

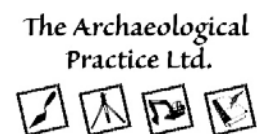
**BISHOPWEARMOUTH:**  
*A HISTORICAL VILLAGE ATLAS*  
*Part 2: Supplementary Reports*



2021

Produced by  
The Archaeological Practice Ltd & the Bishopwearmouth Village Atlas Group

Supported by  
Sunderland City Council: Bishopwearmouth Townscape Heritage Scheme





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NOS. 1-2 CHURCH LANE AND  
314-315 HIGH STREET  
BISHOPWEARMOUTH  
SUNDERLAND

HISTORIC BUILDING RECORD

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The Archaeological  
Practice Ltd.



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**APPENDIX 01: The Photographic Record.**

**APPENDIX 02: Architect's Supplied plans in advance of 2015 conversion.**

## SUMMARY

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*A programme of building recording was carried out as part of the Bishopwearmouth Village Atlas Project in advance of proposed works to the range of buildings comprising Nos. 1-2 Church Lane and 314-315 High Street, Bishopwearmouth. To accompany a written description of the building, photographic recording was undertaken in April, September and November, 2019 by colour digital photography using a Panasonic DMC-FZ1000. In addition, the history of the building was researched through locally available historic maps and records.*

*Analysis based on visual inspection and historic records indicate that this is a very complex structure, subject to repeated remodelling as is typical of urban buildings. Here, both floors have been comprehensively modernised, leaving only the roof untouched by recent generations.*

*Whilst a variety of wall fabrics are exposed, comprising limestone rubble and various phases of brickwork, there is unfortunately nothing to give any real idea of date, although sections of the rubble walling might be of medieval date, bearing in mind the location of the building in the village centre adjacent to the church. A few features – the 'old' brickwork, the small window in wall D, and the roof structure of the northern block – could be as early as the 17th century. There were probably several periods of alteration during the 19th and 20th centuries, but the evidence for the individual phases is now so fragmentary that it can no longer be disentangled.*

*What is important is that the building represents a survival from the early pre-industrial village, and may, after parts of the church (and a few scattered ex-situ fragments of the Old Rectory), be the oldest structure to survive in Bishopwearmouth. Its relative antiquity remains apparent in its general form, the old brickwork and proportions of the window openings in the High Street West façade, and in the pitch of its roofs.*

*Further evidence of the history of the site may survive in deposits and structural remains beneath the floors of the building, and historical information could also be gained by dendrochronological analysis of the roof timbers.*

# 1. INTRODUCTION

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## 1.1 Project Background

The current investigation and recording exercise has been carried out with respect to Nos. 1-2 Church Lane and 314-315 High Street, in accordance with a Brief provided by the County Archaeologist for Tyne & Wear.

The buildings lie within Bishopwearmouth Conservation Area which focuses on the lost medieval village of Bishopwearmouth, now part of modern Sunderland. Although nearly all above-ground remnants of the earlier village have disappeared, traces of the medieval street layout and the village green have survived, notably within the conservation area.

The Tyne & Wear County Heritage Environment Record lists Church Lane and the conservation area as sites of particular local historical importance, as follows:

*HER 11115 Church Lane*

*Two-storey cottages and shops with a simple and uniform appearance. A charming and quaint area due to the absence of vehicular traffic, the narrowness of the lane and the resultant intimate enclosure of space.*

*HER 11946 Bishopwearmouth Conservation Area*

*Designated in 1969. Extended in 1989 to take in surrounding 19th and 20th century development. It comprises fine Victorian and Edwardian buildings set within the medieval street pattern (HER 163). The former village green is now Town Park. One of the most historically important and architecturally unique environments in Sunderland. Bishopwearmouth village (HER 163) was dominated by the parish church (HER 161). By 1826 the village contained additional spacious houses built by industrialists and merchants. By the mid C19 the village became part of the urban borough of Sunderland. There were elegant terraces on Crowtree Terrace (HER 4468) and back-to-back houses on Carter Street and Crow Street. Part of the medieval thoroughfare 'Little Gate' became Church Lane. The Mowbray Almshouses (HER 4467) were built in 1863 where Church Lane joined Little Gate. Towards the end of the 19th century, Vine Place was built. In the early years of the 20th century several key Edwardian developments were added, including the Empire Theatre (HER 4474), the Dun Cow (HER 4473) and the Londonderry Public House (HER 4475).*

## 1.2 Methodology

The photographic recording of the group of buildings was undertaken to accompany a written description in February 2020, using digital photography. All elevations were photographed as far as possible face-on and from a consistent height and perspective. Where possible, all record photographs included a scaled ranging pole. Where it was not possible to capture an entire elevation in a single photograph because of the constricted nature of the site, a series of partial elevations were recorded along with an oblique overall view of the full elevation.

A search was made for maps, documents and historic photographs (see *Illus. 04-07 & Appendix 03*, below) which could shed light on the development and history of the buildings.



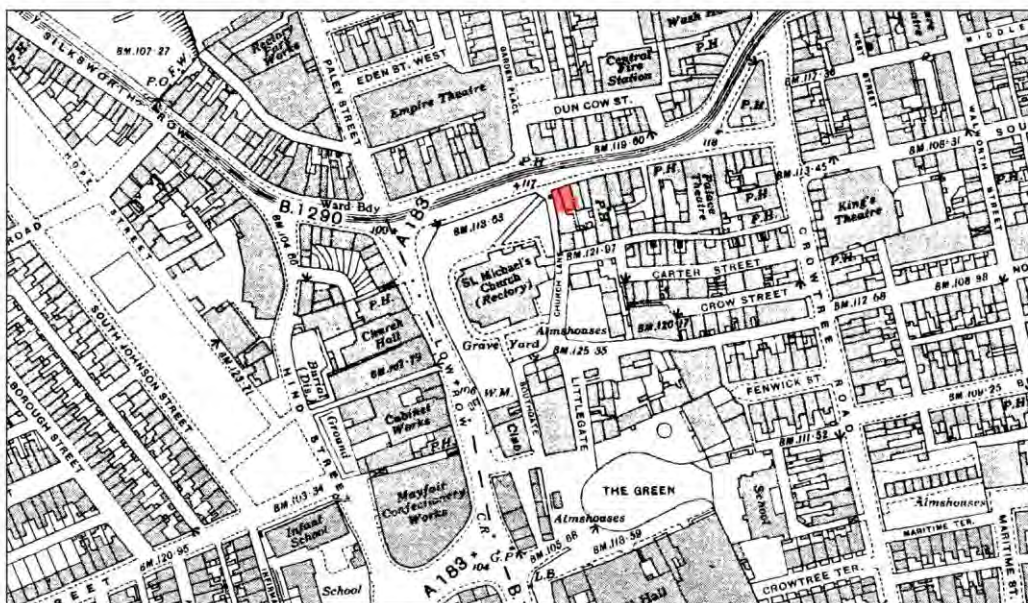
*Illus. 01: The position of the site (highlighted in red) in Bishopwearmouth.*



Historic maps and plans consulted included the following:



*Illus. 02 & 03:  
Extracts from maps of Sunderland in 1737 (Burleigh & Thompson) and 1819 (Giles)  
showing the current buildings on the junction of High Street West with Church Lane  
north-east of the Minster.*



**Illus. 04-06:** The building shown (in red transparency) on the corner of High Street West and Church Lane on historic editions of the Ordnance Survey Series from the 1850s (top), 1890s (middle) and 1940s.



*Illus. 07:  
The west side of the buildings on Church Lane prior to alterations in the 1970s.*



*Illus. 08i & ii: The west side of the buildings on Church Lane before and after alterations in the 1970s.*

## 2. BUILDING DESCRIPTION

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### 2.1 INTRODUCTION

Although little remains of old Bishopwearmouth, now barely recognisable as a separate entity within the spreading City of Sunderland, on the corner of High Street West and Church Lane, facing the east end of the largely-rebuilt parish church of St Michael, are a pair of old properties of at least 18th-century origin. Collectively now known as 1-2 Church Lane and 314-315 High Street, the two buildings are now combined to form a restaurant bar (simply 'No 2 Church Lane' on the ground floor and an Indian Restaurant above, accessed from the building to the south).

### 2.2 Description of the Exterior

The Northern Building, on the actual corner and with entrances both from High Street West and Church Row, is of trapezoidal plan, and its ground floor is now a single space, with a pair of piers carrying the boxed-in ceiling beams or girders. The steep pitched red-tile roof has a longer east-west section parallel to High Street West, with a hip at the corner with of a shorter north-south section that butts up against the taller northern gable of the southern building.

The Southern Building comprises a block fronting onto Church Lane, with a gabled north-south roof, and a smaller block wing to the rear (east which also has a north-south gabled roof; the north end of this wing overlaps the east end of the northern property, and partly abuts against the next building to the east (J & C Potter, Newsagents fronting High Street West. On the south, overlapping the junction between the two blocks is a small square flat-roofed block of late 20th-century brickwork.

The north elevation, to High Street West, is the north wall of the Northern Building. The ground floor is all modern, a pair of shop fronts flanking a recessed doorway on the left and a pair of windows on the right, between fluted pilasters, with carved brackets carrying a fascia with a block cornice. The first floor is of old brick<sup>1</sup>, yellow-washed<sup>1</sup> with three irregularly-spaced windows, of quite tall and narrower proportions, each now holding a 20th-century top-opening casement with a pair of upright panes below. The roof has a stack, set east-west, of old brown brick at the west end of the ridge.

<sup>1</sup> Details of the brickwork bond are not readily discernible.



*Illus. 09: North Elevation (to High Street West)*



*Illus. 10: North-West Elevation, to Church Lane*

The west elevation, to Church Lane, is rendered and whitewashed, and is in two parts. On the left is the Northern Building, with a recent bow window on the ground floor and two first-floor windows, one like those on the north, and the other, to the right, in a narrower opening. To the right is the slightly taller Southern Building, with a modern doorway (with fluted pilasters) on the ground floor and another bow window set close to it on the south, and a single first floor window like the three on the north. The roof has a northward-facing gable with a thin raised coping.

The only other part of the structure to have an external elevation is the south end of the rear block of the Southern Building, which faces onto a very constricted yard enclosed by modern structures on the other three sides. It is of old brown brick, now obscured by heavy ribbon pointing. A large cart entrance with a timber lintel has been infilled in two stages, first with its eastern half blocked (and a small window inserted) and finally being fully infilled. On the first floor is a six-pane casement window, its head set under a heavy cross beam which is in effect the tie-beam of an exposed truss with a king-post and vertical struts to either side, the spaces between them being either infilled with modern boarding or glazed. None of the timbers look of any great age.

## **2.3 Description of the Interior: The Ground Floor**

The north wall of the building, towards High Street West, is taken up by a modern door between two shop fronts, and has no old features or exposed fabric.

### **2.3.1 Wall A**

This is the east wall of the ground floor of the Northern Building; its northern half is of old orange brick, largely in stretcher bond, and its southern in roughly-coursed stone/rubble (all local Magnesian Limestone). The joint between the two parts is very irregular; there is a straight joint rising for c 0.80 m above the floor, and then a panel of stone projecting c 0.60 m to the north to a height of a further c 0.50 m; above this the ragged joint is set a metre or so further south, although there is an isolated patch of stone wall within the brickwork above the projecting panel – might the brickwork be a facing to a stone wall?

At the south end of this section of exposed walling is a modern projecting brick pier but just short of it is a straight joint, that has some small quoin-like blocks set against it and thus looks to have been the south ends of the original stone wall (and possibly the south-east corner of a building, as there are hints that a wall may have returned west from this point. Beyond the brick pier is a modern stair rising to the east to give access to the upper floor of the rear block of the southern building.

### **2.3.2 Wall B**

The west wall of the ground floor of the Northern Building, broken by a wide 20th-century window. The south internal jamb of the window is in modern brick, with what looks like a cutaway concrete block immediately below the present lintel. Between this and the south wall of the building (wall E) is roughly-coursed limestone rubble; wall E is of brick except for two or three courses of limestone at the bottom; this may be contemporary with wall B, but above this the brickwork seems to extend behind the stone of wall B. The north internal jamb of the window is cut into old stone walling. In the wall c 0.75 m to the north there is a straight joint; beyond this is rather better-quality walling with some large blocks of Ryhope limestone; some roughly-squared blocks abut against the straight joint in quoin-like fashion possibly implying that the northern section is earlier.<sup>2</sup>

<sup>2</sup> If this is the case it would seem to imply that the building extended further to the north, and has been truncated by a widening of the street. There is no other evidence of this.



*Illus. 11 (above): Wall B, northern section*

*Illus. 12 (below): Wall C, western section*

### **2.3.3 Wall C**



This is the south wall of the northern building (i.e. the cross wall between the two buildings) and a large part of it was cut away during the recent alterations. A length of undisturbed wall survives at the west end, with a few courses of large limestone blocks up to c 0.60 m, and above that old brick, largely in stretcher bond (which at its west end seems to extend behind the limestone rubble of wall B); midway along it is an infilled recess, c 1.2 m above the floor, c 0.30 m wide and 0.20 m high.



*Illus. 13: Eastern section of Wall C, now forming base of bar*

The lower part of the eastern section of the wall, of large limestone rubble, survives as the base of the bar.

#### **2.3.4 The Southern Building**

The north wall here is the south face of Wall C, where no old fabric is exposed, either on the full-height western section on the west, where it forms the internal wall of a lobby to a doorway opening onto Church Lane, or on the lowered eastern section now forming the bar.

#### **2.3.5 Wall D**

This is largely the east wall of the ground floor of the Southern Building, although its thinner northernmost section, set back c 0.30 m, in fact projects into the Northern Building.

This thinner end section is rendered and plastered (on its east face old brown brick is exposed, but contains one window, cut across by the present ceiling, which is a 6-pane casement, with below it a rectangular ashlar block with the incised date '1854') At the north end of the principal thicker section of wall is an east-west ceiling beam marking the line of the wall dividing the two buildings, only recently removed. Beyond this is a doorway and a length of wall hidden by modern fittings, then finally a panel of exposed walling c 1.5 m long, containing a small almost square window set quite low down. Its internal opening has a thin timber lintel, and a wooden post at either side that look to be re-used pieces, and may be contemporary with the modern wooden sill; the window itself, in line with the east face of the wall (and now opening within the rear block) is a 4-pane opening casement, hung on old hinges that appear of 18th-century character.





*Illus. 14: Small window at south end of wall D*

### **2.3.6 Wall E**

This is the south wall of the ground floor of the Southern Building. At its east end is a doorway into the small square 20th-century block. The wall is of old brick, in a rather irregular bond; close to the doorway is an earlier one, now blocked, with a timber lintel, and midway between that and the west wall is a chimney breast projecting c 0.50 m, of more recent and larger brick. It has a small cast-iron fireplace, with a round arch with cabled rolls on either side of its broad splay, within an earlier and taller opening.



*Illus. 15: Wall E, with blocked doorway to left of chimney breast*

### 2.3.7 The Rear Block to the Southern Building.

The only old exposed fabric here is the wall on the north of the stair, which actually overlaps the east wall of the northern building exposed; it seems that this wall (F) was originally the external south wall of the next property eastwards from the northern building, facing onto High Street West.

### 2.3.8 Wall F

Close to the west end of this short length of wall (stone below and brick above, but partly hidden by plaster) is a tall straight joint, straight on the west and ragged on the east, as if an earlier wall on this side had been cut to allow a new building to the west. Adjacent to the joint the wall face steps southwards and is all of brick; in this next section (partly covered by the stair) there has been a ground floor opening with a segmental arch (and a double row of brick voussoirs) and a second similar blocked opening above, in which the segmental arch seems to have been a relieving arch as it is slightly narrower than the opening below. It looks as if its west jamb has been formed by a single-skin brick wall returning south, now cut away.



*Illus. 16: Wall F, alongside stair*

## 2.4 The First Floor

### 2.4.1 Main Building

The first floor of the building now forms the northern part of the Moti Raj Tandoori and Balti Restaurant, which also occupies the first floor of the more modern building to the south, and which provides the only access to it. At this level the building has been completely modernised, with many new openings made through dividing walls to integrate the internal spaces. The floor of the northern building is set two steps lower than that of the southern. The only features of any age are five east-west ceiling beams in the Southern Building, of plain rectangular section. At the north end of this section of ceiling is a roof hatch which gives access to the attics.



*Illus. 17: Southern Building at first floor level looking west, showing old ceiling beams*

## **2.4.2 The Rear Block Upper Floor**

This is the only part of the first floor accessible from the ground-floor building, and has been sub-divided to provide toilets. Virtually all wall faces are obscured, except for a central part of the west wall, high up, which has a large upright block with brickwork to the right and old limestone wall to the left. This may be the south jamb of an early first-floor window in the east wall of the Southern Building, prior to the addition of its rear block.

## **2.5 Description of the Attic/Roof Space**

### **2.5.1 Northern and Southern Buildings**

The only access to an attic is a roof hatch set close to the south face of the dividing wall between the Northern and Southern Buildings which, of old brick, is intact at attic level and has a central opening with an old two-panel door. Over the Southern Building is a two-bay section of attic set north-south, with a central truss that has a collar set quite high, and various recent timbers added – in particular there are several generations of purlins, some quite recent. The south end wall has a projecting chimney breast sloping from east to west as it rises, with on its west side a simple square-headed fireplace.

The north wall has an off-set c 0.50 m above the attic floor, with a pilaster above it to the west and a thicker section of wall at the east end.

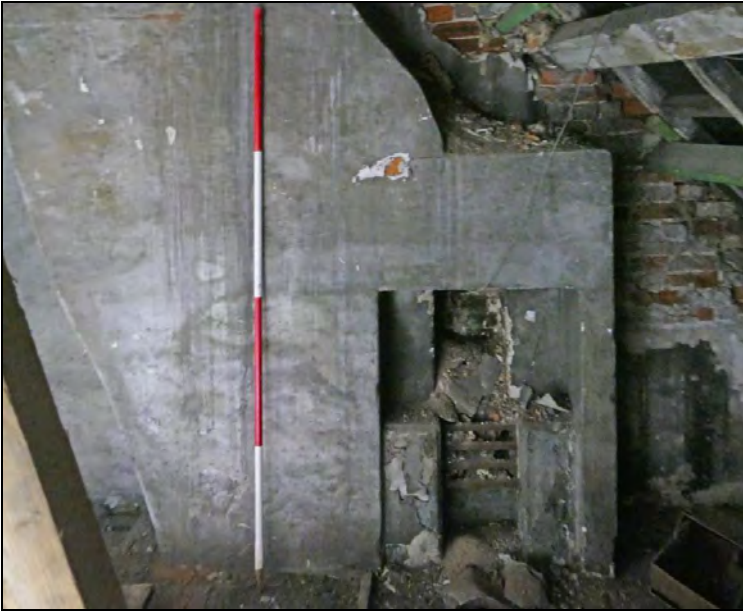
The door leads through into the attics over the Northern Building, which form an L-plan; the initial section is set north-south, and has a series of collars fixed to the south face of the common rafters, with notched ends to take purlins clasped between rafter and collar; although interesting, this arrangement may be of no great age as there are cuts on the rafters for an earlier purlin (?) at a lower level; there is one truss near the north end that has a similar collar. At the north-east corner of the room is an extruded stud-and-plaster projection, now in poor condition, forming a lobby giving access to the east-west range of attic parallel to High Street West; west of the lobby and set between the two sections of attic is an L-plan brick stack. This east-west roof is of three bays (with a hip at the northwest corner, and appears better preserved. Its trusses have collars, and quite heavy and roughly staggered butt purlins,

although, once again, sundry new members have been added to strengthen the old structure.

The old roof structure does not appear to be constructed using pegs. Its date is uncertain, but it may be of relatively early post-medieval date (17th-century?) rather than any earlier. It might well be the earliest roof structure to survive in Sunderland, and would merit a more detailed study, and perhaps dendrochronological analysis.

### 2.5.2 The Rear Block Roof

The block has king-post roof trusses like that seen externally on the south, apparently of no great age.



*Illus. 18: Fireplace in the south wall of the attic of the Southern Building*



*Illus. 19: Attic of the Southern Building looking north, showing the old two-panel door into the attic of the Northern Building, and the collars with notches to carry purlins; these are probably secondary (see the cuts for earlier purlins on the rafter).*



*Illus. 20: Attic of the Northern Building, west part looking north, showing the lobby on the right linking to the south part of attic, and the partition formed by old broad boards*

*Illus. 21: North roof slope of the attic of the Northern Building, looking west towards the hipped corner; note the roughly-chamfered staggered butt purlins. This is a less-altered section of roof and may be of relatively early post-medieval date.*



*Illus. 22: Rear block roof looking south*

## 2.7 Discussion: The Development of the Building

This is a very complex structure, very typical of urban buildings in that it has been altered and remodelled again and again. Often in such structures the ground floor is the most frequently remodelled, whilst the first floor remains more in its original state, but here both floors have been comprehensively modernised, leaving only the roof untouched by recent generations.

Whilst a variety of wall fabrics are exposed, of limestone rubble and various phases of brickwork, there is unfortunately nothing to give any real idea of date. Sections of the rubble walling might be of medieval date, bearing in mind the location of the building in the village centre adjacent to the church, but there is nothing to confirm this. A few features – the 'old' brickwork, the small window in wall D, and the roof structure of the northern block – could be as early as the 17th century. There were probably several periods of alteration during the 19th and 20th centuries, but the evidence for the individual phases is now so fragmentary that it can no longer be disentangled.

What is important is that the building represents a survival from the early pre-industrial village, and may, after parts of the church (and a few scattered ex-situ fragments of the Old Rectory), be the oldest structure to survive in Bishopwearmouth. Its relative antiquity remains apparent in its general form, the old brickwork and proportions of the window openings in the High Street West façade, and in the pitch of its roofs.

Further evidence of the history of the site may survive in deposits and structural remains beneath the floors of the building. Historical information could also be gained by dendrochronological analysis of the roof timbers.

### 3. THE PHOTOGRAPHIC RECORD

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Record photographs supplied as Appendix 2 and digitally are keyed to Site Plans (*Illus. 23-26, below*).

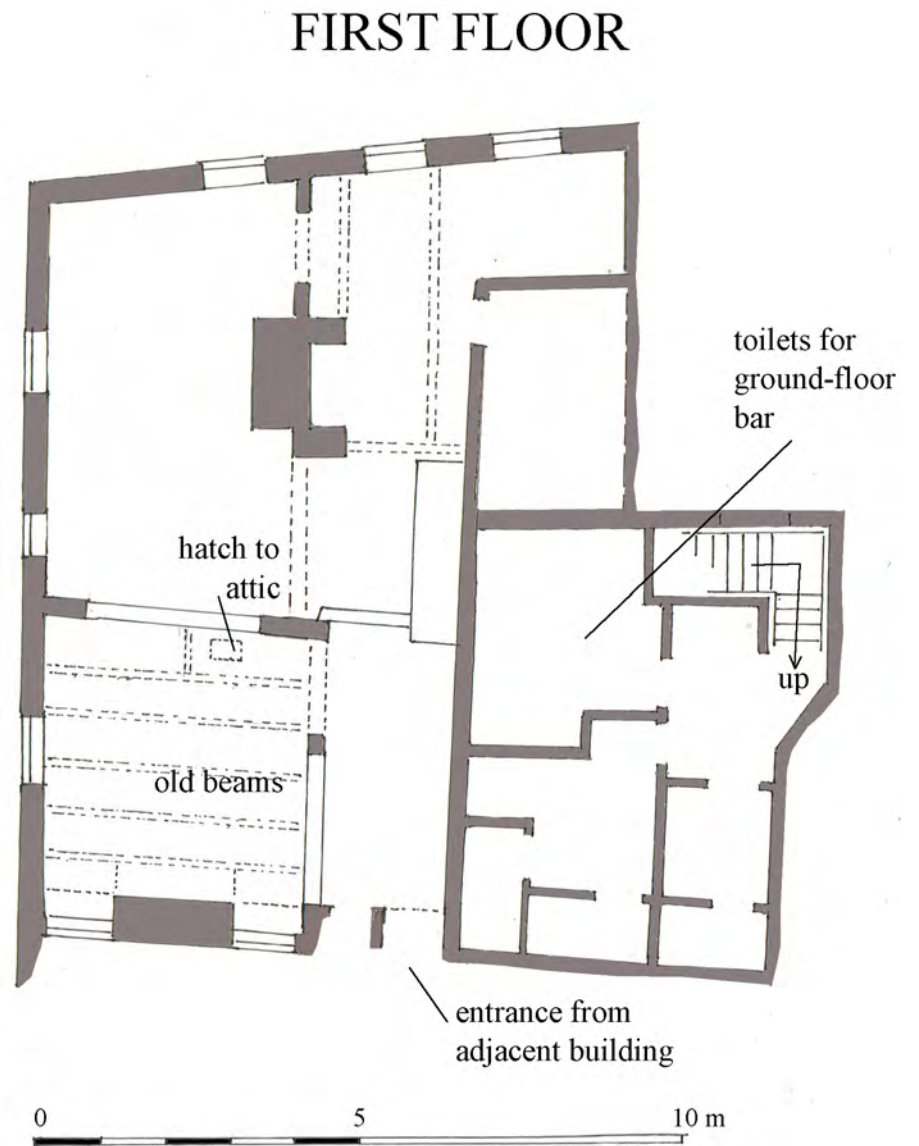
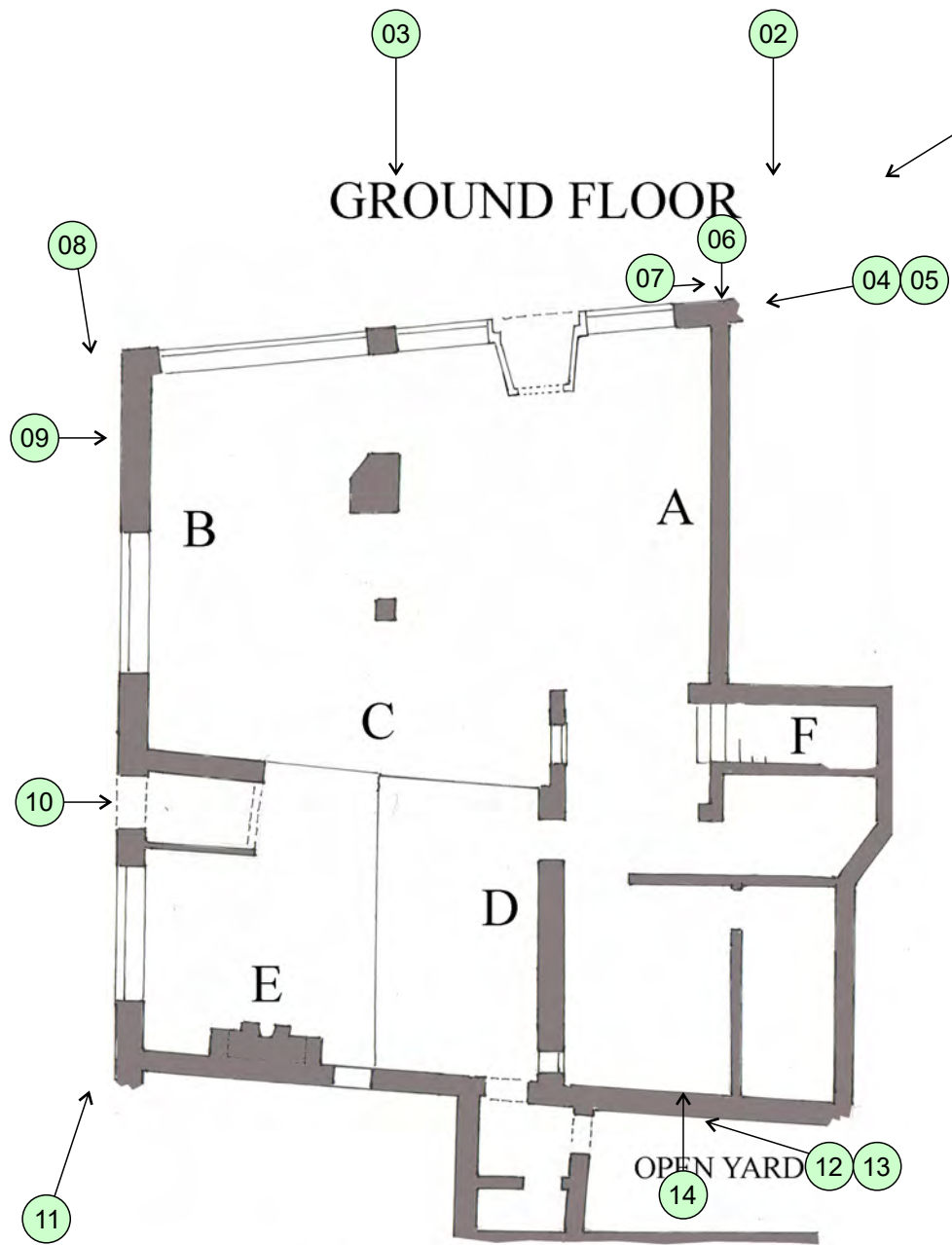
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1-29	External	External views of all elevations
30-85	Internal	Ground Floor of the building
86-93	Internal	First Floor of the building
94-150	External	Roof structure/loft space

*Illus. 23: Plan of the building showing positions of external photographs taken for the purpose of record.*

*Illus. 24: Ground floor plan of the building showing positions of internal photographs taken for the purpose of record.*

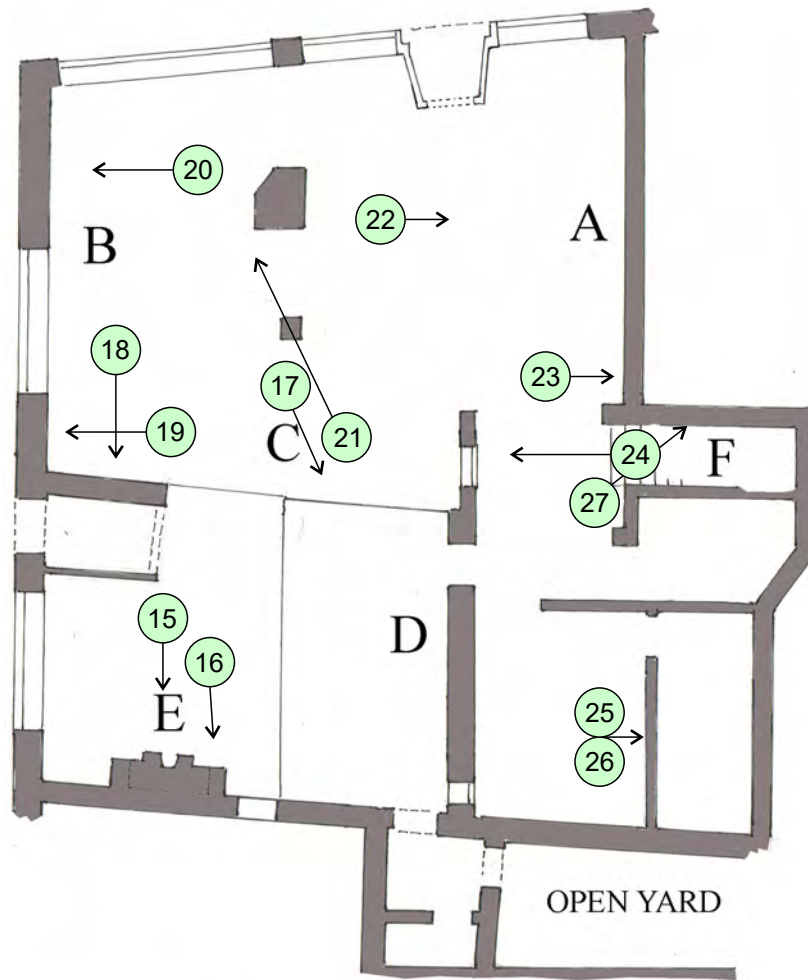
*Illus. 25: First floor plan of the building showing positions of photographs taken for the purpose of record.*

*Illus. 26: Sketch roof plan of the building showing positions of photographs taken for the purpose of record.*

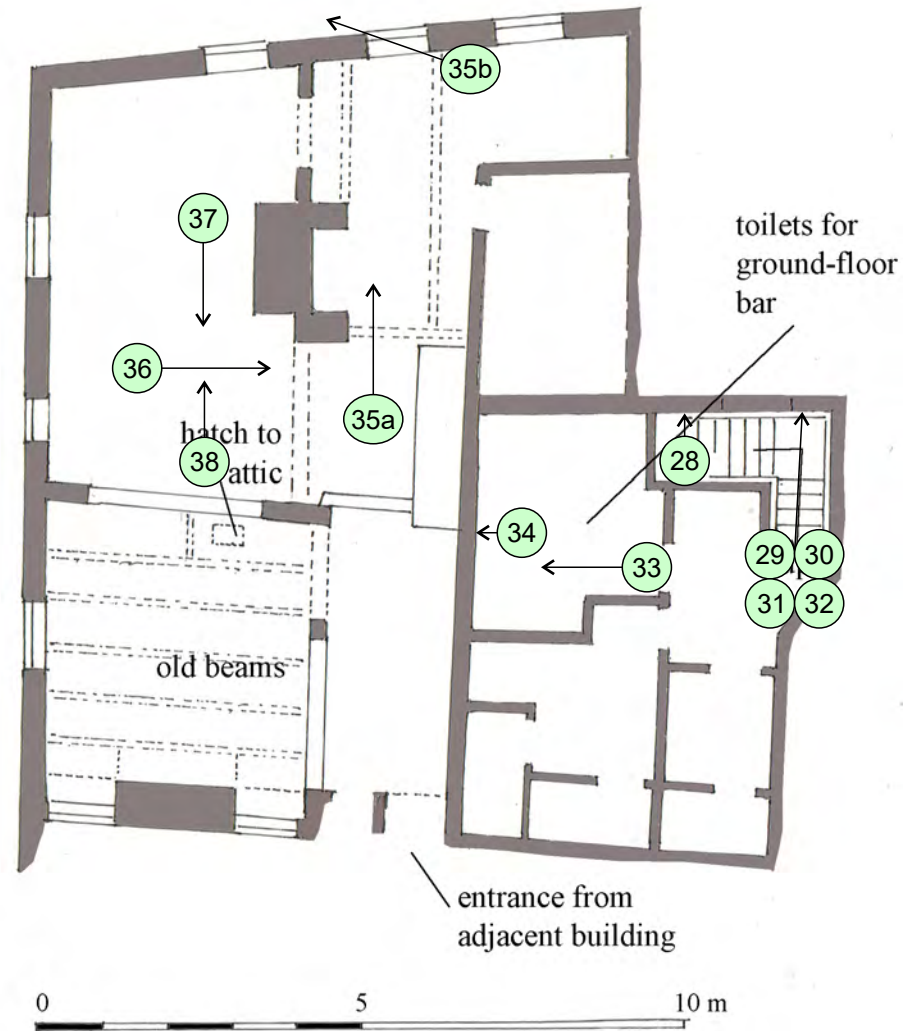




# GROUND FLOOR



# FIRST FLOOR



***APPENDIX 01: The Photographic Record.***



Photo 01.



Photo 02.



Photo 03.



Photo 04.



Photo 05.

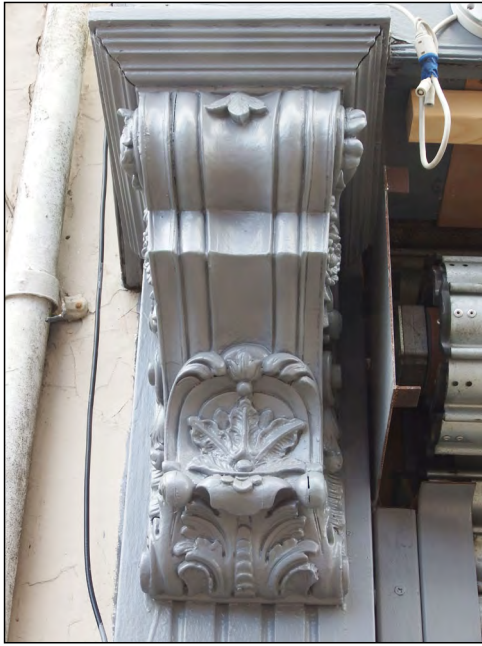


Photo 06.



Photo 07.



Photo 08.



Photo 09.



Photo 10.



Photo 11.



*Photo 12.*



*Photo 13.*



*Photo 14.*



Photo 15.



Photo 16.



Photo 17.

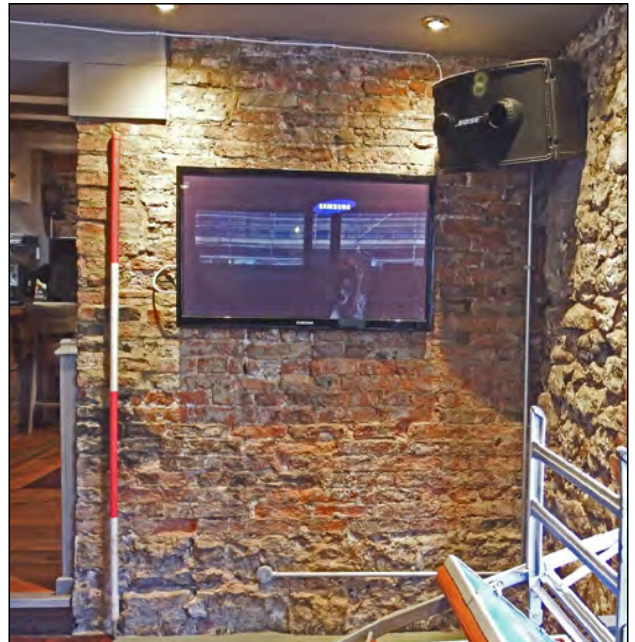


Photo 18.



Photo 19.



Photo 20.



Photo 21.



Photo 22.



Photo 24.



Photo 23.



Photo 26.



Photo 25.



Photo 27.



Photo 28.



Photo 29.



Photo 30.



Photo 31.



Photo 32.



Photo 33.





Photo 34.

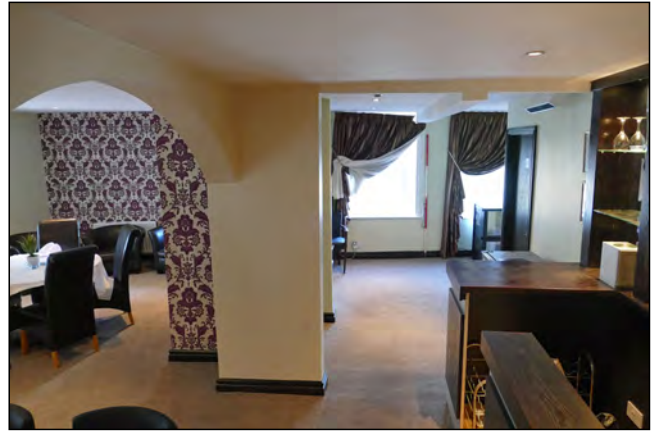


Photo 35a.



Photo 35b.



Photo 36.



Photo 37.



Photo 38.



Photo 39.



Photo 40.



Photo 41.



Photo 42.



Photo 43.



Photo 44.



Photo 45.



Photo 46.



Photo 47.



Photo 48.



Photo 49.



Photo 50.



Photo 51.



Photo 52.



Photo 53.



Photo 54.



Photo 55.



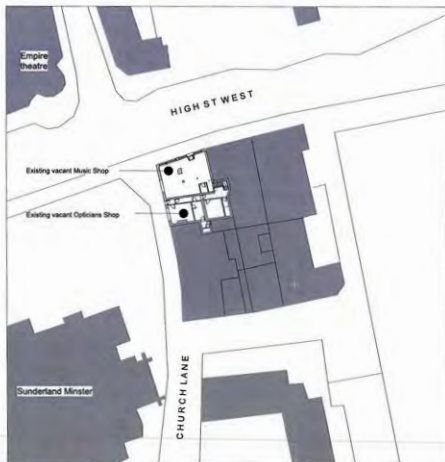
Photo 56.



Photo 57.

***APPENDIX 02: Architect's Supplied plans in advance of the 2015 conversion.***

DEVELOPMENT CONTROL  
RECEIVED  
15 SEP 2015  
SUNDERLAND CITY COUNCIL



No.	Date	Appr.	Remarks/Notes



Ged McCormack Architect  
17 Nile Street, Sunderland SR2 7PB  
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Bar development  
332013 High St West / 2 Church Lane  
Sunderland

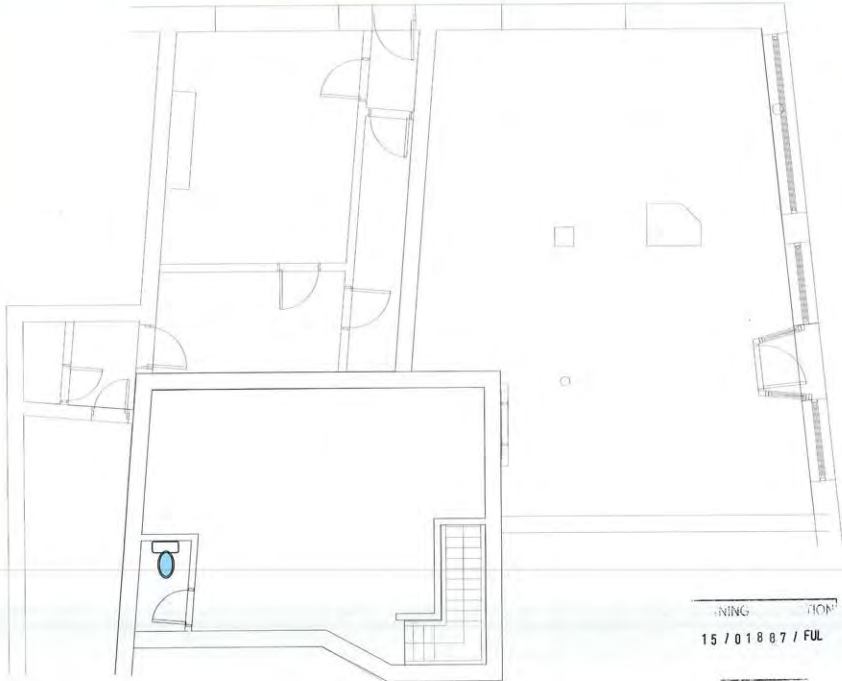
existing location plan

Author	Scale

PLANNING APPLICATION  
15 / C / 887 / FUL



DEVELOPMENT CONTROL  
 RECEIVED  
 15 SEP 2015  
 SUNDERLAND CITY COUNCIL



PLANNING PERMISSION  
 15 / 01887 / FUL

No.	Date	Year	Revision/Notes

No.	Date	Issue/Revised

**Ged McCormack Architect**  
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**Bar development**  
 312/313 High St West / 2 Church Lane  
 Sunderland

existing FF plan

Project No.	201514
Client	158
Scale	1:50
Sheet No.	103
Drawn by	
Checked by	





100.225 exit/entrance

CHURCH LANE

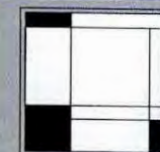
HIGH STREET WEST

DEVELOPMENT CONTROL  
RECEIVED  
15 SEP 2015  
SUNDERLAND CITY COUNCIL



No.	Date	Appr	Revision Notes

No.	Date	Issue Notes



Design Firm  
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Consultant

Project Title  
Bar development  
312-313 High St West / 2 Church Lane  
Sunderland

Sheet Title  
proposed GF plan

Project Manager	Project ID	210074
Drawn By	Scale	1:50
Reviewed By	Sheet No.	201
Date		of
CAD File Name		

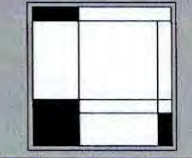
PLANNING APPLICATION  
15 / 01887 / FUL



DEVELOPMENT CONTROL  
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No.	Date	Appr	Revision Notes

No.	Date	Issue Notes



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Project Manager	Project ID	210074
Drawn By	Scale	1:50
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Date		of
CAD File Name		

PLANNING APPLICATION  
15 / 01887 / FUL

# The Archaeological Practice Ltd.



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## 2. THE HISTORY OF PROPERTIES ON CHURCH LANE & 314/315 HIGH STREET WEST

Bishopwearmouth Green was once a thriving community with a mix of homes and businesses, many occupying buildings that dated from at least the 18th century. Early property records are useful in understanding the changing pattern of Church Lane, with many held at the Tyne and Wear Archives. The earliest document in the archive from January 1707 relates to a Manor Rectario de Wearmouth (i.e. the Manorial estate associated with the Rectory across High Street West to the north of Church Lane, and its incumbent rector).

The earliest map available of 1737 by Burleigh and Thompson depicts a tightly grouped settlement with the Church of St Michael at its core, which was agricultural in nature surrounded by open fields. The village green lay to the south which partially survives with surrounding properties enclosing the space, and the main coaching route formed along Low Row to the west and High Street West to the north.

The 1785-90 Raine's Eye Plan appears to show a larger Georgian style property fronting Church Lane with a smaller and less detailed building attached to the north fronting High Street West. How accurate this depiction is is uncertain and differs from the form of the buildings shown on the 1859 OS map, even with the time gap in publication.

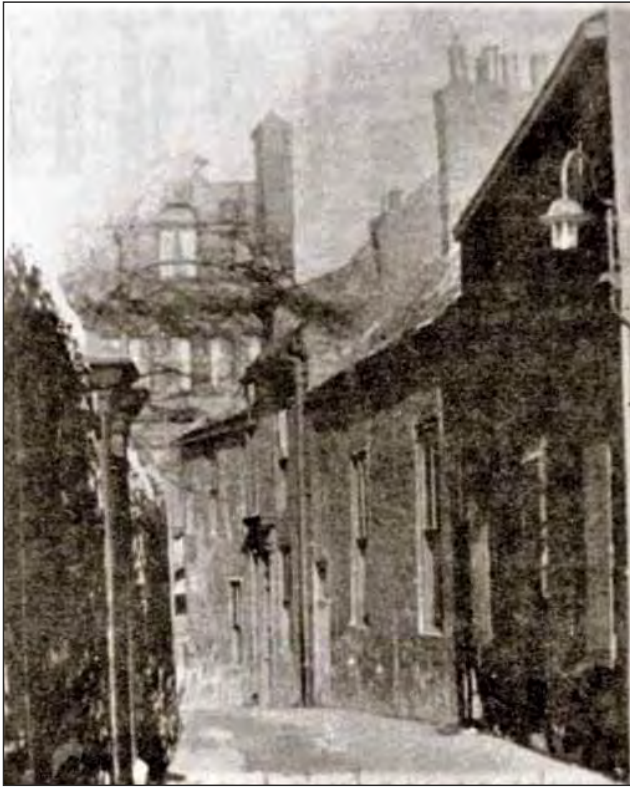
Church Lane still provides a much-used pedestrian link to High Street West today and forms the eastern boundary of the churchyard around the Grade II\* listed Sunderland Minster, the former Bishopwearmouth Parish Church. The lane can be traced from the earliest historic maps with groups of cottages on the east side of the lane along with the former Gibson Almshouses (relocated further south in 1863) shown on the 1855 OS Map.

### **Physical History of the Buildings**

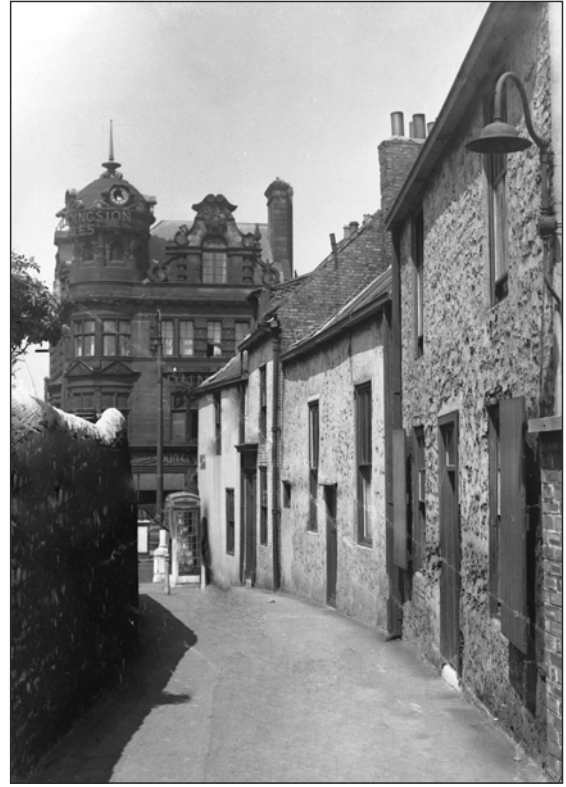
#### ***Wester House***

The earliest legal document at Tyne and Wear Archives is dated 1707, and refers specifically to "Wester House", with a distinctive logo (see image). Therefore, the property must predate the 18th century. The name "Wester House" and the description of it as a mansion house, appear on legal documents relating to it up until 1832, when it is referred to as "Wester Houses" in the plural. There could be two reasons for this change, either it had been sub-divided (see below) or because Anthony Reed, who had it from 1788, also took possession of High House at some point (See High House) and "Wester House" became "Wester Houses" as a result. There is no reference to Wester House in documents after this date, so the name must have fallen out of use.

This raises the question of where Wester House was located. Deeds describe it as bounded to the north by what became High Street West. The earliest document (1707) was a transfer from Richard Thompson to Thomas Thompson but a later document of 1752 describes the property to the south of it as in the occupation of "Mary Robinson Widow but formerly of Richard Thompson", presumably the same Thompson as in the 1707 document.



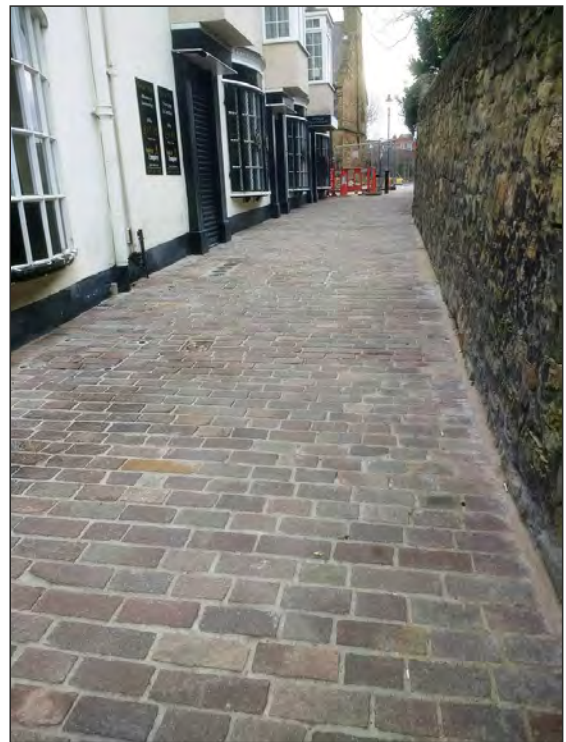
*Undated early 20th century view of Church Lane, looking north.*



*View of Church Lane in 1941.*



*View of Church Lane c.1970, showing the gable wall at the south end with the advert for Hudson's Ironmongers*



*View of Church Lane in 2020, looking south and showing the granite sett surface, newly laid as part of the Townscape Heritage Scheme, replacing the bricks laid in 1980.*

Mr C A Smith, in an article in the Sunderland Echo claimed to have seen a deed of 1807 referring to Wester House stating it was "Storey to Storey in trust for Mary Robinson ....". A plan accompanying a deed of 1854 (see plan) in respect of Joseph Hudson's acquisition of 314 High Street West shows a Mrs Robinson as in possession of what is now No 2 Church Lane, with an alley separating the property (ies) from High House. The disposition of the two properties, the previous common Thompson ownership of both, and the reference to Wester House in the 1807 deed all suggest that originally Wester House was the corner property to High Street West and Church Lane as far as the alley between it and High House and that, at some time prior to 1752, it had been sub-divided into two houses. It seems to have remained this way for over a century as a Mrs Robinson still had rights in 1854. However, it is possible that Joseph Hudson or his descendant bought Mrs Robinson's interest and reunited the two properties, hence the Hudson change of address to Church Lane in the 1911 census.

It is therefore concluded that in all probability Wester House was a detached house situated at the High Street West/Church Lane corner, separated from High House to the south by an alley, which became sub-divided then reunited. It subsequently became 314 High Street West and 1 or 2 Church Lane, which it remains to this day. This building has been the subject of an intensive building recording study as part of the Bishopwearmouth Townscape Heritage Scheme, revealing its antiquity.

There is another, outside, possibility regarding the original Wester House, which is that, from ownership information below, it may be that High House also formed a part of it at one time, as there is (slight) evidence of a possible common ownership sometime in the late 17th/early 18th century. As will be seen later from ownership, on at least 3 occasions in the late 18th and the 19th century, the owner of the corner house to Church Lane also held High House.

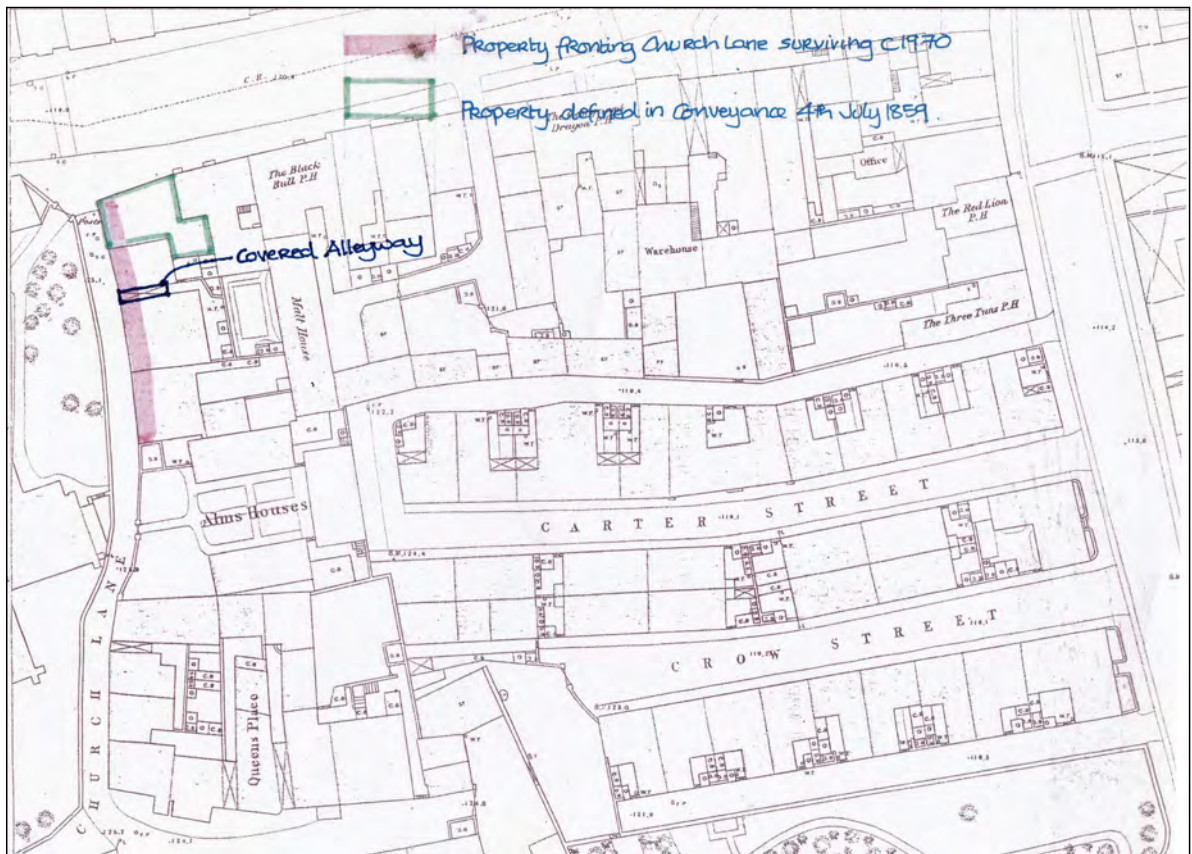
The two properties to the south, High House and School House, were demolished in the early 1970s and replaced with the building housing the restaurants today.

### **High House**

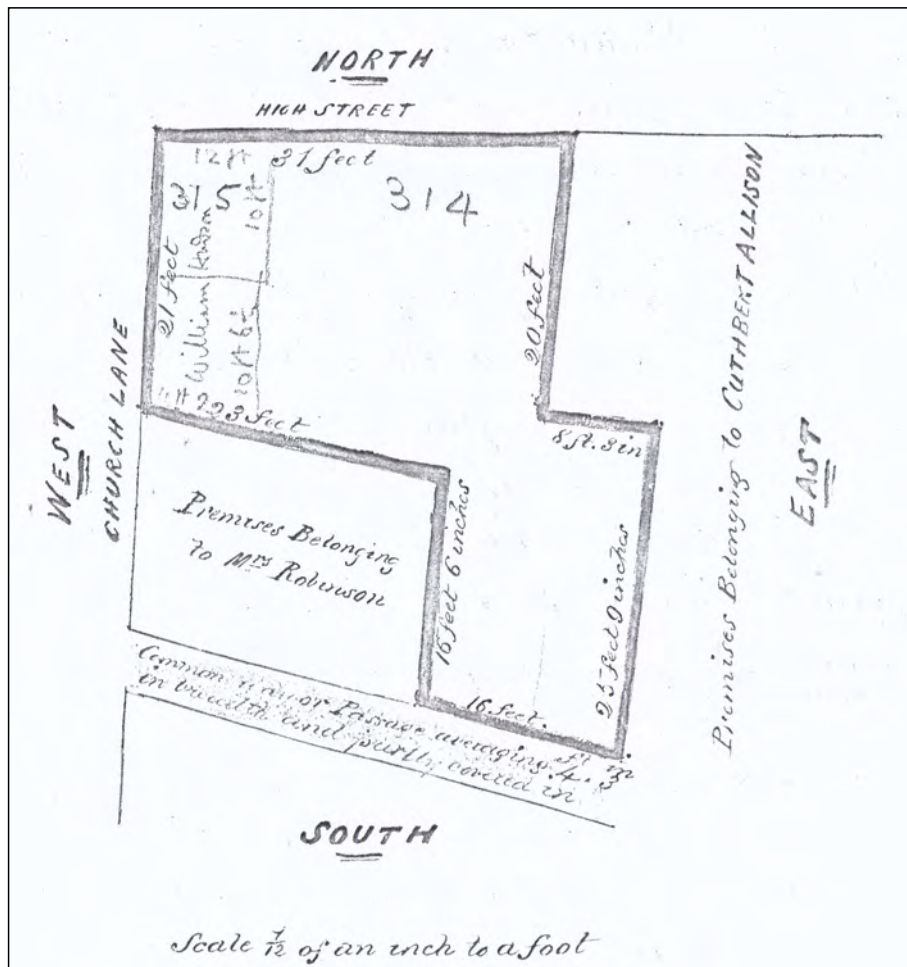
Corder refers to a deed relating to this property which dated from 1683, being in the 34th year of the reign of Charles II; this is not in the bundle of documents at Tyne and Wear Archives. The property certainly seemed out of the ordinary both in its external appearance (latterly having very tall windows to the ground floor. Implying unusually high ceilings for the probable time of construction) and in its internal form.

An article in the Sunderland Echo in 1971 described the ironmonger's premises:

*"The lower part of High House served as the storerooms and shop and the upper stories of both houses were converted into a long suite of living rooms with many details. One room ... very soundly built about 7 half feet high was combined with the one above by cutting out the centre of the ceiling, the remaining part being railed off with ornamental iron rails, not unlike a minstrel's gallery. Other rooms with deep projecting beams, blocked up doors and windows here and there cupboards let into the walls, short passages and stairs leading from one house to the other" (Source: Sunderland Daily Echo 23<sup>rd</sup> September 1971)*



CHURCH LANE ON 10FT TO MILE 1ST EDITION ORDNANCE SURVEY MAP, 1858.



PLAN WITH CONVEYANCE DATED 27TH MAY 1854



The description of a form resembling a minstrels' gallery has been borne out by individuals' recollections forming part of the oral history project.

The reference to 'both houses' is of significance, and the reference to short passages and stairs leading from one house to the other is also intriguing, implying not only an odd layout but also opening the possibility that it formed part of a larger property at some point in its history. From today's perspective it is not possible to know when this might have been, or if it were the case at all. Although it is known that at least two owners of Wester House also took possession of High House, the stairs could not connect these properties due to the presence of an alley between them. This leaves two options open – either the connection was with School House to the south, or the description referred to some internal subdivision.

Although High House was not physically connected to Wester House, it did come into the occupation of several owners of Wester House, and may earlier have been in the ownership of a family named Thompson. Anthony Reed, who was a blacksmith, acquired an interest in it, then, in 1832 Peregrine Ellison and Charles Griffith. It is not known what use it was put to at this time, but later it was taken over by the Hudson family who had 314 High Street West, who used it in connection with their retail businesses (an ironmongers shop and a jewellers shop). An advertisement in the Sunderland Daily Echo in 1933 for the sale of Mr Hudson's premises described the corner property of 314/315 High Street West and 3 Church Lane as comprising two shops, stockrooms, 18 rooms, large garage and warehouse.

It is known from the Oral History Project that High House had reverted to residential use in the post-war years.

### **School House**

Like the other properties in Church Lane, School House is of some antiquity. Unfortunately there are no deeds for it until 1859. However, as with other deeds in the bundle at the Tyne and Wear Archives, School House is defined by the premises which adjoin it. In this instance, the 1859 conveyance refers to it being abutted on the south by "Hall Garth". By this date, the land immediately south of it was occupied by the Gibson Almshouses, which had been founded in 1727.

*"One Mansion House in Bishopwearmouth aforesaid called the School House adjoining onto the High House formerly of John Brown afterwards of Barbara Thompson Widow" (Source: 1859 conveyance)*

Assuming the description of the location of School House was taken from an earlier deed relating to the property (as was often the case), and assuming the land on which the almshouses were built was previously known as Hall Garth (although no reference has been found to this name), then it follows that School House, as it later became known, must have been constructed prior to 1727, making it broadly similar in age to the other two properties. However, unlike High House, nothing is known of the internal layout of the building.

An article in the Sunderland Echo by C A Smith states that the name "School House" seems to have come about from the fact that it was the first Sunday School in the parish, for 40 boys, and was instituted on October 9<sup>th</sup> 1785, paid for by parish subscription. George Walton was the schoolmaster and W Wilson curate. Smith referred to a deed of 1819 which indicated that the house had a kiln in the yard on the east side. Regrettably, it seems unlikely

that there will ever be a definitive answer to the age and detailed history of these properties.

### ***Mowbray Almshouses***

The original Gibson Almshouses labelled Hospital Houses on the 1785-90 Raines Eye Plan were built in 1727 and formed a C shaped group for 12 residents. This was funded by a legacy from the will of a Mrs. Jane Gibson and £1000 of this legacy was invested in land at Ryhope Lane. The copyhold lands referred to in the 1903 article below, known locally as Hospital Fields, increased significantly in value and were disposed of for the large sum of £15,000 which enabled the acquisition of the tenements to the south so that a new larger almshouses could be constructed. These properties were part of Littlegate and included Queens Place, an infill development constructed in the early 19<sup>th</sup> century which appears in the 1827 History, Directory, and Gazetteer of the counties of Durham and Northumberland, by W. Parson and W. White. A road linking with Carter Street and continuing south to Church Lane was also provided by the Corporation and is still present today looping around the north of the Almshouses, now a Grade II listed building.



*The Mowbray Almshouses*

*“By will dated 14th of July, 1725, Jane Gibson, of Sunderland, widow, gave to Isabel Reed, of Bishopwearmouth, widow, the sum of £1,400 to be by her disposed of towards the buying of ground to build twelve decent rooms to inhabit in, and for the building the same firmly with stone, within the parish of Bishopwearmouth or Sunderland and after the same are built to apply and put out at interest £1000, part of the said £1,400, and apply and pay the interest thereof yearly and every year unto twelve poor persons that shall from time to time be chosen to inhabit in the said rooms by the said Isabel Reed, her heirs and assigns preferring the relatives of Jane Gibson, if any be before others. Isabel Reed, widow, intermarried with Ralph Robinson, of Middle Herrington, Esq., and jointly with her husband fulfilled and enlarged the intention of the founder, built the Hospital as directed on her own ground at Wearmouth, and vested £1,000 in the purchase of copyhold lands within the town fields of*

*Wearmouth. The building, consisting of a centre and two wings, with a small inclosed court, stands a little to the east of the church. The rent of the land in 1814 was about £150. The perpetual appointment is vested under the will of the founder, and a subsequent decree in the family of Mowbray, late of Ford, the only descendants and representative of Isabel Reed. (Source: Sunderland Daily Echo, 23<sup>rd</sup> January 1903)*

An undated newspaper article within the Gibson Almshouses archive describes the relocation:

*“it was resolved to pull down the three almshouses, in which twelve females each occupied one room, to purchase the whole of the block of old tenemented property extending south of the Almshouses in Church Lane, to the large open square in Littlegate called Queen’s Place, in order to have extra room for re-erecting the new houses”*

*Authors Note:* It must be borne in mind that the bundle of conveyances at the Tyne & Wear Archives is incomplete and gives no information regarding dates of construction etc. They do however contain evidence that 315 High St /1 Church Lane and 3 Church Lane were, at various times, in common ownership. What may be of relevance however is that the bundle, although not complete does cover the block 1-4 Church Lane, but for some reason, not No. 2. There is some difficulty relating specific properties from the census material, as numbers do not wholly correspond, though it seems likely that what is today 2 Church Lane might have been No 1 in the 19th century, with High House being No. 2 and School House No.3.

### **Property Rights/Ownership**

Church Lane appears to have been an established mix of domestic and business premises with 18th century newspaper advertisements for a Widow Jopling, shopkeeper on Church Lane who was a supplier of apothecary products including worm destroying ointment (Source: Newcastle Courant October 1736) and treatments for scurvy (Source: Newcastle Courant May 1739). There were also advertisements for the auction of goods at Mrs. Dent’s House in Church Lane, formerly occupied by Mr. Harrison, a fitter in the mid-18th century (Source: Newcastle Courant November 1744)

By the second part of the 19th century the names enumerated in various censuses bear no relationship to those of owners, with the exception of William Batey Burnside in respect of School House. Since Anthony Reed the blacksmith who owned Wester House and High House between 1778 and 1832 bought two seats in St Michael’s church near the south door, it may be concluded that he at least lived in the parish.

### **Wester House and 314 High Street West**

Prior to 1707, Wester House was owned by a Richard Thompson, then up until 1718, Thomas Thompson was in occupation. Next came Jacob Burns, his wife and John Johnson. At some point Jacob Burn took out a mortgage which was repaid in 1780 by his son, also Jacob, for “the poor of Bishopwearmouth”. At some point prior to 1752, Wester House appears to have been sub-divided with the southern part (now 2 Church Lane) in the occupation of a widow named Mary Robinson (see No 1 or 2 Church Lane, below). The main house had meanwhile come into the possession of Jeremiah Hobson who, in 1752, passed it to Ralph Waters, a grocer, and his wife as follows,

*“Ralph Waters of Weremouth afo. Grocer and Isabel his wife took of the said Lord one mansion house called the Wester House abutting upon a tenement late of Edward Allen otherwise Allanby and now of Robert Cawood on the east, the churchyard of the Parish Church of Weremouth afo, on the west, the Common Town Street of Weremouth afo on the north and a tenement late of Richard Thompson and now of Mary Robinson widow on the south”*

*(Source: 1752 conveyance)*

Between 1774 and 1778 his daughter, Diana Rand, had possession and she passed it on to Anthony Reed, a blacksmith. At some point he also acquired High House (see below). On his death his niece, Elizabeth Carr, inherited both properties and immediately passed them on to Peregrine Ellison and Charles Griffith in trust for William Wilson. This was in 1832. After that date the name Wester House appears to have died out and the main part of the house became 314 High Street Bishopwearmouth (later High Street West). This main part was purchased by Joseph Hudson from Ellison and Griffith in 1854.

At some unknown date the adjoining property, now 2 Church Lane, but possibly then known as No 1, formerly in the possession of Mary Robinson, came into the same ownership, re-uniting Wester House as one property. High House also came into their ownership (see below). By way of a footnote, it seems that damage was done to 314 High Street West in 1868 when the adjoining property, now Mexico 70 and Holmeside Coffee, was being rebuilt, at which time Mr Hudson engaged a firm of solicitors to protect his interests.

### **No 1 (or 2) Church Lane**

There appears some confusion over the property numbering. Today the property is known as 2 Church Lane but it is likely that in the 19th century it was No. 1. This originally may have formed the southern part of Wester House, which in the early 18th century was apparently all in the possession of Richard Thompson, who passed it to Thomas Thompson in 1718. In a deed for Wester House of 1752, the property was described as being abutted on the south by “the tenement formerly of Richard Thompson and late of Mary Robinson Widow”; presumably the same Richard Thompson described in the 1718 transfer to Thomas Thompson. If this is the case, then Wester House must have been sub-divided prior to the date of that deed.

A deed of 1807 (not seen by the author) refers to a transfer from Storey to Storey, in trust for Mary Robinson, niece of John Robinson, brewer of Houghton-le-Spring. It is not clear whether this was the same Mary Robinson as previously referred to. But in 1854, when Joseph Hudson bought 314 High Street West, this property was shown on the location plan as being in the occupation of a Mary Robinson.

At some point between 1854 and 1911 it seems the Hudson family bought this property as the 1911 census records them living at 1 Church Lane rather than 314 High Street West. It would have remained in their ownership until 1933 when all the Hudson’s property on the block was sold (see also High House below)

### **High House**

According to Corder, a Widow Hopper was in possession of High House in 1683. At some later point, it came into the possession of one John Brown, then Barbara Thompson, a widow. Although the name Thompson is fairly common, it is a possibility that Barbara

Thompson was the widow of Thomas Thompson, who had Wester House from 1718. If this were the case the question arises of whether Wester House was at some point a larger house incorporating High House. At some point between 1778 and 1832 it came into the possession of Anthony Reed, a blacksmith, who also had Wester House. However, in 1832, Elizabeth Carr, niece of Anthony Reed, inherited High House (along with Wester House – see above) and immediately upon inheriting, she transferred High House to Peregrine Ellison and Charles Griffith, along with Wester Houses, in trust for William Wilson.

A deed of 26<sup>th</sup> May 1832 refers to a

*“moiety of a certain house or tenement in Bishopwearmouth aforesaid called the High House abutting upon a tenement formerly of Richard Brown and now or late of Widow Robinson on the east, the Church Yard of Bishopwearmouth aforesaid on the west, a Tenement formerly of Widow Hopper on the north, and a tenement formerly of Edward Snowden and now or late of Denely Walton on the south ... contains two lower rooms, two higher rooms and a back house and coal hole to the said moiety adjoining”*

At some point, Joseph Hudson, who acquired 314 High Street West (Wester House) in 1854, also acquired High House. He bought 314 High Street West from Messrs Ellison and Griffith; they also had High House, so it is possible that both were acquired at the same time, although there is no evidence to this effect.

An advertisement in the Sunderland Daily Echo in 1933 later described the corner property of No. 314/315 High Street West and No. 3 Church Lane in the ownership of Thomas Hudson, Ironmonger comprising two shops, stockrooms, 18 rooms, large garage and warehouse (*Source: Sunderland Daily Echo, 17<sup>th</sup> July 1933*). The image opposite shows an advert for the Hudson Ironmongers and implies that the business operated from the whole group fronting Church Lane. The 1939 register contains entries for 5 households living at 1 Church Lane, and four households at No.3 Church Lane. Perhaps living in rented rooms created once the Hudson building had been sold.

The present day No.2 Church Lane/No. 315 High Street West is currently occupied by a public house on the ground floor and restaurant above and is the lone survivor of the historic buildings. A recent building recording investigation revealed that the roof dates from the 18<sup>th</sup> century and there is one old timber window internally and an 1854 date plaque mounted on an inner wall. A fireplace was found within the attic space which implies domestic use of the roofspace at some point.

### ***School House***

School House was probably built before 1727, but there is no information as to early ownership. In 1783 it may have been in the possession of a Mr Baxter, who ran the first parish Sunday School from it; this is presumably where the name came from. It is not known at what date he relinquished his interest, but by 1819, Robert Batey, a blacksmith, and John Goodchild the younger were in possession of it. At this time, 1819, the property was transferred to Edward Batey, presumably a relative of Robert Batey. Following Edward Batey's death and that of his widow, Isabella, in 1859, School House passed to members of the Burnside family. These included William Batey Burnside, a potter, who was living there with his family and three other households in 1851, his brother John Henry Burnside, a china dealer, along with two of their sisters and a brother-in-law.



*Hudsons Watchmakers - one of the two shops at 314/315 High St W*



26

**Thos. HUDSON**  
 Ironmonger,  
 314 High Street West.

This is one of the oldest Ironmongery Establishments in the town. It was founded by the father of the present proprietor in the year 1839. There have been many changes in the town since that time. Iron and steel ships had not been thought of: Electricity for power or lighting was not in practical use; the railway facilities were most meagre, and in consequence the carrier's cart was much in evidence. The "Durham Coach" was the recognised conveyance for passengers to and from Durham, the Penser Branch of the North Eastern Railway not having then been formed.

The trade of the Ironmonger has had to change with the times. Sixty years ago, much of the wood for shipbuilding was dressed by the hand. The pit-saw, the axe, the adze, the auger, the mall, the handsaw, and other hand tools were most exclusively used. Over thirty years ago hand wrought nails were made by local nailers employed by this firm, a Sunderland industry now extinct.

The requirements of the Farmer too have changed greatly by the introduction of machinery. Sixty years ago all the reaping was done with the sickle or hook, and grass was mown with the scythe. Although hand tools are still required in this and other industries, they are very much superior to those made by the ordinary blacksmith of that time.

It has always been Mr. Hudson's endeavour to secure for his numerous customers the very best articles that can be produced. His long experience, and his connection with the leading manufacturers, enable him to keep his stock up to a very high standard.

In his Shop and Warehouses, situated in High Street, next to Bishopwearmouth Church Gates, there will always be found a large and well assorted stock of tools used by Engineers, Carpenters, Farmers, Gardeners, Masons, Bricklayers, etc., as well as Builders' Hardware and a selection of Ironmongery generally.

Mr. Hudson's aim is—like that of his father and brother who preceded him in the business—to supply only the best goods that can be made for the purposes for which they are required. He is always glad to answer any enquiries from intending purchasers.

Enquiries can conveniently be made by ringing up Telephone No. 717. Mr. Hudson is also agent for the sale of Coal from the Wearmouth Collieries.

*Advert for Thos. Hudson, Ironmonger, 314 High Street West*

The situation after this becomes a little vague. It seems that in 1860, H R Webster (of the well known Sunderland rope making family) and a T Thompson, gentleman, also acquired an interest in it. In 1861, a deed refers to a surrender to a Mr W Snowdon Robinson, but the Burnsides and others must have retained their interest as on the day following Mr Robinson gaining his interest, a mortgage on the property was taken out from the trustees of the Alliance Benefit Building Society by "Messrs Burnside and others". Nothing further is known of the ownership of this property.

Progressive changes took place in the immediate vicinity during the mid to late 20<sup>th</sup> century with phases of demolition and slum clearance around the village green, and the demolition of the commercial properties along High Street West beyond The Black Bull (now Vesta Tilley) public house. The 1955 OS Map shows No's 1, 2 and 3 Church Lane only, with No. 1 fronting Church Lane, and presumably the corner property was referred to only as 314-315 High Street West. The Mowbray Almshouses are numbered 1 to 4 on this map, the name change reflecting the role of the Mowbray family in the reconstruction of the Gibson Almshouses in 1863.

The existing No's 3-8 Church Lane are currently occupied by two restaurants and are later rebuilds of the previous cottages on the lane, undertaken by Sunderland County Borough Council in 1974. This introduced shopfronts for the first time with bay and bow windows added which unfortunately do not reflect the historic character of the location. It is hoped that improvements could be made to the appearance of this group as part of the Bishopwearmouth Townscape Heritage Scheme. The 1980 brick paving along the lane was replaced with traditional granite setts in 2020 by the City Council, funded by the Bishopwearmouth Townscape Heritage Scheme.

### **Occupation of Property**

National census records began in 1841 and are taken every ten years with the 1911 census being the last survey released for public information. The 1921 census records will become available in early 2022.

The 1861 census gives an interesting snapshot of the residents of Church Lane with six households recorded at No.1 totalling 37 people. Almost half of those residents were originally from Ireland, a trend that continues in the census records for nearby Littlegate. The earlier 1851 census has entries for No's 1 to 7 Church Lane, with No's 1, 2, 8, 9 and 10 Church Lane appearing in the 1861 census. This change in the number of dwellings could relate to the redevelopment of the Gibson Almshouses, with the original complex halfway along Church Lane originally, and then relocating further south in 1863 – but the demolition of the higher numbered properties could have been some time earlier. Census records for Church Lane intermingle the property numbers on the northern part of the lane with the unit numbers of the Almshouses.

### **1851 Census**

At the time of the 1851 census, 314 High Street West and No's 1 - 3 Church Lane all had people in residence. 314 High Street West and 1 Church Lane were each in single family occupation, with 314 being occupied by a widow who was a grocer, and who, along with her family, had a lodger who was a Primitive Methodist Minister. The situation was quite different for No's 2 and 3 Church Lane. No. 2 had 4 households all being of some size, the largest comprising 10 people and the smallest 6 persons. No.3 also had 4 households, but smaller in size. Two had 5 members, one 4 and the last 3 people.

Most heads of households were tradesmen in manual occupations and at No.3 one of the four households was that of Mr Burnside (the potter referred to earlier) who the conveyances reveal came into possession of School House in 1859, along with his siblings. This raises the question of whether No 3 at the time of the 1851 census was, in fact School House and that Church Lane may have been renumbered at a later date. Most household heads residing in Church Lane were in their 20s or 30s with a few in their 40s. Only two were over 50.

### **1861 Census**

The 1861 census has entries for 314 High Street West and Nos 1 and 2 Church Lane. Joseph Hudson and his family, including his mother-in-law and sister-in law were at No. 314, living above his hardware shop and the adjoining watchmakers, occupied by a relative. The conveyances show he had recently taken possession of the premises (in 1859) and his family were to remain there until the early 1930s.

Turning to Church Lane, No.1 contained 6 households. One had 8 persons, another 7, a third 6, two of 5 and one of 4. Although the number of rooms in the house is not known, it seems likely that the property was grossly overcrowded. No. 2 had 4 households, two comprising 7 people, one of 5 and one of 2 – perhaps not quite as bad as No. 1. Interestingly, one of the households at No 2, comprising 7 people, was that of a marine store dealer and, despite the almost certainly very crowded conditions, the household included a live-in servant.

The trades of residents included some joiners, a tailor, gardener and “flap perforators” whatever that might have entailed! Most household heads were fairly young or in early middle age.

### **1871 Census**

No. 314 High Street West and No. 3 Church Lane are recorded in this census; this might be the same property which is recorded under 3 Church Lane in censuses up to 1911. If that is the case, it can be assumed it had a total of 8 rooms. There are also entries for No’s 2 and 3 Laybourn’s Yard and whilst the enumerator’s sequence suggests they were properties in Church Lane, the addresses do not appear in either the 1861 or 1881 censuses; consequently they have not been included in this summary.

Mr Hudson, now a widower, was still at No. 314 High Street West with his son, daughter-in-law and sister-in-law, the latter now being described as a servant. Ward’s Directory for 1873/74 shows there to be two shops on the ground floor, Joseph Hudson’s ironmongers and W Hudson watchmaker. Kelly’s Directory of 1890 includes John Hudson’s Ironmonger, his father Joseph had a jewellers and watchmakers shop on the corner of Church Lane until his death in 1868. These properties remained in the Hudson family’s ownership until 1933.

The other enumerated property, 3 Church Lane, consisted of four households, one of 5 persons, one of 4, and two of 2. One of the households with 5 persons included a boarder. Two households recorded no occupation for the head, the other two were a fitter in an iron works and a printer. Household heads were comprised of young and middle aged persons.

### **1881 Census**

The only entry found in the 1881 census was for 3 Church Lane, although it is likely a return was also made for No. 314 High Street West. There were still four households living at 3 Church Lane, but not the same people as in 1871. One had 4 people, there were two of 2,



and one single person household. Two of the household heads were well into their 70s, but still working, one as a keelman, the other a shoemaker.

### **1891 Census**

By 1891 a John Hudson, presumably Joseph's son, had taken over No.314 High Street West, and shared the house with his aunt. The only other census entry was for 3 Church Lane where there were 4 households, the same number as in 1881. The largest household in 1891 comprised 3 people. Two of the others had 2 people and the last was a single person. By the standards of the time, quite a reasonable amount of space. Trades were rivetter, stoker, labourer and tailor, and the ages of household heads ranged from the late 30's to 69.

### **1901 Census**

Thomas Hudson was living at 314 High Street West in 1901. Although clearly of the same family, his relationship is not clear although it seems unlikely he was a direct descendant of Joseph who had taken on the premises in 1859. No.3 Church Lane still comprised 4 households. Three of these were of 4 people the fourth, two. These households were younger than those of 10 years previously with household heads ranging in age from 24 to 42. Three heads were labourers, the other a cartman.

### **1911 Census**

The 1911 Census includes information as to the number of rooms occupied by each household. In this census, Thomas Hudson gave his address as 1 Church Lane rather than No. 314 High Street West and his household of 6 persons was living comparatively comfortably in 8 rooms. As in previous censuses, there were 4 households living in 3 Church Lane, but each was rather large, leading to somewhat crowded conditions. One household of 4 people comprised husband and wife, teenage niece and an adult boarder. Another, of 7 people, was a woman with 5 children all under 10 and her brother; a third, of 5 persons, was husband and wife, 2 young children and an adult boarder. The last was husband and wife, a son and 2 daughters. Each of these households was living in just 2 rooms.

Three household heads had menial jobs – cartman, ship's fireman and labourer. The head of the fourth household was a married woman with no stated occupation; it seems possible her husband may have been at sea. Two households had heads in their late 20s, the other two were 45 and 54 years of age.

### **1939 Register**

The register compiled at the outbreak of war gives some further information as to the residential use of Church Lane. There was no entry for No. 314 High Street West, but there was for No.1 Church Lane. As this was the address given by Mr Hudson in the 1911 census, it can be concluded to be the same property. There were 5 households living there, presumably in the 8 rooms enumerated in the 1911 census. Three households only comprised one person, another 3 and the last house 6 people and despite the size of the property there would have been overcrowding. One of the single household residents still lived in the property in 1949.

Thus the Hudson house had become a house in multiple occupation. The head of households were a coal teamer (surface labourer), an unemployed coal and stone miner, and a cook/steward on a steamer. One of the single person households was a woman living alone who was described as being engaged in 'unpaid domestic duties' the term used throughout the register for a woman at home.

The only other entry was for No.3 Church Lane, where there were again 4 households. If it is the same No.3 as in the 1911 census it had 8 rooms, so in all probability 2 rooms each. Two households were large, comprising 7 and 6 persons respectively. The other two were both of 3 persons. Clearly conditions would have been cramped, particularly for the larger households. Three of the household heads were labourers, the fourth a woman with 2 children described as doing 'unpaid domestic duties'.

### **Analysis of Social Trends 1851 – 1939**

A number of matters emerge from an analysis of the census data over the 90 or so years, namely:

1. Although it is likely High House was No.2 Church Lane and School House No.3, there remains some uncertainty regarding street numbering in the 19th century in relation to that of the 20th; consequently no real attempt has been made to correlate census data with ownership (see paragraphs on ownership), other than with regard to 314 High Street West;
2. The reduction in the number of properties (as distinct from households) enumerated in the various census returns between 1851 and 1871 suggests either vacant premises (unlikely, given the rate at which the population was growing) or, more likely, property ceasing to be in residential use;
3. The location of Laybourn's Yard, as enumerated in the 1871 census, is unresolved. If it were part of Church Lane (as seems possible) it would add to the resident population there;
4. When built, property in Church Lane would almost certainly have been individual houses, but by the mid-19th century onwards there had been a great deal of sub-division to provide accommodation for several families;
5. This sub-division was acute, and at times led to severely crowded and cramped living conditions with large households probably living in only one or at most two rooms;
6. Whilst living conditions seem to have eased towards the end of the 19th century, living conditions in Church Lane in the early 20th century were very cramped
7. There was a considerable turnover of occupants, and fluctuations in the age of heads of households between censuses;
8. Heads of households generally held jobs of low economic status, particularly by the end of the 19th/early 20th century;
9. The sub-division of property and occupation by people doing relatively menial work continued up until the Second World War and was added to by the fact that 314 High Street West became let to 5 households following its sale in the early 1930s;
10. The Hudson family at 314 High Street West occupied their property from about 1860 well into the 20th century – a newspaper advert suggests they sold the premises in 1933 and lived in comparatively spacious surroundings.

## APPENDIX 1: CONVEYANCES IN TYNE AND WEAR ARCHIVES IN CHRONOLOGICAL ORDER

*(Bundle 847/1: Property in High St and Church Lane 1707 - 1881)*

The following documents are in this bundle:

- ⑩ **15<sup>th</sup> January 1707:** This is the earliest document, headed “Manor Rectorio de Wearmouth”. It is written in Latin, but involves a transfer from Richard Thompson to Thomas Thompson.

Comment: This document refers to “Wester House”.

- ⑩ **27<sup>th</sup> June 1718:** In Latin Copy of Jacob Burns and Wife John Johnson, in Latin. The second part is in English and is a later surrender: “That this surrender is upon condition That if ye above-named Jacob Burn and Margt his Wife their or other of their heirs ...(?) shall do pay or transfer to ye above named John Johnson his eight pounds or a figure the sum of eight pounds of lawful money of Great Britain together with legall interest for ye land off or upon ye ??? twentieth day of December now most confirming ??? upon such payment ye said John Johnson his sequells to so surrender ye said promises to ye said Jacob Burn and Margt his Wife their sequells ?????”

Then, in a different hand: “Noted this Twenty Eighth day of October (1780) of Jacob Burn Son and heir of the above named Jacob Burn the sum of Eleven pounds Eighteen Shillings in full of the principal and interest and upon the above written mortgage which sum is towards by in and for the use of ye poor of the Townshipp of Bpp-Wearmouth I being Overseer for the said poor. Witness my hand – signed Will? ???? indecipherable.

In witness to your payment of the money and signing hereof ???? Robert Tatham

Comment: The second part relates to a mortgage of £8. The date of the mortgage is not specified but it was repaid in 1780 with £ 3.18s interest by Jacob Burn's son, for the poor of the parish.

- ⑩ **21<sup>st</sup> July 1752:** Jeremiah Hobson to Ralph Waters and Wife; this refers to “Wester House”. It reads: “The Manor of the Rectory of BppWearmouth. Memorandum that the twenty first day of July in the twenty sixth year of the reign of our sovereign Lord George the Second now King of Great Britain and in the year of our Lord 1752 out of court at Weremouth aforesaid before David Hilton Esquire Steward of the Reverend Henry Bland Doctor of Divinity Rector of the Parish Church of Weremouth also Lord of the Manor of same Rectory came Ralph Waters of Weremouth afo. Grocer and Isabel his wife and took of the said Lord One mansion house call'd the Wester House abutting upon a tenement late of Edward Allen otherwise Allanby and now of Robert Cawood on the east the churchyard of the Parish Church of Weremouth afo. on the west the Common Town Street of Weremouth afo. on the north and a tenement late of Richard Thompson and now of Mary Robison widow on the south. In which Jeremiah Hobson nephew and Heir





of Robert Reed Deceased therein having right his whole right estate Claim'd Interest and Demand hath surrendered and quit Claim'd into the hand of the Lord to the use and ??? of the said Ralph Waters, and Isabel his wife to have to the said Ralph and Isabel and the sequels in right of the said Ralph according to the Custom of the Court rendering therefore by the year at the usual terms as before was wont to be rendered. And doing to the Lord and the neighbours the accustomed duties and services by pledges etc and he gives to the Lord for a fine of sixpence and thereupon he is admitted tenant thereof

A true copy attested by  
David Hilton Steward

⑩ **20<sup>th</sup> November 1766:** This document is referred to in later documents but is not included in the bundle at Tyne & Wear Archives

⑩ **7<sup>th</sup> October 1774:** Bishopwearmouth Rectory Manor Copy of the admittance of Diana Rand as daughter and heir of Ralph Waters, deceased. The document reads: "Diana the wife of George Rand Daughter and heir at law of Ralph Waters late of Bishopwearmouth deceased and took of the Lord One Mansion house called the Wester House abutting upon a tenement late of Edward Allan otherwise Allanby and late of Robert Cawood on the east the Churchyard of the Parish Church of Wearmouth aforesaid on the west the Common Town Street of Wearmouth aforesaid on the north and the tenement formerly of Richard Thompson and late of Mary Robinson Widow on the south which the said Ralph her said late father had in right while he lived. To have to the said Diana Rand and her sequels in right according to the Custom of the Court Rending therefore by the year at the usual terms as before was wont to be rendred and doing to the Lord and the neighbours the Duties and Services accustomed by pledges and so forth and she giveth to the Lord for a fine of entry six pence and thereupon She is admitted Tenant thereof.

Comment: This refers to "Wester House" and also to it being a "Mansion House" with the extent of the hereditament limited to the corner property of High St and Church Lane if the Mary Robinson referred to is the same as shown on the plan accompanying the conveyance to Mr Hudson of 27<sup>th</sup> May 1854. Mary Robinson or her descendants may have had the property since before 1752 (see conveyance dated 27<sup>th</sup> July 1752).

⑩ **15<sup>th</sup> May 1778:** Wearmouth Rectory "Wester House"

Mrs Herrop's (?) House

Mrs E Raintons

to

Copy surrender

A Reed

Wester House

Manor of the Rectory of Bishop Wearmouth: Memorandum that the fifteenth Day of May in the Eighteenth Year of the reign of our Sovereign Lord George the third now King of Great Britain and so forth And in the year of our Lord One thousand seven hundred and seventy eight Out of court at Bishop Wearmouth in the County of Durham Before Thomas Collin Gentleman Deputy for this time only of Thomas Lyle (?) Esquire Steward of the Reverend Henry Egerton Clerk Master of



being examined alone and not compelled by force or through fear of her said husband but of her own voluntary and free will / their whole Right Estate Title claim Interest and Demand have surrendered and quit claimed into the ??? of the Lord to the use and behoof of the said Elizabeth Rain To have to the said Elizabeth Rain and her Sequel in Right according to the Customs of the Court Rendring therefore by the year at the usual terms as before as wont to be rendred and doing to the Lord and the Neighbours the accustomed Duties and Services by pledges and so forth she giveth to the Lord for a fine of Entry Sixpence and thereupon she is admitted Tenant thereof

Be it remembered that the Surrender above written is on condition that if the said George Rand and Diana his wife either of them their or other of their Executors Administrators or Assigns do and shall well and truly pay or cause to be paid unto the said Elizabeth Rain her Executors Administrators or Assigns the full and just sum of One hundred pounds of lawfull money of Great Britain with legal interest for the same at or upon the Sixth Day of April next running Thereupon and payment in manner and form aforesaid the said Elizabeth Rain and her sequels in Right shall and will surrender the same promises to the said George Rand and Diana his Wife or their sequels in right.

Examined by Wm Hugall”

Comment: This also appears to refer to Wester House as per previous conveyances and relates to a loan of £100 secured on the house. It is the last reference to “Wester House” in the singular in the bundle

⑩ **17<sup>th</sup> April 1819:** This document is referred to in later documents but is not included in the bundle at Tyne & Wear Archives. Later documents tell us it referred to being from Robert Batey Blacksmith and John Goodchild the Younger to Edward Batey, and also mentioned Henry Robert Webster and Thomas Thompson who feature in other documents.

⑩ **25<sup>th</sup> May 1832:** Office copy Admittance of Elizabeth Carr, Niece and Heiress of Anthony Reed deceased

“The Manor of the Rectory of Bishopwearmouth – Be it remembered that on the twenty fifth day of May in the second year of the Reign of our Sovereign Lord William the Fourth by the Grace of God of the United Kingdom of Great Britain and Ireland King Defender of the faith and in the year of our Lord One Thousand eight hundred and thirty two Out of Court at Blishopwearmouth in the County of Durham before Thomas Thompson Gentleman Steward of the Honorable and Reverend Gerald Valerian Wellesley Doctor in Divinity Rector of the parish church of Bishopwearmouth aforesaid and Lord of the Manor of the same Rectory Came Elizabeth Carr of the town and county of Newcastle upon Tyne Widow and Relict of Matthew Carr late of the same place Esquire deceased and Niece and Heir at law of Anthony Reed late of Bishopwearmouth aforesaid Blacksmith deceased and took of the Lord One Mansion House called the Wester Houses abutting upon a Tenement late of Edward Allen otherwise Allanby and late of Robert Cawood on the East the



Church Yard of the parish church of Wearmouth aforesaid on the West the Common Town Street of Wearmouth aforesaid on the North and a Tenement formerly of Richard Thompson and late of Mary Robinson Widow on the South (being the premises comprised in a certain Surrender bearing date the fifteenth day of May one thousand seven hundred and seventyeight from Elizabeth Rain Isabella Waters and George Rand and Diana his wife to the said Anthony Reed and his sequels in right) Which the said Anthony Reed her late Uncle had in right while he lived To have to the said Elizabeth Carr and her sequels in right according to the custom of the Court Rendering therefore by the year at the usual terms before was wont to be rendered the rent of sixpence and doing to the Lord and the Neighbours the duties and services accustomed by pledges and so forth and she gives to the Lord for a fine of entry sixpence and thereupon she is thereof admitted Tenant

Examined with the original admittance by me Tho. Thompson  
Steward"

Comment: In the margin next to the description of the location of the premises is written "Demise sixpence"; Next to the grant of admittance in the margin is "Rent sixpence". This document refers to "Wester Houses" implying more than one house now – unless it was an error on the part of the clerk who drew up the document.

⑩ **25<sup>th</sup> May 1832:** Office copy Admittance of Elizabeth Carr, niece and Heiress of Anthony Reed deceased

"The Manor of the Rectory of Bishopwearmouth – Be it remembered that on the twenty fifth day of May in the second year of the Reign of our Sovereign Lord William the Fourth by the Grace of God of the United Kingdom of Great Britain and Ireland King Defender of the faith and in the year of our Lord One Thousand eight hundred and thirtytwo Out of Court at Blishopwearmouth in the County of Durham before Thomas Thompson Gentleman Steward of the Honorable and Reverend Gerald Valerian Wellesley Doctor in Divinity Rector of the parish church of Bishopwearmouth aforesaid and Lord of the Manor of the same Rectory Came Elizabeth Carr of the town and county of Newcastle upon Tyne Widow and Relict of Matthew Carr late of the same place Esquire deceased and Niece and Heir at law of Anthony Reed late of Bishopwearmouth aforesaid Blacksmith deceased and took of the Lord the South moiety of a certain House or Tenement in Bishopwearmouth aforesaid called the High House abutting upon a Tenement formerly of Robert Brown and now or late of Widow Robinson on the East the Church Yard of Bishopwearmouth aforesaid on the West a Tenement formerly of Widow Hopper on the North and a Tenement formerly of Edward Snowdon and now or late of Dynely Walton on the South which said moiety of the said House contains two lower rooms and two higher rooms and a Backhouse and Coal hole to the said moiety adjoining with full liberty of the entry to the said House belonging and free passage in and through the same at all times with all other privileges necessary for the use and occupation of the aforesaid premises (being the premises comprised in a certain Surrender bearing the date the twentieth day of November one thousand seven hundred and sixtysix from Thomas Foreman and Ann his Wife to the said Anthony

Reed and his sequels in right) Which the said Anthony Reed her late Uncle had in right while he lived To have to the said Elizabeth Carr and her sequels in right according to the custom of the Court Rendering therefore by the year at the usual terms as before was wont to be rendered the rent of fourpence and doing to the Lord and the Neighbours the duties and services accustomed by pledges and so forth and she gives to the Lord for a fine of entry one shilling and thereupon she is thereof admitted Tenant.

Examined with the original admittance by me Thos. Thompson Steward”.

Comment: In this deed the Demise is one shilling and the rent fourpence. By description and location, as well as the amount of the demise and rent it is apparent there were by now at least 2 houses here hence “Wester Houses” rather than “House”. This deed names the property as the “High House”. The 1766 conveyance referred to is not included in the bundle of deeds.

Further comment: The above 2 conveyances indicate that Elizabeth Carr inherited both “Wester Houses” (which abutted what became High Street West) and “High House” (situated north of a further hereditament which must have become “School House” - see below). There had therefore previously been common ownership of both properties.

⑩ **26<sup>th</sup> May 1832:** Mrs E Carr to Ellison and ???? In trust for Mr & Mrs Wilson

(The First of three several Surrenders)

The Manor of the Rectory of Bishopwearmouth: Be it remembered that on the twentysixth day of May in the second year of the Reign of our Sovereign Lord William the fourth by the Grace of God of the United Kingdom of Great Britain and Ireland King Defender of the Faith and in the year of our Lord One Thousand eight hundred and thirty two Out of Court at the Town and County of Newcastle upon Tyne before Thomas Milburn Gentleman Deputy for this time only of Thomas Thompson Gentleman Steward of the Honorable and Reverend Gerald Valerian Wellesley Doctor in Divinity Rector of the Parish Church of Bishopwearmouth in the County of Durham and Lord of the Manor of same Rectory Came Peregrine George Ellison of the Town and County of Newcastle upon Tyne Gentleman and Charles Griffith of the same place Gentleman and took of the Lord the South moiety of a certain House or Tenement in Bishopwearmouth aforesaid called the High House abutting upon a Tenement formerly of Robert Brown and now or late of Widow Robinson on the East the Church Yard of Bishopwearmouth aforesaid on the West a Tenement formerly of Widow Hopper on the North and a Tenement formerly of Edward Snowdon and now or late of Dynely Walton on the South which said moiety of the said House contains two lower rooms and two higher rooms and a Backhouse and coal hole to the said moiety adjoining with full liberty of the entry to the said House belonging and free passage in and through the same at all times with all other privileges necessary for the use and occupation of the aforesaid premises (being the premises comprised in a certain Surrender bearing date the twentieth day of November One thousand seven

hundred and sixty six from Thomas Foreman and Ann his wife to Anthony Reed hereinafter described and his Sequels in Right) In which Elizabeth Carr of the said Town and County of Newcastle upon Tyne Widow and Relict of Matthew Carr late of the same place Esquire deceased and niece and heiress at Law of the said Anthony Reed late of Bishopwearmouth aforesaid Blacksmith and a devisee named in and by his last Will and Testament therein having right her whole right estate Title Claim Interest and demand hath surrendered and quit claimed into the hands of the Lord to the use and behoof of the said Peregrine George Ellison and Charles Griffith To have to the said Peregrine George Ellison and Charles Griffith and their Sequels in right according to the Custom of the Court Rendering therefore by by the year at the usual terms as before as wont to be rendered the rent of four pence and doing to the Lord and the Neighbours the duties and services accustomed by pledges and so forth and they give to the Lord for a fine of entry one shilling and thereupon they are thereof admitted Tenants

Examined with the original Surrender by me Thos. Thompson Steward.

Comment: The day after taking possession of “High House”, Mrs Carr made it over to Ellison and Griffith. As with the conveyances of the previous day, there is written in the margin a Demise of one shilling and a rent of four pence; this is again the High House.

**26<sup>th</sup> May 1832:** Office copy 3 Surrenders  
Mrs E Carr  
to  
Mr P G Ellison  
In trust for Wm Wilson & ?????  
“Wester Houses”

(The Third of three several Surrenders)

The Manor of the Rectory of Bishopwearmouth – Be it remembered that on the twentysixth day of May in the second year of the Reign of our Sovereign Lord William the fourth by the Grace of God of the United Kingdom of Great Britain and Ireland King Defender of the Faith and in the year of our Lord One Thousand eight hundred and thirty two Out of Court at the Town and County of Newcastle upon Tyne before Thomas Milburn Gentleman Deputy for this time only of Thomas Thompson Gentleman Steward of the Honorable and Reverend Gerald Valerian Wellesley Doctor in Divinity Rector of the Parish Church of Bishopwearmouth in the County of Durham and Lord of the Manor of same Rectory Came Peregrine George Ellison of the Town and County of Newcastle upon Tyne Gentleman and Charles Griffith of the same place Gentleman and took of the Lord One Mansion House called the Wester Houses abutting upon a Tenement late of Edwards Allen otherwise Allanby and late of Robert Cawood on the East the Church Yard of the Parish Church of Wearmouth aforesaid on the West the Common Town Street of Wearmouth aforesaid on the North and a Tenement formerly of Richard Thompson and late of Mary Robinson Widow on the South (being the premises comprised in a certain Surrender bearing date the fifteenth

day of May One Thousand seven hundred and seventy eight from Elizabeth Rain Isabella Waters and George Rand and Diana his Wife to Anthony Reed described and his sequels in right) In which Elizabeth Carr of the said town and county of Newcastle upon Tyne Widow and Relict of Matthew Carr late of the same place Esquire deceased and Niece and Heiress at Law of the said Anthony Reed late of Bishopwearmouth aforesaid Blacksmith and a Devisee named in and by his last Will and Testament therein having rights her whole right estate title claim interest and demand hath surrendered and quit claimed into the hands of the Lord to the use and behoof of the said Peregrine George Ellison and Charles Griffith To have to the said Peregrine George Ellison and Charles Griffith and their sequels in right according to the custom of the Court Rendering therefore by the year at the usual terms as before was wont to be rendered the rent of sixpence and doing to the Lord and the neighbours the duties and services accustomed by pledges And so forth And they give to the Lord for a fine of entry sixpence and thereupon they are admitted thereof Tenants.

Be it remembered that the premises comprised in the three several written Surrenders are thereby surrendered to the use of the said Peregrine George Ellison and Charles Griffith and their sequels in right In Trust nevertheless for William Wilson of Newcastle upon Tyne aforesaid Gentleman and Elizabeth his Wife and their respective assigns for and during the term of their natural lives and the life of the Survivor of them and from and after the decease of the Survivor of them the said William Wilson and Elizabeth his Wife upon such trusts and to and for such intents and purposes as the said William Wilson shall by his last Will and Testament in writing or any writing purporting to be or in the nature of his last Will and Testament to be by him duly executed limit declare or appoint and in default of such limitation declaration or appointment and in the meantime and until such limitation declaration or appointment shall be made and take effect in truth for the said William Wilson his Heirs sequels in right and assigns for ??? No pecuniary consideration being paid or payable on the passing of the above written surrenders the original memorandum thereof are therefore respectively impressed with the Common Surrender and admittance stamp duties only.

Examined with the original Surrender by me Thos. Thompson Steward

Comment: As with “High House” the day after gaining possession of “Wester Houses” Mrs Carr made the property over to Ellison and Carr. It seems that No 2 Church Lane was a separate entity by this time as there is a reference to there being premises of Mrs Robinson to the south – these are shown on the plan accompanying the conveyance of 27<sup>th</sup> May 1854 to Mr Hudson. The reference to such a small property as 314 High St/1 Church Lane as “Wester Houses” (plural) is mystifying.

Further Comment: The transactions in the previous 4 conveyances make clear that at least 314 High St/1 Church Lane and 3 Church Lane had been in the same ownership, and when disposed of, were both acquired by the same new owners. This suggests a commonality of ownership but it is not clear whether they had always been parts of the same ownership (see references to Thompson ownership in the early 18<sup>th</sup> century

in the analysis of ownership), or this was the result of Anthony Reed acquiring them separately, nor where or how Mrs Robinson who had 2 Church Lane fitted into the equation.

⑩ **27<sup>th</sup> May 1854:** P G Ellison To

Mr Joseph Hudson

Surrender of tenement and premises on High Street

Bishopwearmouth

Main points: Joseph Hudson Ironmonger before James Septimus Robinson

Gentleman Steward of the Rev John Patrick Eden

“All that irregularly shaped piece or parcel of Ground situate on the south side of the High Street in the Parish of Bishopwearmouth .... containing in front from East to West thirty one feet or thereabouts Bounded partly by the High Street aforesaid and partly by tenements and premises belonging to Mr Cuthbert Allison on the North partly by tenements and premises belonging to Mrs Robinson of Whitby and partly by the way or passage hereinafter referred to on the South by the said tenements and premises belonging to the said Mr Cuthbert Allison on the East and partly by a lane separating the said piece or parcel of Ground from the Church Yard .... and partly by the said tenements and premises belonging to the said Mrs Robinson on the West (?) ...”

Joseph Hudson had to pay a proportion of the costs of maintaining the passage. It goes on to say “ And also all ways rights lights members privileges and appurtenances to the said tenements and premises or any part thereof belonging or in anywise appertaining (being the same premises as are comprised in a certain surrender bearing date the twentysixth day of May 1832 from Elizabeth Carr to Peregrine George Ellison and Charles Griffith hereinafter described In trust for William Wilson and Elizabeth his wife herein also described by the description of One Mansion House called the Wester Houses abutting upon a tenement late of Edward Allen etc .... Robert Cawood on the east the Church Yard of the ... on the west the Common Town Street .... on the north and a tenement formerly of Richard Thompson and then ??????? of Mary Robinson Widow on the south in which the said Peregrine George Ellison ... etc”.

Comment: This is clearly the corner property between Church Lane and High Street West although as will be seen from Corder, he or his descendant did acquire High House (and probably Widow Robinson’s property). A scale plan showing the premises covered by the conveyance was attached (see copy). It shows a passage 4ft 3 inches wide at the southern end and stated on the plan to be “partly covered in”; this is presumably the passage referred to in the 1832 conveyance, but not in any earlier conveyances. It is also the first reference to having to pay towards the cost of maintaining the passageway, possibly suggesting some separation of ownership.

⑩ **29<sup>th</sup> May 1854:**

Comment: Not as yet read.

- ⑩ **4<sup>th</sup> July 1859:** “Conveyance of an undivided fourth part or share of and in a dwellinghouse situate in Church Street subject to a mortgage  
Mr B Burnside to Mr J H Burnside

Isabella Batey of the first part William Batey Burnside Potter of the second part John Henry Burnside China Dealer Elizabeth Burnside Spinster and Isabella le Manissier (wife of Pierre le Mannisier (NB wife of Pierre le Manissier – before marriage she was Isabella Burnside) of the third part and Pierre le Manissier Shipowner of the fourth part ..... One Mansion House ... abutting the churchyard ... on the west the High House aforesaid on the north on the east on the kiln ... and on the south upon Hall Garth”

Comment: The description of the premises locates it south of “High House” and, elsewhere it was referred to as “School House”. The reference to the “Hall Garth” to the south is interesting as a hall garth was an open field attached to a house. However, the land to the south was, by this time, the site of the Gibson Almshouses. Was this site previously known as “Hall Garth”? William Batey Burnside was one of 4 parties to this document, all related to each other and being nephews and nieces of Edward and Isabella Batey William Burnside was a potter living at the time of the 1851 Census at 3 Church Lane with his wife and son – a house shared with 3 other families. This seems to place No3 Church Lane as School House, in which case High House was No 2 and Mrs Robinson’s property No 1. The other parties to this transaction were also directly or indirectly related to him.

- ***Same as above (to merge)*** 4<sup>th</sup> July 1859: A scale plan showing the premises covered by the conveyance was attached (see copy). This suggests further interconnectedness between properties fronting High St had taken place, but also of relevance it shows a passage 4ft 3 inches wide at the southern end and stated on the plan to be “partly covered in”; this is presumably the passage referred to in the 1832 conveyance, but not in any earlier conveyances. The document starts: “This is a conveyance of one undivided fourth part or share of and in a dwellinghouse situate in Church Street Bishopwearmouth subject to a mortgage thereon”. Further extracts read: “One Mansion House in Bishopwearmouth aforesaid called the Schoolhouse adjoining upon the High House formerly of John Brown afterwards of Barbara Thompson Widow but then on east of Anthony Reed .....

Comment: This needs re-visiting and detailed transcription

- ⑩ **17<sup>th</sup> December 1860:** “Admittance Henry Robert Webster and  
Thomas Thompson to premises in Church  
Street”

“..... took of the Lord One Mansion House in Bishopwearmouth aforesaid called the School House adjoining upon the High House formerly of John Brown afterwards of Barbara Thompson Widow but late of Anthony Reed lying and being within the village of Wearmouth aforesaid abutting on the Churchyard of Wearmouth aforesaid on the

west the High House aforesaid on the north on the east the kiln formerly of Richard Brown afterwards of Mary Robinson Widow and late of Richard Atkinson and on the south upon the Hall Garth (which said premises were the same as comprised in a certain surrender dated the seventeenth day of April 1819 from Robert Batey Blacksmith and John Goodchild the Younger Esquire to the said Edward Batey which the said Edward Batey had in right whilst he lived to Have to ... said Henry Robert Webster and Thomas Thompson ....”

Comment: Henry Robert Webster was a rope manufacturer (Websters Ropery) and Thomas Thompson a Gentleman. Unfortunately the 1819 deed referred to is not in the bundle.

- ⑩ **14<sup>th</sup> February 1861:** Messrs H R Webster, T Thompson, and others to Mr Robinson. Surrender of premises in Church Street.

The surrender refers to: “One Mansion House in Bishopwearmouth aforesaid called the School House adjoining the High House formerly of John Brown afterwards Barbara Thompson Widow but late of Anthony Reed lying and being within the Village of Wearmouth aforesaid abutting on the Church Yard of Wearmouth on the West on the High House aforesaid on the north on the east on the kiln formerly of Richard Brown afterwards of Mary Robinson Widow and late of ??? Atkinson and on the south upon the Hall Garth (being the same premises as are comprised in a certain Surrender dated the Seventeenth day of April One thousand eight hundred and nineteen from Robert Batey and John Goodchild to Edward Batey and also in an admittance to Henry Robert Webster and Thomas Thompson) in which the said John Henry Burnside Earthenware Merchant Elizabeth Burnside Spinster and Pierre le Manissier Master Mariner and Isabella le Manissier his wife .... to William Snowdon Robinson”.

- ⑩ **15<sup>th</sup> February 1861:** Messrs Burnside and others to Trustees of the Alliance Benefit Building Society

Comment: Clearly a mortgage on the property.

- ⑩ **15<sup>th</sup> February 1861:** “These are to certify that on the fifteenth day of February in the Year One Thousand Eight Hundred and Sixty One, before us Robert Smart and John Kidson Two of the perpetual Commissioners appointed for the County of Durham for taking the acknowledgements of Deeds by Married Women, pursuant to an Act passed in the Third and Fourth Years of the Reign of His Late Majesty King William the Fourth, intituled “An Act for the Abolition of Fines and Recoveries, and for the substitution of more simple modes of Assurance” appeared personally Isabella the wife of Pierre le Manissier and produced a certain Indentured marker “R” bearing date the fifteenth day of February One thousand eight hundred and sixty one and made between John Henry Burnside the said Pierre le Manissier and Isabella his wife and Elizabeth Burnside of the one part and John Ferguson William Scarrow James Robson Reed and William Thomas

Richardson of the other part and acknowledged the same to be her Act and Deed and we do hereby certify that the said Isabella was at the time of her acknowledging the said Deed of full age and competent understanding that she was examined by us apart from her husband touching her knowledge of the contents of the said Deed, and that she freely and voluntarily consented to the same”

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Mr Joseph Hudson

To Messrs A J & W Moore

1868 March 16 The gable of your house being likely to be injured by Mr Tone pulling the next house down. Attending with you, looking at same and taking instructions to see Mr Tone thereon – afterwards attending Mr Tone at Lambton's Bank when he informed us that he had no wish to do your premises any injury and would write his architect accordingly and Attending you – thereon informing you thereof and you shewed us that part of your premises had been exposed and that if a storm of rain or wind from the North East came it would do considerable damage and writing a letter to Mr Tone accordingly and attending again in the afternoon when we found they had stopped the alteration and it was agreed that we should take no further steps unless they did further damage and did not repair the damage already done.

13.4

March 25 Attending again on you and afterwards on Mr Tone as to breaking your gable and exposing room where your son lay dead when he promised to amend same 6.8

April 13 Attending on you when you informed us that Mr Tone was going to build on your Wall and we arranged to have an inspection of same (14<sup>th</sup>) Attending viewing same with you and we advised you as to your rights and the course you ought to adopt

6.8

June 9 Mr Ransom having written to us to know if it would be convenient for us to meet him and Mr Tone at your premises tomorrow. Attending on you thereon and informing Mr Ransom it was convenient

3.4

June 10 Attending on premises accordingly discussing whole question of party wall and arranging to terminate disputes

6.8

Instructions to settle Draft Agreement on your behalf

3.4

Perusing & settling same

Attending on you with same for approval

6.8



Attending upon Mr Ransom with same approved

3.4

Engrossing duplicate

4.0

Paid stamp and paper

7

Examining engrossment of Mr Ransom Copy with Draft

3.4

July 16

Attending on you with same for execution of same and attending on Messrs Ransom with same for execution by Mr Tone and attending exchanging to letter and Attending you with your duplicate completed

6.8

-----  
-----

3.4.7

Comment: This dispute clearly arose from the partial rebuilding of the adjoining property to the east, now Holmeside Coffee and Mexico 70. The facade as seen today is definitely Victorian but the interior walls, like those of No 2 Church Lane, show evidence of being part of a village house

## **APPENDIX 2: PROPERTY RIGHTS/OWNERSHIP**

### ***Wester House***

*Pre 1707:* Richard Thompson

*1707 - c1718?:* Thomas Thompson

*1718 – Date unknown:* Jacob Burns and wife and John Johnson (NB At some point a mortgage was taken out and repaid in 1780 by Jacob Burn's son, for use of the poor of Bishopwearmouth)

*date unknown – 1752:* Jeremiah Hobson

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*1752 – 1774:* Ralph Waters, a grocer, and his wife (NB By 1778 Ralph Waters had died and his widow Isabel was in occupation)

*1774 – 1778:* Diana Rand daughter and heir of Ralph Waters and others

*1778 – 1832:* Anthony Reed, blacksmith. At some point he came into possession of High House (see below)

*1832:* Elizabeth Carr niece and heiress of Anthony Reed for one day, along with High House

*1832:* Peregrine George Ellison & Charles Griffith in trust for William Wilson along with High House (see below)

Nothing is known concerning the occupancy of Wester House during the above period.

### ***314/315 High Street West***

*1854 – 1933:* Joseph Hudson & his descendants who had ironmongers and jewellers shops at ground floor, above which the family lived (NB the transfer was from P. G. Ellison, a party to Wester Houses in 1832 proving this was Wester House or part of it) In 1868 Mr Hudson was

in dispute with the owner of the adjacent property on High St to the east. It seems this was being rebuilt and the works caused damage to Mr Hudson's property, including exposing the bedroom in which his dead son was lying.

1933- onward: Ownership unknown. No entry in the 1939 register

**1 Church Lane(NB There may be some confusion between the numbering of 1 and 2 Church Lane)**

*Date unknown but prior to 1911:* This appears from the 1911 census to have come into the ownership of the Hudson family at 314 High Street West and is recorded in the 1939 Register

**2 Church Lane**

*Date unknown but prior to 1752:* Mary Robinson, widow. It is not known for how long it remained in her family ownership.

*1807 - date unknown but after 1854:* Storey to Storey in trust for Mary Robinson, niece of John Robinson, brewer, Houghton-le-Spring. It seems likely that the Hudson family acquired it at some point.

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**High House**

1683 in possession of Widow Hopper (Corder); date unknown after 1788-1832 Anthony Reed, blacksmith

1832:

*1832 – date unknown:* Peregrine George Ellison & Charles Griffith in trust for William Wilson along with Wester House (see above)

*Date unknown but after 1854 – 1933:* the Hudson family (see 314 High Street West)

**School House**

*1783 – date unknown:* Sunday School Mr Baxter

*Date unknown – 1819:* Robert Batey a blacksmith, and John Goodchild the younger

*1819 – date unknown:* Edward Batey

*Date unknown – 1859:* Isabella Batey

*1859 – date unknown:* William Batey Burnside (potter); John Henry Burnside (China Dealer); Elizabeth Burnside; Isabella le Manissier; Pierre le Manissier (all Burnsides; Isabella Batey was their aunt and left it to them).

1860 – 1861: H R Webster (a rope manufacturer) and T Thompson (Gentleman); they may have entered into joint ownership with the Burnsides above

1861 – date unknown: William Snowdon Robinson (although the Burnsides appear to have retained their interest as they took out a mortgage in February 1861)

**APPENDIX 3: CENSUS INFORMATION**

**1851**

314 High St	Martha Robson	head, widow (50), grocer
	Ann	daughter, unmarried (18), no occupation
	James	son, unmarried (16), enginewright
	Mary	daughter (9)
	Ralph	son, unmarried (25), cartwright
	Agnes	daughter (5), scholar
	Colin C McKechnin	lodger, widower (29) Prim. Meth. Minister

1 Church Lane	Mark Liddell	head, widower (63), boot & shoe maker
	Jane	daughter, unmarried (36), housekeeper
	Elizabeth	daughter, unmarried (17), no occupation
2 Church Lane	Henry T Richards	head, married (42), joiner & cabinet maker
	Eleanor Crosby	daughter, unmarried (21), no occupation
	Elizabeth Carter	daughter, unmarried (18), day servant
	William John	son (14), painter
	Thomas Henry	son (8), scholar
	Robert R G	son (5), scholar
	Ralph Crosby	son (3)
	Edward Thomas	grandson (15 months)
	Robert Davison	head, married (46) groom
	Mary Ann	wife, married (36)
Joseph	son, unmarried (15), day servant	
Mary Jane	daughter, unmarried (13), day servant	
Robert	son (10), scholar	
Thomas	son (8), scholar	
George	son (7), scholar	
Henry	son (2)	
Anne	daughter (11), scholar	
Martha	daughter (2 months)	
George Dobbing	head, married (36), canvas weaver	
	Mary	wife, married (37)
	John	son (15), weaver
	Thomas	son (13), weaver
	William	son (10), scholar
	Isabella	daughter (4), scholar
Michael Foster	head, married (46), chainmaker	
	Mary Ann	wife, married (41)
	Thomas	son, unmarried (16), blacksmith
	John	son (13), scholar
	Michael	son (11), scholar
	Gibson	son (3)
	William	son (1)
	Ann	daughter, unmarried (19)
Mary Ann	daughter (6), scholar	
3 Church Lane	Dick Talbot	head, married (26) stonemason
	Ellen	wife, married (22)
	William	son (5), scholar
	James	son (3), scholar

	Thomas	son (1)
	Alexander Paris	head, married (39), melt furnace man
	Eliza	wife, married (34)
	Rowntree Hall	son (12), scholar
	Mary Ann Hall	daughter (9), scholar
	Anthony Hall	son (4), scholar
	William Burnside	head, married (31), potter
	Martha	wife, married (31)
	Tom Henry	son (9), scholar
	Mary Brown	visitor (32)
(NB See conveyances-he and his wife were party to the purchase of School House in 1859)		
	John Hunter	head, married (35), master mason
	Isabella	wife, married (40)
	Ellen	daughter (8), scholar

NB There was no Number 4; between 3 and 5 were the Gibson Almshouses

Comment:

### 1861

314 High Street West	Joseph Hudson	head, married (48) hardwareman	
	Mary Ann	wife, married (44) hardwareman's wife	
	John	son, unmarried (24) hardwareman's son	
	Charles	son (11) scholar	
	Henrietta Shields	mother-in-law (71) dressmaker	
	Jane Shields	sister-in-law (38) dressmaker	
1 Church Lane	William Dobson	head, married (50), joiner	
	Ann	wife, married (41)	
	William	son, unmarried (24), joiner	
	Elizabeth	daughter, unmarried (22)	
	John	son, unmarried (17), shipwright	
	Joseph	son (15), blockmaker's apprentice	
	Robert	son (13) shipwright	
	Jane	daughter (10), school	
		Owen McKenna	head, married (41), labourer
		Bridget	wife, married (35)
	Thomas	son, unmarried (17), labourer	
	John	son (15), labourer	
	Matthew	son (5)	
	James	son (3)	
	Patrick	son (3 months)	
	John Cockerell	head, married (37), tailor	
	Lebestree	wife, married (30)	
	Isaac	son (4)	

	John	son (2)
	Hugh Burns	head, married (34) labourer
	Ann	wife, married (26)
	Mary	daughter (5)
	Amy	daughter (3)
	Thomas	son (1)
	Robert Watt	head, married (34) (occupation indecipherable)
	Margaret	wife, married (36)
	Robert	son (15)
	Catherine	daughter (13)
	James	son (8)
	Margaret	daughter (5)
	Thomas Hall	head, married (48), gardener
	Elizabeth	wife, married (46)
	Thomas	son (15)
	Elizabeth	daughter (12)
	Ann	daughter (7)
2 Church Lane	James Dunn	head, married (42), joiner
	Mary	wife, married (43)
	Mary	daughter (11)
	Thomas	son (9)
	John	son (7)
	George	son (4)
	William	son (2)
	Mary Ann Robson	head, unmarried (23) flap perforator
	Hannevck Price	cousin, unmarried (24) flap perforator
	Edward A L Brown	head, married (36), marine store dealer
	Lydia	wife, married (35)
	Elizabeth Ann	daughter (11)
	Margret	daughter (9)
	Robert	son (6)
	John Wm	son (3)
	Jane Newbiggin	servant, unmarried (18)
<b>1871</b>		
314 High Street West	Joseph Hudson	head, widower (57) hardwareman
	John	son, married (34) shopman
	Anne A	daughter-in-law (29)
	Jane Shields	servant, unmarried (48) domestic servant
2 Laybourn's Yard	Mary ???	head ? (75) annuitant
	????????	brother, widower (66)

	Thomas ???? Mary Mary A Nicholson	head, married (71) cordwainer wife, married (69) niece, ???? (18) general domestic
3 Laybourn's Yard	George McAidey Estella Margaret ???? Household of 4 people in total	head, married (??) annuitant daughter, married (41) washerwoman indecipherable but a household of 4 in total
	William Reynolds Sara	head, married (60) cordwainer wife, married (61)
3 Church Lane	Andrew Hoggart ?????? Sarah Emma	head, married (50) fitter, iron works wife, married (41) daughter (4) daughter (4 months)
	Sarah Hall ? John	Head, married (28) son (1)
	?????????? Peter ??????	head, widow (57) boarder (60) keelman
	?????????? Margaret John William Margaret ?????	head, married (28) printer wife, married (22) son (3) son (2 months) boarder, married (56) seaman's wife
<b>1881</b>		
3 Church Lane	Peter Mitchell Ann Alexander ????? Greenwell	head, married (72) keelman wife, married (67) staymaker son, unmarried (28) block & mast maker grandson (18) iron ship plater
	James Armstrong Mary James Avery	head, married (54) general labourer wife, married (60) head widower (76) shoemaker
	John Greavey Margaret	head, married (20) iron ship plater wife, married (22)
<b>1891</b>		
314 High Street West	John Hudson Jane Hudson	head, single (54) ironmonger aunt, single (68)
3 Church Lane	Nicholas Chapman George Spencer	head, widower (69) tailor head, married (39) rivetter

	Sarah	wife, married (29)
	John Alderson	head, married (48) stoker for steam shipwright
	Mathilda	wife, married (54)
	Alexander Baxter	head, married (53) general labourer
	Margaret	wife, married (47)
	Catherine	daughter (6) scholar

**1901**

314/315 High St West (employer)	Thomas Hudson	head, married(55), ironmonger shopkeeper
	Anne A	wife, married (59)
	Thomas	son, single (28), ironmonger's assistant
	Emily M	daughter, single (26)
	Robert C	son, single (25), ironmonger's assistant
	Susan A	daughter, single (17), milliner saleswoman
3 Church Lane	Charles Wooll	head, married (28) general cartman
	John	son (6)
	Jane	daughter (3 months)
	Mary Taylor	visitor, married (26)
	Frederick Rough	head, married (42) general labourer
	Isabella	wife, married (43)
	Roger Hutchinson	head, married (24) shipyard labourer
	Annie	wife, married (24)
	Charles	son (3)
	Margaret	daughter (1)
	Ralph Young	head, married (38) pavior for Corporation
	Jane	wife, married (28)
	John A	son (3)
	Nora A	daughter (1)

**1911**

1 Church Lane	Thomas Hudson	head, married (65) Ironmonger – employer
	Anne Amelia	wife, married (69)
	Thomas	son, single (38) assisting in the business
	Emily Moss	daughter, single (36)
	Robert Challis	son, single (35) assisting in the business
	Susan Amelia	daughter, single (27) millinery saleswoman
	(The family were living in 8 rooms)	
3 Church Lane	George Hughes	head, married (27) cartman
	Elizabeth	wife, married (27)
	Annie	daughter (7)

	Sarah	daughter (5)
	James	boarder, single (24) cartman
	(The family were living in 2 rooms)	
	Patrick Cain	head, married (54) fireman (ship)
	Maureen	wife, married (50)
	John Miller	boarder, single (34) labourer
	Margaret McAvoy	niece, single (15)
	(The family were living in 2 rooms)	
	John Joseph Harrison	head, married (45), labourer at forge
	Annie	wife, married (45)
	Edward	son (16), driver, chain horse?
	Alice	daughter (15), domestic servant
	Mary	daughter (11), school
	(The family were living in 2 rooms)	
	Hannah Corcoran	head, married (28)
	Ellen	daughter (9), school
	Mary A	daughter (8), school
	John	son (7), school
	Michael	son (4), school
	Elizabeth	daughter (2)
	Edward Stanley	brother, single (30), shipyard labourer
	(The family were living in 2 rooms)	

### 1939 Register

1 Church Lane	Annie Grierson	unpaid domestic duties
	Ralph Wilson	coal trimmer surface labourer
	Ethel	unpaid domestic duties
	Isabelle	school
	Ralph Taylor	saddler
	John Glendenning	coal & stone miner above ground
	Elizabeth	unpaid domestic duties
	(closed record)	
	Margaret	under school age
	(closed record)	
	Edwin	at school
	Albert Simmons	cook & steward on coaster
3 Church Lane	Robert Welsh	general labourer
	Hilda	unpaid domestic duties
	(4 closed records)	
	Eve Sharp	unpaid domestic duties
	Joseph W	at school
	(closed record)	
	Thomas Smith	general labourer heavy work
	Alice	unpaid domestic duties



(closed record)	
Shirley	under school age
(2 closed records)	
Vincent Sheriff	general labourer heavy work
Mary	unpaid domestic duties
Vincent	under school age

Comment

There may be some confusion over the numbering to Church Lane as, if today's number 2 is correct, there should be 4 addresses in the lane whereas in practice there are only 3 for the purposes of the census. There was much sub-division of the houses during the 19<sup>th</sup> century and families, sometimes large in number, may well have been occupying only one or two rooms. This shows in No 3 Church Lane at the time of the 1911 census when the number of rooms occupied by each household was counted. At that time, there were four households ranging in size from 4 to 7 persons and each was living in two rooms. In censuses leading towards the end of the 19<sup>th</sup> century only two properties were consistently enumerated, suggesting the others were either vacant or in business use of some kind. Employment tended to be manual in nature and by the end of the century, predominantly unskilled in nature.. It is noteworthy that in 1851, one household probably living in just a couple of rooms at 2 Church Lane nevertheless had a live-in servant.

**APPENDIX 4: INFORMATION FROM CORDER**

*(Vol 30-31 Section 30 Page 214)*

"No 314/15 High St West

Wester House, now two shops below a watchmaker and ironmonger in possession of Mr Hudson who lives above the business premises and showed me the deeds in 1930 with those behind up Church Lane.

1683

34<sup>th</sup> of Charles II deeds of High House next door show this to be in possession of Widow Hopper

1718

Jacob & Marg't Burn to John Johnson for a loan of £8

1732

Ditto to Carr mortgage of £13

1752

Ralph Waters & Isabel came and took of the Lord the home abutting on ? Allan (etc as per detailed transcripts) formerly Jeremiah Hobson nephew and heir of Robert Reed dec'd." NB Corder makes reference to it being described as a "mansion house situate in the village of Bishopwearmouth". He goes on to say "At this time it was the most Westerly house in High Street and took its name, no doubt, from this".

1774

Isabel Waters, widow of the above Ralph to Geo Rand and Diana his wife etc (as previous) conveyed to Eliz. Raine Widow for a mortgage of £100.

As with the above, the remainder broadly follows the deeds I have seen, but:

1778

Anthony Reed made a "Humble prayer and petition of the Proctor of Anthony Reed for possession of a half stall or pew in the church and being the fourth from the south door of two seats or sittings granted by William Wynne vicar general for John, Lord Bishop of Durham". Corder notes that the south door went when the church was rebuilt in 1808.

Comment: It is clear that Corder had access to the same documents now in the Archive, along with some additional ones. It is of interest that Mr Hudson, in addition to conveyances relating to his own premises at 314/315 High St West, also had documents relating to the adjoining properties. This would probably be highly unusual and suggests that the two (at least) were one property at some time, although it is known he also owned High House.

## **APPENDIX 5: INFORMATION FROM OTHER SOURCES**

### **The Rain's Eye Plan (circa 1785)**

John Rain showed there to be four houses fronting Church Lane, with 'hospital land' (the Gibson Almshouses) to the south. The properties appear very similar to those which existed into the late 20<sup>th</sup> century, and High House stands out clearly. Therefore it may be concluded that the old premises which still stand on the corner of Church Lane, and those along it demolished in the 1970s, were those shown on the 1785 plan. That being the case, it is perhaps quite likely they were the original buildings on the site.

### **Sunderland Daily Echo 17<sup>th</sup> July 1933**

An advertisement in the Sunderland Daily Echo in 1933 later described the corner property of 314/315 High Street West and 3 Church Lane in the ownership of Thomas Hudson, Ironmonger comprising two shops, stockrooms, 18 rooms, large garage and warehouse.

Comment: There is no reference to Mr Hudson owning No 2 Church Lane, contrary to C A Smith's assertion (see article below from 1973)

### **Sunderland Echo ?? ?? 1970**

An article in the Sunderland Echo in 1970 described the ironmongers premises at High House:

"The lower part of High House served as the storerooms and shop and the upper stories of both houses were converted into a long suite of living rooms with many details. One room ... very soundly built about 7 half feet high was combined with the one above by cutting out the centre of the ceiling, the remaining part being railed off with ornamental iron rails, not unlike a minstrels gallery. Other rooms with deep projecting beams, blocked up doors and windows here and there cupboards let into the walls, short passages and stairs leading from one house to the other"

Comment: The description of High House suggests a building of some antiquity (see Corder's reference to the year 1683). The "Minstrels Gallery" arrangement is particularly interesting and has been referred to in the Oral History sessions forming part of the project. The blocked up windows and doors and short passages and stairs leading from one house to the

other referred to suggests that at one time the house was laid out and used differently – possibly forming part of a larger house. NB There remains a tiny window in 2 Church Lane which is now internal, again reflecting change in the layout of a very old building

### **Sunderland Echo 23<sup>rd</sup> September 1973**

An extensive article by C A Smith in the Sunderland Echo of 23<sup>rd</sup> September 1973 sets out his interpretation of the houses in Church Lane. Much of it repeats the information from the conveyances and Corder, but with additional information, so it is not reproduced in full here; only salient additional points.

He asserts the names High House and School House have remained in use for 300 years, and one house was un-named. He also says the first 3 houses were in one ownership so a 'fairly good record can be obtained from their deeds'. He refers to the 1683 deed mentioned by Corder relating, he says, to High House, which was a "surrender by John Brown to Richard Thompson of the house called High House ...". He had also seen a deed of 1807 relating to Wester House "Storey to Storey in trust for Mary Robinson, niece of John Robinson Esq, brewer of Houghton le Spring". Coming to the 20th century, he said the lower part of High House served as the storerooms to Mr Hudson's shop and the upper floor a long suite of rooms. It seems that one Joseph Hudson had a nail factory or shop at Hinds Bridge in 1839, presumably the forerunner to the High Street premises. C A Smith also mentions the 'Minstrels Gallery' referred to previously. He claimed that Wester House was No 1, High House No 2 and School house No 3 Church Lane. It seems the 1819 deed had Robert Baxter owning School House and had a kiln in the yard on the east side. The name "School House" seems to have come about from the fact that it was the first Sunday School in the parish, for 40 boys, instituted on October 9<sup>th</sup> 1785 and paid for by parish subscription. George Walton was schoolmaster and W Wilson curate. The house later came into the ownership of a Mr Batey whose widow left it to nephews and nieces, including William Batey Burnside, the potter referred to in both conveyances and the 1851 census. Smith says the 1821 rate book refers to "Wester House Carr to Robinson £12" and "School House Batley to Snowball £7".

Comment: The deed bundle does not indicate the names of High House and School House prior to 1832, which conflicts with C A Smith's assertion the names had been in use for 300 years; indeed, if School House was so named because of a Sunday School inaugurated there in 1783 at the time Smith was writing the name was less than 200 years old. The common ownership of the first 3 houses may be a reference to Mr Hudson's ownership and possibly Anthony Reed before him, who, from the conveyances detailed earlier, certainly had 315 High St and High House. However, Widow Robinson had No 2 until some time after Mr Hudson bought 315 High St/1 Church Lane, marking a break in the continuity of the ownership. Smith's numbering to Church Lane does not accord with later numberings, as High House was known as No 3, and, as noted, Widow Robinson had what is now known as 2 Church Lane. The Rates Book entry is interesting, as it implies that Wester House had a value nearly twice that of School House. If Wester House was indeed the corner property alone, it occupied a small site and the much higher value seems difficult to justify on size alone. Did the High St frontage make that much difference to the value, or was it part of a larger hereditament?

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# THE GALEN BUILDINGS SUNDERLAND

## HISTORIC BUILDING RECORD

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Prepared for: BVA	By: <i>The Archaeological Practice Ltd.</i>
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# THE GALEN BUILDINGS SUNDERLAND

## Historic Buildings Recording



**Frontispiece:** View from roof level looking north-west towards the north part of the east elevation.

*Grid Ref.:* NZ 39336 56759

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### ILLUSTRATIONS

*Cover: View from the north-west of the West elevation of the Galen Buildings.*

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*Illus. 11: Plan of photographs comprising part of the photographic record completed in August, 2014 - BUILDING EXTERIOR (using plan of upper ground floor level).*

*Illus. 12: Plan of photographs comprising part of the photographic record completed in August, 2014 - LOWER GROUND FLOOR LEVEL.*

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*Illus. 14: Plan of photographs comprising part of the photographic record completed in August, 2014 - FIRST FLOOR LEVEL.*

*Illus. 15: Plan of photographs comprising part of the photographic record completed in August, 2014 - SECOND FLOOR LEVEL.*

*Illus. 16: Plan of photographs comprising part of the photographic record completed in August, 2014 - ROOF-TOP LEVEL.*

#### **PHOTOGRAPHIC RECORD**

- |                |  |
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## SUMMARY

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*A programme of building recording was carried out in advance of the proposed redevelopment of redundant former Sunderland Technical College on Green Lane, Sunderland, known as the Galen Buildings. The building lies within the area covered by the Bishopwearmouth Village Atlas prkoject.*

*The photographic recording was undertaken using colour digital photography. In addition, a measured plan of the buildings has been annotated to show historic phasing and efforts have been made to research the history of the building through locally available historic maps and records.*

*Externally the building survives well. The main west façade is particularly rich in detail; above the porch are the arms of the Borough of Sunderland ('argent, a sextant sable') with mermaid supporters, with a globe of the earth above, and alongside on the base of the tower panels with seated figures symbolising various forms of learning. Most of the interior of the building, however, was comprehensively remodelled c 2000 during which most significant features seem to have been removed, although the first floor largely retains its original plan. The features remaining being almost entirely restricted to internal wall coverings – windows, tiles, dado rails, cornices – as well as fireplaces, notably at the west end of the north wall of the tower room and in a room on the south side of the south range (Photo Record 88-90). On the Ground Floor the main surviving original features are in the region of the entrance porch and tower, where remains include glazed brickwork, windows with leaded and coloured glazing, a dado rail, moulded cornice and small fireplace. The first-floor room in the tower and a largely-original room to the north retain a number of features, including moulded frieze and cornice, window with old leaded and coloured glass, a chimney breast and recesses. The second floor rooms have walls of painted brick, while in the tower is a lofty room with the surviving cased clock mechanism and remains of shelves and cupboards all around, lit by high windows.*

*It is concluded that, although relatively little of interest survives internally, the building is of considerable historical and architectural importance. The Technical College was unquestionably Sunderland's most prestigious educational establishment, and despite recent maltreatment of its interior, the largely-unaltered external elevations remain testimony to the optimism and industry of the Borough at the turn of the 19th and 20<sup>th</sup> centuries, when Bishopwearmouth was the focus of Sunderland's peak of prosperity. It is of high significance both in terms of local history, and in its architectural contribution to the centre of Bishopwearmouth, which despite the attrition and redevelopment of the later years of the 20<sup>th</sup> century, has managed to retain a varied and instructive selection of historic buildings.*

*Taking into account the importance of the building and the impact of previous phases of remodelling and refurbishment, the alterations proposed to the building as part of the current planning application, particularly limited demolition of brickwork in the south range at second floor level, are not considered to threaten the historical integrity of the structure since the affected features are mainly of relatively modern (certainly post WWII) origin.*



# 1. INTRODUCTION

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## 1.1 Project Background

The recording exercise reported here as part of the Bishopwearmouth Village Atlas project was originally carried out as part of a pre-application consultation, for the redevelopment of the largely-redundant Galen Buildings, the former Sunderland Technical College in the heart of Bishopwearmouth.

## 1.2 Background

Sunderland Town council gave approval for a Technical College in 1894, and the site of Green Terrace, with a Drill Hall (on the south side of The Green, the latter linked by Little Gate and South Gate to the medieval St Michael's Church) to the north and the back lane of properties fronting onto Vine Place to the south, was purchased in 1896. Raine's Eye Plan shows the site occupied by George Storey's farm buildings, but by the 1850s the site was empty and remained so throughout the remainder of the century until purchased by the Town Council. The College was built in 1899-1901, using funds accumulated by the Corporation taxing the purchase of alcohol, and also a substantial donation from ship builder and philanthropist R A Bartram, who was later knighted.

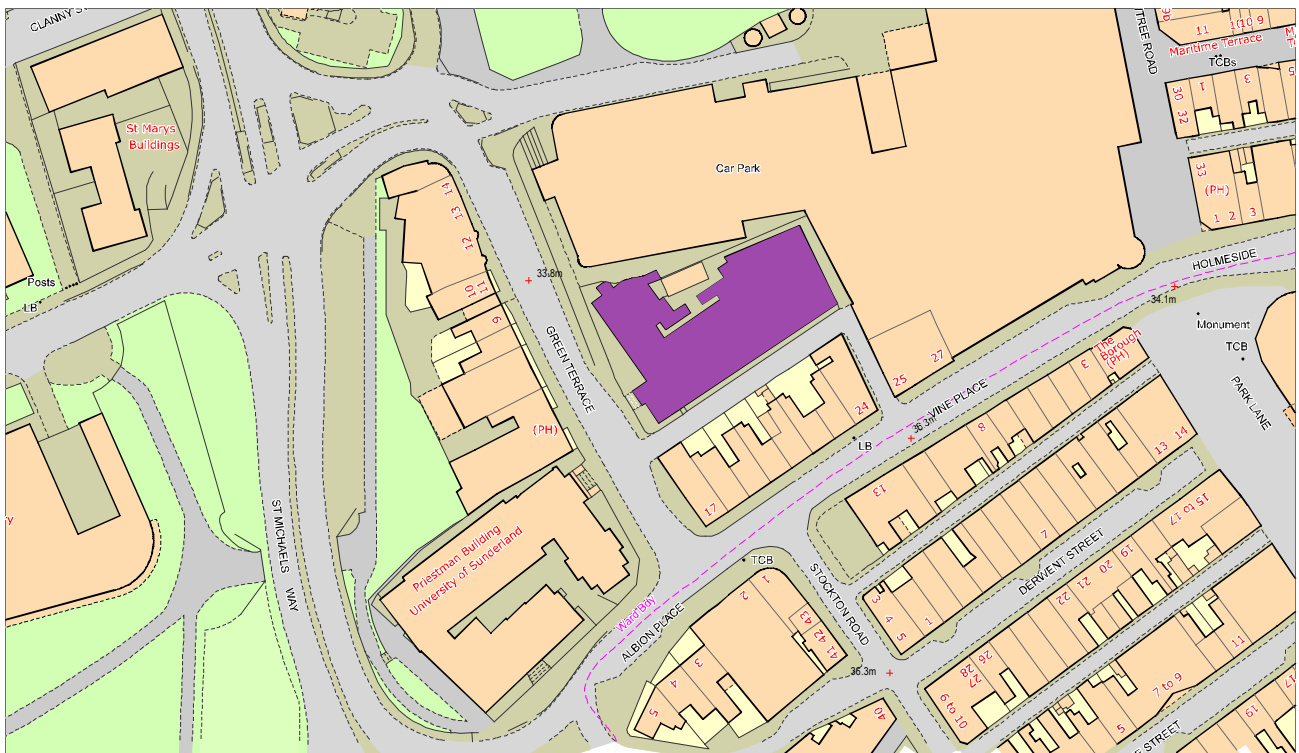
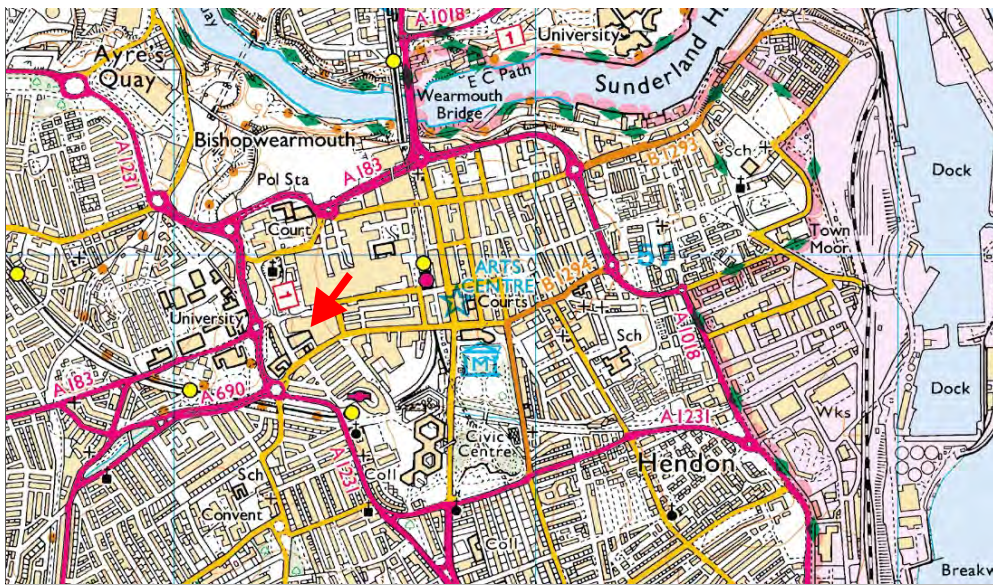
After a competition was held, in which all winners were from outside the region, the contract for the construction went to the Manchester and London firm of Potts, Son and Hennings,<sup>1</sup> who operated from 1890-1907, A W Hennings (c1857-1926) being in charge at this time. The company were known both for building large numbers of nonconformist chapels, and also Lancashire mills in which their innovative concrete floors, an important fire-proofing measure, were employed. Concrete floors and steel reinforcement figured in the Technical College, behind its 'grand façade in the English Renaissance style' in red brick and terracotta, materials which echoed the Board Schools which had been built in accordance with the 1870 Elementary Education Act.

The façade is rich in detail; above the porch are the arms of the Borough of Sunderland ('argent, a sextant sable') with mermaid supporters, with a globe of the earth above, and alongside on the base of the tower panels with seated figures symbolising various forms of learning, all indicating that the college trained pupils for careers as seafarers and marine engineers.

On opening in 1901 there were 671 applicants, more than three times the expected number. The first principal of the college was Benchara Bradford, on a salary of 500 p.a., and there were four departments, Chemistry, Mechanical and Civil Engineering, Physics and Electrical Engineering, and Commerce and Languages. Additional subjects taught by part-time lectures included Naval Architecture, Navigation and Latin.

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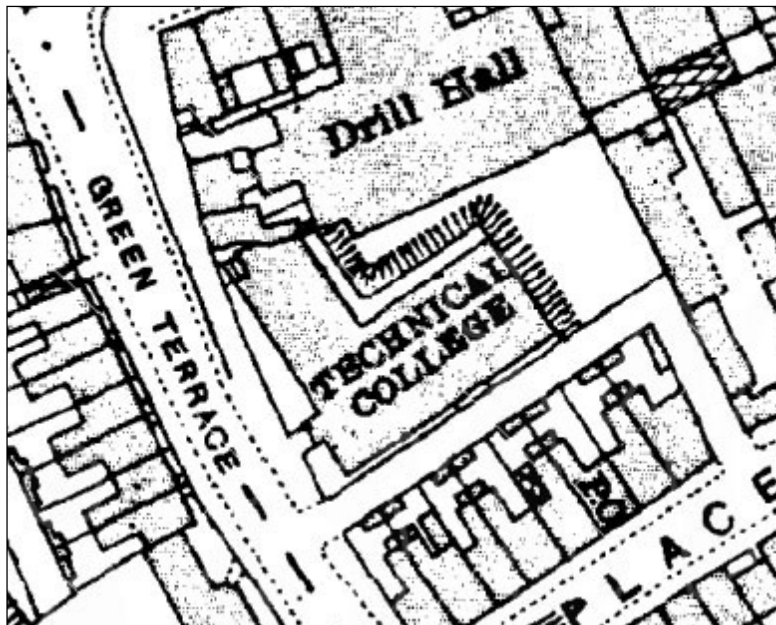
<sup>1</sup> The floor plans of a number of failed submissions from the same competition are held by Tyne & Wear Archives, *Sunderland Schools user guide lists (ref. 1266/85-92)* and reproduced here in *Appendix 2*.



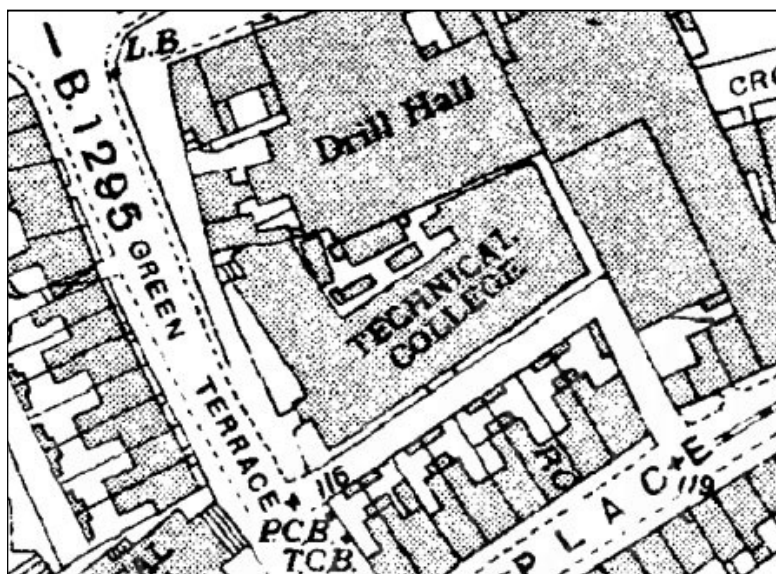
Illus. 01-03: The Location and extent of the Galen Buildings, Sunderland.



1890s

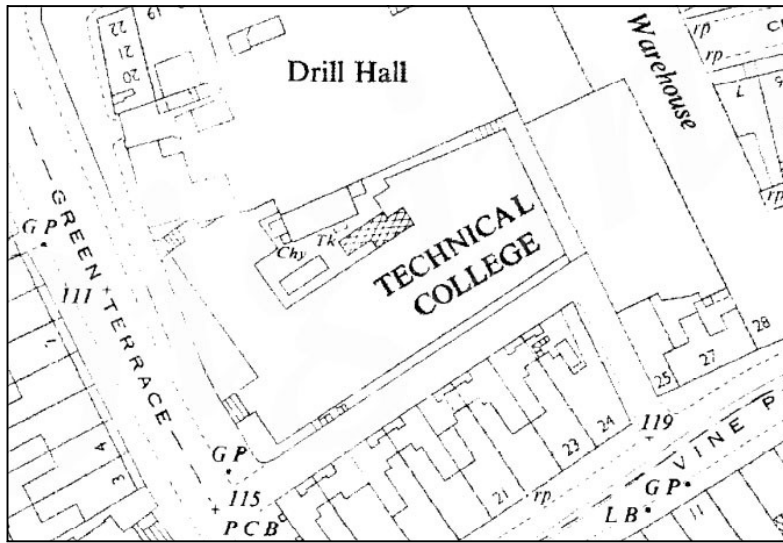


1910s

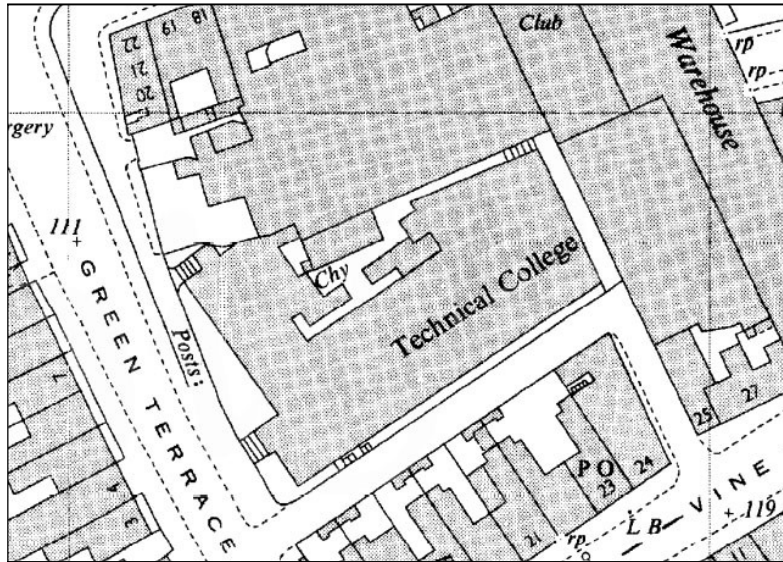


1930s

*Illus. 04-06: Historic Ordnance Survey plans showing the development of the current Galen Buildings site 1890s-1930s.*



1950s



1960s

**Illus. 07-08:** Historic Ordnance Survey plans showing the development of the current Galen Buildings site 1950s-1960s.

*English Heritage List Description:*

NZ3956NW GREEN TERRACE; 920-1/19/94 (East side); Galen Building  
Sunderland  
Polytechnic with steps, walls and railings attached. Grade II.

Formerly known as *Technical College HIND STREET*.

Technical college, now polytechnic building, with steps, piers, walls and railings attached. Dated 1900 and, on right return, 1928. Foundation stone 1899, opened 1901, with provision made for extension on site. By AW Hennings of Potts, Son and Hennings. Flemish bond bright red brick with yellow terracotta quoins, strings and dressings; roof of plain tiled with terracotta cresting; steel and concrete floors. C17 style.

EXTERIOR: basement and 2 storeys, 1:2:3:2:1 windows; right 4 storey one-window tower. Main block has parapet with ogee pediments over projecting 2-window sections. Steps up to elaborate porch at right of main block: double panelled doors and overlight in keyed architrave, high plinth to columns in antis supporting entablature with low-relief 'TECHNICAL COLLEGE' in terracotta; shaped parapet above has scrolled pediment over borough arms. Ogee-moulded mullion and transom windows except central 3 on first floor which are round-headed with keyed architraves on impost string and have Renaissance ornament to aprons; all sashes with upper glazing bars. Floor and sill cornices; eaves cornice, on modillions in projecting sections. Tower has 3-light basement window, round-headed ground-floor window with casements below radiating glazing bars of transom light, 4-light mullion and transom in third stage and bracketed clock in top stage with paired pilasters with free Corinthian capitals supporting entablature and parapet with panelled corners and central cartouches. High hipped roof has low, corniced dormers with glazing bars; high ridge plinth with dentils and swan-neck pediments supporting domed arcaded lantern. Tower has raised dome.

WALLS & RAILINGS: piers, dwarf walls and railings attached: rusticated square red sandstone piers, each with pulvinated frieze, ogee coping and ball finial; stone steps to porch and at left end. Brick walls from porch to left steps and returning on right to enclose entire right return have chamfered red sandstone coping; spike-headed wrought-iron railings on walls have scrolled stays and intermediate panels to section around front and tower; plainer beyond these on right return.

Built under powers granted to Local Authorities by the Local Taxation (Customs and Excise) Act of 1890 to draw on central funds for technical education.

[Listing NGR: NZ 39336 56759]

### **1.3 Recording Methodology**

The photographic recording of The Galen Buildings was undertaken in September 2014 using colour digital photography. All elevations were photographed as far as possible face-on and from a consistent height and perspective. Where possible, all record photographs included a scaled ranging pole. Where it was not possible to capture an entire elevation in a single photograph because of the constricted nature of the site, a series of partial elevations were recorded along with an oblique overall view of the full elevation.

A search was made for maps, documents and historic photographs which could shed light on the history of the building. The principal sources searched were:

*Tyne and Wear Archives at Blandford House, Newcastle upon Tyne; Durham Record Office, Sunderland Local Studies Centre and the National Monuments Record in Swindon. Although no records directly pertinent to the present subject were identified, Tyne & Wear Records Office does retain Floor Plans in its Sunderland Schools user guide lists (TWM ref. 1266/85-92) representing failed competitive bids presented in 1897 for the design of the new Sunderland Technical College. Although none of the plans surviving in this archive are those of the successful architect, they are reproduced here (see Appendix 3) for comparative value.*

## 2. BUILDING DESCRIPTION

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### 2.1 INTRODUCTION

The former Technical College is a substantial and impressive building following an overall L-plan, with its main block fronting west onto Green Terrace and a south range facing onto an un-named lane. Its foundation stone was laid in 1899 and opening was two years later, in 1901; the architect was A W Hennings of Potts, Son and Hennings.

### 2.2 EXTERIOR DESCRIPTION

The building, in a free mid-17<sup>th</sup> century style, is built of smooth orange brick in Flemish bond, with lighter orange terracotta dressings and quoins, and a red tile roof.

The principal elevation, which rises behind railings screening a sunk forecourt, has a symmetrical nine-bay façade of two storeys upon a tall basement, and has shallow two-bay projections topped by semi-circular pediments flanking a three-bay centrepiece; at the right end a three-storeyed square tower is set forwards, with an elaborate entrance porch, all of terracotta, on its north side in front of the southernmost bay of the main elevation. Rusticated gate piers flank a series of seven steps leading up to panelled double doors under an archivolt and flanked by raised Corinthian columns; the porch is topped by a pulvinated frieze inscribed 'TECHNICAL COLLEGE' below an elaborate swept and shaped pediment containing a panel with a shield, bearing a pair of dividers, with mermaid supporters. The north return of the porch has a range of four square-headed windows with leaded and coloured glazing.

The principal elevation has a moulded plinth above the basement, moulded strings at window sill and floor levels, and a big moulded top cornice, which is additionally decorated with modillions on the pedimented projections. The windows are largely mullioned and transomed ones, holding 6-pane casements above the transoms and sashes below, which have 6-pane upper leaves and plate-glass lower. Three of the basement windows – in the fifth, seventh and eighth bays – have been converted in to doorways. In the central section the three first-floor windows are round-headed, with archivolts, and have terracotta panels below with Renaissance ornament, the central one following the design of the porch pediment. The pediments of the projections have keyed roundels enclosing the date '1900', which also occurs of rainwater hoppers which are set both below the top cornice and also at first floor level. Above the top cornice downpipes emerged from keyed arches; the steep hip-ended roof has a pair of small-paned flat-topped dormers lighting the attic, and a ridge and end finials of terracotta; in the centre is a lantern with a ribbed leaded base, rising to a dentil cornice and swan-neck pediments, above which rises an octagonal wooden belfry, with keyed round-arched openings alternating with scrolly brackets, topped by a lead dome.

The north end of the block has been three windows wide, with Diocletian windows on the main floor, but has been partly obscured by a small block housing a fire escape, added in late-20<sup>th</sup> century.

The tower at the south end of the elevation has a three-light window to its basement, then a terracotta band with a foundation stone laid by Councillor W Mills Roche, Chairman of the Education Committee of the Corporation of Sunderland. On the principal floor is a big round-arched window with a radial-glazed head that has leaded and coloured lights, and an alternating surround, between panels with seated figures emblematic of learning; at first floor level is another broad terracotta band, and then a large four-light window, under a bold cornice on modillions with an entablature above. The top stage has paired Corinthian pilasters and a pendant segmental-topped wooden

clock carried on a shaped bracket, above which there is a triplet of small windows beneath a pulvinated frieze and dentil top cornice, below a balustraded parapet that has panelled corner piers and a central cartouche, behind which rises a lead dome.

The south elevation of the tower is plainer, without the clock or the first-floor window, and is set flush with the front of the south range that continues to the east. This is somewhat irregular but of nine bays overall, articulated by projecting buttresses (some carried up as chimneys); terracotta ornament is restricted to the round-arched stair windows of the first and fifth bays, the swan-neck pediment (with Renaissance ornament) to the smaller windows below that in the first bay, and the fluted keystones of the segmental-arched windows; there are two more '1900' rainwater heads. The first three bays are carried up a story higher than the main front, and the second has a shaped Dutch gable. The last three bays are in brighter orange brick and were added in 1928; the central bay of this part (the eighth) is carried up as a shaped gable, and has a big roundel of yellow terracotta with the date in orange. The east return, five windows wide, has a shallow gable, but is even plainer in terms of detail.

The rear elevations of the two ranges are much more utilitarian than those facing the street, although they do retain similar fenestration – large segmental-arched windows holding small-paned casements above sashes with small-paned upper and plate-glass lower leaves – and are articulated by buttresses sometimes carried up as chimneys. On this elevation the second floor of the western section of the south range is in lighter brick, and clearly an addition (a dated brick at roof level (see Photo Record no. 145) suggests 1948 as a possible date for this work); its windows have been altered in the late 20<sup>th</sup> century. The eastern section of the range – the 1928 addition – looks to be of steel-framed construction, with uprights and the big girders forming the lintels of the windows covered in render.

## **2.3 INTERIOR DESCRIPTION**

Most of the interior of the building was comprehensively remodelled c 2000; a comparison of historical floor plans provided by the applicant/client and dated 11/99 and the present May 2014 survey by SJD Architects shows just how extensive the changes were. Since these alterations the building has been divided into two separate parts, both serving as bars/nightclubs, and the following description follows this division. The first part ('Varsity Pub') is formed by the northern six bays of the Main Block, and the second ('The Basement') by the remainder of the building.

### **2.3.1 (1) The Main Block (except for the southern three bays)**

The 1999 survey shows the basement as sub-divided into a corridor and smaller rooms, with open halls on the two floors above, with the only external access to the basement being a door into the rear yard; one of the two-light windows on the west has now been opened out to hold double doors. At this level the interior has been stripped out to form a bar, with a major extension into a large single-storey block infilling most of the former rear yard. A new stair rises to the first floor, which is also a bar; additional access is provided by the fire escape stair at the north end, which pre-dates the 1999 plans. The only old features left are sections of panelled dado on the north and west, the semi-circular window at the west end of the north wall at ground floor level, which has remains of old leaded and coloured glazing, and the coffered ground-floor ceiling. The first floor hall, now brutally truncated to the south by a blockwork wall of c2000, has three small rooms at its north end; at this level the walls retain their glazed brick dado; its roof structure (above a suspended ceiling of polystyrene tiles, now collapsing) has queen-post trusses of bolted and strapped construction, with an earlier under-drawn ceiling at collar level. Big shaped brackets carry the principals; a deep moulded cornice is concealed by the recent ceiling.

### **2.3.1 (2) The South end of the Main Block and South Range Basement**



The present entry into the basement of the main building is by a pair of openings with double doors, replacing earlier two-light windows, to the north of the porch block. Prior to c 2000 each of the three main floors had a central corridor with rooms opening on either side, and the basement floor of the eastern part of the range – the 1928 extension – extended north across what is now a service yard. There were two full-height stair wells, in the bay adjacent to the corner tower, and in the penultimate bay before the 1928 extension; there was no stair in the extension.

The basement has been remodelled as a bar, retaining some pillars which are remnants of the side walls of the central passage, which, together with the room in the base of the corner tower and the area to the north retain some sections of dado rail and the wall of glazed brick (11 courses) beneath. At the west end of the north wall of the tower room is an old fireplace with a painted ashlar surround, which has a chamfered segmental arch, echoed in form by the brick relieving arch in the brick wall behind. The interior of the 1928 block bears no relation to its pre-1999 arrangements, its single-storey northern section having been removed and a new wall built on the line of that above.

### **2.3.2 Ground Floor**

The ground floor has been even more comprehensively stripped out, the only old features left being in the region of the entrance porch and tower. Inside the porch, eight steps lead up from the external double doors, between walls which are faced in terracotta blocks below a moulded cornice at the level of the sills of windows – four lights on the north which have old leaded and coloured glazing, and a tripartite window on the south opening onto the former office in the tower room. The internal lobby above the stair has a simple segmental vault set north-south, and a dado of white glazed bricks up to a moulded rail, which also survives in the former office, which has the remains of a small fireplace set diagonally at its north-west corner, and openings with square heads that have chamfers ending half-way down their jambs in lambs' tongue stops; above is a good moulded cornice.

### **2.3.3 First Floor**

The first floor retains its old plan, although the timber partitions – which were largely those between the corridor and the individual rooms – have been removed. The central corridor has a pavement of coloured marble; to the east are five steps up into the 1928 extension, where the marble floor is of black-and-white, with a chequerboard edging; the rooms in the extension have a dado rail but not the glazed brick below.

At this level the two original stair wells are lit by large arched windows, in architraves, which retain their original leaded and coloured glazing. The western stair – which was been completely removed – terminated at this level, access to the third floor being provided by a smaller dog-leg stair immediately to the west, which survives; it has grooved concrete treads and a cast-iron wreathed handrail, with a fluted newel at the base and simple circular-section balusters. The uppermost section of the eastern stair is still in situ, and is again of concrete.

All the walls of the original section of the range at this level have their dados of brown glazed brick (usually painted over), but otherwise little detail survives other than a corner fireplace in one of the smaller southern rooms which has an attractive surround, floral tiles and a cornice.

The first-floor room in the tower has a plain round-headed recess in the centre of its south wall. To the north is a largely-original room that retains a moulded frieze and cornice; it has a west window with old leaded and coloured glass, a chimney breast (which has lost its fireplace) on the north and two recesses in its south wall holding the remains of cupboards, the broader western one with a three-centred arch and the narrower eastern with a round arch. North again is a room which represents the south end of the original second-floor hall in the Main Block, which is now largely occupied by

the upper section of a c 2000 stairwell encased in blockwork, but with three bays of the queen post roof already described exposed above it.

#### **2.3.4 The Second Floor**

The second floor rooms have walls of painted brick; the small rooms on either side of the narrow corridor extending east from the top of the smaller western stair have renewed doors in older (?) moulded architraves. The larger rooms on the north side of the range are later additions. In the tower is a lofty room with remains of shelves and cupboards all around, lit by windows high up on the south, west and north, a ceiling carried by girders set diagonally at the corners and north-east to south-west across the centre.

*Peter F Ryder*

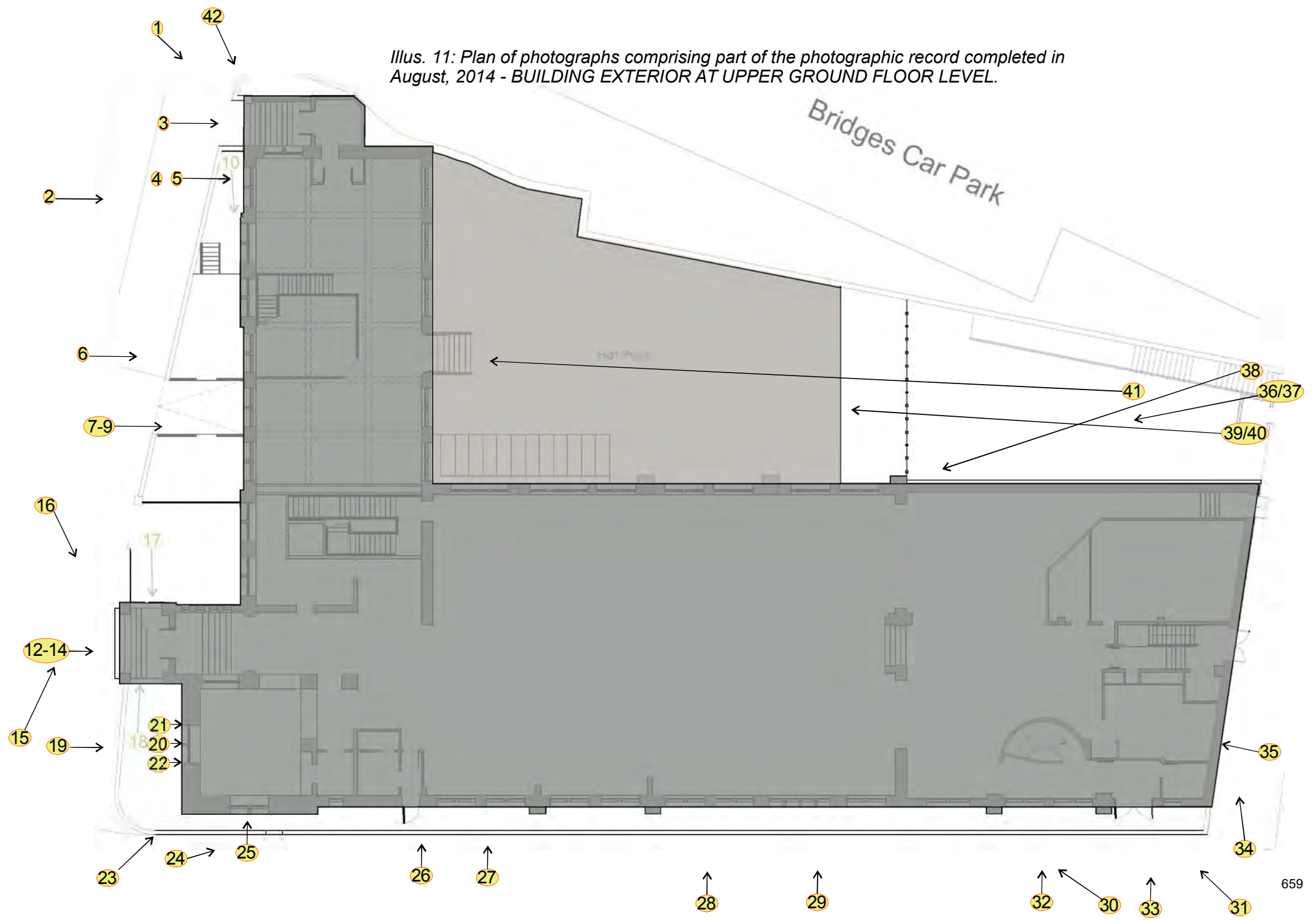


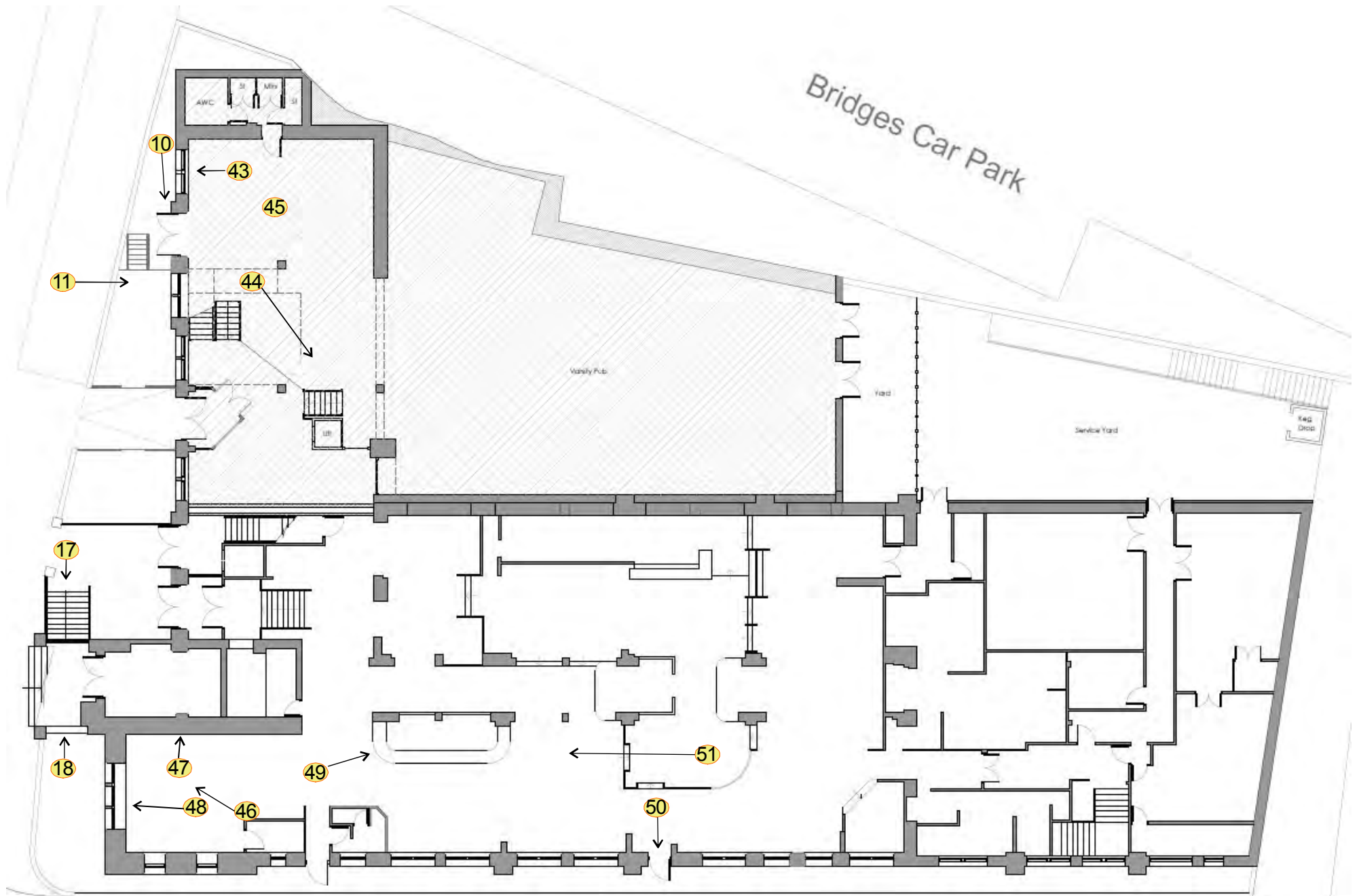
**Illus. 09:** *The West Elevation of the Galen Buildings in 1999 (historical information provided by the applicant/client)*



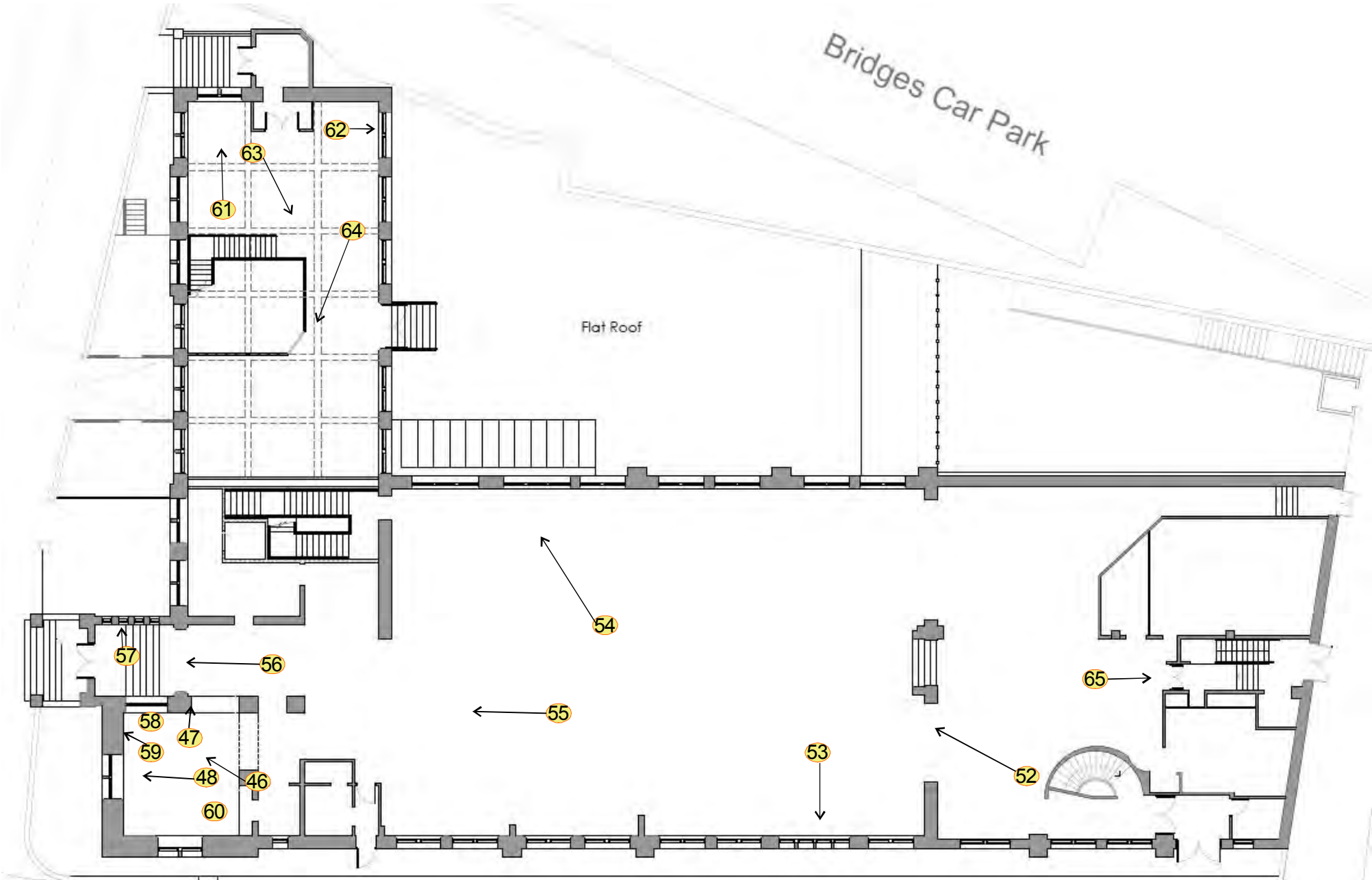
*Illus. 10: Ground Plan of the Galen Buildings, Sunderland prior to c.2000 alterations, showing 1899-1901 building (red infill) and 1928 extension (blue infill).*

Illus. 11: Plan of photographs comprising part of the photographic record completed in August, 2014 - BUILDING EXTERIOR AT UPPER GROUND FLOOR LEVEL.

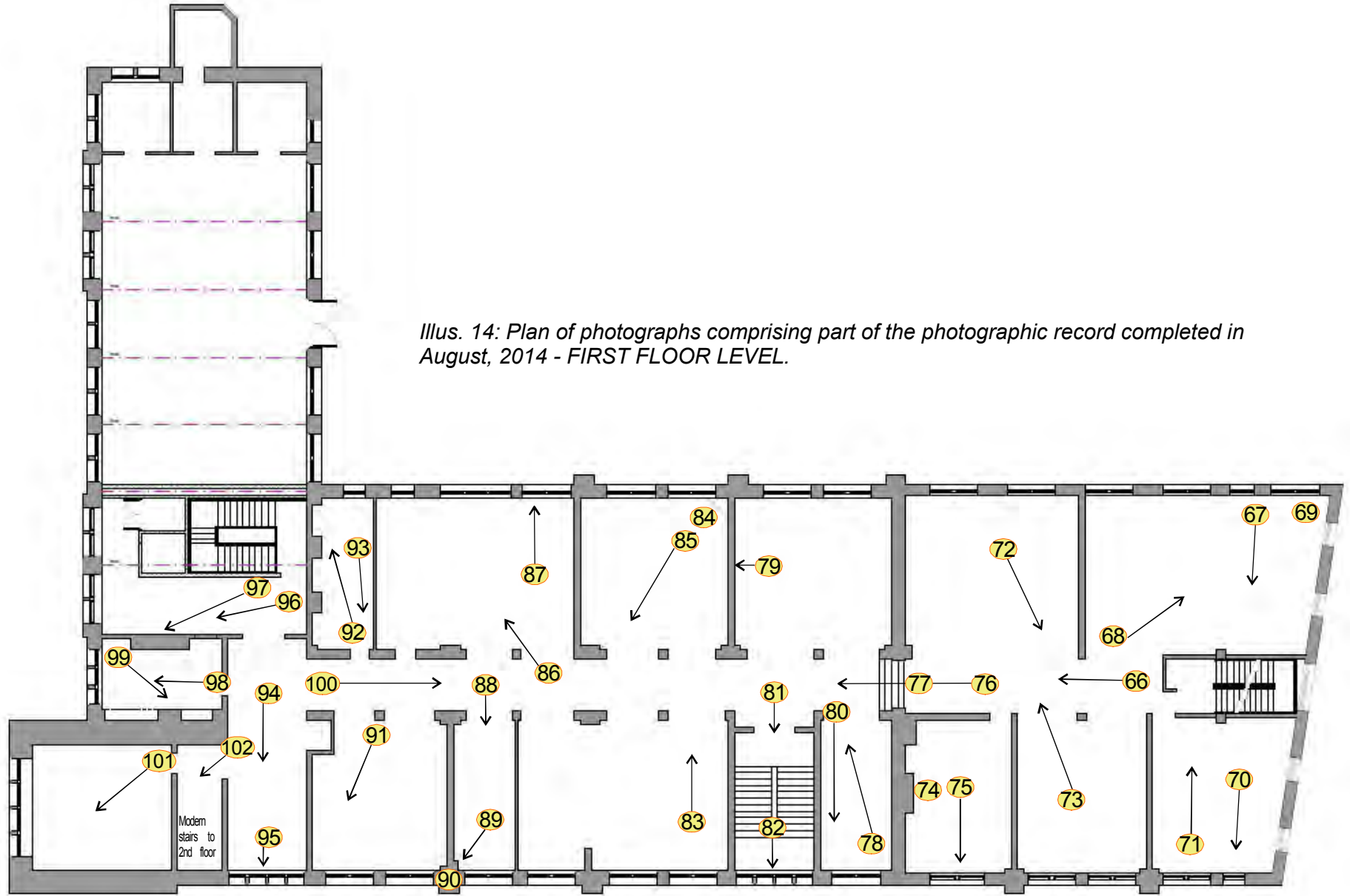




*Illus. 12: Plan of photographs comprising part of the photographic record completed in August, 2014 - LOWER GROUND FLOOR LEVEL.*

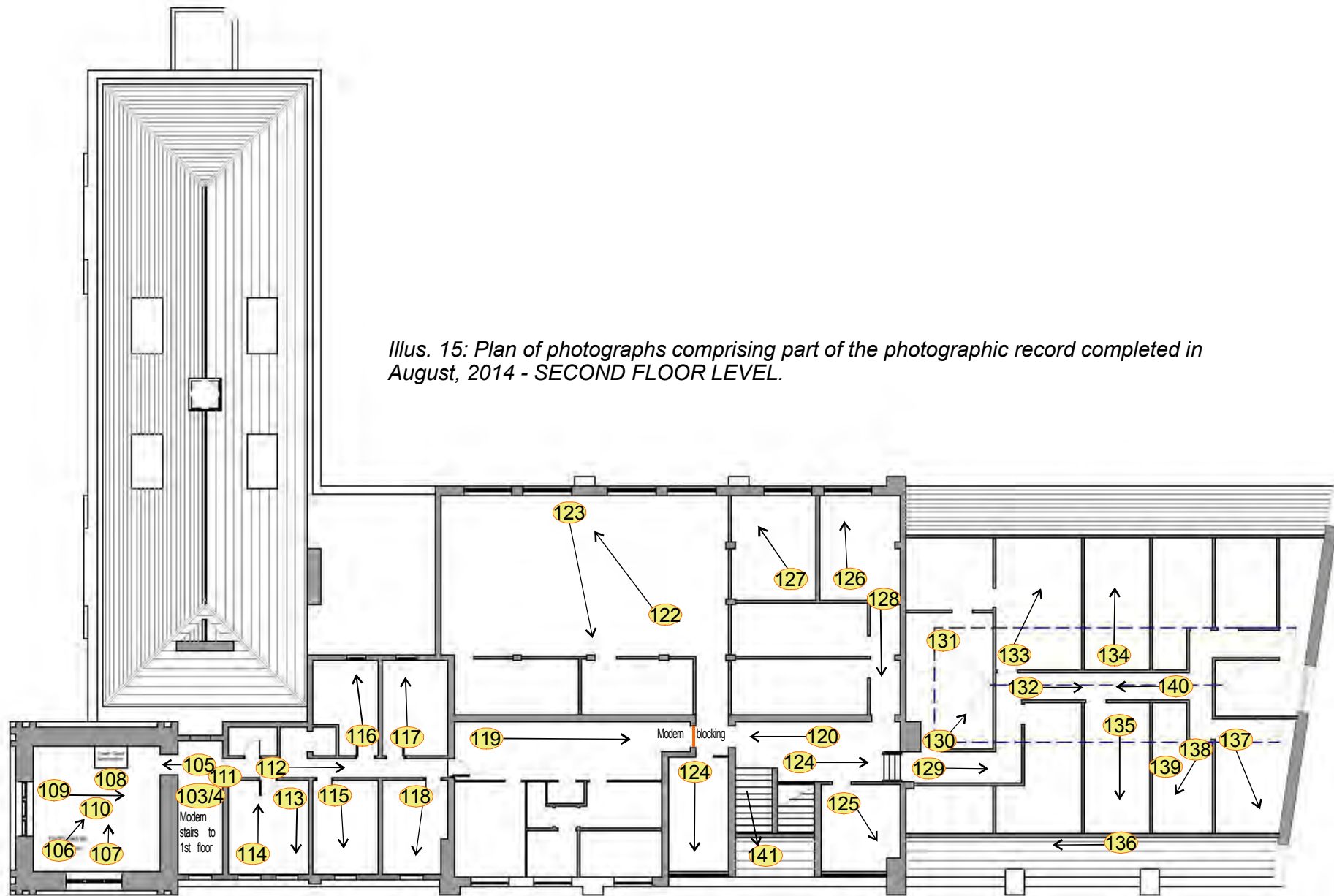


*Illus. 13: Plan of photographs comprising part of the photographic record completed in August, 2014 - UPPER GROUND FLOOR LEVEL.*

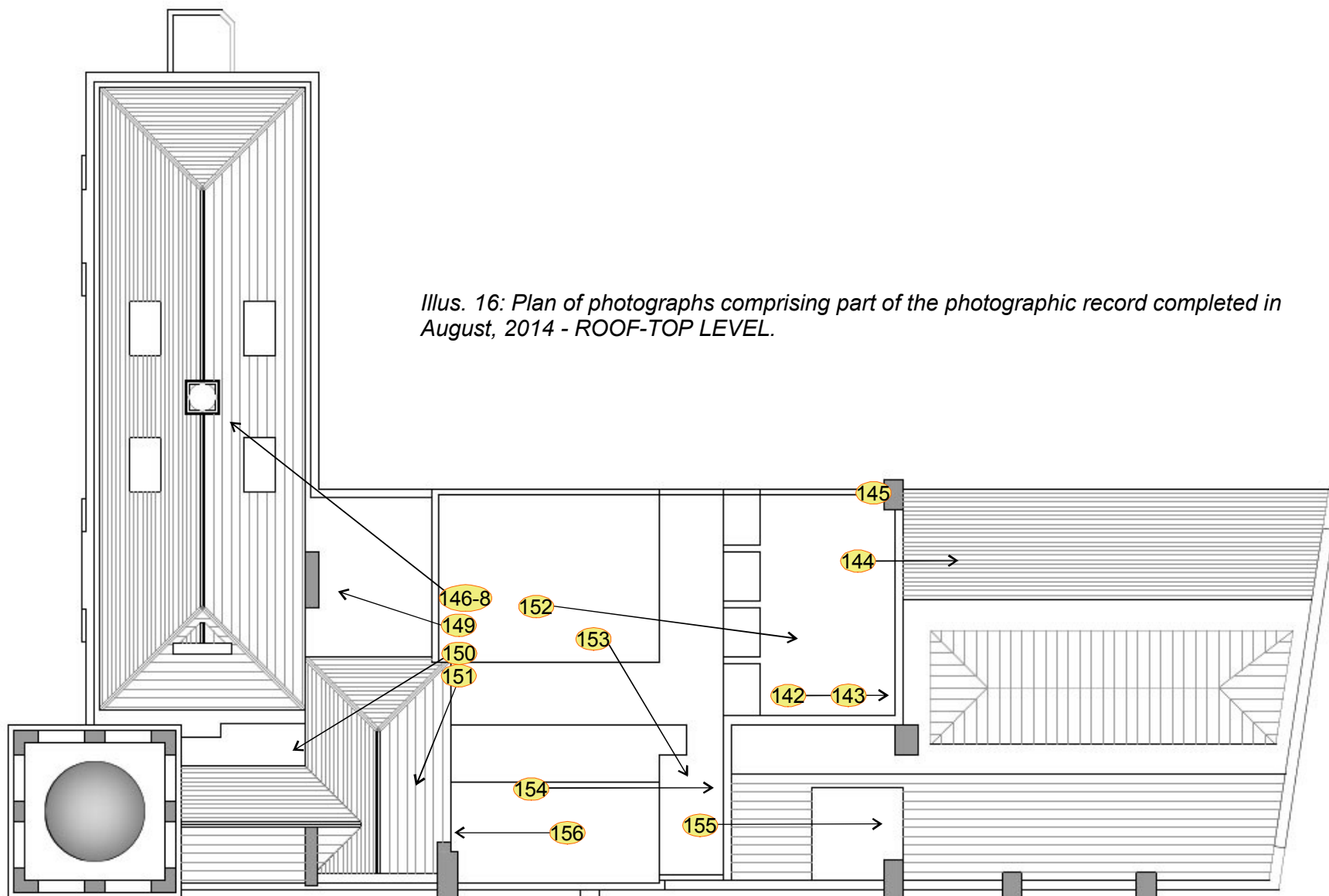


*Illus. 14: Plan of photographs comprising part of the photographic record completed in August, 2014 - FIRST FLOOR LEVEL.*





*Illus. 15: Plan of photographs comprising part of the photographic record completed in August, 2014 - SECOND FLOOR LEVEL.*



*Illus. 16: Plan of photographs comprising part of the photographic record completed in August, 2014 - ROOF-TOP LEVEL.*

### 3. THE PHOTOGRAPHIC RECORD

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The photographic recording of The Galen Buildings was undertaken in September 2014 using colour digital photography, with all external and internal elevations photographed as far as possible face-on and from a consistent height and perspective, where possible including a scaled ranging pole.

The photographic record is keyed to a series of plans (*Illus. 11-16*) showing the positions of photographs taken externally (*Illus. 11*) and at the various internal floor levels (*Illus. 12-16*), as follows:

*Photo Record nos. 01-42 Exterior views from Ground Floor level (Illus. 11).*

*Photo Record nos. 43-51 Interior views at Lower Ground Floor Level (Illus. 12).*

*Photo Record nos. 52-65 Interior views at Upper Ground Floor Level (Illus. 13).*

*Photo Record nos. 66-102 Interior views at First Floor Level (Illus. 14).*

*Photo Record nos. 103-141 Interior views at Second Floor Level (Illus. 15).*

*Photo Record nos. 142-156 Exterior views at roof-top level (Illus. 16).*



01-DSC\_0780



02-DSC\_0781



03-DSC\_0782



04-DSC\_0783



05-DSC\_0785



06-DSC\_0786



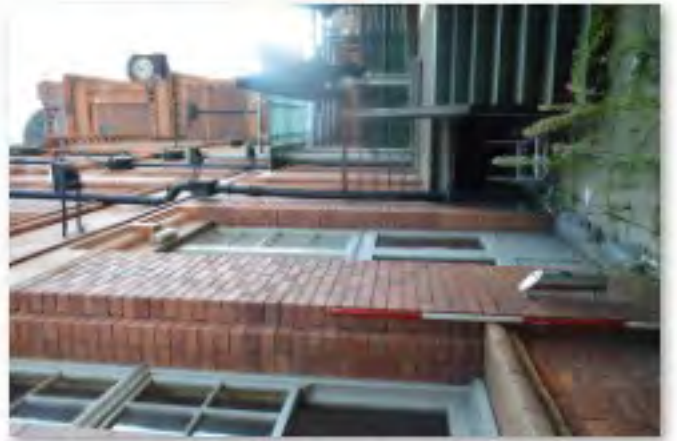
07-DSC\_0787



08-DSC\_0788



09-DSC\_0789



10-DSC\_0790



11-DSC\_0791



12-DSC\_0792



13-DSC\_0793



14-DSC\_0795



15-DSC\_0796



16-DSC\_0797



17-DSC\_0797i



18-DSC\_0797ii



19-DSC\_0798



20-DSC\_0799



21-DSC\_0800



22-DSC\_0801



23-DSC\_0802



24-DSC\_0803



25-DSC\_0804



26-DSC\_0805



27-DSC\_0806



28-DSC\_0807



29-DSC\_0808



30-DSC\_0809





31-DSC\_0810



32-DSC\_0811



33-DSC\_0812



34-DSC\_0813



35-DSC\_0814



36-DSC\_0815



37-DSC\_0816



38-DSC\_0817



39-DSC\_0818



40-DSC\_0819



41-DSC\_0821



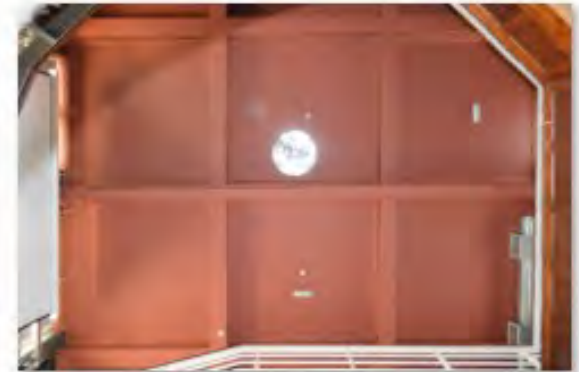
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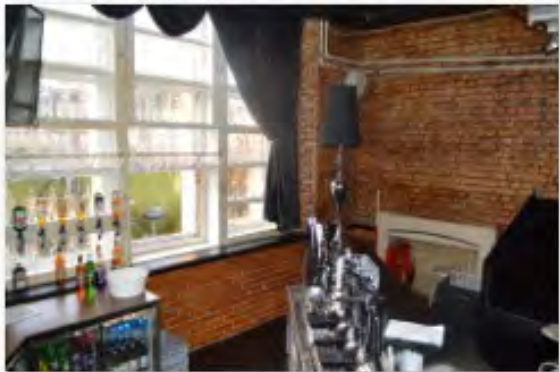
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45-DSC\_0828



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47-DSC\_0830



48-DSC\_0831



49-DSC\_0832



50-DSC\_0833



51-DSC\_0834



52-DSC\_0835



53-DSC\_0836



54-DSC\_0837



55-DSC\_0838



56-DSC\_0839



57-DSC\_0839i



58-DSC\_0839ii



59-DSC\_0839iii



60-DSC\_0839iiii



61-DSC\_0839j



62-DSC\_0839k



63-DSC\_0839l



64-DSC\_0839m



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73-DSC\_0849



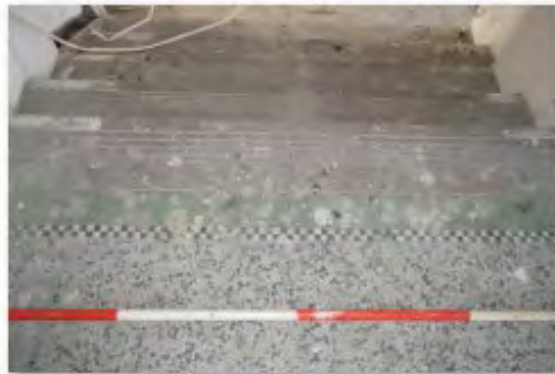
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76-DSC\_0852



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89-DSC\_0866



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100-DSC\_0876



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102-DSC\_0879



103-DSC\_0886



104-DSC\_0887



105-DSC\_0888



106-DSC\_0889



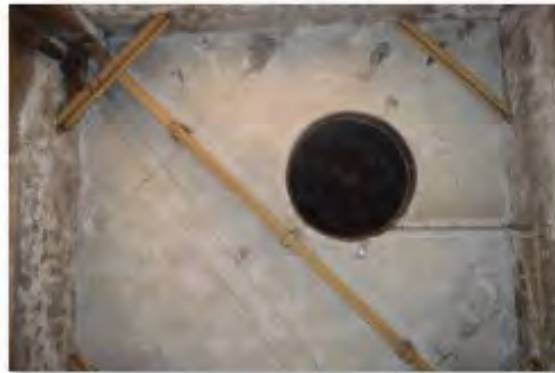
107-DSC\_0890



108-DSC\_0891



109-DSC\_0892



110-DSC\_0893



111-DSC\_0894



112-DSC\_0895



113-DSC\_0896



114-DSC\_0897



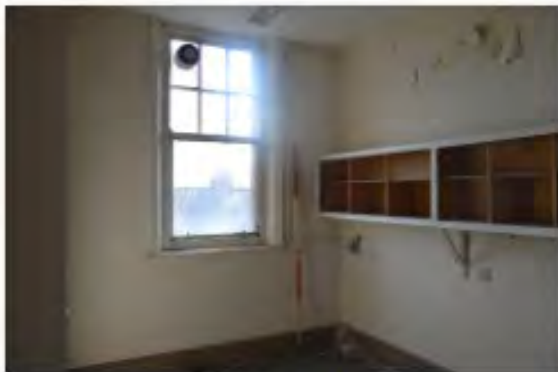
115-DSC\_0898



116-DSC\_0899



117-DSC\_0900



118-DSC\_0901



119-DSC\_0902



120-DSC\_0921



121-DSC\_0922



122-DSC\_0923



123-DSC\_0924



124-DSC\_0925



125-DSC\_0926



126-DSC\_0927



127-DSC\_0928



128-DSC\_0929



129-DSC\_0930



130-DSC\_0931



131-DSC\_0932



132-DSC\_0933



133-DSC\_0934



134-DSC\_0935



135-DSC\_0936



136-DSC\_0937



137-DSC\_0938



138-DSC\_0939



139-DSC\_0940



140-DSC\_0941



141-DSC\_0942



151-Roof-DSC\_0913



152-Roof-DSC\_0914



153-Roof-DSC\_0917



154-Roof-DSC\_0918



155-Roof-DSC\_0919



156-Roof-DSC\_0920

## 4. CONCLUSIONS

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### 4.1 Summary of architectural survival

Externally the building survives well, but most of the interior of the building was comprehensively remodelled c 2000 during which most significant features seem to have been removed. In The Main Block, the interior stripping left only sections of panelled dado on the north and west, the semi-circular window at the west end of the north wall at ground floor level, and in the walls of the first floor hall, a glazed brick dado. In the south Range Basement are some pillars which are remnants of the side walls of the central passage, which, together with the room in the base of the corner tower and the area to the north retain some sections of dado rail and a wall of glazed brick beneath. At the west end of the north wall of the tower room is an old fireplace with a painted ashlar surround, while in the Ground Floor the only old features are in the region of the entrance porch and tower - inside the porch are walls faced in terracotta blocks below a moulded cornice at the level of the sills of windows, which on the north have leaded and coloured glazing; the internal lobby has a simple segmental vault set north-south, and a dado of white glazed bricks up to a moulded rail, which also survives in the former office, which also has other remains including a small fireplace at its north-west corner and a good moulded cornice. The first floor retains its old plan, although the timber partitions have been removed. The two original stair wells are lit by large arched windows which retain their original leaded and coloured glazing. All the walls of the original section of the main range at this level have their dados of brown glazed brick, but otherwise little detail survives other than a corner fireplace with attractive has an attractive surround, floral tiles and a cornice. The first-floor room in the tower retains a number of features, including a round-headed recess in the centre of its south wall, while to the north is a largely-original room that retains a moulded frieze and cornice; it has a west window with old leaded and coloured glass, a chimney breast and two recesses in its south wall holding the remains of cupboards. The second floor rooms have walls of painted brick, but the larger rooms on the north side are later additions, while in the tower is a lofty room with the surviving cased clock mechanism and remains of shelves and cupboards all around, lit by windows high up on the south, west and north.

### 4.2 SIGNIFICANCE

Standing as it does at the centre of Bishopwearmouth, focus of Sunderland's late 19<sup>th</sup> and early 20<sup>th</sup> century peak of prosperity, the former Technical College is a building of both historical and architectural importance, as set out in the recent Victoria County History study.

The façade is rich in significant detail; above the porch are the arms of the Borough of Sunderland ('argent, a sextant sable') with mermaid supporters, with a globe of the earth above, and alongside on the base of the tower panels with seated figures symbolising various forms of learning, all indicating that the college trained pupils for careers as seafarers and marine engineers.

Inside the building were lofty corridors, laboratories and lecture rooms, through which the architects had taken special concerns to ensure the free circulation of fresh air, but the most significant and distinguishing feature was the circular domed observatory that tops the corner tower; from here 'the students could monitor shipping as it passed in and out of port'.

The Technical College was unquestionably Sunderland's most prestigious educational establishment, and despite recent maltreatment of its interior, the largely-unaltered

external elevations remain testimony to the optimism and industry of the Borough at the turn of the 19th and 20<sup>th</sup> centuries. It is of high significance both in terms of local history, and in its architectural contribution to the centre of Bishopwearmouth, which despite the attrition and redevelopment of the later years of the 20<sup>th</sup> century, has managed to retain a varied and instructive selection of historic buildings.

The alterations proposed to the building as part of the current planning application, particularly limited demolition of brickwork in the south range at second floor level, are not considered to threaten the historical integrity of the structure since the affected features are mainly of relatively modern (certainly post WWII) origin. Similarly, minor alterations elsewhere, notably blocking and replacement of openings at basement and ground floor level on the main west frontage, are not considered to amount to significant negative impact on the original structure.



**APPENDIX 1:**

*Plans and Elevations of the Galen Buildings by SJD Architects.*

1338-13-102

Existing Lower Ground Floor Plan

1338-13-103

Existing Upper Ground Floor Plan

1338-13-104

Existing First Floor Plan

1338-13-105

Existing Second Floor Plan

1338-13-106

Existing Roof Plan

1338-13-118

Existing North Elevation & Section Showing Prop Demo

1338-13-124

Existing North Elevation and Proposed Demolitions

1338-13-119

Existing West Elevation Showing Proposed Demolitions

1338-13-123

Existing West Elevation and Proposed Demolitions

1338-13-120

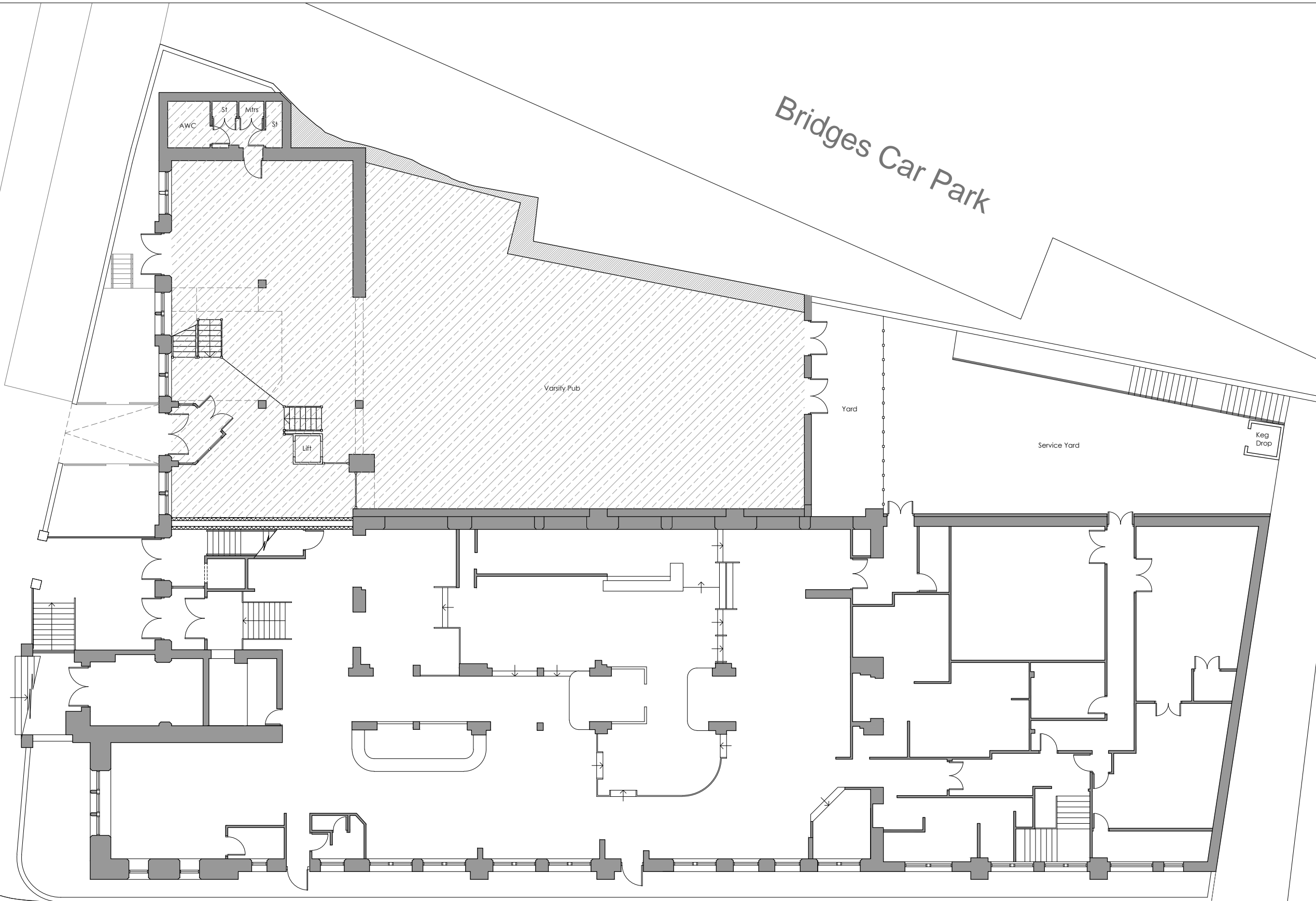
Existing South Elevation Showing Proposed Demolitions

1338-13-121

Existing South Elevation through Lightwell and Proposed Demolitions

1338-13-122

Existing East Elevation and Proposed Demolitions



EXISTING LOWER GROUND FLOOR PLAN

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1. Live Services adjacent site.
  2. Excavations - Ground Collapse
  3. Handling major components
  4. Working at height - Falling
  5. Machinery & Equipment
  6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  7. The weight of each block must not exceed 20Kg

PLANNING

REV	DATE	DETAILS
B	10-7-14	Floor plan updated .CB.
A	27-5-14	Floor plan updated .CB.

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CLIENT:  
J NOBLE & SONS LTD

PROJECT:  
GALEN BUILDING, SUNDERLAND

DRAWING TITLE:  
LOWER GROUND FLOOR PLAN AS EXISTING

SCALE: 1:100 AT A1 1:200 AT A3

DATE: MAY 2014	DRAWN: .CB.	DRG REVISION:
DRAWING NO: 1338 - 13 - 102		B

Bridges Car Park

Flat Roof

EXISTING UPPER GROUND FLOOR PLAN

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  3. Handling major components
  4. Working at height - Falling
  5. Machinery & Equipment
  6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  7. The weight of each block must not exceed 20Kg

PLANNING

REV	DATE	DETAILS
A	27-5-14	Floor plan updated .CB.

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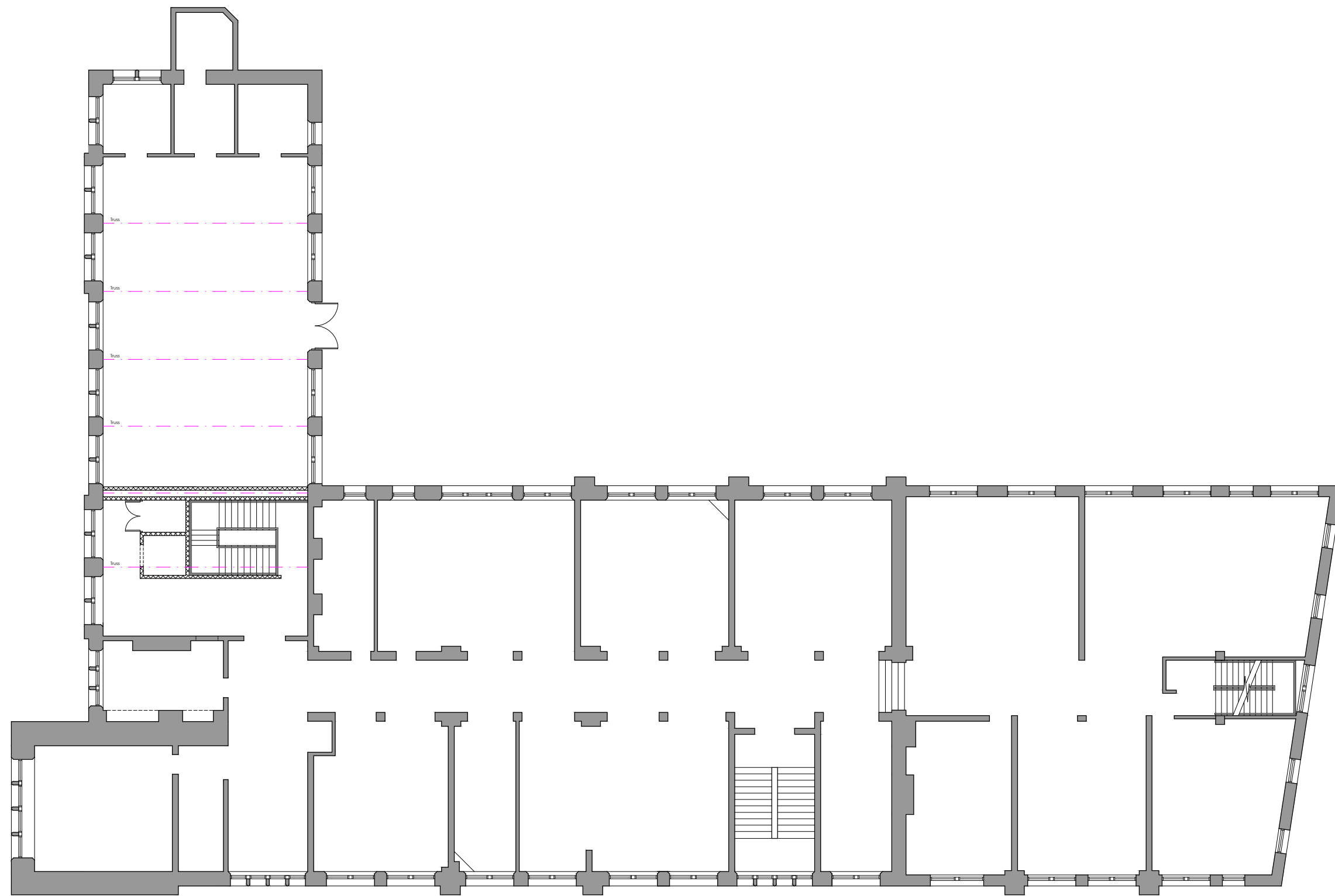
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PROJECT:  
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DRAWING TITLE:  
UPPER GROUND FLOOR PLAN AS EXISTING

SCALE: 1:100 AT A1 1:200 AT A3

DATE: MAY 2014	DRAWN: .CB.	DRG REVISION:
DRAWING NO: 1338 - 13 - 103		A



EXISTING FIRST FLOOR PLAN

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  5. Machinery & Equipment
  6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  7. The weight of each block must not exceed 20Kg

PLANNING

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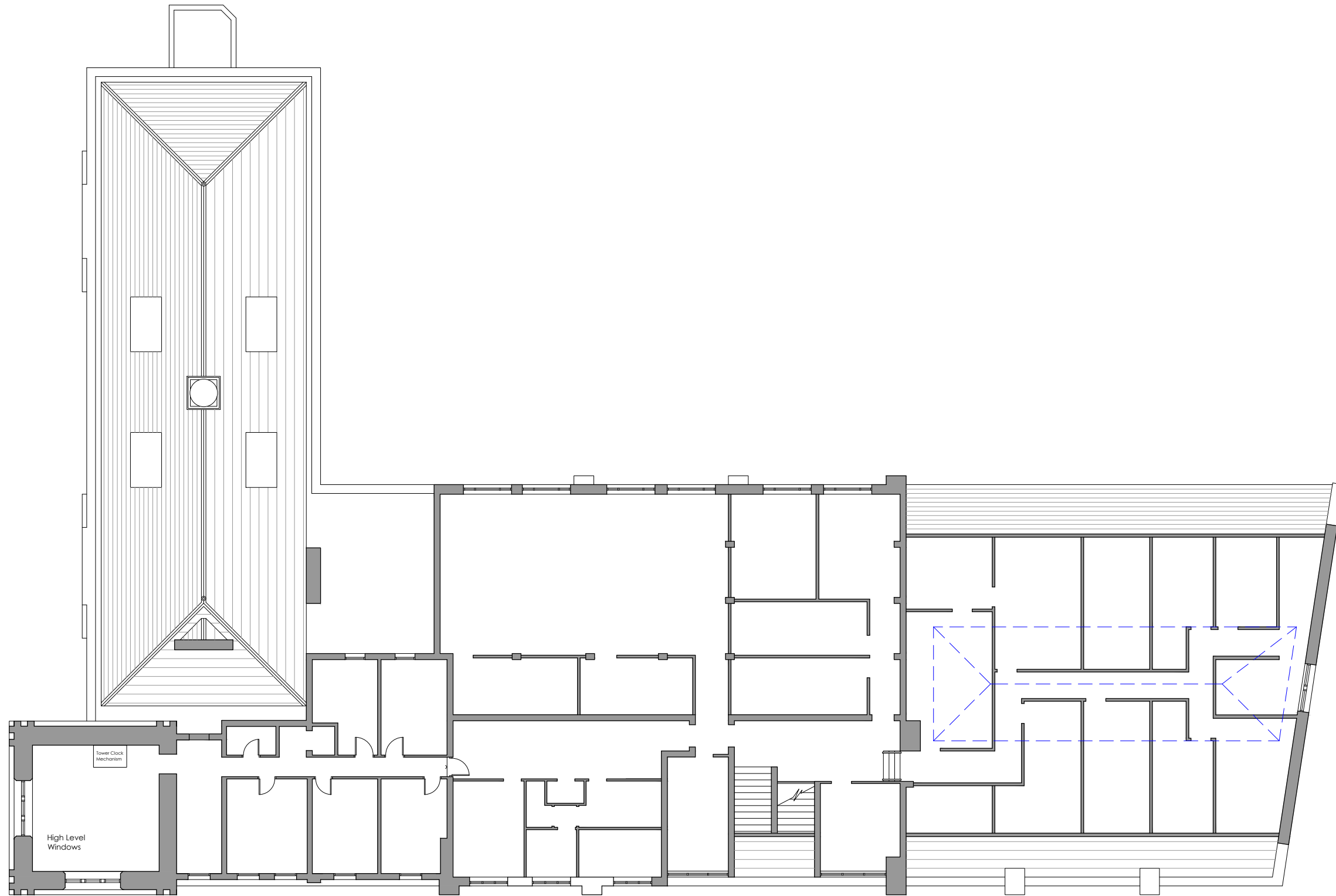
PROJECT:  
GALEN BUILDING, SUNDERLAND

DRAWING TITLE:  
FIRST FLOOR PLAN AS EXISTING

SCALE: 1:100 AT A1 1:200 AT A3

DATE: MAY 2014 DRAWN: CB DRG REVISION:

DRAWING NO: 1338 - 13 - 104



EXISTING SECOND FLOOR PLAN

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  4. Working at height - Falling
  5. Machinery & Equipment
  6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  7. The weight of each block must not exceed 20Kg

PLANNING

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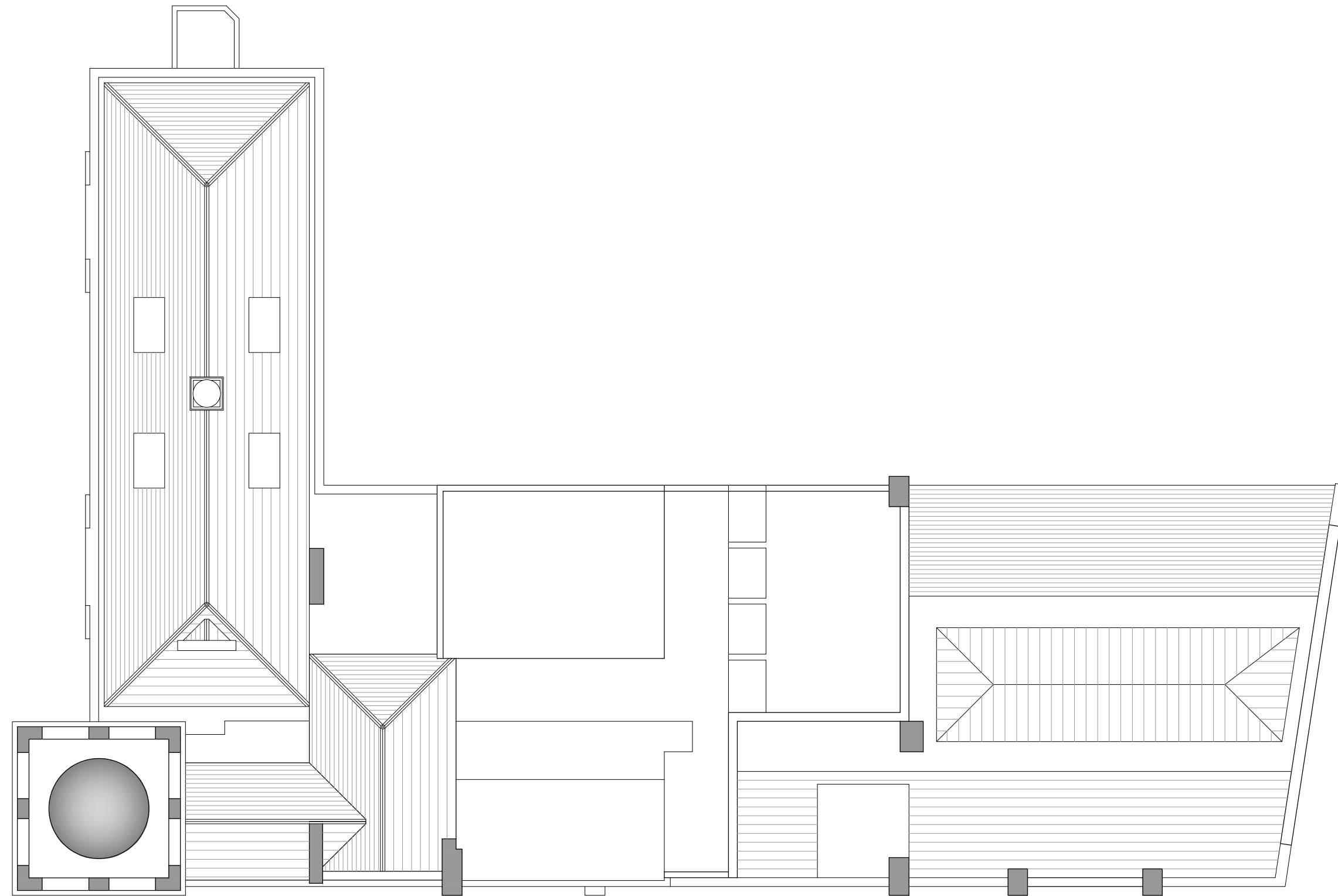
PROJECT:  
GALEN BUILDING, SUNDERLAND

DRAWING TITLE:  
SECOND FLOOR PLAN AS EXISTING

SCALE: 1:100 AT A1 1:200 AT A3

DATE: MAY 2014 DRAWN: .CB. DRG REVISION:

DRAWING NO: 1338 - 13 - 105



ROOF PLAN

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  7. The weight of each block must not exceed 20Kg

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DRAWING TITLE:  
ROOF PLAN AS EXISTING

SCALE: 1:100 AT A1 1:200 AT A3

DATE: MAY 2014 DRAWN: .CB. DRG REVISION:

DRAWING NO: 1338 - 13 - 106



NORTH ELEVATION / SECTION SHOWING PROPOSED DEMOLITIONS

NOTE - A number of existing windows incorporate broken glazed panes, extractor fans, louvres etc. All of the windows are to be sympathetically refurbished and redecorated. Secondary glazing is to be incorporated internally in accordance with the acoustic report prepared by Environmental Noise Solutions Limited.



NORTH ELEVATION / SECTION AS EXISTING ( Facing Bridges Multi-Storey Car Park )

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  5. Machinery & Equipment
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  7. The weight of each block must not exceed 20Kg

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 EXISTING NORTH ELEVATION / SECTION AND PROPOSED DEMOLITIONS

SCALE: 1:100 AT A1 1:200 AT A3

DATE: OCT 2014 DRAWN: .CB. DRG REVISION:

DRAWING NO: 1338 - 13 - 118



NORTH ELEVATION SHOWING PROPOSED DEMOLITIONS

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NORTH ELEVATION AS EXISTING ( Facing Bridges Multi-Storey Car Park )

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  7. The weight of each block must not exceed 20Kg

PLANNING

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PROJECT:  
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DRAWING TITLE:  
 EXISTING NORTH ELEVATION AND PROPOSED DEMOLITIONS

SCALE: 1:100 AT A1 1:200 AT A3

DATE: OCT 2014 DRAWN: .CB. DRG REVISION:

DRAWING NO: 1338 - 13 - 124





## WEST ELEVATION SHOWING PROPOSED DEMOLITIONS

NOTE - A number of existing windows incorporate broken glazed panes, extractor fans, louvres etc. All of the windows are to be sympathetically refurbished and redecorated. Secondary glazing is to be incorporated internally in accordance with the acoustic report prepared by Environmental Noise Solutions Limited.



## WEST ELEVATION AS EXISTING (Facing Green Terrace)

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### HAZARDS:

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2. Excavations - Ground Collapse
3. Handling major components
4. Working at height - Falling
5. Machinery & Equipment
6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
7. The weight of each block must not exceed 20Kg

## PLANNING

REV	DATE	DETAILS

REV DATE DETAILS

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PROJECT:

GALEN BUILDING, SUNDERLAND

DRAWING TITLE:

EXISTING WEST ELEVATION AND PROPOSED DEMOLITIONS

SCALE: 1:100 AT A1 1:200 AT A3

DATE: OCT 2014 DRAWN: .CB. DRG REVISION:

DRAWING NO: 1338 - 13 - 119



WEST ELEVATION THROUGH LIGHT WELL SHOWING PROPOSED DEMOLITIONS

NOTE - A number of existing windows incorporate broken glazed panes, extractor fans, louvres etc. All of the windows are to be sympathetically refurbished and redecorated. Secondary glazing is to be incorporated internally in accordance with the acoustic report prepared by Environmental Noise Solutions Limited.



WEST ELEVATION THROUGH LIGHT WELL AS EXISTING

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  - 2. Excavations - Ground Collapse
  - 3. Handling major components
  - 4. Working at height - Falling
  - 5. Machinery & Equipment
  - 6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  - 7. The weight of each block must not exceed 20Kg

PLANNING


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CLIENT:	J NOBLE & SONS LTD
PROJECT:	GALEN BUILDING, SUNDERLAND
DRAWING TITLE:	EXISTING WEST ELEVATION THROUGH LIGHT WELL AND PROPOSED DEMOLITIONS
SCALE:	1:100 AT A1 1:200 AT A3
DATE:	OCT 2014
DRAWN:	CB
DRG REVISION:	
DRAWING NO:	1338 - 13 - 123



SOUTH ELEVATION SHOWING PROPOSED DEMOLITIONS

NOTE - A number of existing windows incorporate broken glazed panes, extractor fans, louvres etc. All of the windows are to be sympathetically refurbished and redecorated. Secondary glazing is to be incorporated internally in accordance with the acoustic report prepared by Environmental Noise Solutions Limited.



SOUTH ELEVATION AS EXISTING (Facing Alley)

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  2. Excavations - Ground Collapse
  3. Handling major components
  4. Working at height - Falling
  5. Machinery & Equipment
  6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  7. The weight of each block must not exceed 20Kg

PLANNING


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PROJECT:  
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DRAWING TITLE:  
EXISTING SOUTH ELEVATION AND PROPOSED DEMOLITIONS

SCALE: 1:100 AT A1 1:200 AT A3

DATE: OCT 2014 DRAWN: .CB, DRG REVISION:

DRAWING NO: 1338 - 13 - 120



NOTE - A number of existing windows incorporate broken glazed panes, extractor fans, louvres etc. All of the windows are to be sympathetically refurbished and redecorated. Secondary glazing is to be incorporated internally in accordance with the acoustic report prepared by Environmental Noise Solutions Limited.

Existing doors and frames to be removed to allow reinstatement of windows

## SOUTH ELEVATION THROUGH LIGHT WELL SHOWING PROPOSED DEMOLITIONS



## SOUTH ELEVATION THROUGH LIGHT WELL AS EXISTING (Facing Alley)

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- HAZARDS:
1. Live Services adjacent site.
  2. Excavations - Ground Collapse
  3. Handling major components
  4. Working at height - Falling
  5. Machinery & Equipment
  6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  7. The weight of each block must not exceed 20Kg

## PLANNING

REV	DATE	DETAILS

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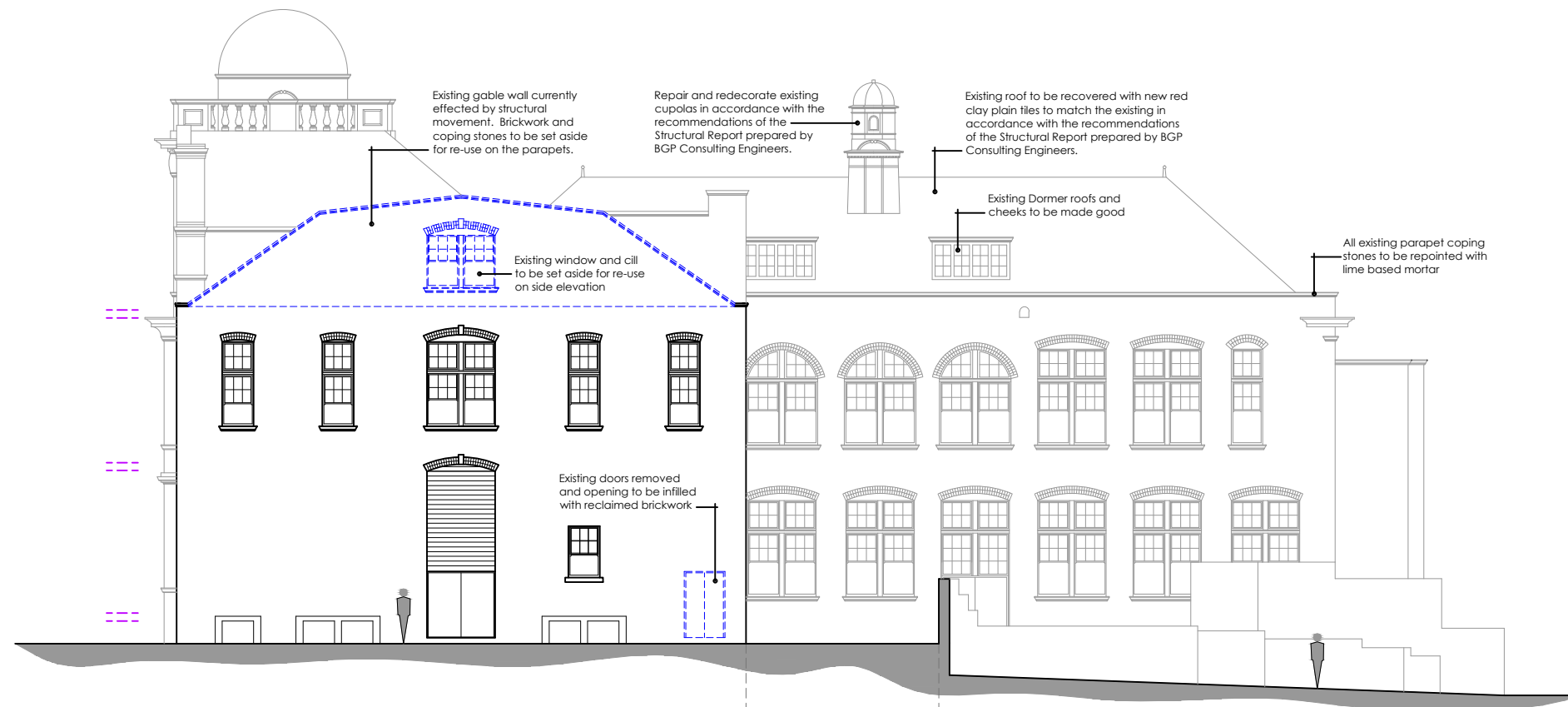
PROJECT:  
 GALEN BUILDING, SUNDERLAND

DRAWING TITLE:  
 EXISTING SOUTH ELEVATION THROUGH LIGHT WELL AND PROPOSED DEMOLITIONS

SCALE: 1:100 AT A1 1:200 AT A3

DATE: OCT 2014 DRAWN: CB, DRG REVISION:

DRAWING NO: 1338 - 13 - 121



EAST ELEVATION SHOWING PROPOSED DEMOLITIONS)

NOTE - A number of existing windows incorporate broken glazed panes, extractor fans, louvres etc. All of the windows are to be sympathetically refurbished and redecorated. Secondary glazing is to be incorporated internally in accordance with the acoustic report prepared by Environmental Noise Solutions Limited.



EAST ELEVATION AS EXISTING ( Facing Bridges Multi-Storey Car Park )

- NOTES:
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- HAZARDS:
1. Live Services adjacent site.
  2. Excavations - Ground Collapse
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  6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  7. The weight of each block must not exceed 20Kg

PLANNING


REV DATE DETAILS  
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EXISTING EAST ELEVATION AND PROPOSED DEMOLITIONS

SCALE: 1:100 AT A1 1:200 AT A3

DATE: OCT 2014 DRAWN: .CB DRG REVISION:

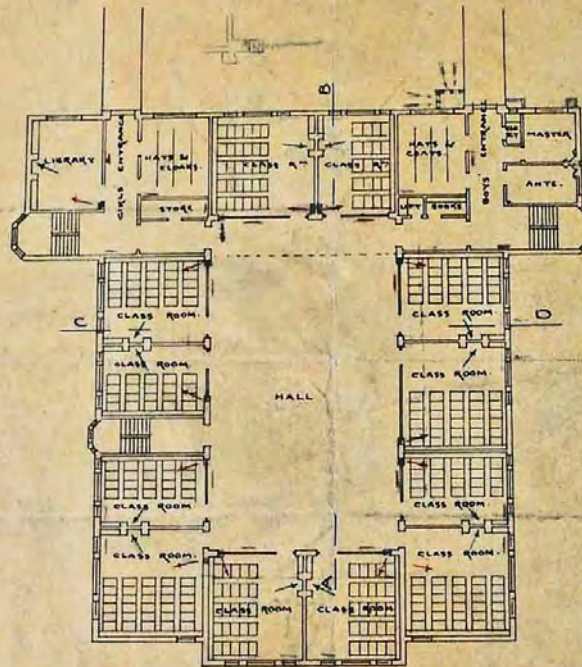
DRAWING NO: 1338 - 13 - 122

**APPENDIX 2:** *Floor Plans held by Tyne & Wear Archives, Sunderland Schools user guide lists (ref. 1266/85-92) representing failed competitive bids presented in 1897 for the design of the new Sunderland Technical College*

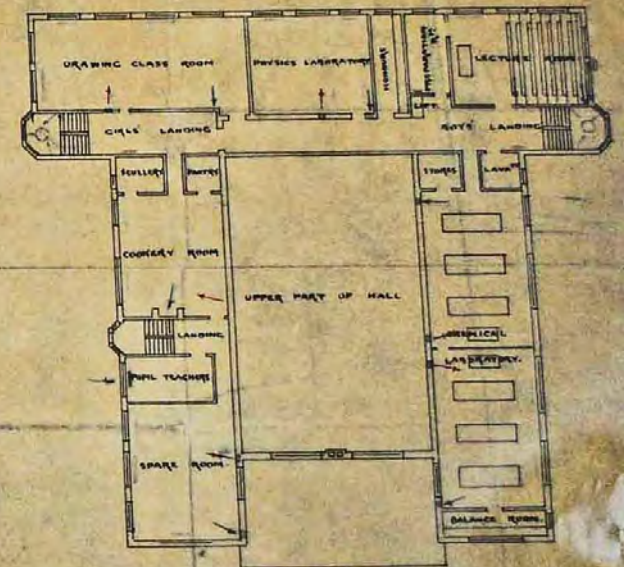
DESIGN FOR HIGHER GRADE SCHOOLS :



BASEMENT PLAN.



GROUND FLOOR PLAN.



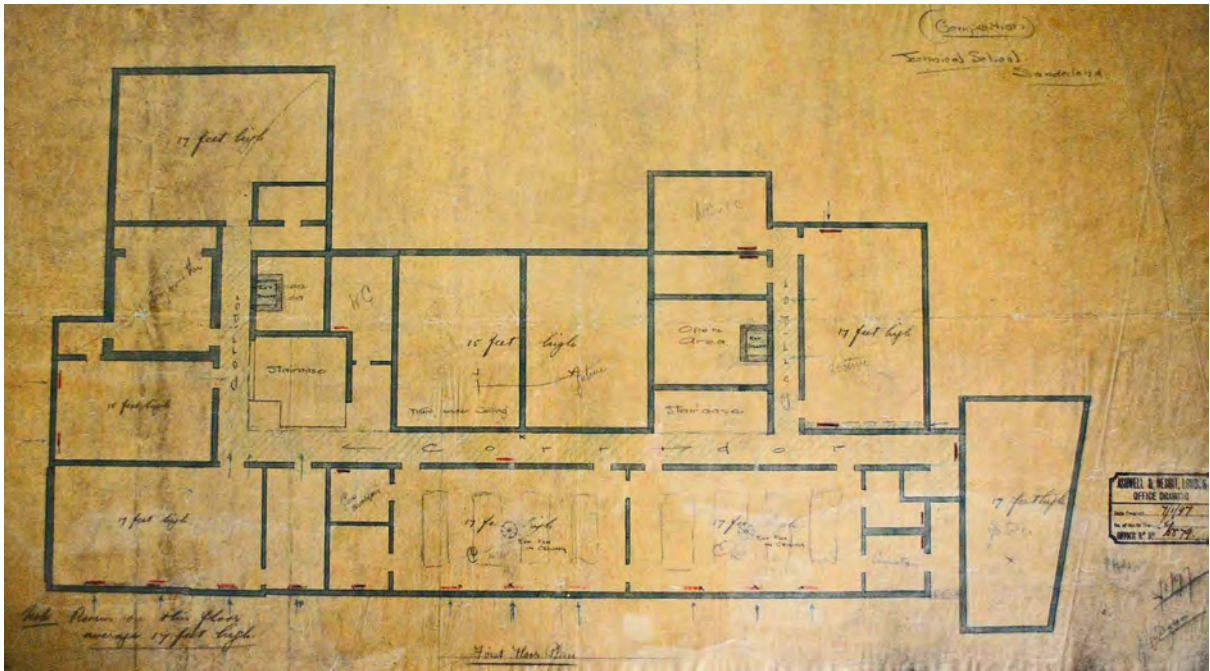
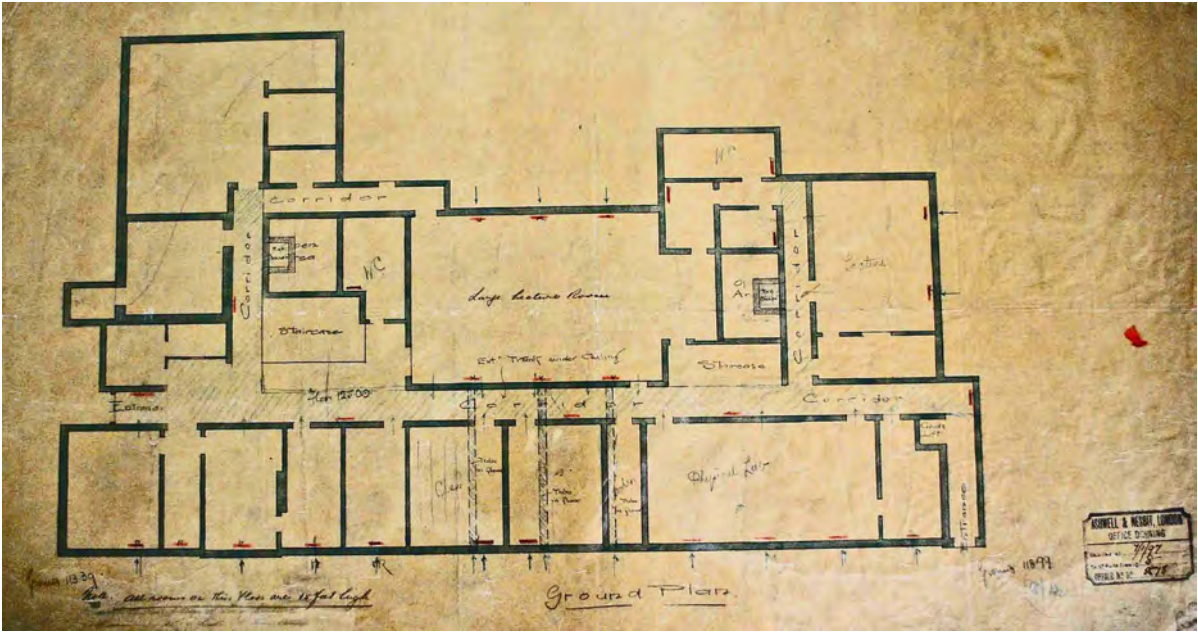
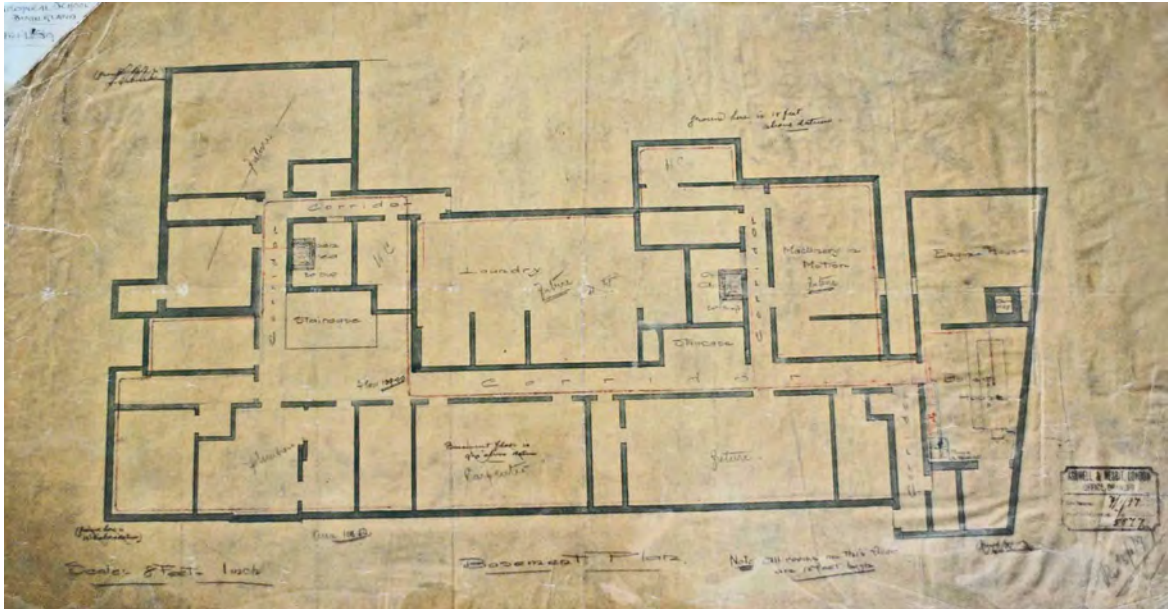
FIRST FLOOR PLAN :

SCALE 20 FEET TO AN INCH.



2/1/97  
 200/26  
 Walter Shaw - Architect  
 17 The Drapery  
 Northampton

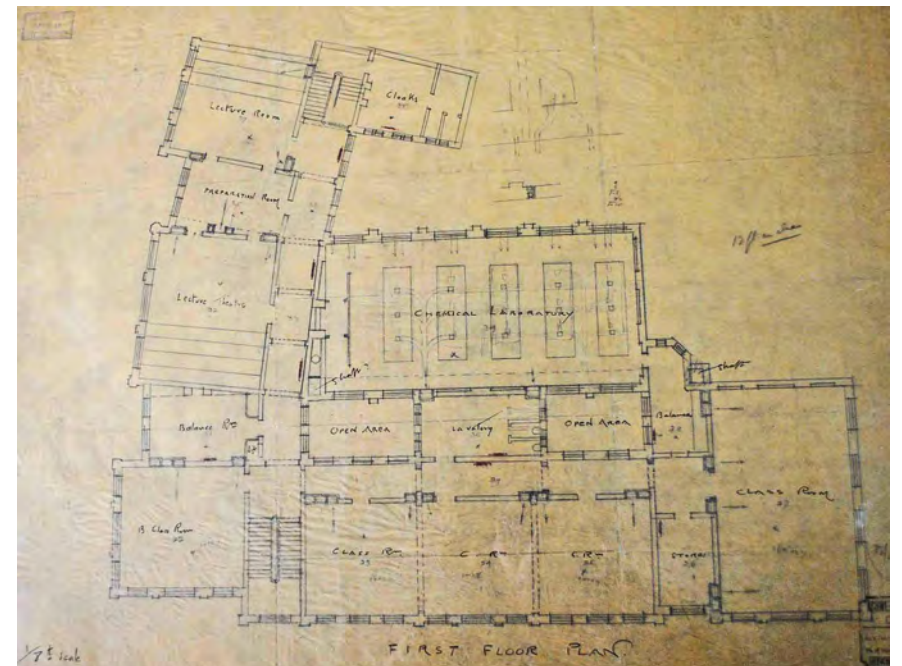
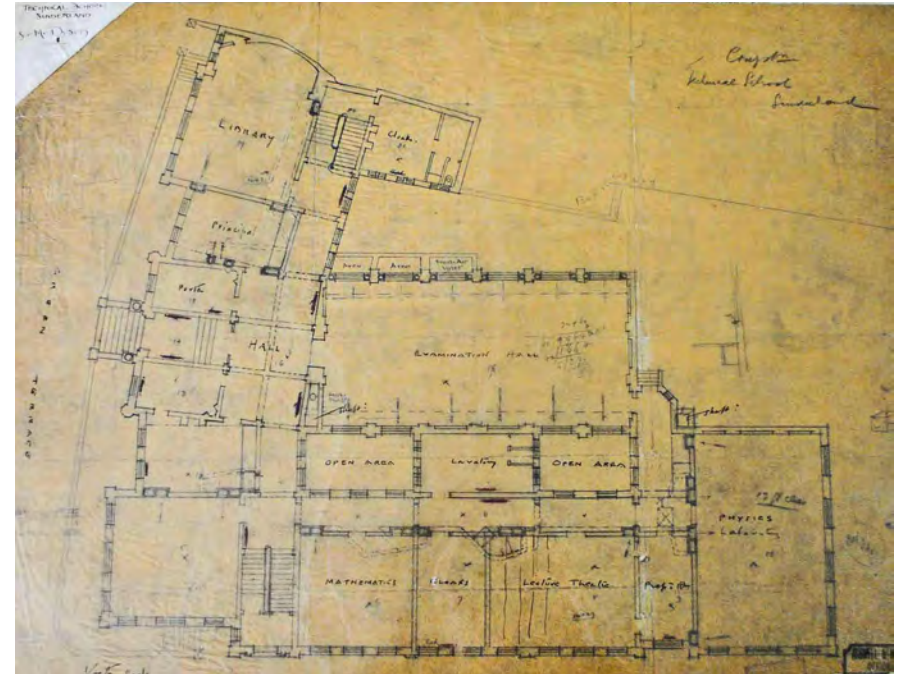
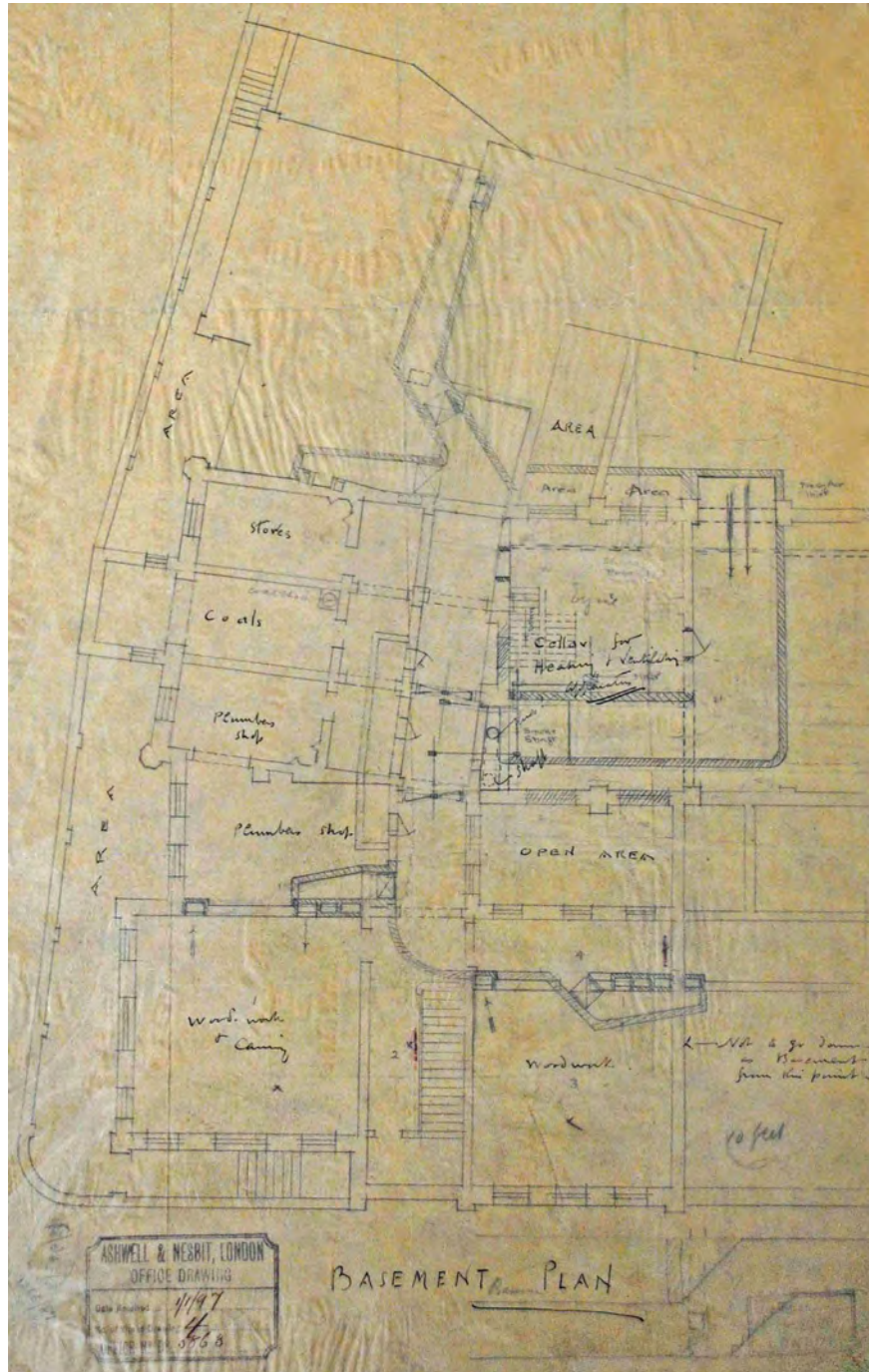
Appendix 3a: TWM Sunderland Schools Plans (ref. 1266/85-92), Plan of Mr Walter Shaw, Northampton, January 1897.



Appendix 3b:  
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Schools Plans  
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January 1897.



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SUNDERLAND, HIND STREET HOTEL SITE -  
REPORT ON RCHAEOLOGICAL EVALUATION,  
HISTORIC BUILDINGS RECORD AND  
WATCHING BRIEF CARRIED OUT IN 2014

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Prepared for:  
BVA

By:  
*The Archaeological Practice Ltd.*

SUNDERLAND, HIND STREET HOTEL SITE –  
REPORT ON ARCHAEOLOGICAL EVALUATION  
HISTORIC BUILDINGS RECORD  
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***Frontispiece:*** View north-eastwards along the south-east face of the stone-built end wall of a demolished block of terraced housing revealed in the first phase of Trench 3 excavation.

***Grid Reference:*** NZ 3910 5695

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**APPENDIX 1:** *Tyne and Wear Specialist Conservation Team, Specification for Archaeological Building Recording of gas works buildings at Hind Street, Sunderland.* Jennifer Morrison, Tyne and Wear Archaeology Officer, 13 June 2012; Ref. MON10033.

**APPENDIX 2:** *Tyne and Wear Specialist Conservation Team, Specification for Preliminary Archaeological Evaluation at 1-3 Hind Street, Sunderland (Planning Application: 12/02234/LBC and 12/02236/FUL.* Jennifer Morrison, Tyne and Wear Archaeology Officer; Ref. MON10170.

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## SUMMARY

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*This document reports on a process of archaeological evaluation and subsequent mitigation recording conducted in January 2014, to evaluate the potential impact of a hotel development on a former gasworks site at Hind Street, Sunderland.*

*The excavations comprised three Trenches excavated in positions likely to be subject to ground works associated with the proposed new developments. Excavation revealed built remains in all three trenches, two of which were subsequently extended to further evaluate and record the built features revealed in them.*

*As part of the mitigation of damage to the cultural heritage caused by the demolition of the gasworks Retort House, an historic buildings record was made of this feature and its associated stone walls of Fulwell limestone. This identified features indicating different phases of activity, notably in the asymmetrically-shaped south-east end gable, which provides evidence for a narrower adjoining building, its roof-line just skimming the blocked circular window.*

*Subsequent to the excavations a watching brief was carried out on the area investigated by evaluation. This revealed a number of features including the remains of a domestic hearth on the NW Site Boundary, a concrete-capped brick wall extending north-westwards from the upper end of house remains revealed in earlier trenching and a niche feature further north-west which suggested cellaring in that area. Patches of cobbled road surface were revealed in several locations consistent with the layout of an angled extension to Hope Street visible on 19<sup>th</sup> and early 20<sup>th</sup> century Ordnance Survey plans, and remains of stone-built wall foundations were visible in a section running perpendicular to the Hope Street site boundary and in the north-west site boundary, also probably derived from the urban development of the land in the first half of the 19<sup>th</sup> century. Also revealed in the second phase of watching brief were stone blocks, some in situ and others removed from their original context, derived from, the upper courses of the north part of the gas tank previously revealed by an earlier watching brief in the same area.*

*It is concluded that all the remains revealed by excavation, buildings recording and monitoring derived from the development of the site in the first half of the 19<sup>th</sup> century or from subsequent developments, most notably as the site of a gas works in the mid-19th century. Other than the retort house, which is of marginal regional importance, none of the remains recorded are of more than local importance. No features of earlier provenance were recorded and all archaeological remains have now been removed from the north-west half of the site, leaving undisturbed only the buried gas tank and parts of the retort house, as well as the protected former gasworks offices building.*

## 1. BACKGROUND TO ARCHAEOLOGICAL WORKS

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### 1.1 INTRODUCTION

This document reports on a process of archaeological evaluation, watching brief and recording conducted in 2014 which, due to the bankruptcy of the client for which it was undertaken, was not reported on at the time. The Bishopwearmouth Village Atlas project, therefore, offers the chance to report on work carried out on this significant site adjacent to the historic core of the area included in the atlas. The original purpose of the fieldwork and historical research carried out was to determine and mitigate the potential impact of a hotel development upon the site (*centred on grid reference NZ 3910 5695*), located to the rear of Hind Street (*Illus. 01-03*). The area concerned is an irregular shape of approximately one hectare on the west side of the core atlas area, bounded to the south and west by Sunderland University buildings, to the east by Hind Street and St. Michael's Way, a modern ring road, with which it merges at its southern end near the junction with Chester Road. At its northern end, Hind Street becomes Silksworth Row where it meets High Street West. The River Wear is situated approximately 0.6 km to the north. Prior to development, the area was occupied by a mixture of early 19th-mid 20th-century mixed use buildings including the old gas board office, mid-late 20th-century university buildings, and car parking areas.

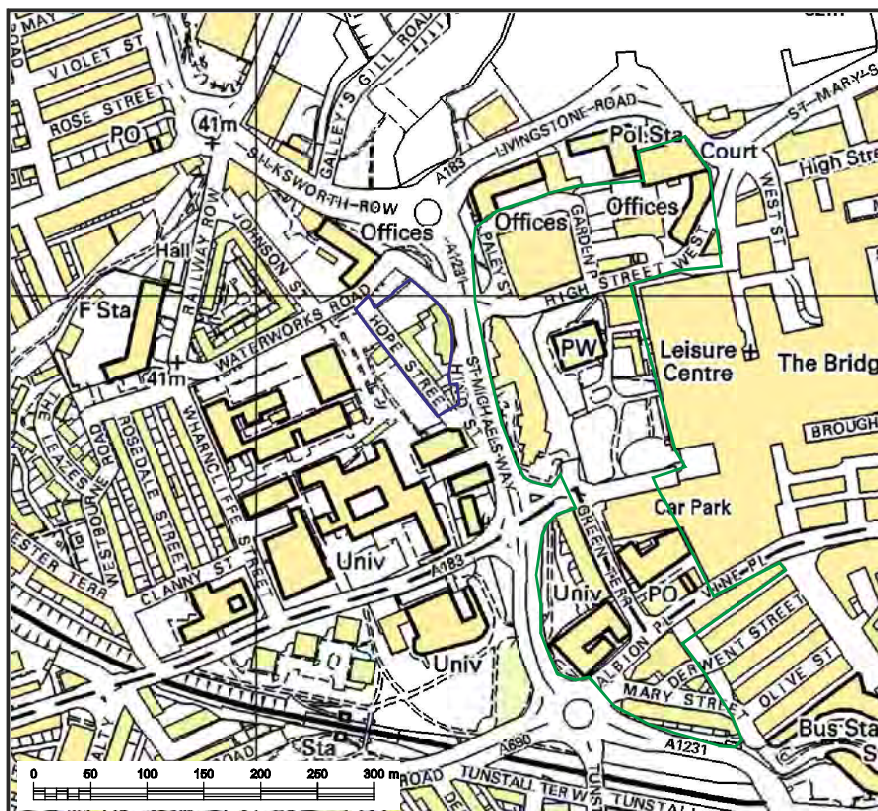
Having assessed the potential impact of the development with respect to the known or suspected archaeological resource of the area, the Tyne & Wear Archaeological Officer noted that the proposed development had the potential to have a significant impact on any archaeological remains within the area of development, the date, nature and significance of which could only be definitely established by intrusive archaeological investigation. Therefore, the Tyne & Wear Archaeological Officer proposed to the Sunderland City Planning Officers a requirement for a programme of archaeological evaluation prior to the determination of planning consent, with historic buildings recording also to be carried out as a condition of planning consent and further archaeological mitigation contingent on the results of evaluation and recording.

The site is located within the area of the medieval borough of Bishopwearmouth although outside the boundaries of the historic village (see APLtd. 2012, Section 4) and the current boundaries of Bishopwearmouth Conservation Area (APLtd. 2012, Illus. 02). St. Michael's Church (Grade II\* listed HER 161, Cat. No.10) which is of medieval origin, is situated within 200 meters of the development area and there are several other Grade II listed buildings in the immediate vicinity.

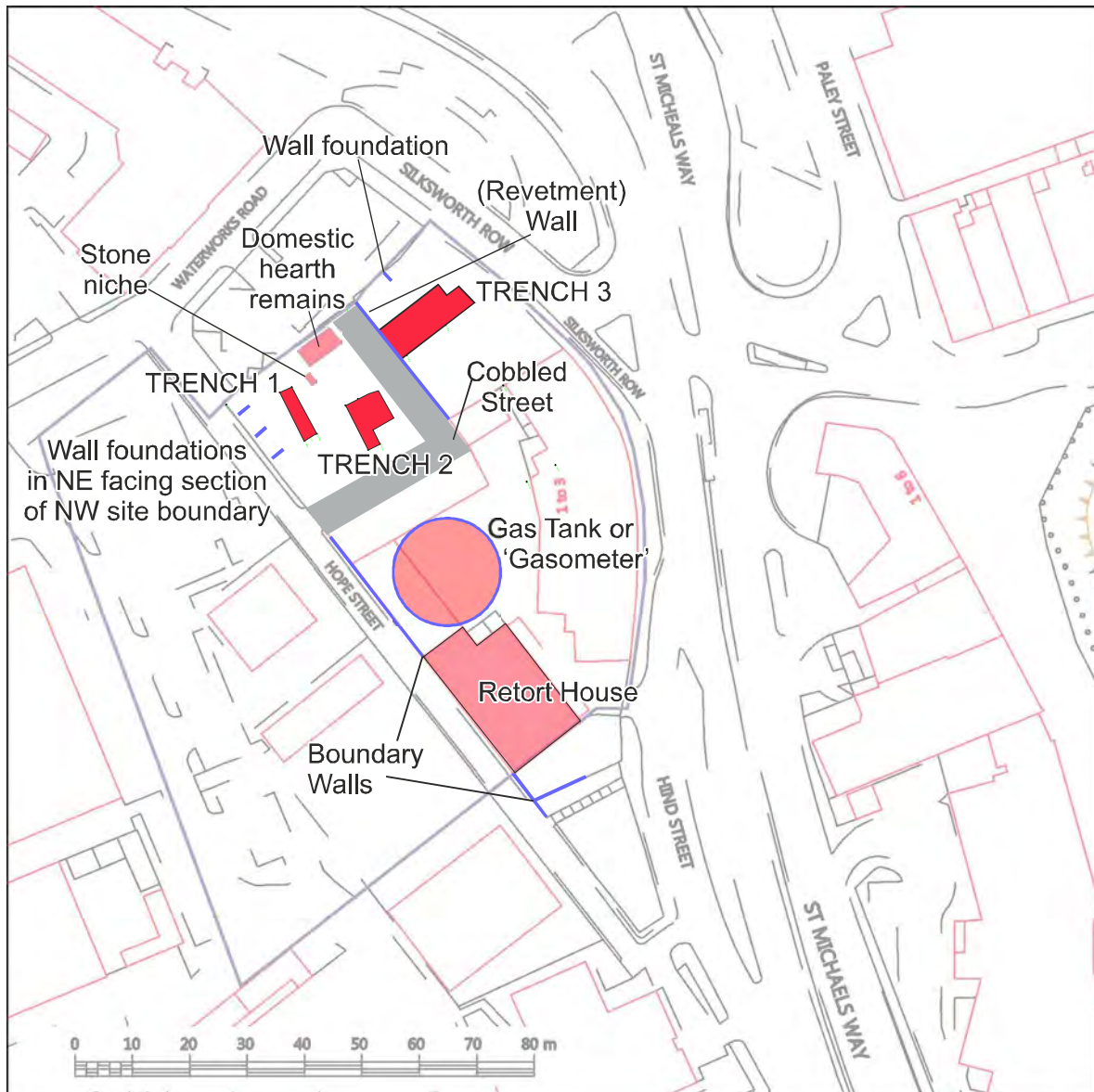
It was assessed that, while the possibility cannot be entirely dismissed, there is no evidence that the area is likely to contain prehistoric, Roman or early medieval remains. It was considered more likely to contain the remains of medieval and early modern settlement, representing the expansion of urban fringe and urban development into farmland.



*Illus. 01: Location of the Garden Inn site on Hind Street in the west end of Sunderland.*



*Illus. 02: The position of the development site (in blue) in the west end of Sunderland. The Bishopwearmouth Conservation Area is shown in green.*



**Illus. 03:** The development site showing locations of evaluation trenches (red fills), features recorded by historic buildings survey and during watching brief (pink fills, with walls shown as blue lines and cobbled street shown as a grey fill).

The only site of known historic importance on the site was the Former Bishopwearmouth Gas Works (later Sunderland Gas Company) and Gas Board Offices, a Grade II Listed Building which was recorded in 2012 (APLtd. 2012) and is being converted as part of the current phase of development. Also surviving until late 2014 south-west of the former offices building was a large rectangular structure described on the 1934 plans as the 'Old Retort House'. This is present on the 1st

edition Ordnance Survey map of 1862, and appears to be part of the town's original gas works (1) and is of mid-19th century date. The building was extensively remodelled in 1934, with its front wall being completely rebuilt, but retained old Fulwell-limestone walling at both ends and in the lower part of the rear elevation. The south-west wall of the Yard, extending north-west from the Old Retort House, as well as the adjacent section of the north-east wall, also of local Magnesian Limestone hewn from the former Fulwell quarries, were also of mid-19th century date.

The development of the gas works was a consequence of the growth of Bishopwearmouth throughout the 19<sup>th</sup> century, when it came to rank as one of the major ports in Britain with exports including coal, coke and glass bottles, its development facilitated by the growth of the docks and railways. Bishopwearmouth grew in population from just over 6000 in 1801 to over 23,500 in 1841 (TWM 1996:4). However, with the increasing boom in industry and population, overcrowding became a problem, particularly in the east end of the town. Many of the 17<sup>th</sup> and 18<sup>th</sup> tenement apartments were demolished at this time as part of slum clearance projects.

The current site, between Hind Street and Waterworks Road, incorporating Hope Street, is shown on historic maps dating from 1728. Burleigh and Thompson's map of 1737 shows the area as open fields, while Rain's Eye Plan of 1785 depicts the area divided by straight field boundaries, all falling within 'William Johnsons Lands'. On Rain's plan, Hind Street is the 'lane' running along the west side of the burn, and Corder states that around this time an alternative name for the lane was 'Back o' the Burn'. A stone bridge which carried the main route to Newcastle, known as Hind's Bridge due to its use by farm workers, was situated between the junction of the present Hind Street and Silksworth Row, just to the north of the current development site. Although the bridge was almost certainly a lot older than the 1649 inscription, this date corresponds with the date of a highways award in Bishopwearmouth and it may have been rebuilt at this time. Robson's plan of 1817 again shows the current development site devoid of features, although the proximity of St. Michael's church is apparent.

The first evidence of construction on Hind Street is shown on the 1826 plan where Green Hill Cottage and an associated building, perhaps a barn, is shown in the position of the surviving former gas works offices. The fields to the west now belong to 'Thomas Hopper Esq.'. A burial ground has been developed in part of the tofts of Low Row, occupying an area on the south-east side of the site and extending up to the east side of Hind Street. Maps of 1826 and 1832 appear to show additional buildings within the site and certainly reflect the development of uniform 19<sup>th</sup> century streets to the north. By 1844, Robson's plan shows this building programme had extended into the western half of the site, with the creation of Upper Johnson Street and Hope Street; the eastern side of what was to become Hope Street is also evident on the 1836 plan Green Hill Cottage was by this time fronted by two associated structures on Hind Street.

Meik and Morgan's Plan of 1851 shows that the rapid development programme of the 1830s and '40s had been completed by this time. Green Hill Cottage (c.1820 – but now with main cottage extended and southern of the pair of associated structures on Hind Street extended southwards on the site of the present gasworks offices), Upper Johnson Street and Hope Street (c.1840) remain from the 1844 plan, with the gas works (1846) and associated structures appearing towards the eastern side of the site. The Retort House, used to roast coal producing gas and coke for the gas works, is shown on this plan as well as a structure on the site of the Gas Board Offices -

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<sup>1</sup> The Sunderland Gas Company was in existence at least from 1846; records in Durham Record Office ref NRA 18231 NGB: Durham

although with similar curved front and rear facades, this is not the building that stands there today.

The First Edition Ordnance Survey plan of 1858 shows the area in more detail, along with the industrial nature of the area to the west and the development of Bishopwearmouth to the east. Green Hill Cottage is still shown, with front garden, pathway and flanking associated structures, but is not named on subsequent editions of the Ordnance Survey plan, although a structure on its site is depicted on the Second and Third Edition plans. The line of a wall likely to be that which survives running E-W from the north side of the present former gasworks offices appears for the first time on this map, but could perhaps be earlier in origin, defining the bounds of Green Hill Cottage and its associated structures. Ward's trade directory of 1857 records the Corporation Gas Works and 6 other individual businesses, including a butcher on Hind Street, and the mixed nature of businesses in the area continues to be reflected in Ward's 1889-90 directory, which includes records of trades such as a planemaker, hairdresser and coach painter. The Retort House has clearly been modified since construction in 1846, apparently having been shortened (at the north end) and extended on the east side.

Later editions of the Ordnance Survey Plans show the growth of housing to the west and rather more grand buildings to the north and east of the site, including the Empire Theatre. The Gas Board Offices are first shown on the Second Edition Plan of 1919 – the north end taking in the position of one of a pair of buildings associated with Green Hill Cottage. The same plan of 1919 also shows the Retort House – apparently modified by contraction on the east side since the First Edition plan - and the presumed buildings of (the former) Green Hill Cottage.

Although the number of properties and trades within the site continued to grow into the 20<sup>th</sup> century - Ward's 1915-16 directory includes the gas showroom along with other residents and businesses including a plumber, bricklayer, miner, and cycle dealer - by the Fourth Edition Ordnance Survey Plan of 1946, the eastern (residential) side of Hope Street and an adjacent area to the south had been cleared. The gas showroom had by this time been extended northwards to take in the position of the second of the pair of buildings formerly associated with Green Hill Cottage. The presumed remains of the former cottage had also disappeared between the maps of 1919 and 1946, its position now forming the north end of the present yard between gasworks offices and Retort House.

The Sunderland Technical College was founded in 1901 in the Galen Building on Green Terrace ; by the 1950s a new building programme for the college began and the now university buildings of the City Campus on Chester Road were opened in 1964. The western side of Hope Street - currently occupied by car parks and pre-fabricated and modern brick buildings - was probably cleared during this phase of development in the 1950s/60s, but the cobbled road survives.

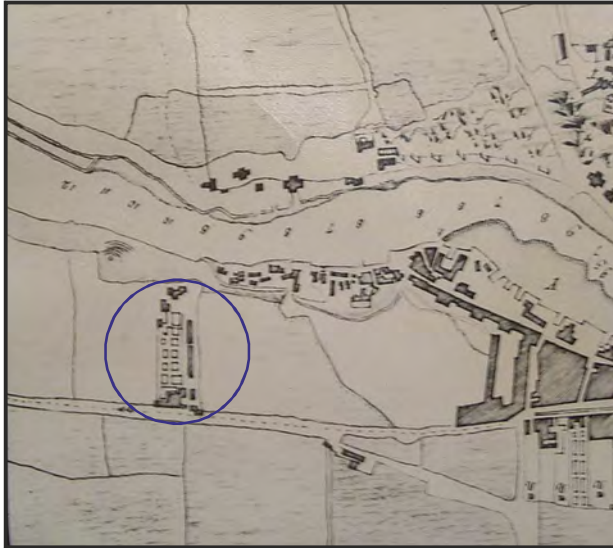
### **1.2.2 Industrial Gas Production**

*[Summarises more detailed information available at: <http://www.igg.org.uk/gansg/12-linind/gasworks.htm>]*

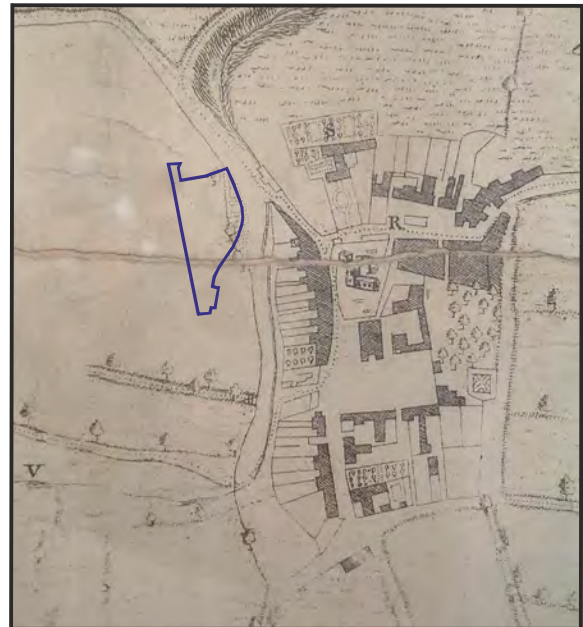
#### **i Introduction**

Prior to the development of natural gas supplies in the late 1960's and early 1970's gas was made from coal in a local gas works; in the 1930s there were over a thousand gas works in the country, this figure had fallen slightly by the time they were nationalised in 1949 but then dropped dramatically with only about 500 still in

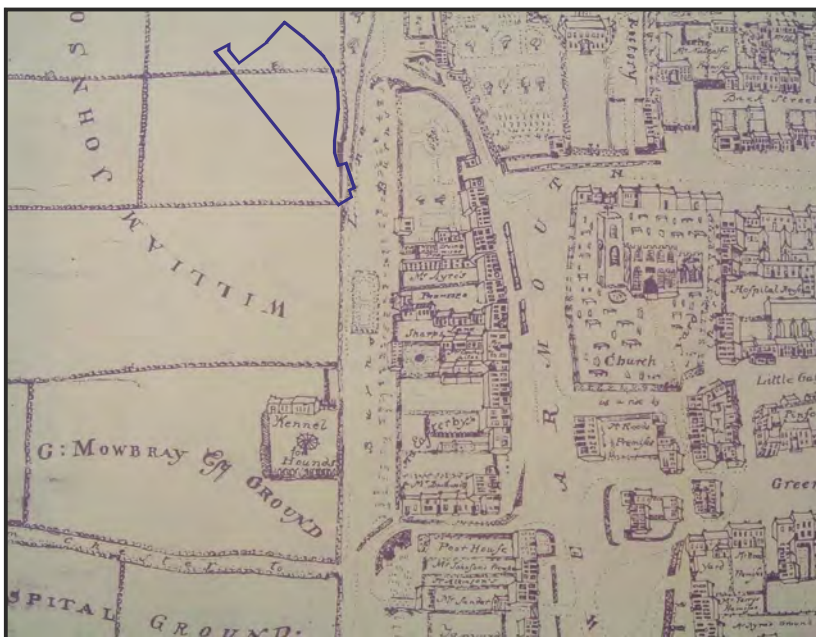




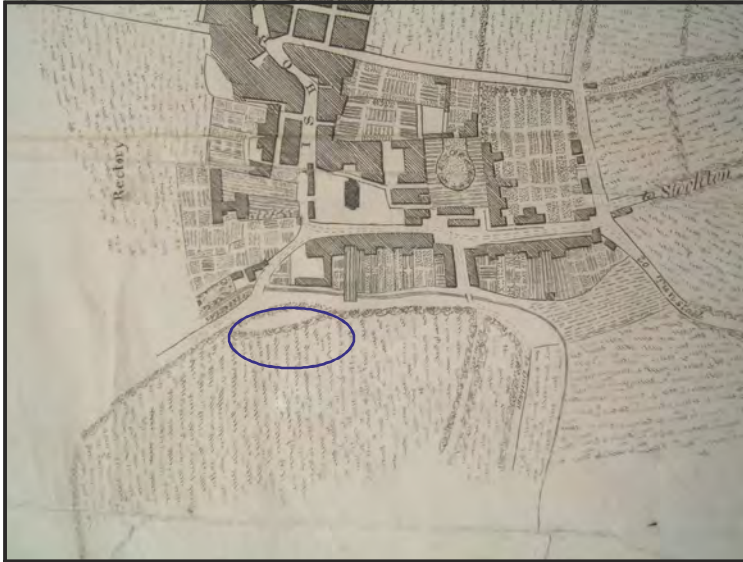
**Illus. 04:** Extract from Buck's plan of Sunderland, c.1728 (SL), with the approximate area of Bishopwearmouth shown in blue.



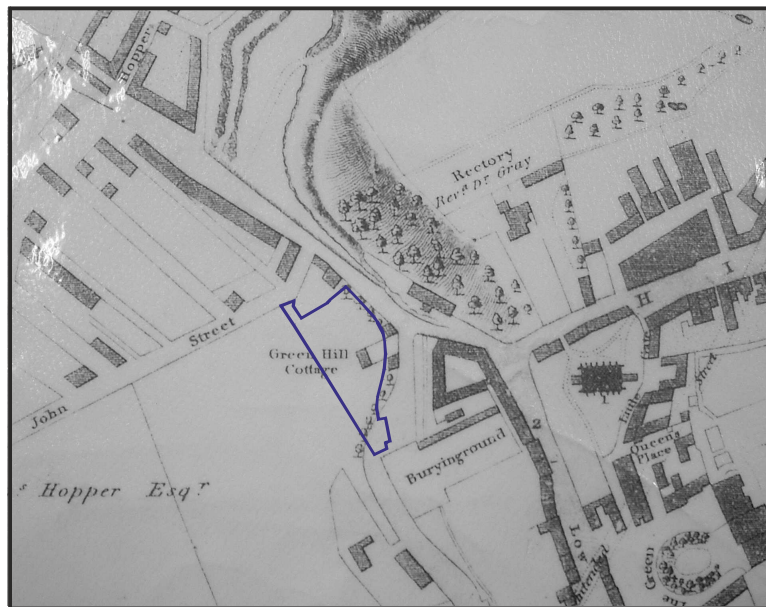
**Illus. 05:** Extract from Burleigh & Thompson's plan of Sunderland, 1737 (SL), with the approximate area of development shown in blue.



**Illus. 06:** Extract from Rain's Eye Plan of Sunderland, 1785 (SL), with approximate area of development shown in blue.



**Illus. 07:** Extract from Robson's plan of Sunderland, 1817 (SL), with approximate area of development shown in blue.



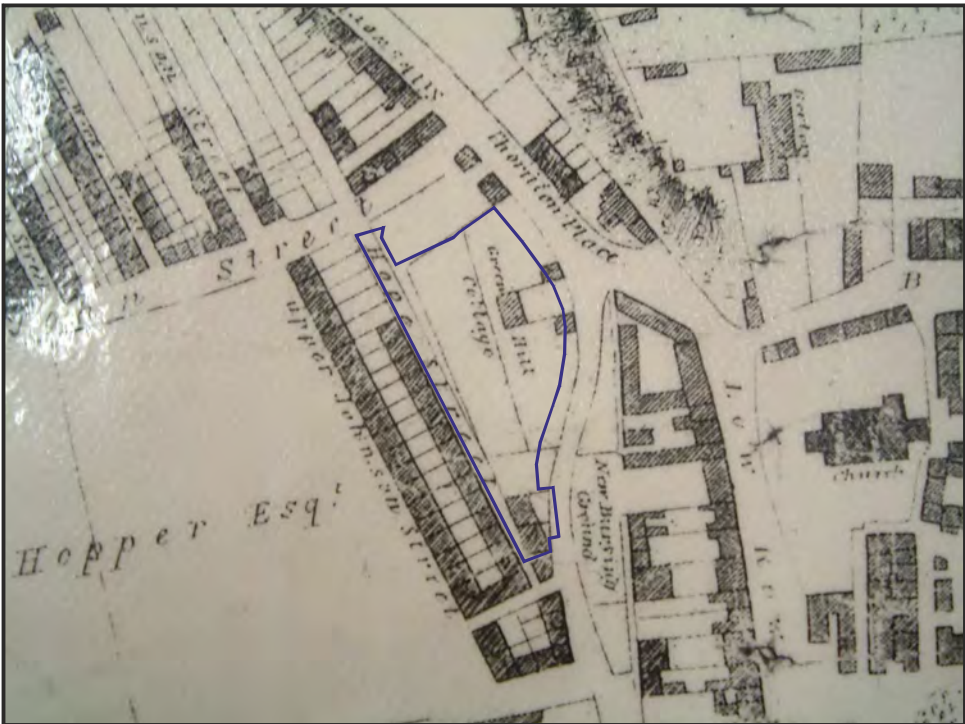
**Illus. 08:** Extract from a Plan of Towns of Sunderland, Bishopwearmouth and Monkwearmouth 1826 (SL), with area of development shown in blue.



**Illus. 09:** Extract from Dawson's Plan of Sunderland 1832 (SL), with approximate area of development shown in blue.



*Illus. 10: Extract from a boundary commission plan of Sunderland, 1836 (SL), with approximate area of development shown in blue.*



*Illus. 11: Extract from Robson's plan of Sunderland 1844 (SL), with area of development shown in blue.*



*Illus.12: Extract from the Bishopwearmouth Tithe Plan, 1846, with the development area shown in blue.*

**Tithe Apportionment:**

208 & 209- Dwellings, houses and yards,

206- Railway Field (grass) Owner-William Beckwith, Occupier- Henry Chapman,

207-Township Road



**Illus. 13:** Extract from Meik & Morgan's plan of Sunderland, 1851 (SL), with area of development shown in blue.



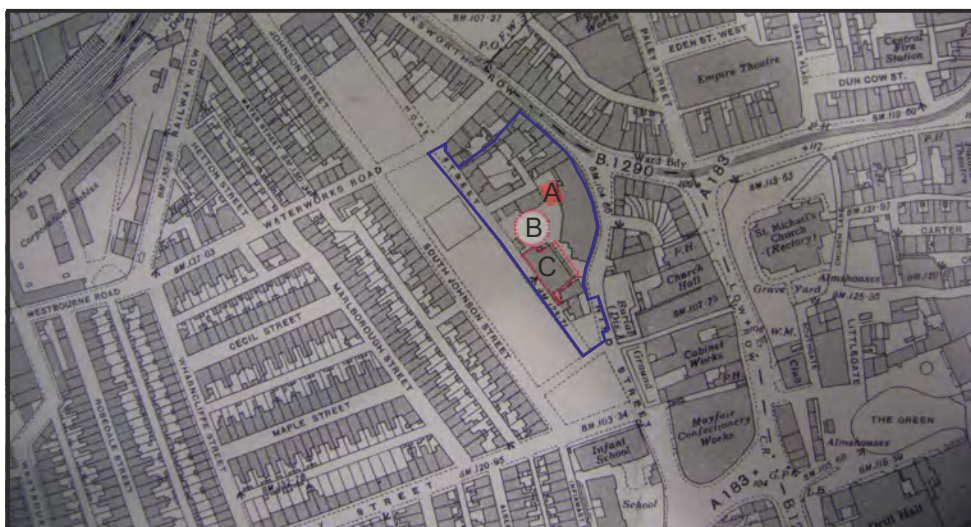
**Illus. 14:** Extract from First Edition Ordnance Survey Plan, c.1855, with area of development shown in blue. (T&W Durham Sheet VIII.14 1:2500).



**Illus. 15:** Extract from Second Edition Ordnance Survey Plan 1897, with the area of development shown in blue (T&W Durham Sheet VIII.14 1:2500).



**Illus. 16:** Extract from Third Edition Ordnance Survey Plan 1919, with the area of development shown in blue (T&W, Durham Sheet VIII.14 1:2500).



**Illus. 17:** Extract from Fourth Edition Ordnance Survey Plan 1946, with the area of development shown in blue and positions of features transposed from the 1st edition OS map (c.1858): A = Green Hill Cottage; B = Gas Works reservoir; C = Retort House (note changed position of NE frontage) (T&W, Durham Sheet VIII.14 1:2500).

operation by the later 1950s. Originally they used coal to make the gas, but in the later 1950s and through the 1960s the cheap cost of oil meant that many switched to using oil to make 'synthetic town gas', becoming what were known as 'oil reforming plants'.

Coal consists of carbon mixed with a range of impurities, if it is heated in a sealed container with no air (pyrolysis) the various impurities in the coal are driven off as a thick dirty smoke to leave almost pure carbon in the form of coke. The smoke was for many years merely an undesirable by-product but over time people realised it had potential uses. If the smoke from the retort is allowed to cool tars and oils are condensed out, leaving a fairly clear gas which can be used as a fuel.

This process was developed by a William Murdock in the 1790's, with additional filtering to reduce the smell and his 'coal gas' was soon developed for domestic and industrial use. He set up plants to light the entrance to the Manchester Police Commissioners premises in 1797, the exterior of the factory of Boulton and Watt in Birmingham and a large cotton mill in Salford in 1805. He obtained the gas from coke works (associated with steel works) and supplied it in cloth bags. The first large scale commercial operation, supplying gas from a purpose built 'gas works' to light Westminster bridge in London via wooden pipes, was set up in 1813 by the London and Westminster Gas Light and Coke Company. Development in the later 19th century was rapid, by the 1870s a 'night shift' was possible using factories illuminated by coal gas. Up to the time of the First World War the gas produced was often referred to as 'illuminating gas' as its main use was in lighting (as people already had a coal fire for heating they tended to have a coal fired 'range' for cooking). After the First World War the term 'town gas' became the norm. It was only in the mid-1920s that anyone set up a proper establishment for testing new designs of gas equipment, allowing the establishment of proper standards for safety.

## **ii Overview of the gas production process**

The coal is placed into the sealed retorts in the retort house, which (in a really small works) are heated by more coal or by burning some of the coke produced by the works. This drives off all the volatile components as thick oily smoke, leaving behind coke in the retorts. One retort at a time is then opened and the coke raked out into a two wheeled iron barrow, it is still hot and catches fire but it is immediately wheeled to a raised tank of water which is sprayed onto the coke to stop it burning, it is then wheeled to the coke pile for sale. Meanwhile, inside the retort house, the oily smoke is passed into a 'hydraulic main' which is tube partly filled with water (which seals the ends of the feed pipes preventing air from reaching the retort). The smoke is then passed outside to a condenser to cool down, at this stage a lot of the volatile components condense into a dark amber liquid called 'liquor', which is drained off from the condensers into a tar pit or 'well'.

The gas leaving the condenser is pumped out by the 'exhauster' to maintain a flow through the system and then passes to the 'ammonia washer' where it is bubbled up through water which absorbs the ammonia in the gas. This water ends up as a fairly concentrated solution known as 'ammoniacal liquor' and is drained off, often into the same pit as the tar (where it floats on top of the tar).

The gas still has a lot of impurities in it however and the next stage is the 'purifier'. The purifier is required to remove the sulphur dioxide from the gas, in the early works they passed it over 'slaked lime', but after about 1850 there was a change to using a metal box containing planks covered in stuff called 'iron sponge'. The original iron sponge was also called 'bog ore' - peat containing a high proportion of iron oxide which reacts with the hydrogen sulphide in the gas, turning it into iron

sulphate and water (the water has to be drained off from these tanks at intervals). Later, wood chippings or wood shavings impregnated with the iron oxide were used. At intervals one of the purifiers was isolated using valves on the pipes and the heavy lids lifted off to allow the 'spent oxide' to be dug out and spread out inside a low walled, roofed enclosure where it reacts with the air, the iron oxide reforms and the sulphur crystallises out. The 'regenerated' iron sponge was put back into the tanks until the proportion of sulphur reached about 40 percent, at which point it was processed to recover the sulphur (usually as sulphuric acid).

The gas emerging from the purifier was ready for sale; by this stage the gas was mostly just hydrogen with some carbon dioxide and carbon monoxide. The gas was then dried and metered before passing to the gas holder, from where it passed to the mains, sometimes with a booster pump to increase the supply pressure.

Larger works usually added a second stage of washing before the ammonia washer using a powered 'livsey washer', in which rapidly rotating brushes generate a mist which recovers more of the ammonia from the gas, again producing ammoniacal liquor. Also from the mid-1930s most larger gas works would pass the gas through a 'benzol' plant before passing it to the gas holders. In this plant it is bubbled up through petroleum oil to extract some of the very light 'fractions' in the gas which would be difficult to condense out (they do however dissolve in the oil and can then be recovered from it by distillation).



## 2. ARCHAEOLOGICAL EVALUATION

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Archaeological evaluation was complicated by the necessity to carry out the works after the commencement of development works on the site, which included the temporary disposal of spoil from the gas tank excavations within the area of evaluation excavation.

The aims of the evaluation were to identify and determine whether any archaeological remains of significance survive within the site and, if so, their character and extent of survival, so that an appropriate mitigation strategy could be developed accordingly. Three, rather than the proposed four trenches were excavated in the first evaluation phase; the fourth trench, positioned to examine the potential remains of a 19<sup>th</sup> century cottage site, could not be excavated because some buildings on the site awaited demolition.

Following the first phase of evaluation, a mitigation strategy was agreed with the Tyne & Wear Archaeological Officer which included the extension of one of the evaluation trenches, where a stone-built wall of unknown origin had been uncovered running perpendicular to Hope & Hind Streets. It was agreed to widen this trench north-westwards in order to record built features within what was presumed (and subsequently proven) to be a dwelling. It was also agreed to extend the north-east end of the trench south-eastwards towards the site of the abandoned Trench 4, and to mitigate for the absence of Trench 4 by carrying out a watching brief in that area following the removal of the brick-built extensions to the former Gasworks Offices in that area. A final part of the mitigation strategy agreed with the Tyne & Wear Archaeological Officer comprised a watching brief to be carried out across the remainder of the site, north of the gas tank, during ground level reduction and other invasive works.

### 2.1 TRENCH 1

#### 3.1.1 Locations and dimensions

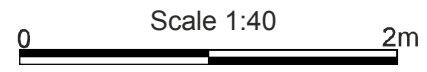
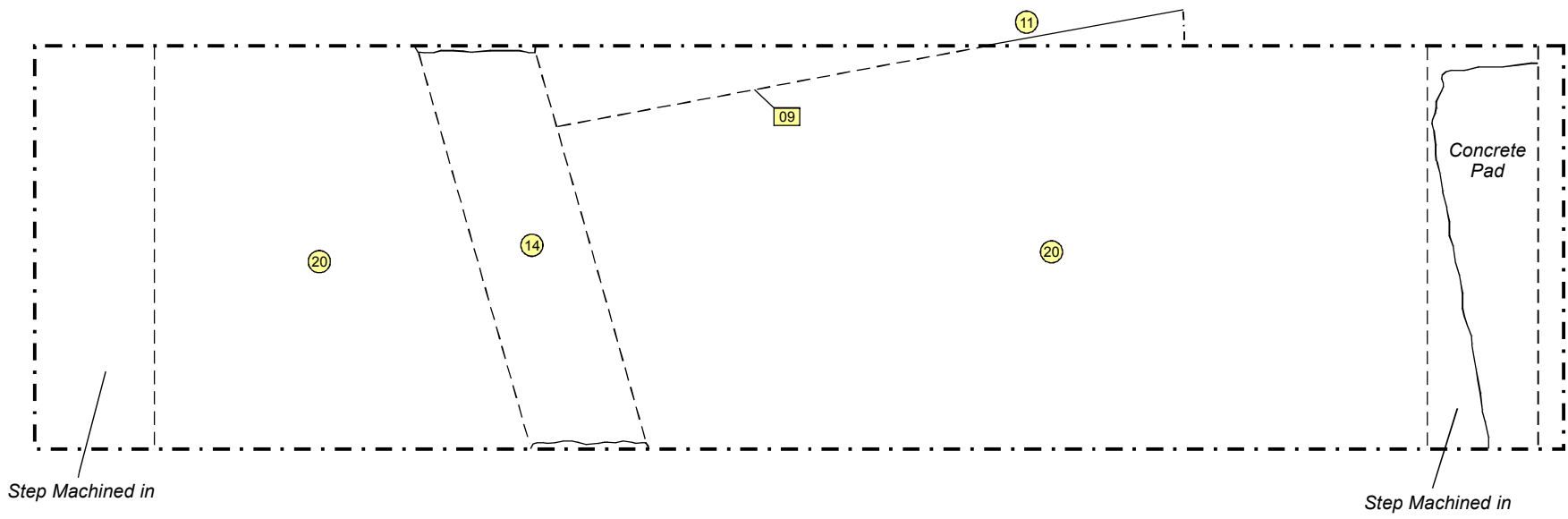
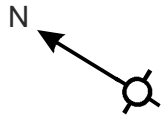
Trench 1 was orientated north-south and located in the north-west corner of the development site, towards the west side of a grassed area forming the raised, north part of the site.

The dimensions of the Trench were 9 m long (NW-SE) x 2.35 m wide, excavated to a maximum depth of 1.82 m.

#### 2.1.2 Stratigraphy and interpretation (*Illus. 18-20 & 25-29*)

Excavation revealed disturbed ground to a depth of 1.6 metres. Both long sections of the trench revealed building remains within the first metre of made ground. These were best preserved in the east-facing section where the remains of a stone- and brick-built wall were apparent (the trench side following the same course as that of the buried wall). The wall remains are interpreted as the back wall of a row of properties fronting Hope Street which are visible on the mid-19<sup>th</sup> century First Edition of the Ordnance Survey series but not on maps of the 1830s, suggesting that they were first built late in the first half of the 19<sup>th</sup> century.

The lower parts of the trench sections and trench floor were comprised of clean brown clay interpreted as the natural boulder clay.



**Illus. 18:** Plan of Trench 1, Hind Street Hotel Site, Sunderland.

### 2.1.3 Context list

- [01] Topsoil. Mid-dark grey-brown firm clay-silt with frequent inclusions of ash and gravel.
- [02] Demolition layer. Comprising smashed brick, mortar, small angular pieces and fragments of sandstone, light grey ash. Compact and friable.
- [03] Light yellow-brown firm sand with occasional inclusions of gravel.
- [04] Dense and compact dark orange sandy-clay with frequent inclusions of industrial clinker.
- [05] Firm layer of black coke – industrial waste.
- [06] Firm, mid grey-brown re-deposited clay with very few inclusions.
- [07] As [06] but containing coal-waste mixed evenly throughout and occasional inclusions of C19 pot.
- [08] As [06] but mid-dark in colour with no inclusions.
- [09] Construction cut of wall, aligned E-W, located on NW side of trench. Filled by [10].
- [10] Fill of [09]. Dense, light grey-brown silty-clay with mixed sandstone rubble.
- [11] Sandstone wall, aligned E-W, at least four courses of roughly hewn ashlar blocks, cement bond. Wall belongs to same building as [14], which it is perpendicular to (being the 'return' of).
- [12] Demolished red-brick wall, part of [13].
- [13] Complete *in situ* lower course of brick wall. English garden wall, cement bond, sitting upon upper course of sandstone wall [14]. Probable mid-C19 bricks, machine made. Aligned north-south, perpendicular to wall [11].
- [14] Sandstone wall of early-mid C19 building, aligned north-south, cement mortar bond. Facing stones only survive at north end. Random foundation course for brick wall [13]. Perpendicular to wall [11] and belonging the same building.
- [15] Smashed slate roofing.
- [16] Brick demolition rubble.
- [17] Mixed dark grey-brown firm silt-clay, with occasional inclusions of smashed brick.
- [18] Lead water pipe-trench intrusion, mixed gravel and firm mid grey-brown silty-clay.
- [19] Mid grey gravel filled intrusion.
- [20] Natural. Yellow, firm, calcium-carbonate rich sand.

## 2.2 TRENCH 2

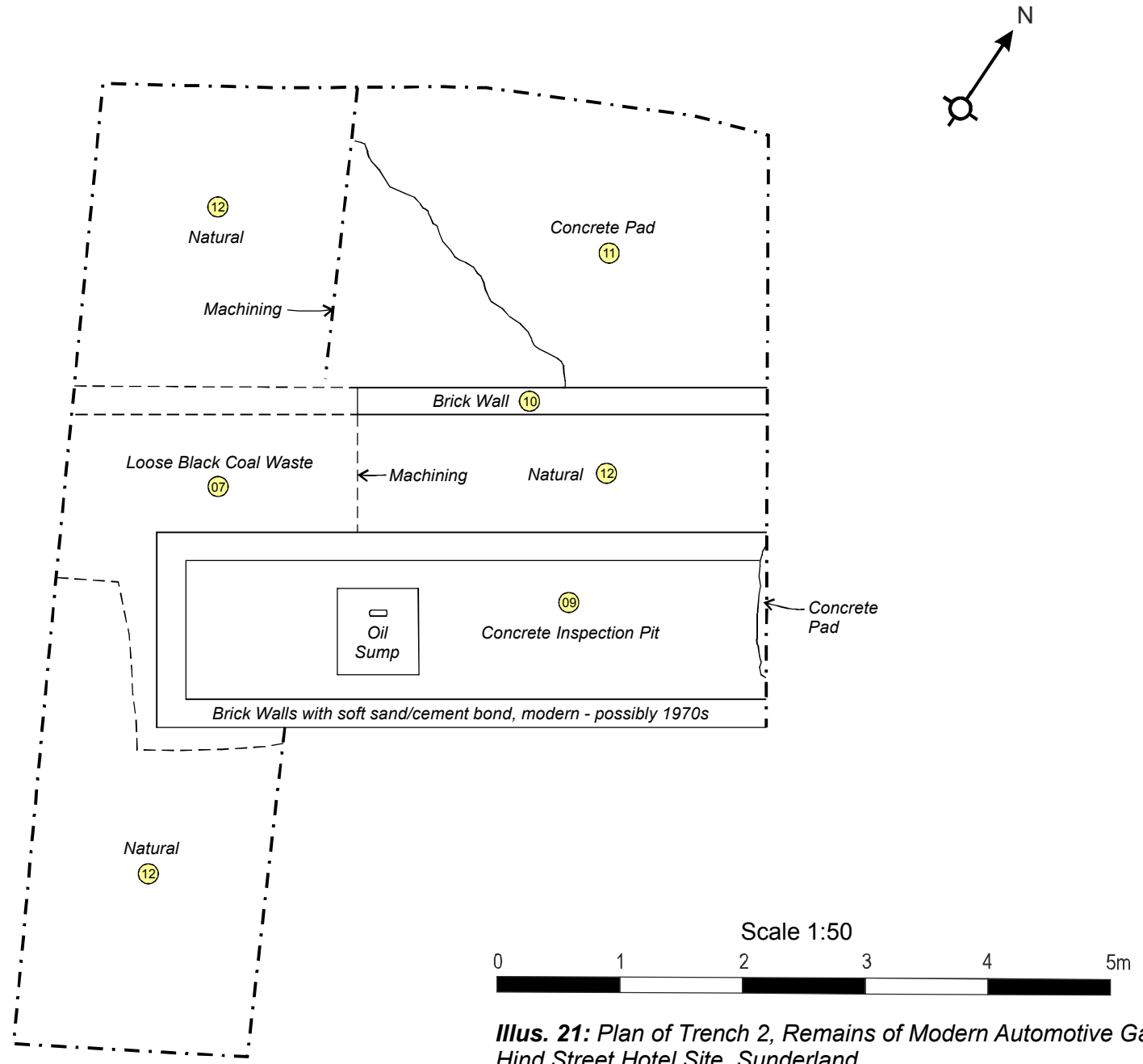
### 2.2.1 Locations and dimensions

Trench 2 was initially orientated north-west to south-east and located in the north part of the development site, towards the centre of a grassed area forming the raised, north part of the site. The trench was subsequently expanded eastwards as a record excavation following the discovery of built features during the initial, evaluation phase.

The dimensions of the Trench were 8 m long (NW-SE) x 2 m wide, subsequently expanded to 5.9 m wide, excavated to a maximum depth of 1.75 m.

### 2.2.2 Stratigraphy and interpretation (*Illus. 21 & 30-35*)

The evaluation excavation initially revealed a number of brick and concrete structures sitting upon and/or cut into the natural clay-based sub-soil which occurred at depths below 1.6 m. Running across the north part of the trench was a concrete wall base, while in the south part was part of a squared brick structure, apparently infilled with black burnt material; between the two was what appeared to be an ash-filled pit. Interpretations of these features initially tended towards association with the gas works, with the brick-built structure being some kind of exhaust flue associated with an ash-filled refuse pit. Subsequent excavation, however, revealed the features to be entirely modern, with the brick structure being part of a concrete-floored garage inspection pit, the infill of which contained modern plastic bottles and cans. Inspection of modern



**Illus. 21:** Plan of Trench 2, Remains of Modern Automotive Garage, Hind Street Hotel Site, Sunderland.

plans suggests that the inspection pit was within garages off a cobbled branch of Hope Street.

### **2.2.3 Context list**

[01] Topsoil.

[02] Mixed loose demolition.

[03] Banded layers of floor make-up comprising crushed brick, crushed mortar and dolomite.

[04] Soft plastic mid-grey clay, with rare inclusions of sand and gravels.

[05] Mixed mid-brown soft plastic clay-sand, with common yellow-brown lenses of clay and rare inclusions of gravel.

[06] Light red-brown soft friable clay-sand, with rare inclusions of charcoal.

[07] Loose black fine ash waste truncating the natural with rare inclusions of slag.

[08] Mid-grey soft plastic clay-sand with common inclusions of crushed off-white mortar.

[09] Modern automotive inspection pit, aligned SW-NE, comprising of a narrow rectangular red-brick 'letter-box' structure, open-topped, with level concrete floor and sunken oil sump. The brick walls were single skinned and stood 15 courses high (maximum height). The bricks were bonded with a modern soft sand/cement mix, and possibly date to the 1970s. The dimensions of the inspection were as follows: 5m in length x 1.60m in width.

[10] Brick wall parallel to and associated with automotive inspection pit [09]. Located 1m to the NW of [09]. Modern brick, as [09]. Part of automotive garage.

[11] Concrete pad located in north corner of trench and associated with inspection pit [09] and brick wall [10].

[12] Natural. Firm rusty orange-brown sandy-clay with lenses of grey, high manganese content.

## **2.3 TRENCH 3**

### **2.3.1 Locations and dimensions**

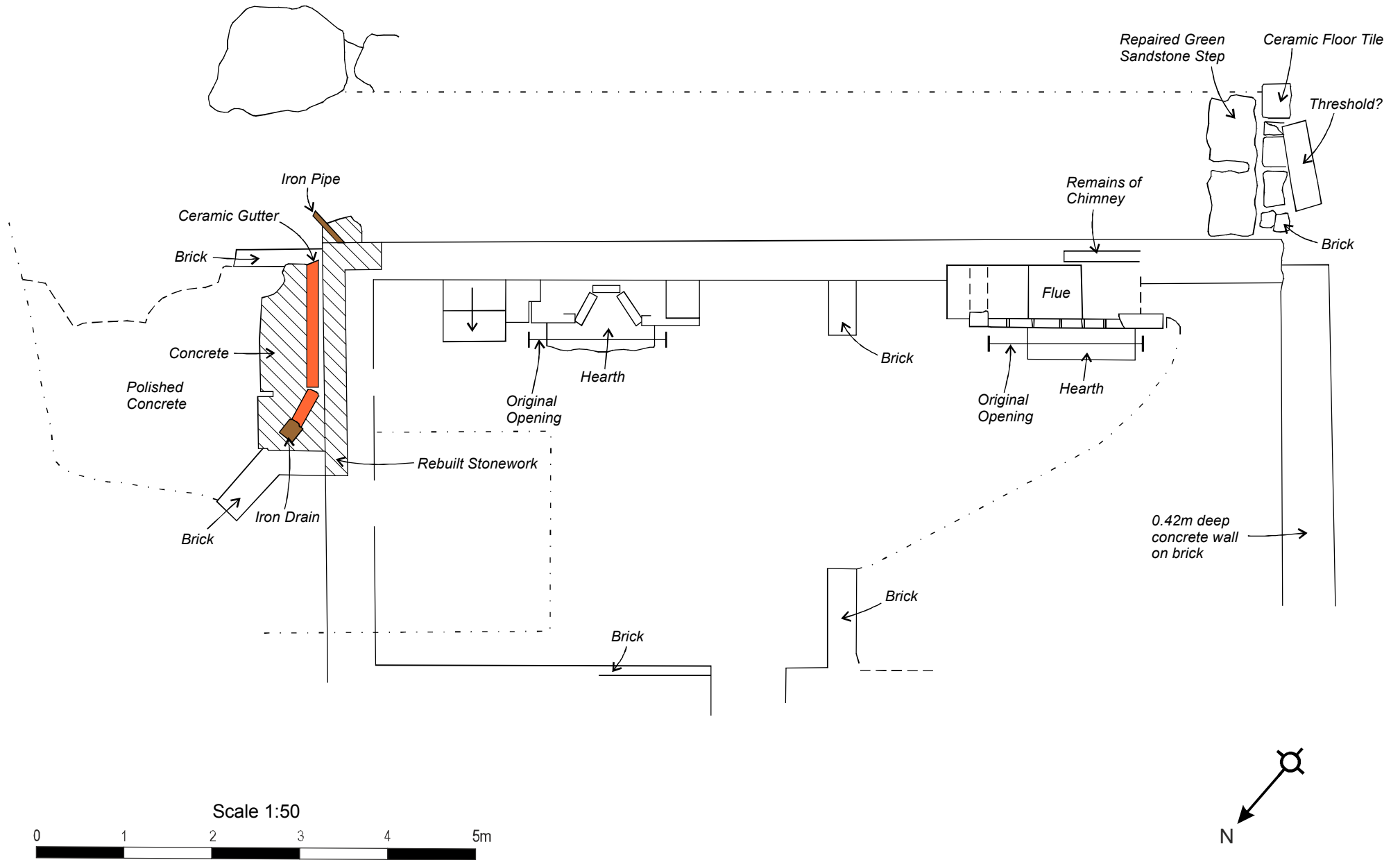
Trench 1 was initially orientated south-west to north-east and located in the north part of the development site, towards the east side of a grassed area forming the raised, north part of the site. The trench was subsequently expanded northwards as a record excavation following the discovery of built features during the initial, evaluation phase.

The dimensions of the Trench were 11 m long (SW-NE) x 1.65 m wide, subsequently expanded to a maximum of 7.1 m wide, excavated to a maximum depth of 2.1 m.

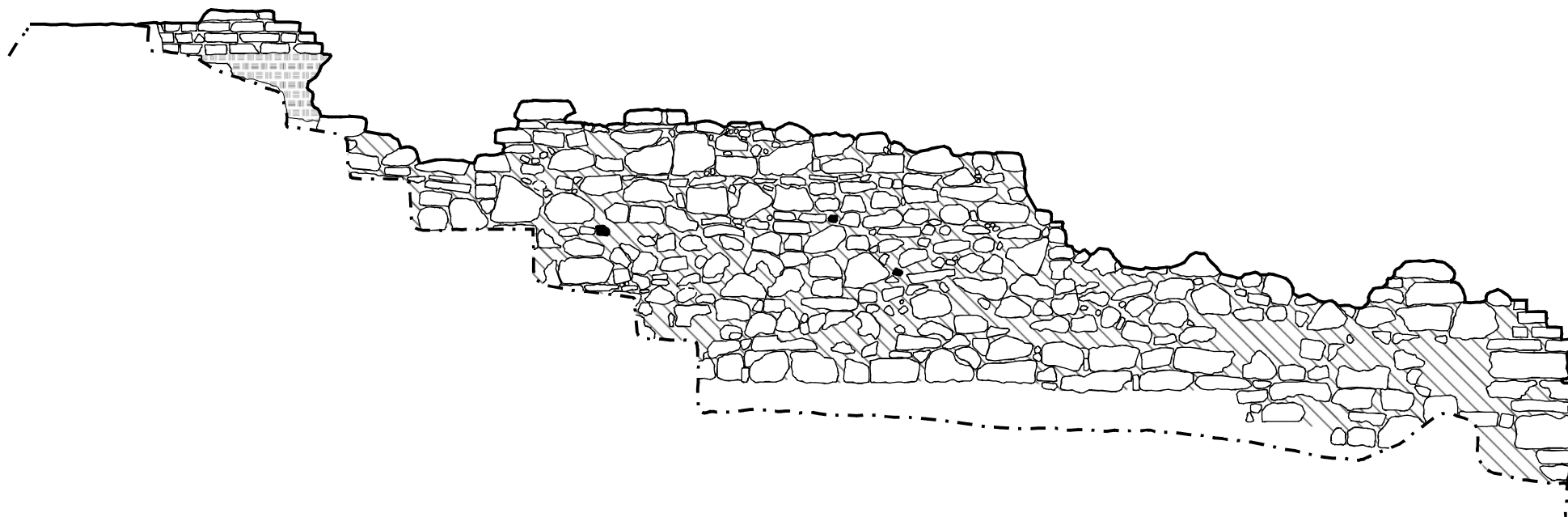
### **2.3.2 Stratigraphy and interpretation (*Illus. 22-23 & 36-53*)**

The initial evaluation excavation, carried out on the east-facing slope of the grassy embankment forming the north part of the development site revealed, at the upper (west) end of the trench, the remains of a wall, comprising concrete base with brick superstructure, at very shallow depth. Further east, the depth of overburden increased from 0.20 m to over 2.0 m, causing the trench floor to be stepped as it descended eastwards. No other features were revealed in the trench floor, but the north side of the trench followed the line of a stone-built wall, the south-east-facing section of which was revealed. The wall-elevation exposed during the evaluation was constructed primarily in roughly hewn limestone blocks with a lime-mortar bond and occasional patching in red-brick and concrete.

Subsequently, upon the request of the Tyne & Wear Archaeological Officer and agreement of the developer, the trench was expanded northwards to expose more of what was expected to comprise the interior of a building. The interior space of the



**Illus. 22:** Plan of Trench 3, showing remains of 19th century cottage, Hind Street Hotel Site, Sunderland.



0 Scale 1:40 2m

*Illus. 23: South-East Facing Elevation (external) of 19th century cottage in Trench 3, Rear Plot of Hind Street Hotel, Sunderland.*

cottage comprised of a poured concrete level floor, with a partial brick partition wall aligned NW-SE, 5.70 m from and parallel with the aforementioned concrete end/revetment wall at the top (Hope Street) end of the trench. Two fireplace hearths were recorded – one in each (room?) of the north-west internal elevation of the partitioned building, both showing signs of alteration (by narrowing). A partial polished concrete floor (with geometric pattern at the north-east end) for the front yard was observed adjoining the north-east wall of the cottage exterior, along with drainage pipe and grate. A repaired sandstone step with ceramic floor tiles and a possible threshold was observed abutting the south corner of the building exterior.



*Illus. 24:  
View from the south-east of a stone-built end wall of a  
House or cottage block uncovered in evaluation Trench 3.*

This structure was identified as the remains of a demolished early-mid 19th century cottage, with visible dimensions of 11.50 m in length x 4.60 m in width x 2.0 m (maximum height of south-east facing elevation), showing signs of subsequent modification, aligned north-east – south-west and located adjacent to the north corner of the site on the slope descending towards Silksworth Road. Buildings in this part of the site first appear on historic maps in the 1930s or '40s, but it is likely that the structures uncovered by excavation are those appearing for the first time on the first edition Ordnance Survey plan (surveyed c.1855), but not present in c. 1850 (see *Illus. 13-14*). This suggests that they were built in association with, or at least to satisfy demands for residential accommodation stimulated by the construction of the gas works around 1846. The terraced residential buildings would have fronted onto a contemporary road newly built as a branch from Hope Street, the cobbled remains of which were revealed during a watching brief held on the site following the excavation phase (see *Illus. 146 & 147*).

## 2.4 PHOTOGRAPHIC RECORD

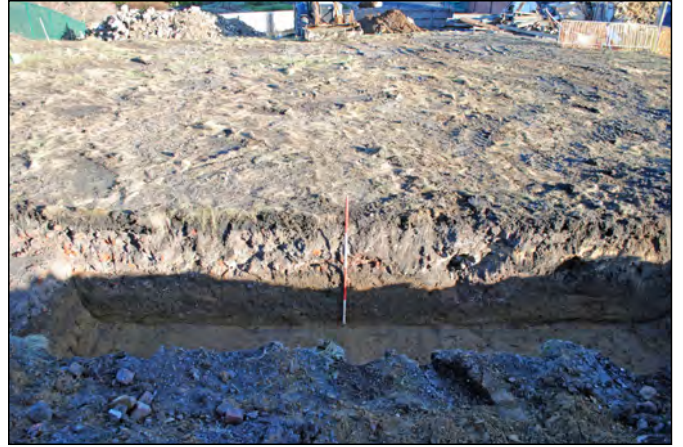
Excav. Photo No.	Illus.	
01	Illus. 25:	Trench 1 looking SE towards former Gas Works offices and Retort House.
02	Illus. 26:	Trench 1, south-west facing section.
03	Illus. 27:	Trench 1, north-east facing section viewed from the east.
04	Illus. 28:	Trench 1, detail of NW end of north-east facing section.



05	Illus. 29:	Trench 1, detail of SE end of SW facing section.
06	Illus. 30:	Trench 1, detail of NE end of north-east facing section.
07	Illus. 31:	Trench 2 viewed from SE.
08	Illus. 32:	Trench 2, NW part of NE facing section.
09	Illus. 33:	Trench 2, detail of ash & clinker infilled brick features in the centre of the trench, viewed from SE.
10	Illus. 34:	View from SW of excavated brick 'inspection pit' feature in the centre of Trench 2.
11	Illus. 35:	View from NE of excavated brick 'inspection pit' feature and associated ? drain in the centre of Trench 2.
12	Illus. 36:	Detail of 'inspection pit' brickwork.
13	Illus. 37:	View WSW towards Trench 3 with the former Gasworks Offices to rear.
14	Illus. 38:	Trench 3, view SW along the phase I trench, showing SE-facing stone-built end wall of a demolished block of terraced housing.
15	Illus. 39:	Trench 3, view NE along the stepped phase I trench, showing SE-facing stone-built end wall of a demolished block of terraced housing.
16	Illus. 40:	Trench 3, detail of stonework in the SE-facing wall revealed in the phase I trench.
17	Illus. 41:	Trench 3, view of the phase II trench from the east (i.e. following its expansion towards the north-west).
18	Illus. 42:	Trench 3, view of the phase II trench from the north-east.
19	Illus. 43:	Trench 3, view from the north of floor and drain features at the lower north-east end, with internal house walls and associated features (backing the stone end wall seen in <i>Illus. 143-145</i> , above), including a floor surface, to the rear.
20	Illus. 44:	Trench 3, detail of patterned floor and drain at the lower north-east end of the trench.
21	Illus. 45:	Trench 3, patterned concrete floor and drain at the lower north-east end of the trench.
22	Illus. 46:	Trench 3, view from the west of the upper house interior, with (from NE to SW) a threshold, fireplace, internal division and plastered wall surface apparent.
23	Illus. 47:	Trench 3, view from the SW of the NE part of the (upper) internal dwelling space revealed behind the stone-built SE-facing end wall.
24	Illus. 48:	Trench 3, viewed from the south-west.
25	Illus. 49:	Trench 3, detail of fireplace revealed at the NE end of the NW-facing internal elevation of the internal house wall (see <i>Illus. 151</i> ).
26	Illus. 50:	Trench 3, oblique view from the west of fireplace and threshold revealed at the NE end of the NW internal elevation of the internal house wall.
27	Illus. 51:	Trench 3, The SW part of the NW-facing internal elevation of the house wall (see <i>Illus. 151</i> ).
28	Illus. 52:	Trench 3, fireplace revealed in a SE-facing wall revealed at the SW end of the trench, opposite the section of walling shown in <i>Illus. 156</i> (above).
29	Illus. 53:	Trench 3, viewed during from the SW during excavation, showing concrete-capped revetment wall forming, or built upon, the rear wall of the a demolished block of terraced housing (i.e. NW return of the SE-facing stone-built end wall shown in <i>Illus. 143-145</i> ).
30	Illus. 54:	View from NW of a truncated SE-wards poss. extension to the concrete-capped revetment wall shown in <i>Illus. 158</i> .



*Photo 01 - T1*



*Photo 02 - T1*



*Photo 03 - T1*



*Photo 04 - T1*



*Photo 05 - T1*



*Photo 06 - T1*



*Photo 07 - T2*



*Photo 08 - T2*



*Photo 10 - T2*



*Photo 09 - T2*



*Photo 11 - T2*



*Photo 12 - T2*



Photo 13 - T3



Photo 14 - T3



Photo 15 - T3



Photo 16 - T3



Photo 17 - T3



Photo 18 - T3



Photo 19 - T3



Photo 20 - T3



Photo 21 - T3



Photo 22 - T3



Photo 23 - T3



Photo 24 - T3



Photo 25 - T3



Photo 26 - T3



Photo 27 - T3



Photo 28 - T3



Photo 29 - T3



Photo 30 - T3

## **2.5 DISCUSSION**

Excavation revealed a variety of features, all of which can be associated with residential and subsequent light industrial activities carried out on the site since the 1830s. Although none of the features appeared to be older than early 19<sup>th</sup> century, it was considered possible that earlier features could yet survive on the site in areas that had not been subject to evaluation, notably in the south-east part of the site where evaluation had not been possible due to the late demolition of extant buildings. Therefore, archaeological monitoring was requested by the Tyne & Wear Archaeological Officer during groundworks across the site.

### 3. HISTORIC BUILDINGS RECORD OF THE OLD RETORT HOUSE

*By Richard Carlton & Peter Ryder*

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Following is a report on an historic buildings survey carried out in December 2013 and March 2014, with additional and follow-up visits to record associated boundary walls and related features. The demolition of the Retort House building was carried out in late 2014 without the condition for monitoring being satisfied. Following demolition, further photographs were taken of the surviving remains of the south and west wall, as well as associated features.

#### 3.1 Introduction

At the rear (west) of the Garden Inn site, behind the former gas Board Offices of c1900 is an older building; described on the 1934 plans as the 'Old Retort House', this building is shown on the 1<sup>st</sup> edition Ordnance Survey map of 1862, and would appear to be part of the town's original gas works<sup>2</sup> and must be of mid-19<sup>th</sup> century date<sup>3</sup>. The structure was extensively remodelled in 1934 (its front wall being completely rebuilt), but retains old limestone rubble walling at both ends and in the lower courses of the rear elevation which is otherwise of brick, in English Garden Wall Bond 1 & 5, with substantial alternating stone quoins. The roof is of Welsh slate.

The external face of the South (actually South-East) gable end of the building was archaeologically recorded in December 2013 in the form of a measured elevation and a series of scaled photographs.

#### 3.2 Description

The gable end is 15.45 m wide and has a relatively shallow-pitched gable rising to c 10.9 m at its apex; in form the gable is asymmetric, the apex being nearer the east than the west, the front (east) being c 1.3 m taller than the back.

The walling is of Magnesian Limestone rubble, very roughly coursed, with the odd line of rather larger blocks, perhaps re-used from some older structure. The south-west angle has rusticated quoins of grey sandstone, and a (damaged) shaped kneeler of late 18<sup>th</sup>/early 19<sup>th</sup> century character. The south-east angle, by contrast, is in a pink/orange brick, almost certainly of 1934; the whole gable has been heightened by c 1m in the same material, slightly increasing the pitch of the previous roof, which has two or three sloping courses of small rubble to its eaves, which only partially survive. The present brick gable has a sandstone slab coping. The lower part of the wall has extensive remains of white plaster, having been at one time covered by a later building, now removed.

The elevation has two large windows, both on ground-floor level, one set 2.409 m from the west end and the other, now blocked in c1934 brick, only 0.6m from the east end.

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<sup>2</sup> The Sunderland Gas Company was in existence at least from 1846; records in Durham Record Office ref NRA 18231 NGB: Durham

<sup>3</sup> It cannot be much earlier; Wood's map of 1826 shows the area as empty of any buildings.



Both are c 1/0 m wide and c 1.80 m high, with a deep lintel and a slightly-projecting sill, both of sandstone. Their jambs are largely in old bright orange brick, each with two regularly-spaced two rectangular sandstone blocks. It would appear that the windows may be relatively early insertions and there is a straight joint almost directly beneath the western jamb of the western one, which may relate to an earlier opening. Higher in the gable, and directly beneath its apex, is a circular opening or oculus, c 0,80 m in diameter, with a raised surround of sandstone ashlar surround, chamfered inside and out, now infilled with 20<sup>th</sup> century brick.

The cement flashing of the gabled roof-line of the removed structure remains, cutting across the upper left hand quadrant of the oculus visible as a cement; the line of its west wall is evident as a vertical series of large rectangular sockets infilled in 20<sup>th</sup>-century brick; a further large socket would seem to relate to a central first-floor beam within this structure, with smaller patches of brickwork perhaps indicating an axial partition wall below it. The front (east) wall of the building is indicated by a series of smaller sockets, including one in the brickwork blocking the eastern of the two large windows.

### **3.3 Associated Boundary Walls**

A series of limestone walls are extant in various parts of the site (Cat. No. 85), some following the boundary of the former gas works, running east-west along the north side of the original gas offices/showroom, interrupted by its extension. This stretch runs as far as Hope Street then turns south-eastwards along the eastern edge of the street as far as the Retort House. The age of the walls are unknown, but parts appear to mark the boundary of the gas works on the 1851 map and others may have originated as part of the Green Hill Cottage boundary or, indeed, as the proposed line of the planned continuation of Hope Street as presented on the 1836 plan. It is unlikely that any part of these walls or any other structural element surviving above ground within the development area pre-dates the third decade of the 19<sup>th</sup> century, and it is more likely that none pre-date the construction of Hope Street and the gas works in the period between c.1835-1846.

### **3.4 Analysis**

The greater part of the all probably dates from the original gas works building of the 1840s, which was probably c 1.50 m wider than at present; the oculus and the quoining and kneeler at the south-west corner seem to be original features. As already mentioned, the two large windows seem secondary, but could be of later 19<sup>th</sup> century date- the brick in their jambs seems relatively early, but could have been re-used. Presumably the windows were originally set symmetrically, but when the building was remodelled in 1934 its front (east) elevation was rebuilt well within its original line

The front (north-east) elevation of the building, facing the yard, is all of 20<sup>th</sup> century brick, and is of two storeys and nine bays, with two big pairs of double doors at the left end; the ground floor windows are fixed casements of 25 panes and those above of 20, with continuous concrete lintels, beneath a deeply overhanging eaves.

The south-east end gable is of asymmetric shape, following the form of the 19<sup>th</sup> century rubble gable which has been heightened (and the roof pitch raised a little) in brick); set high up and in line with the gable is a circular window with a raised stone surround, infilled with brick, which is probably an original feature, as may be a brick-up ground-floor window with a substantial stone lintel, close to the present front wall. There is

clear evidence of a narrower adjoining building, its roof-line just skimming the blocked circular window.

### 3.5 Photographic Record

Building Photo No.	Illus.	
01	Illus. 55:	The Retort House viewed from the south.
02	Illus. 56:	The Retort House viewed from the south in sunlight.
03	Illus. 57:	Central round window of the Retort House, south elevation.
04	Illus. 58:	Blocked ground floor window at east side of south elevation of the Retort House.
05	Illus. 59:	South end of the east elevation of the former Retort House, viewed from the south-east.
06	Illus. 60:	Centre and north end of the east elevation of the former Retort House, viewed from the south-east.
07	Illus. 61:	Oblique view of the east elevation viewed from the north.
08	Illus. 62:	East part of north elevation (and east-facing return) and brick-built extension of the Retort House, viewed from the north-east.
09	Illus. 63:	The north elevation of the Retort House.
10	Illus. 64:	Detail of the east part of north elevation of the Retort House.
11	Illus. 65:	Detail of the east-facing return to the north end of the Retort House.
12	Illus. 66:	The west part of the north elevation of the Retort House.
13	Illus. 67:	East elevation of the Hope Street boundary wall extending northwards from the north-west corner of the Retort House.
14	Illus. 68:	Oblique view from NE of the east elevation of the Hope Street boundary wall extending northwards from the north-west corner of the Retort House.
15	Illus. 69:	Detail of the east elevation of the Hope Street boundary wall (see above).
16	Illus. 70:	Detail of the east elevation of the Hope Street boundary wall (see above), looking NW.
17	Illus. 71:	Oblique view from SW of the west elevation of the Hope Street boundary wall extending northwards from the north-west corner of the Retort House.
18	Illus. 72:	The Hope Street boundary wall at its junction with the north-west corner of the Retort House.
19	Illus. 73:	Oblique view from NW of the west elevation of the Hope Street boundary wall extending towards from the west elevation of the Retort House.
20	Illus. 74:	The north end of the west elevation of the Retort House facing Hope Street.
21	Illus. 75:	The north central section of the west elevation of the Retort House facing Hope Street.
22	Illus. 76:	The south central section the west elevation of the Retort House facing Hope Street.
23	Illus. 77:	The south end of the west elevation of the Retort House facing Hope Street.
24	Illus. 78:	The junction of the south end of the west elevation of the Retort House with a boundary wall extending southwards on Hope Street.

25	Illus. 79:	West elevation of the Hope Street boundary wall extending south from the south-west corner of the Retort House.
26	Illus. 80:	View from the south-west of the west and south elevations of the Retort House and attached boundary walls.
27	Illus. 81:	View northwards along the cobbled Hope Street, with Retort House to right of view.
28	Illus. 82:	Detail of stone cobbles forming the Hope Street surface.
29	Illus. 83:	The east elevation of the Hope Street boundary wall extending south from the south-west corner of the Retort House.
30	Illus. 84:	North-facing elevation of the E-W return to the south end of the Hope Street boundary wall extending south from the south-west corner of the Retort House.
31	Illus. 85:	View from Hind Street towards the east elevation of the Hope Street boundary wall extending south from the south-west corner of the Retort House, with its E-W return spur to left of view and the Retort House south wall to the right.
32	Illus. 86:	The west end of the Retort House south wall following demolition.
33	Illus. 87:	View from the south-west of the Retort House south wall following demolition.
34	Illus. 88:	North-facing elevation of the E-W return to the south end of the Hope Street boundary wall extending south from the south-west corner of the Retort House.
35	Illus. 89:	North-facing elevation of the E-W return to the south end of the Hope Street boundary wall extending from the south-west corner of the Retort House following partial digging out of the interior and lowering of the Hope Street N-S wall.
36	Illus. 90:	Interior Ground Floor (GF) of the retort house, viewed from south-east (SE).
37	Illus. 91:	Internal GF - S-facing elevation at north end of the Retort House.
38	Illus. 92:	Internal GF – View from SW towards the west elevation of a N-S partition wall at the north end of the building.
39	Illus. 93:	Internal GF - North end of the E-facing elevation of the west wall (bordering Hope Street).
40	Illus. 94:	Internal GF - view towards the south end.
41	Illus. 95:	Internal GF - the N-facing south wall of the building, including stairway.
42	Illus. 96:	Internal GF - South end of the E-facing elevation of the west wall (bordering Hope Street).
43	Illus. 97:	Internal GF – N-facing elevation of the south wall.
44	Illus. 98:	Internal GF – View from outside cage partition of the N-facing elevation of the south wall.
45	Illus. 99:	Internal GF – window in the west end of the N-facing elevation of the south wall.
46	Illus. 100:	Internal GF – View from the west of the south end of the west-facing elevation of the east wall.
47	Illus. 101:	Stairs from GF to first floor (F1).
48	Illus. 102:	View from NE of stair-well at F1 level.
49	Illus. 103:	Internal F1 – The east part of the S-facing elevation of the North wall.
50	Illus. 104:	Internal F1 – The west part of the S-facing elevation of the North wall.
51	Illus. 105:	Internal F1 – View from NE along the E-facing elevation of the

		west wall (bordering Hope Street).
52	Illus. 106:	Internal F1 – View Detail of the E-facing elevation of the west wall (bordering Hope Street).
53	Illus. 107:	Internal F1 – View towards the south end of the building.
54	Illus. 108:	Internal F1 – Detail of roof structure looking south.
55	Illus. 109:	Internal F1 – View from NW towards the N-facing elevation of the south wall, with round window.
56	Illus. 110:	Internal F1 – detail of round window in the N-facing elevation of the south wall.
57	Illus. 111:	Internal F1 – the N-facing elevation of the south wall, with round window.
58	Illus. 112:	Internal F1 – View towards the north end of the building.
59	Illus. 113:	Internal F1 – View from NW towards the east frontage of the building.
60	Illus. 114:	Internal F1 – Detail of windows in the east frontage of the building.
61	Illus. 115:	Internal F1 – View from the SE across the internal space towards the NW corner of the building.



Photo 01.



Photo 02.



Photo 03.

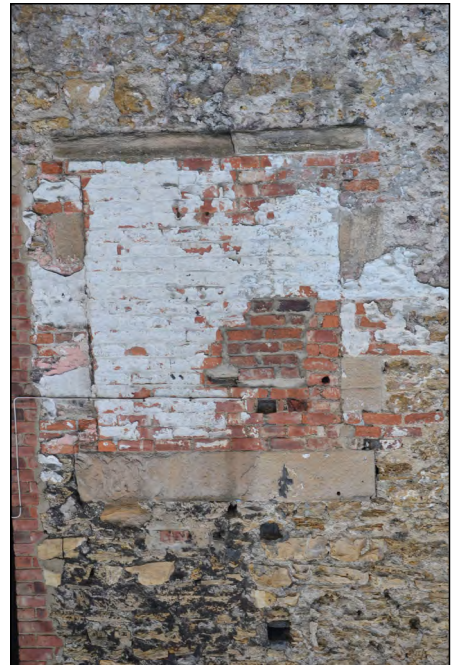


Photo 04.



Photo 05.



Photo 06.



Photo 07.



Photo 08.



Photo 09.



Photo 10.

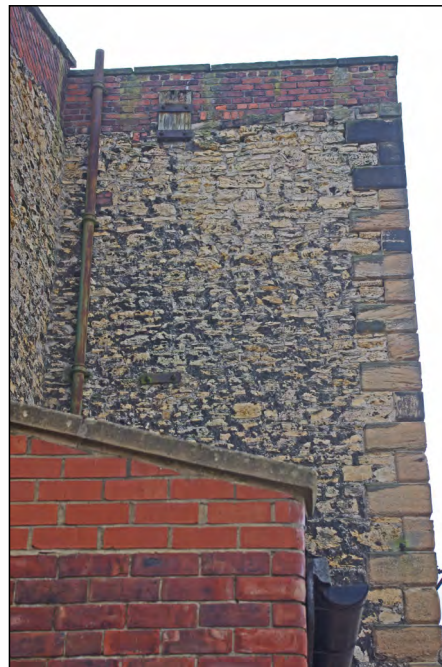


Photo 11.



Photo 12.



Photo 13.



Photo 14.



Photo 15.



Photo 16.



Photo 17.



Photo 18.



Photo 19.



Photo 20.



Photo 21.



Photo 22.



Photo 23.

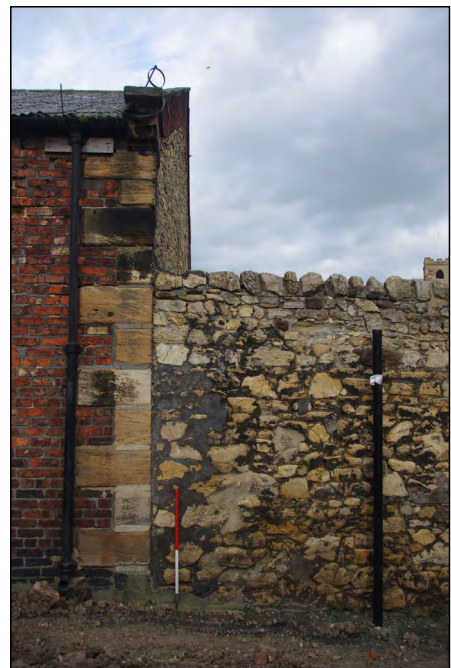


Photo 24.



Photo 25.



Photo 26.





Photo 27.



Photo 28.



Photo 29.



Photo 30.



Photo 31.



Photo 32.



Photo 33.



Photo 34.



Photo 35.



Photo 36.



Photo 37.



Photo 38.



Photo 39.



Photo 40.



Photo 41.



Photo 42.



Photo 43.



Photo 44.



Photo 45.



Photo 46.



Photo 47.



Photo 48.



Photo 49.



Photo 50.



Photo 51.



Photo 52.



Photo 53.



Photo 54.



Photo 55.



Photo 56.



Photo 57.



Photo 58.



Photo 59.



Photo 60.



Photo 61.

## 4. PHASE I ARCHAEOLOGICAL WATCHING BRIEF

### 4.1 Phase I

Monitoring of the excavation of the gas tank, in the area between the north wall of the Retort House, the attached Hope Street boundary wall and the east-facing elevation of the former Gasworks Offices building was carried out following the demolition of some overlying structures in November and December, 2013.

The extent of the gas tank was gradually revealed as the upper course of its sandstone block lining became visible following the removal of overburden. The blocks forming the tank wall were large rectangular blocks about 1 metre in length, rendered with a concrete mix which also formed the floor of the structure. The tank was approximately 12-13 metres wide at its base and c. 7 metres high (measurement was hindered by safety considerations and it was not possible to enter the floor of the structure itself). The only feature of note within the tank was an iron pipe, c 0.35 m in diameter but thicker at the top and base, set off-centre in the floor of the tank (see *Illus. 124 & 125*), presumably serving the function of gas conduit from the retort house via underfloor piping.

The gas tank as revealed by the excavations survived well, although some damage was caused to the otherwise regular arrangement of stone blocks around its upper circumference by heavy machinery and localised groundworks. Following the excavation of its toxic fill which, close to the floor of the tank comprised a silty black deposit, the tank was back-filled with non-toxic material and the surface compacted for re-use within the proposed development.

### 4.2 Photographic Record

Photo No.	Illus.	
01	Illus. 116:	The west side of the gas tank emerging at the foot of the east elevation of the Hope Street boundary wall (extending northwards from the north-west corner of the Retort House).
02	Illus. 117:	The emergence of the west side of the gas tank viewed from the north (towards the Retort House).
03	Illus. 118:	The emergence of the north-east part of the gas tank viewed from the south-west (towards the former Gas Works offices).
04	Illus. 110:	The west side of the gas tank following partial excavation, at the foot of the Hope Street boundary wall
05	Illus. 120:	The south-west part of the gas tank following partial excavation.
06	Illus. 121:	Detail of stonework forming the upper part of the gas tank lining.
07	Illus. 122:	The west side of the gas tank during further excavation.
08	Illus. 123:	Detail of disturbed masonry in the upper courses of the north part of the gas tank structure.
09	Illus. 124:	View from the north-east following complete excavation of the gas tank, with Retort House to rear.
10	Illus. 125:	Vertical oblique view (from east side) of the excavated gas tank – 2 metre measuring rod provides scale.
11	Illus. 126:	Sandstone blocks removed from the upper courses of the surviving gas tank sub-structure.
12	Illus. 127:	The excavated gas tank viewed from the north.



Photo 01.



Photo 02.



Photo 03.



Photo 04.



Photo 05.



Photo 06.



Photo 07.



Photo 08.



Photo 09.



Photo 10.



Photo 11.



Photo 12.

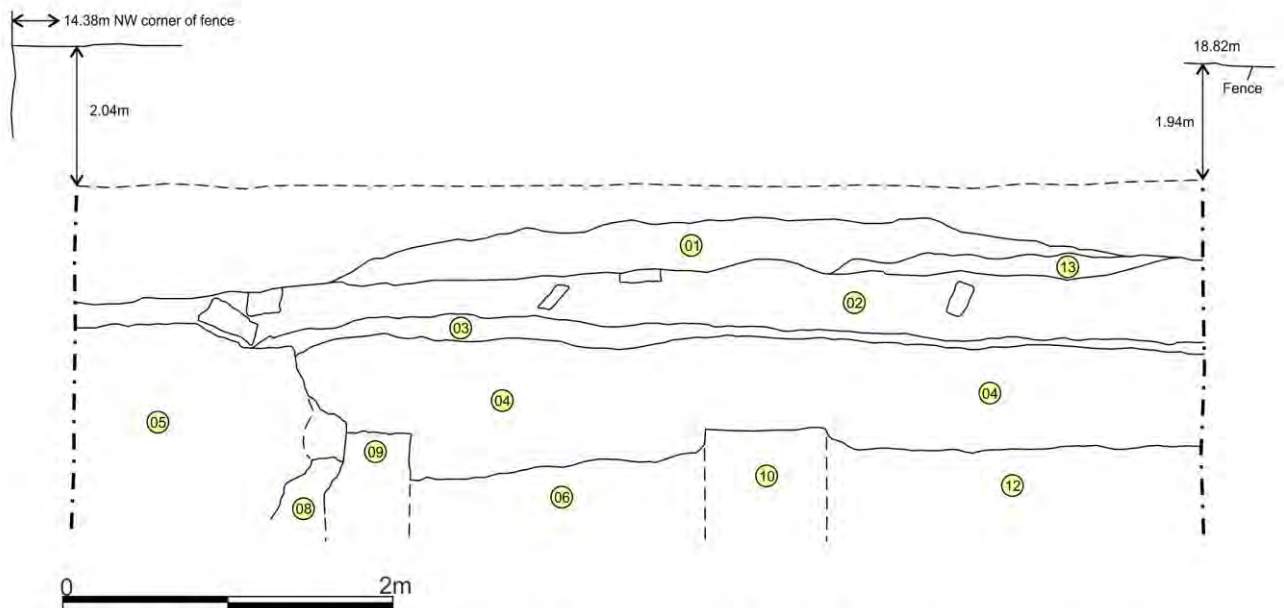


## 5. PHASE II ARCHAEOLOGICAL WATCHING BRIEF

A second phase of groundworks monitoring took place following archaeological evaluation and between the two main phases of buildings recording of the Retort House. During this phase, the remaining north-west extension to the Offices building was finally removed (see Illus. 160), as was the former Retort House to the south-west (see Illus. 161) and the site remediated in order to prepare it for redevelopment.



**Illus. 128:** Plan of Brick Structure along SW-NE aligned boundary of watching brief site, Rear Plot of Hind Street Hotel, Sunderland.



**Illus. 129:** South-east facing section of Brick Structure along SW-NE aligned boundary of watching brief site, Rear Plot of Hind Street Hotel, Sunderland.

A number of built features were uncovered during the remediation groundworks which are reported below.

### **5.1 Domestic remains on the NW Site Boundary (*Illus. 130-135*)**

The principal area of archaeological interest recorded during the watching brief was to the north, along the SW-NE aligned boundary of the proposed development site, some 14.4 m from the NW corner of the fence boundary. The area in question measured 6.46 m (length) x 3.64 m (width) x 2.16 m (max depth) and contained the demolished remains of a brick structure, probably the remnants of a 19<sup>th</sup> domestic hearth. A number of small finds, including a tea-spoon, clay pipe fragments and marbles, discovered within the primary context corroborates this interpretation.

#### **5.1.1 Context List:**

[01] Topsoil and turf – churned up.

[02] Demolition layer, compact, mixed, loam and stones, brick, ballast flint, slightly sandy.

[03] Deposit of black ash, compact, silty, coal dust and colliery waste.

[04] Demolition layer, very similar to [02].

[05] Concrete block to west of feature, possibly a later feature, measures 0.58m x 0.40m.

[06] Occupation layer. Dark grey-black, loose, fine, gritty ash, with inclusions of coal, pottery, brick pieces, colliery waste and a range of domestic finds including spoons and marbles.

[07] Concrete surface with slight step mid-way, 1.40 m x 0.94 m. The extent is not recordable due to limit of excavated to the east and north.

[08] Foundation for [09] 0.52 m x 0.34 m east. Magnesian limestone wall two courses high, bonded with lime mortar, now soft and degraded.

[09] Linear brick wall aligned NW-SE observed at west side of excavated area. Single skin.

[10] Linear brick wall aligned NW-SE observed at east side of excavated area. Double skin.

[11] Step, constructed in limestone. Perpendicular alignment to and abutting linear brick wall [10].

[12] Creamy white degraded mortar, foundation for [07], crumbly with pieces of lime.

[13] Yellow dolomite (small lens).

### **5.2 Wall (*Illus. 136-138*)**

The remains of a wall uncovered at the upper (west) end of Trench 3, comprising concrete base with brick superstructure, was found to extend north-westwards as a concrete-capped revetment which may once have formed the south-west wall of a block of terrace properties facing onto a cobbled branch of Hope Street, or may have been inserted after the demolition of the latter.

### **5.3 Niche feature (*Illus. 139-140*)**

A small niche feature within a short section of stone walling was revealed some 3 metres below ground level on the south side of the domestic fireplace feature described above. No function could be ascribed to this feature and its context was lost by machine excavation. Its depth suggests that it may have been part of a cellar feature within 19<sup>th</sup> century housing.

#### 5.4 Road surfaces (*Illus. 146-147*)

Cobbled road surfaces were revealed in several locations (see grey fill on *Illus. 03*) consistent with the layout of an angled extension to Hope Street visible on 19<sup>th</sup> and early 20<sup>th</sup> century Ordnance Survey plans.

#### 5.5 Walls running from top of site (*Illus. 154-156*)

The remains of stone-built wall foundations were visible in section running at right angles to the Hope Street site boundary. Three such walls were visible, all c.0.40 m wide, of similar character and equally spaced. Although they cannot easily be associated with buildings or land divisions apparent on historic mapping, it is likely that they derive from the urban development of the land in the first half of the 19<sup>th</sup> century .

#### 5.6 Wall running into side of site (*Illus. 142*)

A wall of similar width and character to those described above in Section 5.6 was observed in section in the north-west site boundary, adjacent to the house remains excavated in Trench 3 (see Section 2.3, above). Although it cannot easily be associated with buildings or land divisions apparent on historic mapping, it is likely that it also derives from the urban development of the land in the first half of the 19<sup>th</sup> century

#### 5.7 Gas holder (*Illus. 149-152*)

Excavations in the area west of the former Gasworks Offices revealed stone blocks, some in situ and others removed from their original context. These were, or derived from, the upper courses of the north part of the gas tank previously revealed by an earlier watching brief in the same area (see Section 4, above).

#### 5.8 COMPOUND PHOTOGRAPHIC RECORD

Excav. Photo No.	Illus.	
01	Illus. 130:	Feature (probably a fireplace) revealed in the SW-facing end section of the site.
02	Illus. 131:	View from SE of the fireplace and house floor revealed in the SW-facing end section of the site.
03	Illus. 132:	Detailed view from SE of the fireplace and house floor revealed in the SW-facing end section of the site.
04	Illus. 133:	View from the south of the fireplace and house floor revealed in the SW-facing end section of the site.
05	Illus. 134:	Vertical oblique view from NW of the fireplace and house floor revealed in the SW-facing end section of the site.
06	Illus. 135:	Finds from the 'fireplace and house floor' feature revealed in the SW-facing end section of the site.
07	Illus. 136:	View from the north-west of the concrete-capped revetment wall forming, or built upon, the rear wall of the a demolished block of terraced housing (i.e. NW return of the SE-facing stone-built end wall shown in <i>Illus. 143-145</i> ).

08	Illus. 137:	Detail of end/revetment wall show in <i>Illus. 53</i> (above).
09	Illus. 138:	View from the north-west following clearance around the concrete-capped revetment wall shown in <i>Illus. 38-40</i> (above).
10	Illus. 139:	Stone recess or niche feature facing NE, in the area south of the 'fireplace and house floor' feature revealed in the SW-facing end section of the site (within a cellar?).
11	Illus. 140:	Detail of stone niche feature show in <i>Illus. 139</i> .
12	Illus. 141:	View from the west during the removal of brick extensions to the NW corner of the former Gasworks Offices.
13	Illus. 142:	Wall in section revealed in the SW-facing end section of the site.
14	Illus. 143:	View from the west during the removal of brick extensions to the NW corner of the former Gasworks Offices, revealing internally plastered walls..
15	Illus. 144:	View from the west following the removal of brick extensions to the NW corner of the former Gasworks Offices, revealing a concrete revetment wall aligned NW-SE.
16	Illus. 145:	Service pipes revealed in the central part of the site at or just below the level of cobbled road surfaces.
17	Illus. 146:	View from the north-west of a cobbled road surface revealed in the centre of the site where historic maps show an angle in a side road from Hope Street, serving terraced housing.
18	Illus. 147:	View from the south-east of the cobbled surface shown in <i>Illus. 146</i> .
19	Illus. 148:	View from the north-west during excavations in front of the former Gasworks Offices and Retort House.
20	Illus. 149:	Part of the outer wall of the north part of the stone-lined gas tank revealed during site excavations (the metal tank was excavated from the NW part of the site).
21	Illus. 150:	Detail of the outer wall of the north part of the stone-lined gas tank shown in <i>Illus. 149</i> .
22	Illus. 151:	Part of the outer wall of the north-east part of the stone-lined gas tank revealed during site excavations in front of the former Gasworks Offices.
23	Illus. 152:	Dressed stones from the stone-lined gas tank disturbed during site excavations in front of the former Gasworks Offices.
24	Illus. 153:	View southwards across the excavated site towards the Hope Street boundary and Retort House.
25	Illus. 154:	View south-east along the Hope Street site boundary showing the remains of stone-built wall foundations in plan.
26	Illus. 155:	View south-west towards the Hope Street site boundary showing the remains of stone-built wall foundations in section.
27	Illus. 156:	Detailed view of a stone-built wall foundations in section, as shown in <i>Illus. 155</i> (above).
28	Illus. 157:	View northwards across the site following the completion of excavations.
29	Illus. 158:	View north-westwards across the site following the completion of excavations.
30	Illus. 159:	View northwards across the site during foundation works for the new build.
31	Illus. 160:	View from Hope Street during the demolition of a north-west extension to the former Gasworks Offices building which has been refurbished and incorporated into the new development site.
32	Illus. 161:	View in February 2015 from the south-east along Hope Street following the removal of most of the Retort House.

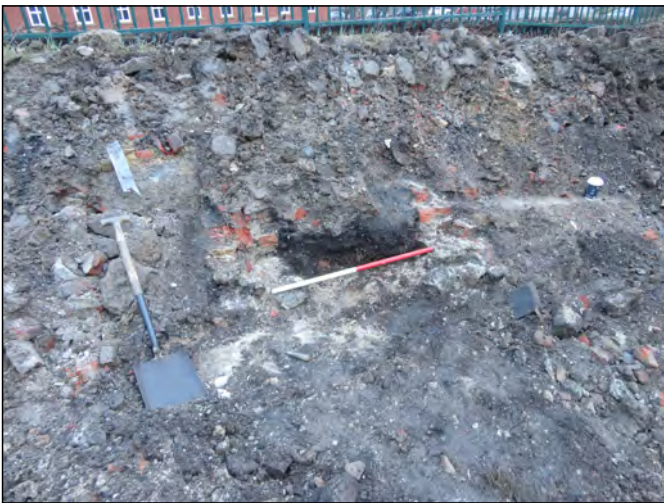


Photo 01.



Photo 02.



Photo 03.



Photo 04.



Photo 05.



Photo 06.



Photo 07.



Photo 08.



Photo 09.



Photo 10.



Photo 11.



Photo 12.



Photo 13.



Photo 14.



Photo 15.



Photo 16.



Photo 17.



Photo 18.



Photo 19.



Photo 20.



Photo 21.



Photo 22.



Photo 23.



Photo 24.





Photo 25.



Photo 26.



Photo 27.



Photo 28.



Photo 29.



Photo 30.



Photo 31.



Photo 32.

## 5. CONCLUSIONS

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It is concluded that all the remains revealed by excavation, buildings recording and monitoring derived from the development of the site in the first half of the 19<sup>th</sup> century or from subsequent developments, most notably as the site of a gas works in the mid-19th century. Other than the retort house, which is of marginal regional importance, none of the remains recorded are of more than local importance.

No features of earlier provenance were recorded and all archaeological remains have now been removed from the north-west half of the site, leaving undisturbed only the buried gas tank and parts of the retort house, as well as the protected former gasworks offices building.

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**APPENDIX 3: Pottery Report by Jenny Vaughan (NCAS)**

A small group of 22 sherds of pottery weighing 424 grms was recovered from context 6. Most of the fragments were of refined white earthenwares (refww), the majority with some type of decoration. Amongst the miscellaneous other types present (see catalogue for details) was a small doll's china tea or coffee pot. The group probably dates to the early part of the 20<sup>th</sup> century.

In addition to the pottery vessels were a small moulded piece, possibly part of a model, and two ceramic swing bottle stoppers, one with 'Powleys' printed on the top. Powleys were a Sunderland firm of lemonade manufacturers who began operating in the later 19<sup>th</sup> century. The swing bottle stopper was patented in 1875.

fabric	sherds	weight	form sherds	comments
blackware	1	5	r	Black gl red earthenware, Small hollow ves.
brown sl	2	71	r	Red (or brown) earthenware. Rim has blue tinged glaze on internal slipped surface, other frag usual clear/yellow.
refww dec	1	26	r	Plate rim with blue lines
refww	2	40	r b	Plate rim and a chipped base
refww sp	3	28		One with blue dec, other painted line + pink stamped dec
refww dec	3	22		With moulded dec and blue coloring
refww tp	3	30	r	Plate rim. 3 vessels represented
refww tp	4	152	r+sp b	Jug with blue floral dec
brown gl ew	1	8		Light brown gl pale earthenware fabric.
china	1	29	r	Moulded plate rim
china	1	13	ves	Doll's tea/coffee pot.
?	1	7	?	Small piece of moulded porcelaneous material. ?part of model of some sort.
ceramic	2	41	stoppers	Two ceramic swing bottle stoppers. One labelled 'Powleys'

**Abbreviations:**

dec decorated/decoration  
 ew earthenware  
 sl with slip  
 sp sponged decoration  
 tp transfer printed

**Clay tobacco pipes (also all from Context 6)**

Bowl with spur and basket effect moulding

Plain bowl with side lugs

Bowl, no spur, with gloved, or mailed hand with cross-hatched pattern on right hand side.

Bowl with spur and cross-hatched heart on right hand side, blurred 'TW' on front

There were also nine stem fragments with bores of 4 and 5/64ths of an inch.

This group of clay pipes is probably early 20<sup>th</sup> century in date.



**ARCHAEOLOGICAL SCHEME OF WORKS REPORT:  
BISHOPWEARMOUTH HERITAGE TOWNSCAPE SCHEME, SUNDERLAND**

Planning Reference: 18/02139/LP3  
NGR: NZ 3930 5698  
AAL Site Code: SUBW19  
OASIS Reference Number: allenarc1-371003



Report prepared for Sunderland City Council

By  
Allen Archaeology Ltd  
Report Number AAL2019125

October 2019



Allenarchaeology



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*Cover image: Memorials along boundary wall, looking east, scales 1.0m*

## Executive Summary

- The National Lottery Heritage Fund has awarded Sunderland City Council £1.9m to deliver the five-year Bishopwearmouth Townscape Heritage Scheme in Sunderland City Centre. Allen Archaeology Limited was commissioned by Sunderland City Council to undertake an archaeological scheme of works, comprising the recording of memorial stones and architectural masonry fragments, and archaeological monitoring of groundworks associated with the scheme.
- The programme of works involved the recording of a number of headstones from the burial ground and a commemorative plaque from the, now demolished, 1721 Bowes Almshouses which stood at the southern end of the park. The inscription was erected to mark restoration work to the almshouses in 1875 and it is intended the plaque will be displayed within the new central seating area mounted on the new boundary wall.
- Archaeological monitoring was undertaken of all groundworks associated with the project, comprising: the demolition of the boundary wall of the cemetery, an area of topsoil stripping for a compound and footpath diversion and the area of the proposed 'amphitheatre' and a wall footing to the south of the steps to the south of the churchyard.
- The archaeological monitoring revealed that structural remains survived from 18<sup>th</sup>–19<sup>th</sup> century buildings to the south of the churchyard, and indicated that the churchyard itself had originally extended beyond the current boundary.
- Eight, possibly nine burials were uncovered during the works and were recorded and left in situ. Disarticulated bone representing a minimum of six adults, seven subadults and an infant was also recorded and was reinterred on the site in accordance with the terms of the Bishops Faculty for the works.

## 1.0 Introduction

- 1.1 Allen Archaeology Limited (AAL) was commissioned by Sunderland City Council to undertake a scheme of archaeological works including the recording of inscribed masonry and the archaeological monitoring of groundworks associated with the Bishopwearmouth Heritage Townscape Scheme, funded by the HLF. The work was undertaken as a condition of planning permission for work to realign footpaths, improve the steps from Town Park to Low Row and repair and enhance the churchyard walls.
- 1.2 The fieldwork, recording and reporting was carried out in a manner consistent with current national guidelines, as set out in the Chartered Institute for Archaeologists '*Standard and guidance for an archaeological watching brief*' (CIfA 2014), the Historic England document '*Management of Research Projects in the Historic Environment (MoRPHE)*' (Historic England 2015) and a Faculty issued by the Consistory Court of the Diocese of Durham and with reference to the Regional Research Framework (Petts and Gerrard 2006).
- 1.3 The documentary and physical archive generated was assembled in accordance with national guidelines in '*Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation*' (AAF 2011). Tyne and Wear Museums do not accept paper only archives. As no finds were retained from the site, an archive will not be submitted, although a copy of the report will be submitted to ADS in York.

## 2.0 Site Location and Description

- 2.1 The site is located within the urban centre of the city of Sunderland, at the mouth of the River Wear. The location of the site is known to be at the heart of the medieval village of Bishopwearmouth, one of the three main settlements along with Sunderland to the east and Monkwearmouth to the north of the river that, due to later processes of urbanisation, came to form the major industrial town of Sunderland. The site lies within the administrative district of Sunderland City Council.
- 2.2 The site comprises a roughly rectangular area of land, of c.3500m<sup>2</sup>, to the south of Sunderland Minster Church, centred on NGR NZ 3932 5688 and c.38m above Ordnance Datum (Figure 1).
- 2.3 The bedrock geology is composed of dolostone of the Roker Formation. The superficial geological deposits in the area of the site are varied, comprising Devensian period tills and glaciolacustrine deposits (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

## 3.0 Planning Background

- 3.1 A planning application was submitted in 2018 for '*Resurfacing and realignment of the existing adopted footpaths; creation of a new central seating area enclosed by limestone wall; improvements to the steps from Town Park to Low Row; and the repair and enhancement of the churchyard walls including reinstatement of railings.*' (Planning ref. 18/02139/LP3). Planning permission was granted with a number of conditions, including for a programme of archaeological works, as described in the present report, to provide further information concerning the nature and extent of the archaeological resource present on

the site, the potential impacts of the proposed development, and to establish any mitigation strategies that may be required.

- 3.2 Prior to the commencement of the development, an archaeological desk-based assessment of the site was undertaken which identified a moderate to high potential for a range of different buried archaeological features within the development area (NAA 2018).
- 3.3 The approach adopted is consistent with the recommendations of the National Planning Policy Framework (NPPF), with the particular chapter of relevance being '*Chapter 12: Conserving and enhancing the historic environment*' (Ministry of Housing, Communities and Local Government 2019), and with the policies of the Sunderland City Council Core Strategy and Development Plan 2017–2033, the most directly relevant being *Policy E4: Historic Environment* and *Policy E5: Heritage Assets*.

#### **4.0 Archaeological and Historical Background**

- 4.1 An archaeological desk-based assessment of an area extending 200m from the site was undertaken prior to the commencement of the development, the results of which are summarised here (NAA 2018).
- 4.2 The closest recorded evidence for prehistoric finds or features relates to the Vaux Brewery site, c.400m to the northeast of the development area, where evidence of riverside settlement that spanned the Mesolithic period to the Iron Age was recorded during a series of archaeological investigations between 2003 and 2004. The evidence included ard marks, flint scatters and pottery as well as ditches, postholes and pits.
- 4.3 No evidence of Roman activity has been found within the site, though a piece of mortarium was found in the wider study area.
- 4.4 It has been suggested that Bishopwearmouth formed around St. Michael's monastery, in the 7<sup>th</sup> or 8<sup>th</sup> century AD (Peters and Mabbitt 2005), although this is unproven. The earliest definite evidence for the settlement of Bishopwearmouth is from AD934, when Athelstan established a parish at South Wearmouth, assumed to be cognate with Bishopwearmouth. Physical evidence for the early medieval period is limited to part of a grave marker from St. Michael's church, which is suggested to be 11<sup>th</sup> century in date, and parts of the church foundations which may be 9<sup>th</sup> century in date.
- 4.5 During the medieval period, Sunderland was comprised of three settlements, Bishopwearmouth, Sunderland and Monkwearmouth, with Bishopwearmouth the centre of a farming community. In the 12<sup>th</sup> century, Bishopwearmouth lay within the villages of Wearmouth and Tunstall which were jointly described in the Boldon Book of 1183 as containing 22 villeins, six cottagers, a carpenter, and a blacksmith. The lordship farm had 20 oxen, 20 sheep, two harrows and a mill.
- 4.6 The medieval plan of Bishopwearmouth village is still partially extant in the modern townscape. Bishopwearmouth green is thought to represent a village green of some antiquity, possibly dating to the Anglo-Saxon or early medieval period, and the surrounding street layout may also have medieval origins. St. Michael's church itself was subject to many

alterations and phases of rebuilding. Archaeological findspots suggest that the Anglo-Saxon village was clustered around the green to the south of the church, whereas the medieval village was focused on an area to the north of the church. From the medieval period until the 18<sup>th</sup> century, Bishopwearmouth rectory, with its substantial tithe barn, was located at what is now the junction between Livingstone Road and St. Michael's Way. A bakehouse and a windmill are believed to have been located to the north of St. Michael's Church. A medieval stone bridge is also known from historic mapping, located between Hind Street and Silkworth Row.

- 4.7 In the post-medieval period, after an initial decline, Bishopwearmouth and Sunderland began to expand from the 17<sup>th</sup> century onwards, when the area became an important centre of coal mining and export, as well as shipbuilding. Low Street was the focus of much of this activity until the High Street was constructed in the mid 17<sup>th</sup> century. The High Street itself linked Bishopwearmouth and Sunderland together with residential and commercial buildings.
- 4.8 In 1902, during the demolition of the southeast corner of the rectory, an oak box containing a hoard of 300 to 400 16<sup>th</sup> to 17<sup>th</sup> century silver coins and was discovered, together with some human bones.
- 4.9 By the early 18<sup>th</sup> century, the land around Bishopwearmouth Green had been developed or turned into park land, and there was a shift in settlement focus to land to the east of the original village green, though some open fields remained around St. Michael's Church until the 19<sup>th</sup> century. There are numerous buildings of historic significance in the surrounding area, many of which are listed.
- 4.10 Within the development area, one of the most historically important buildings was the Bowes Almshouses, adjacent to Bishopwearmouth Green, which remained in use until the 1960s. To the east of the church, another almshouse was established by Jane Gibson in 1772. The extant Gibson Almshouses were built in 1863, and funded by Elizabeth Gray Mowbray.
- 4.11 A watching brief was undertaken during the replacement of a retaining wall around the southwest corner of the village green in Town Park in 2007 and uncovered only a modern brick drain.

## **5.0 Aims and Objectives**

- 5.1 It was not clear whether the burials in the churchyard had been previously removed and therefore the construction of a new section of wall around the churchyard was monitored. Fragmentary gravestones and three pieces of memorial plaque from the Bowes Almshouses were also to be recorded.
- 5.2 The purpose of the archaeological recording and monitoring was to gather evidence to establish the presence/absence, nature, date, depth, quality of survival and importance of any archaeological deposits to enable an assessment of the potential and significance of the archaeological remains, to assess the impact of the development upon the archaeology and

to answer research questions set out in the Regional Research Framework (Petts and Gerrard 2006).

## 6.0 Methodology

- 6.1 Photographic and written recording was undertaken on six headstones from the burial ground of Sunderland minster, and four fragments of a commemorative stone plaque originally from the almshouses to the south of the church. The results are presented below, giving the context number assigned to each fragment of masonry.
- 6.2 A programme of archaeological monitoring and recording was undertaken by the author on all groundworks undertaken in relation to the Bishopwearmouth Heritage Townscape Scheme over 29 working days between 27<sup>th</sup> August and 8<sup>th</sup> October 2019 (Figure 2). Archaeological deposits and features were located using a survey grade Leica Zeno 20 GPS. A full written record was made on AAL context sheets, and plans and sections were recorded at an appropriate scale (1:20 or 1:50).
- 6.3 Monochrome, print and digital photography formed an integral part of the recording strategy, and photographs incorporated scales, an identification board and directional arrow.
- 6.4 Disarticulated human bone was collected and catalogued on site before being returned for reburial. All the articulated burials encountered were at sufficient depth that they would not be impacted upon by the rebuilding of the wall and so they were recorded in situ and protected by a layer of geotextile and soft soil.

## 7.0 Results

### *Inscribed Masonry Fragments*

#### Headstone 100

- 7.1 Headstone 100 comprised the upper part of a sandstone headstone with a partial inscription present (Plate 1). The headstone fragment measured 0.91m x 0.65m x 0.07m thick, and had a curved, shouldered top. The inscription was recorded as:

SACRED/ To the Memory of/ SARAH TAYLORSON RANSON/ Daughter of JOHN and SARAH RANSON/ of BpWearmouth Who Departed this Life/ [...]ged 4 years/ [...]ughter/ [...]ife/ [Remainder illegible]



*Plate 1: Headstone 100, looking east, no scale*

- 7.2 Historical research showed that Sarah Taylorson Ranson was born in 1824 and baptised on the 2<sup>nd</sup> January 1825. The burial took place on the 26<sup>th</sup> February 1829.

Headstone 101

- 7.3 Headstone 101 comprised the upper part of a green sandstone headstone with a scroll top with cable and flower decoration (Plate 2). The headstone measured 0.94m x 0.85m x 0.08m thick, and the upper part was heavily weathered. The legible part of the inscription was recorded as:

IN/ AFFECTIONATE REMEMBRANCE/ OF/ JOHN WRIGHT/ OF BISHOPWEARMOUTH/ GENTLEMAN/  
WHO DIED 10<sup>TH</sup> JANUARY 1834/ AGED 80 YEARS/ AND OF/ MARY WRIGHT HIS WIDOW/ WHO DIED  
1<sup>ST</sup> OCTOBER 1854/ AGED 77 YEARS/ ALSO OF/ [Remainder missing] (See headstone 102, below)



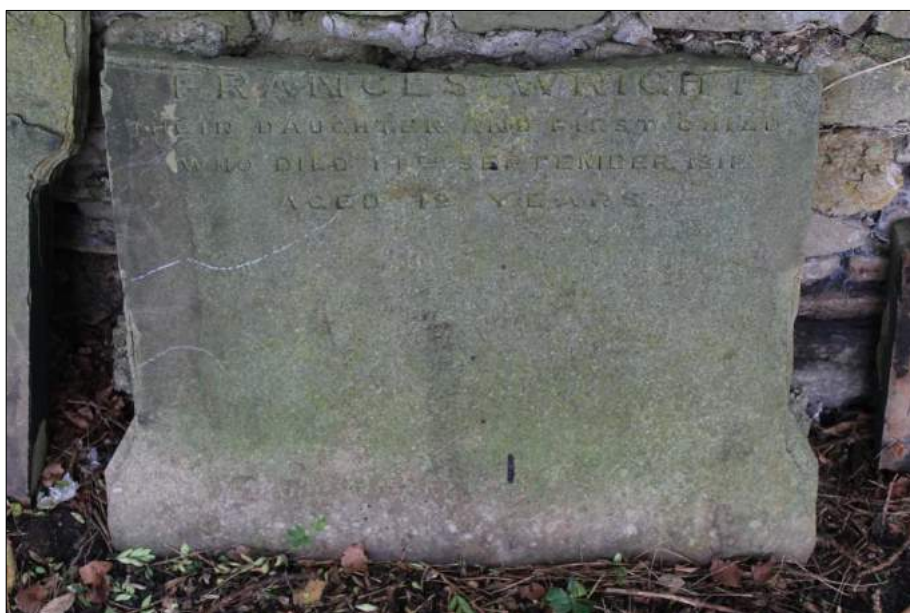
*Plate 2: Headstone 101, looking east, no scale*

7.4 Little definite information concerning John Wright was discovered by initial historical research. Mary Wright is likely to be that recorded at 250 high Street, Bishopwearmouth in the 1851 census, listed as 'Proprietor of Houses' along with her 45-year-old son George Walton Wright, solicitor, and Ellen Agnes Gray, a 20 year old servant.

Headstone 102

7.5 Headstone 102 comprised the lower part of a green sandstone headstone measuring 0.96m x 0.70m x 0.08m thick (Plate 3). It represents the lower part of headstone 101, described above. The inscription was recorded as:

FRANCES WRIGHT/ THEIR DAUGHTER AND FIRST CHILD/ WHO DIED 14<sup>TH</sup> SEPTEMBER 1811/  
AGED 12 YEARS



*Plate 3: Headstone 102, looking east, no scale*



- 7.6 Historical records showed that Frances Wright was born on the 5<sup>th</sup> August 1800, and baptised on the 15<sup>th</sup> September of the same year. Her parents are listed as John Wright and Mary Wetherald. John Wright married Mary Wetherald on 4<sup>th</sup> February 1799, when he was 45 years old and she was 22.

#### Headstone 103

- 7.7 Headstone 103 comprised the upper part of an ornately decorated red sandstone headstone with an illegible inscription, the only readable part was possibly the single letter 'W' (Plate 4). The headstone fragment measured 0.91m x 0.66m x 0.08m thick.



*Plate 4: Headstone 103, looking east, no scale*

#### Headstone 104

- 7.8 Headstone 104 comprised an entire headstone with a curved, shouldered top, executed in green sandstone. The stone measured 1.08m in height by 0.85m in width and was 0.08m thick. The inscription was recorded as:

SACRED/ [TO THE MEMORY OF]/ [2 lines illegible]/ ANN ALLISON/ [...] of the Above who died April 2[...]/ AGED 14 YEARS/ THOMAS ALLISON/ [...]Son of the above who/ died March 2<sup>nd</sup> 1881 aged 39 years/ ELIZABETH ALLISON/ the daughter of the above/ who died April 9<sup>th</sup> 1831 aged 2[...]/ ELIZABETH HUGALL/ Wife of George Hugall daught[...]/ [Remainder illegible]



*Plate 5: Headstone 104, looking east, 1m scales*

- 7.9 Documentary research suggests that Elizabeth Allison was buried on 14<sup>th</sup> April 1831 and was born in 1829. Little definite information could be recovered about the other individuals mentioned in the inscription.

Headstone 105

- 7.10 Headstone 105 comprised a fragment of green sandstone measuring 0.93m x 0.80m x 0.09m. The inscription was only partially legible, and was recorded as:

[3 lines illegible]/ Also the above named [...]/ WILLIAM LINCOLN departed [...]/ life Dec<sup>r</sup> 26<sup>th</sup> 1828  
Aged 60 years/ Also DAVID their son who died/ [...] Jan<sup>y</sup> 8<sup>th</sup> 1811 Aged 6 years

- 7.11 It is likely that William Lincoln is the same individual as the William Lincoln who was married to Hannah Hall at Bishopwearmouth on November 26<sup>th</sup>, 1793.



*Plate 6: Headstone 105, 1m and 0.5m scales*

Commemorative Plaque Fragments 106, 107 and 108

7.12 Three green sandstone masonry fragments comprised parts of a commemorative stone plaque originally built into the wall of the Bowes almshouses, adjacent to Bishopwearmouth Green, and which continued in use until 1961. Fragment 106 measured 0.68m x 0.57m x 0.06m (Plate 7). The partial inscription was recorded as:

[...]MOUTH/ [...]OUSES/ [...]D 1721



*Plate 7: Plaque fragment 106, 0.10m scale*

7.13 Plaque fragment 107 measured 1.07m x 0.79m x 0.06m, and had a partial inscription that was recorded as:

BISHOPWE[...] / ALMS H[...] / FOUNDE[...] / BY THE REV<sup>D</sup>[...] / RESTORED [...] / BY [...] / REV<sup>D</sup> [...]

- 7.14 There was also a monogram, AT or TA, in the bottom left corner of the plaque, and another, possibly NI or IN, in the top left corner. The monograms may represent the initials of the stonemasons involved in the production of the plaque.



*Plate 8: Commemorative plaque fragment 107, no scale*

- 7.15 Masonry fragment 108 measured 0.66m x 0.50m x 0.06m, and the partial inscription was recorded as:

[...]JOWES RECTOR/ [...]1879/ [...]NTRIBUTIONS/ [...] COCKIN <sup>MA</sup>



*Plate 8: Commemorative plaque fragment 108, 0.10m scale*

7.16 The full inscription of the commemorative plaque could be reconstructed as:

BISHOPWEARMOUTH  
ALMS HOUSES  
FOUNDED 1721  
BY THE REV<sup>D</sup> JOHN BOWES RECTOR  
RESTORED 1879  
BY [...] CONTRIBUTIONS  
REV<sup>D</sup> WILLIAM COCKIN <sup>MA</sup>

7.17 John Bowes was rector of the church from 1715–1721, when he left a bequest in his will to establish the almshouses. William Cockin was rector from 1864 until his retirement in 1883. Although he died in York, in 1889, he was buried in Bishopwearmouth cemetery.

### ***Archaeological Monitoring (Figure 2 and Figure 3)***

#### ***Compound and footpath diversion***

7.18 Two areas of topsoil stripping were monitored in the southeast of the site, for the placement of the site compound (Plate 9), and for a temporary footpath diversion to allow public access to the park during the works (Plate 10). The depth of the strip did not impact upon archaeological deposits or features, removing only modern topsoil, 111.



*Plate 9: Topsoil stripping of area of the compound, looking west*



*Plate 10: Stripping for temporary footpath, looking north*

### Boundary Wall Demolition

- 7.19 Wall 110 extended between the west gatepost of the main entrance of the church, running north to south to a pillar adjacent to the current steps, in an area thought to be an extension to the original churchyard. Wall 133 was located between the eastern gatepost of the main entrance and ran approximately southwest-northeast around the southeast corner of the churchyard.
- 7.20 Both walls were constructed of magnesian limestone, with lower courses of sandstone, suggesting that there may have been more than one phase of construction. The chamfered coping on the walls comprised brick and concrete, with many of the bricks utilised stamped OWC (Plate 12). OWC stamped bricks have previously been found at Throckley and Jarrow on Tyneside and in northeast Scotland, mainly on coastal sites and including Orkney and Shetland. The bricks are likely to be the product of a colliery brickworks in the North East coalfield, but their origin has not been positively identified. It has been suggested that they may have been made at Osmondcroft & Whorley Hill Colliery near Barnard Castle, County Durham by the Osmondcroft Coal and Brick Company, although this is not certain (Ian Suddaby, *pers comm*).



*Plate 11: Construction of wall coping, walls 110 and 133, 0.50m scale*



*Plate 12: OWC stamped brick, 0.50m scale*

- 7.21 A worked masonry fragment possibly representing part of a memorial, or alternatively an architectural fragment, was built into the fabric of wall 110 (Plate 13).







*Plate 13: Worked masonry built into wall 110, 0.5m scale*

- 7.22 To the west of wall 110, a 0.45m thick deposit 112 of modern turf and topsoil overlay a homogeneous cemetery soil, 117. Although this deposit was only assigned a single context number, it is likely to represent a complicated series of fills and cuts associated with a large number of individual interments. Small quantities of animal bone and modern pottery, glass and CBM were recovered from the cemetery soil 117 and were not retained. Two fragments of disarticulated human bone were also recovered.
- 7.23 A single articulated, though disturbed, infant burial (SK 113) was recorded immediately to the southwest of the foundation of wall 110 (Plate 14). As far as could be ascertained, the burial was aligned roughly southeast to northwest, following the alignment of the wall, with the head to the southeast. A small pit [116], containing two fills, 114 and 115, and 0.65m deep by 1.01m wide, was recorded in section immediately adjacent to and above the burial (Figure 4).



*Plate 14: Infant burial SK 113 adjacent to wall 110, 0.10m scale*

- 7.24 To the northwest of wall 133, a deposit of modern turf and topsoil 131, up to 0.20m thick, overlay a layer of 'cemetery soil' 132, over 1.20m in thickness. Again, this deposit in fact represents a complicated sequence of indistinguishable cuts and fills associated with the use of the burial ground. Nearly 400 fragments of disarticulated bone were recovered from the cemetery soil, reflecting the longevity of use.
- 7.25 The foundation of wall 133 was less substantial than that of wall 110, and the groundworks involved the complete removal of the wall foundation and excavation beneath it. Eight (possibly nine) articulated burials were identified and recorded, all beneath the line of the boundary wall, and extending to the southwest of it, indicating that the original boundary of the churchyard was located further to the south and west.
- 7.26 The furthest southwest of the recorded burials, c.7.5m northeast of the gatepost of the church entrance, comprised two individuals. The southernmost burial, SK 135, was that of an infant and was supine (on their back) and extended. Skull fragments, ribs, vertebrae and parts of both arms were observed (Plate 15).



*Plate 15: Burials SK 134 (above scale) and SK 135 (below scale), 0.5m scale*

- 7.27 To the north of SK 135, SK 134 was the supine, extended burial of a juvenile, aligned east-west, with the head to the west. Fragments of skull, ribs and vertebrae and part of the left scapula were recorded.
- 7.28 Approximately 3.5m to the northeast of these two burials was another group of burials, comprising at least four articulated inhumations, along with a skull that may represent a fifth intact burial that lay almost completely outside of the excavated area. From south to north the burials were recorded as SK 141, SK 142, SK 145, SK 144 and SK 143.
- 7.29 SK 141, comprised a supine, extended adult inhumation, represented by the skull, mandible, left humerus, clavicle and scapula, with some vertebrae and left ribs. There was

considerable ante-mortem tooth loss from the mandible, suggesting the individual was of relatively advanced age at death (Plate 16).

- 7.30 Immediately to the north of the left arm of SK 141, SK 142 was the skull and mandible of an adult. As both were present it was assumed that SK 142 represents an articulated burial, although the majority lay outside of the excavated area.



*Plate 16: Burials SK 141 (to left of scale) and SK 142 (below scale), 0.5m scale*

- 7.31 To the north of this pair of burials, SK 145 was a partially visible subadult skull that is likely to represent another articulated burial. To the north of SK 145, SK 144 was an extended, supine adult burial comprising a damaged skull, some ribs and vertebrae and the right scapula. The skull of SK 145 was located immediately to the south of the scapula of SK 144, which was truncated by a later burial, SK 143, to the north. This burial comprised a supine, extended adult inhumation, represented by the skull, mandible, left humerus, clavicle and scapula, some vertebrae and both left and right ribs. A single tooth from the mandible had been lost ante-mortem (Plate 17).



*Plate 17: Burials SK 143 (closest to scale), SK 144 and SK 145 (indicated by red arrow), facing southwest, 0.5m scale*

- 7.32 To the east of this group of burials, two brick built burial vaults (146 and 147) were recorded in the section behind the demolished wall. Constructed in English Garden Wall bond (where discernible) and executed in hand pressed brick, the bonding material was predominantly light grey to buff hard sandy mortar, except for the blocking masonry of the southern vault 146, which was bonded with very hard mid grey sandy mortar with some admixture of coal fines.
- 7.33 Both vaults were barrel-vaulted, the southern vault having been blocked with bricks (Figure 4). The blocking of the northern vault 147 comprised loose masonry rubble that had been disturbed by the action of tree roots, and the blocking partly collapsed into the interior of the vault during the demolition of the wall, so that at least two burials were visible within the vault. The southern vault measured 2.20m wide, and was >0.90m in height. The northern vault was somewhat narrower at 1.92m, and the barrel vault sprang from a lower point, suggesting the capacity of this vault may have been smaller.

#### Area of Proposed Amphitheatre

- 7.34 Two sections of northeast to southwest aligned wall were recorded in the area to the south of the church in the area of the proposed 'amphitheatre'. The wall lay immediately beneath a layer of demolition rubble >0.49m thick, 122, which was sealed by 0.20m of topsoil, 121 and paving, 120 (Plate 18).



*Plate 18: Proposed amphitheatre area during stripping, looking southwest*

7.35 The main part of the wall foundation 119 was 0.46m in width, and extended for 7.80m in length, with some evidence for a return at the southeast end. The other section of the wall foundation, 118, was up to 0.49m wide, and 1.86m long, with a straight joint between the two walls at the southeast end of 118 (Plate 19). Both of the recorded sections of wall foundation were predominantly built of hand-made brick bonded with hard, dark grey sandy mortar with a large proportion of coal fines. Wall 118 included a broken firebrick stamped 'PEASE', manufactured at Pease West Colliery brickworks near Crook, County Durham.



*Plate 19: Section of wall foundation 118 showing broken firebrick (arrowed), facing south, 1m and 0.5m scales*

### Wall Footing

- 7.36 Within the excavated wall footing to the south of the current steps to the south of the extension to the churchyard, two walls, 123 and 126, and a floor surface were recorded, sealed by a layer of demolition rubble, 130 and modern turf and topsoil, 129.
- 7.37 The southwest wall, 123, comprised mixed brick and sandstone masonry bonded with hard mid grey sandy mortar, and faced on the southwestern side with white glazed fireclay tiles, which probably represent a late alteration to the wall. It was 0.51m wide and over 0.54m in height and was abutted to the northeast by a floor surface 125, comprising mixed hand-pressed unfrogged red brick and limestone flags. The floor surface measured only 0.92m northeast-southwest, where it abutted a 0.17m wide brick wall. The floor surface was overlain by 112, a compact deposit of coal fines and ash, 124, suggesting that it was the base of a coal-house attached to the rear of the building (Plate 20). The mid reddish brown slight clay natural geology was encountered at the base of the footing.



*Plate 20: Wall 123, floor surface 125 and wall 126, facing northeast, 1m and 0.5m scales*

## **8.0 Discussion and conclusions**

- 8.1 The results of the archaeological monitoring relate to deposits associated with the churchyard of St. Michael's church, and deposits and features associated with former buildings in the areas to the south of the churchyard.

- 8.2 The walls recorded during the fieldwork in the areas to the south of the churchyard were checked against georeferenced historic mapping. The results suggest that they represent walls associated with a public house immediately to the south of the churchyard, and an inn that was terraced into the bank to the south of the southwestern extension to the churchyard. The former would have been a drinking establishment, whilst an inn provided lodgings and food. These buildings are both depicted on 19<sup>th</sup> century mapping and are probably originally of late 18<sup>th</sup> to early 19<sup>th</sup> century date (Figure 5). The buildings of this date to the south of the church were largely demolished in the second half of the 20<sup>th</sup> century.
- 8.3 The ground level in both areas was considerably higher on the churchyard side of the wall, as a result of the reworking of the area over time. The extant burials also confirm that the burial ground has not been cleared as was previously suggested.
- 8.4 The major conclusion reached by the fieldwork was that the southern boundary of the churchyard of St. Michaels was clearly not the original boundary, as burials were recorded beneath the current wall line, extending to the south and west of it. The two burial vaults recorded were also accessed from the east ends, which would not have been possible with the wall on its current alignment. However, no evidence was encountered concerning where the original boundary of the churchyard was, or at what date realignment took place. The burial vaults appeared to be of late 18<sup>th</sup> or early 19<sup>th</sup> century construction, suggesting the realignment of the boundary wall was relatively recent, as it must have post-dated this.
- 8.5 The small amount of disarticulated bone recovered from the area adjacent to the southwest corner of the churchyard compared with the amount recovered to the south of the presumed original churchyard suggests that it was a later addition to the burial ground, better organised and less intensively used. This interpretation is supported by the fact that the area of the burial ground adjacent to wall 110 extends to the southeast of the southern boundary of the churchyard, which historic mapping suggests was straight in 1790 (Rain's Eye Plan), whilst further mapping shows that the extension to the churchyard had been added by the early 19<sup>th</sup> century (Robson's map). This extension to the burial ground is probably that reported as the purchase of a new burial ground in 1810, which refers to the burial ground "*being enlarged by a parcel of the bishop's waste*" (English Heritage 2004).

## 9.0 Effectiveness of Methodology

- 9.1 The method of investigation was appropriate for the nature of the project, and enabled the articulated burials encountered to be left in situ, whilst providing further information on the development of the burial ground. It has demonstrated that the burial ground has not been cleared of burials as has been previously suggested and shown that foundations of the buildings which once stood on the site remain just below the topsoil.

## 10.0 Acknowledgements

- 10.1 Allen Archaeology Ltd would like to thank Sunderland City Council for the commission of this project, and the groundworkers who helped facilitate it.

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### ***Cartographic Sources***

1790: Rain's eye plan extract focused on village centre of Bishopwearmouth

1831: A correct plan of the harbour and towns of Sunderland, Bishopwearmouth and Monkwearmouth by Thomas Robson



## **Appendix 1: Human Bone**

*By Natasha Powers*

### **Introduction**

Visual inspection of detailed photographs taken during the archaeological monitoring was carried out in order to create a catalogue of the human bone whilst also enabling the rapid reinternment of all human bone on site and in-line with the requirements of the Bishop's Faculty.

The remains were catalogued by body area and element, with observations on age at death and sex where possible. The bone originated from the cemetery soil, 132, and from topsoil 112.

### **Results**

A fragment of left distal femur was recovered from topsoil 112 and displayed a chop mark running diagonally across the articular surface, the character of the chop indicating that it had been disturbed whilst relatively fresh and probably representing a spade cut.

Most of the bone came from the general cemetery soil, context 132. The bone was generally well-preserved though there were many small fragments which could not be readily identified to element, with the identifiable bone representing a minimum of six adults (including at least one female, one male and one probable male), seven subadults and an infant (Table 1).

Some of the elements were paired or would have articulated with one another, showing that large parts of graves had been disturbed during the reworking of the cemetery and attesting to the longevity of use.

Context	Body area	Element	Proximal	Mid	Distal	Side	Number	Age	Sex	Comments
112	Lower limb	Femur			1	Left	1	Adult		Distal articulation only ?Spade chop mark through knee at a diagonal angle
<b>MNI</b>										<b>1 adult</b>
132	-	Unidentified fragments				Unsided	206	Adult		
132	Lower limb	calcaneus				Left	1	Adult		
132		Calcaneus				Left	1	Subadult		
132		Calcaneus and talus				Left	1	Adult		Articulated*
132		Femoral head and neck	1			Left	1	Adult		Separate but associated greater trochanter
132		Femur		1		Unsided	1	Adult		
132		Femur		1	1	Left	1	Adult		
132		Femur	1	1	1	Left	1	Adult		Young adult as recently fused - in 4 pieces
132		Femur			1	Left	1	Adult		
132		Femur	1			Left	1	Adult		femoral head only
132		Femur		1		Unsided	1	Adult		fragment only
132		Femur			1	Left	1	Adult		
132		Femur	1			Left	1	Infant		head and neck only
132		Femur	1	1		Right	1	Subadult		Unfused. Possibly associated with tibia
132		Femur		1		Unsided	1	Subadult		
132		Femur	1	1	1	Right	1	Subadult		shaft only
132		Femur		1		Unsided	1	Subadult		shaft only
132		Femur		1		Unsided	1	Subadult		shaft only
132		Femur		1		Unsided	1	Subadult		
132		Femur	1			Unsided	1	Subadult		unfused
132		Femur	1			Left	1	Subadult		
132	Femur	1	1		Left	1	Subadult			
132	Fibula			1	Left	1	Adult			
132	Fibula		1	1	Left	1	Adult		Possible match to ^	
132	Fibula	1			Left	1	Adult		Possible match to ^	

Context	Body area	Element	Proximal	Mid	Distal	Side	Number	Age	Sex	Comments	
132		MT shaft				Unsided	2	Subadult		unfused	
132		MT1				Right	1	Adult			
132		MT4				Left	1	Subadult			
132		MT5				Left	1	Adult			
132		MT5				Right	1	Adult			
132		Patella				Left	1	Adult			
132		Radius		1		Unsided	1	Adult			Fragment only
132		Talus				Right	1	Adult			Probable pair with talus and calcaneus above*
132		Talus				Right	1	Subadult			
132		Tibia				Unsided	1	?			Fragment of cortex only
132		Tibia	1	1		Right	1	Adult	-		
132		Tibia		1		Unsided	2	Adult			
132		Tibia	1			Right	1	Adult			
132		Tibia	1			Right	1	Adult			
132		Tibia	1	1	1	Right	1	Adult			shaft only
132		Tibia		1		Right	1	Adult			
132		Tibia	1			Left	1	Adult			
132		Tibia	1	1		Right	1	Subadult	-		Unfused. Possibly associated with femur
132		Tibia	1	1		Right	1	Subadult			
132		Ulna		1		Unsided	1	Adult			
132	Skull	Basioccipital				Left	1	Adult			
132		Frontal				Right	1	?Adult		fragment of orbit only	
132		Mandible				n/a	1	?Adult		fragment of menton only	
132		Mandible				n/a	1	Adult			
132		Occipital				n/a	1	Adult	?Female		
132		Parietal				Right	1	?Adult			
132		Parietal				Left	1	Adult			
132		Parietal				Left	1	Adult			
132		Vault fragments				n/a	49	Adult			
132	Torso	Coracoid fragment				Left	1	Adult			

Context	Body area	Element	Proximal	Mid	Distal	Side	Number	Age	Sex	Comments
132		Ilium				Left	1	Adult	?Female	Poorly preserved. Wide sciatic notch
132		Ilium				Right	1	Adult	Male	
132		Ilium				Right	1	Adult	?Male	
132		Ilium				Left	1	Subadult		
132		Ilium				Unsided	1	Adult		
132		Mid and acromial clavicle				Right	1	?Adult		Possible pair with #
132		Rib				Right	1	Subadult		
132		Rib fragments				Unsided	15	?Adult		
132		Scapula fragment				Unsided	1	Adult		
132		Sternal and mid clavicle				Right	1	Subadult		
132		Sternal and mid clavicle				Left	1	Subadult		Possible pair with #
132		Sternal clavicle				Right	1	Adult		young adult
132		T1				n/a	1	Adult		
132	Upper limb	Humerus		1	1	Right	1	Adult		
132		Humerus	1	1	1	Left	1	Adult		
132		Humerus	1			Unsided	1	Adult		head only
132		MC1				Left	1	Adult		
132		MC1				Left	1	Subadult		
132		MC2				Left	1	Adult		
132		MC3				Right	1	Adult		
132		MC3				Left	1	Adult		
132		MC3				Right	1	Adult		
132		MC3 fragment				Unsided	1	?Adult		
132		MC4				Right	1	Adult		
132		MC4				Left	1	Adult		
132		MC4				Unsided	1	Adult		
132		Mid phalanx				Unsided	5	Adult		
132		Proximal phalanx				Unsided	9	Adult		
132		Proximal phalanx				Unsided	1	Infant		
132		Proximal phalanx				Unsided	1	Subadult		
132		Radius		1		Unsided	1	Adult		

Context	Body area	Element	Proximal	Mid	Distal	Side	Number	Age	Sex	Comments
132		Radius	1	1		Left	1	Infant		Articulated with below**
132		Radius		1		Unsided	1	Subadult		fragment only
132		Radius		1	1	Right	1	Subadult		unfused
132		Radius		1		Unsided	1	Subadult		
132		Radius	1			Unsided	1	Subadult		radial head epiphyses only
132		Ulna	1	1	1	Right	1	Adult	-	
132		Ulna		1		Unsided	1	Adult	-	
132		Ulna	1	1	1	Right	1	Adult	-	
132		Ulna	1	1	1	Left	1	Adult		
132		Ulna	1			Right	1	Adult		olecranon fragment
132		Ulna	1	1	1	Left	1	Adult		
132		Ulna	1			Right	1	Adult		
132		Ulna	1	1		Left	1	Infant	-	Articulated with above**
132		Ulna	1	1	1	Left	1	Infant		
132		Ulna	1			Left	1	Subadult		Possible pair with +
132		Ulna	1	1	1	Right	1	Subadult		Possible pair with +
<b>MNI</b>										<b>6 adults, 7 subadults, 1 infant</b>

Table 1: Catalogue of disarticulated bone

## Appendix 2: Context Summary List

Context	Type	Description	Length (m)	Width (m)	Depth/ Thickness (m)	Interpretation
100	Masonry	Fragment of sandstone headstone	0.91	0.66	0.07	Inscribed headstone fragment
101	Masonry	Fragment of sandstone headstone	0.94	0.84	0.08	Inscribed headstone fragment
102	Masonry	Fragment of sandstone headstone	0.96	0.85	0.08	Inscribed headstone fragment
103	Masonry	Fragment of sandstone headstone	0.91	0.66	0.08	Inscribed headstone fragment
104	Masonry	Fragment of sandstone headstone	1.08	0.85	0.08	Inscribed headstone fragment
105	Masonry	Fragment of sandstone headstone	0.93	0.8	0.09	Inscribed headstone fragment
106	Masonry	Sandstone fragment of commemorative plaque	0.68	0.57	0.06	Inscribed stone fragment
107	Masonry	Sandstone fragment of commemorative plaque	1.07	0.79	0.06	Inscribed stone fragment
108	Masonry	Sandstone fragment of commemorative plaque	0.66	0.5	0.06	Inscribed stone fragment
109	Masonry	Fragment of sandstone headstone	0.61	0.31	0.1	Uninscribed headstone fragment
110	Masonry	NNW-SSE aligned magnesian limestone and sandstone rubble wall bonded with very hard light grey sandy mortar/ soft light whitish gray lime mortar	16.85	0.73	>1.34	Modern boundary wall
111	Layer	Soft dark grey silty sand with frequent inclusions of modern roots			0.3	Modern turf and topsoil, compound area
112	Layer	Soft, very dark grey silty sand with frequent inclusions of modern roots			0.45	Modern turf and topsoil, adjacent to wall 110
113	Skeleton	Disturbed, partially articulated infant burial				Infant burial within churchyard
114	Fill	Soft mid greyish brown silty sand, with frequent inclusions of modern roots			0.25	Upper backfill of [116]

Context	Type	Description	Length (m)	Width (m)	Depth/ Thickness (m)	Interpretation
115	Fill	Loose, light yellow crushed sandstone with very occasional fragments of hard light grey sandy mortar			0.4	Dumped lower fill of [116]
116	Cut	Steep sided pit with sides breaking gradually to a concave base		1.01	0.65	Cut of pit within churchyard
117	Layer	Friable mid brownish grey silty sand with frequent sub-rounded to angular stone fragments, frequent modern roots and occasional patches of firm mid reddish brown silty clay			>0.68	Cemetery soil' adjacent to wall 110
118	Masonry	Northeast-southwest aligned brick wall foundation, bonded with moderately hard, very dark grey sandy mortar with inclusions of coal fines	1.86	0.49	>0.17	Part of wall of public house
119	Masonry	Northeast-southwest aligned brick wall foundation, bonded with moderately soft, very dark grey sandy mortar with inclusions of coal fines	7.8	0.46	>0.08	Part of wall of public house
120	Layer	Paving bricks and sand and dolomite sub-base			>0.15	Modern paving
121	Layer	Soft, very dark grey silty sand with frequent sub-rounded to sub-angular stone fragments			0.2	Modern turf and topsoil, amphitheatre area
122	Layer	Loose to moderately compact, mixed dark grey/mid yellowish brown clayey silt with very frequent inclusions of angular brick and stone rubble			>0.49	Demolition spread
123	Masonry	NNW-SSE aligned brick (230mm x 115mm x 70mm) and sandstone	>0.90	0.51	>0.54	Wall associated with inn

Context	Type	Description	Length (m)	Width (m)	Depth/ Thickness (m)	Interpretation
		wall bonded with hard mid grey sandy mortar and faced with white glazed fireclay tiles on SSE face				
124	Layer	Compact, very dark grey coal fines and ash			0.02	Spread overlying floor surface 125
125	Masonry	Brick (240mm x 116mm x 63mm) and limestone flag floor surface, unbonded	0.92	>0.84		Floor surface within coal house
126	Masonry	NNW-SSE aligned sandstone rubble wall or kerb bonded with soft light greyish yellow lime mortar.	>0.82	0.17	>0.08	Wall or kerb associated with coal house of inn
127	Cut	Assumed vertical sided linear cut for construction of wall/kerb 126. not excavated	>0.82	>0.17		Construction cut for 126
128	Layer	Firm, mid reddish brown slightly silty clay				Natural boulder clay
129	Layer	Soft dark brownish grey silty sand with frequent inclusions of modern roots and occasional stone fragments			0.8	Modern turf and topsoil, south of existing steps
130	Layer	Loose, mixed brick and stone rubble in a matrix of crushed mortar, ash and dark grey silty sand			>0.75	Demolition spread
131	Layer	Soft, very dark grey silty sand with very frequent inclusions of modern roots			0.2	Modern turf and topsoil, adjacent to wall 133
132	Layer	Friable dark greyish brown sandy silt with frequent sub-rounded to angular stone fragments and frequent modern roots.			>1.12m	Cemetery soil' adjacent to wall 133
133	Masonry	Northeast-southwest aligned magnesian limestone and sandstone rubble wall	27.75	0.79		Modern boundary wall



Context	Type	Description	Length (m)	Width (m)	Depth/ Thickness (m)	Interpretation
		bonded with very hard light grey sandy mortar. Curves to north-south alignment at northeast end				
134	Skeleton	Disturbed juvenile extended supine inhumation, head to the west				Articulated burial within churchyard
135	Skeleton	Supine extended infant burial, head to west				Articulated burial within churchyard
136	Masonry	Fragment of sandstone headstone	0.56	0.41	0.05	Uninscribed headstone fragment
137	Masonry	Fragment of sandstone headstone	0.45	0.44	0.04	Uninscribed headstone fragment
138	Masonry	Fragment of sandstone headstone	0.62	0.46	0.04	Uninscribed headstone fragment
139	VOID	VOID	VOID	VOID	VOID	VOID
140	Masonry	East-west aligned hand-made brick wall, re-numbered as part of vault 146				South wall of vault 146
141	Skeleton	Supine extended burial of adult ?female, head to west				Articulated burial within churchyard
142	Skeleton	Supine extended burial of adult, head to west				Articulated burial within churchyard
143	Skeleton	Supine extended burial of adult ?male, head to west				Articulated burial within churchyard
144	Skeleton	Supine extended burial of adult, head to west				Articulated burial within churchyard
145	Skeleton	?Supine extended burial of juvenile, head to west. Skull only, but assumed burial extended beyond foundation trench				?Articulated burial within churchyard
146	Masonry	East -west aligned burial vault, accessed from east end		2.2	>0.90	Brick burial vault
147	Masonry	East -west aligned burial vault, accessed from east end		1.92	>0.94	Brick burial vault

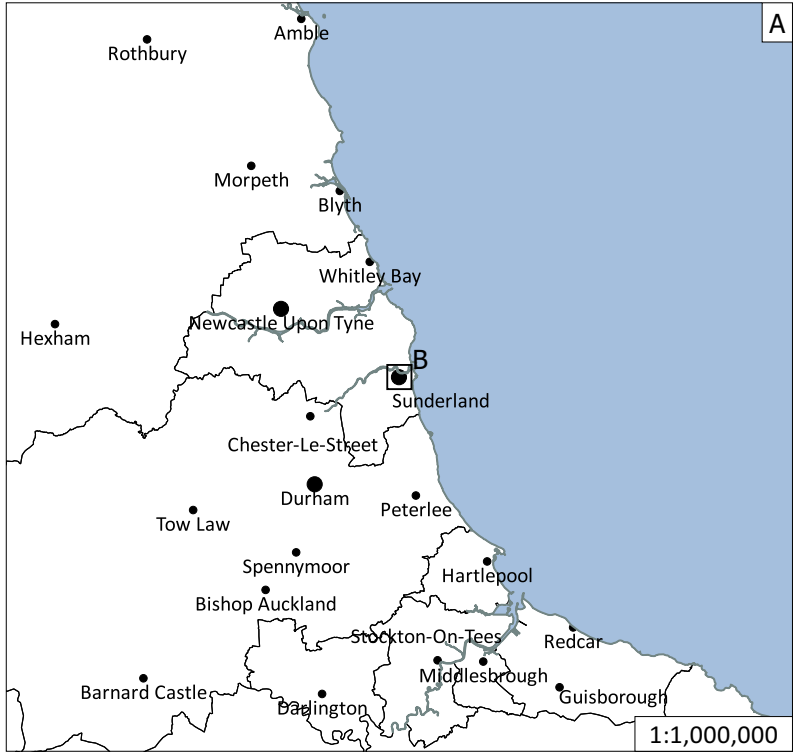


Figure 1: Site location outlined in red

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Site Code	SUBW 19
Scale	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	M Stockdale
Date	22/10/2019

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- Key**
- Site boundary
  - Monitored area
  - Wall
  - Surface

Site Code	SUBW 19
Scale	1:500 @ A3
Drawn By	M Stockdale
Date	23/10/2019

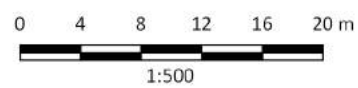
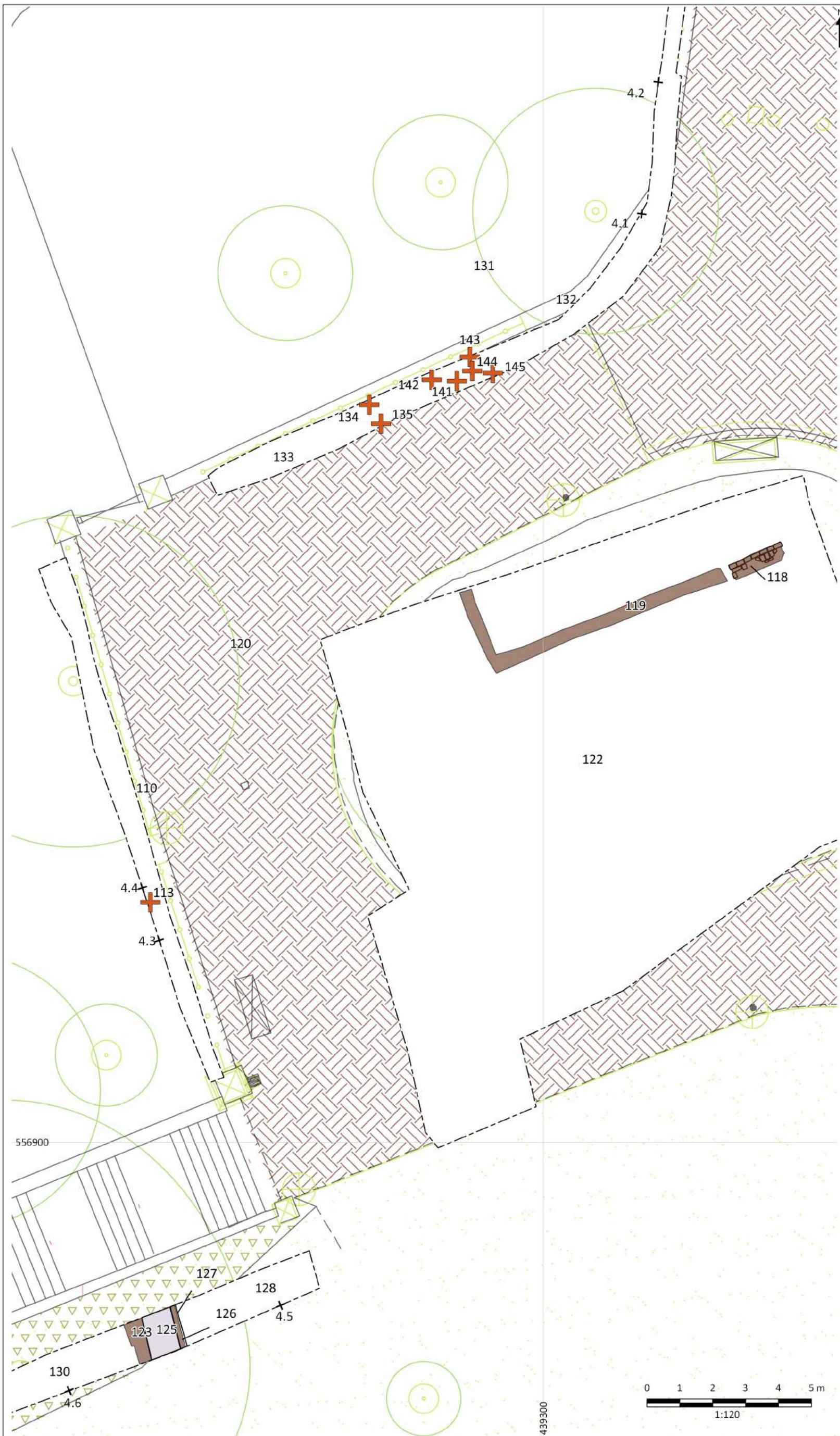


Figure 2: Site location plan showing scope of works (base plan provided by the client)



- Key
- Limit of excavation
  - Wall
  - Surface
  - + Skeleton

Site Code	SUBW 19
Scale	1:120 @ A3
Drawn By	M Stockdale
Date	23/10/2019

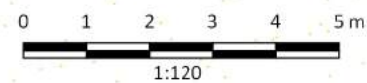
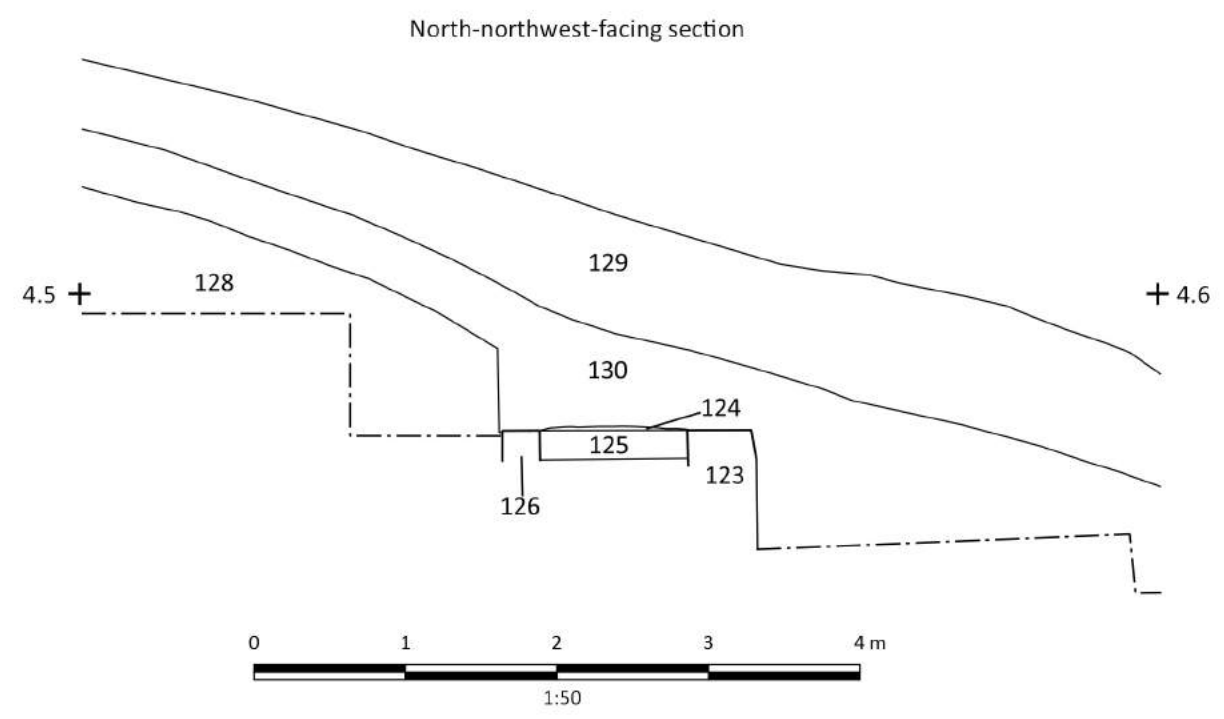
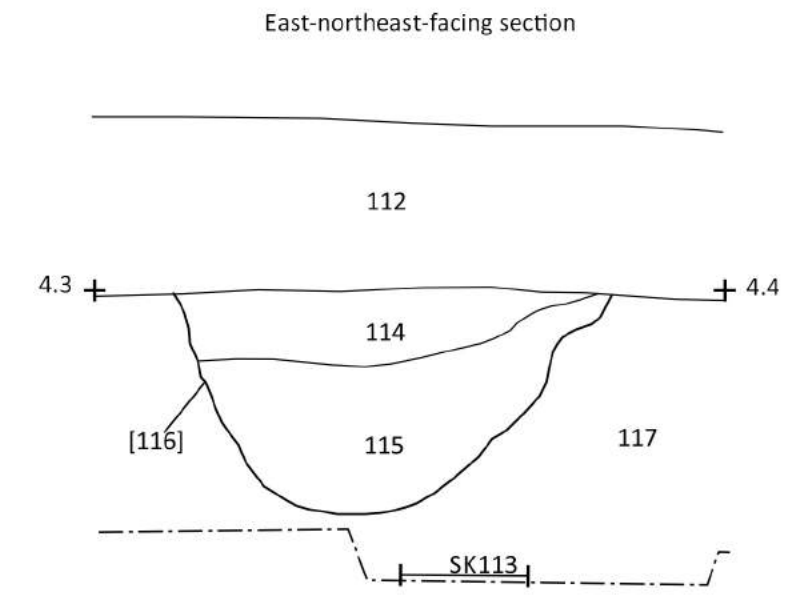
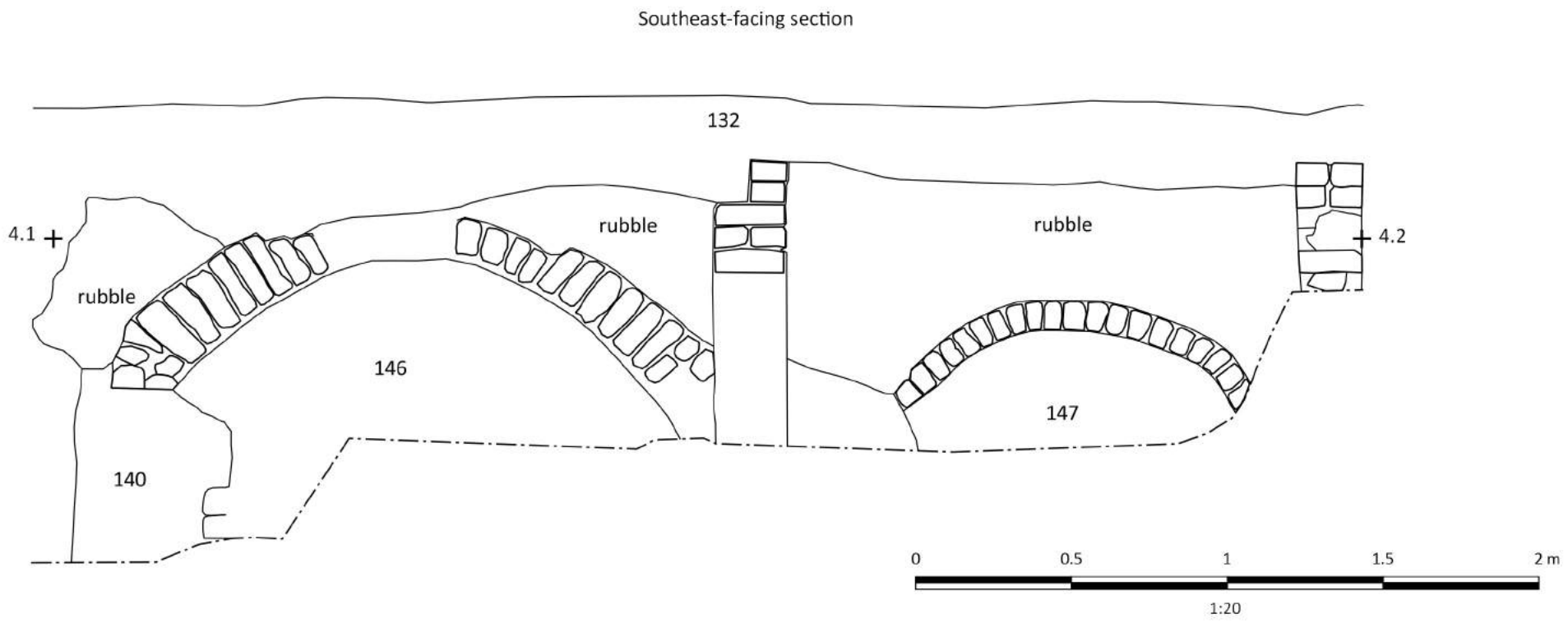


Figure 3: Site plan showing exposed archaeology, deposit and section locations (base map provided by the client)



Site Code	SUBW 19
Scale	1:50, 1:20 @ A3
Drawn by	M Stockdale
Date	23/10/2019



Figure 4: Section drawings, for location see figure 3



Figure 5: Extract of Ordnance Survey map from 1897 with superimposed archaeology



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