

Warkworth Neighbourhood Plan

Non-Designated Heritage Assets Background Paper

October 2022

1. Introduction

- 1.1 This paper provides the background information to explain the process of considering the identification of non-designated heritage assets through the Warkworth Neighbourhood Plan.
- 1.2 Heritage assets may be designated or non-designated. Designated heritage assets are designated under provisions in legislation and include scheduled monuments, listed buildings, conservation areas and other protected or registered sites. Information on designated heritage assets within the parish can be found on the Historic England website www.historicengland.org.uk/listing/the-list.
- 1.3 Assets that do not meet the criteria for designation, but which are locally valued due to their heritage interest and merit consideration in planning decisions are non-designated heritage assets. Non-designated heritage assets may be identified in a number of ways, through local heritage lists, the local plan, conservation area appraisals and through the development of neighbourhood plans.
- 1.4 Heritage assets are an irreplaceable resource and the national Planning Policy Framework (NPPF) requires them to be conserved in a manner appropriate to their significance. Northumberland Local Plan Policy ENV 7 protects designated and non-designated assets (known and unknown), across the parish. Planning decisions affecting a heritage asset (both designated and non-designated) are required to be based on a sound understanding of the significance of the asset and the impact of the proposal on that significance.
- 1.5 The identification of non-designated heritage assets in Warkworth Parish have been considered in light of existing data and guidance prepared by Historic England, particularly advice notes 7¹ and 11² and the results of public nomination from the local survey sent to all Warkworth residents and reviewed by the Neighbourhood Plan Steering Group.
- 1.6 As part of the consultation on the pre-submission draft plan, we are inviting comments on the background paper. Comments can be made in the following ways:
- Preferably by using the online form available at www.warkworthnp.org;
 - Downloading a copy of the response form from our website and emailing or posting it back to us at Warkworth Parish Clerk, Warkworth Parish Council, 30 Rothbury Drive, Ashington, NE63 8TQ;
 - Picking up a paper copy of the response form from St Lawrence Church, Warkworth;
 - Sending an email to warkworthnp.chair@gmail.com; or
 - Sending a letter to the address above.
- 1.7 Comments must be received by noon on Monday 9 January 2023.

2. Warkworth Parish Historic Environment

- 2.1 Warkworth has a long history, with archaeological evidence within the parish dating back to Neolithic, Bronze Age and Roman times. Warkworth enters recorded history in 737 when the Anglo-Saxon church and surrounding estates were given to the monastery in Lindisfarne (Hodgson 1899). It has been central to some momentous events, with the Lord of Warkworth

¹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

² <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/>

being one of the barons who acted as guarantor for the Magna Carta in 1215. The castle was important in border wars with the Scots and was visited by both King John and Edward I in the 13th century. Its most famous son is Henry Percy (known as Harry Hotspur) who rebelled (unsuccessfully) against King Henry IV and died in 1403.

2.2 The medieval core of the village with the castle at one end and the church at the other creates a very special setting. The entry for Warkworth in the influential series of books on The Buildings of England by N Pevsner (1957) reads, *'Warkworth must be approached from the north. With its bridge, its bridge tower and then the main street up a hill to the towering, sharply cut block of the keep is one of the most exciting sequences of views one can have in England.'*

2.3 The historic assets of Warkworth are a vital part of its identity. There are 128 nationally protected buildings, structures and sites in Warkworth parish. This includes 122 listed buildings/structures (of which 4 are grade I listed and 2 are grade II*) and six scheduled monuments.

2.4 The key buildings in Warkworth today are the 12th century Church of St Lawrence with its Norman origins, the early 13th century Castle, and the old 14th century bridge with its gatehouse. Warkworth also has some quite singular historic features which are comparatively rare in England. These include:

- The elaborate cave hermitage built into the river cliffs upstream from the castle, which is one of the best preserved in Britain. The first mention of Warkworth hermitage (figure 1) occurs in 1487, but its true origin remains a mystery.
- The fortified gatehouse guarding the bridge (figure 2). This was built around 1380 and is one of only two in the country, although it has been a ruin for at least 200 years.



Figure 1 The Hermitage



Figure 2 The Bridge Gatehouse



- The medieval burgage plots are long thin strips of land owned originally by burgesses of the village and stretching from Castle Street down towards the river on both sides. Figure 3 shows the village in 1860 with the burgage plots clearly marked. Nowadays, the strips can still be seen clearly on the southern side of Castle Street. It is very rare to see them still preserved.

Figure 3 Map of Warkworth 1860

- 2.4 There was also a deer park connected to the castle whose boundary bank survives in places as an earthwork. A recent paper by English Heritage shows the boundary (English Heritage 2021). This paper is on the neighbourhood plan website.
- 2.5 The Historic Environment Record (HER, sometimes referred to as the Sites and Monuments Record) for the area is held by Northumberland County Council. Access to a shortened version is available on the Keys to the Past³ website and Heritage Gateway⁴. In addition to the designated heritage assets in Warkworth parish, there are over 150 additional sites, monuments and findspots which are not designated and are included on the HER. Links to reference numbers, map locations and the legal status of specific features and finds can be found on the Northumberland County Council database.
- 2.6 The Warkworth Conservation Area Character Appraisal (2006) prepared by the former Alnwick District Council, highlights the special character and significance of the area. It identifies four distinct areas of different character within the conservation area: the Medieval Core; the Butts; Woodlands and; Station Road. (Alnwick District Council 2006). Appendix 2 contains a plan showing the current conservation area boundary. The full report is on the neighbourhood plan website.

3. Methodology

Initial research

- 3.1 Contact was made with both the neighbourhood planning and conservation teams at Northumberland County Council. The recorded heritage assets contained within Warkworth parish and where they are located was established through the National Heritage List and the Northumberland HER.
- 3.2 An examination of the HER for Warkworth Parish showed a wide variety of assets and find spots from most historical periods (see Table 1). Many entries relate to finds, or to structures that are no longer visible. The more substantial structures and remains are already designated heritage assets. Others are within the Warkworth Conservation Area and will be protected by policy W4.

Historical Period	No. of entries
Prehistoric (50,000 BC to 43 AD)	11
Roman (43 AD to 410)	7
Early Mediaeval (410 to 1066)	4
Mediaeval (1066 to 1540)	48
Post Mediaeval (1540 – 1901)	170
20 th Century (1901 – 2000)	42
21 st century (2001 – 2100)	0

Table 1 Historic environment sites

- 3.3 Reference to the Historic England at Risk Register 2021 shows that nothing listed in Warkworth Parish appears on the register; although it should be noted that the register does not include information on Grade II listed buildings (in Warkworth parish these make up 95% of the listed buildings). Concern has been expressed locally about the condition of the Bridge Gatehouse, and this has been included as one of the community actions within the plan.

³ <https://keystothepast.info/>

⁴ <https://www.heritagegateway.org.uk/gateway/>

Community nominations

- 3.4 What people value locally was established from the resident survey in Autumn 2021 and feedback on areas for possible planning policies and community actions between May and July 2022. The residents were asked ‘Are there any buildings or structures you feel are important to the history of our parish? If so, please identify them and explain why they are important to you.’
- 3.5 There were 385 returns to the survey and 223 respondents replied to this question, 58% of respondents. The bar chart is shown in Figure 4.

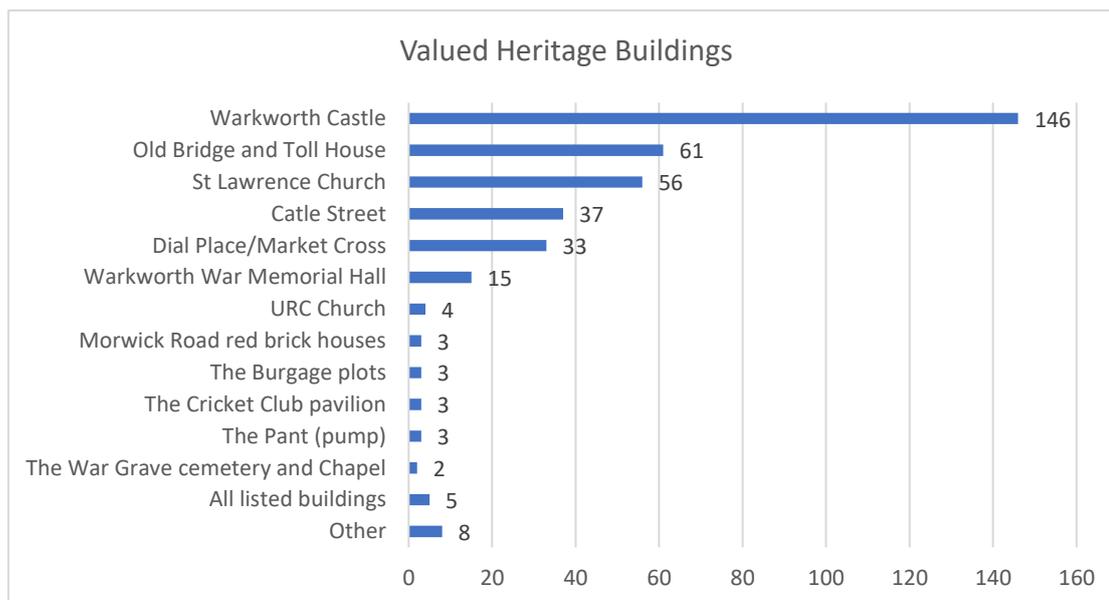


Figure 4 Results of community survey

- 3.6 Most of the buildings and structures mentioned in the responses are Listed Buildings, and therefore are already protected. Many of the others, such as Castle St, Warkworth War Memorial Hall and Dial Place are within the Warkworth Conservation Area. They are all of great significance to the parish and recognised by the respondents as needing to be preserved for the present day and future, both for residents and for visitors. Those structures that are not listed were mentioned by very small numbers of respondents and include the red brick houses on Morwick Road, the cricket pavilion and the houses on Station Road. Whilst not all of these are within the conservation area, they are mentioned within the appraisal as forming an important part of its setting.
- 3.7 It was recognised that whilst the question focused on buildings and structures, there could also be historic interest in some local green spaces. Respondents were asked which green spaces in Warkworth Parish should be protected and give reasons for their choices. The neighbourhood plan steering group identified 13 local green spaces and respondents were asked to tick those they wanted to see protected and to nominate any other green spaces not included in the survey. More than one space could be chosen, and respondents were asked to identify why it was important to protect those spaces based on five criteria; recreational value; richness of wildlife; historic significance; tranquillity and beauty.
- 3.8 The historic significance of some local green spaces has prompted the designation of local spaces in the neighbourhood plan for that reason and includes, amongst others, Warkworth Castle grounds, the burgage plots and the rigg and furrow field west of Warkworth Castle.

4. Appraisal

- 4.1 Guidance outlined in the Historic England Advice Note 7 ‘Local Heritage Listing’ has been used to establish a methodology for assessing non-designated heritage assets in the neighbourhood area.
- 4.2 A heritage asset is defined in the NPPF as: “A building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (Annex 2, NPPF 2021).
- 4.3 The NPPF (2021) also states that plans should set out a positive strategy for the historic environment. Northumberland Local Plan identifies that the council will pro-actively conserve and enhance heritage assets throughout the County. Assets that are characteristic of (or even unique to) Northumberland, in the context of its history, cultural development or landscape, will not necessarily be limited to those that are nationally listed or formally designated, but may be identified locally.
- 4.4 The different types of “heritage interest” that define a heritage asset have been identified as **historic, architectural, artistic and archaeological**. If an asset has at least one element of heritage interest it should then be judged on its significance. This can be measured in terms of how it meets any of five criteria, these being: **rarity, aesthetic appeal, integrity, representativeness or association**.
- 4.5 Adherence to these criteria, as defined in Appendix 1, has ensured consistency in assessment of heritage assets across the parish as well as with government policy and guidance on heritage assets, settings and local listing. The assessment of possible sites is shown in Appendix 1.
- 4.6 The assessment concluded that the significance of the identified heritage assets will be conserved and enhanced through the application of neighbourhood plan policies W1, W3 and W4. Policy W1 requires new development to conserve or enhance the significance of heritage assets. Policy W3 allocates and protects local green spaces from inappropriate development. Policy W4 requires development to preserve or enhance the character or appearance of the conservation area and its setting.

5. References

- Alnwick District Council (2006). *Warkworth Conservation Area Character Appraisal*.
- English Heritage & Castle Studies Trust (2021). *Warkworth Castle, Northumberland, England, Report on two geophysical surveys*.
- Historic England (2021). *Local Heritage Listing: Identifying and Conserving Local Heritage*. Advice Note 7.
- Historic England (2022). *Neighbourhood Planning and the Historic Environment*. Advice Note 11.
- Hodgson JC (1899). *A History Of Northumberland’ Vol. V, The Parish of Warkworth, The Parish of Shilbottle, The Chapelry or Extra-Parochial place of Brainshaugh*.
- Ministry of Housing, Communities & Local Government (2021). *National Planning Policy Framework*.
- Pevsner, N (1957). *The Buildings of England, Northumberland*, Penguin Books

Appendix 1 Non-designated heritage asset assessment based on interest and significance

Non-Designated Heritage Assets	Source*	Heritage interest				Significance					Designate?	Comments
		Historic	Architectural	Artistic	Archaeological	Rarity	Aesthetic appeal	Integrity	Representativeness	Association		
Helsay Farm	CAC	Y	x	x	x	x	x	x	x	x	N	This farmstead lies just outside the village of Warkworth and is mentioned in the Conservation Area Appraisal as meriting consideration. It is highlighted in Policy W4 and is also in the AONB which gives additional protection.
St Lawrence Terrace	CAC	x	Y	x	x		Y				N	This terrace of 18 th century cottages lies between the church and the bridge in the heart of Warkworth. They are very attractive, in the conservation area, and protected by Policy W4.
Warkworth War Memorial Hall	PN	Y	x	x	x				Y		N	This 19 th century property lies behind a listed building on Castle St. The legacy of an individual, it has been used for nearly 100 years as the meeting place for the British Legion and is also used as a community centre. It is in the conservation area and protected by Policy W4. It is recorded in the historic environment record under reference N24505.
Burgage plots	PN	Y	x	x	x	Y	Y				N	These medieval strips of land are of great historic interest and have been protected by Policy W3. They are recorded in the historic environment record.
Deer Park boundary	PN	Y	x	x	x						N	The old deer park occupied a considerable stretch of land. Some of the boundary ditches can be seen in the field known as St John's Close. This is one of the sites to be protected by Policy W3.

Cricket pavilion	PN	x	x	x	x						N	The cricket pavilion was nominated by a few people in our survey because of its community service. It lies within the AONB and has some protection even though it is not considered appropriate for designation.
Red brick houses on Morwick Rd	PN	x	x	x	x						N	These houses are a group of red brick 1930's houses lining the opposite edge of Morwick Road which forms the boundary of the AONB. They can be seen from the castle and present a unified view from the AONB. They are highlighted in Policy W4.

* CAC = Warkworth Conservation Area Appraisal

PN = Public Nomination

The **interest** in a site can be assessed using these criteria:

Historic	The asset should have importance in relation to events or people in the past, either as a direct representation of an event or group of people (such as a purpose-built building like a chapel) or by the historic use of a building/site for a particular practice.
Architectural	Assets that are of architectural interest are identified because of their design, construction, craftsmanship or decoration.
Artistic	These assets will exhibit some degree of creative skill in their creation or design whether through sculpture, painting or other method of decoration.
Archaeological	These assets contain archaeological remains which are the primary source about the historic development of places and people.

The **significance** of each asset is assessed using several criteria, which are set out below.

Rarity	The asset must exemplify a design, settlement pattern or other quality that is uncommon either to the locality, district or wider or landscape region.
Aesthetic appeal	Positive feelings of worth by reason of its architectural, design or artistic quality or its form or layout must be evoked by these assets.
Integrity	To have a degree of integrity, an asset should retain a sense of completeness, either as an individual building, structure feature or as part of a larger group.
Representativeness	Whilst the asset may not be rare, it could be representative of a particular historical or architectural trend. It may also be part of the legacy of an individual, architect, architectural movement, programme of work, company or group in the past.
Association	Evidence may suggest that an asset is associated with a person or historic event.

