ELLINGHAM NEIGHBOURHOOD PLAN
Non-designated Heritage Assets of Local Importance

1.0 Introduction

1.1 This report provides background evidence to qualify and explain the list of non-designated heritage assets that are identified in Appendix A of the emerging Ellingham Neighbourhood Plan.
1.2 The Localism Act 2011 has increased the role of communities in determining how planning decisions are made at a local level, including those involving heritage assets. Communities can play a key role in preparing neighbourhood plans which establish the general planning policies for development and use of land in a neighbourhood and work in preparing a neighbourhood plan may indicate buildings and sites which merit inclusion on any local list that a Local Planning Authority may have.
1.3 Northumberland County Council do not currently hold a ‘local list’ of heritage assets. The Ellingham Neighbourhood Plan therefore proposes to provide a list of locally significant historic buildings as part of the Neighbourhood Plan, and this list is referred to as the list of ‘non-designated heritage assets’.

2.0 The Ellingham Neighbourhood Plan and the Historic Environment

2.1 The Ellingham Neighbourhood Plan sets out a vision for the parish that is focused on protecting heritage assets and enhancing local green spaces, landscapes and views that contribute to the distinct look and feel of it. This will be delivered in part by the conservation and enhancement of heritage assets in the Neighbourhood Area, both designated and non-designated, in a manner that best sustains or enhances their significance.
2.2 Whilst designated heritage assets have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, those which are identified locally (and therefore not designated) have no statutory protection. Listed Building and Scheduled Monument status are the two statutory designations but only a small proportion of heritage assets in the Neighbourhood Area are so protected. The Neighbourhood Plan could offer recognition and protection to the non-designated assets that are considered to be of local importance since being identified as a non-designated heritage asset is a material consideration for planning decisions. The non-designated heritage sites, monuments and buildings on the list included in the Neighbourhood Plan all contribute to the character and sense of place of Ellingham parish.
3.0 Methodology

3.1 Guidance outlined in the Historic England Advice Note 7 ‘Local Heritage Listing’ has been used to establish a methodology for assessing non-designated heritage assets in the Neighbourhood Area.

3.2 The definition set out in the NPPF states that a heritage asset is:

“...A building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). “ (Annex 2 NPPF July 2018).

3.3 The different types of “heritage interest” that define a heritage asset have been identified as **historic, architectural, artistic** and **archaeological**. If an asset has at least one element of heritage interest it should then be judged on its significance. This can be measured in terms of how it meets any of five criteria, these being: **rarity, aesthetic appeal, integrity, representativeness** or **association**.

3.4 Adherence to these criteria, as defined below, has ensured consistency in assessment of heritage assets across the parish as well as with government policy and practice guidance on heritage assets, settings and local listing.

<table>
<thead>
<tr>
<th><strong>Interest</strong></th>
<th><strong>How the interest is assessed</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic</td>
<td>The asset should have importance in relation to events or people in the past, either as a direct representation of the particular event/group of people (such as a purpose built building like a chapel) or by the historic use of a building/site for a particular practice.</td>
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<tr>
<td>Architectural</td>
<td>Assets that are of architectural interest are identified because of their design, construction, craftsmanship or decoration.</td>
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<tr>
<td>Artistic</td>
<td>These assets will exhibit some degree of creative skill in their creation or design whether through sculpture, painting or other method of decoration.</td>
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<tr>
<td>Archaeological</td>
<td>These assets contain archaeological remains which are the primary source about the historic development of places and people.</td>
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3.5 The significance of each identified heritage asset is assessed in terms of a number of criteria, which are set out below.

<table>
<thead>
<tr>
<th>Significance</th>
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<tbody>
<tr>
<td>Rarity</td>
<td>The asset must exemplify a design, settlement pattern or other quality that is in itself uncommon either to the locality, district or wider region</td>
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<tr>
<td>Aesthetic appeal</td>
<td>Positive feelings of worth by reason of its architectural, design or artistic quality or its form or layout must be evoked by these assets.</td>
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<tr>
<td>Integrity</td>
<td>To have a degree of integrity, an asset should retain a sense of completeness, either as an individual building, structure or landscape feature or as part of a larger group</td>
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<tr>
<td>Representativeness</td>
<td>Whilst the asset may not be rare, it could be representative of a particular historical or architectural trend. It may also be part of the legacy of a particular individual, architect, architectural movement, programme of work, company or group in the past.</td>
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<tr>
<td>Association</td>
<td>Evidence may suggest that an asset is associated with a particular person or historic event.</td>
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3.6 The list of non-designated heritage assets below has been prepared using the above methodology. The list includes the name and address of the asset, what the interest is, and how the significance has been assessed.

3.7 The non-designated heritage assets for Ellingham village and Chathill show that the area is linked intrinsically with the history of these small populated places highlighting some of the key local land uses which give Ellingham much of its character. It has been a crossroad and communication centre across the centuries.

The list below comprises the non-designated heritage assets in the Plan area which are considered suitable for **local listing**.


<table>
<thead>
<tr>
<th>Non-designated Heritage Assets- Ellingham village</th>
<th>Interest</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Packhorse Inn, Ellingham</td>
<td>Historic</td>
<td>Architectural/Integrity</td>
</tr>
</tbody>
</table>

The Pack Horse is a true country pub where locals meet and meals are served. The building certainly existed in 1809 (see tithe maps 1809/1825). People talk of it having been where Pack Horses used to transport wool to the fulling mills and for export to the coastal harbours. Likewise, limestone carried from the quarries to be crushed and spread on the fields as fertiliser. But how long the building has been there and how long it has been a public house is not evidenced.

In March 1939 an advertisement in the Alnwick and County Gazette said that the Pack Horse was for sale with a full days licence. It was a Free House with a shop; and containing 2 large bedrooms and store cupboards upstairs, and a sitting room, kitchen, shop and cellar on the ground floor.

On Thursday 10 October 1940 Justices
grant at the Quarterly sessions the transfer of the licence of the Pack Horse Inn, Ellingham to Mr J. T. Molyneux. In 1942 Mr Molyneux let his dog out onto the field after closing time. His dog was shot by a farmer’s son for being in the field with sheep and lambs. Mr Molyneux wanted £20 citing that it was a purebred dog. The son refused to pay and the incident went to court. The judge agreed £10 to be paid.

The Pack Horse continues to flourish.

<table>
<thead>
<tr>
<th>Chathill Post Office</th>
<th>Historic</th>
<th>Aesthetic Appeal/ Representativeness</th>
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<tr>
<td>The Post Office building replaced the post office building beside Ellingham School (Rose Cottage). Originally post was collected at the Rose Cottage site from the coastal area and then taken to the Great North Road (Edinburgh - London) where Royal Mail carriages would pick it up. There was a post beside the railway line at Chathill on which a bag containing the post was hung. As the mail train passed by it was collected by being hooked off the post into the train. A new Post Office was built in 1900 next to Chathill Station when the era of railways took over the collection of post. It was owned by Sir Carnaby Haggerston and</td>
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rented out to Mr Rieverly, the Post Master. The post men used to collect post from Fleetham – Newham – Henhill- Rayheugh – Rosebrough – Newham buildings – Ellingham –Chathill by bicycle each weekday (22 miles). In 1960 Geoffrey and Norma Radpath bought the Post Office and lived there for 40 years. At the beginning a van picked up the mail at 7 am in the morning from the hamlets and the mail collected would be bagged and put on the 8 am train for Newcastle. A bag would arrive by train at the station in the afternoon with parcels and letters to distribute.
### The Pant at Chathill

A great great aunt of the present Gilly Baker-Cresswell was driving a pony and trap up to the level crossing when a steam train, which should have slowed down because of the dip in the railway line at Chathill, frightened the horse and she was thrown from the trap and escaped serious injury. Being of a religious disposition she put this down to the good Lord and built the Pant for people to use and as a memorial of the incident. The inscription on the Pant says:

- *A thank offering*
- *Nov 30 1887*
- *Given by L. Baker-Cresswell*

- *The Lord Shall Preserve*
- *Thy coming out and thy coming in’*

The significance of the Pant is that it came at the end of reliance on horse transport.

### Ellingham Hall

On the 10th January, 1698, Ellingham was sold by Robert Armorer to Edward Haggerston, who had for many years been the Governor of Berwick. The hall was built in the 17th century by Sir John Haggerston.
Photo shows the house in 1880 when it had an additional eastern wing... and a much larger footprint.

It was enlarged under the ownership of his successor, Edward Haggerston. They rebuilt the house and the letters 'E.H.M.,' being the initials of Edward and Mary Haggerston, with the date 1703 which are visible over the door of Ellingham Hall.

The Haggerstons sheltered Catholic priests within secret tunnels and chambers during the persecutions of the Reformation. In 1745 the baronet of the day sent his coach and horses to convey the Duke of Cumberland from Belford to Berwick but took care to bribe his coachman to overturn the vehicle in the way. And in the same year, when the work-horses of the baronet were required to assist in forwarding the baggage of the troops, they could not be found. They are said to have been concealed at Haslerigg, in Northumberland, an estate belonging to the family.

However, in 1904 the Hall suffered severe damage in a fire that burned most of the East wing to the ground.

In the Second World War, the Ellingham estate was farmed by the Women's Land Army who put the tennis courts into cultivation and used the reception rooms as a food storage centre. From 1955 to 1988 the hall was used as a preparatory school for boys aged 5 to 18. It was subsequently bought by property
Photo shows the western elevation as it was after a fire on the 20th May 1904, 24 years after the first photo. At this point the fire destroyed the majority of the house.

developers but a plan to convert the building into residential flats and houses on the land was usurped by NatWest bank during the crash of 1989, despite being offered 25% interest until the properties were sold; thereafter the hall was left standing empty and vulnerable to vandalism and the elements. It was bought in 1994 by Helen and Aidan Ruff, who restored and renovated it to serve as a family home and from 2004 onwards as a country house venue for holiday rental, parties, weddings and corporate events.

In May 2010, the chapel was once again gutted by fire.

In December 2010, Ellingham Hall found itself bombarded by calls after WikiLeaks founder Julian Assange was bailed to stay at its namesake, Ellingham Hall, Norfolk. Owner Aidan Ruff told The Journal newspaper: "We're just trying to make an honest living, and deliver our brides and grooms the dream weddings they want. We're not interested in bringing down governments or world domination.

The architecture is of a 'gothic revival style' with castellated features.

Set within its grounds is an 18th century ice house, where during the winter, ice from the Tughall burn nearby, was broken up and stored in readiness for use in the
Designated Heritage Assets:

Old Vicarage (II)
Church of St. Maurice (II)
Waiting shed and up platform at Chathill Station (II)
Chathill Station and down platform (II)
Signal box at Chathill Station (II)

house kitchen and the game larders.