Building Recording at Low Lodge, Dunston

Bell's Plan of Dunston Hill Estate 1835

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Low Lodge, Dunston Bank, Dunston, Gateshead

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Archaeological Research Services Ltd

Contents

List of Figures……. 3
Executive Summary……. 4
1. Introduction…….… 5
1.1. Location and Scope of Work……... 5
2. Methodology……..... 6
2.1. Site Investigation……. 6
2.2. Photographic Survey……... 6
2.3. Elevations, Floor Plan and Cross Section…… 6
2.4. Consultation of Archive Sources……. 7
2.5. Consultation of Internet Sources……. 7
2.6. Investigation of Historic Maps…… 7
3. Background…...…….…….... 8
4. Results……..…… 13
4.1. General Site Description……. 13
4.2. Exterior…….. 13
4.3. Interior…… 18
4.4. Archive Searches……. 19
4.5. Consultation of Historic Maps…… 19
4.6. Internet Sources…….. 29
5. Conclusion……...…….. 29
6. Recommendations..……...……... 30
7. Acknowledgements…….. 30
8. Sources…… 30

Appendix 1: Photographic Register
Appendix II: Specification

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List of Figures

1.	Site location……..	5
2.	Site Plan…….....	10
3.	Floor Plan…….	11
4.	Elevations and cross section…….	12
5.	Photograph of western extension facing southwest……...	13
6.	Photograph of south window in the east wall……...	14
7.	Demolished wall in northeast corner of Room One……..	15
8.	East door in south wall ……	16
9.	West doorway in south wall leading to extension……..	17
10.	Chimney facing northwest……	17
11.	Saxton's map 1579……	20
12.	Bell's map of Dunston Hill Estate 1814……	22
13.	Bell's map of Dunston Hill Estate 1835……	23
14.	Bell's map of Dunston Hill Estate 1842……	24
15.	First Edition OS Map 1858……...	25
16.	Second Edition OS Map 1897……...	26
17.	Third Edition OS Map 1919…….	27
18.	Fourth Edition OS Map 1940……...	28
19.	Sketch of Dunston Hill House……..	29

EXECUTIVE SUMMARY

In October 2006 Archaeological Research Services Ltd (ARS Ltd) were commissioned by Mr John Moody to undertake a building recording for Low Lodge, Dunston Bank, Dunston, Gateshead, Tyne and Wear. Consent has been granted to convert Low Lodge into a residential dwelling as well as a single storey extension to the west side and rear, along with a garage subject to this archaeological building recording.

The present lodge is not currently listed but was originally the gate lodge for the eighteenth century Grade II Listed Dunston Hill House to the west and lies within the Whickham Conservation Area. The estate originally belonged to the Shaftoe family and was sold to the Carr family in 1704. It is likely that Low Lodge was constructed during a building programme undertaken by Ralph Carr in the late eighteenth century.

1. INTRODUCTION

1.1. Location and Scope of Work

1.1.1 Archaeological Research Ltd (ARS Ltd) were commissioned by John Moody to undertake a building recording at Low Lodge, Dunston Bank, Dunston, Gateshead, Tyne and Wear.

1.1.2 The site is centred at NZ224613 (fig. 1) and lies approximately 90m above sea level on land that slopes down to the River Tyne.

Fig. 1 Site location. Ordnance Survey data copyright OS, reproduced by permission, Licence no. 100045420

1.1.2 The development scheme, for which planning consent has been granted, involves the restoration of the lodge and the construction of a residential one storey extension along with a garage.

1.1.3 The work has been granted subject to an archaeological building recording to English Heritage (former RCHME) Level 3/4 standard.

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1.1.4 Although Low Lodge is not a listed building it lies within the Whickham Conservation Area and was originally the gate lodge for the Grade II Listed Dunston Hill House.

1.1.5 This work consists of the following elements:

- a photographic survey
- elevation and plan drawings from architectural drawings provided by the client
- consultation of archive sources
- consultation of cartographic sources
- reporting

2. METHODOLOGY

2.1. Site investigation

2.1.1 The site was visited on the 4th October 2006. Prior to undertaking the photographic survey, the lodge was investigated in order to identify any features of historic interest. A detailed written description of the building was made in order to ensure a full and detailed photographic record.

2.2. Photographic Survey

2.2.1 A photographic survey was carried out in order to create a permanent record of Low Lodge as it exists today prior to any restoration and conversion work. Archaeological recording was carried out using Pentax P30T cameras, one with black and white print and one with colour print. A number of photographs were taken in low light conditions, in which case a direct flash was used. Appropriate scales (1 or 2 metre alternating red and white ranging rods) and a chalk board showing room numbers were displayed in the photographs where appropriate. Detailed photographs were taken of individual features or areas of interest. Photographic registers are shown in Appendix I and location and direction of photographs are shown in figure 3.

2.2.2 Photographs were processed, and 5 sets of prints were produced as per the requirements of the specification. Each photographic print was annotated on the back with details of its content.

2.3. Elevations, floor plan and cross section

2.3.1 The specification required accurate elevations and a floor plan based on the client's architects drawings to demonstrate any phasing, proportion and location of historic features. Elevations of the north, west and east side of the lodge are shown in figure. 4. Investigation of the building suggested that it was erected in one phase and all historic features were contemporary to this single phase.

2.3.2 The floor plan shows the building as it is, prior to any conversion work (fig. 3). The two remaining fireplace openings are noted on the plan.

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2.3.3 A cross section was produced to show the minor changes in floor levels and is shown in figure 4d.

2.4. Consultation of archive sources

2.4.1 The specification supplied by the County Archaeological Officer stipulated that the completed report should:

"*chart the historical development of the building or site and adequately explain and illustrate what is significant. Where possible significant parts and phases of development should be dated*"

To accomplish this, historic maps, photographs and published and unpublished documentary material was consulted at the following local archives:

- Durham County Record Office, County Hall, Durham
- Historic Environment Record (HER) Jesmond Old Cemetery, Jesmond Rd, Newcastle upon Tyne
- Tyne and Wear Archive Services, Discovery Museum, Newcastle upon Tyne
- Gateshead Central Library Local studies section, Prince Consort Rd, Gateshead

2.5. Consultation of internet sources

2.5.1 A search of the "pictures in print" website (http://www.dur.ac.uk/picturesinprint/) was made, with the keywords "Dunston Hill House", "Dunston Hill" and "Dunston".

2.6. Investigation of historic mapping

2.6.1 The specification supplied by the County Archaeological Officer stipulated that the final report should include historic map regression to show changes to the site over time. Historic maps were consulted at the archive services listed in section 2.4. Suitable maps were traced, or where permitted, digitally photographed. Maps were scaled and rotated using AutoCAD software, beginning with the most recent and going backwards in time to the earliest. The following maps were included in the regression exercise:

- OS mapping revised 2003
- Ordnance Survey fourth edition map, 25" to 1 mile, 1940
- Ordnance Survey third edition map, 25" to 1 mile, 1919
- Ordnance Survey second edition map, 1895 25" to 1 mile, 1897
- Ordnance Survey first edition map, 1856, 25" to 1 mile 1858
- Bell's map of Whickham tithes, 1842
- Bell's map of the Carr's Estate in Dunston and Whickham *c.* 1835
- Bell's map of the Carr's Estate in Dunston Hill 1814

Other maps at scales too small or too large to be helpful in the map regression exercise were also consulted. These were as follows:

- Cary's map of the county of Durham, 1828

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- Morden's map of the county of Durham, c. 1700
- Speed's map of the county of Durham, 1610
- Saxton's map of the county of Durham, 1579

2.6.2 The results of the documentary search are discussed below. The results of the consultation of the historic maps are given in section 4.5. Maps are shown in figures 12 to 18.

3. BACKGROUND

3.1. Archaeological and Historic Background

3.1.1 *Prehistoric*
There have been no finds from within the study area itself can relate to prehistoric activity. However various finds from the surrounding areas indicate that activity may have taken place.

3.1.2 *Romano-British*
There is no evidence to suggest any Romano-British activity within the study area.

3.1.3 *Early Medieval*
There is no evidence to suggest any early medieval activity within the study area.

3.1.4 *Medieval*
There is very little documentary evidence available about the early history of Dunston as it was originally part of the parish of Whickham. The origin of the name Dunston in unclear but in Old English 'Dun' often means 'hill' and 'ton' often means town or settlement so that Dunston may be interpreted as 'hill-town'. Although Dunston is fairly flat a large part of what is visible today may have been under water or was at least marshy ground in the past, so that the earliest settlement is likely to have been located in the area known as Dunston Hill (Brazendale 2001, 50).

3.1.5 Whickham was established on high ground overlooking the Tyne Valley by the early middle ages. There is no written record of Whickham before 1138 but the use of 'ham' in its name may suggest that it was originally an Anglo-Saxon settlement. The Bolden Book - a survey made in 1183 for Bishop Pudsey – is the first documented evidence of Whickham. In 1183 the parish of Whickham was made up of the township of Whickham itself, with Swalwell, Dunston Hill, Farnacres, Axwell, Hollinside and Gibside. At the end of the twelfth century Wickham was a pastoral vill, one of 45 within County Durham (Bowling 1966).

3.1.6 By the sixteenth century Wickham was becoming increasingly important due to its coal production. While agriculture continued, the establishment of Crowley's Iron Works in 1691 and its extension early in the eighteenth century resulted in an increased demand for Whickham's coal. In the eighteenth century when most of the shallow coal seams had been exhausted the village of Whickham was favoured as a residential area by the wealthy.

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3.1.7 Dunston Hill estate was formerly the seat of the Shaftoe family but was purchased by John Carr in 1704. In 1739 John Carr died and his son Ralph inherited the estate. The business success of his son, Ralph Carr, enabled him to enlarge the estate and build the present hall around 1760. Ralph died in 1806 and his son – another John – inherited the estate. He married Hannah Ellison and it was their son – another Ralph – who added the name Ellison to his own to become Ralph Carr-Ellison in 1870 (Brazendale 2001, 36). He inherited the estate in 1817 when his father died.

3.1.8 In T*he History of Durham* Whickham is described as a "populous village" (Mackenzie and Ross 1834, 173) and rapid growth of industry and population required the creation of new parishes out of the old one and the building of new churches. Dunston parish was formed in 1872 and the foundation stone of Christ Church was laid the following year (Bowling 1966, 19).

3.1.9 Dunston Hill estate was offered to the Whickham Urban District Council in 1914. It was proposed that the estate grounds would be turned into a public park but with the outbreak of the First World War, the estate was leased to the War Office for use as a temporary hospital which it remained for many years. In 1953 it was passed to the Ministry of Health.

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Fig 2

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Fig 3

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Fig. 4

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4. RESULTS

4.1. General site description

4.1.1 Low Lodge is located at the south end of Dunston Bank and is situated on the west side of the road. The site overlooks the Tyne valley to the north. A site plan is shown in figure 2 and elevation drawings are shown in figures 4a-c.

4.2. Exterior

4.2.1 *North elevation*
The wall is constructed of sandstone blocks with larger blocks interlocked on the corners of the building. The doorway at the centre, leading into Room One was constructed from larger dressed sandstone blocks with a large sandstone lintel. A wooden doorframe and door were present but in extremely bad condition. Only the lower half of the door remained. Two windows, one to either side of the door were constructed of large sandstone blocks, similar to those used for the door. No frame remained within the west window, which looks out from Room Three but the east window, which looks out from Room One held a wooden frame. Adjoining onto the west end of the north wall is a later extension built from brick faced with sandstone blocks. This extension appears on the First Edition OS Map (1858). The roof appeared to have been constructed using a wooden beam frame with wooden slats placed over the top. Although not certain, it appears to have been used as an outhouse or later as a garage (fig. 5).

Fig. 5 Later extension on western side of building. Direction of shot facing south, scale 2m

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4.2.2 *East elevation*

The wall is constructed in the same manner as the north elevation, with sandstone blocks. The south window, which looks out from Room Two was sealed with large concrete blocks and had been made up of sandstone blocks identical to those in the window in the north elevation (fig. 6). The north end of the elevation has been demolished but it is likely that another window would have occupied the space. The construction of the walls was clearly visible due to the condition of this wall (fig. 7). The walls were constructed using two layers of large sandstone blocks and filled with smaller stones in the centre.

Fig. 6 South window in east elevation. Scale 1m

4.2.3 *South elevation*

The wall is constructed in the same manner as the north and east elevation, with sandstone blocks. The doorway, located at the east end of the wall, is constructed in the same manner as that in the north elevation, with sandstone blocks (fig. 8) Only one window, which looks out from Room Four occupies the south elevation and is located at the western end. It was made up of identical sandstone blocks to those found in the north and east elevation. No frame remained within. Joined onto the western end of the building was the later extension which was built between 1814 and 1858 and ran the full length of the western side of the building. A doorway was erected on the side of the south wall, the extension using a wooden lintel and wooden beam to the west but relying on the original building for the support of the east side (fig. 8). The roof of the extension extends south and joins onto a sandstone building to the southwest of the lodge. It is square and approximately 3m by 3m. This is likely to be the building which appears on the First Edition OS Map (1858) to the southwest of Low Lodge.

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Fig. 7 Demolished east wall looking out from Room One. Scale 2m

4.2.4 *West elevation*

Access to the western elevation was restricted due to debris and spoil. However, the view through the doorway shown in figure 9 shows that the west wall was constructed in the same manner as the rest of the building. There were no windows or doors within the west wall.

4.2.5 *Roof and chimney*

The roof was constructed using slate tiles on a timber frame and was in very bad condition. Sections of the roof have collapsed, especially in the southwest corner above Room Four. The chimney situated at the centre of the building was brick construction and had two chimney pots, of which only one remains (fig. 10).

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Fig. 8 Doorway in south elevation. Scale 2m

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Fig. 9 Doorway leading to later extension. Scale 2m

Fig. 10 View of chimney facing northwest

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4.3. Interior

4.3.1 *Room One*

Room One was in very bad condition. The wall, as discussed above had been demolished (fig. 7) and there were areas of damage to the floor and ceiling. This damage however made it possible to identify the structural make up of the building. The sandstone blocks which made up the walls were covered with plaster and then decorated with wallpaper. Damage to the floor in the northeast corner of the room revealed wooden beams placed approximately 50cm apart running the width of the room. Placed over and at a right angle to the beams lay wooden floor boards. Damage to the ceiling in the northwest corner of the room showed that the roof and loft area had been insulated. Wooden beams formed the roof structure and were placed approximately 50cm apart and then covered with wooden slats. The slats were in turn covered with either plaster or asbestos to create the ceiling. The only notable feature in Room One was a fireplace on the south wall. The fire surround was brick built and then plastered over except around the actual opening where it had been tiled. Damage to the plaster revealed the brick work around the doorway leading from Room One into Room Two. A wooden lintel above the doorway was visible but no door frame remained. A step of approximately 10cm in height existed between Room On and Room Two.

4.3.2 *Room Two*

The doorway leading from Room One to Room Two Consisted of a wooden lintel above the doorway but no door frame remained. A step up of approximately 20cm in height existed between Room One and Room Two. It appeared that Room Two was used as a kitchen area during the latest occupation of Low Lodge although virtually nothing of it remains today. The room itself was very dark due the sealed up window. As with Room One the interior walls were brick built and covered with plaster. The floor was not visible due debris and rubble. The ceiling in Room Two appeared in much better condition than that of Room One and no structural features could be distinguished. In the northwest corner of the ceiling however, a loft opening showed views into the roof area confirming that the roof was constructed using a timber frame.

4.3.3 *Room Three*

Room Three appears to have been used as a bathroom during its previous occupancy although not much remains today. The walls were brick built and covered with plaster, overlain with tiles. Again the floor was barely visible due to rubble and debris which may have come from the demolition of a partition in the southeast corner of the room. The marks left from the wall were clearly visible on the ceiling and it would have created a passage way leading from Room One into Room Three. The doorway leading from Room Three into Room Four showed the remains of a badly damaged wooden door frame. The floor level increases as you enter Room Four by approximately 10cm.

4.3.4 *Room Four*

Room Four was in very bad condition due to fire damage. The floor was not visible due to debris which had fallen in from the ceiling in the northwest corner of the room. The damage is likely to have been caused by fire as many of the visible roof structure beams were charred. Room Four was the only room in the building to have suffered fire damage. The cause of the fire was not clear

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although it appeared to have taken place after the building was vacated. There were signs of squatter occupation and the fire may have been a result of an accidental small fire which got out of hand. The only notable feature in Room Four was a fireplace similar to that in Room One. Damage to the plaster work and tiles around the fire showed sandstone blocks used to construct the sides as well as a lintel across the top.

4.3.5 Other than the fact that the lodge forms part of the grounds of the former Dunston Hill House, there are no distinguishing features of historic interest.

4.4. Archive Searches

4.4.1 *Durham County Record Office, County Hall, Durham*
Durham County Record Office was consulted on the 10th October 2006. A search was carried out in order to locate and study any enclosure, tithe or estate maps. Only one map proved to be of interest. A tithe map by Bell (1842), showing the Dunston Hill Estate (EP/Whm 34/1).

4.4.2 *Historic Environment Record (HER) Jesmond Old Cemetery, Newcastle upon Tyne*
The HER was consulted on the 9th October 2006. A number or short reports were consulted which provided no information on Low Lodge itself, only the stables, boiler house and billiard room, and what is now the hospital. A desk based assessment does exist which may contain information about Low Lodge but was unavailable at the time of the visit. A search of the Sites and Monuments Record showed a scheduled area to the north west of the site consisting of Victorian mines, irrelevant to the study area.

4.4.3 *Tyne and Wear Archive Services, Discovery Museum, Newcastle upon Tyne*
TWAS was consulted on the 5th October 2006. Small scale maps by Speed, Cary and Greenwood were consulted along with the Second Edition (1897) and Third Edition (1919) OS map showing the study area. Bell's plans were also consulted and two were of interest. Both plans, one dated *c.* 1835 (DT BEL/2/91) and the other dated 1814 (DT BEL/2/89) were of the Carr's estate in Whickham and showed both Dunston Hill House as well as Low Lodge.

4.4.4 *Gateshead Central Library Local Studies Section, Gateshead*
Gateshead library was consulted on the 5th October 2006 and proved a useful source. All 25" to 1 mile editions of the Ordnance Survey map 1858-1940 were held in this collection. The archivists were not aware of any earlier large scale maps such as enclosure maps, tithe maps or estate plans. A large collection of photographs and pictures showed no relevant views of Low Lodge.

4.5. Consultation of Historic Maps

4.5.1 The specification for the work presented here stipulated that relevant historic mapping should be consulted and incorporated into a map regression exercise in order to better understand the historical development of the site and its immediate surrounds. The results of this work are presented as follows, with reference to figures 12 to 18.

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4.5.2 Saxton's small-scale map of 1579 depicting the county of Durham (Fig. 11) shows Whickham, indicated by a symbol representing a small church.

Fig. 11 Saxton's map (1579)

4.5.3 Speed's map of 1610 is of a similar scale to Saxton's and shows no detail of the study area.

4.5.4 Morden's map of 1700 also shows Whickham as a church symbol, but in no more detail than Saxton's or Speed's maps.

4.5.5 Bell's map of 1814 shows the Dunston Hill Estate along with two lodges to the east (fig. 12). Ralph's additions to the estate late in the eighteenth century all appear to be visible on this map.

4.5.6 Cary's map of 1828 show's the area in no more detail than Speed's, Saxton's or Morden's maps.

4.5.7 Bell's map of *c.* 1835 shows Dunston Hill Estate while it was owned by Ralph Carr (fig. 13). There has been little change to the estate other than the removal of what may be a horse wheel house or gin-gan in the stables to the north of Dunston Hill House.

4.5.8 Bell's tithe map of 1842 shows no change to Dunston Hill Estate including the lodges (fig. 14).

4.5.9 The First Edition Ordnance Survey 25 inch to 1 mile (approx 1:2500) map (1858: fig. 15) shows some minor alterations. Firstly the horse wheel house (gin-gan) has reappeared in the stables to the north of Dunston Hill House. Whether it has been rebuilt or was simply left off Bell's map (*c.* 1835) is uncertain. A few minor

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alterations have been made to the same cluster of buildings. Dunston Hill House itself has been extended and the lodges to the east on the west side of Dunston Bank have also been altered. Low Lodge remains the same but two additional smaller buildings have been erected, one to the west and one to the southwest. It is likely that the one standing to the southwest is the building that still stands there today. The other lodge appears to have been reduced in size. The buildings opposite, on the east side of Dunston Bank have also been altered slightly and areas appear to have been demolished.

4.5.10 The Second Edition Ordnance Survey 25 inch to 1 mile map (1897: fig. 16) shows that very little has changed other than the second lodge appears to have been completely demolished.

4.5.11 The Third Edition Ordnance Survey 25 inch to 1 mile map (1914: fig. 17) shows additions to the stables and minor alterations to the main house but no alterations to Low Lodge.

4.5.12 The Fourth Edition Ordnance Survey 1:2500 scale map (1940: fig. 18) shows that major development has taken place within the estate as a result of the World War II hospital. However, there are still no changes to the area of Low Lodge.

4.5.13 The Ordnance Survey 1:1250 Map of 2003 shows the lodge unchanged since the Fourth Edition Ordnance Survey.

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FIG 12 - 18

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FIG 12 - 18

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FIG 12 - 18

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FIG 12 - 18

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FIG 12 - 18

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FIG 12 - 18

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FIG 12 - 18

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4.6. Internet Sources

4.6.1 The website "pictures in print" website (http://www.dur.ac.uk/picturesinprint/) provided only one image of interest, a sketch of Dunston Hill House that was produced sometime in the 1800's (fig. 19). The site provided no images of Low Lodge.

Fig. 19 Sketch of Dunston Hill House

5. CONCLUSION

5.1. Dunston Hill Estate belonged to the Shaftoe family before it came into the possession of the Carr family. There is no evidence, however, of which buildings were already in place at the time John Carr purchased the estate in 1704.

5.2. The first map to show the estate in detail is Bell's map of 1814, a date by which the estate had already passed to the Carr's and by which Ralph Carr had enlarged the estate around 1760.

5.3. It is possible therefore that the gate lodges were built at the same time as the original estate as it belonged to the Shaftoe family. It is more likely however, but not certain, that the lodges were part of the building programme carried out by Ralph Carr, contemporary with the construction of the house. The only certainty is that they were built sometime prior to 1814, the date of Bell's plan of the Dunston Hill Estate.

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6. RECOMMENDATIONS

6.1. In light of the archaeological building recording which has been carried out, it is not necessary for any further archaeological investigation to be undertaken at Low Lodge.

7. ACKNOWLEDGEMENTS

7.1. Many thanks for the help and assistance of Jennifer Morrison of Tyne and Wear County Council Specialist Conservation Team. Thanks are also expressed to all of the staff at the various regional archives consulted during the compilation of this report.

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Pictures in Print http://www.dur.ac.uk/picturesinprint/

Maps

OS mapping revised 2003
Ordnance Survey fourth edition map, 25" to 1 mile, 1940
Ordnance Survey third edition map, 25" to 1 mile, 1919

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Ordnance Survey second edition map, 1895 25" to 1 mile, 1897
Ordnance Survey first edition map, 1856, 25" to 1 mile 1858
Bell's map of Whickham tithes, 1842
Bell's map of the Carr's Estate in Dunston and Whickham *c.* 1835
Bell's map of the Carr's Estate in Dunston Hill 1814
Cary's map of the county of Durham, 1828
Morden's map of the county of Durham, c. 1700
Speed's map of the county of Durham, 1610
Saxton's map of the county of Durham, 1579

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APPENDIX I: PHOTOGRAPHIC REGISTER

Film One: Black and White Print

Shot Number	Description
1	Misfire in order to wind film on
2	View of lodge facing southwest
3	View of lodge facing northwest
4	West window, north wall
5	West window, north wall., scale 1m
6	East window, north wall, scale 1m
7	Doorway, north wall, scale 2m
8	South window, east wall, scale 1m
9	West window, south wall, scale 1m
10	West doorway, south wall, scale 2m
11	East doorway, south wall, scale 2m
12	Southwest out building/extension, looking southwest, scale 2m
13	Southwest out building/extension, looking southwest, scale 2m
14	Extension, looking southwest, scale 2m
15	Chimney looking northwest
16	Floor damage in northeast corner of Room One, scale 1m
17	Demolished wall in northeast corner of Room One, scale 2m
18	Demolished wall in northeast corner of Room One, scale 2m
19	Ceiling damage in northwest corner of Room One
20	Fireplace in Room One, looking south, scale 1m
21	Doorway leading from Room One into Room Two, looking southwest, scale 2m
22	Damage above doorway leading from Room One into Room Two, looking south
23	Misfire, no flash
24	Loft in Room Two, looking west
25	Room Four, badly fire damaged, looking north
26	Misfire, no flash
27	Misfire, no flash
28	Room Three, looking southeast
29	Fireplace in Room Four, looking east
30	Collapsed ceiling in Room Four, looking northwest
31	Fireplace in Room Four, looking east, scale 1m
32	Fire damaged door lintel in Room Four, looking northeast
33	Demolished wall in Room One, looking southeast
34	Loft in Room Two, looking west
35	Room Two, looking southeast
36	Room Two, looking northeast
37	Evidence of partitioned wall in Room Three, looking southeast
38	Extension added to west side of lodge, looking northwest

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Film Two: Colour Print

Shot Number	Description
1	Misfire in order to wind film on
2	View of lodge facing southwest
3	View of lodge facing northwest
4	West window, north wall, scale 1m
5	East window, north wall., scale 1m
6	Doorway, north wall, scale 2m
7	South window, east wall, scale 1m
8	West window, south wall, scale 1m
9	West doorway, south wall, scale 2m
10	East doorway, south wall, scale 2m
11	Southwest out building/extension, looking southwest, scale 2m
12	Extension, looking southwest, scale 2m
13	Chimney looking northwest
14	Floor damage in northeast corner of Room One, scale 1m
15	Demolished wall in northeast corner of Room One, scale 2m
16	Demolished wall in northeast corner of Room One, scale 2m
17	Ceiling damage in northwest corner of Room One
18	Fireplace in Room One, looking south, scale 1m
19	Doorway leading from Room One into Room Two, looking southwest, scale 2m
20	Damage above doorway leading from Room One into Room Two, looking south
21	Misfire, no flash
22	Room Two, looking southeast
23	Loft in Room Two, looking west
24	Loft in Room Two, looking west
25	Room Four, badly fire damaged, looking north
26	Misfire, no flash
27	Room Three, looking north
28	Room Three, looking southeast
29	Fireplace in Room Four, looking east, scale 1m
30	Collapsed ceiling in Room Four, looking northwest
31	Fire damaged door lintel in northeast corner of Room Four, looking northeast
32	Demolished wall in Room One, looking southeast
33	Loft in Room Two, looking west
34	Room Two, looking southeast
35	Room Two, looking northeast
36	Evidence of partitioned wall in Room Three, looking southeast

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APPENDIX II: SPECIFICATION

TYNE AND WEAR SPECIALIST CONSERVATION TEAM

SPECIFICATION FOR ARCHAEOLOGICAL RECORDING OF LOW LODGE, DUNSTON BANK, BLAYDON

Introduction

Listed Building Consent has been granted for the restoration of the above building and for a single storey extension at side and rear and a garage.

The single storey cottage is not individually listed, but forms part of the curtilage of the eighteenth century grade two* listed Dunston Hill House. The cottage was originally the gate lodge for the mansion house. The site lies within Whickham Conservation Area.

In accordance with standard practice, it is recommended that a programme of recording is undertaken prior to restoration and the construction of the extension and garage to provide a permanent record of the structure as-is, to determine if it is contemporary with the earliest phase of the mansion house, or one of the later additions, and to identify important historic and architectural features which should be retained in the conversion process.

Background research will be required, which will involve visiting the Tyne and Wear Archives, Record Office and local libraries. The finished report will include recommendations for any further recording required.

Prospective archaeological surveyors must be able to recognise architecturally important features and place these within the chronological sequence of the development of the building. Experience of recording buildings is essential, and a proven track-record in this field must be demonstrated in the tendering process.

The finished report must comply with English Heritage, 2006, "Understanding Historic Buildings – A guide to good recording practice" (revised and expanded version of Royal Commission on the Historical Monuments of England's 1996 document "Recording Historic Buildings – A Descriptive Specification (Third Edition)"), and must:

- Chart the historical development of the building or site and adequately explain and illustrate what is significant. Where possible significant parts and phases of development should be dated
- Aim at accuracy. The level of record and its limitations should be stated
- A record should make a clear distinction between observation and interpretation, thereby allowing data to be reinterpreted at a later date
- Be produced on a medium which can be copied easily and which ensures archival stability

The appointed archaeological contractor must be mindful at all times of the health-and-safety implications of working in historic buildings. **The building is in a semi-derelict state. Health and safety advice will be taken from the commissioning client. The interior will only be entered/recorded if advised that it is safe to do so. A hard hat and safety boots must be worn.**

The survey is to be an English Heritage Level 3/4 recording.

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The Survey
Surveys are made by direct measurement using tapes and rods and can be supported by Electronic Distance Measuring equipment (EDM or REDM theodolites) on larger and more complex sites.

Detailed measured survey may be augmented by other techniques designed to record detail such as photogrammetry and rectified photography.

The scale of the drawings derived from a survey must be appropriate to the building, typically 1:100 or 1:50 for plans, 1:50 or 1:20 for sections.

The finished drawing should be legible when reduced for publication, the degree of reduction being dependent on the level of detail required.

It is recommended that drawings aiming to convey historical understanding or to support historical interpretation adopt the drawing conventions set up in section 8 of English Heritage's 2006 guidance document.

All drawings must include metric drawn scales, with a north point on all plans.

The following tasks comprise the building survey.

1 *Site location plan*

2 *Produce accurate elevations and a floor plan with any phasing depicted in differential shading*

Outline elevations (not detailed measured survey) should be produced, based on the client's architect's drawings, or by a combination of sketching and some measured survey, sufficient to demonstrate phasing, proportion and location of historic features, such as existing windows and doors and blocked openings.

Structural phasing, changes in building material, evidence of any fixtures and fittings, features of historic significance (eg. Former fireplace openings, changes in internal levels) must be noted on elevations and plans. Historic fabric and features should be identified and numbered and presented in a table within the finished report (see para 7 below). The feature numbers should then be added to the plans.

Two possible formats are acceptable: CAD files from a package supporting AUTOCAD DWG files or exporting as DXF files; Drawing film, inked-in to publication standard and labelled with transfer lettering for reproduction on A4 size.

3 *Draw cross-section through the principal structural unit*

One cross-section at 1:50, based on architect's plans to illustrate the vertical relationships within a building (e.g. ceiling heights, differing floor heights, roof trusses). Drawings to the same specification, and in the same style, as the floor plan (Para 2 above).

4 *Produce a photographic record*

Photographs should be used not only to show a building's appearance, but also to record the evidence on which the analysis of its historic development is based.

All photographs forming part of a record should be in sharp focus, with an appropriate depth of field. They should be adequately exposed in good natural light or, where necessary, sufficiently well-lit by artificial means.

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An experienced archaeological photographer should produce a record of the structure as is in b/w (which is preferable for permanent archival purposes) **and** colour print, (digital images are **not** acceptable in view of the currently unproven archival performance of digital data) with scale and a record number of the structural component clearly visible.

- General views of the building in its wider setting or landscape
- The building's external appearance – typically a series of oblique views will show all external elevations of the building to give an overall impression of its size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate
- Detailed coverage of the building's external appearance – windows, doors, decorative detail, blocked openings, chimneys, etc
- Overall appearance of each room and circulation areas – **if safe to enter**
- Internal detail, structural and decorative – windows, doors, fireplaces, staircases, cornices, architraves, skirting boards, doorcases etc - **if safe to enter**
- Any dates or other inscriptions, any signage, maker's plates or graffiti, which contribute to an understanding of the building or its fixtures or machinery. A contemporaneous transcription should be made wherever characters are difficult to interpret
- Any building contents which have a significant bearing on the building's history

5 *Context list phasing tables, cross-referenced to the plans and photographs.*

A minimal recording methodology should number each feature on the photographic record, group the features by phase, and locate their position on the floor plans and elevation drawings.

6 *Survey report*

A report will be produced, detailing the recording methodology and outlining the structural sequence, as observed from the survey.

- Precise location of the building, by name, street, town and grid reference
- National grid reference
- Details of listing and Conservation Area
- Date the record was made and name of the recorder
- Summary statement describing the building's type or purpose, materials and possible date(s) so far as is apparent
- An account of the building's plan, form, function, age and development sequence
- Room by room description and description of exterior
- Names of architects, builders, patrons and owners should be given if known
- An account of the building's overall form and of its successive phases of development, and of the evidence supporting this analysis
- An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations
- An account of any fixtures, fittings, plant or machinery associated with the building and its purpose
- Any evidence for the former evidence of demolished structures or plant associated with the building
- Copies of other records of the building, or a note of their existence and location

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- Relevant information from other readily available sources – from books, documents, plans, from other people who may be familiar with the building
- A note of the building's past and present relationship to its setting – e.g. its relationship to local settlement patterns, to a field system, man-made landscape, its part in a larger architectural or functional group of buildings, its visual importance as a landmark etc.
- A note of the significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials or status
- An assessment of the potential for further investigative or documentary work, and of the potential survival of below-ground evidence for the history of the building and its site
- Historic map regression
- Copies of archive plans of building
- Copies of historic photographs of the building
- Full bibliographic references and list of sources consulted
- Glossary of architectural terms likely to be unfamiliar to readers.

Documentary and cartographic records, plans and photographs relating to the building will be consulted at:

Tyne and Wear Archives, Durham Record Office and Gateshead Library Local Studies Section

The HER can provide information on the Dunston Hill Estate and associated Dunston Hill House, plus listed building descriptions and Conservation Area information

The report must have the following features:-

1. List of drawings, cross-referenced to a location plan or plans
2. Details of visits to the building undertaken by the contractor
3 Photographic prints and negatives in conservation grade transparent plastic wallets suitable either bound into the report or in a separate A4 ringbinder (all five copies require a full set of prints, but only one set of negatives is required and these should be included in the copy for the Archives)
4. A card cover with title, date, author, contractor organisation and commissioning client
5. Some form of secure binding, preferably of the spiral or ring type.
6. Recommendations for any further archaeological work required.

Five copies of the report need to be submitted:

- one for the commissioning client
- one for the planning officer at Gateshead Council, Carol Iley
- one for Stuart Norman, Conservation Officer, Gateshead Council
- one for deposition in the Tyne and Wear County HER. A digital copy of the report is also required on CD by the HER.

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- one copy for Tyne and Wear Archives – this will contain the negatives. This report will be initially deposited with the HER (TWAS are to collect reports from the HER on an annual basis)

The archaeological contractor will inform the County Archaeologist of the start date of the work to allow the CA to make a monitoring site visit.

OASIS

The Tyne and Wear County Archaeologist supports the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an online index/access to the large and growing body of archaeological grey literature, created as a result of developer-funded fieldwork.

The archaeological contractor is therefore required to register with OASIS and to complete the online OASIS form for their building recording at http://ads.ahds.ac.uk/project/oasis/. Please ensure that tenders for this work takes into account the time needed to complete the form.

Once the OASIS record has been completed and signed off by the HER and NMR the information will be incorporated into the English Heritage Excavation Index, hosted online by the Archaeology Data Service.

The ultimate aim of OASIS is for an online virtual library of grey literature to be built up, linked to the index. The unit therefore has the option of uploading their grey literature report as part of their OASIS record, as a Microsoft Word document, rich text format, pdf or html format. The grey literature report will only be mounted by the ADS if both the unit and the HER give their agreement. The grey literature report will be made available through a library catalogue facility.

Please ensure that you and your client understand this procedure. If you choose to upload your grey literature report please ensure that your client agrees to this in writing to the HER at the address below.

For general enquiries about the OASIS project aims and the use of the form please contact: Mark Barratt at the National Monuments Record (tel. 01793 414600 or oasis@english-heritage.org.uk). For enquiries of a technical nature please contact: Catherine Hardman at the Archaeology Data Service (tel. 01904 433954 or oasis@ads.ahds.ac.uk). Or contact the Tyne and Wear Archaeology Officer at the address below.

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