Canongate. However, a connection with The Peth is absent during the 18th century and only re-appears (with a different alignment) on the First Edition OS map which was surveyed 1861 to 1864. That route appears, therefore, to have been introduced in the mid-19th century and may be contemporary with the introduction of the current vehicular access off The Peth. It is now interrupted by a substantial c.1975 gymnasium,

¹⁷ Photograph 14, Ibid.

¹⁸ Photographs 17 and 35, Ibid.

¹⁹ Photographs 1 and 7, Ibid.

though an avenue of lime trees (probably early 20th-century) which runs through an extension to the churchyard of the Church of St Michael clearly defines the historic route further west.²⁰

3.59 During the 19th century, it seems that the path of the church from Walkergate was also closed. This may coincide with restoration work at the Church of St Michael or the construction of the retaining wall on the south side of Walkergate.

3.60 Either side of the c.1975 gymnasium (east and west) is an overgrown brick shed which probably date from the mid-20th century.²¹ To the north-east of the gymnasium is a stone glasshouse building which is probably mid-19th century in date.²²

Figure 3.6 Aerial photograph of the site looking east (1947)



Source: Britain from Above (EA1006070)

²⁰ Photographs 37 and 221, Ibid.

²¹ Photographs 222 and 223, Ibid.

²² Photographs 224 to 226, Ibid.

Figure 3.7 Aerial photograph of the site looking south-east (1947)



Source: Britain from Above (EAW006069)

4.0 Legislative and policy context

Statutory legislation

4.1 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') provides protection for buildings and area of special architectural or historic interest. When considering whether to grant planning permission for a development which affects a listed building or its setting, S.66(1) requires the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. S.72(1) requires that with respect to any buildings or other land in a conservation area, that special attention be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.2 The statutory Development Plan for the site is the Alnwick and Denwick Neighbourhood Plan (2017), Alnwick Core Strategy Development Plan Document (October, 2007), and the saved policies of the Alnwick District Wide Local Plan (April, 1997). The relevant policies relating to heritage assets comprise:

Alnwick and Denwick Neighbourhood Plan (2017)

- **Policy HD2 (Heritage assets at risk):** states that where a development proposal helps to secure a sustainable future for a heritage asset at risk, or threatened by decay and under use, this will be a factor in its favour.
- **Policy HD3 (Protecting non-designated heritage assets):** states that development affecting non-designated heritage assets should have particular regard to the conservation of the heritage asset, its features and its setting.
- **Policy HD4 (The approaches to the town):** states that in considering development proposals visible from the suburban routes to the historic core of Alnwick, design that is in keeping with the local character and use of structural landscaping to reinforce attractive entrances and routes into the town and improve unattractive entrances and routes will be supported.
- **Policy HD6 (Protecting town gateways):** states that the protection and enhancement of the gateways to the historic core will be sought with considering development proposals in their vicinity.
- **Policy HD7 (Design in the historic centre):** states that new development in the historic centre of Alnwick will be supported if it adheres to the following design principles:
 - a Footprint: expected to respect the grain of Alnwick's historic layout and to enhance the connectivity of the town's historic pattern of pedestrian lanes and alleyways;
 - b Design: expected to make a positive contribution to local character and distinctiveness and help to reinforce a strong sense of place whilst not discouraging appropriate innovation;
 - c Quality: expected to match the quality of Alnwick's historic townscape in design, materials, detailing and finishes;
 - d Use: expected to be appropriate to the historic area and to function well not just in the short term but over the life-time of the development;
 - e Size and scale: expected to respond to local character and history;
 - f Materials: expected to be sympathetic to the local materials that are traditional in the historic core;

- g Landscape and open space: expected to enhance local character and distinctiveness and create attractive places to live, work or visit;
- h Access and safety: expected to create a safe and accessible environment where crime and disorder does not undermine local quality of life and community; and
- i Existing guidelines: development expected to be in accordance with guidelines on shop fronts, stonework, windows and colours produced by Alnwick Civic Society in association with the former Alnwick District Council.

Alnwick Core Strategy Development Plan Document (October, 2007)

- **Policy S15 (Protecting the built and historic environment):** states that all development involving built and historic assets or their settings will be required to preserve, and where appropriate, enhance the asset for the future.
- **Policy S16 (General design principles):** states that all development will be expected to achieve a high standard of design, reflecting local character and distinctiveness in traditional or contemporary design and materials. Proposals should take full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping.

Alnwick District Wide Local Plan (April, 1997)

- **Saved Policy BE1 (Archaeology):** states that a presumption will be exercised in favour of the preservation of Scheduled Ancient Monuments, Nationally Important Archaeological Sites, and their settings. Development which would be detrimental to these sites or their settings will not be permitted.
- **Saved Policy BE3 (Listed buildings):** states that there will be a presumption in favour of the preservation of listed buildings and their settings. Development which would adversely affect a listed building or its setting will not be permitted.
- **Saved Policy BE4 (Demolition of listed buildings):** states that the demolition of listed buildings will only be permitted in exceptional circumstance. It needs to be demonstrated that an alternative scheme for the redevelopment of the site or the building to the same or an improved standard of design can be achieved.
- **Saved Policy BE5 (Demolition of non-listed buildings in Conservation Areas):** states that consent will not normally be granted for the demolition of non-listed buildings in Conservation Areas if they are in good structural repair or capable of repair such as to contribute beneficially to the character or appearance of the area. Where consent for demolition is to be granted it will normally only be granted where:
 - a It is evident that all reasonable efforts have been made to sustain the existing use of a building, or to find a viable new use;
 - b A scheme for the redevelopment of the building is proposed to a similar or improved standard of design, materials and construction; and
 - c A contract for the redevelopment of the site has been entered into prior to consent for demolition being granted.
- **Saved Policy BE6 (New development within or adjacent to a Conservation Area):** states that planning permission will not normally be granted for a new development or alterations to existing buildings within or adjacent to a Conservation Area which do not preserve or enhance the character or appearance of that area; and

- **Saved Policy BE7 (Design):** states that new development will be required to incorporate design features and to be constructed in building materials characteristic to its locality and in keeping with its setting.

Material considerations

- 4.3 Key material considerations include the NPPF (February 2019); National Planning Practice Guidance (2014, as updated); relevant Historic England guidance (particularly that discussed at 1.9 above); Alnwick Conservation Area Character Appraisal and the Northumberland Design Guide.

Northumberland Local Plan

- 4.4 Northumberland is currently preparing its Northumberland Local Plan; this has been submitted to the Secretary of State and, given its advanced status, is afforded some weight in this assessment. The relevant policies are:

- **Draft Policy QOP2 (Good design and amenity):** states that developments will be required to relate positively to their locality, having regard to:
 - a Building heights;
 - b The form, scale and massing, prevailing around the site;
 - c The framework of routes and spaces connecting locally and more widely;
 - d The pattern of any neighbouring or local regular plot and building widths, and where appropriate, follow existing building lines;
 - e The need to provide active frontages to the public realm; and
 - f Distinctive local architectural styles, detailing and materials.
- **Draft Policy QOP4 (Landscaping and trees):** states that new development will be expected to incorporate well-designed landscaping and respond appropriately to any existing landscape features. Existing features which contribute towards the character of the area, or amenity, should be retained wherever possible and sympathetically incorporated into the overall design of the scheme. Any protected vegetation, including trees within the Conservation Area, trees with Tree Preservation Orders (TPOs), protected habitats and important hedgerows, should be preserved.
- **Draft Policy QOP6 (Delivering well-designed places):** states that proposals are expected to respond to any character assessments that form part of, or support, the Plan.
- **Draft Policy ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment):** states that the character and significance of Northumberland's distinctive and valued natural, historic and built environment, will be conserved and protected by giving appropriate weight to the statutory purposes and special qualities of the hierarchy of international, national and local designated and non-designated nature and historic conservation assets or sites and their settings.
- **Draft Policy ENV 7 (Historic environment and heritage assets):** states that 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. Development proposals that would result in substantial harm to or total loss of the significance of designated heritage assets will not be supported unless substantial public benefits would outweigh that harm or loss. Where development proposals would cause less than substantial harm to the significance of designated heritage assets, this

will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.

- **Draft Policy ENV 9 (Conservation Areas):** states that within a conservation area, or where its setting may be affected, development will be encouraged that will help to preserve or enhance the character or appearance and/or reinforce its local distinctiveness and/or better reveal its significance. 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 designated, will not be supported unless exceptional circumstances apply; if the harm is less than substantial, this will be weighed against any public benefit and any compensatory contribution that the same development may make. Development must respect existing architectural and historic character and cultural associations, by having regard to:
 - a Historic plot boundaries, layouts, densities and patterns of development; and
 - b The design, positioning, grouping, form, massing, scale, features, detailing and the use of materials in existing buildings and structures; and
 - c 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.

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.

Key issues

- 4.5 Having regard to the above, the key tests against which the development must be assessed are:
- 1 Does the proposal preserve the significance of the directly affected listed buildings? (S.66(1); Neighbourhood Plan Policy HD2; Core Strategy Policies S15 and S16; Saved Policies BE3, BE4 and BE5; Draft Local Plan Policies QOP2, ENV1, ENV7; and NPPF 192 - 196).
 - 2 Does the proposal preserve the character of Alnwick Conservation Area and contribute positively to local character and distinctiveness? (S.72(1); Neighbourhood Plan Policies HD4, HD6 and HD7; Core Strategy Policy S16; Saved Policies BE6 and BE7; Draft Local Plan Policies ENV1, ENV7, ENV9, QOP2 and QOP4; and NPPF 192 - 196).
 - 3 Does the proposal preserve the significance of the neighbouring heritage assets in whose setting the site lies? (Neighbourhood Plan Policies HD2, HD3, and HD7; Core Strategy Policies S15 and S16; Saved Policies BE1, BE3, BE6 and BE7, Draft Local Plan Policies QOP2, QOP4, QOP6, ENV1 and ENV7; and NPPF 127, 185, 192).
- 4.6 It is noted that the appropriateness of the design, or otherwise, will have a bearing on the nature (positive, neutral, negative) and scale (minor, moderate, major) of any effects. Furthermore, it is the degree of harm to the asset's significance rather than the scale of development that is to be assessed.²³ The effects will also, therefore, depend upon the contribution that setting makes to their significance.

²³ Planning Practice Guidance Paragraph: 019 Ref ID: 18a-019-20190723 Revision: 23/07/19

5.0

Overview of proposals

5.1

The proposals seek full planning permission and listed building consent for the following works:

“The conversion of 2-8 Bailiffgate to hotel suite apartments (Use Class C1), demolition of the rear extensions of 2-8 Bailiffgate, construction of a new build hotel (Use Class C1), refurbishment works to the existing gym block (Use Class D2), new vehicular access, landscaping and associated works.”

The existing character of the site and surroundings

5.2

For the purposes of this assessment, key features defining the character of the site and surroundings are summarised below. Refer to Sections 2.0 and 3.0 above and the Design and Access Statement for further details. The special interest of the Alnwick Conservation Area is also described in the Alnwick Conservation Area Character Appraisal.

- 1 **Form and Layout** – The site forms an integral part of Bailiffgate and Walkergate and features a mix of 18th-20th century buildings constructed within three historic burgage plots. The site is a significant feature of the processional route along Bailiffgate towards the castle. Various extensions have been added, demolished and redeveloped over time to the rear of the buildings on Bailiffgate, many of which are associated with the historic expansion and use of the buildings by the former Duchess’s School.

Much of the land to the rear of these buildings is occupied by a late-20th century classroom extension which cuts across the burgage plots and obscures the medieval plot divisions to the north. The buildings on the site are connected to the surrounding buildings on Bailiffgate and form part of the historic pattern of medieval development and later 18th and 19th-century redevelopment which characterises Alnwick Conservation Area.

Beyond the former burgage plots are the walls of the former school kitchen garden, the former school gym building, retaining walls, terraces, open space and copses of trees, which are contained behind the retaining walls on Walkergate to the north and The Peth to the east.

- 2 **Use and Mix** – Nos. 2-8 Bailiffgate were originally occupied as private residences with extensions added to the rear over time to house domestic offices and kitchens. The buildings were eventually converted into a school in the late 19th century. To the south of the site is the commercial centre of Alnwick, but a mix of commercial and residential uses are located on Bailiffgate with Alnwick Castle and Gardens located to the east, and Bailiffgate Museum to the west.
- 3 **Scale and Massing** – Existing development within Alnwick Conservation Area and along Bailiffgate is predominantly 2-3 storeys in height, with the frontages reflecting the position of the original burgage plots. This is punctuated by larger landmark buildings such as Alnwick Castle, Bailiffgate Museum and the Church of St Michael.
- 4 **Architecture** – The site sits within the historic Bailiffgate area defined by 18th and 19th-century Georgian buildings. Nos. 2-8 Bailiffgate are characteristic of the area’s architecture and share a consistent palette of materials with the surrounding townscape which has helped to establish the area’s coherent character. Apart from the vertical architectural style of Bailiffgate Museum, the majority of buildings have a horizontal, linear nature, which is emphasised by the bands and eaves lines.

The buildings on Bailiffgate are generally two storeys, rising to three storeys on the proposal site. The buildings are terraced, with some houses expressed as individual units and others as part of a more uniform group.

The windows are generally regular in size. Some doors have arched openings with fanlights, and there are several arched gateways into back yards.

The later 20th-century buildings on the site contrast unfavourably with the historic architecture and character of the conservation area.

- 5 **Materials** – Local buff sandstone, laid as ashlar or coursed rubble, is the main walling material. Roofs are natural slate. Windows are white-painted timber with glazing bars often 6 over 6 sashes. Gutters, rainwater goods and railings are generally black. Parking areas at the edge of Bailiffgate have setts, cobbles and small format stone slab paving.
- 6 **Details** – High boundary walls are a feature of the area and contribute to a sense of enclosure. Some houses have steps with iron railings leading up to the front doors. Stone cornice gutters and cill courses are also a feature, with some carved stone detailing such as door cases.
- 7 **Landscaping** – The historic townscape around Bailiffgate is centred on the Castle, which is experienced in different ways from the various roads leading to it. The area benefits from permeability and a pedestrian friendly environment, greatly enhanced by mature trees and boundary features. Trees line Bailiffgate, revealing its edge of centre character in contrast to the lack of vegetation elsewhere in Alnwick.

The proposed design

- 5.3 The proposed design regenerates a series of vacant listed buildings along an important route through Alnwick Conservation Area by delivering a development that provides hotel accommodation, restaurant floorspace and private gardens. Many of the extensions to the rear of Nos. 2-8 were constructed or converted to be used as classrooms and have been obsolete since the closure of the former Duchess's School.
- 5.4 The proposed new hotel building incorporates a limited palette of materials which have been employed to articulate the various built elements and to break up the mass of the building. The colours, materials and architectural details used are consistent with those in the existing buildings and the surrounding conservation area.
- 5.5 Full details of the proposed works are set out in the accompanying plans, but the key features are set out below for ease of reference:

External Alterations/Repairs to Nos. 2-8

Alterations

- The early-20th century rear extension to No.2 Bailiffgate will be demolished along with a range of extension buildings to the rear of No. 4 Bailiffgate dating from the 18th-20th century. Two late-18th/early-19th century extensions will also be demolished to rear of Nos. 6-8. These buildings are in poor condition and are not deemed suitable for conversion as part of a proposal for hotel accommodation due to convoluted circulation, narrow floor plans, multiple level changes, poor natural light and limited external space.

Repairs

- Existing timber external doors are to be stripped, repaired and redecorated.
- Existing stone elevation to be cleaned and descaled subject to a report by stone specialist.

- Leadwork and flashings to be renewed in line with roof condition survey and report.
- Single glazed timber windows to be retained and restored as per existing. Repair and replacement of sections as required. The design of the replacement sections to be a copy of the existing window design and detail.
- Existing slate roof to be repaired as required. Lead flashings to be renewed as per existing details.

Internal Alterations/Repairs Nos. 2-8

Alterations

- Nos. 2-8 will be converted to form 14no. hotel suite apartments, including a new restaurant and bar area on the ground floor of No.2.
- Minimal new partitions are proposed on the ground floor of No.2 to preserve the quality of the existing space. New partitions will be added to the first and second floors of No.2 to allow for the installation of bathrooms and hotel suite apartments.
- Works will involve the strip out of surface mounted electricals and modern built-in storage furniture.
- False ceilings are to be removed.
- Fire escape of No.2 to be removed and replaced with the opening replaced with a glazed panel as per the original elevation.
- Glazed partition with fire glass to be removed.
- Rooflight openings of No.2 retained, but the rooflights will be replaced.
- Non-original partitions to be removed from Nos.4-8
- Modern staircase to be removed from Nos. 4-8.

Repairs

- Existing fireplaces are to be restored and reinstated.
- Architraves and door moulding to be retained and repaired.
- Plasterwork and cornice repaired as required.
- Removal of dry rot and remedial works, and restoration or replacement of timber work and mouldings.
- Windows to be restored or replaced with timber sash as per existing.
- Reinstating window opening on the second floor (west elevation).
- Removal of modern window timber work and replaced with window panelling as per original.
- Missing door to be replaced to match existing 6-panel doors.
- Plaster ceilings and detailing on the first floor of Nos. 4-8 that has been severely damaged by water ingress to be reinstated and cornice detail repaired.
- Alcove storage to be removed and the chimney breast and fireplace to be reinstated in Nos. 4-8.

Late-20th Century Classroom Extension

- The late 20th-century classroom extension is to be demolished to allow for the construction of the new hotel building.

- The retaining wall to the east, which wraps around the late-20th century classroom extension will also be demolished.

New Hotel Building

- The new hotel block extension will provide 33no. bedrooms and take the form of a 3-storey terrace to the rear of No.2 Bailiffgate. The new building will be visually separated from the listed building by a modern, single-storey glazed link building at ground floor level, which will function as the hotel lounge/reception.
- The principal elevation will be constructed using Hazeldean sandstone at ground floor level, which is a fine grained off white/cream sandstone with natural variations.
- The upper floors will be constructed using High Nick sandstone, which has a fine to medium grain and is a beige/pale brown colour. Ashlar jointing is also proposed.
- Hazeldean sandstone will be used as stone banding and as coping to the parapet to create horizontal breaks in the elevation. Lead capping will be added to the top of the parapet.
- The window reveals have been designed to incorporate Hazeldean sandstone, which will be set against the darker sandstone on the upper floors.
- The principal elevation is broken up into vertical bays, which reference the Georgian proportions of the listed buildings on the site and elsewhere along Bailiffgate. The mass of the elevation has been broken up into two sets of three bays, with the central bay set further forward to provide symmetry and depth to the elevation. Rainwater downpipes further articulate these breaks.
- Recesses around the ground floor windows maintain the symmetry and Georgian style order to the principal elevation.
- Cornice details are proposed on the stone banding at ground floor level. A more pronounced string course is proposed between the first and second floors and on the third-floor, cornice details are also proposed for the alternating bays to add variety and interest to the main elevation.
- The rear elevation uses a similar colour, using buff brick to match the colour of the proposed stone. Glazing and doors will be introduced at ground floor level facing the courtyard. Aluminium cladding will be used for the stairwell to the rear and plant will be screened behind aluminium screening panels.
- The window proportions to the rear will be taller and more modern and the rhythm less ordered to reference the more ad-hoc nature of the rear extensions on Bailiffgate. Roof-lights will be inserted into the roof on the west elevation.
- To reduce the massing towards the north, the top floor has been reduced to create a smaller 3-storey northern block. A roof terrace has been introduced on the west side of the northern block with access from the third floor of the main block.
- A natural slate covered mansard style roof is proposed to reduce the mass of the new hotel building in relation to the listed buildings on Bailiffgate. Reclaimed natural slate will be used if available to match similar roof coverings locally.
- Bronze coloured, pre-weathered zinc box dormers are proposed as a contemporary interpretation of more traditional zinc and lead clad dormer windows that can be found elsewhere in Alnwick.
- Access to the new building will be from No.2 Bailiffgate. Access off Bailiffgate will be the primary entrance for visitor drop-off, while visitors coming by car will enter from the

proposed car park to the north, through the proposed courtyard garden and into the single-storey link building.

Landscaping and Parking

- A courtyard garden will be created to the rear of Nos. 4-8.
- A one-way vehicle route will be created to the east of the proposed hotel block to allow access to a proposed car park on the site of the former school kitchen gardens. New stepped access is to be created to link the car park with the proposed hotel courtyard garden.
- Within the former kitchen garden, most sections of wall will be retained although some sections will be removed to facilitate vehicle circulation.
- Existing boundary vegetation to the west will be retained where possible, but if some removal is required it will be replanted with dense evergreen hedging.
- Low level ornamental shrub planting will be introduced along the principal façade of the new hotel block and an ornamental tree with circular low wall and informal seating will be installed within the proposed courtyard garden, illuminated by feature lighting.
- A new gate will be installed to replace the existing gate facing The Peth and the existing low stone wall is to be rebuilt to form a retaining wall to a new fire escape route. The existing retaining wall is to be removed to the north-east with the new hotel block performing the retaining function.
- The existing western boundary wall is to be removed and/or faced with contemporary timber trellis with feature lighting and artwork. A new low retaining wall is to be built on the west side formed by raised planting beds to screen the adjacent site.
- Existing planting to the south is to be reinforced with a new evergreen understorey to improve the screening function. Tree cover along The Peth will be extended up to the north-east corner of the site boundary.
- Additional tree planting is to be introduced to screen the gym block in views from the north-east and to break up the visual mass of the proposed car park.
- New hedge planting is proposed to screen the car park in views from The Peth.
- Existing concrete steps and path to the west of the gym block are to be broken out and returned to soft verge, with a proposed new footpath created to the east.
- Two proposed compounds are to be installed between the courtyard and the car park to house the hotel substation and condenser unit.
- Fixed lighting is proposed along the footpath to the gym and on the compounds. Mounted lights will also be installed within the proposed car park and along the new driveway and footpaths, and along the western boundary. Various types of lighting are proposed for the hotel courtyard, including spotlights interspersed among the plant borders and fixed on the hotel elevations facing the courtyard.

Conversion of the former School Gym Block

- The former school gym block will be converted to accommodate a variety of uses including archive, exhibition and office space.
- A new standing seam zinc roof will be added with lead flashing added to the perimeter of the roof and a stone upstand.
- All windows are to be replaced with aluminium framed windows. A new aluminium entrance door to be installed.

- Stone elevations to be cleaned and descaled to remove water staining.

6.0 **Assessment of impact on Significance**

6.1 The assessment follows the structure of the groupings laid out in Table 2.2 above. In accordance with Historic England guidance (see paragraph 1.9 above), it summarises the significance of the heritage assets, (including the contribution that setting makes to that significance) before identifying the impact that the proposals will have on that significance.

No. 2 Bailiffgate

The setting and significance of No. 2 Bailiffgate

6.2 No. 2 Bailiffgate (also known as Bailiffgate House) is Grade II* listed. It was built in 1797 for the Duke of Northumberland's Commissioner on the site of an earlier building. The buildings which project to the rear are later in date (probably early 20th century) and relate to No. 2 being used as the Duchess's School from 1888.

6.3 The west wall of No. 2 and the building to the rear sits along what appears to be the medieval plot division which helps to illustrate the medieval layout of Alnwick, though changes towards the rear of the plot and along The Peth do make it difficult to appreciate the exact boundaries. It is possible that the building fronting Bailiffgate may contain remains of earlier structures which would contribute to its historic interest.

6.4 The late 18th-century building, which is prominent on the corner of Bailiffgate and The Peth, also illustrates the growth of Alnwick during this later period. Internally it has attractive decorative features, including fireplaces inspired by Robert Adam designs.

6.5 The construction of the house for the Duke's Commissioner and its location just outside of the barbican continues a medieval tradition of housing senior staff (such as a Steward) at the castle gate and alludes back to the medieval function of Bailiffgate as an extension of the castle. The Alnwick Conservation Area Character Appraisal states that No. 2 Bailiffgate "*emphasises the importance of the castle*".

6.6 From Bailiffgate and The Peth, No. 2 is of great aesthetic value due to its classical architecture, good proportions and well-considered architectural detailing.

6.7 Early 20th-century extensions to the rear are of limited interest historically and architecturally. The purpose-built school building does not show any of the innovation or architectural ambition that many similar schools of this period (such as the Duke's School, Alnwick) exhibited; it simply provided functional teaching spaces which have subsequently been significantly altered. The early 20th-century entrance is also of little merit and its relationship with the original house is incoherent.

6.8 The setting of No.2 Bailiffgate is defined by its historical association with Alnwick Castle to the east and the buildings along Bailiffgate to the south and west. The surrounding historic environment contributes positively to the significance of the building with many of the surrounding properties having been built in the 18th and 19th centuries using the same traditional materials and architectural details found at No.2. This gives the area a coherent appearance.

The site's contribution to setting and significance

6.9 The parts of the site to the north of No.2 Bailiffgate include the c.1975 classroom extension to the north, which is of no architectural interest, though is well-screened and somewhat detached from the original building. The land beyond the c.1975 classroom was historically beyond the

Bailiffgate plots and is at a lower level separated by a retaining wall and does not contribute to the setting or significance of No. 2. The other listed buildings on Bailiffgate within the site boundary have a group value and shared history that contributes positively to the setting and significance of No.2 Bailiffgate.

Impact on significance

- 6.10 The development would see the restoration of original features on the south elevation, including the main door, timber sash windows, stonework and slate roof. Internally, the modern additions that were made to provide suitable facilities for the former Duchess's School will be removed and original plasterwork, joinery and fireplaces will be restored or replaced to match the originals. This work will enhance the significance of No. 2 Bailiffgate, secure its future and allow it to be brought back into use.
- 6.11 The demolition of the early-20th century adjoining extension to the rear will not harm the historic and architectural significance of No.2 as it is of limited interest in itself and makes no contribution to the significance of the original 18th century building. The demolition of the large late-20th century classroom extension further to the north will have a beneficial impact on the heritage asset and remove an inappropriate, poor-quality building from the immediate setting of No.2 Bailiffgate.
- 6.12 The proposed new hotel block and single-storey link building will enhance the immediate setting of No.2 Bailiffgate and restore the active use of the site. This will not harm the significance of No.2. The link building has been designed to physically connect but visually separate the 18th-century listed building from the new hotel block.
- 6.13 The design of the new hotel building has also been carefully considered to ensure that it is functionally and visually subservient in terms of its siting, mass and height and does not challenge the prominence of the existing building. The principal visitor entrance to the hotel will be from Bailiffgate through the entrance of No.2, so that it continues to serve as the principal elevation and the focus of activity. The use of sandstone, natural slate and classical architectural features in the proposed new hotel block allow the new building to relate positively to No.2 without having any adverse impact upon its setting or significance.
- 6.14 Similarly, the proposed car park to the north will have no impact on the setting or significance of No.2 given that the land has always been separate, is on a lower level, and will be well screened by existing and proposed planting and landscaping.
- 6.15 Overall, the effect of the proposed development will have a minor positive impact on the setting and significance of No.2 Bailiffgate.

Nos. 4-8 Bailiffgate

The setting and significance of Nos. 4-8 Bailiffgate

- 6.16 Nos. 4 and 6-8 are separately Grade II listed. They are 18th and 19th-century in date and comprise numerous phases of alteration and extensions. While most of the structures to the rear appear from the map evidence to be later than the buildings fronting Bailiffgate, they can be interpreted to illustrate the line of medieval plot divisions which have otherwise been lost. The earliest buildings fronting Bailiffgate may contain evidence of earlier structures, contributing to their historic interest, though this is unlikely in later buildings to the rear.
- 6.17 The 18th and 19th-century buildings also illustrate a period of rebuilding which took place in Alnwick and incremental change within the plots themselves. Architecturally, the Bailiffgate frontages show an aspiration for polite architecture in a relatively rural town. They are well-

proportioned and detailed and contribute positively to the quality of the streetscape. Internally there are some decorative features which contribute to their aesthetic value.

6.18 The buildings to the rear of Nos 4-8 are generally more functional and have less aesthetic appeal though illustrate the incremental development and intensification of individual plots during the 18th and 19th Centuries. They have been repeatedly altered over time to facilitate new uses. Internally these extensions have been adapted for a variety of uses including storage and toilets with alterations which have greatly diminished the historic character of these spaces.

6.19 The setting of Nos. 4-8, much like No.2 Bailiffgate, is defined by Alnwick Castle to the east and the buildings along Bailiffgate to the south and west. The surrounding historic environment contributes positively to the significance of the buildings with many of the surrounding properties having been built in the 18th and 19th centuries using the same traditional materials and architectural details found in Nos. 4-8. This gives the area a coherent appearance.

The site's contribution to setting and significance

6.20 The remainder of the site to the north of the Bailiffgate plots features a late-20th century classroom extension which lacks architectural quality and does not contribute to the setting or significance of No. 4 or Nos. 6-8. The land beyond the c.1975 classroom was historically beyond the Bailiffgate plots and does not contribute to the setting or significance of the listed buildings. However, No.2 Bailiffgate shares a group value and historical significance that contributes positively to the setting and significance of Nos. 4-8 Bailiffgate.

Impact on significance

6.21 The development would see the restoration of original features on the south elevation, including the main door, timber sash windows, stonework and slate roof. Internally, the modern additions that were made to provide suitable facilities for the former Duchess's School will be removed and original plasterwork, joinery and fireplaces will be restored or replaced to match the originals. This work will also repair the damage caused by water ingress, which has severely damaged the internal plasterwork in these buildings. This restoration work will enhance the significance of Nos. 4-8 Bailiffgate and secure their future.

6.22 The demolition of the extensions to the rear will result in the loss of structures dating from the 18th-20th centuries, although these are more recent in date than the main buildings fronting Bailiffgate and have been so heavily altered that little survives to indicate their original function. These buildings were added for functionality, not for aesthetic value, so the demolition of these structures will not affect the aesthetic and architectural value of the Nos. 4-8, which is most appreciated from Bailiffgate. While the siting of these extensions does serve to illustrate the original medieval plot boundaries, they otherwise contribute little to the aesthetic, architectural and historic significance of Nos. 4-8.

6.23 The demolition of these structures will provide the space for the proposed courtyard garden to the rear of Nos. 4-8. This will create a single unified open space for the proposed hotel but will obscure the three medieval burgh plots that once existed on the site.

6.24 The proposed new hotel block will have a neutral impact on the setting of Nos. 4-8 and will not harm their significance. The design and materials in the proposed building allow it to relate positively to the surrounding historic assets. Similarly, the proposed car park to the north will have no impact on the setting or significance of Nos. 4-8 given that the land has always been separate and will be well screened by existing and proposed planting and landscaping.

- 6.25 Overall, taking into account the external and internal restoration works which will enhance the significance of Nos. 4-8, and weighing this against the loss of the 18th-20th century extensions, the proposal will have a neutral impact on the setting and significance of Nos. 4-8 Bailiffgate.

Retaining wall to Walkergate

The setting and significance of the retaining wall to Walkergate

- 6.26 The retaining walls to Walkergate are Grade II listed. They are thought to date from the early 19th Century but appear to have been built in two phases. The construction of the wall may relate to the expansion of the castle's grounds to Walkergate or simply reflect a need or desire to hold back the steep land to the south.
- 6.27 The wall demonstrates good quality in materials and construction and results in an attractive boundary treatment to the south side of Walkergate. It has some notable features including a segmental archway and recessed fountain towards the eastern end which add to its architectural interest. It has several openings.
- 6.28 The setting of the wall is defined by St Mary's Chantry House, the 19th-century buildings to the north and west along Walkergate, and the stables that the wall adjoins to the east. The land behind the wall to the south is also a feature of its setting. While the surrounding buildings are constructed from materials that are typical of the Conservation Area and they have a certain group value, they do not contribute to the significance of the retaining wall.

The site's contribution to setting and significance

- 6.29 The retaining wall is best experienced from Walkergate though also has a visual presence and functional relationship with the land to the south (the application site) which it physically retains. While this relationship exists, the land does not generally contribute to the significance of the wall except that without the land to the rear, it would simply be a boundary, rather than retaining, wall.
- 6.30 The Bailiffgate properties do not have a role in its setting.

Impact on significance

- 6.31 Most of the proposed development is concentrated along Bailiffgate and will have no effect on the setting or significance of the wall due to intervening vegetation, buildings and the topography between Walkergate and Bailiffgate. Although the proposed car park will be constructed with 10 – 20 metres of the wall, much of this will be located behind the old stable buildings and will be largely concealed from view by the walls to the rear of the stable buildings and by existing and proposed tree planting and hedging. However, there will be some limited views of the new parking and vehicle movements in and out of the site which will have a slight adverse effect on the setting of the retaining wall but will have no impact on its significance.
- 6.32 Overall, the proposed development will have a neutral/slight adverse effect on the setting and no impact on the significance of the retaining wall on Walkergate.

No. 3 Walkergate

The setting and significance of No. 3 Walkergate

- 6.33 No. 3 Walkergate is Grade II listed. It is possibly 18th-century in date but altered (and perhaps partially demolished) in the 19th Century. It illustrates a period of rebuilding on Walkergate which took place in the 18th and 19th Centuries but, unlike the properties on Bailiffgate, does not

provide any evidence of the medieval layout of Walkergate. It is a relatively attractive stone-built house though lacks the architectural quality of the buildings on Bailiffgate and elsewhere in the town. Internally the building retains internal divisions, chimneybreasts, a staircase and some joinery. These appear to be unremarkable but, the poor condition of the building means that it has not been possible to determine which features may be later additions/replacements.

6.34 The building can be appreciated (albeit in a state of dereliction) from Walkergate, though the Conservation Area Character Appraisal considers that it adversely affects the character of the conservation area.

6.35 The setting of No. 3 Walkergate is defined by residential buildings along Walkergate and Canongate, which date from the 19th to late-20th century, and St Michael's Church to the south-east. To the east of No. 3 is a large wooded area which lies between the building and the application site. The adjoining boundary walls help to tie the building into its setting, but the setting makes no overall contribution to the historic significance of the building.

The site's contribution to setting and significance

6.36 The area of the site that is closest to No.3 Walkergate is entirely screened from view by existing vegetation and makes no contribution to the setting and significance of the heritage asset.

Impact on significance

6.37 The development proposals will be experienced from Bailiffgate and The Peth, approximate 270 metres to the south-east, and will not be visible from No.3 Walkergate. The existing extensive tree cover and the proposed tree planting and landscaping across the site will screen the proposals from views along Walkergate. Overall, the proposals will have no impact on the setting or significance of No.3 Walkergate.

Alnwick Conservation Area including Bailiffgate

The significance of Alnwick Conservation Area including Bailiffgate

6.38 Alnwick Conservation Area, which was designated in 1972, has both historic and architectural interest. Its streets and buildings illustrate the evolution of Alnwick from the 11th century, the importance of the castle and the contribution made by the Dukes of Northumberland (and their forebears) to the town. Its buildings, many of which are listed, create a particularly attractive town.

6.39 The Alnwick Conservation Area Character Appraisal provides a summary of the historical features and architectural and townscape character of Alnwick Conservation Area. It describes the survival of the burgage plot layout, the planned layout of the Howick Street area, the dominance of the castle and estate land in the town, the survival of 18th and 19th-century buildings and historic features such as street surfacing and lamp brackets. High boundary walls are described as a feature of the area and are considered to "*emphasise the separateness and power of the castle*".

6.40 The survival of burgage and tenement plots around Alnwick provides evidence about its medieval layout, though there have been extensive losses, including on Walkergate.

6.41 The town wall has almost entirely been lost which makes it difficult to appreciate that Bailiffgate and Walkergate were once separate and detached areas of Alnwick. The topography of the area around Walkergate does maintain a detached feel and the fact that it has maintained its role as the northern limit of Alnwick is both unusual and important.

- 6.42 Walkergate and Canongate are recognised within the Character Appraisal as having a “*separate character*” with high walls “*emphasising its separation from the rest of the town and creating an air of mystery*”. Properties on Walkergate are described as two-storey built up to the pavement with clipped eaves and plain roofs. Derelict buildings, such as No. 3 Walkergate, are considered to adversely affect the character of the conservation area.
- 6.43 Bailiffgate, in contrast, is now very much an integral part of the town and almost impossible to appreciate as a ‘third bailey’ of the castle. It is described in the Character Appraisal as “*a processional way, focussing on the castle gatehouse that is visible along its whole length*”.
- 6.44 The application site is located within the conservation area and includes land which formed part of the medieval town and/or castle. The northern part, which has its boundary on Walkergate, provides little evidence of the medieval layout or 18th and 19th century redevelopment which took place across the town. The clearance of earlier buildings by the 18th century and the construction of a retaining wall in the 19th century may relate to the landscaping of the castle grounds which were extended down to Walkergate and shaped the way in which Alnwick developed over the following centuries.
- 6.45 The southern part of the application site, which comprises the Bailiffgate buildings, provides some indication of the medieval plot divisions, though not the same extent as further west down Bailiffgate where the divisions survive to a much greater extent. The three buildings within the application site, and particularly No. 2, make a strong and positive contribution to Bailiffgate and provide some indication of a relationship with the castle, while No. 2 also has a presence on The Peth. While it can be appreciated on the approach to Alnwick from the north, and when leaving the town, the castle is by far the dominant feature.
- 6.46 The various buildings contribute to our understanding of how Alnwick evolved after some turbulent centuries, provide evidence of a period of 18th and 19th-century rebuilding in Alnwick and highlight the important role that the Dukes of Northumberland played in this.

The site’s contribution to significance

- 6.47 The site makes some positive contributions to the character and appearance of the conservation area with its 18th and 19th century buildings which also provide an indication of medieval plot boundaries, but it has a low visual profile within the wider townscape. The areas to the north are now only a neutral feature reflecting that they are generally inconspicuous within the town and don’t particularly contribute (except perhaps in archaeological remains) to our understanding of the evolution of Alnwick or its architectural and aesthetic qualities.
- 6.48 The retaining wall does make a positive contribution to Walkergate and therefore the conservation area, though it also confuses our understanding of how this street originally functioned. The classroom and gymnasium towards the centre of the application site are largely hidden from view by a combination of screening vegetation and local changes in level, though they can still be glimpsed. They are therefore a neutral feature.

Impact on significance

- 6.49 The proposal will retain the historic and architectural interest of the site by restoring the 18th-century buildings at Nos. 2-8 Bailiffgate, which make a positive contribution to the appearance and character of Alnwick’s townscape. The high retaining walls along The Peth and Walkergate will be unaffected by the proposal. The separate character of Walkergate has been protected in the proposals by ensuring that the proposed car park is screened from view by existing buildings and vegetation, and by new tree planting and hedging.

- 6.50 The demolition of the early-20th century extension to No.2 Bailiffgate will have no impact on the significance of the Conservation Area. However, the demolition of the rear extensions to Nos. 4-8 and the creation of a courtyard garden in their place will obscure the burgage plot layout along Bailiffgate. The proposed courtyard garden and changes to the rear of Nos. 2-8 will not be visible from Bailiffgate and will, therefore, only have a minor negative impact on the conservation area. These plot boundaries have already been obscured by 19th and 20th century additions and are not as evident as the burgage plot boundaries further to the west.
- 6.51 The demolition of the large late-20th century classroom extension to the north of Nos. 2-8 will remove a feature that makes no contribution to the Conservation Area and does not reflect the traditional designs and materials found across Alnwick. This will have a positive impact on the conservation area.
- 6.52 The proposed hotel block to the rear of No.2 Bailiffgate has been carefully designed to incorporate Georgian architectural design features and traditional materials characteristic of the conservation area whilst reading as a modern addition to the listed buildings and the conservation area. The mass and scale of the building has been limited to ensure that it does not challenge the prominence of No. 2 when viewed from The Peth and reads as a subservient structure to the listed buildings fronting Bailiffgate. The will preserve the historic and architectural value of Bailiffgate and its important historical relationship with Alnwick Castle.
- 6.53 The area of land to the north of Nos. 2-8 Bailiffgate is already substantially concealed from view by mature trees and the retaining wall along The Peth and by the old stable buildings and retaining wall along Walkergate. The proposal for a car park will not impact the significance of the conservation area and will be largely screened from view by the existing tree cover and the proposed hedging and tree planting within the car park, as well as the supplementary planting alongside The Peth. This will reinforce the screening effect of the existing trees. However, the presence of parked cars and lighting may be visible at times and would have a minor-adverse effect on the conservation area, but this should be weighed against the beneficial impact of removing neglected and abandoned structures and bringing the site into active use.
- 6.54 Overall, the proposed development will have a neutral impact on the significance of Alnwick Conservation Area.

Alnwick Castle and grounds, and Lion Bridge

The setting and significance of Alnwick Castle and grounds, and Lion Bridge

- 6.55 Alnwick Castle is a Grade I listed building. Its extensive parks and pleasure grounds, which were developed from a series of medieval deer parks, are on the Register of Historic Parks and Gardens (Grade I). Lion Bridge is Grade I and a Scheduled Monument.
- 6.56 Various other heritage assets also form part of the Alnwick Castle grounds including Canongate Bridge (Grade I), Denwick Bridge (Grade I), a medieval hospital (Grade II and Scheduled Monument), farmhouses and farm buildings (Grade II) and the remains of a friary (Grade I and Scheduled Monument).

Castle (Grade I)

- 6.57 Alnwick Castle has architectural and historic interest as a 12th century castle on the site of an 11th century motte and bailey which was transformed into an exceptional border fortress by the Percy family in the 14th century. The castle provides important evidence of medieval defensive structures and is illustrative of the warfare which dominated the border between England and Scotland during the Middle Ages. The 14th-century improvements by the Percy family also reflect

their wealth and status as one of the most powerful families in Northumberland at that time. The 14th-century barbican is often described as the best in the country.

- 6.58 Restoration in the 18th and 19th Centuries transformed Alnwick Castle from a defensive structure to the impressive seat of the Dukes of Northumberland. These alterations reflect the status and wealth of the family and express the tastes of the various Dukes over the centuries. James Paine, Robert Adam and Anthony Salvin all contributed heavily to the castle contributing to its great architectural interest.

Grounds (Grade I Registered)

- 6.59 The castle sits within extensive grounds of more than 1,300 hectares, much of which was once a medieval deer park. Lancelot “Capability” Brown was one of several important figures involved in the transformation of the landscape around the castle in the 18th century. Features characteristic of Brown’s work include clumps of, and single, trees and interventions to the River Aln so that it would appear as a serene lake. Eyecatchers, such as the Lion Bridge, were extensively used around the landscape. The landscape continued to evolve in the 19th Century under several Dukes and the parks were extended further and new pleasure grounds, ornamental fruit and flower gardens, terraces and a conservatory were added.
- 6.60 The work of designers such as “Capability” Brown contributes significantly to the aesthetic value of the grounds and, while the landscape has evolved, it retains many features of the 18th-century design. The Dukes of Northumberland’s significant landownership has successfully maintained its picturesque rural setting. Later phases add to the historic and aesthetic value of the grounds, illustrating the evolution in landscape design and trends.

Lion Bridge (Grade I and Scheduled)

- 6.61 The Lion Bridge (Grade I) was built in 1773 to replace an earlier bridge destroyed by flood and is located further west than its predecessor. It is said to have been designed by John Adam at the same time as Robert Adam was working on the interior of the castle. The architectural style reflects that of the castle and incorporates many impressive features. The bridge is of significant architectural interest and reflects the importance placed on the landscape around Alnwick Castle in the 18th century. It is now an important feature on the approach to Alnwick but was intended as a grand approach to the castle and family seat.
- 6.62 The registered park covers a whole tract of countryside around Alnwick Castle and forms much of its setting. Perimeter tree belts have been strategically placed to define the boundaries of the landscape, though the group can also be experienced and appreciated from beyond the registered area. The setting of the heritage assets contributes to their significance.
- 6.63 From the B6341/Lion Bridge and public rights of way across the parkland, the castle has a commanding position set on higher ground. The road continues south as The Peth where the curtain wall, towers and barbican dominate the street, creating an important gateway into the town. The rear of buildings on Bailiffgate, as well as the gymnasium, can sometimes be glimpsed and, although not prominent, they provide some context to the setting of the castle.
- 6.64 The barbican and stables are dominant features at the east end of Bailiffgate which reflects the historic functional relationship between the castle and street.

The site’s contribution to setting and significance

- 6.65 The three Bailiffgate properties within the application site contribute positively to the relationship between the castle and Bailiffgate and, therefore, they contribute positively to the

setting of the castle. Architecturally, No. 2 Bailiffgate is also a prominent structure and reflects the important role of the Duke's Commissioner.

- 6.66 While the side of No. 2 and its extensions to the rear are also present on The Peth, they sit at a much higher level above a stone retaining wall and, in the context of the castle, are not prominent. The classroom extension to the rear is well-screened and therefore not generally a feature of the castle's setting. As the boundary walls are not publicly accessible, the only views are from the main gateway at the junction of The Peth and Bailiffgate. From this location No.2 Bailiffgate is the most prominent structure and the extensions to the rear only come into view along the north edge of the perimeter railings.
- 6.67 Walkergate was historically part of the town rather than the castle and therefore they have a limited relationship. That said, views do exist from the higher ground on the south side (within the application site) across its parkland setting and in the opposite direction from the parkland towards the site. The northern part of the site, which is closely associated with Walkergate, is therefore a neutral feature in the setting of Alnwick Castle and its surrounding parkland.
- 6.68 From Lion Bridge the site is largely hidden by tree cover and the stable buildings adjacent to the north-east corner of the site.

Impact on significance

- 6.69 The proposed restoration of the three Bailiffgate properties and their original architectural features and conversion of the vacant buildings to hotel use will improve the appearance of the buildings and reflect their historic importance and relationship with the castle. The existing rear extensions do not contribute to the important historic and architectural contribution that the buildings on Bailiffgate make to the significance of the castle and their demolition will not have a harmful impact.
- 6.70 The proposed hotel block will be located on the site of the existing extensions and while it will also be present on The Peth, it will be above the stone retaining wall and partially screened by mature trees. In the context of the castle, the new hotel block will not be unduly prominent. The scale, mass and materials have been carefully chosen to ensure that they complement the surrounding historic buildings and do not challenge their prominence within the historic townscape. The proposed tree planting around the site, particularly the supplementary planting along The Peth, will screen the development from views across the grounds of Alnwick Castle. While the new building may be glimpsed from Lion Bridge, this will be seen in the context of the other buildings on Bailiffgate, and the choice of materials and architectural details means that that proposed building will not feature prominently when seen alongside the existing buildings.
- 6.71 Overall, the proposed development will not affect the contribution that the site makes to the setting and will have a neutral impact on the setting and significance of Alnwick Castle, the castle grounds and Lion Bridge.

Church of St Michael

The setting and significance of the Church of St Michael

- 6.72 The Church of St Michael is Grade I listed. The current building largely dates from the 15th Century with 18th and 19th-century restoration work but includes some remnants of an early 12th-century predecessor.
- 6.73 The list entry confirms that it is designated at Grade I for the following principal reasons:

- Architectural interest: it retains extensive medieval fabric. It is largely from a single phase but incorporates fragments of an earlier Norman church which was extended in the 14th century
- Association: its construction is associated with the Monarch Henry VI and it was restored by Anthony Salvin and F.R. Wilson
- Timber elements: it retains original early timber elements, including structural features such as the nave roof and bell frame in the west tower and an early 14th century decorated Flemish chest
- Historic interest: it is a rare example of the perpendicular style in Northumberland, constructed at a time in the 15th century when social conditions precluded extensive church building. The inclusion of a defensive turret reflects the turbulent times of the border area
- Stained glass: the church contains a collection of stained glass representing many of the notable national 19th century practitioners.

6.74 The setting of the church extends beyond its churchyard to the surroundings streets and castle, with which it seems to have had an important functional relationship historically. The church can be best appreciated from Canongate where it is a landmark in the approach to Alnwick. This setting makes some contribution to its significance.

6.75 A footpath connection with Walkergate no longer survives and the retaining wall along the southern boundary and intervening screening vegetation makes it difficult to appreciate the church now from the street but filtered views do exist.

The site's contribution to setting and significance

6.76 The Bailiffgate buildings are somewhat detached from the Church of St Michael and the site is not visible from the main entrance to the church. While there is an important historic relationship between the church, Bailiffgate and the castle, Nos. 2-8 are a neutral feature in its setting and do not contribute to its significance.

6.77 From within the site itself there is a limited visual relationship with the church. Part of the west boundary is shared with the churchyard and the extension of the churchyard (identifiable by the presence of headstones rather than formal boundary treatments) into the area once known as Hunter's Garth. The land on the site is degraded and derelict in appearance but is not a noticeable feature of the setting of the church. It is therefore considered to have a neutral role in its setting.

Impact on significance

6.78 The proposal will not negatively affect the visual relationship between the site and the church, or between the church and the surrounding townscape. Although the proposal will change the wider setting of the church and will see the removal of existing extensions to the rear of Nos. 2-8 and the construction of the new hotel block, this will not impact the historic relationship between the church and the surrounding streets and castle, nor will it impact the significance of the church or its landmark status on the approach to Alnwick. Overall, the proposal will have a neutral impact on the setting and no impact on the historic and architectural significance of the Church of St Michael.

Buildings on Walkergate

The setting and significance of buildings on Walkergate

- 6.79 There are several buildings on Walkergate, some of which are listed. The gaps between buildings are generally infilled with stone boundary walls resulting in an almost complete frontage on both sides of the street. Several of the assets along Walkergate (such as the Retaining Walls and No. 3 Walkergate) have already been assessed. As set out in Table 2.2 the following assets are assessed as part of this grouping:
- No. 5 (Grade II)
 - No. 7 (Grade II)
 - No. 14 (Grade II),
 - Nos. 24 and 26 (Grade II)
 - the ruins of St Mary's Chantry House (Grade II* and Scheduled Monument)
- 6.80 The ruins of St Mary's Chantry House are 15th-century in origin and are the only remains of medieval Walkergate above ground; even the burgage plot divisions have been lost. The other surviving buildings are 18th and 19th-century in date and reflect a later phase of building in Alnwick.
- 6.81 Both individually and collectively the buildings on Walkergate have historic and architectural interest.
- 6.82 The relationship between Walkergate and the River Aln to the north is important as it was likely the proximity to water which resulted in the development of this part of the town. The extension of the landscape around the castle down to Walkergate also furthered its connection with the land to the north.
- 6.83 Walkergate has historically been a detached part of Alnwick and this is still apparent today. As a result, the extent of its wider setting is limited visually, though it historically had an important functional relationship with the rest of the town. The setting of the buildings on Walkergate is therefore mostly limited to the street itself which contributes to their group value. The wider setting makes a limited contribution to their historic and architectural interest.

The site's contribution to setting and significance

- 6.84 The application site includes the retaining wall on the south side of Walkergate and land to the south. The wall contributes to the character of Walkergate but not specifically to the significance of any of the buildings on the street. The land to the south has a similar relationship; it is largely imperceptible as the wall generally projects up above the land behind. Overall, the site is therefore a neutral feature in the setting of these heritage assets and does not contribute to their significance.

Impact on significance

- 6.85 The demolition of the existing extensions to Nos. 2-8 Bailiffgate and the construction of the new hotel block will be imperceptible due to intervening vegetation and the topography of the site and will not have an impact on the setting or the significance of the heritage assets on Walkergate.
- 6.86 The proposed car park and renovated gym are much closer to Walkergate but they will be largely screened from view by existing buildings, the retaining wall on Walkergate, as well as existing trees and proposed tree planting, hedges and landscaping on the site. However, there will be

some limited views of the new parking and vehicle movements in and out of the site which will have a slight adverse effect on the setting but will have no impact on the significance of the buildings on Walkergate.

6.87 Overall, the proposed development will have a neutral/slight adverse effect on the setting and no impact on the significance of the buildings on Walkergate.

Summary of effects

6.88 The table below summarises the assessment above for the designated heritage assets.

Table 6.1 Summary of effects on significance

Heritage Asset	Role of site in setting	Effect on Setting	Effect on Significance
No. 2 Bailiffgate	This asset is within the site boundary. North of the site has a neutral role.	Minor-positive	Minor-positive
No. 4-8 Bailiffgate	These assets are within the site boundary. North of the site has a neutral role.	Neutral	Neutral
Retaining Walls to Walkergate	This asset is within the site boundary. Site has a neutral role.	Neutral/slight adverse	Nil
No. 3 Walkergate	Nil	Nil	Nil
Alnwick Conservation Area including Bailiffgate	The site is within the Conservation Area.	Nil	Neutral
Alnwick Castle and grounds, and Lion Bridge	Positive – particularly No.2 Bailiffgate	Neutral	Neutral
Church of St Michael	Neutral	Neutral	Nil
Buildings on Walkergate	Neutral	Neutral/slight adverse	Nil

7.0

Conclusion

7.1

The assessment has assessed the impact of the proposed development on the Alnwick Conservation Area and the heritage assets located within the site boundary and near to the site. It has also assessed the contribution that the setting makes to the significance of the adjacent listed buildings. It has been assessed that the scheme would meet the heritage policy and legislative tests outlined in Section 2 as follows:

- 1 *Does the proposal preserve the significance of the directly affected listed buildings? (S.66(1); Neighbourhood Plan Policy HD2; Core Strategy Policies S15 and S16; Saved Policies BE3, BE4 and BE5; Draft Local Plan Policies QOP2, ENV1, ENV7; and NPPF 192 - 196).*

The proposed design of the new hotel building incorporates design elements that draw upon the design features, materials and architectural details that define the character of listed buildings that are directly affected by the proposals. The height of the development has been limited so as not to compete with the existing historic buildings on the site or in the surrounding area. The proposal delivers a design that will restore the original features of the listed buildings fronting Bailiffgate, including stonework, leadwork, slate roofing and timber-sash windows, which are important characteristic features of the buildings and the wider conservation area. The proposal will also redevelop the area to the rear of Nos. 2-8 Bailiffgate, which has frequently changed and evolved since the 18th century. This will allow for the expansion and reuse of the main buildings for residential and educational use. The proposal will mark the latest phase in the history of Nos. 2-8 Bailiffgate and will allow for the reuse of these buildings to fulfil the 21st century requirements of Alnwick and contribute to the activity and vitality of the area.

The comprehensive internal and external restoration works that are proposed for the listed buildings, and the quality of the new hotel block to the rear of No.2 Bailiffgate, will have a positive impact on the listed buildings and reflect their historic and architectural significance. This will, overall, have a minor-positive impact on the significance of No.2 Bailiffgate and will preserve its significance.

While Nos. 4-8 Bailiffgate will benefit from the same internal and external restoration works proposed for No. 2 Bailiffgate, conserving and enhancing their historic and architectural significance, the loss of some of the older rear extensions that illustrate the former burgage plots will result in a minor-degree of less than substantial harm. These extensions have been heavily altered over time and are in a poor condition and cannot be repurposed as part of the proposed development. On balance, the proposals are considered to have a neutral effect on the significance of Nos. 4-8.

- 2 *Does the proposal preserve the character of Alnwick Conservation Area and contribute positively to local character and distinctiveness? (S.72(1); Neighbourhood Plan Policies HD4, HD6 and HD7; Core Strategy Policy S16; Saved Policies BE6 and BE7; Draft Local Plan Policies ENV1, ENV7, ENV9, QOP2 and QOP4; and NPPF 192 - 196).*

The proposal has been carefully and sensitively designed to incorporate traditional materials and architectural features that allow it to complement the Conservation Area. The proposed 3-storey hotel building is of a size and scale that reflects, but does not compete with, the adjacent 3-storey listed buildings on Bailiffgate.

The proposed development is appropriate to the site and the surroundings and represents an appropriate design response to the site that addresses its physical constraints and the opportunities for its redevelopment and the reuse of its listed buildings. The proposed

design recognises that the site is an integral part of Alnwick Conservation Area and has an important historical relationship with Alnwick Castle.

The site occupies a prominent junction between Bailiffgate and The Peth and marks the transition between the townscape of Alnwick and the parkland of Alnwick Castle. It is recognised that the proposal seeks to embrace this opportunity to establish a new building that enhances the site and the historic significance of the listed buildings. The design of the new hotel block has been very carefully considered to respect the surrounding historic environment and is reflected in the use of Georgian architectural features in the design of the eastern elevation, including symmetry, string courses, regular fenestration, prominent bays, dormers and cornicing. These features have been designed using a colour palette and selection of materials that draw heavily upon the materials used in the existing listed buildings and in the surrounding conservation area, including sandstone, lead and natural slate.

Landscaping has also been carefully considered to reinforce the screening function of the tree lined boundary along The Peth. New trees and hedges are proposed to be planted through the development, focusing largely on the eastern boundary, to screen the proposed car park, plant and the new hotel block. This further limits the visual impact of the proposals.

Overall, the siting, form, design and materials are appropriate within the established context of the proposals. The restoration work to the principal elevations of the listed buildings and the use of traditional materials and Georgian architectural features means that the proposed development will not have an adverse impact upon the natural and historic environment and will instead relate positively to the local character of Alnwick Conservation Area.

- 3 *Does the proposal preserve the significance of the neighbouring heritage assets in whose setting the site lies? (Neighbourhood Plan Policies HD2, HD3, and HD7; Core Strategy Policies S15 and S16; Saved Policies BE1, BE3, BE6 and BE7, Draft Local Plan Policies QOP2, QOP4, QOP6, ENV1 and ENV7; and NPPF 127, 185, 192).*
- 4 The proposals conserve and do not harm the significance of the identified heritage assets surrounding the site, which derive much of their significance from their architectural, historic and group value. The setting of the heritage assets will either experience no effects or neutral effects, with the exception on the assets on Walkergate, which will see a neutral/slight adverse effect from the proposed car parking. However, this change to the setting will have no impact on the significance of these assets. The effect on Nos. 4-8 Bailiffgate; Alnwick Conservation Area; Alnwick Castle and its grounds, and Lion Bridge, will be neutral. The effect on the significance of the Church of St Michael, No. 3 Walkergate, the retaining wall on Walkergate and the group of buildings on Walkergate will be nil.

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