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on behalf of
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Duchess School
Alnwick
Northumberland

archaeological desk-based assessment
and building recording

report 4987
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1. Summary

The project

- 1.1 This report presents the results of an archaeological desk-based assessment and building recording, conducted in advance of a proposed development at the former Duchess School, Alnwick, Northumberland. The assessment included a search of pertinent documentary and cartographic records, records of archaeological interventions, the Historic Environment Record, and a site walk-over survey.
- 1.2 The works were commissioned by The Northumberland Estates and conducted by Archaeological Services Durham University.

The archaeological resource

- 1.3 There is little evidence for prehistoric or Roman activity within the study area, and limited potential for a resource of this date to be present within the proposed development area.
- 1.4 Previous archaeological works have established that significant and substantial medieval deposits exist within the proposed development boundary. These relate to the medieval street front of Walkergate and burgage plot activity. Remains of post-medieval date were also recorded. Extensive cellaring is recorded along Bailiffgate and any archaeological resource here, with the exception of a small area under no. 6, is likely to have been removed. To the rear of the frontage evidence for burgage plot activity may survive under the modern buildings.
- 1.5 The Bailiffgate buildings are listed, and thus considered to be of national significance. All of them have been extensively altered to fit them for use by the school. Original walls have been removed and modern ones have been inserted, and the separate houses have been joined together. A modern staircase has been installed at no. 6, removing traces of its predecessor. A number of significant features remain, notably the fireplaces and some plaster mouldings in No. 2. Modern buildings at the rear of the school, comprising the 1976 teaching blocks and two featureless brick sheds, are of no historic or architectural significance. A single fairly complete garden building, the former glasshouse of no. 2, remains. This is inaccessible and overgrown but the roof appears to be at least partly complete.

Impact assessment

- 1.6 The proposed development has the potential to impact upon the archaeological resource through ground reduction and the construction of foundations and associated services.
- 1.7 Conversion of the buildings will have an impact on the listed fabric. This may be positive, in that some intrusive modern elements may be removed. The extent and severity of the impact will depend on the design of the conversion work.

Recommendations

- 1.8 It is recommended that the archaeological resource identified within the proposed development area is recorded through excavation where it is impacted upon.
- 1.9 It is also recommended that the historic fireplaces are retained, and that any fabric revealed during the alteration works in the Bailiffgate houses is recorded.

1.10 It is recommended that the former glasshouse building behind the gymnasium block is examined and recorded before it is removed.

2. Project background

Location (Figures 1 & 2)

2.1 The site is located at the former Duchess School, Alnwick, Northumberland (NGR centre: NU 1854 1368). It is irregular in plan, and covers an area of approximately 1.8 ha. To the east is the Peth with Alnwick Castle beyond, to the north is Walkergate, to the west are properties off Walkergate, and Bailiffgate is to the south.

Development proposal (Figure 3)

2.2 It is proposed to convert the buildings on Bailiffgate for commercial use, demolish the 20th century school buildings and construct a residential development with parking, access and associated services and greenspace along the northern part of the site.

Objective

2.3 The aim of the project was to ascertain the nature and extent of any archaeological resource that may be present on the site, and provide an assessment of the significance of the buildings and any fixtures, fittings or associated plant. These works were to be conducted through desk-based research and examination and recording of the buildings.

Methods statement

2.4 The works have been conducted in accordance with standard Archaeological Services' procedures for assessments and building recording. The works included the study of pertinent cartographic and other historical sources, records of previous archaeological interventions, sites listed in the Historic Environment Record (HER) within 500m of the proposed development area, and a site walk-over survey. HER references are given in brackets throughout the text of this report, and are listed in the Appendix.

Planning guidance

2.5 This assessment and its recommendations are a considered response to the proposed development in relation to Government policy, as it is set out in the *National Planning Policy Framework*.

Dates

2.6 The buildings were examined between 30th January and 5th February and the field visit took place on 31st January 2019. This report was prepared for February 2019.

Personnel

2.7 Research and report preparation work were carried out by Richard Annis (buildings) and Catrin Jenkins (desk-based assessment), and the illustrations were prepared by Janine Watson, Hannah Woodrow and Dr Helen Drinkall. The Project Manager was Daniel Still.

OASIS

2.8 Archaeological Services Durham University is registered with the **Online Acces\$ to the Index of archaeological investigation\$** project (**OASIS**). The OASIS ID number for this project is **archaeol3-343479**.

Acknowledgements

2.9 Archaeological Services Durham University is grateful for information provided by Rachel Clamp, Collections and Archives Assistant of Alnwick Castle Archives.

3. Landuse, topography and geology

Landuse

3.1 At the time of this assessment, the proposed development area comprised the former allotment gardens, and the disused buildings, tennis courts and grounds of the former Duchess School.

Topography

3.2 The ground of the proposed development area slopes from 61m OD on Bailiffgate in the northern part of the site to 48m OD at the south end of the site. The site is within Natural England's Northumberland Sandstone Hills (2) National Character Area. The lower lying ground of the Character Area is sparsely settled with farmland dominated by pasture for sheep and cattle rearing, some arable cultivation and broadleaved woodland on sloping land, along watercourses and within parklands. The upland sandstone hills comprise a series of flat-topped ridges with heather and grass moorland, and areas of conifer plantations. Several major rivers flow through the area, including the River Aln, which extends east from the Cheviot Hills (Natural England 2013).

Geology and soils

3.3 The underlying solid geology of the area comprises Carboniferous period sandstone, siltstone and mudstone of the Tyne Limestone Formation and Alston Formation. The solid geology are overlain in the southern part of the site by Devensian glaciofluvial sand and gravel deposits with deposits of Devensian diamicton till in the northern part of the site all of which were formed in the Quaternary period (British Geological Survey 2019).

4. Site description

Walk-over survey

4.1 A walk-over survey was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was completed. Photographic locations are shown on Figure 2.

Former allotment gardens

4.2 This area is in the north-west corner of the proposed development area with Walkergate to the north (Photographs 1-5). The area is bounded to the east and south by high stone walls and the northern boundary is marked by stone retaining walls. The sloping ground of the area is level with the top of the wall which runs along Walkergate. There is a low stone wall apparent on the western boundary, which is covered by vegetation (see section 4.3 below). The ground across the area is generally sloped from south to north, although it is quite uneven and there are traces of at least two buildings and the divisions of the former allotment plots, some

of which are denoted by hedgelines with dispersed trees across the area (Photograph 6).

4.3 There are two access points into the area off Walkergate through gates in the retaining walls located towards the western end of the site (Photographs 7-9). The access into the area continues up ramps which are lined with rough stone walls. Just at the top of the easternmost ramp are low stone walls, possibly denoting the remains of a malt house shown on post-medieval mapping (Photographs 10 & 11). Further stone walls are apparent in the north-west corner of the allotment gardens, possibly the remains of another building recorded on post-medieval mapping and associated with the malt house (Photograph 12).

Tennis court area

4.4 To the east of the former allotments is an expanse of grassed sloping and terraced ground, with the old school tennis court located towards the northern end of the area (Photographs 13 & 14). The ground is terraced to the south (Photograph 15), west (Photograph 16) and north (Photograph 17) of the tennis court. The retaining walls continue along the Walkergate frontage of the area and are substantially higher in this part of the site. To the east of the tennis court is a large mound of soil, overgrown with vegetation, possibly taken from an excavation to the east close to an arched gateway opening onto Walkergate (Photographs 18-20). The entry to the gateway within the site is defined either side by retaining walls. Along the east side of the area is a stone wall attached to which is a small stone roofless building (Photograph 21).

4.5 On the ground north of the tennis court is a north-west to south-east aligned trackway and a fenced off graveyard dispersed with mature trees (Photographs 22 & 23). In the south-east corner of the area is a long low brick building and there is a curving low stone wall to the south of the building (Photograph 24).

West walled garden

4.6 In the north-east corner of the site is a walled garden accessed through a break in the stone wall to the west, with further stone walls defining the garden. The ground in the garden slopes down from south to north (Photographs 25-27). Towards the northern end of the garden are the remains of greenhouse frames and there is a doorway through the south wall in the south-east corner of the garden. The doorway leads to step onto a higher terrace where there is a former school building. There is another gateway in the north wall of the garden which opens onto the rear of a property off Walkergate (Photograph 28).

East walled garden

4.7 The east garden is accessed through a break in its west wall and contains several terraces down the hillslope, with cold frames approximately in the centre of the garden (Photographs 29-30). There is a gateway in the south-west corner of the garden which accesses an upper terrace where there is a long low brick structure (Photograph 31). Along the eastern side of the walled garden is a passage down to a gateway which opens onto a yard off the Peth (Photographs 32 & 33). There are mature trees along the eastern side of the area.

Retaining walls

4.8 The walls along Walkergate are listed at Grade II and incorporate a trough towards their eastern end which appears to have been fed from a spring depicted on early Ordnance Survey mapping (Photographs 34 & 35).

4.9 The eastern side of the site is also walled and the access road to the rear grounds of the former school extends off the Peth and there is dense tress planting along this edge of the site adjacent to the Peth (Photograph 36). The access road then turns to the west past a former school building, where there is an area of level ground (Photograph 37) and continues before terminating at the wall of the St. Michael's churchyard.

Yards to rear of Nos. 6 & 8 and 2 & 4 (Bailiffgate House) Bailiffgate

4.10 To the rear of Nos. 6 & 8 is a small paved enclosed yard which continues to the north where there is a grassed plot with a tree (Photographs 38 & 39). A passageway continues around the side of a school building (Photograph 40) to the rear where there is a retaining wall before the ground steps down to the north (Photograph 41).

4.11 There is a further small yard area to the rear of Bailiffgate House (Photographs 42), which is now overgrown with vegetation.

LiDAR data (Figure 3)

4.12 In the area of the former allotment gardens the data reflects the former boundary divisions. The old tennis courts and terraces down the hillside are depicted on the data next to the former allotment gardens. Further terraces and a greenhouse are shown in the walled gardens. The trackway south of Church Lane is shown running roughly through the centre of the site. In the remainder of the area the buildings are shown on the data.

5. Historical and archaeological development

Previous archaeological works

5.1 An archaeological desk-based assessment was undertaken in 1997 within the northern part of the proposed development area (GeoQuest 1997; E13591). The assessment suggested that there was high potential for archaeological deposits of medieval date to exist in the area. Subsequent to the assessment a geophysical survey of the area detected possible features of archaeological origin including pits, cultivation marks and linear features (Harrison 2008; E16398). Following the survey 25 trial trenches were excavated across the site; these identified stratified deposits, largely of medieval date, with some post-medieval features also recorded (Dingwall 2008; E14266).

5.2 To the west of the proposed development area two schemes are recorded on Bailiffgate. A watching brief to the rear of No. 16 Bailiffgate recorded the foundations of the existing building with no other archaeological deposits exposed (E15018). At the west end of Bailiffgate a watching brief at St. Michael's Church involved removing the existing floor slabs and retrieving disarticulated human bones (E15026).

5.3 Directly to the north of the site boundary on Walkergate, the medieval chantry has been the subject of a building recording survey (E13967).

5.4 Just to the south of the proposed development area a watching brief on the Peth and Bow Alley recorded natural subsoil and 19th century deposits (E391).

5.5 Various archaeological works have been conducted at Alnwick Castle and within its gardens. An archaeological evaluation was undertaken in the castle gardens in 1998 (E13993) with a building survey (E13332), topography survey (E13333) and a post-excavation assessment carried out in 2000 (E15597). A watching brief within the castle walls in 2006 recorded an 18th/19th century pit (E13706). Trial trenching (E13708) and a watching brief (E13858) in conjunction with the extension of the castle car park recorded no archaeological features or finds. A watching brief in the Alnwick Castle stable block recorded elements of the former stables (E13880). In 2011 a desk-based assessment was undertaken for a proposed new greenhouse which suggested ground levelling and disturbance associated with the construction of the gardens and tennis court (E14725). A further assessment, on the site of the drying green adjacent to the Alnwick Castle Estate offices, indicated some archaeological potential and recommended further work (E16053). A building recording survey has also been undertaken of the external elevations of the Alnwick Castle estate offices which face the drying green (E16054).

5.6 Pottergate is located just over 130m to the south-west of the proposed development area and has been the subject of various archaeological works. A desk-based assessment on the north side of Pottergate in 2001 indicated that there was some potential for an early medieval routeway, medieval burgage plots, and 18th century infilling (E354). Subsequent trial trenching at the site recorded evidence for medieval settlement, and post-medieval and modern development (E406). The ensuing excavation at the site in 2002 recorded medieval and post-medieval structures, medieval burgage plots, and evidence for medieval industry and refuse deposition (E442).

5.7 Several archaeological works are recorded on Narrowgate to the south of the proposed development area and north of the Market Place. Trial trenching at Narrowgate House in 2008 recorded medieval and post-medieval features (E14208) and the house was also the subject of a building survey (E14209). A historic building assessment was undertaken at Nos. 31-33 Narrowgate House (E16124) and an evaluation at No. 35 Narrowgate reflected ground raised through post-medieval deposition, suggesting *in situ* burial of deeper medieval deposits (E16265).

5.8 Archaeological works are recorded to the west of the market place on Clayport Street and Fenkle Street. A desk-based assessment conducted to the rear of the roadways detailed medieval burgage plot development and 18th century re-development (E344). Another assessment at No. 27 Fenkle Street suggested the probable survival of medieval and post-medieval deposits (E15535). A subsequent watching brief at No. 27 did not record any deposits of archaeological significance (E14218). A heritage statement has also been undertaken at No. 19 Fenkle Street (E15090). Trial trenching on Clayport Street in 2006 recorded medieval and post-medieval deposits (E13709). The ensuing excavation at the site recorded substantial medieval structures present on the site in the 12th and 13th centuries associated with domestic and industrial processes and deposits, probably relating to the town walls. The site appears to have been disused between the 13th century and the 19th century when a building was added to the site (E14270).

5.9 To the south of the Market Place, a watching brief at Alnwick Market Street in 2001 recorded deposits probably from a 19th century saddlery (E237).

5.10 To the east of the Market Place archaeological works are recorded along Bondgate Without and Bondgate Within to the south and south-east of the proposed development area. A watching brief on Bondgate Without recorded natural sand, overlain by medieval plough soil and 19th /20th century garden soil (E14591). On Bondgate Within a watching brief recorded a possible post-medieval ditch (E15817). To the rear of and on the south side of Bondgate Within, trial trenching found residual medieval pottery (E13537).

5.11 A series of archaeological works have been recorded at and in the vicinity of Beal's Yard, c.420m to the south-east of the proposed development area. In 1998 a desk-based assessment (E13628) was conducted at the yard. A year later trial trenching recorded cellaring, although residual medieval pottery suggested medieval deposits could survive at depth (E13642). A watching brief in the same year recorded little of archaeological significance (E14365) and trial trenching in 2001 also found no archaeologically significant deposits (E1). However, a watching brief in 2002 found a revetment wall and possible property boundaries (E317). Trial trenching in 2002 recorded a metalled road overlain by ground make-up, which was possibly associated with a rampart to the rear of the town wall and later probable robbing of the town wall (E13229). A watching brief on Greenwell Road just to the north of Beal's Yard also found the remains of the town wall (E13296).

5.12 Close to the eastern edge of the study area a desk-based assessment was undertaken at the Maltings and Bolam's Mill (E13636). Later a watching brief at the site recorded medieval soil and post-medieval features associated with the maltings and the mill (E13851).

5.13 On the south-west periphery of the study area at Inkster's Yard, a desk-based assessment is recorded (E13194). Subsequent trial trenching recorded the remains of an earthen bank and a capped well (E13190).

5.14 On the southern edge of the study area a field survey of lanes at Alnwick summarised the history of Chapel Lane, Dodds & Three Tuns Lane, St Michael's Lane, Correction House Lane, Corn Exchange Lane and Pickwick Lane (E15804).

5.15 Other archaeological works within Alnwick which have recorded little of archaeological significance, include an evaluation at St Andrew's Hall (E13878) and watching briefs on Greenwell Road (E16030), Bondgate Within (E15020) and between Bondgate Without and Hotspur Street (E14543).

The prehistoric period (up to AD 70)

5.16 There is no evidence for an archaeological resource of prehistoric date within the study area. It has been suggested that a prehistoric settlement may have occupied the prominent Alnwick Castle site (Tomlinson 1888, 372), although there is no archaeological evidence for this. It has also been purported that the medieval ridge routes that extend into Alnwick would have been established in the prehistoric period (Conzen 1960, 16).

5.17 The landscape surrounding Alnwick contains artefactual evidence for human exploitation from the Neolithic period, and cist burials recorded on the edge of the town reflect Bronze Age activity (Northumberland County Council 2009a, 9). Additional evidence for Bronze Age occupation is provided by two gold penannular rings found near the old Alnwick Railway Station, and a hoard of Bronze Age weapons recorded at Hulne Park to the north-west of the town (*Ibid*). Later prehistoric settlement is denoted by earthwork enclosures recorded on Swansfield, Rugley Moor and Camp Hill to the south-west of Alnwick, on Alnwick Moor to the west and at Greensfield Moorhouse to the south (*Ibid*).

5.18 There is no direct evidence for a resource of prehistoric date within the proposed development area. While evidence exists for prehistoric activity in the Alnwick area, the paucity of evidence from the vicinity of the proposed development area indicates low potential for a resource of this date within the site boundary.

The Roman period (AD 70 to 5th century)

5.19 There is no definitive evidence for Roman occupation at Alnwick and the closest Roman road, the Devil's Causeway, is 10km to the west. However, there are tentative accounts for Roman activity in the wider area. Tomlinson (1888, 372) mentions Roman coins found at Alnwick, although these are unsubstantiated. A Roman coin of Constans (AD 346-350) was found on the south bank of the River Aln north of Alnwick Cattle. Alnmouth may have been a Roman port now destroyed by tidal flooding with the *Aluana Flumen* recorded by Ptolemy in the 2nd century purported to be the River Aln (Northumberland County Council 2009b, 8).

5.20 The lack of archaeological evidence for Roman activity in the Alnwick area suggests limited potential for a resource of this date within the site.

The medieval period (5th century to 1540)

5.21 It has been suggested that the settlement at Alnwick originated in the early medieval period, although to date, no archaeological evidence for this has been found. Conzen (1960, 13) states that the Alnwick place-name dates to post-AD 600 with earlier settlements in the area denoted by a combination of place-name, documentary and archaeological evidence. The Alnwick place-name is Old English in derivation, combining the river name *Aln* (unknown origin) with the *wīc* (dwelling, building/s, farm, dairy farm, trading or industrial settlement) (Key to English Place-Names 2019). Prior to and into the 12th century Lesbury was the principle settlement of the area and may have had an early medieval church. Alnwick was ecclesiastically dependent upon Lesbury into the 12th century (Conzen 1960, 13) and until the castle was built was probably a subsidiary settlement.

5.22 It has been conjectured that three Anglian routeways (HERs 4828-9) converged at Alnwick and a settlement would have developed around a triangular green, later defined by the market place (Conzen 1960, 13 & 18). Bailiffgate has also been suggested as the site of the early medieval settlement due to its broad width denoting a green and elevated, level ground which would have including the castle site. The settlement would have been close to the parish church of St. Michael (HER 4517; LB 1041546), a chapel granted in AD 1147 to Alnwick Abbey, perhaps originating in the early medieval period and part of the early village (Northumberland County Council 2009a, 10). The Norman castle would have

superseded any earlier settlement, a common occurrence in the period, displacing the village layout (Conzen 1960, 16).

5.23 The first castle (HER 4507; LB 1371308) at Alnwick, probably an earth and timber motte with baileys to the east and west, was established by Ivo de Vesci, baron of Alnwick. It was likely to have been built around 1100, prior to the formal foundation of the medieval borough (Northumberland Council 2009b, 11). In 1135 it is described as strongly fortified and one of the most important strongholds in the region (Tate 1866, 83). Following the de Vesci ownership, Bishop Bek of Durham briefly held Alnwick before conveying the manor, castle and *vill* to Henry Percy in 1309. Percy strengthened the castle completing this in 1352 (Northumberland Council 2009b, 12).

5.24 Settlement at Alnwick developed in several areas including along Bailiffgate to the west of the castle, Market Street, Fenkle Street, Narrowgate and Bondgate to the south-east of the castle and Canongate to the north-west (Northumberland Council 2009b, 7). By the 12th century there were three distinct settlement foci at Alnwick: Bailiffgate, the borough town around the triangular market place (HERS 4835-6 & 4844-7) and on Canongate, a manor of Alnwick Abbey (*ibid* 12).

5.25 Alnwick Abbey was founded in 1147 and held the manor of Canongate; this was to the west of the proposed development area and extended from the abbey to St. Michael's Church, crossing the River Aln by a ford. Canongate had a separate manorial court, and burgesses who were tenants of the abbey and had rights of pasture on Alnwick Moor. Canongate was lined with medieval burgages (HER 4839) and at the time of the Dissolution in 1539, the manor contained 36 burgages (Northumberland Council 2009b, 13).

5.26 It has been purported a further bailey outside the castle was located on part of Narrowgate and Bailiffgate, whose name derives from its former function (*baileygate*- bailey street) (Tomlinson 1888, 376; Tate 1866, 135). However, Bailiffgate has also been suggested as being a Norman estate associated with the castle and under its control (Conzen 1960, 22). The medieval Bailiffgate (HER 4833) was lined either side by narrow tenements with short burgage plots, the boundaries of which survive. The first charter recoded at Alnwick, from William de Vescy, dates to between 1157 and 1185 and granted right of tenure to burgesses; these were confirmed by additional charters in the 13th century (Northumberland Council 2009b, 14). A charter to hold a fair and market at Alnwick was granted by Edward I in 1254 (Tate 186, 106), although these had been held prior to the charter, probably in the location of the market. Bailiffgate was also probably the site of a market; a cross (HER 4499) stood on the road until the 19th century. A bridge (HER 4825) was built across the River Aln in the 12th century to the north-east of the proposed development area. It was recorded as in disrepair by 1347 and in 1377 Edwards III granted the tolls of the bridge to the burgesses for three years to repair it (Conzen 1960, 24).

5.27 There are several medieval title deeds which relate to property on Bailiffgate within the proposed development area. A document of 1412 records a grant from John Porter, the castle gatekeeper, to John Sandford and his wife Margaret. The property concerned is described as '*one tenement in Balliva de alnwyck lying between his Tenements on either side and one parcel of a certain Garden there Seventeen yards*

in length and breadth' (Alnwick Castle Archives: A.No.1). Another title deed dating to 1434 records a grant from John Sandford's son, Ralph, to Ralph Lindsay of lands and tenements in Alnwick (Alnwick Castle Archives: A. No. 2). In 1506 Ralph Lindsay granted John Bradley a tenement on the north side of Bailiffgate between the tenement of the Blessed Mary the Virgin on the west and Richard the shoemaker on the east, with a garden and other lands, as well as other tenements in different parts of Bailiffgate (Alnwick Castle Archives: A. No. 3). This title deed also pertains to the Bailiffgate property.

5.28 Walkergate (HER 4838), which defines the south side of the proposed development area, was established in the medieval period and was part of the borough town. Early post-medieval surveys and cartographic sources record burgage plots either side of the road, fronted with a continuous rows of buildings. An evaluation was conducted on the south side of Walkergate within the proposed development area which recorded significant medieval remains (HER 23797). Evidence for metal-working, ditches, banks, levelling deposits, surfaces, walls, and other features were recorded, associated with street front activity and industry, as well as evidence for medieval cultivation. The works recorded two distinct phases of activity dating to the 12th to 14th and 15th to 16th centuries within up to 2.5m of stratified deposits (Dingwall 2008). St Mary's Chantry House (HER 4498; LB 1041415) was founded on the north side of Walkergate in 1449. The chantry accommodated two chaplains who educated "*poor boys in the art of Grammar gratis*" (Tomlinson 1888, 376). It was last used in the 17th century when a new school was built on Pottergate around 1630 (<https://www.facebook.com/AlnwickMemories/>).

5.29 The town was enclosed by defences in the medieval period, of which Pottergate Tower (HER 4523; LB 1041444) was part. This was rebuilt in the 18th century. A licence to defend the town was granted in 1433; the walls were subsequently built piecemeal, being completed by the end of the 15th century.

The post-medieval period (1541 to 1899)

5.30 The ownership of the Bailiffgate property continued to be recorded into the post-medieval period. It was recorded in a release of 1547 from Ralph and Margaret Bradley, probably descendants of John, to John Gray. In the release the property was described as a tenement with appurtenances and a garden on the north side of Bailiffgate (Alnwick Castle Archives: A. No. 4). In 1557 the property was divided between George Gray and his brother Rawffe, with George taking the west side of the great house or tenement and Rawffe the east (Alnwick Castle Archives: A. No. 5). In the same year George sold his part of the property to his elder brother William (Alnwick Castle Archives: A. No. 7).

5.31 Bailiffgate is depicted on Robert Norton's plan of Alnwick in 1624 (Figure 5) with buildings lining either side of the road. Within the proposed development area there are burgage plots extending to the rear of the frontage buildings and there are two further building fronting onto the Peth, with plots extending to their rear. The map shows Walkergate lined with buildings fronting onto the road and burgages extending to the rear. There is a lane or path running east to west through the centre of the site and there is an enclosure to the rear of the Bailiffgate burgages, with another enclosure depicted at the west end of Walkergate. St. Michael's Church is not shown. A grant is recorded in 1630 from John Gray to Katherin Fenwick of a

great tenement west of the Kings High Street (the Peth?) with a garth or butt of land adjoining the house (Alnwick Castle Archives: A. No. 10).

5.32 From 1679 the Bailiffgate property was in the possession of the Earls of Derwentwater and is recorded in a memo of 11 March 1679 from Sir Francis Radcliffe (2nd Earl of Derwentwater) to George Clark. The memo notes a house with all closes of land at Alnwick belonging to Radcliffe (Alnwick Castle Archives: H. No. 2). In 1716 Sir James Radcliffe 3rd Earl of Derwentwater was executed for treason and a letter in the same year records the forfeiture of his property to the Crown (AC.M.I.8). The forfeited possessions at Alnwick included the house in Bailiffgate described as the slate house and named Derwentwater House, Radcliffe's closes (fields) and St. Leonard's Hospital (Tate 1866, 324). An Act of Parliament in 1748 enabled the confiscated estates to be given to Greenwich Hospital, with another Act in 1778 authorising the Hospital to exchange the lands with the Duke of Northumberland; Derwentwater House was part of the exchange acquired by the Duke in 1780 (Sy.D.III.3.ff).

5.33 Isaac Thompson's 1760 map of Alnwick (Figure 6) details Derwentwater House and the rest of the proposed development area. Within the site boundary, and including Derwentwater House, there appear to be three properties on Bailiffgate. This iteration of Derwentwater House is probably that recorded on two late 18th century paintings as a three storey stone structure (Alnwick Castle Archives: 03731 & 03904/2). Thompson's map shows an enclosed plot to the rear of Derwentwater House which contains another structure. The smaller property to the west of Derwentwater House includes a wing extending to the rear. Behind the western Bailiffgate property is an enclosed area in which there is a further structure. Beyond the Bailiffgate plots, an enclosure with trees, possibly denoting a small orchard, is depicted. There is a long rectangular structure to the east of the 'orchard' on the Peth, which may pertain to the buildings recorded on Norton's plan. In the centre of the area is a large rectangular enclosure labelled 'Mr Lindsay's Croft', perhaps relating to the 15th/16th century owner. In the north-east corner of the proposed development area is an L-shaped enclosure, with another enclosure in which trees are depicted to the rear of buildings fronting onto Walkergate and the Peth. Most of the buildings along the south side of Walkergate recorded on Norton's map have been removed. North of the croft is a further enclosure, to the west of which is a path that leads south to St. Michael's Churchyard. Beyond and west of the path is another plot that contains a small building fronting onto Walkergate. The north-west corner of the proposed development area continues into another enclosed plot. All of the boundaries are depicted as hedgerows.

5.34 In the early post-medieval period Alnwick had developed little beyond its medieval core. In the 18th century economic prosperity increased, enabled in part by the cessation of border warfare and from increased traffic and better communications promoted by the turn piking of the Great North Road (Conzen 1960, 49). Alnwick Castle had fallen into a state of disrepair and in the 1750s and 1760s the 1st Duke of Northumberland commissioned the restoration of the castle, its gardens and parkland (Northumberland County Council 2009b, 12). Around the same period and later the Percys undertook several public works at Alnwick to improve the town. In 1770, flooding to the south of the proposed development area destabilised the medieval bridge. In 1773 it was replaced by the Lion Bridge (HER 4518; LB 1178596) further improving access to the town (Northumberland County Council 2009a, 12).

5.35 The town continued to grow in the 18th and 19th centuries; development is recorded in the study area on Narrowgate (HER 4521; LB 1371371, HER 4522; LB 1041425, Dispensary Street (HER 4524; LB 1398093) and Bailiffgate, where most of the buildings date to the 18th and 19th centuries (HER 4520; LB 1371332, HER 4553; LB 1371311).

5.36 Further detail is provided of the proposed development area on Thomas Wilkin's plan of Alnwick of 1774 (Figure 7). While the general layout of the properties on Bailiffgate is retained, the wings and structures to their rear are arranged in a slightly different way. In the south-east corner of Mr Lindsay's Croft a small structure is shown. The enclosure in the north-east corner of the proposed development area is now divided into two. There are no other changes depicted within the proposed development area, aside from a long rectangular building now present at the west end of the site boundary which extends onto Walkergate.

5.37 CJ Sauthier's map of Alnwick in 1788 (Figure 8) records a slightly different layout to the buildings on Bailiffgate which are shown as two properties with two garden plots to the rear. The north-west corner of the proposed site is shown as formal gardens, with gardens also shown in the north-east corner of the proposed site. There is a dense band of trees shown along the eastern site boundary on the Peth.

5.38 The 18th century alterations at the castle had enabled it to be inhabited once more, and Derwentwater House was acquired by the Duke of Northumberland as the residence of his commissioner. The house must have been demolished prior to 1797 when the Duke had Bailiffgate House (HER 4519; LB 1041547) built for his commissioner James Dormer; it was designed by architect Vincent Shepperd who was also involved in the construction (AC.J.2.21.2). A rainwater head of 1797 on the building signifies the construction date and a late 18th/early 19th painting of Alnwick Castle from the river depicts the new Bailiffgate House prominent in the view adjacent to the castle (Alnwick Castle Archives: 04535). Mr Dormer was dismissed from the Duke's service in 1805 and the house was turned over to his replacement Sir David W Smith, who remained in residence until his death in 1837 (Alnwick Castle Archives: DNP: MS 69A/6).

5.39 In 1808, the Duchess of Northumberland, Frances Julia Percy, established a school for twenty girls (largely estate workers) in a house (now a residence) on Walkergate. The school provided girls from the age of 6 years with instruction in reading and needlework (<https://www.facebook.com/AlnwickMemories/>). By 1820 some 50 girls attended the school and so it moved to larger premises in a house on Canongate (http://www.dchs-alnwick.org/images/editor/Prospectus/ DCHS Prospectus _2019.pdf). The Duke's School for boys, was opened later in 1811, commissioned by the Duke of Northumberland (<https://www.facebook.com/AlnwickMemories/>).

5.40 John Wood's plan of Alnwick dates to 1827 (Figure 9) and records Bailiffgate House and alterations to the buildings within the proposed development area. The detached structures to the rear of Bailiffgate have been removed and the croft has been divided, with the east half possibly sectioned into gardens, with a small structure in the north-west corner. The ground south of the croft is shown as sloping and there is a pond in the enclosure off Walkergate; retaining walls (HER 4772; LB 1178700) along the frontage are also depicted. The building within the plot north of the church is recorded in the possession of Mr Holburn and may pertain to a malt

house (HER 4805). Conzen (1960, 50) notes that brewing was a significant industry in Alnwick by the early 19th century with four large breweries recorded in the town. There are no other changes recorded on Wood's map in the proposed development area.

- 5.41 The town continued to develop in the mid-19th century, and a Roman Catholic Church (HER 4556; LB 1155951, HER 4557; LB 1371330) was built on Bailiffgate in 1836, with a convent (HER 4555; LB 1371312) also on the road. Alnwick Castle was further renovated by Anthony Salvin for the 4th Duke (Northumberland County Council 2009b, 12).
- 5.42 The tithe plan of Alnwick in 1846 (Figure 10) depicts a similar layout within the proposed development area to that of Wood's plan, although the boundaries are better defined at this date, perhaps by stone walls. The map records that the Bailiffgate properties and their rear plots remained in the possession of the Duke of Northumberland. The southern parts of the proposed development area had different tenancies. Thomas Bell's survey of Alnwick some four years later records several tenants, including Robert Dawn and Ann and Elizabeth Clark. The north-east part of the site is documented as gardens with the possible malt house simply noted as a house and garden. Although the building in the north-west corner of the site appears to be within a plot to the west, it is recorded under the aforementioned tenancies.
- 5.43 The 1st edition Ordnance Survey map of 1860 (Figure 11) records the proposed development area in detail. The Bailiffgate properties are little altered and a small structure has been added in one of the rear plots. In the former croft to the north the gardens are shown and another small building and a greenhouse have been added. The two plots to the north of the croft are also depicted as gardens. A path leads off the Peth to the rear of the Bailiffgate plots into St Michael's Churchyard. The pond is now labelled as a spring and there are two further structures present to the north and north-east. The latter structure is probably the roofless building observed in the walkover survey. While the path from Walkergate to the churchyard is no longer shown, the malt house is labelled and there is a draw well to the south.
- 5.44 Bailiffgate House had continued to be used as the residence of the estate commissioners until the death of the 3rd Duke in 1852. The house was then leased as a dwelling with stable and gardens until the Duchess School took over the property in 1888 (http://www.dchs-alnwick.org/images/editor/Prospectus/DCHS_Prospectus_2019.pdf).
- 5.45 The 2nd edition Ordnance Survey map of 1897 (Figure 12) records little alteration to the proposed development area since the publication of the 1st edition map. The spring and draw well are no longer depicted and elements of the malt house have been removed, although it still named.

The modern period (1900 to present)

- 5.46 The Duchess School continued as a privately funded school into the 20th century and in 1900 another house in Bailiffgate was taken to be used as a hostel for the school (Alnwick Castle Archives: Agmt/A7995). In 1903 the school was recognised by Northumberland County Council as a County Secondary School (http://www.dchs-alnwick.org/images/editor/Prospectus/DCHS_Prospectus_2019.pdf). Several further

agreements are recorded with the school governing body between 1900 and 1907 including one concerning some 125 acres and another for use of No. 9 Bailiffgate as a staff hostel. The school buildings were probably modified around 1913 when the Duchal Papers refer to estimates for work at the school (DP/D71/238).

- 5.47 During the First World War, between January 1915 and June 1916, the girls at the Duchess School were moved out, with the building becoming the 8th Northumberland Voluntary Aid Detachment (VAD) Hospital. The hospital provided first aid, nursing and convalescence to wounded soldiers (http://www.donmouth.co.uk/local_history/VAD/VAD_hospitals.html).
- 5.48 The 3rd edition Ordnance Survey map of 1923 (Figure 13) does not reflect any changes to the buildings on Bailiffgate. The path from the Peth has been lined with trees and the tennis court had also been laid out by this date. Two additional small buildings are recorded within the proposed development area, one in the northern part and the other built onto the wall east of the tennis court.
- 5.49 The school continued to provide secondary education and was also used to host Girl Guiding, with meetings held every week from the 1940s to the 1960s (<https://www.facebook.com/AlnwickMemories/>).).
- 5.50 An aerial photograph of 1938 records a new classroom added to the rear of Bailiffgate House (EPW059886) and additional photographs of 1947/8 show two low brick buildings to the south-east of the tennis court and north of Bailiffgate House (EAW006068 & EAW006069). The changes are recorded on the 1960s edition Ordnance Survey map (Figure 14) which also records the removal of the malt house.
- 5.51 In 1966 a new school was built in Alnwick on Howling Lane and the Bailiffgate site was then used as an annexe initially concerned with 6th form teaching (<https://www.facebook.com/AlnwickMemories/>). The Bailiffgate annexe and the castle were also used for teacher training in the 1970s, and in 1978 mixed classes were introduced at the school (*Ibid*). Several minor alterations to the layout of the southern part of the proposed development area took place between the late 1960s and the early 1990s. These were largely related to landuse and boundary and plot divisions (Geoquest 1997).
- 5.52 The Duchess School on Bailiffgate closed in July 2016 as part of the amalgamation of three Alnwick Schools and a fourth in Seahouses (<https://www.northumberlandgazette.co.uk/news/end-of-era-as-school-heads-to-pastures-new-1-8024831>). The school moved to a new purposed built premises on the south-western edge of the town.

Scheduled ancient monuments and other designated heritage assets

- 5.53 There are two scheduled monuments (Lion Bridge SAM 1006568 & St. Mary's Chantry House SAM 1006596) within the study area. The proposed development area is within Alnwick Conservation Area which contains numerous Grade I, II* and II listed buildings. The Grade I Registered Park and Garden of Alnwick Castle is just to the north of the site boundary.

6. The buildings

Introduction

6.1 The former Duchess School buildings stand on Bailiffgate, at the south-east corner of the proposed development area (Photographs 43, 44). The buildings are now joined together, but they were formerly four separate houses. The largest is no. 2, at the corner of Bailiffgate and The Peth. This is an imposing three-storey four-bay building that is listed at grade II* (Appendix 2). A local history of the town states that it was built for the Duke of Northumberland's agent at the end of the 18th century (Deakin & Deakin 1988, 53) and this is confirmed by papers in the Castle archives. It stands on the site of a house once occupied by the Duke of Derwentwater, who was executed after the first Jacobite rebellion in 1715. Part of that house appears in an 18th-century painting at Alnwick Castle (John Bromley, 1781: ref. 03904/2). This shows a lower gabled building with two storeys and a dormer attic, mullioned-and-transomed windows with hood moulds and, possibly, a pantiled roof. The present no. 2 is marked as Bailiffgate House on Lambert's 1866 plan of Alnwick, but it was referred to as Derwentwater House at the time of the First World War. The name 'Bailiffgate House' may have been used for another building: it is understood that the house was taken over for the Duchess School in 1888, but Kelly's Directory for 1897 lists Bailiffgate House as occupied by a Mrs Lisle. The 1879 edition of the same directory listed two people called Lisle in Bailiffgate; Bertram Lisle was a barrister and William Lisle a "landed proprietor".

6.2 Something of the 19th-century development of the house can be seen from plans held at Alnwick Castle. Undated plans titled 'Alnwick Duchess School Proposed Alterations' (reference CoW/WB/Duke & Duchess Schools/D13/1) show the buildings at the rear in the same form as seen on Lambert's plan, with an open area near the north-west corner. These drawings show classrooms in the house and a covered playground / drill yard in the cellar, together with rooms for teaching cookery, laundry, ironing and dairying in the detached block to the north. It can be assumed that before the school took over, the north block housed the kitchen and other domestic offices. The service entrance was a passage that ran past the open area to the north-east corner of the present room [3]; the area provided light to that room's north window. The same general arrangement can be seen in plans drawn up in connection with improvements to the heating system in February 1909 (reference D13/4). The building was substantially changed when a new entrance was created between the house and the north block. These alterations appear on another set of undated plans, titled Alnwick Duchess School (reference D13/5); Ordnance Survey maps show that these changes had been made by 1923, and the general arrangement remains today.

6.3 There is much less historical evidence for the development of the other buildings. No. 4 Bailiffgate is a three-bay three-storeyed house with a plain symmetrical front that is lower than that of no. 2. It was once occupied by the Castle librarians (Deakin & Deakin 1988, 53). The house is listed at grade II. Nos 6 and 8 are parts of a three-storeyed single building with four bays and paired doors at the centre of the street face.

6.4 No. 2 Bailiffgate is described in *The Buildings of England* (Pevsner & Richmond 1999, 143):

"At the east end on the north side, the Duchess Girls School, originally built as the Estate Commissioners House, supposedly in 1797; a dignified tall five bay house

with Venetian stair windows at the rear. At the back are 1976 extensions by D.C. Jeffrey (the county architect) including two ashlar-faced blocks with tall and narrow windows set in pairs of recessed panels".

6.5 The Bailiffgate buildings have been examined inside and out and each room has been photographed. Pictures of all rooms that contain significant features are included in this report. In the description below, room numbers are given in square brackets and appear on the plans (Figures 15-18).

No. 2 Bailiffgate: exterior

6.6 This house is built of sandstone ashlar and its roof is concealed by a parapet above a moulded cornice (Photograph 45). There is a plat band between ground and first floors and a fenced area with pavement lights at the front of the building. The recessed front door has narrow side windows and a rectangular fanlight with an internal grille, all set under a shallow relieving arch on plain brackets (Photograph 46). The curved doorstep retains a boot scraper. The house shows three storeys on Bailiffgate but there are basement windows on the east face; this has a slightly projecting centre bay with a pediment within the parapet (Photograph 47). Much of the north face is covered by a lower service wing and extensions (Photograph 48). In the centre of the face, two Venetian windows light the staircase. These are flanked by downpipes with decorative lead rainheads, each with the inscription '17 DN 97' on its frieze (Photographs 49, 50). 1797 is the date when the house was built and 'DN', it is assumed, stands for 'Duke of Northumberland'.

6.7 The former domestic offices at the rear are in a separate two-storeyed building (Photograph 51). This is built of dressed stone and has a hipped roof; its staircase is in a lean-to block on the west side (Photograph 52). The original connection with the main house is hidden or altered by later additions (Photograph 53).

No. 4 Bailiffgate: exterior

6.8 Like no. 2, this house is faced with dressed sandstone. It is plainer in appearance than its neighbours, with plain sill bands and an arched door recess as its only embellishments (Photograph 54). It appears that the building contains elements of an older house. Only a small area of the north wall is visible in a yard at the rear (Photograph 55). The lower masonry here is less regular than that of the upper wall and the Bailiffgate face. The ground-floor window opening has a plain chamfer, while the stair and first-floor windows are plain; there is another plain chamfered opening in the adjoining lean-to (Photograph 56). Set rather awkwardly above the north window is an eroded coat of arms (Photograph 57). This is cut on a diamond-shaped block like a hatchment. The small quarterly coat at the centre is surmounted by a helm and the field around it is filled with foliage (Photograph 58). At first-floor level the stonework is more even, and on the east side of the stair window it is covered with cement render. This suggests substantial alteration or enlargement of a simpler building. A two-storey lean-to occupies the west half of the north face (Photograph 59). This is in two parts, the smaller north end being at an angle. Against the north wall there is an outside toilet against the yard wall (Photograph 60). The north end of the small irregular yard is closed by the timber wall of a classroom (Photograph 61).

No. 6-8 Bailiffgate: exterior

6.9 This pair of houses is built of sandstone ashlar with raised quoins and moulded architraves to the doors and windows. Like no. 4, it has plain sashes without glazing bars (Photograph 62). On the north side, there are two rows of outbuildings. Most of the range behind no. 6 is three storeys high; the section nearest to the house is marked on the 1866 Ordnance Survey Town Plan as a wash house. The east face of the range continues northward as the wall of the smaller enclosed yard (Photographs 63, 64); this now forms part of the west end of the timber classroom. Behind no. 8 are two lower lean-to sheds (Photograph 65). Between them, these sets of outbuildings cover about two-thirds of the north elevation of nos. 6-8, a face that is dominated by the large projecting bow of no. 8 (Photograph 66). A straight joint separates this impressive feature from the face of the house (Photograph 67) and this fact, together with the awkward junction between the bow and the lean-to range, suggests that this house has also been altered. It is notable that the staircase window here is the same as that in no. 4, and the intersecting pointed tracery of both reflects that of the Venetian windows on the staircase of no. 2.

No. 2 Bailiffgate: ground floor

6.10 The entrance hall [1] has a pair of opposed doors in each long wall; two of these are dummies, used to make a symmetrical arrangement (Photographs 68, 69). The narrow windows beside the six-panel front door have panelled shutters (Photograph 70). A ceiling cornice with rosettes runs up to a basket arch leading to the staircase; the opening is now closed by a modern screen (Photograph 71). The same cornice appears in the open well staircase [2]. The open-string stair has shaped tread ends and a narrow grip rail with a curtail (Photographs 72, 73). The plain square balusters, two to a tread, have been reinforced throughout by the school. The Venetian window fills most of the wall of the half landing; its outer lights have shutters, and the panelled arch has large scrolled brackets (Photograph 74).

6.11 On the west side of the hall, two reception rooms have been linked together [3]; the stubs of the internal wall are decorated with Ionic pilasters (Photograph 75). Both rooms have dado rails and deep fluted ceiling cornices decorated with paterae (Photograph 76). An entry in one of the Duke's letter books suggests that the design of the cornice was by Adam (Castle archives ref. DNP: MS 69A/2, p. 433). At the south end, two tall six-over-six pane sash windows stand in full-height panelled recesses with architraves and shutters (Photograph 77). The three-light window at the north end is partly covered outside by the low extension of room 8; inside, the bottom is boarded over (Photograph 78). The chimney breast in the northern part of the room is blind but an original Adam-style fireplace remains in the south section (Photograph 79). This has an acanthus moulding on the undermantel and the frieze is decorated with urns, swags and a central Classical group. The jambs have a diaper pattern flanked by paired columns that rise from plain foot blocks (Photographs 80, 81). The plain stone slips with quirk mouldings surround an arched iron register grate (Photograph 82).

6.12 There are two rather less grand rooms east of the hall. The southern [4] is unequally divided by an arch on shallow pilasters (Photographs 83, 84). Each part has its own ceiling cornice and a dado rail runs through both sections; the windows are like those in the south wall of [3] (Photograph 85). In the north wall of the larger west part is a shallow chimney breast with a simple painted fire surround; the tiled fireplace is a 20th-century alteration (Photographs 86, 87). A double door in the

thick wall at the north-east corner leads to room [5]. It is interesting that none of the old plans of the house held by the Castle Archives shows an internal wall on the line of the arch. The north-eastern room [5] has a three-light north window in a panelled opening and a sash on the east (Photograph 88). There is another deep panelled doorway in the west wall, and a fireplace with modern brick fill (Photograph 89). The frieze and central panel are decorated with swags and urns, and there are plain sandstone slips like those in room [3] (Photograph 90).

6.13 The back of the stairwell was altered when a new pupils' entrance was made in the early 20th century. The estate archive holds two sheets of undated plans showing these and other changes; the references are CoW/WB/Duchess School/D13/2 and 3. A broad arched opening was created under the half landing, with steps down into a new flat-roofed entrance hall [6]. This was originally lit by windows on the east and a central skylight, now gone, and there were lavatories against the east wall (Photographs 91, 92). A door at the north-west leads to a passage [7] and two more doors beside this open into a bare former cloakroom [8] (Photographs 93, 94). A narrow featureless cupboard [9] at the west end of the passage was formerly a stair to the cellar and later a larder. Like the adjoining section of the passage [7], it has a 20th-century jack-arched roof (Photograph 95). The large old block at the rear of no. 2 contains a single room [10] on the ground floor. The archive plans mark the south end of this as the kitchen and the north end the laundry, with an entrance lobby and drying room between the two. Two large fireplaces are shown on the west wall. The southern of these remains (Photograph 96) but this is the only survival of the former arrangements (Photograph 97).

No. 2 Bailiffgate: cellar

6.14 The alterations that created the pupils' entrance [6] also entailed widening the stair to the cellar. The timber staircase [11] ends in a bare lobby (Photograph 98) with access to a large central room [12]. The vault is carried on stone piers and a cast-iron column and there pavement lights at the south end (Photographs 99, 100). The former staircase [13] at the north end is now a bare store (Photograph 101). A smaller room at the north-west [14] houses a boiler and the south-west room [15] is a bare store with a glazed-brick opening below its pavement light (Photographs 102, 103). A brick-walled coal store [16] has a delivery chute with iron beams (Photograph 104). The fall of the ground from the front to the back of the house allows the large vaulted room at the north-east [17], last used as a girls' lavatory, to have windows on the north and east sides (Photographs 105, 106). There is a second coal store [18] with a chute under the hall (Photograph 107) and another large vaulted room [19] at the south-east corner (Photograph 108).

No. 2 Bailiffgate: first floor

6.15 There are now four rooms on the first floor. The staircase [20] and landing [21] are now divided by a modern glazed fire protection screen; the rosette ceiling cornice has been cut and reformed at either side of the insertion. There are two doors between the landing and the east room [25], the northern deeply recessed, and two to the small south room [24]. The western of these is a dummy, added to maintain symmetry; there are two more doors the western rooms [22, 23] (Photographs 109, 110). The north-west room [22] has a simple ceiling cornice, a blind chimney breast and a tripartite north window, altered to make a fire esc ape (Photographs 111, 112). The south-west room [23] retains its fireplace, with a plain surround and a good early 19th-century register grate (Photographs 113-115). In the east wall there

is a blocked door to the small dressing room [24] (Photograph 116). This room is largely featureless; the window matches those of room [23] (Photograph 117). Two rooms have been knocked together to create the large east room [25] (Photographs 118, 119). There is a plaster cornice above a modern suspended ceiling and the stub of the original internal wall can be seen (Photograph 120). Each half retains its fireplace. The northern is rather plain and heavy, with an arched iron grate (Photograph 121); the southern is a flat-fronted hob grate in a simple slender surround (Photograph 122).

6.16 The first floor of the former kitchen block is a single large room [26]. The roof trusses and iron tension bars are exposed and there are dormer windows in the east wall (Photographs 123, 124). The original staircase was inside this room, which was in three parts. A bare cupboard at the head of the present stairs, on the west side, occupies the position of a later staircase that ran round the north end of the present room [43] (Photograph 125).

No. 2 Bailiffgate: second floor

6.17 The staircase and landing [27, 28] are divided by a modern screen as on the first floor (Photograph 126). The large Venetian window has scrolled brackets (Photograph 127). On both sides of the stairwell, the original pairs of rooms have been linked together. On the west, room 29 has a three-light north window and large skylights; a long cupboard [30] on its north-east side was formerly a lavatory (Photographs 128, 129). The larger south section contains two panelled 3/6 sash windows and there is a fireplace in the west wall (Photograph 130). The surround is simple and the sandstone slips match those seen on the other floors; there is a foliated hob grate (Photograph 131). The small room [31] on the south of the landing is a plain store (Photograph 132).

6.18 The large east room [32] is arranged like [25] on the floor below, with a three-part north window, a single small sash on the east and two full-height sashes at the south end (Photographs 133, 134). Each of the old rooms retains its fireplace. The northern is a raised hob grate in a simple surround with stone slips; the ironwork is decorated with urns and a diaper pattern (Photograph 135). The southern is in a similar surround but has a register grate with scrolled decoration (Photograph 136).

No. 4 Bailiffgate: ground floor

6.19 A central hall [33] has a plaster arch to a replaced staircase [2] (Photograph 137). It was originally flanked by two similar reception rooms, but the western [34] has been subdivided to create a corridor that links this house to no. 6. This west room has shuttered sash windows and a ceiling cornice that runs through the corridor (Photographs 138, 139). The east room [35] a cornice with a picture rail, and a broad sideboard recess in the north wall (Photograph 140). The chimney breast is blind (Photograph 141). The modern stair rises over a rear lobby [36] with doors to the enclosed yard, to room [37] and to the cellar (Photograph 142). The north-west room [37] is entirely bare, and gives access to a small service range with another two bare rooms [38, 39] (Photographs 143-145). East of the lobby and yard are two rooms [40, 41], shown on the 'Proposed Alterations' plan as a music room. The larger north room is now simply a corridor (Photograph 146) and the south end is a store with a blocked fireplace in its south-east corner (Photograph 147).

6.20 The corridor [40] leads down four steps into a large lean-to built against the west face of the kitchen block. The 'Proposed Alterations' plan shows this room [42] as the teaching dairy and ironing room; by the 1920s it was marked as 'corridor dining room'. A stair on the east wall leads to the first floor of the kitchen block (Photograph 148). The north end of the old room has been cut off and there is now a bare modern corridor [43] leading to the 1976 block (Photograph 149). On the west side there is a classroom [44] that was created by inserting glazed timber walls across the north end of the yard (Photographs 150, 151). A narrow block [45] on the north end of the old kitchen houses lavatories (Photograph 152) and beside this is a link to the 1976 block. This is built of brick, concrete and steel with a sandstone skin, and contains a lobby and corridor [46] and four large classrooms [47-50], all similar in arrangement (Photographs 153-157). There are smaller studios attached to rooms [49] and [50].

No. 4 Bailiffgate: cellar

6.21 A straight stair from lobby [36] leads south to a narrow room [51] with a set of brick and stone wine bins (Photograph 158). The larger room [52] to the east has a coal chute and a projection for the chimney breast above (Photograph 159).

No. 4 Bailiffgate: first floor

6.22 The simple open-string staircase [53] has a grip rail and plain stick balusters like those in no. 2; a tall stair window lights the landing, which has deep panelled openings to the front rooms (Photographs 160, 161). There were formerly two rooms at the front. These have been knocked together to make one large classroom [54], but each half retains its cornice. The west room has a blind chimney breast and a modern door to the next house (Photograph 162); the east has a dummy door to room [56] and a pair of old cupboards flanking the central fireplace, which has been removed (Photographs 163, 164). The single-pane sash windows have panelled shutters (Photograph 165). The small rooms at the north-west and north-east [55, 56] are bare. The eastern has a corner fireplace like that in [41] on the floor below (Photographs 166, 167). A steep, narrow doorway in the north-west room [55] leads to two rooms that extend into the roof space of the rear range. The larger [57] has a Whitby sash window, the smaller [58] is a bare room with a cupboard (Photographs 168, 169).

No. 4 Bailiffgate: second floor

6.23 The staircase rises to a short landing [59]; the stair window is damaged and boarded up (Photograph 170). As on the first floor, the front rooms have been joined to make a single classroom [60] with a blind chimney breast at its west end (Photograph 171). The ceiling cornices were abruptly truncated when the rooms were knocked together (Photograph 172). As on the floor below, the east end has no chimney; there is a cupboard at the south side (Photograph 173). All of the windows have single pane sashes under shallower fixed lights (Photograph 174). Two small attic rooms [61, 62] flank the landing (Photographs 175, 176).

Nos. 6-8 Bailiffgate: ground floor

6.24 These two houses were built as one and have been combined by the school, so they are described together here. Only the eastern of the two front doors is now in use. This leads to a bare hall and corridor [63] that connects the ground-floor rooms, two staircases and the neighbouring house (Photographs 177, 178). At the west end, two

rooms have been joined to make a classroom [64] that extends from the front of the house into the large bay at the rear. The former front room has a chimney breast and ceiling cornice (Photograph 179); in the south wall is the old front door and a full-height window opening (Photograph 180). The cornice suggests that the door opened directly into the room, as there is no sign of an internal hall or lobby. The north wall is curved and has a wide 8/8-pane sash window, set off-centre to accommodate the rear range (Photographs 181-182). Old panelled cupboards run along the east wall (Photograph 183). It appears that these may have been designed to allow access to the old staircase [68], thought there is no trace of a door today. The single-storey rear range contains two rooms with their floors below those in the house. The larger room [65] had a chimney breast on its west wall and was probably a kitchen; the school used it for pottery. Fallen plaster above the door to the yard reveals the joist ends of a flat ceiling (Photographs 184, 185). The small north room [66] was used for kilns (Photograph 186).

6.25 East of the present entrance, the old front room [67] of no. 6 is now separated from the corridor by a light partition with borrowed lights. This room is entirely bare (Photograph 187). The western of the two staircases [68] is the older of the two and it has a tall window like that in the stairwell of no. 4. It is a plain open-string construction with square stick balusters and a thin rail, set in a narrow east-west well (Photograph 188). There are stairs below to the cellar, and a door to the yard. The eastern staircase [69] is a plain modern alteration; a door at the rear leads to lavatories for pupils and teachers [70, 71] (Photographs 189-191). These are in a two-storey rear wing (Photograph 63); a shed at the north end of this block was inaccessible at the time of the survey.

Nos. 6-8 Bailiffgate: cellar

6.26 The cellar lies under no. 8 and has two rooms; the larger [72] was subdivided to make a coal store and another room at its west. It was last used for the boiler, but a wooden door in the coal chute can be seen (Photographs 192, 193). The smaller east room [73] houses wine bins (Photograph 194).

Nos. 6-8 Bailiffgate: first floor

6.27 The staircase sweeps across the tall window above the first-floor landing [74] (Photograph 195). To its west is a large room inn the rear bow [75]. When it was examined most of the ceiling had been stripped, but part of a wide floral ceiling cornice remained, above a picture rail (Photographs 196, 197). The south wall has a central door, now blocked and there is a niche, shallower than the original feature, beside the blank chimney in the west wall (Photograph 198). A horizontal timber for fixing a low dado rail remained behind the modern wallpaper (Photograph 199). The north wall is dominated by the large tripartite sash window (Photographs 200, 201). As in no. 4, two original front rooms have been joined to make one classroom [76]. This retains few original features, apart from window and door architraves (Photographs 202-204). There are four doors and a central recess in the north wall (Photograph 205); the eastern is now a panelled cupboard, but was formerly a link with the predecessor of the modern staircase [69/77/83] (Photograph 206).

6.28 The modern stair [77] shows no sign of the door from the front room [76] (Photograph 207). Its landing leads to three rooms in the rear wing. The largest of these [78] has a wide west window and a bare store room [79] at its south end

(Photographs 208, 209). The north end is a lower room [80], also quite plain (Photograph 210).

Nos. 6-8 Bailiffgate: second floor

6.29 The head of the old staircase [81] has a low ceiling with a dormer, and leads into the centre of a single long room [82] at the front of the house (Photograph 211). Sections of ceiling cornice at either end show that there were formerly three rooms here. The one at the west end was the largest, with two windows (Photograph 212); that at the east had a similar cornice and a single window (Photograph 213). The narrow middle room does not appear to have had a cornice and its only feature is a loft hatch (Photograph 214). The shape of a chimney breast can be seen at the west end but nothing more remains (Photograph 215). At the rear, the modern stairwell [83] has a single window and leads to the top floor of the rear wing (Photographs 216, 217). Here there are two similar rooms with projecting timber bay windows [84, 85]; the coved cornice shows that they were once a single room (Photographs 218, 219). A small cupboard in the north wall of [85] adjoins brick flues from the inaccessible ground-floor sheds (Photograph 220).

Other structures

6.30 At the rear of the Bailiffgate houses there are several other detached structures. The largest is a housed a sports hall, changing rooms and classrooms (Figure 2, Photograph 221); this is contemporary with the 1976 classroom block at the rear of no. 4. It is flanked by two low brick sheds with flat roofs, both now bricked up and heavily overgrown (Photographs 222, 223). The original function of these is unknown; 20th-century air photos suggest that these were used as sheds for garden or games equipment. North of the gymnasium building is an older structure, now almost completely covered with ivy and partly cut into the natural slope (Photographs 224, 225). This is all that remains of a former glasshouse in the garden of no. 2 Bailiffgate. Some joist holes for the glasshouse roof can be seen in the partly exposed south face (Photograph 226).

6.31 The modern buildings, which were inaccessible at the time of this survey, are of no historic or architectural significance; they have been recorded by external photographs.

7. The potential archaeological resource

7.1 There is little evidence for prehistoric or Roman activity within the study area, and limited potential for a resource of this date to be present within the proposed development area.

7.2 Previous archaeological works have established that significant and substantial medieval deposits exist within the proposed development boundary. These relate to the medieval street front of Walkergate and burgage plot activity. Remains of post-medieval date were also recorded. Extensive cellaring is recorded along Bailiffgate and any archaeological resource here, with the exception of a small area under no. 6, is likely to have been removed. To the rear of the frontage evidence for burgage plot activity may survive under the modern buildings.

8. Assessment of the buildings

8.1 The Bailiffgate buildings are listed, and thus considered to be of national significance. All of them have been extensively altered to fit them for use by the school. Original walls have been removed and modern ones have been inserted, and the separate houses have been joined together. A modern staircase has been installed at no. 6, removing traces of its predecessor. A number of significant features remain, notably the fireplaces and some plaster mouldings in No. 2. Modern buildings at the rear of the school, comprising the 1976 teaching blocks and two featureless brick sheds, are of no historic or architectural significance. A single fairly complete garden building, the former glasshouse of no. 2, remains. This is inaccessible and overgrown but the roof appears to be at least partly complete.

9. Impact assessment

9.1 The proposed development has the potential to impact upon the archaeological resource through ground reduction and the construction of foundations and associated services.

9.2 Conversion of the buildings will have an impact on the listed fabric. This may be positive, in that some intrusive modern elements may be removed. The extent and severity of the impact will depend on the design of the conversion work.

10. Recommendations

10.1 It is recommended that the archaeological resource identified within the proposed development area is recorded through excavation where it is impacted upon.

10.2 It is also recommended that the historic fireplaces are retained, and that any fabric revealed during the alteration works in the Bailiffgate houses is recorded.

10.3 It is recommended that the former glasshouse building behind the gymnasium block is examined and recorded before it is removed.

11. Sources and references

Cartographic sources

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A. No. 2, Grant - Ralph Sandforth son and heir to John Sandforth to Ralph Lindsay, 19 March 1434

A. No. 3, Grant - Ralph Lindsay to John Bradley, 29 May 1506

A. No. 4, Release - Ralph Bradley and Marg[are]t his wife to John Gray, 26 July 1547.

A. No. 5, Partition - George Gray and Rawffe Gray, brother of the said George, 20 May 1557

A. No. 7, Bargain & Sale - Geo[rge] Gray to W[illiam] Gray, elder brother of the said George Gray., 8 June 1557

A. No. 10, Feoffment - John Gray to Kathern Fenwick., 19 Aug 1630

H. No. 2, Memo - Sir Francis Radcliffe to George Clark, 11 Mar 1679

AC.M.I.8, Mr Edward Cook's letter to Francis Anderson, 1716

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DNP: MS 69A/6 Duke of Northumberland's Letter book, 1805-1806

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Paintings Riding the Fair - A Procession leaving Alnwick Castle [03731], late 18th century

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Alnwick Castle from the river [04535], late eighteenth to early nineteenth century

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Aerial photographs and LiDAR data

Aerial photos and satellite images were viewed on-line at <http://www.britainfromabove.org.uk/> [Images-EPW059886, EAW006068 & EAW006069], GoogleEarth and <https://www.cambridgeairphotos.com/>. LiDAR data for the area was also consulted using <https://houseprices.io/lab/lidar/map> etc....

Geotechnical works

No records of geotechnical works within the proposed development area were identified for this assessment.

Appendix 1: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 500m from the site).

Historic Environment Record and designated heritage assets

(PRN = Public Record Number, Designation - SAM = Scheduled Ancient Monument, LB=Listed building,

P & G=registered Park and Garden)

PRN	Designation	Description	Grade	Date
	P&G 1001041	Alnwick Castle	I	
4495		Human remains		medieval/post-medieval
4498	LB 1041415	St Mary's Chantry House	II*	medieval
4499		Site of a cross in Bailiffgate		medieval
4507	LB 1371308	Alnwick Castle	I	medieval
4517	LB 1041546	Church of St Michael	I	medieval
4518	LB 1178596	Lion Bridge	I	1773
4519	LB 1041547	No 2 Bailiffgate	II*	c.1791
4520	LB 1371332	No 1 Bailiffgate	II*	early 18th century
4521	LB 1371371	No 35 Narrowgate	II*	early 18th century
4522	LB 1041425	Nos 31 And 33 Narrowgate	II*	early 19th century
4523	LB 1041444	Pottergate Tower	II*	medieval/post-medieval
4524	LB	No 26 Dispensary Street	II*	pre-1819
4525	LB 1156885	No 27 Fenkle Street	II*	early 19th century
4538		Castle Well		uncertain
4544	LB 1178598	St James United Reformed Church	II	1884-5
4552	LB 1371310	Churchyard gates of the Church of St Mary and St Michael, Bailiffgate	II	mid-19th century
4553	LB 1371311	No 4 Bailiffgate	II	early 19th century
4554	LB 1041548	Nos 6 and 8 Bailiffgate	II	18th century
4555	LB 1371312	West wing of the convent of the Sisters of Mercy, Bailiffgate	II	18th century
4556	LB 1155951	Roman Catholic Church of St Mary, Bailiffgate	II	1836
4557	LB 1371330	Piers and railings in front of the Roman Catholic Church of St Mary, Bailiffgate	II	post-medieval
4558	LB 1041506	No 14 Bailiffgate	II	late 18th/early19th century
4559	LB 1371331	Nos 16 to 20 (even) Bailiffgate	II	early 19th century
4560	LB 1041507	Nos 22 to 26 (even) Bailiffgate	II	early 19th century
4561	LB 1041508	Nos 28 and 30 Bailiffgate	II	early 19th century
4562	LB 1041509	Nos 1A and 1B Bailiffgate	II	18th century
4563	LB 1371333	No 1C Bailiffgate	II	18th century
4564	LB 1041510	Nos 5 and 7 Bailiffgate	II	19th century
4565	LB 1371334	Nos 9 and 11 Bailiffgate	II	early 19th century
4566	LB 1041511	Nos 13 and 15 Bailiffgate	II	late 18th century
4567	LB 1041512	Nos 17 and 19 Bailiffgate	II	18th century
4568	LB 1371335	No 21 Bailiffgate	II	post-medieval
4579	LB 1041518	No 46 Bondgate Within	II	late 18th/early19th century
4580	LB 1303056	No 48 Bondgate Within	II	early 19th century
4581	LB 1041519	Nos 50 and 52 Bondgate Within	II	late 18th/early19th century
4582	LB 1041520	No 54 Bondgate Within	II	early 19th century
4583	LB 1156054	No 56 Bondgate Within	II	17th/18th century
4584	LB 1041521	Nos 58 and 60 Bondgate Within	II	medieval/post-medieval
4596	LB 1302987	Nos 69 to 75 (odd) Bondgate Within	II	c.1720
4611	LB 1371324	Retaining wall to churchyard, Canongate	II	post-medieval
4612	LB 1156264	No 13 Canongate	II	late 18th century
4634	LB 1302866	The Kennels, Dairygrounds	II	mid-19th century

PRN	Designation	Description	Grade	Date
4635	LB 1371328	Houses occupied by Mr Wilkinson and Mr Sparks, The Dairygrounds	II	early 19th century
4646	LB 1041469	No 14 Fenkle Street	II	early 18th century
4647	LB 1041470	Nos 16 and 18 Fenkle Street	II	early 19th century
4648	LB 1371353	No 20 Fenkle Street	II	18th/19th century
4649	LB 1041471	No 22 Fenkle Street	II	18th century
4654	LB 1041475	No 31 Fenkle Street	II	early 19th century
4655	LB 1041476	No 37 Fenkle Street	II	early 19th century
4656	LB 1156891	No 39 Fenkle Street	II	early 19th century
4657	LB 1372335	Coates the Printers, New Row	II	1886
4713	LB 1041466	Nos 1 to 5 (odd) Narrowgate	II	mid-19th century
4714	LB 1371369	No 7 Narrowgate	II	mid-19th century
4715	LB 1041424	No 9 Narrowgate	II	early 19th century
4716	LB 1371370	No 11 Narrowgate	II	1835
4717	LB 1040426	Dorothy Foster Court, Narrowgate	II	post-medieval
4718	LB 1041427	Nos 8 to 14 (even) Narrowgate	II	18th century
4719	LB 1371372	No 16 Narrowgate	II	18th century
4720	LB 1041428	No 18 Narrowgate	II	18th century
4721	LB 1371373	Nos 20 and 22 Narrowgate	II	1831
4722	LB 1041429	No 26 (Black Swan Public House) Narrowgate	II	18th century
4723	LB 1041430	No 28 Narrowgate	II	1790
4724	LB 1041431	No 30 Narrowgate	II	early 19th century
4725	LB 1041432	No 32 (Ye Olde Cross Public House 'Dirty Bottles') Narrowgate	II	post-medieval
4726	LB 1178449	No 34 (The Kiln) Narrowgate	II	early 19th century
4727	LB 1041433	No 36 Narrowgate	II	c.1830
4728	LB 1041434	Nos 1 to 3 (consec) Northumberland Street	II	early 19th century
4729	LB 1041435	Nos 9, 10 and 10A Paikes Street	II	early 19th century
4750	LB 1041445	Pant, Pottergate	II	1875
4751	LB 1178597	Nos 1 and 2 Pottergate	II	c.1830-40
4752	LB 1371359	Duke's Cottages [Nos 1 to 6 (consec)], Pottergate	II	1948
4771	LB 1041412	No 3 Walkergate	II	18th/19th century
4772	LB 1178700	Retaining walls, Walkergate	II	early 19th century
4773	LB 1041413	No 5 Walkergate	II	early 19th century
4774	LB 1041414	No 7 Walkergate	II	early 19th century
4775	LB 1178706	No 14 Walkergate	II	late 18th/early19th century
4776	LB 1371364	Nos 24 and 26 Walkergate	II	early 19th century
4778		Half Moon Inn		post-medieval
4786		Alnwick Town Mills		post-medieval
4787		Fulling Mill		post-medieval
4788		Dye House		post-medieval
4789		School		post-medieval
4790		School		post-medieval
4791		Cannongate Pant		post-medieval
4804		Mill		post-medieval
4805		Malt House		post-medieval
4818		Nonconformist Meeting House		1723
4819		Presbyterian Meeting House		post-medieval
4825		Bridge at Alnwick		medieval
4828		One of three areas bordering Anglian route ways which form the nucleus of the conjectured early		early medieval
4829		One of three areas bordering Anglian route ways which form the nucleus of the conjectured early		early medieval
4832		Narrowgate Tower		medieval
4833		Bailiffgate		medieval
4835		Burgages		medieval
4836		Burgages		medieval
4838		Walkergate, burgages		medieval
4839		Cannongate, burgages		medieval
4844		Burgages, northern end of Narrowgate		medieval

PRN	Designation	Description	Grade	Date
4845		Burgages, northern end of Narrowgate		medieval
4846		Burgages, north side of Pottergate		medieval
4847		Burgages, south side of Pottergate		medieval
4854		Development between Canongate and Walkergate		1622-1774
4855		Development between Canongate and Walkergate		1622-1774
4859		Development southern end of Northumberland Street		1622-1774
4885		Expansion west of Back Way		19th century
4894		Rope Walks		post-medieval
12189		Coin of Constans (AD 346-350)		Roman
14001		Pits and well at Pottergate		medieval
14002		Building at Pottergate		medieval
14003		Wall at Pottergate		post-medieval
14004		Remains of building at Pottergate		post-medieval
14005		Floor at Pottergate		post-medieval
14006		Pits and building at Pottergate		post-medieval
14007		Building at Pottergate		post-medieval
23462		Garden wall, Alnwick Castle car park area		post-medieval
23470		Pit on land to the rear of Narrowgate House		post-medieval
23471		Remains of glasshouse to rear of Narrowgate House		post-medieval
23472		Pit on land at Narrowgate House		medieval
23473		Gully on land to the rear of Narrowgate House		medieval
23474		Pit on land to the rear of Narrowgate House		medieval
23475		Wall on land to rear of Narrowgate House		post-medieval
23476		Stable and carriage house to rear of Narrowgate House		post-medieval
23477		Garden wall at Narrowgate House		post-medieval
23797		Remains on land at Walkergate, Alnwick		medieval
26932		Loopholes in building overlooking the Lion Bridge		20th century
27543		Rifle range behind No 27 Fenkle Street		20th century

Previous archaeological interventions

PRN	Description
E1	Trial trenching: Beals Yard Militia Barracks
E237	Watching brief: Market Street, Alnwick
E317	Watching brief: Beal's Yard
E344	Desk-based assessment: Safeway supermarket, Alnwick
E354	Desk-based assessment: Pottergate
E391	Watching brief: The Peth and Bow Alley
E406	Trial trenching: Pottergate
E442	Excavation: Pottergate
E13190	Trial trenching: Inksters Yard
E13194	Desk-based assessment: Inksters Yard
E13229	Trial trenching: Beal's Yard
E13296	Watching brief: Greenwell Road
E13332	Survey: The Alnwick Castle Gardens
E13333	Survey: The Alnwick Castle Gardens
E13537	Trial trenching: 29 Bondgate Within, Alnwick
E13591	Desk-based assessment: Walkergate, Alnwick
E13628	Desk-based assessment: Beals Yard, Alnwick
E13636	Desk-based assessment: The Maltings and Bolams Mill
E13642	Trial trenching: Beals Yard
E13706	Watching brief: Alnwick Castle
E13708	Trial trenching: Alnwick Castle Car Park
E13709	Trial trenching: Clayport Street, Alnwick
E13851	Watching brief: The Maltings and Bolams Mill
E13858	Watching brief: Alnwick Castle car park
E13878	Trial trenching: St Andrew's Hall
E13880	Watching brief: Alnwick Castle

PRN	Description
E13967	Survey: The Chantry
E13993	Trial trenching: Alnwick Castle Garden (tr2)
E14208	Trial trenching: land at Narrowgate House
E14209	Building recording: Land to rear of Narrowgate Hou
E14218	Watching brief: 27 Fenkle Street
E14266	Trial trenching: Walkergate Alnwick
E14270	Excavation: Clayport street alnwick
E14365	Watching brief: Beals Yard
E14543	Watching brief: Hotspur St & Bondgate Without
E14591	Watching brief: Former Blackshaw's Garage
E14725	Desk-based assessment: Alnwick Castle prop greenhouse
E15018	Watching brief: 16 Bailiffgate
E15020	Watching brief: 56 Bondgate Within
E15026	Watching brief: Alnwick parish church
E15090	Desk-based assessment: 19 Fenkle Street
E15535	Desk-based assessment: 27 Fenkle Street, Alnwick
E15597	Post-excavation assessment: Alnwick gardens
E15804	Survey: of Lanes
E15817	Watching brief: Bondgate Within, Alnwick
E16030	Watching brief: Greenwell Road car park
E16053	Desk-based assessment: Alnwick Castle Estate Offices
E16054	Building survey: Alnwick Castle Estate Offices
E16124	Desk-based assessment: 31-33 Narrowgate Alnwick
E16265	Evaluation: Former Oddfellows Arms

Appendix 2: Listing descriptions

2, BAILIFFGATE

List Entry Number: 1041547 Grade: II*
Date first listed: 20-Feb-1952

BAILIFFGATE 1. 5330(North Side) No 2 NU 1813 NE 2/3 20.2.52. II* G 2.

The Duchess's Girls School, formerly Derwentwater House. Reputedly built in 1797. Three storeys and basement. Five windows. Plain ashlar, ground floor plat band, cornice and parapet. Glazing bar sash windows. Central doorway with side lights below a relieving arch. Six panel door - top 2 raised and fielded; patterned rectangular light above; brackets to lintel. Curved doorstep. Closed area. East elevation; 3 bays with plat band and cornice returned; central bay breaks forward and has a pediment within the parapet. Rear: 3 bays. Tripartite windows with relieving arches 1st and ground floors. Venetian windows with pointed glazing in centre light to centre of 1st and 2nd floors. Interior: fine carved Adam style chimney pieces.

4, BAILIFFGATE

List Entry Number: 1371311 Grade: II
Date first listed: 25-Aug-1977

BAILIFFGATE 1. 5330(North Side) No 4 NU 1813 NE 2/4 II GV 2.

Early C19. Three storeys, 3 windows. Ashlar with plat band and 1st floor cill band and moulded eaves cornice. Plate glass sash windows. Central doorway framed under relieving arch. Six panel door. Slate roof.

6 AND 8, BAILIFFGATE

List Entry Number: 1041548 Grade: II
Date first listed: 20-Feb-1952

BAILIFFGATE 1. 5330(North Side) Nos 6 and 8 NU 1813 NE 2/5 20.2.52 II GV C18.

Three storeys. Four windows. Ashlar with raised quoins and architraves to windows and doors. Eaves band to slate roof. Plate glass sash windows. Half glazed doorway in centre.



Photograph 1: View along north edge of former allotment gardens, looking north-west



Photograph 2: View along west edge of former allotment gardens, looking south



Photograph 3: View along west edge of former allotment gardens, looking north



Photograph 4: View along south edge of former allotment gardens, looking east



Photograph 5: South side of former allotment gardens, looking west



Photograph 6: Hedges in former allotment gardens, looking south-west



Photograph 7: Access off Walkergate, looking north-west



Photograph 8: Access off Walkergate, looking north



Photograph 9: Access off Walkergate, looking south-west



Photograph 10: Possible building remains in former allotment gardens, looking south-west



Photograph 11: Possible building remains in former allotment gardens, looking south



Photograph 12: Possible building remains in south-west corner of former allotment gardens, looking south-west



Photograph 13: View of former school ground with tennis court in distant ground, looking north-west



Photograph 14: Old tennis court, looking north-east



Photograph 15: Terrace south of tennis court, looking south-east



Photograph 16: Terraced ground west of tennis court, looking south



Photograph 17: View along northern edge of area north of tennis court with retaining walls (left), looking south-east



Photograph 18: Area to east of tennis court with soil mound and retaining walls in background, looking south



Photograph 19: Arched gateway with retaining walls either side, looking north-west



Photograph 20: View of arched gateway from Walkergate, looking south-west



Photograph 21: Roofless building attached to stone wall, looking south-east



Photograph 22: View of access road and graveyard to the north of tennis court area, looking north-west



Photograph 23: View of access road past retaining walls, looking east



Photograph 24: Curving stone wall in south-east corner of tennis court area, looking east



Photograph 25: West walled garden from south-west corner, looking north-east



Photograph 26: View along north edge of west walled garden with remains of greenhouse frame, looking west



Photograph 27: West walled garden from north-east corner with former school building, looking south-west



Photograph 28: Gateway through north wall of west walled garden, looking north



Photograph 29: East walled garden from north-west corner, looking south



Photograph 30: East walled garden from south-east corner, looking north-west



Photograph 31 (left): Steps up to terrace above walled gardens, looking north

Photograph 32 (below): Dense vegetation in passage way on east side of east walled garden, looking north





Photograph 33 (above):
View of arched gateway in
stone wall north of east
walled garden, looking
south-west



Photograph 34: (left) Trough
in retaining wall off
Walkergate, looking south



Photograph 35: Retaining walls along Walkergate, looking south-east



Photograph 36: Access road off the Peth and stone walls on eastern side of proposed development area, looking north-west



Photograph 37: Access road, looking west



Photograph 38: View of yard to rear of nos.6 & 8 Bailiffgate, looking south



Photograph 39: View of yard to rear of nos. 6 & 8 Bailiffgate, looking east



Photograph 40: Passage to rear of nos. 6 & 8 Bailiffgate, looking south



Photograph 41: Rear of school building with retaining wall, looking east



Photograph 42: Yard to rear of nos.4 & 6 Bailiffgate, looking north



Photograph 43: The Bailiffgate houses and the barbican of Alnwick Castle



Photograph 44: The south face of the former Duchess's School block



Photograph 45 (above): No. 2
Bailiffgate



Photograph 46 (left): The door of
no. 2, with the area railings,
curved step and boot scraper



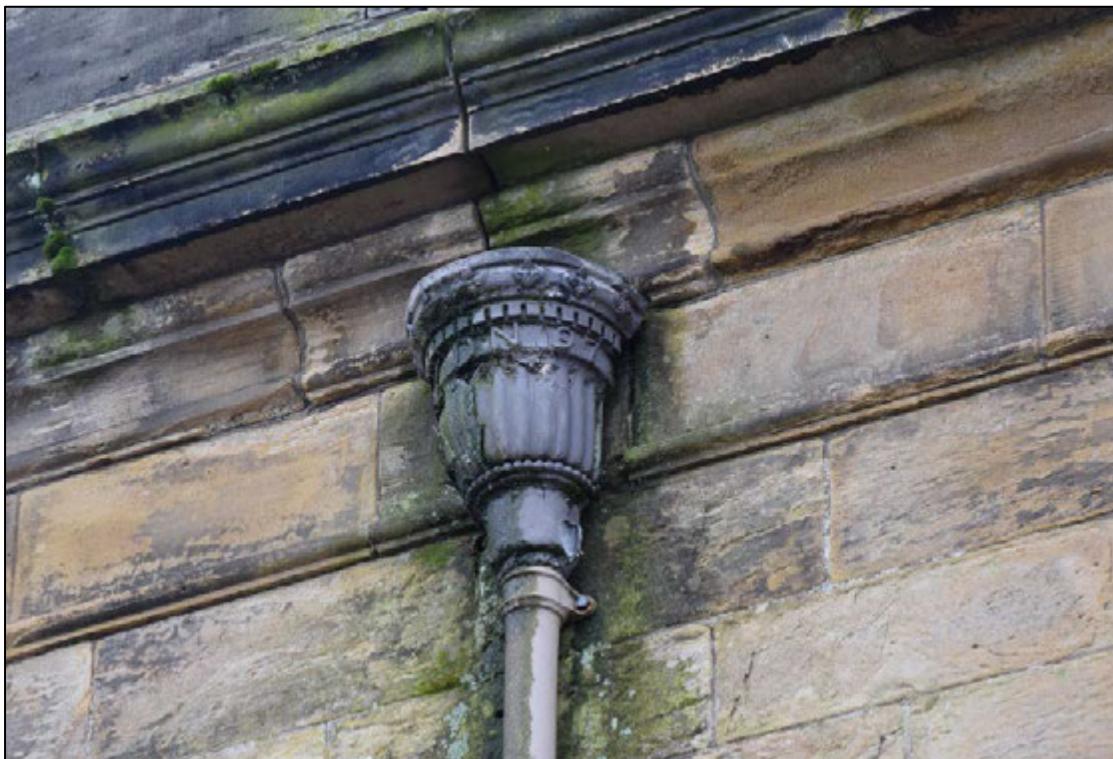
Photograph 47: The east face of no. 2. Note the boarded up windows to the cellar rooms 19 (left) and 17, and the blind second-floor window in room 32



Photograph 48: The north face of no. 2, showing the Venetian windows on the stairs. In the foreground is the school entrance block, present in the 1920s. Design drawings show that the rough panel above the door was intended to carry the Duke's crescent badge



Photograph 49: Detail of the parapet, cornice, rainheads and upper stair window



Photograph 50: The eastern rainhead. The lead inscription reads '17 DN 97'



Photograph 51: The former kitchen block behind no. 2. A view looking north-west



Photograph 52: The windows of room 42 on the west of the old kitchen block, seen from the internal yard behind no. 4



Photograph 53: Room 40 and the back door of no. 4



Photograph 54: No. 4 Bailiffgate, home at different times to the Castle librarian and the headmistress of the Duchess's School



Photograph 55 (left): The back wall of no. 4 shows different stonework around the lower window that higher up; left of the tall window, the wall is rendered. Note the coat of arms above the lower window



Photograph 56 (below): The west range behind no. 4, at the right in the picture above. The blocked door was to room 38



Photograph 57: Detail of the rear wall of no. 4, showing changes in stonework and the lozenge-shaped stone with the coat of arms



Photograph 58: The arms are so badly decayed that the coat cannot be identified



Photograph 59 (above): The enclosed rear yard and the west range behind no. 4, seen from the east



Photograph 60 (left): Different phases of stonework can be seen in the walls above this outdoor lavatory in the enclosed yard. A view looking south-west



Photograph 61: South face of the timber-walled classroom 44, which was built across the yard. A view looking north-west



Photograph 62: Nos. 6 (right) and 8 Bailiffgate



Photograph 63: The three-storey range behind no. 6. The sheds in the foreground were not accessible for this survey



Photograph 64: The west face of the timber-walled classroom 44. The old yard walls can be seen clearly in the side wall



Photograph 65: The rear service range behind no. 8



Photograph 66: The north face of no. 8 is dominated by the large bow of rooms 64/75



Photograph 67 (left): A straight joint can be seen between the north wall of no. 8 and the bow



Photograph 68 (below): The entrance hall [1] and front door in No. 2. There are two doors in each side wall here, but one on either wall is a dummy



Photograph 69 (above): Doors on the west side of the hall [1]. That on the right gave access to room 3 and the other is a dummy used to create a symmetrical arrangement

Photograph 70: Detail of the front door, flanking window and fanlight in the hall of no. 2





Photograph 71: Plaster arch and cornice at the north end of the hall [1]



Photograph 72: The staircase [2]. Beyond the left door is a 20th-century opening to the pupils' entrance [6]



Photograph 73: Detail of the stairs [2]. The cupboard was removed when the stairs to the cellar were installed below this flight



Photograph 74: Venetian window on the lower half-landing



Photograph 75: The large classroom [3] was formerly two reception rooms



Photograph 76: The plaster ceiling cornice in room [3], said to be an Adam design



Photograph 77: A view looking south-west in room [3], showing the full height windows and the chimney breast



Photograph 78: The three-light window at the north end of [3] is a 20th-century alteration



Photograph 79: The fireplace in the south half of room [3]



Photograph 80: Detail of the mantel, frieze and stone slips, with the heads of the columns



Photograph 81: An unidentified Classical scene in the central panel of the fireplace



Photograph 82: The simple iron grate and a scrolled damper handle



Photograph 83: A view looking north-east across room [4]; note the arch



Photograph 84: The south wall of room [4]



Photograph 85 (left): Window details in room [4]. A view looking south-east



Photograph 86 (below): The fireplace is off-centre in the north wall of room [4]



Photograph 87: Modern boards conceal 1930s tiles in the older fireplace of room [4]



Photograph 88: A view looking north-east across room [5], formerly the school staff room



Photograph 89: The west wall of room [5], with modern brick filling an original fireplace



Photograph 90: Detail of the mantel shelf and the swagged frieze in the fireplace



Photograph 91: Room [6], built in the 20th century as the pupils' entrance hall. The arch is the one seen in Photo 72. A view looking south-east



Photograph 92: Room [6] seen from the south-east corner. The far door with the boards was the entrance for schoolchildren



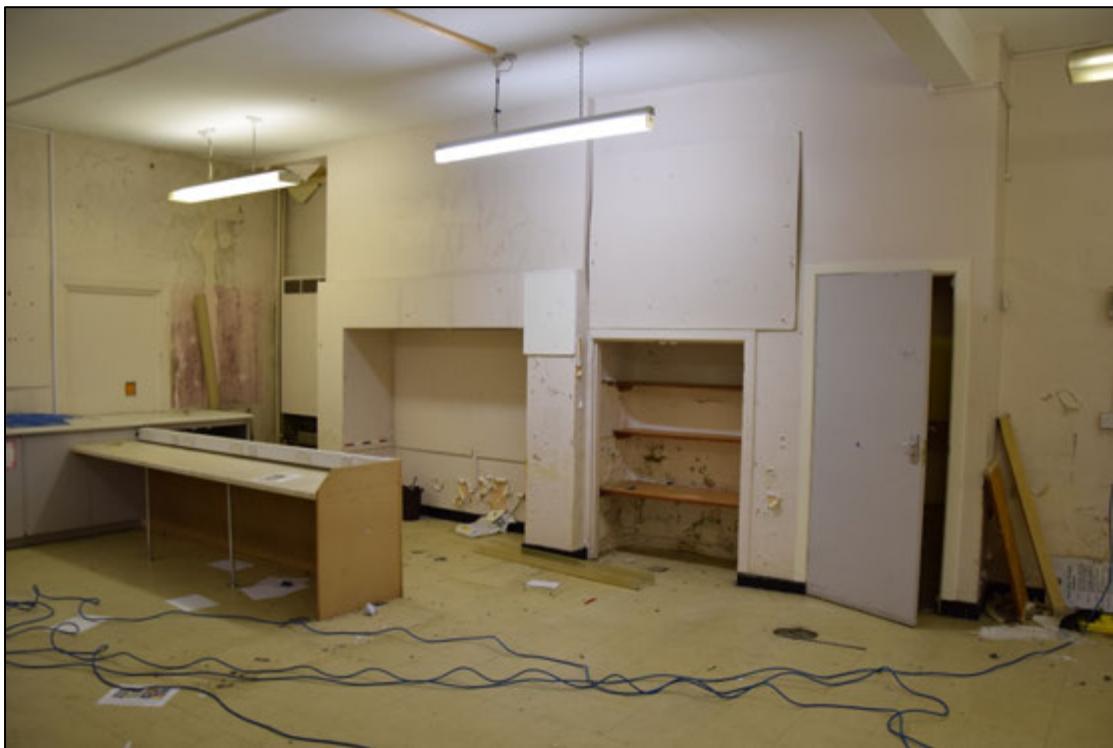
Photograph 93 (left): A view looking west along the passage [7]



Photograph 94 (below): The bare room [8] was originally a cloakroom



Photograph 95 (left): Jack arches in the ceiling of the cleaner's cupboard, room [9], with the passage [7] beyond



Photograph 96 (below): The large fireplace in the former kitchen, room [10]. A view looking south-west



Photograph 97: The ground floor of the old kitchen block [10], seen from the south end



Photograph 98: The 20th-century staircase [11] to the cellar of no. 2



Photograph 99: Cellar room [12] with its pavement light and iron column, seen from the north end



Photograph 100: A view looking north in room [12]. The far door was formerly the stair down into this cellar



Photograph 101 (left): The old stair space [13]



Photograph 102 (below): Modern boiler in the vaulted west room [14]



Photograph 103 (above): The south-west cellar room [15]. The pavement light, lined with white glazed brick, was proposed as an entrance to an air raid shelter in the cellar



Photograph 104 (left): The coal cellar [16], with iron girders above the opening of the coal chute



Photograph 105: The north-east cellar [17], with one of the blocked windows seen in Photo 47



Photograph 106: Another blocked window, in the north wall of cellar room [17]



Photograph 107: A coal chute in the small cellar room [18]



Photograph 108: The south-east cellar [19]. In the early 20th century this was a wine store. The left-hand window is seen in Photo 47



Photograph 109: Looking south-east across the first-floor landing of no. 2. The doors at the right show the change in thickness of the east wall here



Photograph 110: Two doors on the south of the landing [21]; the right-hand one is a decorative dummy



Photograph 111: The north-west classroom [22]



Photograph 112: The tripartite north window in [22], altered to make a fire escape



Photograph 113: The south-west classroom [23]



Photograph 114: Detail of the dentilled undermantel, plain frieze and sandstone slips in the fireplace of room [23]



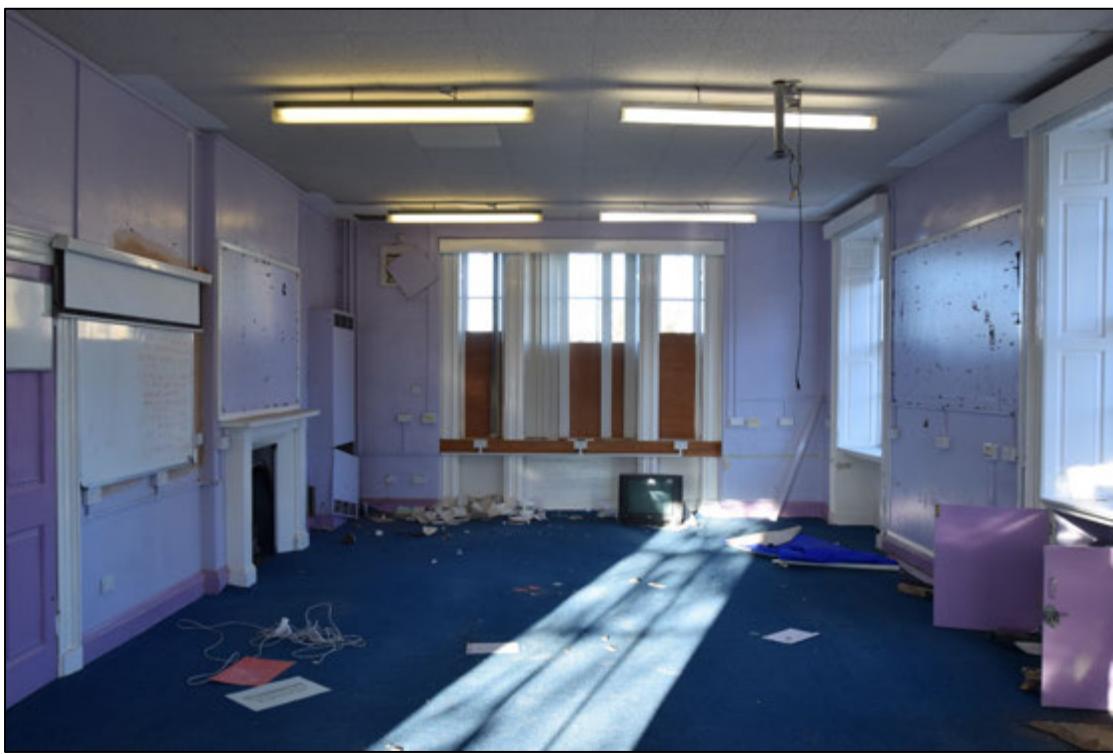
Photograph 115: The iron grate is typical of the early 1830s



Photograph 116: The east wall of [23] has doors to the adjoining room [22] (left, the landing [21] and the former dressing room [24]. The latter is behind the heater at the extreme right



Photograph 117: Room [24], with the blocked opening to room [23] left of centre



Photograph 118: The large east room [25]; a view looking north



Photograph 119: Looking south in room [25]. Note the step in the right-hand wall between the doors



Photograph 120: The old ceiling cornice revealed above a modern suspended ceiling



Photograph 121: The north-west fireplace in room [25]



Photograph 122: The south-east fireplace and hob grate in room [25]



Photograph 123: Looking north in the first-floor room [26] of the old kitchen block



Photograph 124: A view looking south-east in room [26]



Photograph 125 (left): The store room at the head of the stairs to room [26]



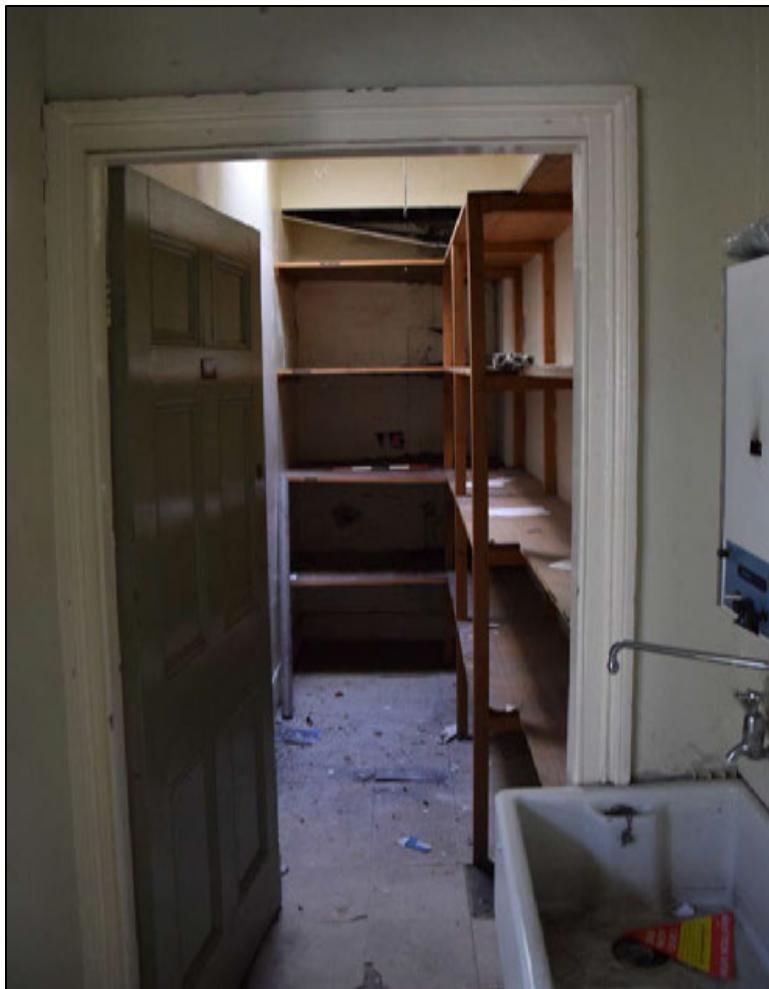
Photograph 126 (below): The second-floor staircase [27] and landing [28] are separated by a modern fire wall; the ceiling cornice has been adapted to fit the new arrangement. A view looking west



Photograph 127 (left): The upper of the staircase windows in no. 2



Photograph 128 (below): The western room [29] and the narrow cupboard [30]. The larger room was formerly two bedrooms



Photograph 129 (left):
Looking north into store
cupboard [30], once a
lavatory

Photograph 130 (below):
Modern skylights and the
remains of the internal
wall in room [29]; a view
looking south





Photograph 131: The fireplace in the south-west of room [29]



Photograph 132: The small room [31] on the south side of the landing



Photograph 133: The large eastern second-floor room [32], seen from its south end



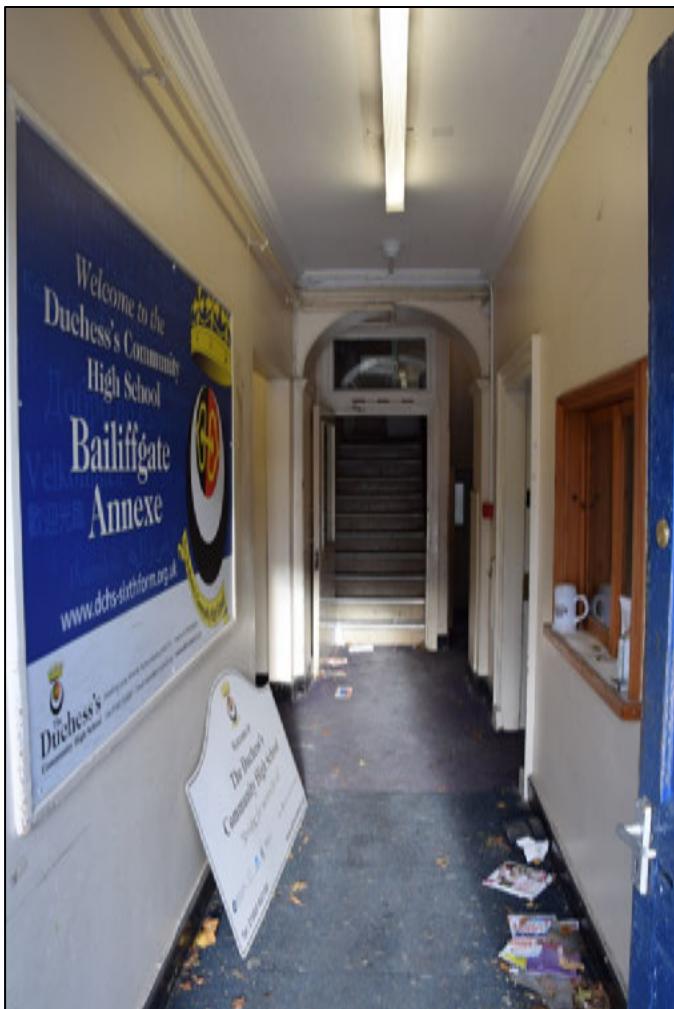
Photograph 134: Looking south in room [32]. As in the room below (Photo 119), there is a step in the right-hand wall



Photograph 135: The north-east fireplace in room [32], with its diaper patterned ironwork



Photograph 136: The later scrolled grate in the south-east fireplace



Photograph 137 (left): The entrance hall [33] of no. 4 Bailiffgate



Photograph 138 (below): Window and shutters in the south-west room [34]



Photograph 139: The ceiling cornice of room [34] extends into the modern corridor on its north side



Photograph 140: The south-east room [35], with an arched sideboard recess in the north wall



Photograph 141: The blind chimney breast, ceiling cornice and picture rail in room [35]



Photograph 142: The small rear lobby [36] of no. 4, with doors to the cellar (left of centre) and room [37]



Photograph 143: Damaged modern plaster on the north wall of room [37]. The door at the extreme right leads to the enclosed yard



Photograph 144: A blocked door in the service room [38]; compare with Photo 56



Photograph 145: A lavatory in the northern service room [39]



Photograph 146: Looking north-west in the corridor [40], once part of a music room



Photograph 147: The corner fireplace in [41], formerly the south end of the music room



Photograph 148: The stairs on the west face of the old kitchen. This corridor [42] was once used as a dining room



Photograph 149: The bare modern corridor [43], seen from its south end



Photograph 150: A view looking north in the timber-walled classroom [44]



Photograph 151: The south end of room [44]



Photograph 152: Lavatories [45] at the north end of the old kitchen block. A view looking east



Photograph 153: The entrance lobby [46] of the 1976 teaching block



Photograph 154: The south-east classroom [47] in the 1976 block



Photograph 155: The north-east classroom [48] in the 1976 block



Photograph 156: The north-west classroom [49] in the 1976 block



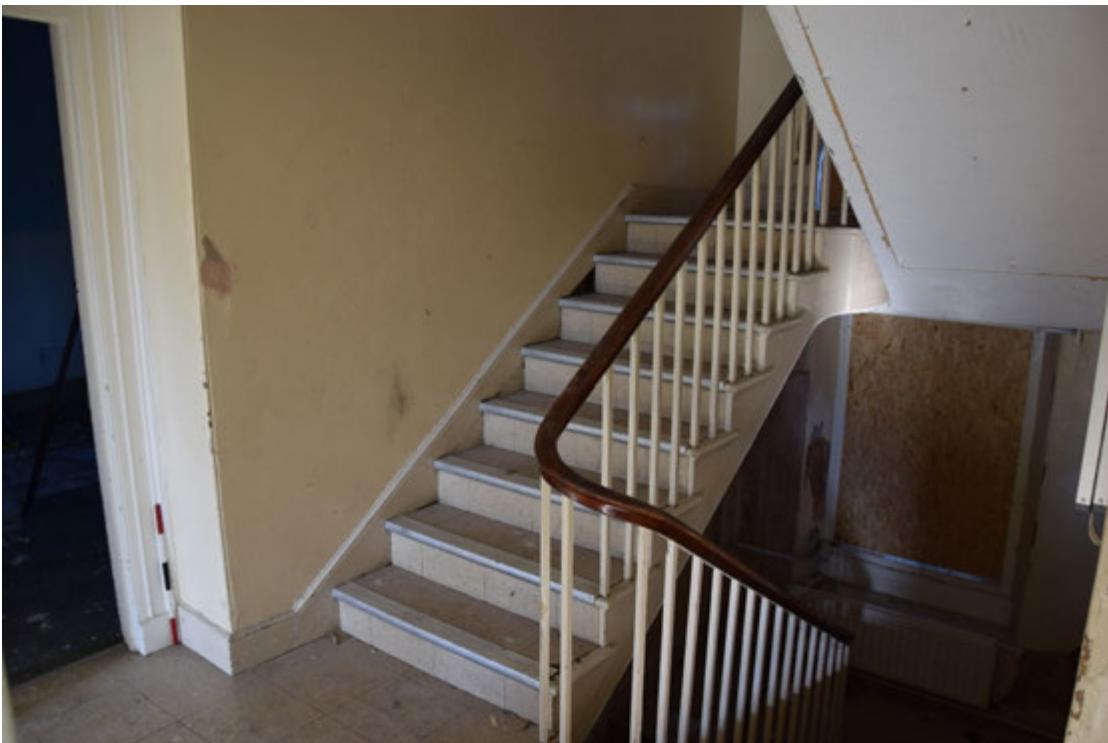
Photograph 157 (above): The south-west classroom [50] in the 1976 block



Photograph 158 (left): Wine bins at the south end of cellar room [51]



Photograph 159: The main cellar [52] in no. 4, with a coal chute and a projection (far left) for a chimney breast



Photograph 160: The first-floor landing [53] in no. 4



Photograph 161: Doors on the landing [53]



Photograph 162: The chimney breast and ceiling cornice at the west end of the first-floor room [54]



Photograph 163: Doors in the north wall of room [54], with the stub of the former internal wall. The right-hand door is fixed shut



Photograph 164: The east half of room [54]



Photograph 165 (left): Window details and stub wall in room [54]



Photograph 166 (below): The north-west room [55], with the steep access to the rear wing



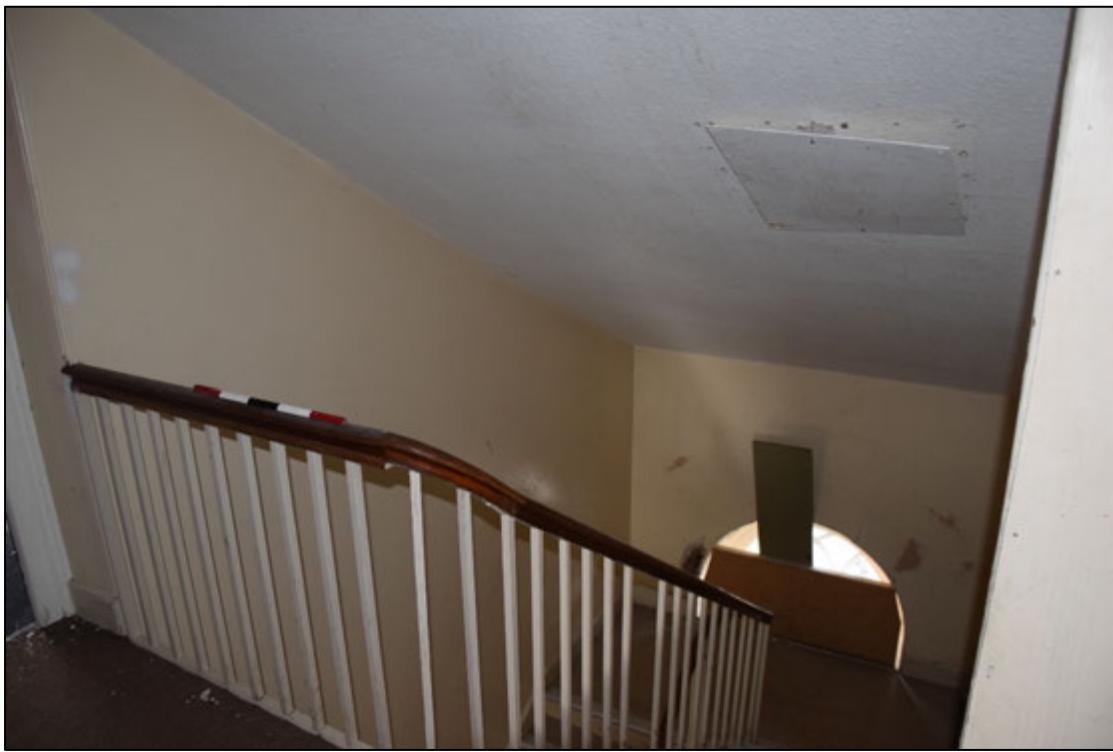
Photograph 167: Diagonal fireplace at the south-east corner of room [56]



Photograph 168: Service room [57]; a view looking south-east



Photograph 169: The north end of room [57] and the bare store room [58]



Photograph 170: The second-floor landing [59] and the head of the stair window in no. 4



Photograph 171: The west end of the large room [60] on the second floor of no. 4



Photograph 172: The stub wall and cut cornices show how room [60] was created by removing an internal wall



Photograph 173: East end of room [60], with an old cupboard beside the flat chimney



Photograph 174: The windows and south wall in [60]



Photograph 175 (above): The north-west attic room [61]



Photograph 176 (left): The north-east attic room [62]



Photograph 177: The modern corridor [63] in nos. 6-8, with the two staircases [68] and [69]



Photograph 178: A modern partition with borrowed lights forms the north wall of room [67]



Photograph 179: The west wall of the large ground-floor room [64] in no. 8



Photograph 180: The south end of [64] was formerly the front room of no. 8, with the street door at the centre



Photograph 181: The north half of [64] extends into the large bow



Photograph 182: The bow in room [64], with a large sash window and a door to the rear wing



Photograph 183: Curved wall, window and old cupboards at the north-east of room [64]



Photograph 184: The former service room [65], used as the school pottery workshop



Photograph 185: The south end of [65], showing old joists above the door at the centre



Photograph 186: The smaller service room [66], with pottery kilns



Photograph 187: The front room [67] on the ground floor of no. 6



Photograph 188: The open stairwell [68] at the rear of nos. 6-8. The doors lead to the rear yard and the cellar



Photograph 189 (above): The modern stair [69] with a passage to the rear wing



Photograph 190 (left): Lavatories [70] in the rear wing of no. 6



Photograph 191 (left): The smaller lavatory [71]

Photograph 192 (below): The cellar under no. 8, seen from the entrance passage at the north





Photograph 193: The main cellar room [72]. The white wooden door conceals a coal chute



Photograph 194: Wine bins in the smaller cellar room [73]



Photograph 195: The first-floor landing [74] behind nos. 6-8



Photograph 196: The grand bow-fronted room [75], seen from the landing. The niche at the left is beside a vanished fireplace



Photograph 197: Detail of the ceiling cornice and picture rail in [75]



Photograph 198: The south wall and central door in room [75]



Photograph 199: A timber for a low dado rail in room [75]



Photograph 200: The bow wall and window in [75]



Photograph 201: Detail of the tripartite window



Photograph 202: The large south room [76] in nos. 6-8



Photograph 203: The west end of [76], with a modern door to the adjoining house



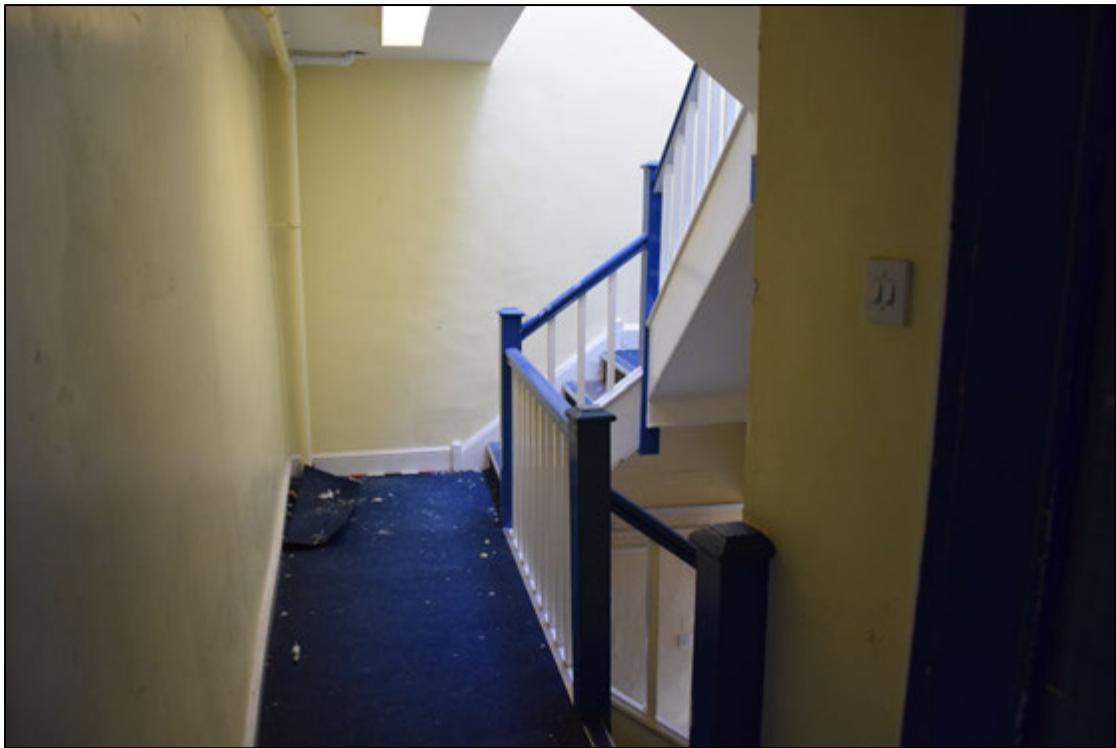
Photograph 204: Typical windows in room [76]



Photograph 205: Four doors and a recess in the north wall of room [76]. The far door led to [75] and the middle two to the landing. The right-hand doorway is now a cupboard



Photograph 206: Panelled lining of the altered door shown above



Photograph 207: The first-floor landing of the modern stair [77]. The blocked door in Photo 206 would emerge near the middle of the short flight of stairs



Photograph 208: Room [78] in the rear wing of no. 6



Photograph 209: Small store [79]



Photograph 210: A lower room [80] at the north end of the rear wing



Photograph 211 (left): The second-floor landing [81], with its dormer window



Photograph 212 (below): The large south room [82] on the second floor of nos. 6-8



Photograph 213: The east end of room [82], with a modern door to the top floor of no. 4; note the disparity in floor levels here



Photograph 214: The ceiling cornice in the north wall of [82] shows this was formerly three rooms, the centre one being narrow and plain



Photograph 215: The west end of room [82], with its blind chimney breast



Photograph 216: The second-floor landing [83] and the passage in the rear wing



Photograph 217 (left): The modern staircase in [83]



Photograph 218 (below): Room [84] in the rear wing of no. 6. The ceiling cove vanishes into a later partition wall



Photograph 219 (above): Room [85] contains the continuation of the ceiling cove seen in the adjoining room



Photograph 220 (left): The cupboard in the north end of room [85] adjoins chimneys from service rooms on the ground floor



Photograph 221: The detached gymnasium block, part of the 1976 additions to the school. A view looking north-east



Photograph 222: An overgrown low brick shed east of the gym. A view looking north-west



Photograph 223: A similar brick block west of the gym. This appears to be entirely bare inside. A view looking south-west



Photograph 224: The heavily overgrown stone glasshouse building, with the gymnasium building behind it. A view looking south-west



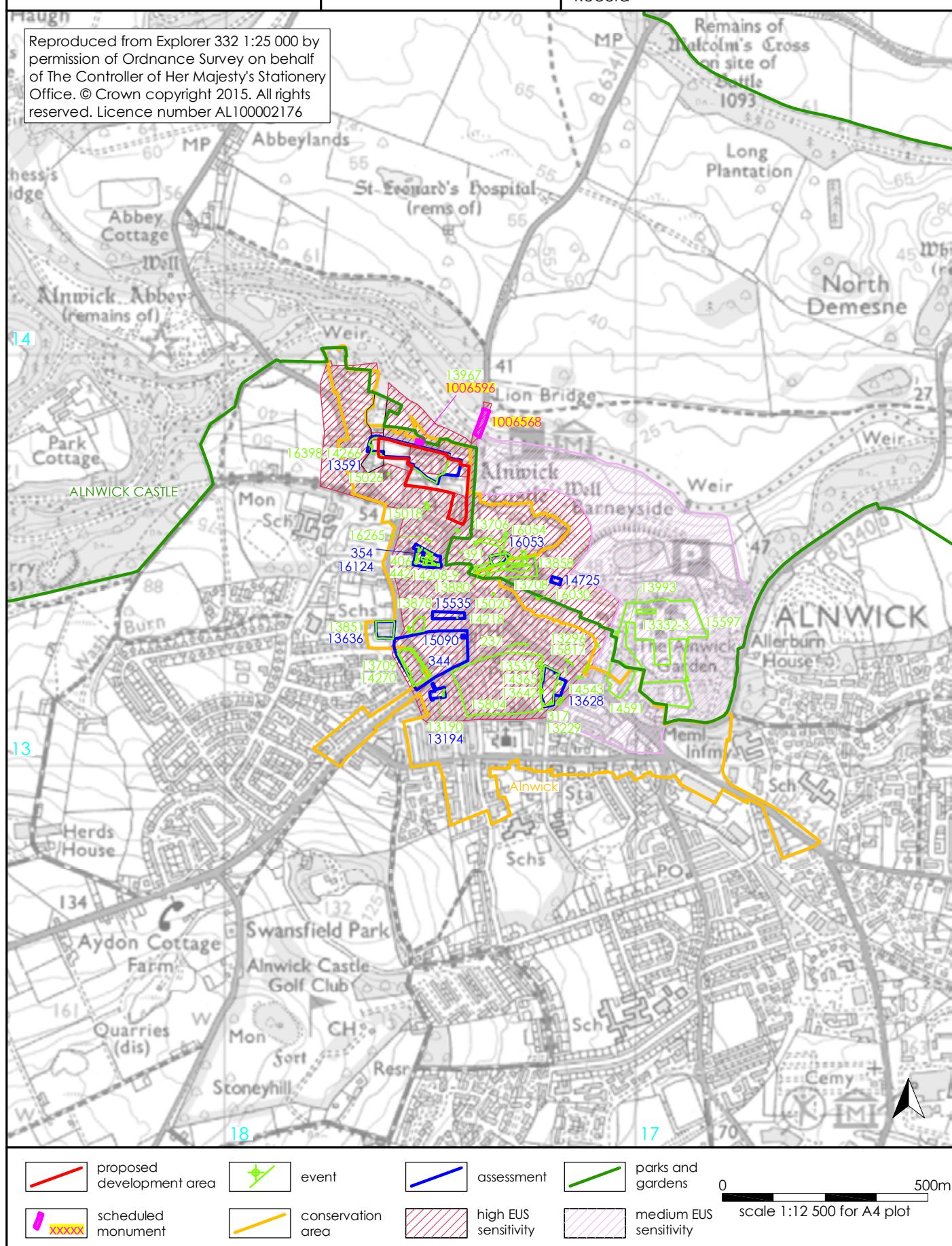
Photograph 225: The south face of the glasshouse adjoins the gymnasium. A view looking north-west



Photograph 226: Joist holes in the south wall of the old glasshouse, seen from the fire escape behind the gym

Figure 1a: Site location and Historic Environment Record

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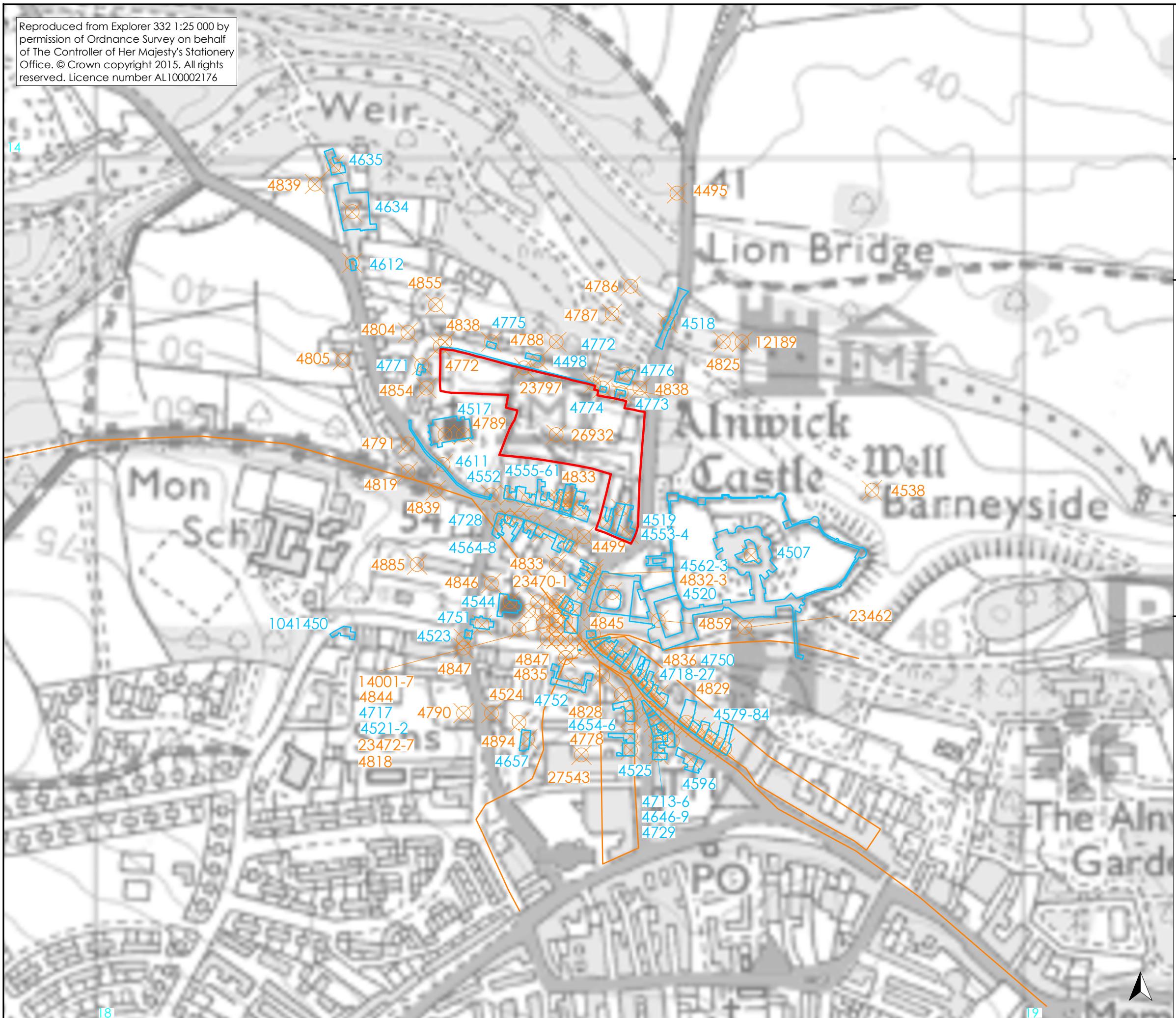
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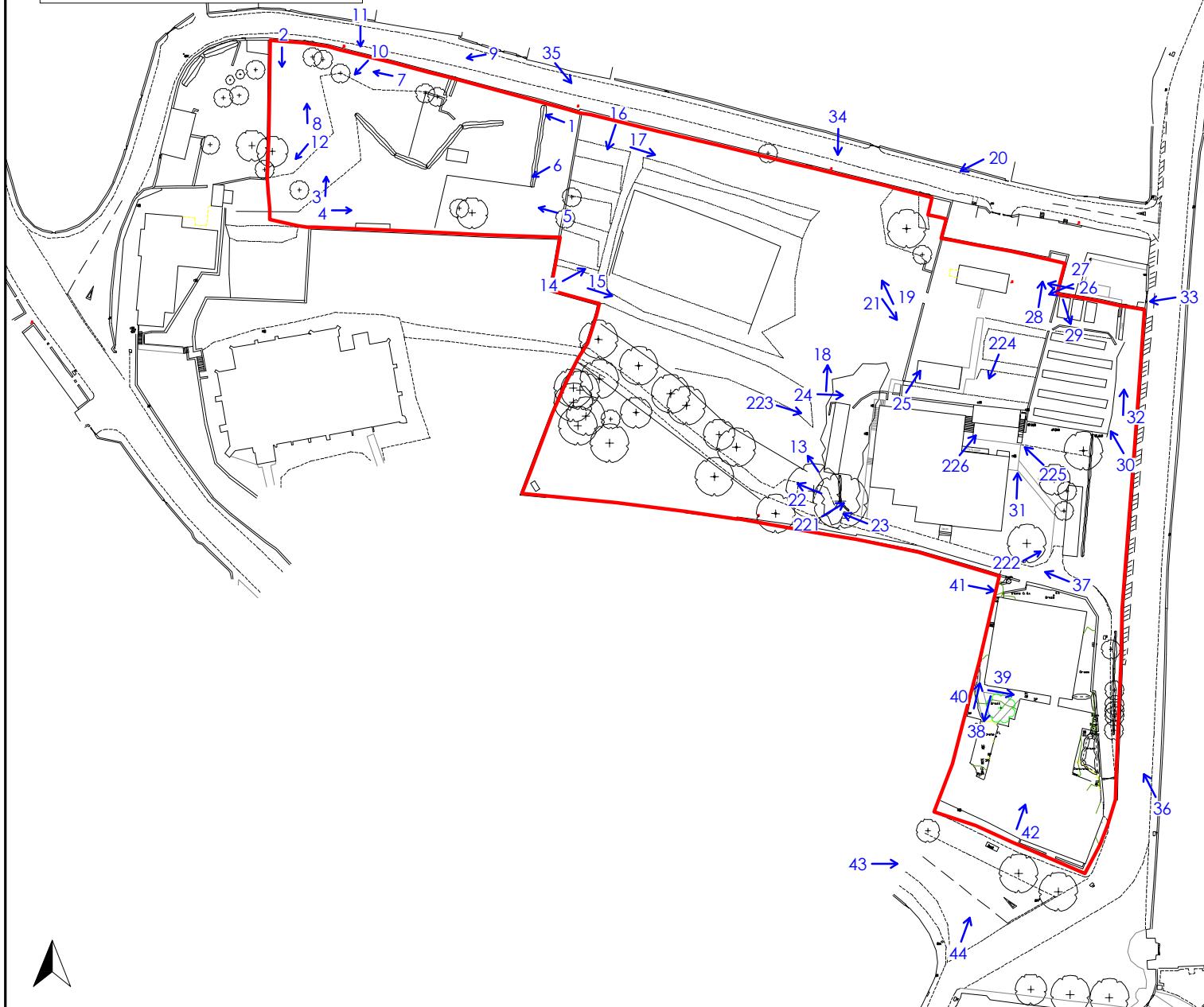
Figure 1b: Site location and Historic
Environment Record

0 200m
scale 1:4000 for A3 plot

- proposed development area
- HER site
- listed building



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Figure 2: Site as existing

0 75m
scale 1:1500 for A4 plot

- site boundary
- photograph

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Figure 3: Proposed development

0 75m
scale 1:1500 for A4 plot



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Figure 4: LiDAR data

0 100m
scale 1:2500 for A4 plot

site boundary



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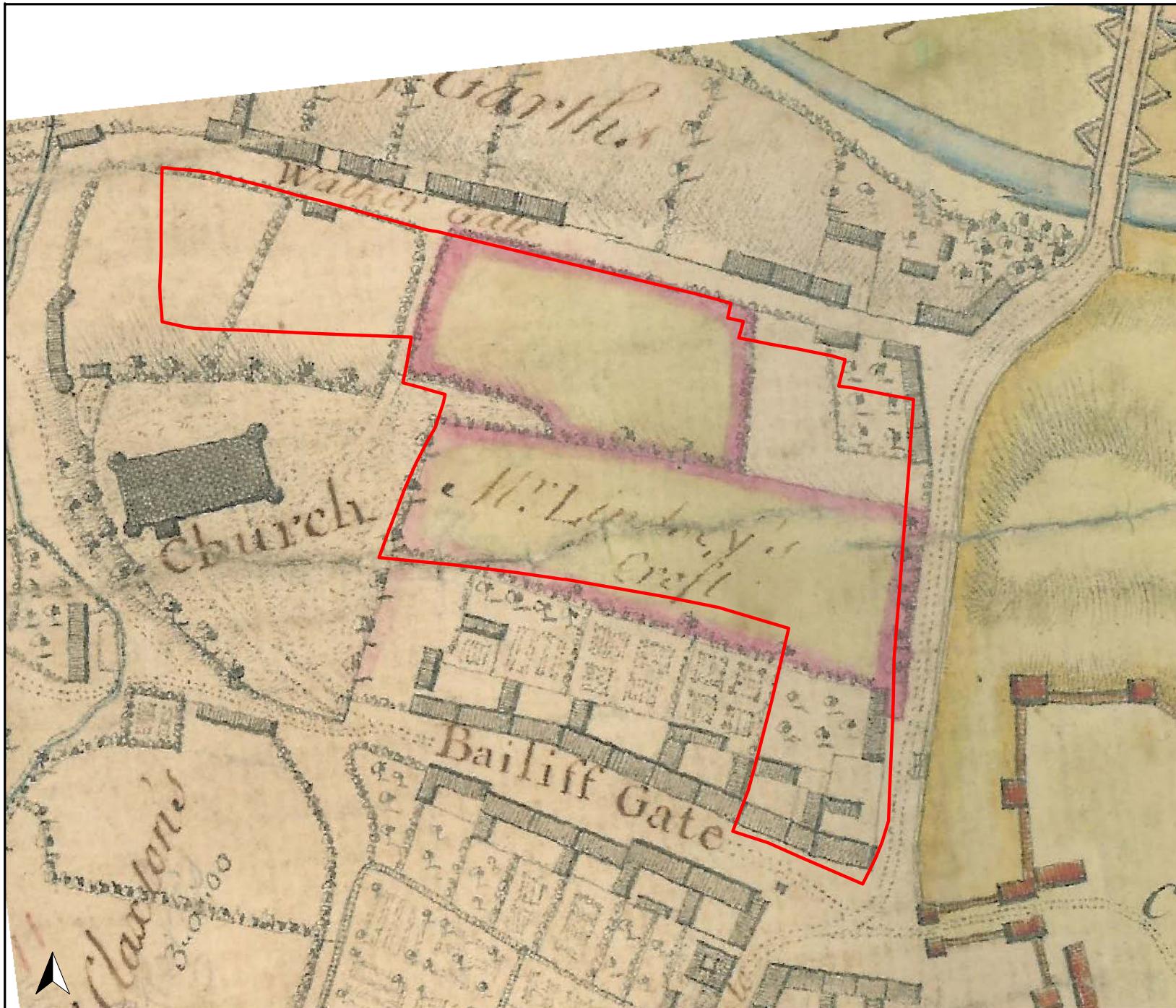
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Figure 5: Extract from Robert Norton's Plan of Alnwick, 1624

not to scale

approximate site location



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Figure 6: Extract from Isaac
Thompson's map of Alnwick, 1760

0 80m
approximate scale 1:1600 for A4 plot

approximate site boundary



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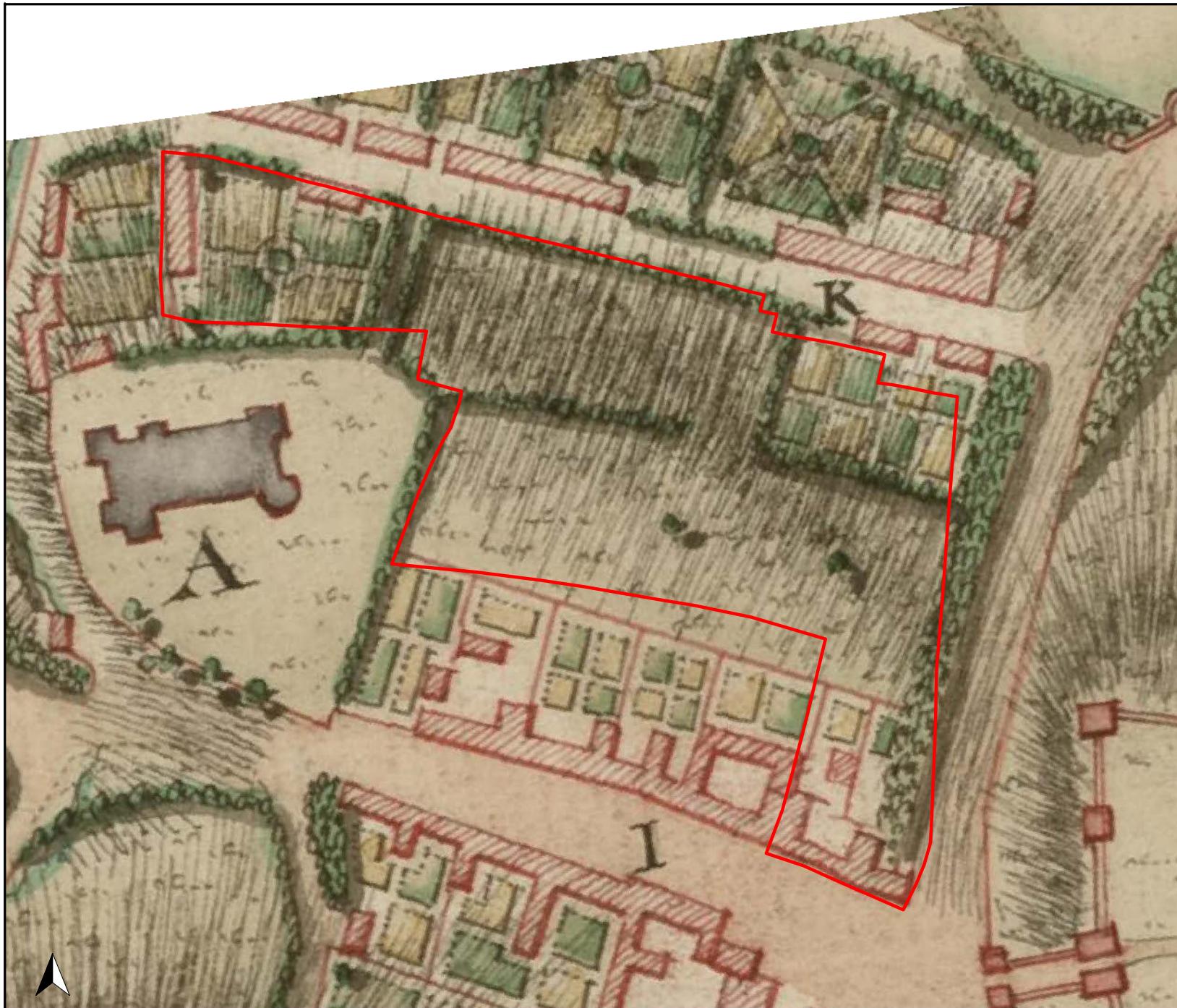
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Figure 7: Extract from Thomas Wilkin's
map of Alnwick, 1774

0 75m
approximate scale 1:1500 for A4 plot

approximate site boundary



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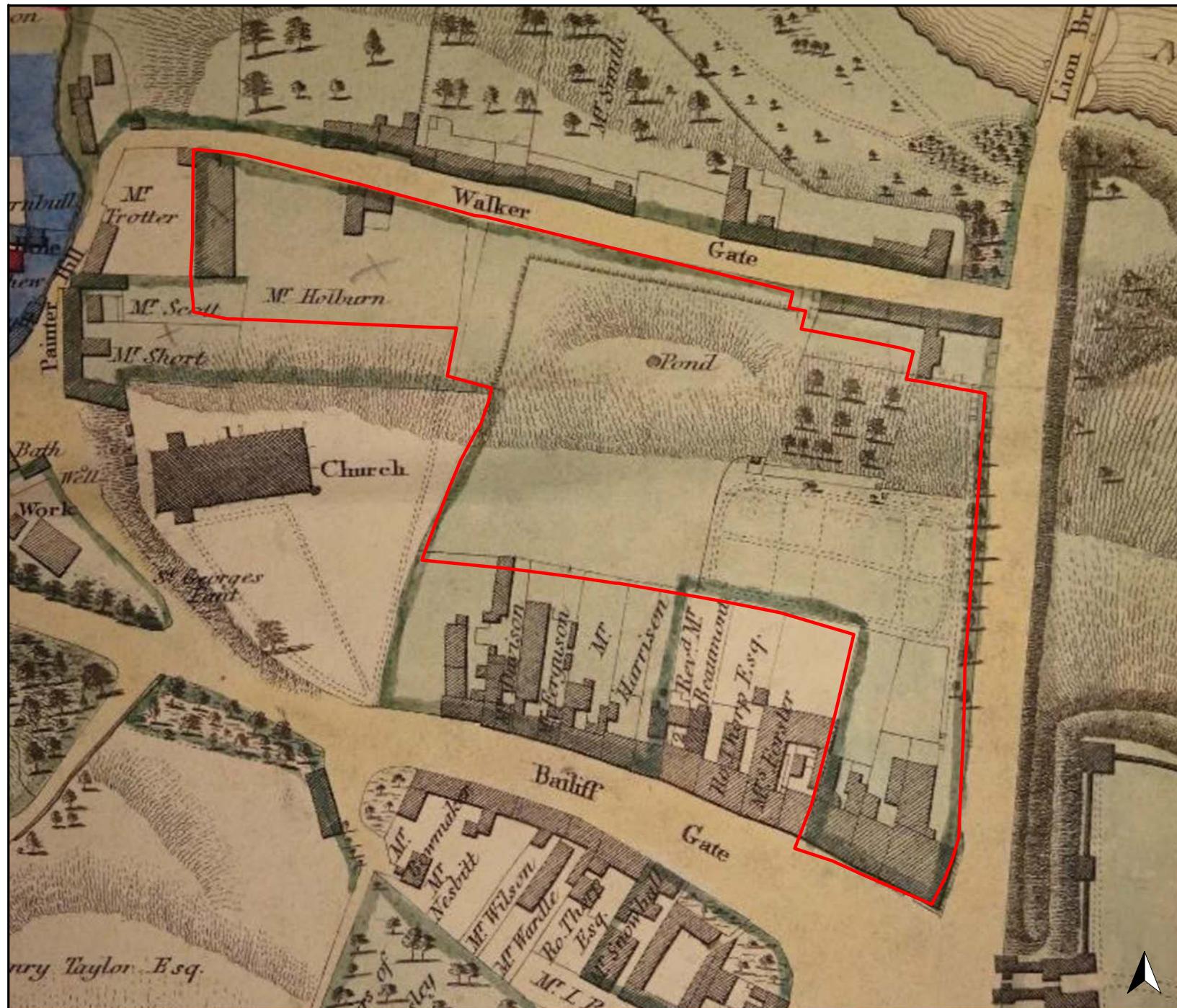
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Figure 8: Extract from CJ Sauthier's
Plan of Alnwick, 1788

0 75m
approximate scale 1:1500 for A4 plot

approximate site
boundary



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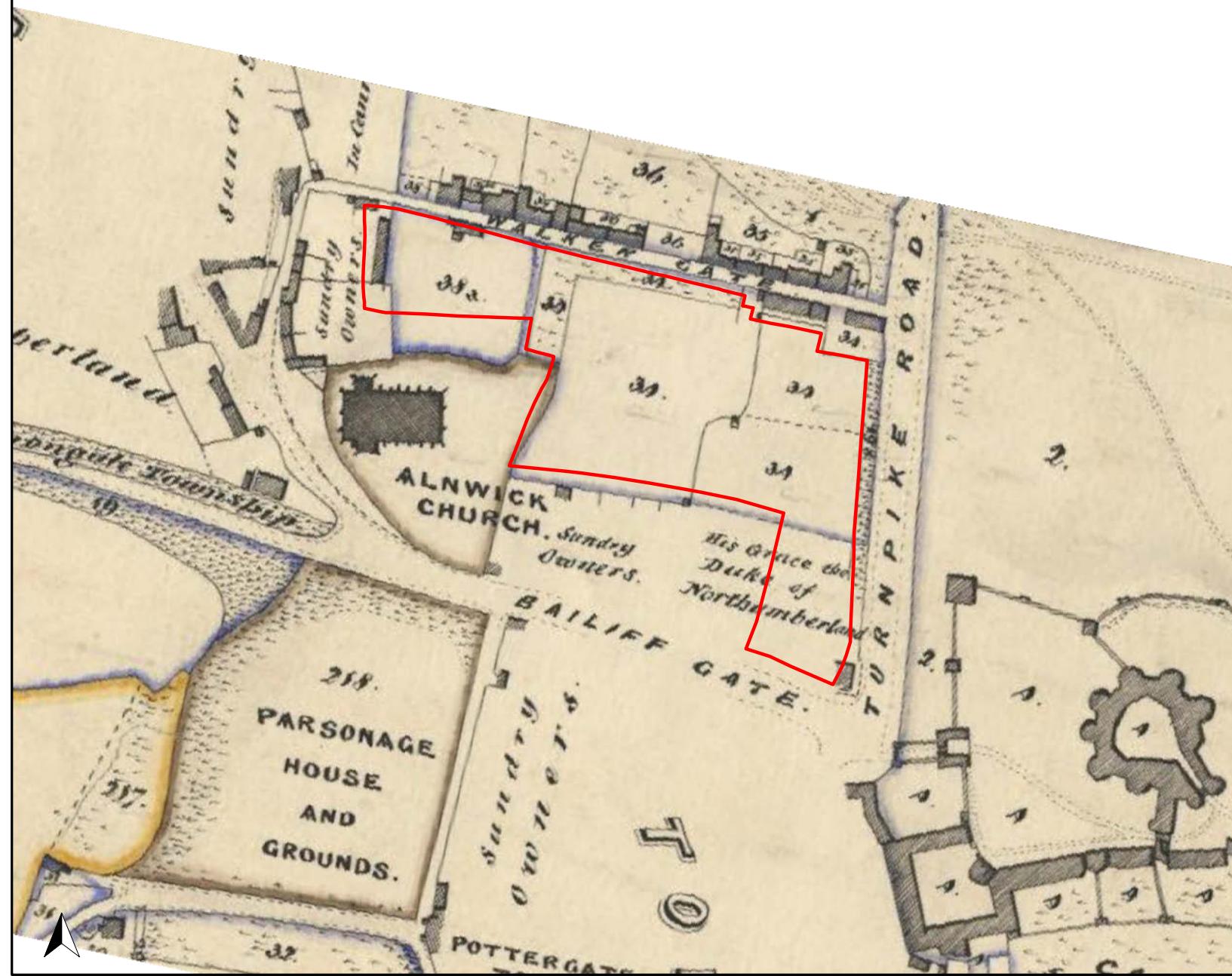
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Figure 9: Extract from John Wood's
Plan of Alnwick, 1827

0 75m
approximate scale 1:1500 for A4 plot

approximate site boundary



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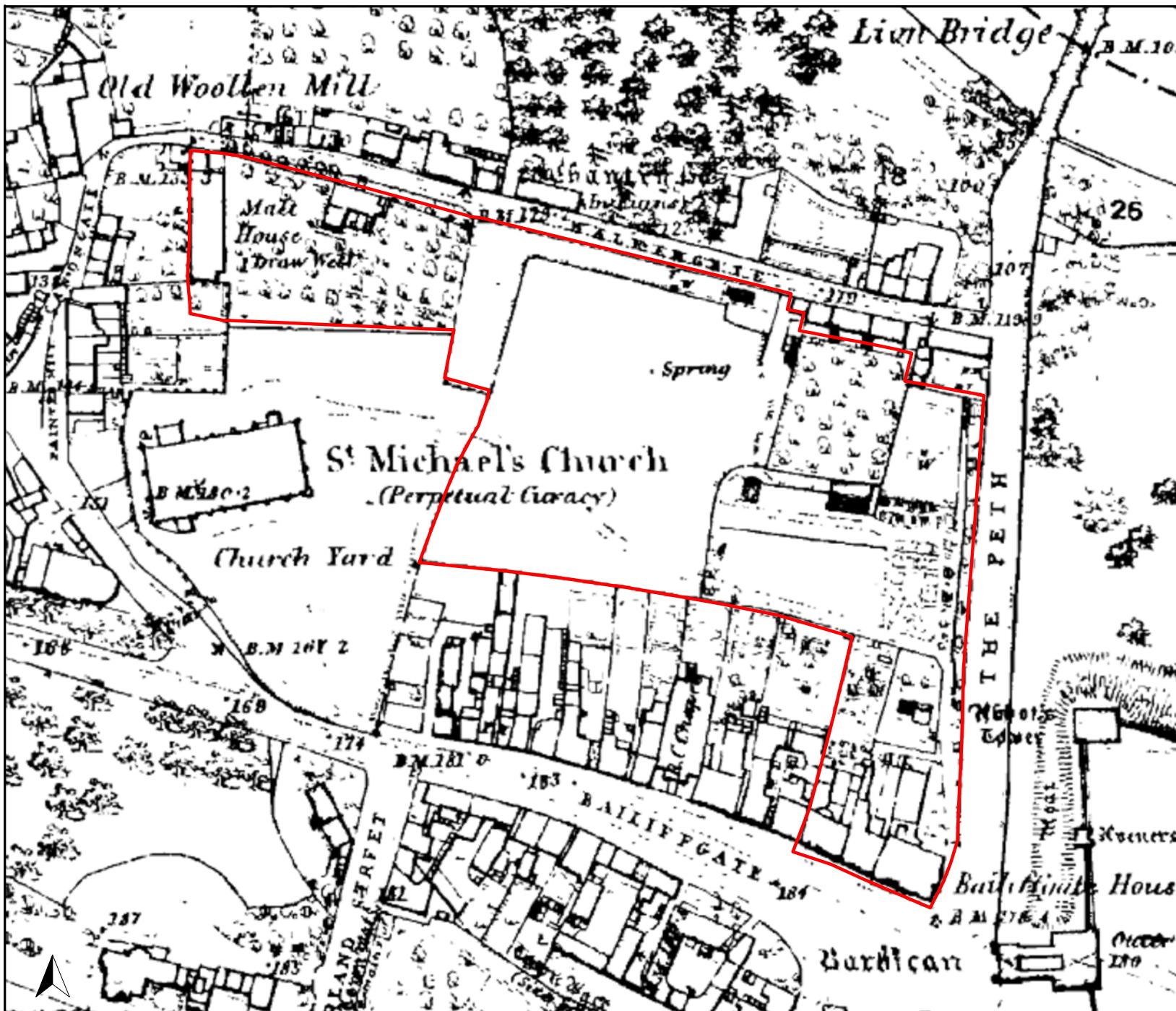
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Figure 10: Extract from Alnwick tithe plan, 1846

0 100m
approximate scale 1:2500 for A4 plot

 approximate site boundary



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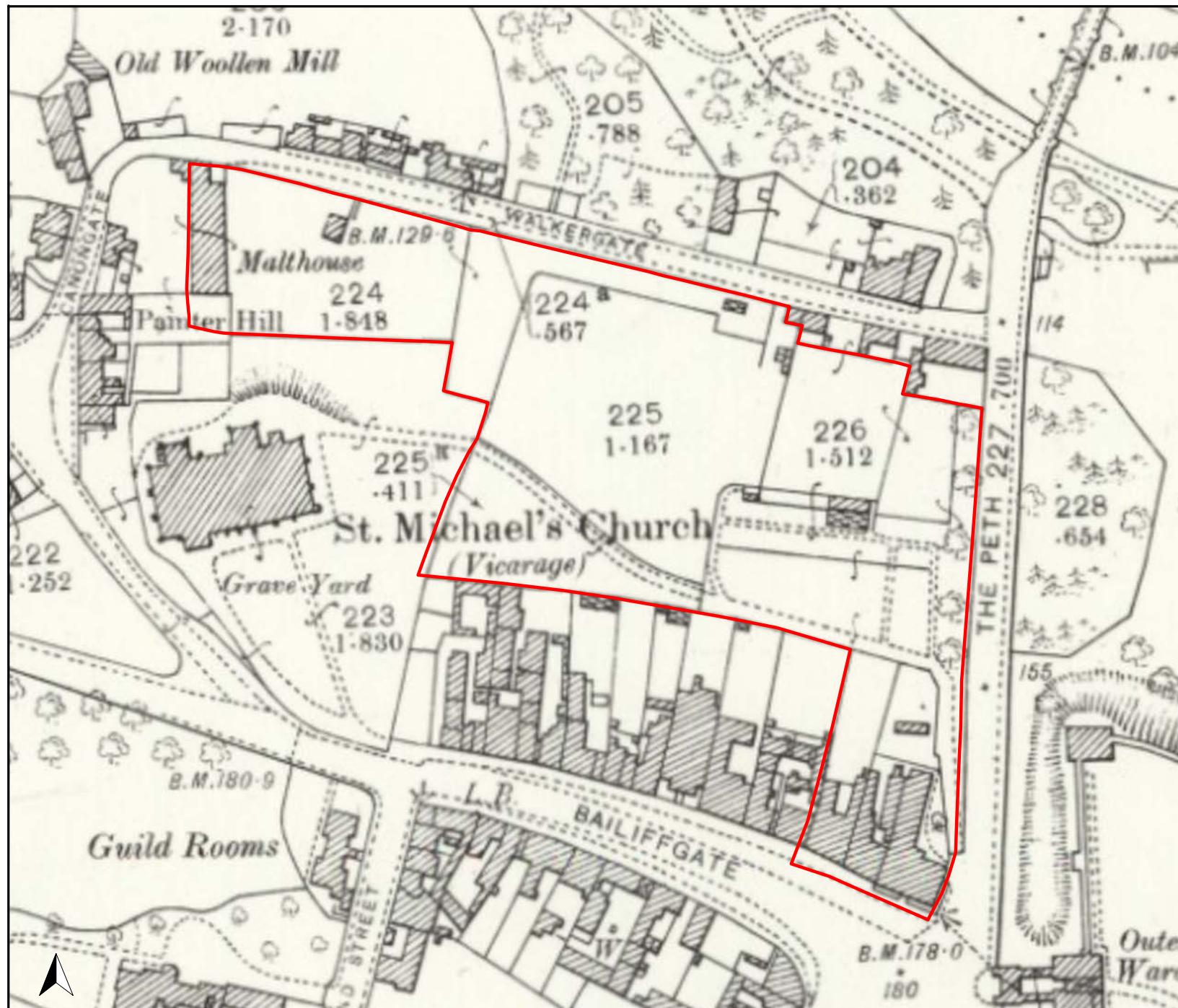
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Figure 11: Extract from the 1st edition Ordnance Survey map, 1860

0 75m
scale 1:1500 for A4 plot

 site boundary



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Figure 12: Extract from the 2nd edition Ordnance Survey map, 1897



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Figure 13: Extract from the 3rd edition Ordnance Survey map, 1923

0 75m
scale 1:1500 for A4 plot

 site boundary

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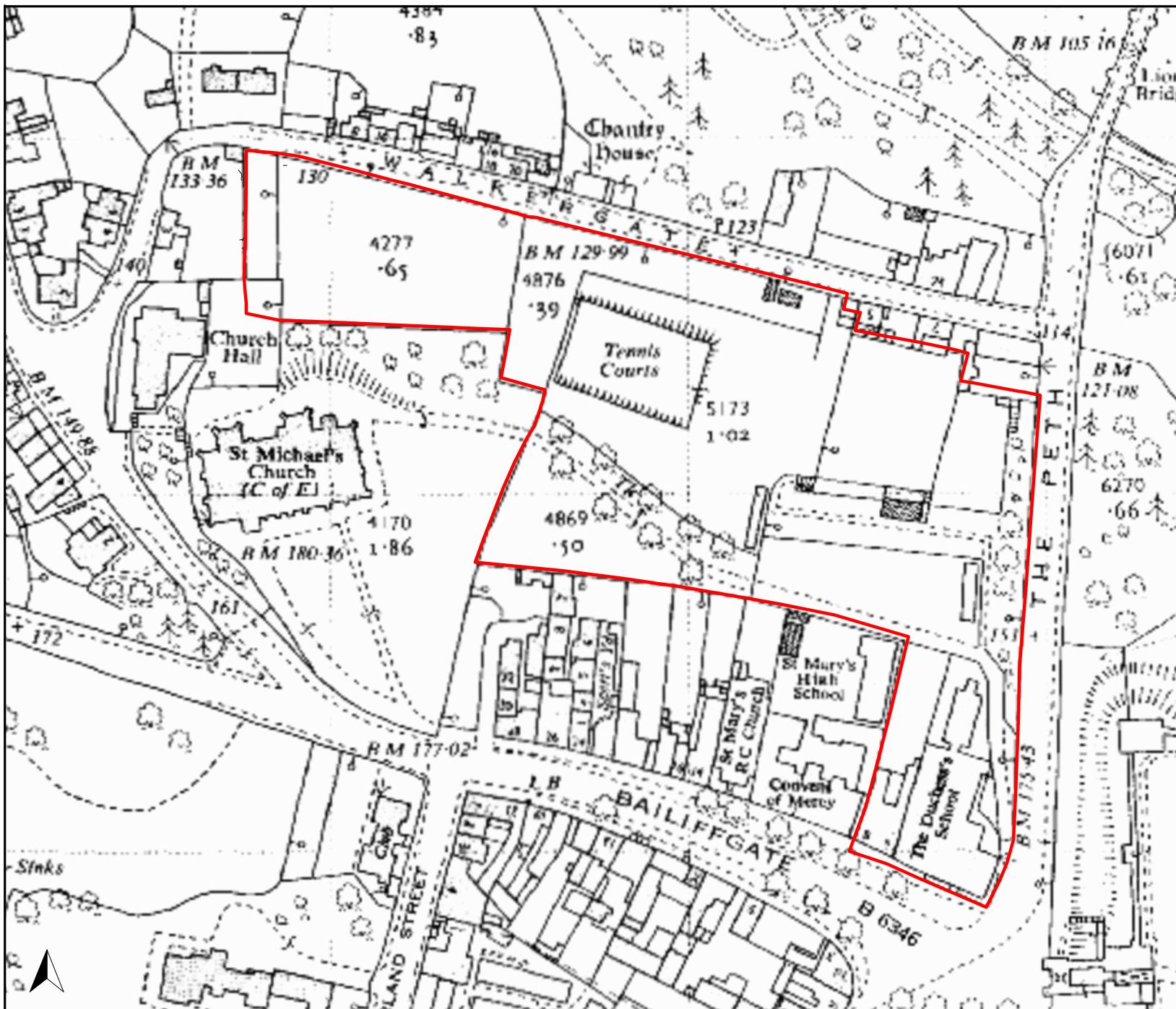
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Figure 14: Extract from the 1960s
edition Ordnance Survey map

0 75m
scale 1:1500 for A4 plot

 site boundary

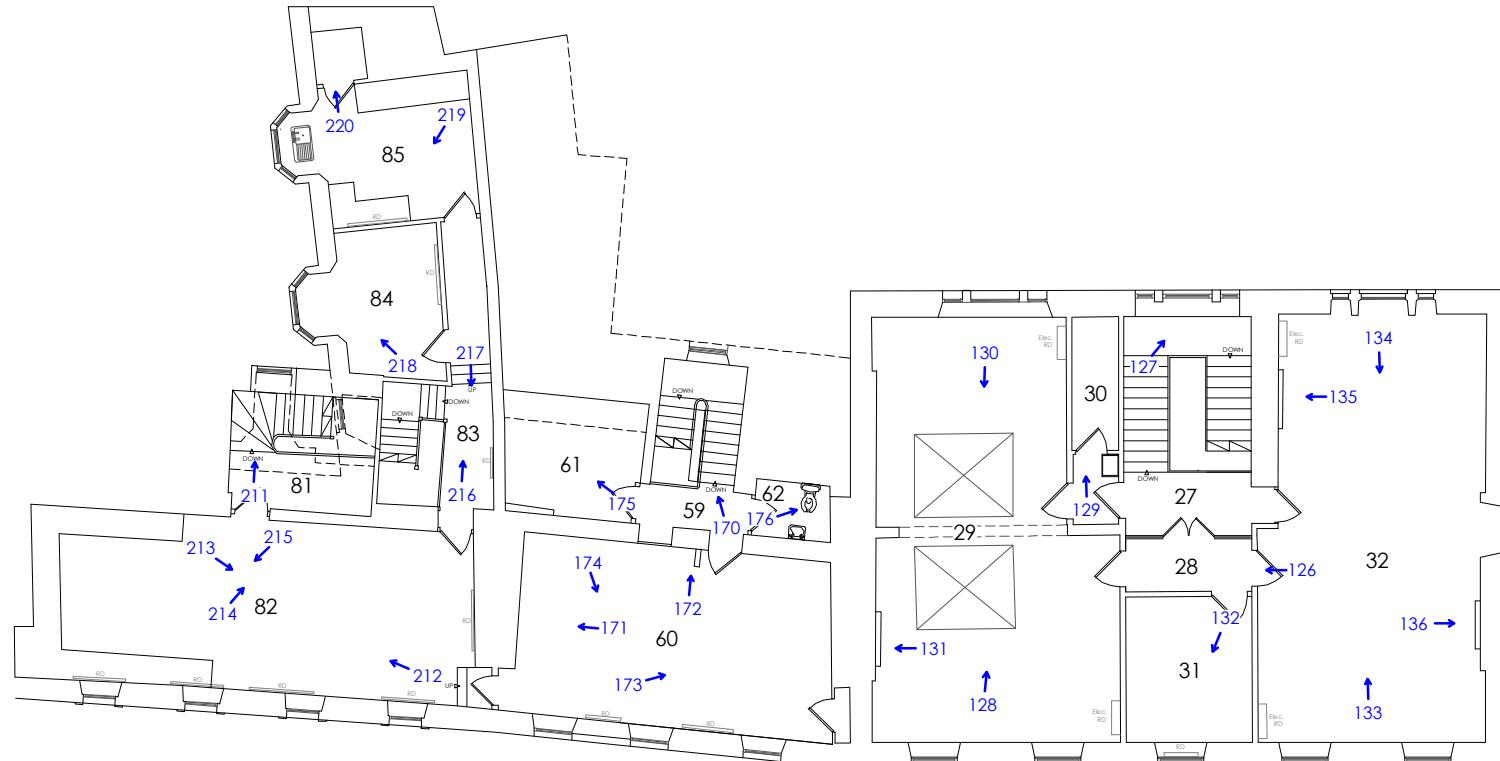








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no. 8

no. 6

no. 4

no. 2

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Figure 18: Second floor



photograph

0 10m
scale 1:200 for A4 plot

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South elevation



East elevation, no. 2



North elevation, no. 2



East elevation behind, no. 2



North elevation behind, nos. 2-4